

FY16 - Maintenance & Operation Projections for 1441 Schilling, Based on Occupancy Level of 500

These numbers do not capture any of the costs incurred to date

These numbers are based on "normal" repair & maintenance & do not include any major repairs or capital projects

These numbers are based on the square footage of 1441 Schilling Place, at 205,040 or approximatley 69% of the total building square footage

1441 Schilling Place, North & South	205,040	69%
1494 Schilling Place, the Daycare	4,500	2%
1488 Schilling Place, the Annex	86,145	29%
Total Building Square Footage	295,685	100%

Expenditure Type	NAME	AMOUNT	%	Assumptions
Electricity	PG & E	\$ 420,000	100%	1441 Only - Based on historical consumption & estimated occupancy levels from 2009 - 2014 - \$35,000 per month average. County ownership unoccupied average is \$16,000 per month.
Gas	PG & E	\$ 48,000	100%	1441 Only - Based on historical consumption & estimated occupancy levels from 2009 - 2014
Sewer	MRWPCA	\$ 39,000	100%	1441 Only - MRWPCA Projection based on \$6.50 per person x 500 people x 12 months
Water - Domestic	Cal Water	\$ 28,800	100%	1441 Only - \$2,400 month x 12 months
Water - Fire Protection/Fire Risers	Cal Water	\$ 1,172	100%	1441 Only - \$97.63 monthly x 12 months
Garbage & Recycling Collection	Republic	\$ 28,500	100%	1441 Only - Approximately \$2,375 monthly standard dumpster service. Does not include trash compactor, which may lower costs if used.
Janitorial - with fulltime day porter	Firato	\$ 426,384	100%	1441 Only - \$34,282 per month (includes ft day porter) & \$15,000 for major cleanup before occupancy
Onsite Building Maintenance Supervisor Based on Square Footage % Above - Jose Gonzalez	COM	\$ 97,723	69%	Entire Campus at \$141,627 annually (fully burdened) x 69%
Two Senior Building Maintenance Workers	COM	\$ 122,630	69%	Entire Campus - 2 at \$88,862 each = \$177,724 x 69%
Facility Administration Staff Time (Laird, Salazar)	COM	\$ 25,000	100%	1441 Only - Facility administration (work order tracking, maintenance & service agreements, programmatic & project management)
Generator Maintenance - One 2,000 kw	Quinn	\$ 6,849	100%	1441 Only - Includes an annual multi-point inspection, one annual service, one load bank test
-Generator - County of Monterey - Env. Health Permit	COM	\$ 1,000	100%	1441 Only
-Generator MBUAPCD Permit	MBUAPCD	\$ 2,000	100%	1441 Only - Approximate cost based on # of kw's
-Generator Fuel	MCP	\$ 2,000	100%	1441 Only
-Generator On-Call Service & Repairs	Quinn	\$ 5,000	100%	1441 Only - Any repairs necessary for safe emergency operation not covered by PM's
Landscape Maintenance	K&D Landscaping	\$ 41,400	69%	Entire Campus at \$5,000 per month x 69%
Security - Fire/Burglar Alarm Monitoring	First Alarm	\$ 12,936	100%	1441 Only - \$1,078 per month
Security - Recurring Foot/Vehicle Patrol Nightly	First Alarm	\$ 22,356	69%	Entire Campus at \$2,700 per month x 69%
Security - Onsite Guard 24/7 = \$15,000 p/month = \$90,000	First Alarm	\$ 124,200	69%	69% of onsite guard 24hrs per day. *(Recommended reduction to 1 guard at lobby entrance, M-F, 7am to 7pm = approximately \$7,500 per month x 12 = \$90,000 x 69% = a \$34,200 reduction to line item)
Fire Suppression System-Inspection/Testing (sprinkler)	Cosco	\$ 7,400	100%	\$2,800 = annual fire alarm inspections, \$920 quarterly water flow inspection & \$1,840 annual fire sprinkler inspection.
Data Room Fire Suppression System (2) - Inspection/Testing & Repairs as needed	TBD	\$ 7,500	100%	Cost estimate
Fire Extinguisher Inspection/Testing & Recharge as Needed	Carlton's	\$ 2,400	100%	1441 Only
Elevator Maintenance Agreement	ThyssenKrupp	\$ 7,500	100%	1441 Only - Maintenance agreement = \$1,875 per quarter = \$7,500
State of California -Conveyance Permit	State of California	\$ 500	100%	Annual permit cost
HVAC Preventative Maintenance	ACCO	\$ 41,800	100%	PM'S - 6 for Data Center total = \$4,800, 6 for Main System total = \$32,000, Annual water treatment maintenance: \$5,000
Pest Control	Hydrex	\$ 5,340	100%	1441 Only - \$445 per month
Access Control System & CCTV System- Bring current system online & functional	Netronix	\$ 100,000	100%	Projection includes new server & panels, bringing all card readers & cameras online, providing us with the capability to create access packages, door schedules and issue access cards.
-Access Control System - Quarterly PM's, Inspection/Testing & Repairs as Needed	Netronix	\$ 28,000	100%	
Total Estimated Maintenance & Operations Expenditures FY16 (1441 Only)		\$ 1,655,389		
RESERVE BUDGET FOR INSPECTION, TESTING & REPAIRS, AS NECESSARY				
HVAC Inspection/Testing & Repair, Not Covered by PM's	ACCO	\$ 15,000	100%	1441 - Main & Data Room
Plumbing & Backflow	TBD	\$ 24,000	100%	
Electrical	Misc.	\$ 24,000	100%	
Roll Up Doors Inspection & Repairs as needed	OD	\$ 6,000	100%	
Roof Repairs - On-Call Repairs if Necessary	TBD	\$ 12,000	100%	
Grounds - Parking/Sidewalk Surface Repairs (patching), Painting & Striping	TBD	\$ 12,000	100%	
-Signage (does not include directory or evacuation diagrams)	TBD	\$ 12,000	100%	
Door & Lock Hardware - Inspection/Testing & Repairs as Needed	TBD	\$ 12,000	100%	
Painting & Floor Repair as Needed	TBD	\$ 24,000	100%	
General Infrastructure Inspection/Testing & Repairs	TBD	\$ 31,000	100%	
Total Estimated Maintenance & Operations Expenditures FY16 (1441 Only)		\$ 172,000		
KNOWN MAJOR REPAIRS				
Chiller #3: Replacement Motor	TBD	\$ 75,000	100%	
Total Known Major Repairs		\$ 75,000		
TOTAL M & O AND KNOWN MAJOR REPAIRS				
		\$ 1,902,389		FY16 - 1441 M & O. S. Laird 2-19-15

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