



# Real Estate Division

## 2010 Capital Budget

(Impact of \$67 million flat levy amount 2010-2014)

October 20, 2009

## Real Estate 2010 Capital Budget Impact of Flat Levy Amount 2010-2014

- Real Estate 2010 Capital Budget presented at October 6<sup>th</sup> Budget Workshop
- To show impact of \$67 million flat levy amount, Capital Budget amounts shown by year for 2010-2014 in this presentation
  - Projects and amounts are unchanged
  - Categorization of projects are unchanged
  - Impact of the 5 year \$67 million flat levy amount shown in final slide

# Real Estate Capital Plan Summary

\$'s in 000's	2010	2011	2012	2013	2014	2010-2014
<b>Committed</b>	15,346	16,300	5,156	1,725	1,781	40,308
<b>Bus Plan Prospective</b>	5,620	12,000	16,505	18,200	9,000	61,325
	20,966	28,300	21,661	19,925	10,781	101,633
<b>Other Prospective</b>	0	1,250	4,021	5,135	20,275	30,681
<b>Total</b>	20,966	29,550	25,682	25,060	31,056	132,314

# Real Estate Committed Capital Plan

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
Under Contract	122	0	0	0	0	122
Commission Auth	1,075	5,861	0	0	0	6,936
Division Pending	14,149	10,439	5,156	1,725	1,781	33,250
<b>Total</b>	<b>15,346</b>	<b>16,300</b>	<b>5,156</b>	<b>1,725</b>	<b>1,781</b>	<b>40,308</b>

# Real Estate Committed Capital Under Contract

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
SBM Infrastru,Bldgs, Site Imp	62	0	0	0	0	62
SBM Landside Projects	60	0	0	0	0	60
<b>Total</b>	<b>122</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122</b>

# Real Estate Committed Capital Commission Authorized

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
FT East Portion S. Wall (FVO)	675	4,150	0	0	0	4,825
MIC Seawall Replacement	400	1,711	0	0	0	2,111
<b>Total</b>	<b>1,075</b>	<b>5,861</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,936</b>

# Real Estate Committed Capital Division Pending

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
RE Maintenance Shop Solution	3,300	300	0	0	0	3,600
RE Div: Green Port Initiative	2,600	2,000	2,500	0	0	7,100
FT NW Dock E Fender Sys Replace	2,000	2,000	0	0	0	4,000
Small Projects	1,810	540	500	500	500	3,850
Tenant Improvements -Capital	1,220	224	856	125	181	2,606
Fleet Replacement	950	600	600	600	600	3,350
FT C15 HVAC Improvements	800	3,050	0	0	0	3,850
P69 N Apron Piling Cathodic	560	800	200	0	0	1,560
Other	909	925	500	500	500	3,334
<b>Total</b>	<b>14,149</b>	<b>10,439</b>	<b>5,156</b>	<b>1,725</b>	<b>1,781</b>	<b>33,250</b>

# Real Estate Capital Business Plan Prospective

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
Renewal/Enhancement	5,620	10,300	11,505	12,200	5,000	44,625
Revenue/Capacity Growth	0	1,700	5,000	6,000	4,000	16,700
<b>Total</b>	<b>5,620</b>	<b>12,000</b>	<b>16,505</b>	<b>18,200</b>	<b>9,000</b>	<b>61,325</b>



# Real Estate –Business Plan Prospective Revenue/Capacity Growth

\$'s in 000's

	2010	2011	2012	2013	2014	2010-2014
T91 - NorthBay Utilities	0	1,500	3,000	6,000	4,000	14,500
Ship Supply Demo & Redevelop	0	200	2,000	0	0	2,200
<b>Total</b>	<b>0</b>	<b>1,700</b>	<b>5,000</b>	<b>6,000</b>	<b>4,000</b>	<b>16,700</b>

# Real Estate –Business Plan Prospective Renewal/Enhancement

\$'s in 000's	2010	2011	2012	2013	2014	2010-2014
Net Shed Solution	2,100	4,650	4,950	4,900	0	16,600
RE: Contingency Renew & Replace	1,000	1,000	4,000	4,000	5,000	15,000
FT Paving/Storm Upgrades	750	750	0	0	0	1,500
FT C2 Roof & HVAC Replacement	700	0	0	0	0	700
Pier 86 Fishing Dock	500	1,500	55	0	0	2,055
P66 Chiller Upgrades	270	0	0	0	0	270
SBM Paving	150	450	400	0	0	1,000
SBM Slope Stabilization	100	900	0	0	0	1,000
P69 Built-Up Roof Replacement	50	850	0	0	0	900
FT C14 (Downey) Bldg TI	0	0	0	2,000	0	2,000
SBM Fuel Dock	0	200	1,000	0	0	1,200
T102 Bldg Roof Replacement	0	0	1,100	0	0	1,100
SBM Central Seawall Replacement	0	0	0	1,000	0	1,000
Repl. Anthony's Built Up Roof	0	0	0	300	0	300
<b>Total</b>	<b>5,620</b>	<b>10,300</b>	<b>11,505</b>	<b>12,200</b>	<b>5,000</b>	<b>44,625</b>

# Real Estate Capital Budget

## Impact of \$67 million Flat Levy Amount 2010-2014

Impact to Real Estate Capital Budget is need to defer \$19 million of 2010-2014 projects until 2015-2019

Projects most likely to be deferred are Business Plan Prospective –Renewal & Replacement projects and are highlighted in following slide:

# Real Estate –Business Plan Prospective Defer \$19 Million Renewal/Enhancement Projects until 2015

\$'s in 000's	2010	2011	2012	2013	2014	2010-2014
Net Shed Solution	2,100	4,650	4,950	4,900	0	16,600
RE:Contingency Renew & Replace*	1,000	1,000	4,000	4,000	5,000	15,000
FT Paving/Storm Upgrades	750	750	0	0	0	1,500
FT C2 Roof & HVAC Replacement	700	0	0	0	0	700
Pier 86 Fishing Dock	500	1,500	55	0	0	2,055
P66 Chiller Upgrades	270	0	0	0	0	270
SBM Paving	150	450	400	0	0	1,000
SBM Slope Stabilization	100	900	0	0	0	1,000
P69 Built-Up Roof Replacement	50	850	0	0	0	900
FT C14 (Downey) Bldg TI	0	0	0	2,000	0	2,000
SBM Fuel Dock	0	200	1,000	0	0	1,200
T102 Bldg Roof Replacement	0	0	1,100	0	0	1,100
SBM Central Seawall Replacement	0	0	0	1,000	0	1,000
Repl. Anthony's Built Up Roof	0	0	0	300	0	300
<b>Total</b>	<b>5,620</b>	<b>10,300</b>	<b>11,505</b>	<b>12,200</b>	<b>5,000</b>	<b>44,625</b>

Note\*: \$3 million of 2012 Contingency Renewal & Replace must be deferred