

Table 1
THE PRESIDIO TRUST
SUMMARY CASH FLOW
FISCAL YEARS 2005 & 2006
REVISED BUDGET
FEB-06

(Dollars in Thousands)

	FY2005		FY2006		
	FINAL APPROVED BUDGET	ACTUALS	REVISED BUDGET NOV-05	REVISED BUDGET FEB-06	DIFFERENCE FROM NOV-05 BUDGET
OPERATING INFLOWS					
1 Residential - Gross (including vacancy)	27,377	27,864	28,410	29,666	1,256
2 Non-Residential - Gross (including vacancy)	13,790	14,858	14,452	14,452	0
3 Service District Charge	3,766	4,227	5,652	5,652	0
4 Utilities including Telephone ⁽¹⁾	959	870	225	225	0
5 Other	3,497	3,932	1,940	2,055	115
6 Interest Revenue Earned on Investments	155	502	240	240	0
7 Environmental Remediation	21,576	8,328	23,744	23,744	0
8 Subtotal - Operating Inflows	71,120	60,580	74,663	76,034	1,372
OPERATING OUTFLOWS					
9 Property Management Expenses - Res & Non-Res	2,600	2,407	2,611	2,611	0
10 Overhead Expenditures	12,076	13,806	12,843	12,853	10
11 Operating Expenditures	27,977	24,372	29,435	29,361	-73
12 Environmental Remediation	21,576	8,328	23,744	23,744	0
13 Debt Service & Insurance	2,844	2,163	2,997	2,997	0
14 Subtotal - Operating Outflows	67,073	51,076	71,629	71,565	-63
15 NET OPERATING INFLOWS	4,047	9,504	3,034	4,469	1,435
OTHER INFLOWS					
16 Appropriation	20,000	19,722	20,000	19,905	-95
17 Carryforward - Unprogrammed	9,544	9,544	12,361	12,361	0
18 Carryforward - Programmed	13,242	13,242	6,830	6,830	0
19 Subtotal - Other Inflows	42,786	42,508	39,191	39,095	-95
20 Amount Available for Capital Proj. and Contingency	46,832	52,012	42,224	43,564	1,340
OTHER OUTFLOWS					
21 Capital Projects	43,954	32,817	35,595	37,077	1,483
22 Contingency	2,812	0	6,516	6,468	-47
23 Subtotal - Other Outflows	46,765	32,817	42,110	43,546	1,435
24 NET	67	19,195	114	19	95

⁽¹⁾ Utility revenue is netted against operating expense.

FY 2006 CAPITAL PROJECTS SUMMARY BY DIVISION

FEB-06

PROJECT NAME	PROJECT DESCRIPTION	FY06 REVISED TOTAL CAPITAL Nov -05	FY06 REVISED TOTAL CAPITAL FEB-06	DIFFERENCE (Feb-06 Revised less Nov-05 Revised)
Operations Division Total		14,908,867	14,974,558	65,691
Building Maintenance & Construction		10,989,817	11,010,508	20,691
Occupied Total & Partial Renovations	7 Historic Units, 11 Non-historic units and 59 Partial Renovations	2,243,588	2,264,133	20,545
ADA	Address barriers in entrances, passageways and bathrooms in Bldgs 50, 135 and 34.	300,000	300,000	0
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	503,922	0
Bldg 1334	Complete rehab of 4 units at Bldg 1334.	1,974,861	1,974,861	0
Cyclic Maintenance	Exterior paint and roof replacement in designated residential zones.	2,067,227	2,108,318	41,090
Abatement	Abatement will be allocated to projects based on iTime entries throughout the year.	333,308	140,182	-193,126
Storey Avenue	Contingency for punch-list items including repair of drains in the basements	74,269	74,269	0
Bldgs 1182/87/88	Exterior Envelope	98,545	113,545	15,001
Kitchen & Bathroom Upgrades	Three neighborhoods were identified for kitchen & bathroom upgrades upon vacancy (turn).	1,253,400	1,273,946	20,546
Roof - 1750	Repair roof at Building 1750	60,000	79,000	19,000
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	441,091	41,091
Building 1242	Prepare building to accommodate move of Sanitary Sewer and High Voltage Departments from Crissy Field to Blg 1242.	0	19,000	19,000
Environmental Compliance Audit	Conduct audit to determin applicable environmental regulatory requirements, evaluate adequacy of Trust programs to comply with regulatory requirements and findings of environmental compliacne program top challenges and strengths.	0	17,000	17,000
Bldg 65	Full building rehabilitation including structural, mechanical, plumbing, electrical, data & telephone wiring, interior & exterior improvements	801,575	822,120	20,545
Basement Upgrades	43 basement upgrades (72% of units)	450,000	450,000	0
Bldg 5	Full rehab of Building 5 to facilitate non-residential leasing opportunities.	429,121	429,121	0
Roads, Grounds & Forestry		624,448	669,448	45,000
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	28,668	0
Arguello II Reforestation	Remove 0.5 acres of trees at the Arguello Key Historic Stand and site prep for planting.	24,418	24,418	0
Forestry Capital Equipment Purchase	Purchase of a bobcat skid/steer vehicle to expedite reforestation site preparation activities.	0	45,000	45,000
Kobbe I Reforestation	Establishment of 120 Monterey pine and Monterey cypress trees planted in November 2004 (FY05).	5,359	5,359	0
Kobbe II Reforestation	Plant 150 Monterey cypress and Monterey pine trees at Kobbe and Harrison. Begin establishment.	29,153	29,153	0
Kobbe III Reforestation	Remove 0.9 acres of declining Monterey cypress and Monterey pine and prepare site for planting.	33,534	33,534	0
Pine Experimental Site Reforestation	Establish the 150 pines planted in Janauary of 2005.	5,320	5,320	0
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	30,059	0
Redwood Reforestation	Remove 0.6 acres of blackwood acacia and site prep in preparation for a Redwood planting in FY 07.	30,114	30,114	0
Rob Hill I Reforestation	Establish 150 eucalyptus trees planted in December 2004 east of Rob Hill campground.	2,739	2,739	0
Rob Hill II Reforestation	Plant 100 eucalyptus seedlings at Rob Hill campground near Central Magazine Road.	26,895	26,895	0

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Rob Hill Reforestation III	Remove 0.9 of an acre of topped eucalyptus east of the Rob Hill Campground.	35,809	35,809	0
Tree Hazard Mitigation	Address and mitigate all trees rated as "10's" or "9's" in the Presidio's Tree Hazard Assessment.	301,788	301,788	0
West Pacific I Reforestation	Establish the 160 Monterey and Gowen cypress planted in December 2003.	6,363	6,363	0
West Pacific II Reforestation	Establish the 280 Monterey cypress planted in December of 2004.	8,520	8,520	0
Graffiti Removal	Park-wide graffiti removal	55,710	55,710	0
Utilities		3,294,603	3,294,603	0
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	116,969	0
Baker Beach Sewer Rehab	Rehabilitate the most problematic sewer mains in the Baker Beach housing area.	132,969	132,969	0
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	43,280	0
I-J-K-L Outfall	Repair of Outfall. Beach encroachment has covered outfall preventing Crissy Filed from draining.	339,636	339,636	0
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	77,022	0
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	51,901	0
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	422,072	0
Thornburg Planning Area Upgrade	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water.	321,530	321,530	0
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	49,533	0
Data Center Upgrade	Telecommunications transition.	17,415	17,415	0
Water Reclamation Switch Relocation	Telecommunications transition.	20,258	20,258	0
Bldgs 42/45/49 water upgrade	Install new water mains and valves.	59,498	59,498	0
Montgomery St. Utilities Backbone	Upgrades of deteriorated utilities infrastructure supporting Bldgs. 99-106.	4,485	4,485	0
East Mason Utilities	Assess, upgrade, and improve trunk utility infrastructure in the East Mason Street area and provide new/upgraded utility services to meet the needs of a tenant moving into Buildings 1183, 1184, 1185, and 1186. Combined utilities budget from three capital projects: Bldgs 1183, 86, East Mason Storm Water, and Outfall A - Pump	465,000	465,000	0
West Crissy - Util Backbone	Underground overhead utilities; re-hab storm and sanitary sewer; replace water and fire hydrant water.	1,073,034	1,073,034	0
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	100,000	0

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Planning & Transportation Division Total		3,159,836	3,249,837	90,001
Planning		2,645,936	2,735,937	90,001
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	198,995	0
Main Post Signage	Development and implementation of interpretive street signs, building identification signs, and lobby panels.	110,441	110,441	0
Trails & Overlooks	Management of design and construction for trails and overlooks projects throughout Presidio.	145,412	145,412	0
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	50,665	0
West Washington Residential Land. Imp.	Implementation of landscape design including planting, irrigation, and limited access improvements.	531,706	516,991	-14,714
Designed landscape Area of Fill Site 6A	Implementation of landscape design including planting, irrigation, and trail.	263,528	263,528	0
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	49,711	-5,289
East Washington Streetscape	Manage construction of parking improvements, including underground utilities, bike lanes, planting, irrigation, and streetlights. \$14K of budget is reallocated project management. \$90K is an internally approved budget increase.	324,978	429,692	104,714
Lombard Hill Irrigation	Install irrigation system and new plantings on Lombard Hill.	0	2,420	2,420
Archaeology Education Center	Planning, coordination, and design of a new Arch Lab at El Presidio, potentially reusing Bldgs. 40 & 41.	0	1,959	1,959
West Crissy Streetscape Predev	West Crissy streetscape Pre-development	38,991	38,991	0
Presidio Nursery Design	Planning, coordination and design of a new nursery facility to allow demolition of building 1244.	0	3,330	3,330
Blg. 63 Parking Lot	Improve landscape along south side of Lincoln Blvd. between Presidio & Funston.	1,921	1,921	0
Presidio Terrace Resedential Land. Imp.	Implementation of landscape design including planting and irrigation. Estimated Planning & Transportation Project Management needed in FY06.	389,300	386,880	-2,420
Building 34 Reconfiguration	Reconfigure Building 34 to house reconfigured staff.	200,000	200,000	0
Presidio Intersection Improvement	Roadway and landscape improvements at the intersection of Presidio, Upper Simonds, and Liggett.	165,000	165,000	0
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	170,000	0
Transportation		513,900	513,901	0
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	111,471	0
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	6,057	0
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	21,932	0

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	Sidewalk/ADA Access	Install sidewalk curb ramps throughout the park and fill in gaps in sidewalks throughout the park.	16,114	16,114	0
	Intersection Upgrades	Fix problem intersection alignments and roadway irregularities. Realign Hitchcock to meet Kobbe and narrow Kobbe/Park intersection.	38,906	38,906	0
	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	20,000	0
	Transit Center	Construction mgmt, Tenant Improvements (bathrooms & conference rooms) and utilities; excluding Café TTIS or generator.	19,532	19,532	0
	Res Prking Mgmt	Parking Management	24,241	24,241	0
	CNG Station Upgrade	Electrical, fire alarm, and card reader upgrades and maintenance.	5,648	5,648	0
	East Mason Streetscape	Streetscape portion of Bldg 1183-86 project. This budget broken out from Building 1183-86 project.	250,000	250,000	0
Design & Construction Services Total			4,173,451	4,808,213	634,762
	Design & Construction Management	The Design & Construction Department provides design development and construction management services in support of Trust Capital Projects.	520,864	510,156	-10,708
	Blg 1161	Gorgas Ave - SenSpa. - Project Management and Tenant Improvement Allowance	624,606	624,606	0
	1330 Kobbe Ave	Project Management for Building 1330	25,770	65,770	40,000
	547 Presidio Blvd.	Fire-damaged residence repair.	212,384	312,384	100,000
	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 Telecom.	162,801	162,801	0
	Mt. Lake Overflow Connection	Evaluation of upgrade options for the Mountain Lake/Lobos Creek overflow pipeline.	7,225	7,225	0
	Pilots Row	Complete renovation of neighborhood	78,604	206,302	127,698
	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	491,912	0
	Gorgas Buildings 1163/1167	Design for two Gorgas buildings	150,000	150,000	0
	Bldg 35	Project management oversight for Building 35 - The Bay School.	58,227	0	-58,227
	Buildings 86/87	Base building work, Tenant Improvements, and oversight for multi-tenant office building project.	1,051,060	1,253,060	202,000
	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	683,999	234,000
	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	340,000	0
Natural & Cultural Resources Total			1,194,210	1,237,805	43,595
Natural Resources			893,029	928,406	35,378
	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	89,102	0

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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	57,296	0
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	169,359	0
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	43,308	0
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	2,695	0
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	229,008	0
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	127,500	0
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	97,417	0
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	42,169	0
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	70,553	35,378
Cultural Resources		301,181	309,399	8,218
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	27,000	0
207-231 Cultural Landscape Analysis	Investigate historic landscape features and ensure appropriate treatment and planning considerations of the features.	34,598	34,598	0
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	89,583	0
Initiate Building 1331 Preservation	Initiate preservation work on Building 1331 assessments; waterproof, fix roof and heating system and exterior.	150,000	158,218	8,218

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Real Estate Division Total		11,687,263	12,335,760	648,497
Public Health Services Hospital	Rehabilitation of the former PHSH and axillary bldgs in the district, including utility and landscape modifications and upgrades.	1,376,443	1,439,916	63,473
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	300,015	0
Letterman Digital Arts	Design review, inspection, permitting and project oversight of the sub-leased space in the Letterman Digital Arts Center.	226,485	226,485	0
Building 122	Anticipated that tenant will perform base building work. Included is building allowance only.	600,000	600,000	0
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	233,331	0
Bldg 1183-1184-1185-1186	Utilities, sitework, compliance and project management to support development of artist studios. \$280K of the original budget was for utilities work and was transferred to the East Mason Utilities project, in order to enable ease of budget tracking. \$250K of the original budget was for sitework and was transferred to the East Mason Streetscape project, in order to enable ease of budget tracking.	174,048	174,048	0
Bldg 563	Project management and tenant improvements for development of restaurant.	758,584	758,584	0
Bldg 104	Utilities, compliance, project management to support development of museum.	440,995	440,995	0
West Crissy	Utilities, abatement, sitework, compliance, project management to support leasing and rehab of buildings. Utilities backbone budget broken out to West Crissy Utilities Backbone project.	2,031,329	2,031,329	0
Queen Annes (Buildings 56-59)	Full rehabilitation	3,113,445	3,113,445	0
Non-residential unanticipated	Unforeseeable non-residential revenue generating projects coming to light during the year.	501,715	501,715	0
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	1,014,139	41,090
Bldg 99	Utilities, abatement, compliance, project management to support development of Presidio Theatre	544,831	544,831	0
RE-TI-Allowance	Funds for work being performed on Buildings 1169, 220, 222 and 37	106,176	157,848	51,672
Golf Course Pump House	Relocation of Presidio Golf Course Pump House	20,010	20,010	0
Bldg 605-606	Lease negotiation.	74,123	77,708	3,585
Project Management-Real Estate	Project management costs related to various capital projects.	10,785	8,468	-2,317
Building 211 Goldman	FY05 project not anticipated to carry forward. TI and utilities for building.	198,206	198,206	0
Building 8	Remaining tenant improvement allowance for Building 8 tenants.	3,692	19,688	15,995
Bldg 1808	A& E through construction for Bldg 1808 for non-residential use.	0	200,000	200,000
Bldg 42	A& E through construction for Bldg 42 for residential use.	0	275,000	275,000
Finance, Business, & Technology Management		471,313	471,313	0
Oracle Financial 11i System	Ongoing maintenance and version upgrades/reporting	471,313	471,313	0
Total Capital Projects		35,594,941	37,077,487	1,482,547

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