

Table 2
The Presidio Trust
Five Year Construction Plan to FY2013

(Dollars in Thousands)

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Budget thru FY2013 Sep-08	Additional Budget Changes	Revised Budget thru FY2013 Dec-08	Project Costs Prior to FY2009	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Stabilized Revenue	Cash on Cash Return ⁽¹⁾
Ver 15 - Discussion Draft											
1 Buildings to Lease											
2 Bldg 11 - 16 Funston	5,788	338	6,126	5,845	281					1,056	17.2%
3 Building 2 Renovation	5,479	3,636	9,115						9,115	604	6.6%
4 Bldg 1330	4,822	264	5,085	5,050	36					267	5.3%
5 Bldg 682	10,026	211	10,237	517	8,823	897				742	7.2%
6 Bldg 45	1,375	62	1,437	58	162	217		1,000		30	2.1%
7 Bldg 50 (O Club, see also gift funding)	1,407	(383)	1,024	399	625						
8 Bldg 640-641 (Japanese Heritage Cntr)		508	508	76	252	180					
9 Bldg 99 -- MD	907	95	1,002	67	102	734	100				
10 Montgomery Street Barracks (Bldg 101)	86	(73)	13	13							
11 Montgomery Street Barracks (Bldg 102)	15,818	1,050	16,868	4			600	14,043	2,221	1,270	³ 7.5%
12 Montgomery Street Barracks (Bldg 103)	14,850	534	15,384	659	12,516	2,209				1,178	³ 7.7%
13 Montgomery Street Barracks (Bldg 105)	15,382	1,175	16,557	1		500	13,846	2,211		1,213	³ 7.3%
14 Lodge & Building 42	8,416	267	8,683	368	3,718	747	40	3,707	102	884	⁴ 10.2%
15 Montgomery Street Barracks (Bldg 100)	519	176	695	54	587	54				170	24.5%
16 Disney (Bldgs. 104, 108, 122)	1,032	(274)	758	613	145					309	40.7%
17 CAMP & Bldg 101 M Post Museum	880	140	1,020	313	434	188	86			93	9.1%
18 Main Post Construction Plan	200		200	172	28						
19 Main Post Coordination	341	(156)	185	185							
20 Main Post SEIS	1,348	0	1,348	1,205	143						
21 Queen Annes (Bldgs 56-59)	4,353	(4,353)									
22 PHS 1808 (Nurse's Qtr)	7,630	263	7,893	6,320	1,542	32				630	² 8.0%
23 PHS 1801	5,160	5	5,164	3,997	490	678				416	8.1%
24 PHS Wyman housing 1809-1815	11,054	(1)	11,053	685	4,000	6,369				748	² 6.8%
25 PHS 1805	1,656	0	1,656	3	1				1652		
26 Thornburgh	7,571	(99)	7,472	685	6,486	198	102			300	4.0%
27 West Crissy 926	590	9	599	1	374	123	102			337	56.2%
28 West Crissy 933A, 924	3,883	(323)	3,559	3,305	255					430	12.1%
29 West Crissy 920	3,800	1	3,801	153	3,629	19				300	7.9%
30 West Crissy 934	1,486	20	1,506	60	1,265	181				113	7.5%
31 West Crissy Winery (933B,935, 937)	682		682	69	127	486				542	79.5%
32 Building 951		25	25	24	1						
33 Reclaimed Water Plant	16,640	10	16,650	268	11,350	232			4,800		
34 Other demand driven projects	1,500	(1,500)									
35 Other Projects Less Than \$100,000	132	(132)	0								
36 Subtotal - Buildings to Lease	154,811	1,496	156,308	31,167	57,372	14,042	14,876	20,961	17,890		
37 Other Projects											
38 Parking/Landscape - PHS 1805 & 1808	2,355	(0)	2,355	213	622	1,520					
39 West Crissy Streetscape	3,714	12	3,726	1,962	74	1,689					
40 Montgomery St. Landscape	4,976	0	4,976	17	590	1,774	1,630	965			
41 Main Post - Various Parking Lots	1,840		1,840				184	1,656			
42 Main Post - Taylor Street Parking	2,630		2,630		275		2,355				
43 Non-Res Parking Program	1,326	48	1,374	12	515	848					
44 Mason Street Warehouses Stabilization	1,089	(304)	786	647	139						
45 Stilwell Hall Paint Stabilization (Bldg 650)	515	(11)	504		504						
46 Bldg 42 Stabilization	505	8	513	188	325						
47 Interfaith Chapel	6,000	1,870	7,870			910	6,960				
48 Fort Scott Building Preservation	3,000	(0)	3,000	981	1,019	1,000					
49 Fort Scott Planning	865	(0)	865	41	332	159	164	169			
50 Golf Course	1,004	96	1,100	718	340	43					
51 Relocate Trust (to 220)	1,725	(957)	768	268	500						
52 Doyle Drive Project Management		410	410	324	86						
53 Building 385	500		500		500						
54 Building Demolition	3,825	11	3,836	122	1		3,713				
55 Subtotal - Other Projects ⁽⁵⁾	35,870	1,184	37,054	5,494	5,822	7,943	15,006	2,790			
56 Park Projects (Excludes Gift Funded Share)											
57 Assessment of Vacant Historic Buildings	80	(80)									
58 Lovers Lane Paving	200	(200)									
59 Marine Cemetery Commem.	382		382		15		367				
60 Trails/Overlooks/Crissy Overlk	1,051	(57)	994	277	316	200	200				
61 Dragonfly Creek Restoration		358	358	354	4						
62 Tennessee Hollow	763	570	1,333	759	374	100	100				
63 Nike Magazine Decommission	350	(0)	350	11	339						
64 Playground Upgrades (safety)	906	(0)	906	6	244	212	219	225			
65 Landscape restoration at Landfill 8	298	157	455		283	73	49	31	20		
66 Landscape Restoration - Various	3,142		3,142			1,647	474	532	489		
67 Staff Management of Sponsored Projects	84	18	102	6	96						
68 Presidio Wall Preservation	206		206		206						
69 El Presidio Landscape Improvements	275		275		275						
70 Rob Hill Campground	442	110	552	352	200						
71 Subtotal - Park Projects	8,179	875	9,055	1,766	2,352	2,232	1,409	788	509		
72 Infrastructure											
73 Infrastructure Pool (general)	19,347	40	19,387	2,768	3,282	3,182	3,278	3,377	3,500		
74 PHS Utility Backbone	2,461	(104)	2,357	1,681	300	376					
75 Thornburgh Util Backbone	3,350	40	3,390	75	3,315						
76 Bldg 211 Solar Panels	380	5	385	348	37						
77 Bldg 67 PBX Replacement	570	(570)	0		0						
78 Data Center Virtualization	470	36	506	185	121	100	50	50			
79 Systems Integration	850		850	319	331	100	100				
80 Relocate Server Room from 34 to 67	500		500			500					
81 Technology Equipment Lifecycle Repl	800		800		200	200	200	200			
82 Utility Billing Rollout	195	(195)									
83 Subtotal - Infrastructure	28,922	(748)	28,174	5,375	7,586	4,458	3,628	3,627	3,500		
84 Capital Programs - Ongoing (see tab)	55,302	(99)	55,203	9,564	8,881	9,147	8,933	9,201	9,477		
85 Financing Transaction		140	140	82	58						
86 Carryforward and Other Less than \$70K	6,832	(317)	6,515	6,447	68						
87 TOTAL	289,917	2,531	292,448	59,895	82,137	37,821	43,852	37,366	31,376		
88	¹ Represents the ratio between Trust investment without land value and est stabilized revenue										
89	² Residential rent includes SDC allocation										
90	³ Represents an average of usage of public on first floor and office on second and attic floors.										
91	⁴ Represents the most recent proposal, which requires a \$6.7M capital contribution from Trust.										
92	⁵ \$1.952M Demolition of Wings PHS project budget change not approved by Board										
93											

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94	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)										
95	Gifts - Campaign Funded										
96	Main Parade/Pershing Square	54,948	5,049	59,997	2,907	15,242	35,088	4,640	2,120		
97	Rob Hill Campground	4,000	2,425	6,425	1,562	4,863					
98	Trails & Overlooks	10,011	145	10,156	1,850	5,123	3,183				
99	Tennessee Hollow - El Polin	2,725	(25)	2,700		1,751	727	109	113		
100	Tennessee Hollow - East Tributary	6,824		6,824				3,412	3,412		
101	Bldg 50 (Heritage Cntr & Arch Lab)	9,480	(340)	9,140	48	1,396	4,196	3,500			
102	Goldsworthy-S	353	10	363	9	354					
103											
104	Defense Appropriation Funded										
105	Arch/Ed Center (Bldg 44, 47, 48, 49)	3,794		3,794	242	3,552					
106	Main Post Historical Waysides	255	238	493	7	486					
107	Bldg 640/641 - Japanese Heritage Ctr	315	485	800		800					
108	Main Post Hist. Audio Tour	72	11	83		83					
109											
110	Doyle Drive										
111	Doyle Dr Project Management	2,512	(1,299)	1,213	13	400	400	400			
112	Wetlands Mitigation	1,100		1,100			200	400	300	200	
113	Dragonfly Creek Restoration	817	2	819		458	158	103	69	31	
114											
115	Other										
116	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	12,897	(1,000)	11,897			2,667	6,500	230	2,500	
117	TOTALS	110,103	5,701	115,804	6,639	34,507	46,619	19,064	6,244	2,731	
118	MASTER DEVELOPER PROJECTS										
119	Bldg 100	16,000		16,000							
120	Disney (Bldgs. 104, 108, 122)	52,500		52,500							
121	CAMP Museum	100,000		100,000							
122	PHSH 1801	84,000		84,000							
123	West Crissy Development (Bldgs 924, 933, 934, 935, 937, 662, 663, 668)	30,255		30,255							
124	Thornburgh	54,000		54,000							
125	Bldg 640/641 - Japanese Heritage Ctr	3,500		3,500							
126	TOTALS - MASTER DEVELOPER PROJECTS	340,255		340,255							
127											
128	GRAND TOTAL Trust Funded & Outside Funded	740,274	8,232	748,507	66,533	116,644	84,440	62,916	43,610	34,107	