

**PARKING UTILITY
AUGUST 2011 ACTIVITY REPORT & REVENUE/EXPENSE NARRATIVE**

Brayton Lot: On June 1, 2011, the Parking Utility began operating the State's former portion of the Brayton Lot (Turner Lot). Twenty-five State share-ride vans have elected to stay at Brayton Lot at the \$121/month resident/carpool rate. At this time we have rented out 49 additional spaces for a total of 72 rented spaces, out of 74 spaces Monday – Friday (2 vacancies). With this 98% occupancy rate, the price MAY be a little low, but we are pleased with the results to date.

MMB/GE Parking Garage: The RFP for the planning of Block 105 (Gov East parcel) was released in March 2011. A team of reviewers has selected Kimley-Horn as the master planner. The Kimley-Horn agreement has been approved by committees (including TPC) and the Common Council. Initial meetings with Kimley-Horn were held in August. The Block 88 team has retained Carl Walker as their parking consultant. Carl Walker, Kimley-Horn and the Utility have met to discuss parking issues. The Parking Utility released the Owners Rep RFQ for this project in August, and finalists were interviewed Sept. 6th. Pending price/scope negotiations, the new Owner's Rep will be onboard in late September as planned. This consultant will review the results of both teams from the Parking Utility's perspective.

Multi-space meters: The multi-space meters opened at Buckeye Lot on September 15, 2010, and at other locations later. The machines have conducted over 234,000 successful transactions with over 50% charged to credit cards. The average recent cash transaction was \$1.16 and the average credit card transaction was \$2.12. We have installed 25 additional meters, including an extra meter on the Gorham side of Buckeye Lot and two on the Square. The extra Buckeye Lot meter was turned on in mid-July right before Maxwell Street Days. We are working with MPD and Information Technology to improve our enforcement of the multi-space meters and have a capital project in our budget to update this system. We will begin turning on the remaining meters soon. We will continue to research additional improvements in our customer interface area. The Parking Utility is conducting a customer survey of users of the multi-space meter system. When completed we will share the results with the TPC, business groups and others. We have conducted 70 surveys to date, varying the month, day of the week and time of day.

Video Cameras: The new ordinance that creates a penalty for drivers who cause damage to a municipal parking facility while leaving without paying for parking has been approved. The bail amount will be \$100 for the first offense, and \$200 for the second and subsequent offenses. This will provide more deterrent factor for future gate crashers. We are now planning cameras for Capital Square North garage and Brayton Lot.

Revenues (Comptroller's figures): July's revenues were \$61K below the previous year's revenues. Revenues YTD through July were up about \$218K over 2010 levels (3.6%). Some of this increase is due to the protests around the Square. Occupancies improved YTD at all structures in 2011 vs. 2010 with the exception of Campus Garage. Revenues were about 3% over budget through July. We have been informed by FEMA that our request for \$54,548 for snow removal connected with the February 2011 snow storm has been approved. We had the second highest cost in the City following Streets.

Expenses (Comptroller's figures): Year-to-date expenses through June were \$241K higher than YTD 2010 (7%). Most of this difference is related to payments to other City departments which are not on a standard posting date basis.

Bottom Line: (Comptroller's figures): Modest increases in revenues and increased expenses have led to a decrease in the Utility's operating income (\$122K), or 5% less compared to the first seven months of 2010.

State Budget impact on the Parking Utility: The Mayor has requested a 5% cut in all operating budgets. The Parking Utility will meet this request with reductions in expenses and modest increases in revenues. Public budget meetings have been held by the Mayor in the past month. The executive capital budget was released indicating approval of all submitted capital projects, including an increase to account for an upgrade to the MPD/Parking Utility enforcement handheld devices.

Garage Construction Remediation project: As our parking garages age (average age over 41 years now), we can expect an increasing amount of construction maintenance work to keep the structures serviceable. The work involves removing/replacing concrete/steel as indicated by engineering studies, and updating electrical, plumbing and HVAC system. In 2011, we allocated \$709,000 for this work. In 2012, we have requested \$931,000 for this work with about the same amount due in 2013. With an \$11,000,000 annual budget, this has become a very large portion of our expenses. We are focusing our work on the State Street Capital and Campus (Lake) facilities. The work has gone more slowly than anticipated, and we don't expect completion until late fall.

CITY OF MADISON PARKING UTILITY
COMPARISON OF ACTUAL TO BUDGET
For the Seven Months Ending July 31, 2011

Percent of Fiscal Year Completed:			58.3%
	<u>2011</u> <u>BUDGET</u>	<u>ACTUAL</u> <u>YTD</u>	<u>PERCENT</u> <u>OF BUDGET</u>
REVENUES:			
Parking & Other Revenue	\$ 11,301,343	\$ 6,771,016	59.9%
Interest on Investments	<u>200,000</u>	<u>83,057</u>	41.5%
TOTAL REVENUES	<u><u>\$ 11,501,343</u></u>	<u><u>\$ 6,854,073</u></u>	59.6%
EXPENDITURES:			
Permanent Wages	\$ 3,269,992	\$ 1,683,422	51.5%
Hourly Wages	215,372	106,421	49.4%
Overtime Wages	30,052	12,525	41.7%
Benefits	<u>1,420,083</u>	<u>703,635</u>	49.5%
Total Payroll	4,935,499	2,506,003	50.8%
Purchased Services	1,599,500	591,357	37.0%
Supplies	306,800	128,451	41.9%
Payments to City Depts.	1,116,965	417,909	37.4%
Reimbursement from City Depts.	(101,100)	(730)	0.7%
Debt Service	0	0	0.0%
Payment in Lieu of Taxes	1,188,419	594,209	50.0%
Transfers Out	192,718	0	0.0%
Capital Assets	188,788	44,311	23.5%
State & County Sales Tax	<u>627,846</u>	<u>349,494</u>	55.7%
TOTAL EXPENDITURES	<u><u>\$ 10,055,435</u></u>	<u><u>\$ 4,631,004</u></u>	46.1%
OPERATING INCOME (LOSS)	<u><u>\$ 1,445,908</u></u>	<u><u>\$ 2,223,069</u></u>	153.7%

CITY OF MADISON PARKING UTILITY
STATEMENT OF REVENUES AND EXPENDITURES
For the Seven Months Ending July 31, 2011 and 2010

	Actual 2011	Actual 2010
	<u> </u>	<u> </u>
REVENUES:		
Attended Facilities	\$ 4,574,279	\$ 4,451,423
Metered Facilities	394,351	351,066
Monthly Parking	462,022	445,434
Street Meters	1,046,473	1,033,509
Parking Revenue	<u>6,477,125</u>	<u>6,281,432</u>
Residential Permit Parking	38,591	39,951
Miscellaneous	255,300	203,769
Interest on Investments	<u>83,057</u>	<u>110,819</u>
TOTAL REVENUES	<u><u>\$ 6,854,073</u></u>	<u><u>\$ 6,635,971</u></u>
EXPENDITURES:		
Permanent Wages	\$ 1,683,422	\$ 1,685,177
Hourly Wages	106,421	130,885
Overtime Wages	12,525	10,281
Benefits	703,635	674,592
Total Payroll	<u>2,506,003</u>	<u>2,500,935</u>
Purchased Services	591,357	505,771
Supplies	128,451	105,012
Payments to City Depts.	417,909	208,855
Reimbursement from City Depts.	(730)	(687)
Debt Service	0	0
Payment in Lieu of Taxes	594,209	572,400
Transfers Out	0	0
Capital Assets	44,311	62,355
State & County Sales Tax	<u>349,494</u>	<u>335,882</u>
TOTAL EXPENDITURES	<u><u>\$ 4,631,004</u></u>	<u><u>\$ 4,290,523</u></u>
OPERATING INCOME (LOSS)	<u><u>\$ 2,223,069</u></u>	<u><u>\$ 2,345,448</u></u>

**CITY OF MADISON PARKING UTILITY
STATEMENT OF REVENUES AND EXPENDITURES**

For the Month of July, 2011 and 2010

	Actual 2011	Actual 2010
REVENUES		
Attended Facilities	\$ 597,078	\$ 665,536
Metered Facilities	58,863	55,769
Monthly Parking	82,567	71,449
Street Meters	158,919	160,787
Parking Revenue	897,427	953,541
Residential Permit Parking	17,062	15,936
Miscellaneous	26,975	26,642
Interest on Investments	17,343	23,541
TOTAL REVENUES	\$ 958,807	\$ 1,019,660
EXPENDITURES:		
Permanent Wages	\$ 347,470	\$ 351,063
Hourly Wages	35,195	33,159
Overtime Wages	1,552	2,660
Benefits	127,242	122,932
Total Payroll	511,459	509,814
Purchased Services	59,719	65,058
Supplies	30,143	4,554
Payments to City Depts.	245,194	0
Reimbursement from City Depts.	(139)	(77)
Debt Service	0	0
Payment in Lieu of Taxes	0	0
Transfers Out	0	0
Capital Assets	4,105	25,520
State & County Sales Tax	48,945	51,250
TOTAL EXPENDITURES	\$ 899,426	\$ 656,119
OPERATING INCOME (LOSS)	\$ 59,381	\$ 363,541

Year-to-Date Revenues >> 2010 vs 2011					
Through JUL		PRE-CLOSING		2011 +/- 2010	
	2010 YTD	2011 YTD	Amount	%	
Permits					
RP3 (Residential Parking Permits)	39,951.00	38,591.00	(1,360.00)	(3.40)	
Motorcycle Permits	1,418.67	1,401.00	(17.67)	(1.25)	
Residential Street Construction Permits	-	-	-	n/a	
Total-Permits	41,369.67	39,992.00	(1,377.67)	(3.33)	
Awards and Damages	2,776.39	1,254.85	(1,521.54)	(54.80)	
Advertising Revenue	-	-	-	n/a	
Cashiered Revenue					
All Cashiered Ramps	-	-	-	n/a	
#4 Cap Sq North	455,678.18	554,274.48	98,596.31	21.64	
#6 Gov East	856,282.72	915,803.93	59,521.21	6.95	
#9 Overture Center	460,170.64	498,435.18	38,264.54	8.32	
#11 SS Campus-Francis	455,063.46	465,664.62	10,601.16	2.33	
#11 SS Campus-Lake	1,318,527.25	1,260,447.91	(58,079.35)	(4.40)	
#12 SS Capitol	901,123.76	876,695.54	(24,428.22)	(2.71)	
Total-Cashiered Revenue	4,446,846.02	4,571,321.67	124,475.65	2.80	
Off-Street Meters (non-motorcycle)					
#1 Blair Lot	2,966.89	2,516.57	(450.32)	(15.18)	
#7 Lot 88 (Munic Bldg)	5,234.72	6,836.67	1,601.95	30.60	
#2 Brayton Lot-Machine	222,938.83	225,554.23	2,615.40	1.17	
#2 Brayton Lot-Meters	1,372.91	1,417.33	44.42	3.24	
#3 Buckeye/Lot 58	80,997.49	-	(80,997.49)	(100.00)	
#3 Buckeye/Lot 58 Multi-Space	-	117,682.07	117,682.07	n/a	
Evergreen Lot	20,803.05	20,768.79	(34.26)	(0.16)	
Wingra Lot	3,952.63	4,011.15	58.52	1.48	
#12 SS Capitol	14,351.51	20,086.66	5,735.15	39.96	
Subtotal-Off-Street Meters (non motorcycle)	352,618.03	398,873.47	46,255.44	13.12	
Off-Street Meters (motorcycles)					
All Cycles	1,245.58	822.25	(423.33)	(33.99)	
Total-Off-Street Meters (All)	353,863.61	399,695.72	45,832.11	12.95	
On-Street Meters					
On Street Multi-Space	-	1,229.87	1,229.87	n/a	
Capitol Square Meters	31,545.28	28,457.26	(3,088.02)	(9.79)	
Capitol Square Multi-Space	-	-	-	n/a	
Campus Area	141,792.80	129,280.18	(12,512.62)	(8.82)	
Campus Area Multi-Space	-	20,058.14	20,058.14	n/a	
CCB Area	105,039.19	82,473.19	(22,566.00)	(21.48)	
CCB Area Multi-Space	-	23,162.04	23,162.04	n/a	
East Washington Area	40,480.71	44,535.71	4,055.00	10.02	
East Washington Area Multi-Space	-	-	-	n/a	
GEF Area	73,247.92	50,467.18	(22,780.74)	(31.10)	
GEF Area Multi-Space	-	28,097.13	28,097.13	n/a	
MATC Area	62,792.36	38,618.00	(24,174.36)	(38.50)	
MATC Area Multi-Space	-	40,553.44	40,553.44	n/a	
Meriter Area	82,515.64	83,538.08	1,022.44	1.24	
Meriter Area Multi-Space	-	-	-	n/a	
MMB Area	105,279.01	66,395.92	(38,883.09)	(36.93)	
MMB Area Multi-Space	-	38,363.82	38,363.82	n/a	
Monroe Area	62,862.02	63,750.40	888.38	1.41	
Schens Area	15,226.86	13,926.59	(1,300.27)	(8.54)	
State St Area	84,011.25	73,354.35	(10,656.90)	(12.69)	
State St Area Multi-Space	-	3,484.95	3,484.95	n/a	
University Area	176,497.31	162,275.31	(14,222.00)	(8.06)	
University Area Multi-Space	-	-	-	n/a	
Wilson/Butler Area	52,062.48	50,800.36	(1,262.12)	(2.42)	
Wilson/Butler Area Multi-Space	-	-	-	n/a	
Subtotal-On-Street Meters	1,033,352.83	1,042,821.92	9,469.09	0.92	
On-Street Construction-Related Meter Revenue					
Contractor Permits	37,903.00	41,296.00	3,393.00	8.95	
Meter Hoods	67,077.47	100,659.30	33,581.83	50.06	
Construction Meter Removal	-	-	-	n/a	
Subtotal-Construction Related Revenue	104,980.47	141,955.30	36,974.83	35.22	
Totals-On-Street Meters	1,138,333.30	1,184,777.22	46,443.92	4.08	
Monthly Permit & Long-Term Parking Leases					
Brayton Lot	-	23,815.73	23,815.73	n/a	
#1 Blair Lot	33,730.50	32,600.44	(1,130.06)	(3.35)	
Wilson Lot	40,266.63	39,251.29	(1,015.34)	(2.52)	
#13 Cap Square No	130,923.17	123,844.83	(7,078.34)	(5.41)	
#6 Gov East	118,159.84	118,110.46	(49.38)	(0.04)	
#9 Overture Center	44,222.04	34,972.68	(9,249.36)	(20.92)	
#12 SS Capitol-Monthly (non-LT Lease)	78,131.77	89,426.53	11,294.76	14.46	
Subtotal-Monthly Permit Parking	445,433.95	462,021.96	16,588.01	3.72	
Overture Center (#9)	29,612.50	35,387.25	5,774.75	19.50	
#12 SS Cap-Long Term Lease	56,700.00	53,483.75	(3,216.25)	(5.67)	
Subtotal-Long Term Parking Leases	86,312.50	88,871.00	2,558.50	2.96	
Totals-Monthly Permit & Long-Term Leases	531,746.45	550,892.96	19,146.51	3.60	
Miscellaneous Revenues					
Operating Lease Payments	916.80	846.37	(70.43)	(7.68)	
Property Sales	75.00	-	(75.00)	(100.00)	
Other	7,288.11	9,474.93	2,186.82	30.01	
Subtotal-Miscellaneous	8,279.91	10,321.30	2,041.39	24.65	
Summary - RP3 and Misc Revenue (incl's Cycle Perms)	52,425.97	51,568.15	(857.82)	(1.64)	
TOTALS	6,523,215.35	6,758,255.72	235,040.37	3.60	

2011 REVENUES -- BUDGET VS ACTUAL				
Year-to-Date 2011- Through JUL				
(## = TPC Map Reference)	Budget	Actual	Amount	%
Permits				
RP3 (Residential Parking Permits)	39,878.22	38,591.00	(1,287.22)	(3.23)
Motorcycle Permits	2,008.74	1,401.00	(607.74)	(30.25)
Residential Street Construction Permits	-	-	-	n/a
Total-Permits	41,886.96	39,992.00	(1,894.96)	(4.52)
Awards and Damages	-	1,254.85	1,254.85	n/a
Advertising Revenue	-	-	-	n/a
Cashiered Revenue				
All Cashiered Ramps	-	-	-	
#4 Cap Sq North	440,528.15	554,274.48	113,746.33	25.82
#6 Gov East	846,693.92	915,803.93	69,110.01	8.16
#9 Overture Center	450,906.34	498,435.18	47,528.84	10.54
#11 SS Campus-Francis	598,487.82	465,664.62	(132,823.20)	(22.19)
#11 SS Campus-Lake	1,181,076.01	1,260,447.91	79,371.90	6.72
#12 SS Capitol	920,982.00	876,695.54	(44,286.46)	(4.81)
Total-Cashiered Revenue	4,438,674.24	4,571,321.67	132,647.43	2.99
Meters-Off-Street (non-motorcycle)				
#1 Blair Lot	2,929.36	2,516.57	(412.79)	(14.09)
#7 Lot 88 (Munic Bldg)	5,989.15	6,836.67	847.52	14.15
#2 Brayton Lot-Machine	223,630.54	225,554.23	1,923.69	0.86
#2 Brayton Lot-Meters	1,762.90	1,417.33	(345.57)	(19.60)
#3 Buckeye/Lot 58	84,476.74	-	(84,476.74)	(100.00)
#3 Buckeye/Lot 58 Multi-Space	-	117,682.07	117,682.07	n/a
Evergreen Lot	19,493.51	20,768.79	1,275.28	6.54
Wingra Lot	3,997.18	4,011.15	13.97	0.35
#12 SS Capitol	18,958.79	20,086.66	1,127.87	5.95
Subtotal-Off-Street Meters (non-motorc	361,238.17	398,873.47	37,635.30	10.42
Off-Street Meters (motorcycles)				
ALL Cycles	1,215.03	822.25	(392.78)	(32.33)
Total-Off-Street Meters (All)	362,453.20	399,695.72	37,242.52	10.28
Meters-On-Street				
On Street Multi-Space	-	1,229.87	1,229.87	n/a
Capitol Square Meters	30,214.30	28,457.26	(1,757.04)	(5.82)
Capitol Square Multi-Space	-	-	-	n/a
Campus Area	152,401.10	129,280.18	(23,120.92)	(15.17)
Campus Area Multi-Space	13,325.64	20,058.14	6,732.50	50.52
CCB Area	107,404.87	82,473.19	(24,931.68)	(23.21)
CCB Area Multi-Space	-	23,162.04	23,162.04	n/a
East Washington Area	41,908.96	44,535.71	2,626.75	6.27
East Washington Area Multi-Spa	-	-	-	n/a
GEF Area	75,189.78	50,467.18	(24,722.60)	(32.88)
GEF Area Multi-Space	-	28,097.13	28,097.13	n/a
MATC Area	64,892.00	38,618.00	(26,274.00)	(40.49)
MATC Area Multi-Space	-	40,553.44	40,553.44	n/a
Meriter Area	81,983.03	83,538.08	1,555.05	1.90
Meriter Area Multi-Space	-	-	-	n/a
MMB Area	106,649.57	66,395.92	(40,253.65)	(37.74)
MMB Area Multi-Space	-	38,363.82	38,363.82	n/a
Monroe Area	62,951.24	63,750.40	799.16	1.27
Schens Area	14,353.01	13,926.59	(426.42)	(2.97)
State St Area	87,869.00	73,354.35	(14,514.65)	(16.52)
State St Area Multi-Space	-	3,484.95	3,484.95	n/a
University Area	164,232.97	162,275.31	(1,957.66)	(1.19)
University Area Multi-Space	-	-	-	n/a
Wilson/Butler Area	54,463.22	50,800.36	(3,662.86)	(6.73)
Wilson/Butler Area Multi-Space	-	-	-	n/a
Subtotal-On-Street Meters	1,057,838.69	1,042,821.92	(15,016.77)	(1.42)
On-Street Construction-Related Meter Revenue				
Contractor Permits	41,111.12	41,296.00	184.88	0.45
Meter Hoods	77,308.26	100,659.30	23,351.04	30.21
Construction Meter Removal	13,062.46	-	(13,062.46)	(100.00)
Subtotal-Construction Related Revenue	131,481.84	141,955.30	10,473.46	7.97
Totals-On-Street Meters	1,189,320.53	1,184,777.22	(4,543.31)	(0.38)
Monthly Permit & Long-Term Parking Leases				
Brayton Lot	-	23,815.73	23,815.73	n/a
#1 Blair Lot	35,777.00	32,600.44	(3,176.56)	(8.88)
Wilson Lot	43,204.00	39,251.29	(3,952.71)	(9.15)
#13 Cap Square North	129,353.00	123,844.83	(5,508.17)	(4.26)
#6 Gov East	110,040.00	118,110.46	8,070.46	7.33
#9 Overture Center	41,704.84	34,972.68	(6,732.16)	(16.14)
#12 SS Capitol-Monthly (non-LT Lea	75,152.00	89,426.53	14,274.53	18.99
	435,230.84	462,021.96	26,791.12	6.16
Overture Center (#9)	34,067.25	35,387.25	1,320.00	
SS Cap-Long Term Lease	56,700.00	53,483.75	(3,216.25)	(5.67)
Subtotal-Long-Term Parking Leases	90,767.25	88,871.00	(1,896.25)	(2.09)
Total-Monthly Permit & Long-Term Parking L	525,998.09	550,892.96	24,894.87	4.73
Miscellaneous Revenue				
Operating Lease Payments	817.46	846.37	28.91	3.54
Property Sales	-	-	-	n/a
Other (Includes 79475 txfer in from Inte	3,566.84	9,474.93	5,908.09	165.64
Subtotal-Miscellaneous	4,384.30	10,321.30	5,937.00	135.42
Summary - RP3 and Misc Revenue (incl's Cycle	46,271.26	51,568.15	5,296.89	11.45
TOTALS	6,562,717.32	6,758,255.72	195,538.40	2.98

2011 REVENUES -- BUDGET VS ACTUAL					
July					
((# = TPC map reference))					
	Budget	Actual	Actual +/- Budget		
			Amount		%
74000					
	RP3 (Residential Parking Permits)	16,963.60	17,062.00	98.40	0.58
	Motorcycle Permits	-	-	-	
	Residential Street Construction Permits	-	-	-	
		16,963.60	17,062.00	98.40	0.58
75300		-	453.70	453.70	
76710					
	ALL Cashiered Ramps			-	
#4	Cap Sq North	76,159.72	75,389.88	(769.84)	(1.01)
#6	Gov East	131,229.47	124,882.38	(6,347.09)	(4.84)
#9	Overture Center	60,228.35	63,101.31	2,872.96	4.77
#11	SS Campus-Frances	113,119.44	78,785.97	(34,333.47)	(30.35)
#11	SS Campus-Lake	145,406.85	150,342.58	4,935.73	3.39
#12	SS Capitol	136,525.56	101,733.80	(34,791.76)	(25.48)
		662,669.39	594,235.92	(68,433.47)	(10.33)
76720					
	Blair Lot	801.54	594.69	(206.85)	(25.81)
	Lot 88 (Munic Bldg)	1,370.40	1,031.35	(339.05)	(24.74)
	Brayton Lot-Machine	39,140.49	30,584.56	(8,555.93)	(21.86)
	Brayton Lot-Meters	518.25	182.83	(335.42)	(64.72)
	Buckeye/Lot 58	15,095.34	-	(15,095.34)	(100.00)
	Buckeye/Lot 58 Multi-Space		21,372.97	21,372.97	
	Evergreen Lot	3,328.23	2,658.60	(669.63)	(20.12)
	Wingra Lot	608.52	501.62	(106.90)	(17.57)
	SS Capitol	3,037.55	3,562.88	525.33	17.29
		63,900.32	60,489.50	(3,410.82)	(5.34)
	All Cycles	446.54	326.15	(120.39)	(26.96)
		64,346.86	60,815.65	(3,531.21)	(5.49)
76730					
	On Street Multi-Space		836.05	836.05	
	Capitol Square Meters	3,527.32	4,616.80	1,089.48	30.89
	Capitol Square Multi-Space		-	-	
	Campus Area	28,861.12	23,209.76	(5,651.36)	(19.58)
	Campus Area Multi-Space		3,079.37	3,079.37	
	CCB Area	17,335.75	11,631.93	(5,703.82)	(32.90)
	CCB Area Multi-Space		3,601.00	3,601.00	
	East Washington Area	8,434.79	6,683.03	(1,751.76)	(20.77)
	East Washington Area Multi-Space		-	-	
	GEF Area	12,570.86	6,979.31	(5,591.55)	(44.48)
	GEF Area Multi-Space		4,783.55	4,783.55	
	MATC Area	11,505.70	5,965.52	(5,540.18)	(48.15)
	MATC Area Multi-Space		6,255.91	6,255.91	
	Meriter Area	14,488.37	12,545.03	(1,943.34)	(13.41)
	Meriter Area Multi-Space		-	-	
	MMB Area	16,565.22	9,502.08	(7,063.14)	(42.64)
	MMB Area Multi-Space		5,973.71	5,973.71	
	Monroe Area	9,455.37	8,915.60	(539.77)	(5.71)
	Schenks Area	2,218.35	1,902.33	(316.02)	(14.25)
	State St Area	14,823.88	11,160.86	(3,663.02)	(24.71)
	State St Area Multi-Space		326.40	326.40	
	University Area	18,650.07	24,170.80	5,520.73	29.60
	University Area Multi-Space		-	-	
	Wilson/Butler Area	10,429.33	7,616.37	(2,812.96)	(26.97)
	Wilson/Butler Area Multi-Space		-	-	
		168,866.13	159,755.41	(9,110.72)	(5.40)
	Contractor Permits	6,731.16	6,489.00	(242.16)	(3.60)
	Meter Hoods	13,512.93	14,716.39	1,203.46	8.91
	Construction Meter Removal	-	-	-	
		20,244.09	21,205.39	961.30	4.75
		189,110.22	180,960.80	(8,149.42)	(4.31)
76740/76750					
	Brayton Lot		10,885.21	10,885.21	n/a
76740	Blair Lot (#1)	5,111.00	4,015.48	(1,095.52)	(21.43)
	Wilson Lot	6,172.00	5,275.00	(897.00)	(14.53)
	Cap Square No	18,479.00	15,981.28	(2,497.72)	(13.52)
	Gov East	15,720.00	14,195.92	(1,524.08)	(9.70)
	Overture Center	5,713.90	8,277.00	2,563.10	44.86
	SS Capitol-Monthly (non-LT Lease)	10,736.00	23,936.70	13,200.70	122.96
		61,931.90	82,566.59	20,634.69	33.32
76750	Overture Center (#9)	4866.75	4,866.75	-	-
	SS Cap-Long Term Lease	8,100.00	17.00	(8,083.00)	(99.79)
		12,966.75	4,883.75	(8,083.00)	(62.34)
		74,898.65	87,450.34	12,551.69	16.76
78000					
	Operating Lease Payments	434.95	-	(434.95)	(100.00)
	Property Sales		-	-	
	Other	2,568.94	432.00	(2,136.94)	(83.18)
		3,003.89	432.00	(2,571.89)	(85.62)
		19,967.49	17,947.70	(2,019.79)	(10.12)
		1,010,992.61	941,410.41	(69,582.20)	(6.88)

Variances from budget typically result from one or more of the following factors: changes in the number of spaces in service and/or revenue-generating days; changes in usage levels due to events, weather, price resistance, etc; changes in length of stay; and projection 'misses.' Such impacts are listed in the right-hand columns for variances of +/- \$1,000 or greater.

A final \$836.05 for multi-space, calculated by Diane Bower, is included in 582119.

This represents the final amt from the previous mis-coding by the shop. Diane waited a month to determine, via our balance, how much was attributable.

Department of Transportation -- Parking Division

YTD Revenue/Statistics (Averages) -- THRU JUL 2010 vs 2011

	Facility	Spaces (c)		Days (c)		Avg Wkday Occy (c)		Revenues (c)		Rev/Space/Day (c)			
		YTD-10	YTD-11	YTD-10	YTD-11	YTD-10	YTD-11	YTD-10	YTD-11	YTD-10	YTD-11	YTD-10	YTD-11
METERED LOTS	Blair Lot (eff Aug 2002)	13	13	178	179	--	--	\$ 2,966.89	\$ 2,516.57	\$ 1.28	\$ 1.08		
	Lot 88 (Munic Building)	17	18	178	179	82%	66%	\$ 5,234.72	\$ 6,836.67	\$ 1.73	\$ 2.17		
	Brayton Lot Paystations	154	154	178	179	90%	75%	\$ 222,938.83	\$ 225,554.23	\$ 8.13	\$ 8.18		
	Brayton Lot Meters	12	12	178	179	33%	29%	\$ 1,372.91	\$ 1,417.33	\$ 0.64	\$ 0.66		
	Buckeye Lot	53	0	178	0	52%	0%	\$ 80,997.49	\$ -	\$ 8.59	\$ -		
	Buckeye Lot Multi-Sp		55	0	179		38%	\$ -	\$ 117,682.07	\$ -	\$ 11.95		
	Evergreen Lot	23	23	178	179	--	23%	\$ 20,803.05	\$ 20,768.79	\$ 5.08	\$ 5.04		
	Wingra Lot	19	19	178	179	--	7%	\$ 3,952.63	\$ 4,011.15	\$ 1.17	\$ 1.18		
	SS Capitol	14	19	178	179	31%	44%	\$ 14,351.51	\$ 20,086.66	\$ 5.94	\$ 5.91		
	Cycles	36	46	127	128	--		\$ 1,245.58	\$ 822.25	\$ 0.27	\$ 0.14		
CASHIERED	Cap Square North	488	486	209	208	74%	84%	\$ 455,678.18	\$ 554,274.48	\$ 4.47	\$ 5.48		
	Gov East	431	430	209	208	75%	79%	\$ 856,282.72	\$ 915,803.93	\$ 9.52	\$ 10.23		
	Overture Center	551	545	209	208	49%	56%	\$ 460,170.64	\$ 498,435.18	\$ 4.00	\$ 4.40		
	SS Campus (Frances) (combined totals)	1066	1054	209	208	57%	55%	\$ 1,773,590.72	\$ 1,481,582.21	\$ 7.96	\$ 7.87		
	SS Campus (Lake)							\$ 1,318,527.25	\$ 1,260,447.91				
State St Capitol	699	675	209	208	48%	51%	\$ 901,123.76	\$ 876,695.54	\$ 6.17	\$ 6.24			
MONTHLY	Blair Lot Mo'y (eff 8/2002)	44	44	148	148	97%	96%	\$ 33,730.50	\$ 32,600.44	\$ 5.18	\$ 5.01	47	47
	Brayton Lot	0	49	0	43	0%	52%	\$ -	\$ 23,815.73	n/a	\$ 11.23	0	41
	Wilson Lot Mo'y	50	50	148	148	97%	96%	\$ 40,266.63	\$ 39,251.29	\$ 5.47	\$ 5.30	50	53
	Cap.Sq. N Mo'y	125	125	148	148	99%	98%	\$ 130,923.17	\$ 123,844.83	\$ 7.08	\$ 6.69	146	148
	Gov East Mo'y	85	85	148	148	96%	91%	\$ 118,159.84	\$ 118,110.46	\$ 9.39	\$ 9.39	87	91
	Overture Ctr Mo'y (b) (e)	79	77	148	148	100%	99%	\$ 73,834.54	\$ 70,359.93	\$ 6.29	\$ 6.17	92	94
	SS Cap. Mo'y (b) (d)	122	119	148	148	100%	100%	\$ 134,831.77	\$ 142,910.28	\$ 7.48	\$ 8.11	134	134
	Campus Area Route	171	154	178	179	58%	70%	\$ 141,792.80	\$ 129,280.18	\$ 4.67	\$ 4.69	556	609
	Capitol Square (f)	19	25	178	179	49%	44%	\$ 31,545.28	\$ 28,457.26	\$ 9.40	\$ 6.36		53
	CCB Area Route	91	80	178	179	72%	75%	\$ 105,039.19	\$ 82,473.19	\$ 6.51	\$ 5.76		
ON - STREET METERS	East Washington Area Route	96	90	178	179	40%	46%	\$ 40,480.71	\$ 44,535.71	\$ 2.37	\$ 2.77		
	GEF Area Route	69	66	178	179	71%	68%	\$ 73,247.92	\$ 50,467.18	\$ 5.94	\$ 4.27		
	MATC Area Route	98	51	178	179	41%	57%	\$ 62,792.36	\$ 38,618.00	\$ 3.60	\$ 4.21		
	Meriter Area Route	129	131	178	179	48%	57%	\$ 82,515.64	\$ 83,538.08	\$ 3.60	\$ 3.56		
	MMB Area Route	102	71	178	179	77%	84%	\$ 105,279.01	\$ 66,395.92	\$ 5.81	\$ 5.23		
	Monroe Area Route	125	125	178	179	0%		\$ 62,862.02	\$ 63,750.40	\$ 2.83	\$ 2.85		
	Schenks Area Route	79	79	178	179	0%		\$ 15,226.86	\$ 13,926.59	\$ 1.08	\$ 0.98		
	State Street Area Route	96	96	178	179	55%	54%	\$ 84,011.25	\$ 73,354.35	\$ 4.92	\$ 4.25		
	University Area Route	194	185	178	179	60%	66%	\$ 176,497.31	\$ 162,275.31	\$ 5.11	\$ 4.89		
	Wilson/Butler Area Route	110	110	178	179	61%	64%	\$ 52,062.48	\$ 50,800.36	\$ 2.67	\$ 2.58		
On Street Multi-Sp		130	25	179	0%	48%	\$ -	\$ 154,949.39	\$ -	\$ 6.67			
Subtotal - Route Revenue	1,378	1,394	127	155	--	--	\$ 1,033,352.83	\$ 1,042,821.92	\$ 5.91	\$ 4.83			
Meter-Related Constrn Rev							\$ 104,980.47	\$ 141,955.30					
Total On-St Meter Revenue							\$ 1,138,333.30	\$ 1,184,777.22					
Miscellaneous	0	0					\$ 52,425.97	\$ 51,568.15					
Total (a)	5,457	5,492					\$ 6,523,215.35	\$ 6,758,255.72					
								\$ 235,040.37					

Footnotes:

- (a) Excludes interest on investments
 - (b) Available to public on nights and weekends.
 - (c) All revenue except Cashiered Ramps and Miscellaneous is reported on an accrual basis.
- Occupancy information provided effective March 2004; source = monthly occupancy surveys, *except for Cashiered facilities and Brayton Lot >> source = Parc system*. Weekday timeframe = 10 a.m. thru 2 p.m.
- NOTE: All Occupancy information reflects the **report month**, *not* YTD average occupancy, to better present 'before-and-after rate increases' data.
- (d) Monthly information for the State Street Capitol Ramp *includes* the 60 long-term lease parkers (Physicians Plus/North Square Associates).
 - (e) Monthly information for the Overture Center ramp *includes* the 45 long-term lease parkers (West Washington Associates -- able to lease up to 60 spaces).
 - (f) Due to the small number of meters around the Capitol Square, monthly surveys are not done. However, we compute *estimated* occupancy via the following equation: YTD Revenue / # of Mtrs in Service / # of Rev-Generating Days / 9 hrs/day / \$1.25/hour (or \$1.50/hr after July 15)
- n/a Not computed -- collection schedules are too varied to yield reliable information.

**Department of Transportation -- Parking Division
Revenue(a) for the Months of July, 2010 and 2011(c)**

Facility	Spaces (c)		Days (c)		Avg Wkday Occy (c)		Revenues (c)		Rev/Space/Day (c)	
	Jul-10	Jul-11	Jul-10	Jul-11	Jul-10	Jul-11	Jul-10	Jul-11	Jul-10	Jul-11
Blair Lot (eff Aug 2002)	13	13	26	25	--		\$ 734.34	\$ 594.69	\$ 2.17	\$ 1.83
Lot 88 (Munic Building)	17	17	26	25	88%	76%	\$ 1,321.77	\$ 1,031.35	\$ 2.99	\$ 2.43
Brayton Lot Paystations	154	154	26	25	78%	60%	\$ 39,451.35	\$ 30,584.56	\$ 9.85	\$ 7.94
Brayton Lot Meters	12	12	26	25	33%	8%	\$ 363.76	\$ 182.83	\$ 1.17	\$ 0.61
Buckeye Lot	53	--	26		62%		\$ 12,828.39	\$ -	\$ 9.31	\$ -
Buckeye Lot Multi-Sp	0	55	0	25	0%	49%	\$ -	\$ 21,372.97	\$ -	\$ 15.54
Evergreen Lot	23	23	26	25	--	26%	\$ 2,766.77	\$ 2,658.60	\$ 4.63	\$ 4.62
Wingra Lot	19	19	26	25	--	21%	\$ 531.80	\$ 501.62	\$ 1.08	\$ 1.06
SS Capitol	0	19	26	25	0%	33%	\$ -	\$ 3,562.88	\$ -	\$ 7.50
Cycles	34	46	26	25	0%		\$ 486.55	\$ 326.15	\$ 0.55	\$ 0.28
Cap Square North	488	488	30	30	75%	72%	\$ 84,710.94	\$ 75,389.88	\$ 5.79	\$ 5.15
Gov East	431	431	30	30	71%	69%	\$ 133,016.79	\$ 124,882.38	\$ 10.29	\$ 9.66
Overture Center	542	545	30	30	45%	54%	\$ 59,905.85	\$ 63,101.31	\$ 3.68	\$ 3.86
SS Campus (Frances) (combined totals)	1,066	1,006	30	30	52%	50%	\$ 72,870.64	\$ 78,785.97	\$ 8.52	\$ 7.59
SS Campus (Lake)							\$ 199,619.23	\$ 150,342.58		
State St Capitol	700	614	30	30	34%	42%	\$ 112,557.69	\$ 101,733.80	\$ 5.36	\$ 5.52
Blair Lot Mo'y (eff 8/2002)	44	44	22	21	94%	88%	\$ 5,269.06	\$ 4,015.48	\$ 5.44	\$ 4.35
Brayton Lot	0	74	0	21	0%	82%	\$ -	\$ 10,885.21	n/a	\$ 7.00
Wilson Lot Mo'y	50	50	22	21	86%	98%	\$ 6,071.00	\$ 5,275.00	\$ 5.52	\$ 5.02
Cap.Sq. N Mo'y	125	125	22	21	96%	99%	\$ 19,403.62	\$ 15,981.28	\$ 7.06	\$ 6.09
Gov East Mo'y	85	85	22	21	100%	82%	\$ 21,900.00	\$ 14,195.92	\$ 11.71	\$ 7.95
Overture Ctr Mo'y (b) (e)	80	77	22	21	100%	98%	\$ 13,574.91	\$ 13,143.75	\$ 7.71	\$ 8.13
SS Cap. Mo'y (b) (d)	123	119	22	21	100%	100%	\$ 18,300.00	\$ 23,953.70	\$ 6.76	\$ 9.59
Campus Area Route	145	141	26	25	69%	74%	\$ 19,284.34	\$ 23,209.76	\$ 5.12	\$ 6.58
Capitol Square (f)	4	25	26	25	45%	49%	\$ 4,192.37	\$ 4,616.80	\$ 40.31	\$ 7.39
CCB Area Route	85	80	26	25	69%	81%	\$ 14,939.85	\$ 11,631.93	\$ 6.76	\$ 5.82
East Washington Area Route	96	93	26	25	30%	37%	\$ 8,739.74	\$ 6,683.03	\$ 3.50	\$ 2.87
GEF Area Route	29	66	26	25	64%	87%	\$ 12,025.20	\$ 6,979.31	\$ 15.95	\$ 4.23
MATC Area Route	87	60	26	25	35%	39%	\$ 11,024.29	\$ 5,965.52	\$ 4.87	\$ 3.98
Meriter Area Route	130	130	26	25	53%	71%	\$ 13,330.89	\$ 12,545.03	\$ 3.94	\$ 3.86
MMB Area Route	85	70	26	25	70%	91%	\$ 14,066.74	\$ 9,502.08	\$ 6.37	\$ 5.43
Monroe Area Route	125	125	26	25	--		\$ 11,063.97	\$ 8,915.60	\$ 3.40	\$ 2.85
Schenks Area Route	79	79	26	25	--		\$ 1,980.65	\$ 1,902.33	\$ 0.96	\$ 0.96
State Street Area Route	86	102	26	25	69%	58%	\$ 11,739.06	\$ 11,160.86	\$ 5.25	\$ 4.38
University Area Route	193	164	26	25	64%	55%	\$ 28,519.87	\$ 24,170.80	\$ 5.68	\$ 5.90
Wilson/Butler Area Route	109	110	26	25	58%	72%	\$ 9,880.56	\$ 7,616.37	\$ 3.49	\$ 2.77
On Street Multi-Sp	-	137	-	25	n/a	53%	\$ -	\$ 24,855.99	\$ -	\$ 7.26
Subtotal - Route Revenue	1,253	1,382	26	25	--	--	\$ 160,787.53	\$ 159,755.41	\$ 4.94	\$ 4.62
Meter-Related Constrn Rev							\$ 10,929.15	\$ 21,205.39		
Total On-St Meter Revenue							\$ 171,716.68	\$ 180,960.80		
Miscellaneous							\$ 18,578.62	\$ 17,947.70		
Total (a)	5,312	5,398					\$ 995,979.76	\$ 941,410.41		

Footnotes:

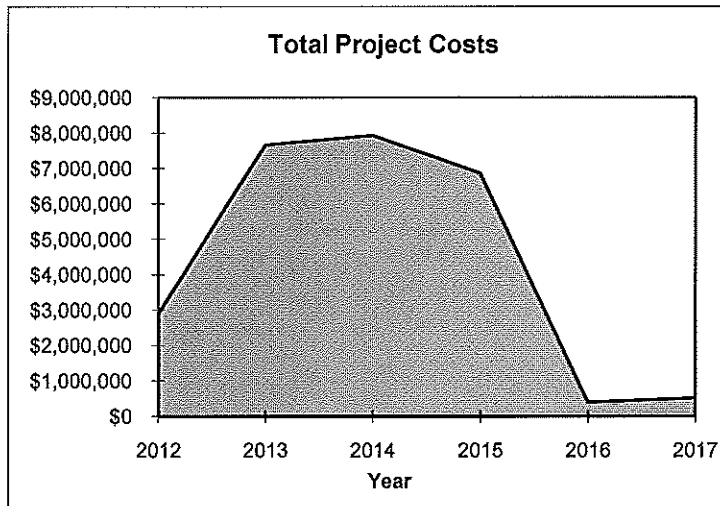
- (a) Excludes interest on investments
- (b) Available to public on nights and weekends.
- (c) All revenue except Cashiered Ramps and Miscellaneous is reported on an accrual basis. (Information for 2006 may have been restated to surveys, *except for Cashiered facilities and Brayton Lot >> source = Parscs system.* Weekday timeframe = 10 a.m. thru 2 p.m.)
- (d) Monthly information for the State Street Capitol Ramp *includes* the 60 long-term lease parkers (Physicians Plus/North Square Associates).
- (e) Monthly information for the Overture Center ramp *includes* the 45 long-term lease parkers (West Washington Associates -- able to lease up to 60 spaces).
- (f) Effective October 20, 2006 (after being out of service for about 14 months), the Evergreen Lot was returned to operation as part of the Monroe Commons
- (f) Due to the small number of meters around the Capitol Square, monthly surveys are not done. However, \$3,700 of revenue would support any occupancy
- (h) Community Car terminated their lease agreement at the Wingra Lot effective Jan 6, 2007.

**2012
Capital Budget
Capital Improvement Program**

Agency Name: **Parking Utility**

Agency Number: **58**

Project Name	Capital Budget	Future Year Estimates				
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
1 Parking Garage Repairs	\$ 931,000	\$ 918,000	\$ 289,000	\$ 280,000	\$ 278,000	\$ 396,000
2 Gov't East Pkg. Garage Replacement	1,200,000	6,448,000	7,398,000	6,448,000	0	0
3 Brayton Lot	225,000	0	0	0	0	0
4 Parking Revenue/Enforcement Equip.	481,000	200,000	200,000	100,000	100,000	100,000
5 Video Cameras	25,000	25,000	25,000	25,000	0	0
6 Shop Maintenance and Expansion	41,250	73,750	20,000	20,000	20,000	20,000
Total	\$ 2,903,250	\$ 7,664,750	\$ 7,932,000	\$ 6,873,000	\$ 398,000	\$ 516,000



Capital Budget

Parking Utility

Parking Garage Repairs

Project No. 1 Acct. No. 810421

GO \$ 0
Other 931,000
\$ 931,000

This is a continuing program of major repairs encompassing entire garage sections, including the replacement of concrete and steel reinforcement and the addition of a waterproof membrane system to the wearing surface. In 2008, the Parking Utility began a decade-long rehabilitation of electrical (including lighting), mechanical and plumbing systems to bring the parking garages up to code and improve the facilities. In 2012, work will be done at the Government East garage (\$60K), State St. Capitol garage (\$184K), State St. Campus-Lake & Frances garages (\$428K), Cap. Square North garage (\$193K), and Overture garage (\$56K). These garages have an average age of 41 years and will require an increasing amount of work as time goes on. Funding also includes the remodeling and repairing of a parking garage office (\$10K).

Gov't East Pkg. Garage Replacement

Project No. 2 Acct. No. 810620

GO \$ 0
Other 1,200,000
\$ 1,200,000

This project envisions a 1400-stall City garage to replace the current Government East (GE) parking garage. It may be built in conjunction with a hotel, bike station and office tower and extend under Pinckney St. into the current Government East (GE) garage site. Planning will take place in 2012/13 costing \$1.2M, with construction in 2013/15 costing \$18.6M (\$31K/space x 600 spaces, including land value). Phasing allows for the demolition of the GE garage in 2014. The GE garage is 53 years old and near the end of its useful life. Deferred maintenance cost estimates are rapidly escalating. The current maintenance schedule would keep the facility in operation only until 2015. The demolition cost estimate for the garage is \$950,000. Funding is reauthorized from 2011.

Brayton Lot

Project No. 3 Acct. No. 810658

GO \$ 0
Other 225,000
\$ 225,000

The Brayton surface parking lot is bordered by East Washington Ave., Butler, Hancock and Main Streets. It contains 154 surface parking stalls and typically operates at 85% occupancy at peak. In 2011 the Parking Utility purchased the State's portion of this lot to add another 74 stalls. This project includes replacing the islands and repaving. The islands and paved surfaces are deteriorating and will become a trip hazard. New islands will also prevent parkers from driving over them to avoid the revenue equipment. Funding of \$180,000 is reauthorized from 2011.

Parking Revenue/Enforcement Equip.

Project No. 4 Acct. No. 810421

GO \$ 0
Other 481,000
\$ 481,000

This project funds the replacement and modification of parking revenue equipment. This investment will increase the efficiency and productivity of the Parking Utility and create customer-friendly options (credit card payments). Eighty-five multi-space pay-by-space units were purchased in 2010-11 and 15 more will be purchased in 2012 (\$122K). A space marking system is also being purchased (\$9,000 in 2012). Zeag equipment in the parking garages is now 7 years-old with an expected lifespan of 10 years. The Parking Utility will begin replacing and upgrading equipment starting in 2012 on a trial basis (\$50K). The project also includes funding of \$300,000 for the replacement of 40 hand-held enforcement devices and software upgrades.

Video CamerasProject No. **5** Acct. No. 810421

GO \$ 0
 Other 25,000
\$ 25,000

In a recent survey, safety and security were the primary concerns of Parking Utility customers. The number of incidents in Parking Utility garages such as "smash and grab" type events have increased. Video surveillance could act as a deterrent to some individuals and could assist law enforcement in capturing and prosecuting criminals. Cameras will also allow the Utility to monitor exit stations and pay-on-foot machines to safeguard the revenue stream and assist customers. Cameras have been installed at Overture and State St. Capitol garages and the Buckeye Lot. Brayton Lot and Campus garage are next on the priority list with the Cap. Square North garage to follow. The new below-grade Government East/Madison Municipal Building garage will require extensive video surveillance equipment.

Shop Maintenance and ExpansionProject No. **6** Acct. No. 810421

GO \$ 0
 Other 41,250
\$ 41,250

The shared offices of the Parking Utility and Traffic Engineering at 1120 Sayle St. are in need of vertical expansion to accommodate additional employees. The Parking Utility office/maintenance facilities in particular are already at capacity and new space is needed for support functions for the multi-space meter installations. Planning for this expansion will take place in 2013 with construction in later years. Shop maintenance projects include an HVAC project split 25%/75% between the Parking Utility and Traffic Engineering, with the Parking Utility share of \$41,250 in 2012. In 2013, a roofing project is planned on Building C at the shop with a project split of 25%/75% PU/TE with the Parking Utility share of \$23,750.

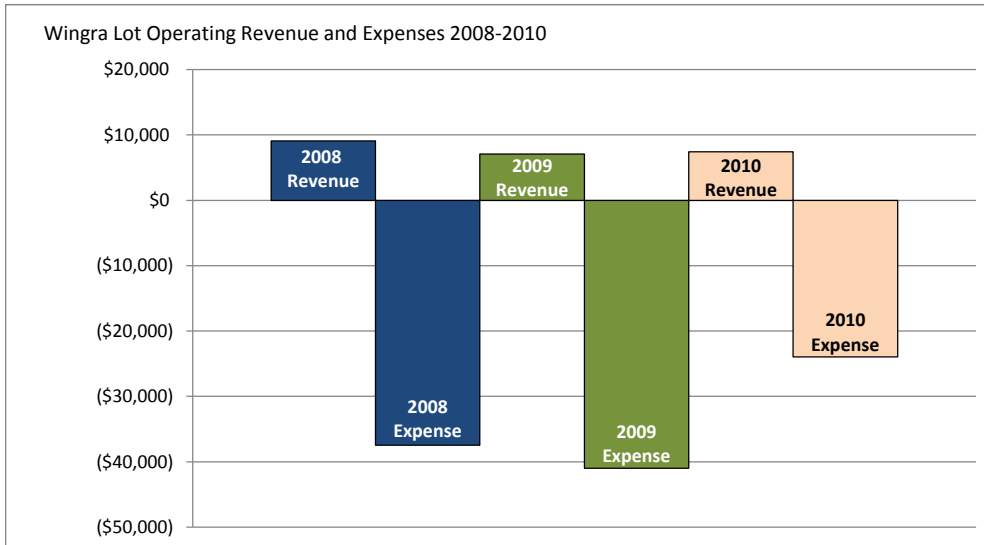
**2012
Capital Budget
Summary**

Agency Name: **Parking Utility**

Agency Number: **58**

Project Name	Agency Request	Executive	Executive		
			G.O. Debt	Other Funding	Total
1 Parking Garage Repairs	\$ 931,000	\$ 931,000	\$ 0	\$ 931,000	\$ 931,000
2 Gov't East Pkg. Garage Replacement	1,200,000	1,200,000	0	1,200,000	1,200,000
3 Brayton Lot	225,000	225,000	0	225,000	225,000
4 Parking Revenue/Enforcement Equip.	230,000	481,000	0	481,000	481,000
5 Video Cameras	25,000	25,000	0	25,000	25,000
6 Shop Maintenance and Expansion	41,250	41,250	0	41,250	41,250
Total	\$ 2,652,250	\$ 2,903,250	\$ 0	\$ 2,903,250	\$ 2,903,250

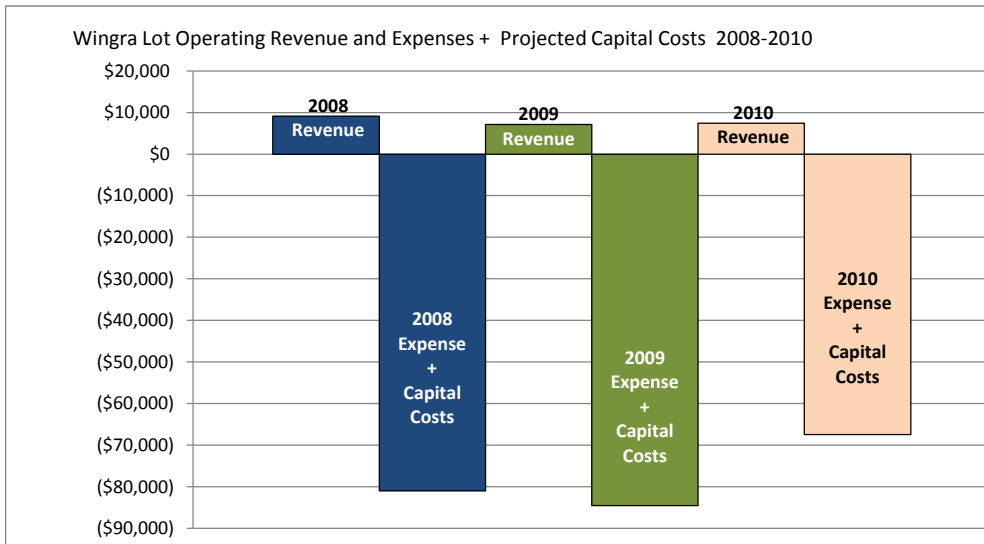
Wingra Lot Operating Revenue and Operating Expense Comparison (2008-2010)



Wingra Lot represents a typical uncovered parking lot outside of the central business district. It provides 19 metered spaces.

Actual operating revenues and expenses are reflected in both graphs.

The Wingra Lot's operating revenue has never exceeded its operating expenses. Operating expenses include enforcement, lighting, pavement marking, signage, maintenance, snow removal, insurance, PILOT, employee salaries and benefits.



Capital Costs include land acquisition; lot development; meter acquisition and installation costs.

Meter costs are distributed based on a 10 year average useful life; land acquisition is based on a 20 year bond repayment period; Lot development is based on a 15 year useful life.

An appraisal estimate for the Wingra Lot is \$442,240 (\$60/sq ft * 7,404 sq ft). It is based on the city's Office of Real Estate Services valuation estimate of between \$50 and \$70/sq ft. We chose an average of the low and high range.

Typical single meter cost, including installation, is estimated at \$720/meter.

Year	Actual		Projected for a similar facility		Operating Revenue and Expense Gain/Loss	Total Operating Revenue & Operating Expense+Capital Expense Gain/Loss
	Operating Revenue	Operating Expense	Capital Expenses (Avg/Year)	Total Operating & Capital Costs		
2010	\$7,418.28	\$23,971.89	\$43,491.83	\$67,463.72	(\$16,553.60)	(\$60,045.43)
2009	\$7,102.56	\$41,003.40	\$43,491.83	\$84,495.23	(\$33,900.84)	(\$77,392.67)
2008	\$9,097.27	\$37,466.33	\$43,491.83	\$80,958.16	(\$28,369.06)	(\$71,860.89)
Total	\$23,618.11	\$102,441.61	\$130,475.49	\$232,917.10	(\$78,823.51)	(\$209,299.00)