

**THE PRESIDIO TRUST  
SUMMARY CASH FLOW  
FISCAL YEAR 2006  
REVISED BUDGET  
NOV-05**

(Dollars in Thousands)

	FY2006		
	BOARD APPROVED BUDGET	REVISED BUDGET NOV-05	DIFFERENCE FROM FINAL BUDGET
<b>OPERATING INFLOWS</b>			
1 Residential - Gross (including vacancy)	28,410	28,410	0
2 Non-Residential - Gross (including vacancy)	14,452	14,452	0
3 Service District Charge	5,652	5,652	0
4 Utilities including Telephone <sup>(1)</sup>	225	225	0
5 Other	1,940	1,940	0
6 Interest Revenue Earned on Investments	240	240	0
7 Environmental Remediation	23,744	23,744	0
<b>8 Subtotal - Operating Inflows</b>	<b>74,663</b>	<b>74,663</b>	<b>0</b>
<b>OPERATING OUTFLOWS</b>			
9 Property Management Expenses - Res & Non-Res	2,611	2,611	0
10 Overhead Expenditures	12,843	12,843	0
11 Operating Expenditures	29,435	29,435	0
12 Environmental Remediation	23,744	23,744	0
13 Debt Service & Insurance	2,997	2,997	0
<b>14 Subtotal - Operating Outflows</b>	<b>71,629</b>	<b>71,629</b>	<b>0</b>
<b>15 NET OPERATING INFLOWS</b>	<b>3,034</b>	<b>3,034</b>	<b>0</b>
<b>OTHER INFLOWS</b>			
16 Appropriation	20,000	20,000	0
17 Carryforward - Unprogrammed	6,220	12,361	6,141
18 Carryforward - Programmed	9,324	6,830	(2,494)
<b>19 Subtotal - Other Inflows</b>	<b>35,544</b>	<b>39,191</b>	<b>3,647</b>
<b>20 Amount Available for Capital Proj. and Contingency</b>	<b>38,578</b>	<b>42,224</b>	<b>3,647</b>
<b>OTHER OUTFLOWS</b>			
21 Capital Projects	35,464	35,595	131
22 Contingency	3,000	6,516	3,516
<b>23 Subtotal - Other Outflows</b>	<b>38,464</b>	<b>42,110</b>	<b>3,646</b>
<b>24 NET</b>	<b>114</b>	<b>114</b>	<b>0</b>

<sup>(1)</sup> Utility revenue is netted against operating expense.

**THE PRESIDIO TRUST  
DETAIL BUDGET  
FISCAL YEAR 2006  
REVISED BUDGET  
NOV-05**

(Dollars in Thousands)

	FY2006		
	BOARD APPROVED BUDGET	REVISED BUDGET NOV-05	DIFFERENCE FROM FINAL BUDGET
<b>OPERATING INFLOWS</b>			
1 Residential - Gross (including vacancy)	28,410	28,410	0
2 Non-Residential - Gross (including vacancy)	14,452	14,452	0
3 Service District Charge	5,652	5,652	0
4 Utilities including Telephone	225	225	0
5 Other:			
6 Special Events & Venues	1,593	1,593	0
7 Reimbursable Contracts	0	0	0
8 Parking	15	15	0
9 Transportation Income/Subsidy	290	290	0
10 Recoveries of Prior Year's Obligations	0	0	0
11 Miscellaneous	42	42	0
12 Interest Revenue Earned on Investments	240	240	0
13 Environmental Remediation	23,744	23,744	0
<b>14 Subtotal - Operating Inflows</b>	<b>74,663</b>	<b>74,663</b>	<b>0</b>
<b>OPERATING OUTFLOWS</b>			
<b>Property Management Expenses - Res &amp; Non-Res</b>			
15 John Stewart - Residential direct exp	2,100	2,100	0
16 Non-Res Prop Mngt - Non-Residential direct exp	511	511	0
<b>17 Subtotal - Property Management Expenses</b>	<b>2,611</b>	<b>2,611</b>	<b>0</b>
<b>Overhead Expenditures</b>			
18 Executive Office	1,246	1,246	0
19 Human Resources	1,109	1,109	0
20 Office Services	250	250	0
21 Operations	2,247	2,247	0
22 Design & Construction Services	133	133	0
23 Natural & Cultural Resources	347	347	0
24 Planning & Transportation	366	366	0
25 Real Estate	649	649	0
26 Finance, Business & Technology Management	3,845	3,845	0
27 Public Affairs/Public Programs/Special Events	629	629	0
28 Philanthropy	311	311	0
29 General Counsel	1,712	1,712	0
<b>30 Subtotal - Overhead Expenditures</b>	<b>12,843</b>	<b>12,843</b>	<b>0</b>
<b>Operating Expenditures</b>			
31 Operations	16,000	16,000	0
32 Design & Construction Services	201	201	0
33 Natural & Cultural Resources	485	485	0
34 Planning & Transportation	1,666	1,666	0
35 Real Estate	1,989	1,989	0
36 Finance, Business & Technology Management	32	32	0
37 Public Affairs/Public Programs/Special Events	2,062	2,062	0
38 General Counsel	218	218	0
39 Public Safety	6,781	6,781	0
<b>40 Subtotal - Operating Expenditures</b>	<b>29,435</b>	<b>29,435</b>	<b>0</b>
41 Environmental Remediation	23,744	23,744	0
<b>42 Subtotal - Environmental Remediation</b>	<b>23,744</b>	<b>23,744</b>	<b>0</b>
43 Debt Service & Insurance	2,997	2,997	0
<b>44 Subtotal - Debt Service &amp; Insurance</b>	<b>2,997</b>	<b>2,997</b>	<b>0</b>
<b>45 Subtotal - Operating Outflows</b>	<b>71,629</b>	<b>71,629</b>	<b>0</b>
<b>46 NET OPERATING INFLOWS</b>	<b>3,034</b>	<b>3,034</b>	<b>0</b>
<b>OTHER INFLOWS</b>			
47 Appropriation	20,000	20,000	0
48 Carryforward - Unprogrammed	6,220	12,361	6,141
49 Carryforward - Programmed	9,324	6,830	(2,494)
<b>50 Subtotal - Other Inflows</b>	<b>35,544</b>	<b>39,191</b>	<b>3,647</b>
<b>51 Amt Available for Capital Projects and Contingency</b>	<b>38,578</b>	<b>42,224</b>	<b>3,647</b>
<b>OTHER OUTFLOWS</b>			
52 Capital Projects	35,464	35,595	131
53 Contingency	3,000	6,516	3,516
<b>54 Subtotal - Other Outflows</b>	<b>38,464</b>	<b>42,110</b>	<b>3,646</b>
<b>55 NET</b>	<b>114</b>	<b>114</b>	<b>0</b>

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
<b>Operations Division Total</b>			<b>11,775,137</b>
<b>Building Maintenance &amp; Construction</b>			<b>9,364,830</b>
	Occupied Total & Partial Renovations	7 Historic Units, 11 Non-historic units and 59 Partial Renovations	2,243,588
	ADA	Address barriers in entrances, passageways and bathrooms in Bldgs 50, 135 and 34.	300,000
	Bldg 50 & 1299 Historic Preservation	Bldg 50: reroof front roofs, repair damaged fascia and upgrade plumbing & heating; Bldg 1299: design & imp. seismic structural solution for logs.	503,922
	Bldg 1334	Complete rehab of 4 units at Bldg 1334.	1,974,861
	Cyclic Maintenance	Exterior paint and roof replacement in designated residential zones.	2,067,227
	Abatement	Abatement will be allocated to projects based on iTime entries throughout the year.	333,308
	Storey Avenue	Contingency for punch-list items including repair of drains in the basements	74,269
	Bldgs 1182/87/88	Exterior Envelope	98,545
	Graffiti Removal	Park-wide graffiti removal	55,710
	Kitchen & Bathroom Upgrades	Three neighborhoods were identified for kitchen & bathroom upgrades upon vacancy (turn).	1,253,400
	Roof - 1750	Repair roof at Building 1750	60,000
	Lead Base Paint Management	Address lead base paint abatement issues throughout the Park, beginning with the units on Presidio Terrace and develop a Lead Based Paint Management Plan.	400,000
<b>Roads, Grounds &amp; Forestry</b>			<b>568,738</b>
	Arguello I Reforestation	Remove one acre of declining Monterey cypress in the Arguello Key Hisotric Stand and replant with 200 Monterey cypress seedlings.	28,668
	Arguello II Reforestation	Remove 0.5 acres of trees at the Arguello Key Historic Stand and site prep for planting.	24,418
	Kobbe I Reforestation	Establishment of 120 Monterey pine and Monterey cypress trees planted in November 2004 (FY05).	5,359
	Kobbe II Reforestation	Plant 150 Monterey cypress and Monterey pine trees at Kobbe and Harrison. Begin establishment.	29,153
	Kobbe III Reforestation	Remove 0.9 acres of declining Monterey cypress and Monterey pine and prepare site for planting.	33,534
	Pine Experimental Site Reforestation	Establish the 150 pines planted in January of 2005.	5,320
	Presidio Gate Reforestation	Replace Monterey cypress trees that have died or are deformed or diseased. Install automatic irrigation system. Plant drought tolerant ground-cover around tree plantings.	30,059
	Redwood Reforestation	Remove 0.6 acres of blackwood acacia and site prep in preparation for a Redwood planting in FY 07.	30,114
	Rob Hill I Reforestation	Establish 150 eucalyptus trees planted in December 2004 east of Rob Hill campground.	2,739
	Rob Hill II Reforestation	Plant 100 eucalyptus seedlings at Rob Hill campground near Central Magazine Road.	26,895
	Rob Hill Reforestation III	Remove 0.9 of an acre of topped eucalyptus east of the Rob Hill Campground.	35,809

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Tree Hazard Mitigation	Address and mitigate all trees rated as "10's" or "9's" in the Presidio's Tree Hazard Assessment.	301,788
	West Pacific I Reforestation	Establish the 160 Monterey and Gowen cypress planted in December 2003.	6,363
	West Pacific II Reforestation	Establish the 280 Monterey cypress planted in December of 2004.	8,520
<b>Utilities</b>			<b>1,841,569</b>
	700/800 Area OH Lines PM	Scope of work will be to replace or perform maintenance on deteriorated overhead lines systems such as wooden crossarm, polemounted transformers, wooden power poles, primary and secondary conductors.	116,969
	Baker Beach Sewer Rehab	Rehabilitate the most problematic sewer mains in the Baker Beach housing area.	132,969
	Building 63/67 UG Circuit	Convert existing overhead circuit to underground which consist of the installation of PVC conduits, primary cables and termination.	43,280
	I-J-K-L Outfall	Repair of Outfall. Beach encroachment has covered outfall preventing Crissy Filed from draining.	339,636
	Vacuum Switch at Bldg. 42	Scope of work will be to trench and install PVC conduits, concrete manhole. High voltage cables, four way vacuum and termination of cables to convert existing overhead circuit to underground behind building 42 Moraga.	77,022
	Sewer Lift Station Upgrades	Perform upgrades to the six sewer lift stations to increase energy and operating efficiency as well as increasing reliability. This includes high efficiency impellers, upgraded seals & bearings, monitoring gauges, rebuilding check valves and upgrading electronic control panels.	51,901
	Utilities Funston 11-16, 51-65 (Queen Anne's)	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water.	422,072
	Thornburg Planning Area Upgrade	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water.	321,530
	Liggett Housing Secondary	Scope of work will be to trench and install PVC and copper conductors for units 720-732. Current conductors are direct buried aluminum.	49,534
	Data Center Upgrade	Telecommunications transition.	17,415
	East Mason Storm Water	Design of storm water for East Mason	10,000
	Outfall A - Pump	Second pump system for Outfall A	175,000
	Water Reclamation Switch Relocation	Telecommunications transition.	20,258
	Bldgs 42/45/49 water upgrade	Install new water mains and valves.	59,498
	Montgomery St. Utilities Backbone	Upgrades of deteriorated utilities infrastructure supporting Bldgs. 99-106.	4,485
<b>Planning &amp; Transportation Division Total</b>			<b>2,909,836</b>
<b>Planning</b>			<b>2,645,936</b>
	Tennessee Hollow Design Phase 1	Prepare design drawings and detailed cost estimates for implementation of Phase 1 of the Tennessee Hollow Watershed Project.	198,995

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Main Post Signage	Development and implementation of interpretive street signs, building identification signs, and lobby panels.	110,441
	Trails & Overlooks	Management of design and construction for trails and overlooks projects throughout Presidio.	145,412
	Rob Hill Campground	Completion of design for enhancement of Rob Hill Campground; beginning of implementation in conjunction with forestry project at Rob Hill.	50,665
	West Washington Residential Land. Imp.	Implementation of landscape design including planting, irrigation, and limited access improvements.	531,706
	Designed landscape Area of Fill Site 6A	Implementation of landscape design including planting, irrigation, and trail.	263,528
	Fort Scott Planning & Design	Continue planning work using results of the Ft. Scott Cultural Landscape Report (CLR) to develop and implement recommendations for site improvements.	55,000
	East Washington Streetscape	Manage construction of parking improvements, including underground utilities, bike lanes, planting, irrigation, and streetlights.	324,978
	West Crissy Streetscape Predev	West Crissy streetscape Pre-development	38,991
	Blg. 63 Parking Lot	Improve landscape along south side of Lincoln Blvd. between Presidio & Funston.	1,921
	Presidio Terrace Resedential Land. Imp.	Implementation of landscape design including planting and irrigation. Estimated Planning & Transportation Project Management needed in FY06.	389,300
	Building 34 Reconfiguration	Reconfigure Building 34 to house reconfigured staff.	200,000
	Presidio Intersection Improvement	Roadway and landscape improvements at the intersection of Presidio, Upper Simonds, and Liggett.	165,000
	Liggett Landscaping	Design of the landscape upgrade of the Liggett Neighborhood, including a new automated irrigation system and landscaping around the 4 remaining un-landscaped duplexes on Upper Liggett.	170,000
<b>Transportation</b>			<b>263,900</b>
	Bus Stop Improvements	Provide improved facilities at bus stops throughout the park such as benches, trash cans, signage, sidewalk access, accessible waiting areas, and shelters.	111,471
	Storm Grate Safety	Rehabilitate storm grates throughout the park to eliminate hazards for bicyclists. Project involves removing old storm grates and fashioning new grates by the Utility Department.	6,057
	Traffic Calming	Install traffic calming measures in residential neighborhoods and other appropriate locations to reduce volume and/or speed of traffic, and make Presidio more pedestrian-friendly.	21,932
	Sidewalk/ADA Access	Install sidewalk curb ramps throughout the park and fill in gaps in sidewalks throughout the park.	16,114
	Intersection Upgrades	Fix problem intersection alignments and roadway irregularities. Realign Hitchcock to meet Kobbe and narrow Kobbe/Park intersection.	38,906
	Traffic Calming - E. Wash/Battery Caulfield	Install traffic calming measures in residential neighborhoods and other appropriate locations to reduce volume and/or speed of traffic, and make Presidio more pedestrian-friendly.	20,000

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Transit Center	Construction mgmt, Tenant Improvements (bathrooms & conference rooms) and utilities; excluding Café TTIS or generator.	19,532
	Res Prking Mgmt	Parking Management	24,241
	CNG Station Upgrade	Electrical, fire alarm, and card reader upgrades and maintenance.	5,648
<b>Design &amp; Construction Services Total</b>			<b>2,332,391</b>
	Design & Construction Management	The Design & Construction Department provides design development and construction management services in support of Trust Capital Projects.	520,864
	Blg 1161	Gorgas Ave - SenSpa. - Project Management and Tenant Improvement Allowance	624,606
	1330 Kobbe Ave	Project Management for Building 1330	25,770
	547 Presidio Blvd.	Fire-damaged residence repair.	212,384
	Recycled Water Pipelines	Construct pipelines associated with the recycled water project including the distribution pipeline to LDA and Crissy Field, the influent wastewater pipelines, and the waste sludge pipeline. This project also includes an associated section of Joint Trench	162,801
	Mt. Lake Overflow Connection	Evaluation of upgrade options for the Mountain Lake/Lobos Creek overflow pipeline.	7,225
	Pilots Row	Complete renovation of neighborhood	78,604
	Water System Operations & Business Study	Comprehensive analysis of the Trust's water system (water, recycled water and wastewater) to identify the long term capital and operating costs	491,912
	Gorgas Buildings 1163/1167	Design for two Gorgas buildings	150,000
	Bldg 35	Project management oversight for Building 35 - The Bay School.	58,227
<b>Natural &amp; Cultural Resources Total</b>			<b>1,194,210</b>
<b>Natural Resources</b>			<b>893,029</b>
	Landfill Restoration Planning	Remedial clean up is planned for Buildings 207-231 October 2006, and subsequently at Landfills 2, 8, 10, E and Fill Site 1. Natural Resources coordination and planning will be required to ensure that the interim post-remediation design is compatible with the Presidio Trust Management Plan (PTMP), the Vegetation Management Plan (VMP), and the cultural landscape.	89,102
	Natural Resources Stewardship Plan	Develop a long-term Stewardship Plan for continuing a successful natural resources program that will fulfill Park mandates to restore the natural processes of the Presidio. Focus on native plant and wildlife habitat stewardship, including the continued development of the volunteer and education programs.	57,296
	Site Preservation and Rare Species Habitat Stewardship	Solidify the volunteer stewardship program with special emphasis on Inspiration Point and other federally-listed plant species habitats. Steward 90 acres of native plant communities including invasive plant control, erosion control, volunteer program management, adaptive management efforts, rare plant monitoring, and program coordination.	169,359
	Quail Augmentation	Strengthen efforts to sustain dwindling quail population by refining habitat restoration techniques, exploring techniques to reduce predation, creating brush piles and other habitat augmentation strategies, and creating a scientific advisory strategy.	43,308

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Oak Reforestation	Maintain the 72 native oaks that were planted in rodent-proof cages in 2004 with the help of a neighborhood volunteer program. Weeding and maintenance will be required around the existing oaks.	2,695
	Presidio Native Plant Nursery	The Presidio Nursery will grow up to 60,000 plants to support the 2006 program for the restoration of remediation sites, the reforestation of the Presidio forest, residential areas, native plant restoration and stewardship programs. The plants will be grown through volunteer and education programs.	229,008
	Baker Beach Dunes	Restoration planning and design, coordination with Trust real estate and landscape program and with the GGNPC Presidio Native Plant Nurser. A pilot program with 5000 plants implemented.	127,500
	Fill Site 6 - Native Plant Restoration	Restore a native riparian corridor after remedial excavation of Fill Site 6 (approx. 2.9 acres), including native wetland and upland scrub features, plant 35,000 plants, remove invasive non-native plants, maintain irrigation and erosion control, monitor success, analyze soils, and manage project.	97,417
	Fill Site 5 - Native Plant Restoration	Restoration Establishment Year 1: Plant 1,700 plants, focus on controlling invasive non-native plants from threatening previous plantings. Conduct vegetation and photo monitoring, soils analysis, project coordination, volunteer coordination, budget management, contract management, information management, and procurement.	42,169
	Mountain Lake Habitat Restoration & Enhancement	Establish native habitat on the North Shore & plan for future habitat enhancement on the East Arm. (Note: Anticipating NPS grant.)	35,175
<b>Cultural Resources</b>			<b>301,181</b>
	Marine Cemetery	Conduct research to locate names and nationalities of foreign merchant marines buried at the Marine Hospital Cemetery beneath what is now Landfill 8.	27,000
	207-231 Cultural Landscape Analysis	Investigate historic landscape features and ensure appropriate treatment and planning considerations of the features.	34,598
	El Presidio	A study of the Presidio's original Spanish Chapel ruins (1792-1812) through a summer field school with Cabrillo College to complete excavations begun by NPS (1996-1999) but not completed. Explain relationship between chapel ruins and Mesa Room of Officers' Club. Implement landscape treatment.	89,583
	Initiate Building 1331 Preservation	Initiate preservation work on Building 1331 assessments; waterproof, fix roof and heating system and exterior.	150,000
<b>Real Estate Division Total</b>			<b>16,912,053</b>
	Public Health Services Hospital	Rehabilitation of the former PHS and axillary bldgs in the district, including utility and landscape modifications and upgrades.	1,376,443
	Thornburg	Rehabilitation and revitalization of the Thornburg area of the Letterman planning district. Project scope includes pre-development activities, preparation of an RFP, review and selection of a developer, and subsequent design review and development oversight.	300,015

## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Letterman Digital Arts	Design review, inspection, permitting and project oversight of the sub-leased space in the Letterman Digital Arts Center.	226,485
	Building 122	Anticipated that tenant will perform base building work. Included is building allowance only.	600,000
	Building 100	Upgrading infrastructure, legal, plan check, oversight, and tenant improvement allowance. Using most of prior budget for lateral connection to 5' of building from utility spine. Continuing project.	233,331
	Bldg 1183-1184-1185-1186	Utilities, sitework, compliance and project management to support development of artist studios.	704,048
	Bldg 563	Project management and tenant improvements for development of restaurant.	758,584
	Bldg 104	Utilities, compliance, project management to support development of museum.	440,995
	Buildings 86/87	Base building work, Tenant Improvements, and oversight for multi-tenant office building project.	1,051,060
	West Crissy	Utilities, abatement, sitework, compliance, project management to support leasing and rehab of buildings.	2,511,127
	West Crissy - Bldg 1351	Renovation of Bldg 1351 to facilitate relocation of the Utilities Department now located in Buildings 933 and 935 on Crissy Field.	450,000
	Queen Annes (Buildings 56-59)	Full rehabilitation	3,113,445
	Non-residential unanticipated	Unforeseeable non-residential revenue generating projects coming to light during the year.	501,715
	Buildings 11-16 Funston	Limited exterior roof repair, exterior patch and preparation for painting. Goal is limited scope required to prepare 11-16 for required remediation of surrounding soil.	973,049
	Bldg 99	Utilities, abatement, compliance, project management to support development of Presidio Theatre	544,831
	Bldg 5	Full rehab of Building 5 to facilitate non-residential leasing opportunities.	429,121
	RE-TI-Allowance	Funds for work being performed on Buildings 1169, 220, 222 and 37	106,176
	Golf Course Pump House	Relocation of Presidio Golf Course Pump House	20,010
	Bldg 65	Full building rehabilitation including structural, mechanical, plumbing, electrical, data & telephone wiring, interior & exterior improvements	801,575
	Bldg 605-606	Lease negotiation.	74,123
	Project Management-Real Estate	Project management costs related to various capital projects.	10,785
	Wyman Residences	Architectural and engineering planning and design services for the complete rehabilitation of a complete neighborhood of historic Presidio residences consisting of 4 nearly identical duplex units and 3 single-family residences. Work includes the landscape and associated parking and street improvements.	340,000
	Wyman Residences, Nurses Quarters, Outlying Buildings Utilities Service	Utility design work for Wyman Residences, Nurses Quarters and other outlying buildings (all buildings except 1801, 1803, 1805).	100,000
	Basement Upgrades	43 basement upgrades (72% of units)	450,000
	Building 211 Goldman	FY05 project not anticipated to carry forward. TI and utilities for building.	198,206



## FY 2006 CAPITAL PROJECTS

Nov-05

DIVISION	PROJECT NAME	PROJECT DESCRIPTION	AMOUNT
	Building 8	Remaining tenant improvement allowance for Building 8 tenants.	3,692
<b>Finance, Business, &amp; Technology Management</b>			<b>471,313</b>
	Oracle Financial 11i System	Ongoing maintenance and version upgrades/reporting	471,313
<b>Total Capital Projects</b>			<b>35,594,941</b>