

Attachment A

City of San Diego Civic Center Comparison - 10 Year Summary

Year	Capital Expenses Owned Bldgs	Operating & Maintenance Owned Bldgs	Net Parking (Rev)/Exp	Rent/O&M Expenses Leased Bldgs	Net Retail & Meeting Space (Rev)/Exp	Debt Service	Relocation Costs	Incremental Costs - New Process	TOTAL	2010 Base Year Costs	Incremental Costs Over Base Year
"Revised Proposal" Costs											
1 2010	0	3,424,064	(1,593,866)	11,267,347	959,012	0	0	0	14,056,556	14,056,556	0
2 2011	2,929,869	3,543,906	(1,658,436)	11,404,873	1,093,639	189,875	0	0	17,503,726	14,056,556	3,447,170
3 2012	2,929,869	3,667,942	(1,725,617)	11,749,455	0	8,000,000	636,540	0	25,258,189	14,056,556	11,201,633
4 2013	2,929,869	3,796,320	(1,795,515)	11,761,679	0	8,500,000	0	0	25,192,353	14,056,556	11,135,797
5 2014	1,458,270	4,786,726	(2,325,105)	6,843,865	(26,527)	14,000,000	953,306	0	25,690,536	14,056,556	11,633,980
6 2015	0	5,139,078	(2,895,741)	0	(397,377)	15,327,191	0	0	17,173,150	14,056,556	3,116,594
7 2016	0	5,293,250	(3,014,142)	0	(407,565)	15,360,409	0	0	17,231,952	14,056,556	3,175,396
8 2017	0	5,452,047	(3,137,361)	0	(418,016)	15,398,501	0	0	17,295,173	14,056,556	3,238,617
9 2018	0	5,615,609	(3,265,593)	0	(428,735)	21,499,590	0	0	23,420,871	14,056,556	9,364,315
10 2019	0	5,784,077	(3,399,042)	0	(439,730)	21,498,260	0	0	23,443,565	14,056,556	9,387,009
TOTAL	10,247,876	46,503,019	(24,810,417)	53,027,219	(65,299)	119,773,825	1,589,846	0	206,266,069	140,565,561	65,700,508
"Hold Steady" Costs											
1 2010	0	3,424,064	(1,593,866)	11,267,347	959,012	0	0	0	14,056,556	14,056,556	0
2 2011	10,723,708	3,543,906	(1,658,436)	11,404,873	994,502	0	0	0	25,008,553	14,056,556	10,951,997
3 2012	10,723,708	3,667,942	(1,725,617)	11,749,455	1,031,292	0	0	0	25,446,780	14,056,556	11,390,224
4 2013	10,723,708	3,796,320	(1,795,515)	11,761,679	1,069,430	0	0	0	25,555,622	14,056,556	11,499,065
5 2014	10,723,708	3,929,192	(1,868,239)	11,977,105	1,108,963	0	0	0	25,870,728	14,056,556	11,814,172
6 2015	0	4,066,713	(1,943,904)	12,877,899	1,149,944	0	0	1,200,000	17,350,651	14,056,556	3,294,095
7 2016	0	4,209,048	(2,022,628)	13,469,661	1,192,423	0	0	800,000	17,648,504	14,056,556	3,591,948
8 2017	0	4,356,365	(2,104,535)	14,080,241	618,228	225,068	737,924	0	17,913,291	14,056,556	3,856,735
9 2018	0	4,508,838	(2,189,754)	14,710,240	0	14,490,949	0	0	31,520,273	14,056,556	17,463,717
10 2019	0	4,666,647	(2,278,417)	15,360,279	0	12,058,359	0	0	29,806,868	14,056,556	15,750,312
TOTAL	42,894,831	40,169,035	(19,180,912)	128,658,779	8,123,793	26,774,376	737,924	2,000,000	230,177,826	140,565,561	89,612,266

NOTES: The "Incremental Costs Over Base Year" (shaded) column shows the increased costs over the 2010 base year costs for rent and other building expenses.

Information in this summary has been extracted from the JLL consulting firm's cost projections for the two Civic Center options: "Revised Proposal" and "Hold Steady."

These additional costs have not been built into the most recent Five-year Outlook.