

Table 2
The Presidio Trust
Five Year Construction Plan to FY2014
Actuals As of May 3rd, 2010
(Dollars in Thousands)

The Presidio Trust Five Year Construction Plan is a tool to facilitate the Trust's financial planning. The plan may be amended to add or delete proposed projects. Before commencing any specific project included in the plan, the Trust will complete all compliance processes to which it is subject, including the National Environmental Policy Act and the National Historic Preservation Act

	(1)	(2)	(2a)	(3)	ESTIMATE OF OBLIGATIONS BY YEAR							(15)	(16)	
					(6)	(7)	(8)	(9)	(10)	(11)	(12)			
Total Project Budget to FY2014					Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Stabilized Revenue	Land Burdened Cash on Cash Return	
2010 Version 5.10					Approved Budget Apr-10	Admin/Acct Changes	BOD Approved Jun-10	Approved Budget Jun-10						
1	Buildings to Lease													
3	Building 2 Renovation													
4	Bldg 682 - Calvary Barracks	9,058		9,058	7,769	348	1,289					370	3.8%	
5	Bldg 50 (O Club)	15,402		15,402	402	122	10,500	3,500	1,000			275	1.6%	
6	Heritage Center	4,000		4,000				508	3,492					
7	Bldg 640-641 (Japanese Heritage Cntr)	203		203	137	9	66					-		
8	Bldg 99 - Presidio Theatre	906		906	67	3	5	345	392	98		-		
9	Montgomery Street Barracks (Bldg 100)	633	(215)	418	190	76	175	54				153	8.8%	
10	Montgomery Street Barracks (Bldg 101)	13,322		13,322	72	1,821	11,050	2,200				961	6.4%	
11	Montgomery Street Barracks (Bldg 103)	13,345		13,345	1,527	59	9,438	2,380				1,115	7.4%	
12	Montgomery Street Barracks (Bldg 105)											1,183	6.0%	
13	Lodge in Main Post	370		370	370							TBD	TBD	
14	Bldg 42 Presidio Guest House	10,000		10,000		931	10,000					-		
15	Disney (Bldgs. 104, 108, 122)	711		711	706	1	5					309	8.1%	
16	PHSH 1808 (Nurse's Qtr)	7,733		7,733	7,148	246	585					702	8.1%	
17	PHSH 1801	5,095		5,325	4,248	218	1,077					425	3.0%	
18	PHSH Wyman housing 1809-1815	11,030	(500)	10,530	9,580	168	950					825	6.9%	
19	PHSH 1805	1,706		1,706	5					1702				
20	Thornburgh	4,871		4,871	729	12	272	166	3,705			300	2.7%	
21	West Crissy 926	470		470	22	252	448					235	19.7%	
22	West Crissy 933A, 924	1,640	2	1,642	1,640	2	2					430	14.8%	
23	West Crissy 933B	800		800		5	800					83	8.8%	
24	West Crissy 920	3,060		3,060	186	61	2,855	19				210	6.2%	
25	West Crissy 934	1,426		1,426	82	20	1,343					84	5.4%	
26	Bldg 1242	162		162		64	162							
27	Reclaimed Water Plant	17,627		17,627	329	98	189	10,318	6,792			1,040	5.5%	
28	Subtotal - Buildings to Lease	123,571	(713)	230	123,088	35,208	4,515	51,210	19,489	15,381	98	1,702		
29	Other Projects													
30	Parking/Landscape - PHS 1805 & 1808	3,369		3,369	2,092	1,151	1,277							
31	West Crissy Streetscape/Parking	3,983		3,983	1,896	40	239			1,263	584			
32	Mid Crissy Streetscape	894		894						894				
33	Montgomery St. Landscape	3,475		3,475	196	72	400	1,361	925		594			
34	Non-Res Parking Program	1,859		1,859	458	5	56	448	448		448			
35	Stilwell Hall Paint Stabilization (Bldg 650)	504		504	338	53	166							
36	Bldg 1806/1807 Stabilization	380		380		189	380							
37	Fort Scott Building Preservation	3,000		3,000	1,978	697	1,022							
38	Fort Scott Bldg 1201			300			300							
39	Fort Scott Planning	865	(164)	701	231	328	470							
40	Portola Residential Landscaping	1,000		1,000		14	1,000							
41	Infantry Terrace Landscaping	2,900		2,900		20	2,201	699						
42	Bldg 314 - Communication Tower	79		79		28	79							
43	Joint Visitor Center Study with NPS	200		200		0	200							
44	Subtotal - Other Projects	22,509	(164)	300	22,645	7,189	2,596	7,791	2,508	1,373	2,157	1,626		
45	Park Projects (Excludes Gift Funded Share)													
46	Marine Cemetery Commem.	382		382		0	55	327						
47	Trails/Overlooks/Crissy Overlk	1,575		1,575	684	151	511	127	127	127				
48	Dragonfly Creek Restoration	371	3	374	371	3	3							
49	Tennessee Hollow	1,288		1,647	977	66	533	136						
50	Playground Upgrades (safety)	1,207		1,207	251	35	126	428	107	294				
51	Landscape Restoration of Remediation Sites	4,513	(19)	4,494	236	364	961	878	523	1,387	509			
52	Presidio Wall Preservation	230		230	205	19	25							
53	El Presidio Landscape Improvements	277		277	2		17	258						
54	MPG Greening Project	10,872	(115)	10,757		384	7,899	2,684	175					
55	MPG Anza Esplanade		115	115				115						
56	Rob Hill Campground	656	70	726	534	147	192							
57	Subtotal - Park Projects	21,371	54	359	21,785	3,261	1,169	10,323	4,953	931	1,808	509		
58	Main Post Revitalization													
59	Main Post Backbone & Electrical Reliability	2,679		2,679		55	2,679							
60	Building 93 - Reconfigure for Public Use	2,120		2,120				50	200	1,870				
61	Main Post Parking (Street)	829		829				10	819					
62	Bldgs 385-Demo (Herbst Hall)	171		171				8	163					
63	Parking Lot - Moraga - 230 Spaces	3,857		3,857		2	15	3,384	442	16				
64	Relocate Trust (to 220)													
65	Main Post Coordination	807		807	552	21	61	97	97					
66	Main Post SEIS	2,148		2,148	1,925	196	223							
67	Parking- Taylor St. 141 Spaces	2,447	31	2,478	254	74	189	2,035						
68	Subtotal - Main Post Revitalization	15,058	31	15,089	2,731	349	3,186	6,548	739	1,885				
69	Doyle Drive Requirements													
70	Main Bluff Parking - 228 Spaces	4,194		4,194	57	0	43			575	3,519			
71	Arch/Ed Center (Bldg 44, 47, 48, 49)	2,809		2,809	44	1,567	2,765							
72	Tenant Relocation	1,156		1,156	99	136	1,057							
73	Armistead Road	150		150		1	150							
74	Doyle Drive Project Support	360		360			360							
75	CNG Station/Bus Yard	1,000		1,000	10	23	390			600				
76	Doyle Drive Restoration	3,000		3,000						250	2,750			
77	Subtotal -Doyle Drive Requirements	12,669		12,669	209	1,727	4,766			1,425	6,269			
78	Infrastructure													
79	Infrastructure Pool (general)	13,874		13,874	3,105	936	2,581	1,957	2,016	2,076	2,138			
80	PHSH Utility Backbone	2,259		2,259	2,259	(4)								
81	Thornburgh Util Backbone	3,390		3,390	94	2	10	3,286						
83	Data Center Virtualization	503		503	303	42	50	150						
84	Systems Integration	1,690		1,690	750	140	200	200	200	200	140			
85	Relocate Server Room from 34 to 67	67		67	17	43	50							
86	Technology Equipment Lifecycle Repl	1,200		1,200	130	104	210	260	200	200	200			
87	Microsoft Three Year License Renewals	500		500			250			250				
88	Subtotal - Infrastructure	23,483		23,483	6,657	1,263	3,352	5,853	2,416	2,726	2,478			
89	Baker Beach Housing Repairs	5,000		5,000			711	4,289						
90	Capital Programs	50,233		50,683	10,651	4,905	8,474	7,698	7,821	7,951	8,088			
96	TOTAL	273,893	(792)	1,339	274,440	65,907	16,523	89,812	51,338	28,660	18,050	20,673		

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	Total Project Budget to FY2014				ESTIMATE OF OBLIGATIONS BY YEAR							Land Burdened	
	Approved Budget Apr-10	Admin/Acct Changes	BOD Approved Jun-10 Changes	Approved Budget Jun-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Stabilized Revenue	Cash on Cash Return
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97	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]												
98	Gifts - Campaign Funded												
99	Main Parade/Pershing Square	30,726		30,726	3,124	29	41	1,730	588	24,632	611		
100	Rob Hill Campground	4,000		4,000	3,516	310	484						
101	Trails & Overlooks	9,481		9,481	2,790	1,518	5,712	323	655				
102	Tennessee Hollow - El Polin	2,875		2,875				2,000	875				
103	Tennessee Hollow - East Tributary	6,824		6,824					3,412	3,412			
104	Goldsworthy-S	10		10	10		1						
106	Defense Appropriation Funded												
107	Arch/Ed Center (Bldg 44, 47, 48, 49)	933		933	933								
108	Main Post Historical Waysides	257		257	7		250						
109	Bldg 640/641 - Japanese Heritage Ctr	3,289		3,289			3,289						
111	Doyle Drive												
112	Doyle Drive - MOA	11,643		11,643	491	1,126	4,328	3,599	3,225				
113	Wetlands Mitigation	958		958	57		322	76	276	76	151		
114	Dragonfly Creek Restoration	1,284		1,284			973	177	62	42	30		
115	Doyle Drive Subtotal	13,884		13,884	548	1,126	5,623	3,852	3,563	118	181		
116	Other												
117	Ft. Scott Bldg 1201												
118	Quartermaster Reach	5,411		5,411				29	230	4,752	400		
119	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897		11,897			2,667	6,500	230	2,500			
120	TOTALS	89,590		89,590	10,929	2,984	18,067	14,434	9,553	35,414	1,192		
121	MASTER DEVELOPER PROJECTS												
122	Bldg 100	14,000		14,000									
123	PHSH 1801	104,000		104,000									
124	Thornburgh	50,000		50,000									
125	TOTALS - MASTER DEVELOPER PROJECTS	168,000		168,000									
127	GRAND TOTAL Trust & Outside Funded	531,482	(792)	1,339	532,030	76,836	19,507	107,880	65,772	38,213	53,464	21,865	