

MEMORANDUM

To: Arthur J. Ward, Mayor

From: Glenn S. Klocko, Comptroller *G.S.K.*

Date: November 9, 2012

Re: Fiscal Impact Analysis – Memorial Boulevard School

Cc: Tom Conlin, Corporation Counsel  
Susan Moreau, Board of Education  
Roger Rousseau, Purchasing Agent

This memorandum is in response to your request to me to prepare a Fiscal Impact Analysis – Memorial Boulevard School.

While I would not be best qualified to answer cost impact questions directly, I did coordinate the effort to receive your requested information from city departments better suited to directly answer your cost questions; mainly the BOE and Public Works offices. Both offices did, in my opinion, an admirable job submitting the information to my office in a timely and complete fashion as possible.

Their information is attached in hard copy along with other sources of estimated cost information. Electronic attachments of all hard copy information have also been forwarded to your office as well.

In addition, I contacted Mike Rivers at Tracy-Driscoll who assisted me in getting insurance cost information which is attached. Also attached is a one page dissertation from Real Property Management Company that provides a one-page overview of independent property management services and considerations.

I will not be in attendance at the November 15<sup>th</sup> meeting. I hope this report meets with your expectations and approval.

Attachments:

- A. Memorial Boulevard Costs spreadsheet prepare by Public Works
- B. Cover Email from Walter Veselka regarding attachment A.
- C. Memorial Boulevard School, Operating Expenditure Analysis from BOE
- D. Email from Michael Rivers regarding Insurance premium costs
- E. Information from Real Property Management Company
- F. Meter Billing History spreadsheet from Richard Rich, Energy Specialist

11/11/2011 LENI UT P 1 of 2

**MEMORIAL BOULEVARD COSTS**

| ITEM NUMBER | SUB ITEM | Operate as school  |  | Operational City/Lease Facility  |                           | Mothball Facility    |               |
|-------------|----------|--------------------|--|----------------------------------|---------------------------|----------------------|---------------|
|             |          | Actual Consumption | Actual Cost  | Anticipated Full Use Consumption | Anticipated Full Use Cost | Mothball Consumption | Mothball Cost |
|             |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Annualized Total Cost</b>   |                                  |                           |                      |               |
|             |          |                    | \$ 959,130.90  |                                  | \$ 3,148,688.29           |                      | \$ 205,317.70 |
|             |          |                    | <b>Annualized Direct Cost</b>  |                                  |                           |                      |               |
|             |          |                    | \$ 913,458.00  |                                  | \$ 2,998,750.75           |                      | \$ 205,317.70 |
| 1           |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Actual and anticipated fuel consumption for operation</b>   |                                  |                           |                      |               |
|             |          |                    | 40,000 gal   | \$ 120,000.00                    | 50,000 gal                | \$ 150,000.00        | 25,000 gal    |
|             |          |                    |  |                                  |                           |                      | \$ 75,000.00  |
| 2           |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Actual and anticipated utility consumption for operation</b>  |                                  |                           |                      |               |
|             | a        |                    |  | \$ 2,110.00                      |                           | \$ 2,637.50          | \$ 527.50     |
|             | b        |                    |  | \$ 72,088.00                     |                           | \$ 90,110.00         | \$ 18,022.00  |
|             | c        |                    |  | \$ 4,948.00                      |                           | \$ 6,185.00          | \$ 1,237.00   |
|             | d        |                    |  | \$ 34,000.00                     |                           | \$ 34,000.00         |               |
|             | e        |                    |  | \$ 2,500.00                      |                           | \$ 2,500.00          |               |
|             | f        |                    |  | \$ 7,287.00                      |                           | \$ 7,287.00          | \$ 728.70     |
|             |          |                    |  |                                  |                           |                      |               |
| 3           |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Actual and anticipated costs for maintenance, janitorial, landscaping, snowplowing - labor &amp; materials</b>            |                                  |                           |                      |               |
|             | a        |                    |  | \$ 100,000.00                    |                           | \$ 100,000.00        | \$ 10,000.00  |
|             | b        |                    |  | \$ 350,025.00                    |                           | \$ 437,531.25        | \$ 35,002.50  |
|             | c        |                    |  | \$ 20,000.00                     |                           | \$ 20,000.00         | \$ 20,000.00  |
|             | d        |                    |  | \$ 18,000.00                     |                           | \$ 18,000.00         | \$ 1,800.00   |
|             |          |                    |  |                                  |                           |                      |               |
| 4           |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Actual and anticipated costs for insurance for a leased up building</b>   |                                  |                           |                      |               |
|             |          |                    |  |                                  |                           |                      |               |
|             |          |                    | <b>Actual and anticipated costs for repair or replacement of mechanical systems such as HVAC, electrical, elevator, etc.</b> |                                  |                           |                      |               |
|             | a        |                    |  | \$ 10,000.00                     |                           | \$ 10,000.00         | \$ 3,000.00   |
|             | b        |                    |  | \$ 10,000.00                     |                           | \$ 10,000.00         |               |
|             | c        |                    |  | \$ 4,000.00                      |                           | \$ 4,000.00          | \$ 1,000.00   |
|             | d        |                    |  | \$ 4,000.00                      |                           | \$ 4,000.00          |               |
|             | e        |                    |  | \$ 4,500.00                      |                           | \$ 4,500.00          |               |
|             | f        |                    |  | \$ 500,000.00                    |                           | \$ 500,000.00        | \$ 100,000.00 |

MEMORIAL BLVD COSTS

operate as school

OPERATE by  
CITY/lease

METHUEN

|    |   |               |                 |                  |                 |              |
|----|---|---------------|-----------------|------------------|-----------------|--------------|
| g  | Elevator Upgrade (within 5 years)   | \$ 100,000.00 | \$ 20,000.00    | \$ 3,460,000.00  | \$ 346,000.00   |              |
| h  | HVAC Entire Building - upgrade  |               |                 | \$ 900,000.00    | \$ 90,000.00    |              |
| i  | Electrical Replacement  |               |                 | \$ 1,320,000.00  | \$ 132,000.00   |              |
| j  | Plumbing Replacement  |               |                 | \$ 350,000.00    | \$ 35,000.00    |              |
| k  | Elevator Replacement  |               |                 |                  |                 |              |
|    | <b>Anticipated costs for capital expenditures such as roofing systems, ADA compliance issues, Building Code requirements</b>          |               |                 |                  |                 |              |
| a  | Roofing (within 15 years)   |               |                 | \$ 600,000.00    | \$ 40,000.00    |              |
| b  | ADA compliance - bathrooms, ramps, etc (within 10 years)  |               |                 | \$ 500,000.00    | \$ 50,000.00    |              |
| c  | Building Code requirements (within 10 years)  | \$ -          | \$ 750,000.00   | \$ 750,000.00    | \$ 75,000.00    |              |
| d  | Site Improvements (within 10 years)   | \$ -          | \$ 1,000,000.00 | \$ 1,000,000.00  | \$ 100,000.00   |              |
| e  | Future Building Overhaul (not including HVAC, etc.) (within 10 years)   |               |                 | \$ 11,000,000.00 | \$ 1,100,000.00 |              |
| 7  | <b>Projection of cost to shutter the building temporarily Actual and anticipated costs for building security and alarm monitoring</b> |               |                 |                  |                 | \$ 5,000.00  |
| a  | Alarm Monitoring  |               | \$ 1,000.00     |                  | \$ 1,000.00     | \$ 1,000.00  |
| b  | Staff periodic monitoring of empty facility   |               |                 |                  |                 | \$ 3,000.00  |
| 8  | <b>Anticipated costs for maintenance of athletic fields and track - mowing, leveling, aerating, lining, etc.</b>                      |               |                 |                  |                 |              |
| a  | Field Mowing  |               | \$ 20,000.00    |                  | \$ 20,000.00    | \$ 20,000.00 |
| b  | Field Leveling  |               | \$ 5,000.00     |                  | \$ 5,000.00     | \$ 5,000.00  |
| c  | Field Aerating  |               | \$ 2,000.00     |                  | \$ 2,000.00     | \$ 2,000.00  |
| d  | Field Lining  |               | \$ 2,000.00     |                  | \$ 2,000.00     | \$ 2,000.00  |
| 9  | <b>Estimate of cost (commission) for a third party vendor to provide building management and leasing services to the City</b>         |               | \$ 45,672.90    |                  | \$ 149,937.54   |              |
| 10 |   |               |                 |                  |                 |              |

**Glenn Klocko - Fiscal Impact Analysis: Memorial Blvd. School**

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**From:** Walter Veselka  
**To:** Klocko, Glenn  
**Date:** 11/8/2012 2:26 PM  
**Subject:** Fiscal Impact Analysis: Memorial Blvd. School  
**CC:** Wallace, George; Ward, Art  
**Attachments:** Memorial Boulevard Cost 11082012.xls

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Glenn, I attach a spreadsheet prepared by George with input from the Board of Education and our Facilities Staff answering your questions. I reviewed the information and after discussing with George believe we are providing our best estimate for a facility we have no direct history managing.

When operated by the BOE the facility had 5 custodial staff; without hiring staff we could not support the full operational use of the facility so the cost reflect what we feel would be contracted services for custodial, maintenance, landscaping, etc. If the City leased the facility our recommendation would be to have the Lessee assume these costs.

Please note there are several Capitol items that would be needed if the facility is used. If the BOE were to continue to use the facility as a school or any other operation would require the replacement or upgrade of the elevator and replacement of the heating boiler. We annualized these costs. Although the BOE did not factor in these replacements they would need to be done if the facility was to continue to operate as a school.

If the facility is to be used for another use we would also need to upgrade several other building systems. We annualized these costs for this use but since the BOE had not planned these projects they are not factored in the operation as a school.

The field maintenance costs are those passed to us by the BOE.

We did not factor any costs in the operation for improvements to the Theater but did add annual air conditioning repair costs for that space into the facility use.

George will attend the Workshop next Thursday and can address any questions you or others may have regarding the information we are providing.

Please feel free to contact either George or myself if you have questions.

MEMORIAL BOULEVARD SCHOOL  
Operating Expenditure Analysis

FOR DISCUSSION ONLY

| <b>Building Operations</b>             | <b>Expenditures</b> |
|--|---------------------|
| <b>Salaries</b>                        |                     |
| <sup>1</sup> Custodians                | \$224,519           |
| <sup>2</sup> Maintenance (per sq. ft.) | <u>\$68,679</u>     |
| Total                                  | \$293,198           |
| <b>Benefits</b>                        |                     |
| Custodians                             | \$107,999           |
| <sup>1</sup> Maintenance (per sq. ft.) | <u>\$25,935</u>     |
| Total                                  | \$133,934           |
| <b>Operating Expenditures</b>          |                     |
| Oil                                    | \$90,911            |
| Natural Gas                            | \$2,110             |
| Electric                               | \$72,088            |
| Water                                  | \$4,948             |
| Waste Removal                          | \$7,287             |
| Roof Contract                          | \$1,132             |
| Elevator Contract                      | \$1,738             |
| Alarm Monitoring                       | \$538               |
| Fire System Testing/Sprinklers         | \$1,770             |
| <sup>1</sup> Custodial Supplies        | \$23,893            |
| Integrated Pest Management             | \$660               |
| <sup>1</sup> General Maintenance       | <u>\$79,287</u>     |
| Total                                  | \$286,362           |
| <b>Total Expenditures</b>              | <b>\$713,493</b>    |
| Total Building Square Footage          | 90,000              |
| Cost per square foot                   | \$7.93              |

**Notes:**<sup>1</sup> Total custodial staff 5 FTE<sup>2</sup> Square foot calculations used for District Wide maintenance staff and custodial and maintenance supplies.<sup>3</sup> This schedule includes operating expenditures only; excludes insurance costs, capital expenditures.<sup>1</sup> Cost per square foot

|  |             |
|--|-------------|
| Total Maintenance Salaries District Wide | \$1,022,288 |
| Total Sq. Ft.                            | 1,339,661   |
| Cost per square ft.                      | \$0.76      |

|  |           |
|--|-----------|
| Total Maintenance Benefits District Wide | \$386,048 |
| Total Sq. Ft.                            | 1,339,661 |
| Cost per square ft.                      | \$0.29    |

|                                  |             |
|----------------------------------|-------------|
| General Maintenance Expenditures | \$1,180,194 |
| Total Sq. Ft.                    | 1,339,661   |
| Cost per square ft.              | \$0.88      |

|                     |           |
|---------------------|-----------|
| Custodial Supplies  | \$355,647 |
| Total Sq. Ft.       | 1,339,661 |
| Cost per square ft. | \$0.27    |

0.06718

**Glenn Klocko - FW: City of Bristol - Memorial Blvd. School**

**From:** "Michael Rivers" <MRivers@tracy-driscoll.com>  
**To:** <glennklocko@bristolct.gov>  
**Date:** 11/6/2012 11:01 AM  
**Subject:** FW: City of Bristol - Memorial Blvd. School  
**CC:** "Janice Mauriello" <JLMulligan@tracy-driscoll.com>, <RobinManuele@ci.bri...>

Glenn



Listed below is the Property premium for Memorial Boulevard School Building. As soon as I receive the General Liability quote from HD Segur I will pass it along.

Please let me know if there is anything else that you need.

Thanks

Mike

**Michael S Rivers, AAI**

Senior Vice President  
 Tracy-Driscoll Insurance & Financial Services  
 126 Main Street  
 P.O. Box 2060  
 Bristol, CT 06011-2060

860-314-4582 | fax: 860-589-6406 | [mrivers@tracy-driscoll.com](mailto:mrivers@tracy-driscoll.com)  
[www.tracy-driscoll.com](http://www.tracy-driscoll.com)



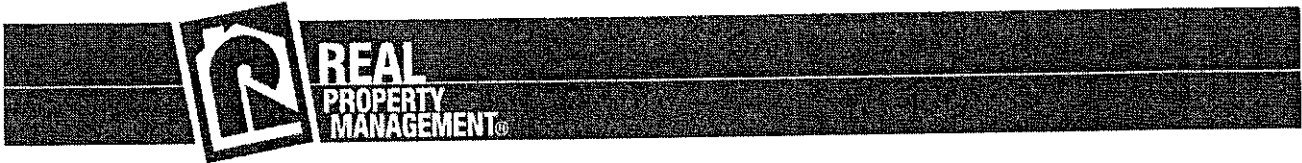
*"Tracy-Driscoll ~ Supporting Our Community for Over 90 Years"*

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**From:** Don Younghans [mailto:donyoungans@dumontagency.com]  
**Sent:** Tuesday, November 06, 2012 10:47 AM  
**To:** Michael Rivers  
**Cc:** Janice Mauriello  
**Subject:** City of Bristol - Memorial Blvd. School

\* Mike: As requested, the current annual Property premium on the Building here (\$17,677,223 Building Value) is \$8,350.....\$100,000 in Rents coverage at this specific location would cost about \$50 annually.....Let me know if you need anything further. Don

Don Younghans | Commercial Lines  
 Roland Dumont Agency, Inc.



Thank you for your interest in Real Property Management. The opportunity to speak with you regarding your rental property is appreciated. We look forward to assisting you with any property management needs, whether you own a multi-unit property or a single family home or condo. To let you know a bit about our company and services, we are part of the Nation's Largest Property Management Company and have been ranked in the prestigious Inc. 500 list for the second consecutive year. We are also proud to say that our staff has been in the property management field in Connecticut for over 20 years. In addition to our experience in the property management field, we are also equipped with the best marketing and leasing tools to get your vacant property occupied in a matter of weeks. Here is a quick summary of the services we provide:

- Property inspections to get your property in tip-top shape in order to attract the best possible tenants
- Custom rental-rate analysis to ensure appropriate pricing of your rental property
- Extensive marketing/advertising of your property via the most popular search engines and property signage
- Thorough checks of credit, background, criminal, employment and rental history for all prospective tenants
- All tenant communication
- All lease and related document signing
- Coordinate repairs with in-house maintenance and preferred vendors
- Collect rents, serve notices, handle evictions if necessary
- Provide detailed monthly accounting statement and notifications online
- Monthly direct deposit of your rental payments
- Emergency, on-call, 24-hr maintenance service for your tenants

To make things even simpler, our monthly management fees are a flat 10% of collected rents. That means if your property is vacant, there is no monthly management fee. In addition to the monthly fee, there is just a one-time set up fee of \$395. This includes your property inspection & analysis, set up in our system, and marketing of your first vacancy.

So if you are ready to be worry-free about your rental property, allow us to do all the work for you. We invite you to take advantage of our expertise to help maximize the profitability of your property and minimize your headaches by signing up with Real Property Management today!

**Bristol Public Schools**  
 Richard Rich - Energy Specialist  
 Energy Conservation Program  
**Meter Billing History**  
 Grouped by Meter

*Occupied energy Data*

*ATTACHMENT (E)*

*90,524 sq. ft.*

*ELEC TOTAL*

Meter: E 820334118 - MBS MAIN ELECT  
 Building: MBMS - MEMORIAL BOULEVARD MIDDLE SCHOOL  
 Energy Type: Electricity - kWh  
 Site: MEMORIAL BLVD MIDDLE - MEMORIAL BLVD MIDDLE  
 Rate: ELKD01

| YYYY-MM | Start Date | End Date   | # Days | Use<br>kwh | Billed<br>Demand | Actual<br>Demand | Cost         | Cost/Unit | Cost/Day  | Use/Day   |
|---------|------------|------------|--------|------------|------------------|------------------|--------------|-----------|-----------|-----------|
| 2011-12 | 11/28/2011 | 12/28/2011 | 30     | 29,760     | 121              | 104              | \$4,366.57   | \$0.147   | \$145.552 | 992.000   |
| 2011-11 | 10/26/2011 | 11/28/2011 | 33     | 24,600     | 104              | 156              | \$3,617.69   | \$0.147   | \$109.627 | 745.455   |
| 2011-10 | 09/27/2011 | 10/26/2011 | 29     | 31,680     | 156              | 165              | \$4,645.22   | \$0.147   | \$160.180 | 1,092.414 |
| 2011-09 | 08/26/2011 | 09/27/2011 | 32     | 54,960     | 165              | 105              | \$8,023.85   | \$0.146   | \$250.745 | 1,717.500 |
| 2011-08 | 07/27/2011 | 08/26/2011 | 30     | 45,360     | 105              | 130              | \$6,630.60   | \$0.146   | \$221.020 | 1,512.000 |
| 2011-07 | 06/27/2011 | 07/27/2011 | 30     | 47,760     | 130              | 179              | \$6,981.25   | \$0.146   | \$232.708 | 1,592.000 |
| 2011-06 | 05/26/2011 | 06/27/2011 | 32     | 61,920     | 179              | 109              | \$10,513.22  | \$0.170   | \$328.538 | 1,935.000 |
| 2011-05 | 04/27/2011 | 05/26/2011 | 29     | 29,160     | 109              | 112              | \$4,976.12   | \$0.171   | \$171.590 | 1,005.517 |
| 2011-04 | 03/25/2011 | 04/27/2011 | 33     | 28,920     | 112              | 113              | \$4,935.56   | \$0.171   | \$149.562 | 876.364   |
| 2011-03 | 02/25/2011 | 03/25/2011 | 28     | 28,200     | 113              | 112              | \$4,813.87   | \$0.171   | \$171.924 | 1,007.143 |
| 2011-02 | 01/26/2011 | 02/25/2011 | 30     | 27,360     | 113              | 112              | \$4,671.88   | \$0.171   | \$155.729 | 912.000   |
| 2011-01 | 12/30/2010 | 01/26/2011 | 27     | 23,040     | 112              | 112              | \$3,942.13   | \$0.171   | \$146.005 | 853.333   |
| 2010-12 | 11/26/2010 | 12/30/2010 | 34     | 32,400     | 116              | 114              | \$5,538.97   | \$0.171   | \$162.911 | 952.941   |
| 2010-11 | 10/26/2010 | 11/26/2010 | 31     | 31,200     | 114              | 128              | \$5,335.60   | \$0.171   | \$172.116 | 1,006.452 |
| 2010-10 | 10/02/2010 | 10/26/2010 | 24     | 26,640     | 128              | 184              | \$4,553.22   | \$0.171   | \$189.718 | 1,110.000 |
| 2010-09 | 08/26/2010 | 10/02/2010 | 37     | 76,080     | 184              | 117              | \$12,942.30  | \$0.170   | \$349.792 | 2,056.216 |
| 2010-08 | 07/27/2010 | 08/26/2010 | 30     | 55,320     | 117              | 136              | \$9,423.68   | \$0.170   | \$314.123 | 1,844.000 |
| 2010-07 | 06/27/2010 | 07/27/2010 | 30     | 54,720     | 136              | 186              | \$9,319.63   | \$0.170   | \$310.654 | 1,824.000 |
| 2010-06 | 05/26/2010 | 06/27/2010 | 32     | 56,400     | 186              | 193              | \$9,582.48   | \$0.170   | \$299.453 | 1,762.500 |
| 2010-05 | 04/28/2010 | 05/26/2010 | 28     | 32,760     | 193              | 99               | \$5,585.90   | \$0.171   | \$199.496 | 1,170.000 |
| 2010-04 | 03/28/2010 | 04/28/2010 | 31     | 27,240     | 99               | 119              | \$4,652.70   | \$0.171   | \$150.087 | 878.710   |
| 2010-03 | 02/28/2010 | 03/28/2010 | 28     | 31,320     | 119              | 109              | \$5,342.46   | \$0.171   | \$190.802 | 1,118.571 |
| 2010-02 | 01/27/2010 | 02/28/2010 | 32     | 28,920     | 109              | 109              | \$4,936.71   | \$0.171   | \$154.272 | 903.750   |
| 2010-01 | 12/28/2009 | 01/27/2010 | 30     | 26,880     | 109              | 112              | \$4,583.32   | \$0.171   | \$152.777 | 896.000   |
| 2009-12 | 11/24/2009 | 12/28/2009 | 34     | 30,360     | 112              | 116              | \$6,092.78   | \$0.201   | \$179.199 | 892.941   |
| 2009-11 | 10/26/2009 | 11/24/2009 | 29     | 29,280     | 116              | 119              | \$5,877.73   | \$0.201   | \$202.680 | 1,009.655 |
| 2009-10 | 09/27/2009 | 10/26/2009 | 29     | 28,680     | 119              | 175              | \$5,758.26   | \$0.201   | \$198.561 | 988.966   |
| 2009-09 | 08/26/2009 | 09/27/2009 | 32     | 45,000     | 175              | 178              | \$9,007.90   | \$0.200   | \$281.497 | 1,406.250 |
| 2009-08 | 07/28/2009 | 08/26/2009 | 29     | 55,200     | 178              | 121              | \$10,606.71  | \$0.192   | \$365.749 | 1,903.448 |
| 2009-07 | 06/28/2009 | 07/28/2009 | 30     | 24,120     | 121              | 121              | \$4,665.12   | \$0.193   | \$155.504 | 804.000   |
|         | 06/28/2009 | 12/28/2011 | 913    | 1,125,240  | 3,948            |                  | \$191,923.43 | \$0.171   | \$210.212 | 1,232.464 |

*\$68,118*



Meter: FO-MBMS FUEL OIL - MBMS FUEL OIL

Building: MBMS - MEMORIAL BOULEVARD MIDDLE SCHOOL

Energy Type: Heating Oil - GAL  
 Site: MEMORIAL BLVD MIDDLE - MEMORIAL BLVD MIDDLE

Rate: DIFOG01

| Meter             | Building | Start Date        | End Date   | Quantity   | Unit    | Rate           | Total               |
|-------------------|----------|-------------------|------------|------------|---------|----------------|---------------------|
| 2011-12           |          | 11/28/2011        | 12/27/2011 | 29         | gallons | \$2.920        | \$84.774            |
| 2011-11           |          | 10/31/2011        | 11/28/2011 | 28         |         | \$2.920        | \$81.842            |
| 2011-10           |          | 10/03/2011        | 10/31/2011 | 28         |         | \$2.920        | \$81.842            |
| 2011-09           |          | 09/06/2011        | 10/03/2011 | 27         |         | \$2.916        | \$78.933            |
| 2011-08           |          | 08/08/2011        | 09/06/2011 | 29         |         | \$2.920        | \$84.774            |
| 2011-07           |          | 06/27/2011        | 08/08/2011 | 42         |         | \$2.909        | \$122.778           |
| 2011-06           |          | 05/31/2011        | 06/27/2011 | 27         |         | \$3.246        | \$87.717            |
| 2011-05           |          | 04/29/2011        | 05/31/2011 | 32         |         | \$3.249        | \$104.008           |
| 2011-04           |          | 03/31/2011        | 04/29/2011 | 29         |         | \$3.340        | \$97.067            |
| 2011-03           |          | 02/28/2011        | 03/31/2011 | 31         |         | \$2.267        | \$69.371            |
| 2011-02           |          | 01/31/2011        | 02/28/2011 | 28         |         | \$2.260        | \$63.328            |
| 2011-01           |          | 01/03/2011        | 01/31/2011 | 28         |         | \$2.264        | \$63.328            |
| 2010-12           |          | 11/29/2009        | 01/03/2011 | 35         |         | \$1.772        | \$61.516            |
| 2010-11           |          | 10/30/2010        | 11/29/2010 | 30         |         | \$1.770        | \$53.106            |
| 2010-10           |          | 09/30/2010        | 10/30/2010 | 30         |         | \$1.769        | \$53.077            |
| 2010-09           |          | 08/30/2010        | 09/30/2010 | 31         |         | \$1.768        | \$54.617            |
| 2010-08           |          | 07/30/2010        | 08/30/2010 | 31         |         | \$0.000        | \$0.000             |
| 2010-07           |          | 06/30/2010        | 07/30/2010 | 30         |         | \$0.000        | \$0.000             |
| 2010-06           |          | 05/30/2010        | 06/30/2010 | 31         |         | \$0.000        | \$0.000             |
| 2010-05           |          | 04/12/2010        | 05/30/2010 | 48         |         | \$1.773        | \$84.700            |
| 2010-04           |          | 03/17/2010        | 04/12/2010 | 26         |         | \$1.773        | \$46.296            |
| 2010-03           |          | 02/23/2010        | 03/17/2010 | 22         |         | \$1.772        | \$39.194            |
| 2010-02           |          | 01/13/2010        | 02/23/2010 | 41         |         | \$1.772        | \$72.488            |
| 2009-12           |          | 11/19/2009        | 12/29/2009 | 40         |         | \$1.772        | \$70.880            |
| 2009-11           |          | 10/16/2009        | 11/19/2009 | 34         |         | \$1.772        | \$60.367            |
| 2009-10           |          | 09/16/2009        | 10/16/2009 | 30         |         | \$1.781        | \$53.136            |
| 2009-09           |          | 08/16/2009        | 09/16/2009 | 31         |         | \$0.000        | \$0.000             |
| 2009-08           |          | 07/16/2009        | 08/16/2009 | 31         |         | \$0.000        | \$0.000             |
| 2009-07           |          | 06/16/2009        | 07/16/2009 | 30         |         | \$0.000        | \$0.000             |
| <b>06/16/2009</b> |          | <b>12/27/2011</b> |            | <b>924</b> |         | <b>\$2.141</b> | <b>\$199.665</b>    |
|                   |          |                   |            |            |         |                | <b>88.574</b>       |
|                   |          |                   |            |            |         |                | <b>\$175,250.00</b> |

*Oil*  
*Total*  
*\$87,978*

*34,294*

*35,122*

*11/20/11*

Meter: G 109556607 - MBS GAS  
 Building: MBMS - MEMORIAL BOULEVARD MIDDLE SCHOOL

Energy Type: Natural Gas - CCF  
 Site: MEMORIAL BLVD MIDDLE - MEMORIAL BLVD MIDDLE

Rate: NAGC01

| Meter             | Building | Start Date        | End Date   | Usage (ccf) | Rate              | Total          |
|-------------------|----------|-------------------|------------|-------------|-------------------|----------------|
| 2011-12           |          | 11/29/2011        | 12/28/2011 | 29          | \$170.42          | \$5,877        |
| 2011-11           |          | 10/26/2011        | 11/29/2011 | 34          | \$383.60          | \$11,282       |
| 2011-10           |          | 09/27/2011        | 10/26/2011 | 29          | \$70.14           | \$2,419        |
| 2011-09           |          | 08/26/2011        | 09/27/2011 | 32          | \$162.21          | \$5,069        |
| 2011-08           |          | 07/27/2011        | 08/26/2011 | 30          | \$99.03           | \$3,301        |
| 2011-07           |          | 06/26/2011        | 07/27/2011 | 31          | \$98.92           | \$3,191        |
| 2011-06           |          | 05/26/2011        | 06/26/2011 | 31          | \$167.42          | \$5,401        |
| 2011-05           |          | 04/27/2011        | 05/26/2011 | 29          | \$198.49          | \$6,844        |
| 2011-04           |          | 03/25/2011        | 04/27/2011 | 33          | \$189.11          | \$5,731        |
| 2011-03           |          | 02/25/2011        | 03/25/2011 | 28          | \$170.37          | \$6,085        |
| 2011-02           |          | 01/26/2011        | 02/25/2011 | 30          | \$171.94          | \$5,731        |
| 2011-01           |          | 12/29/2010        | 01/26/2011 | 28          | \$200.30          | \$7,154        |
| 2010-12           |          | 12/02/2010        | 12/29/2010 | 27          | \$105.25          | \$3,898        |
| 2010-11           |          | 11/02/2010        | 12/02/2010 | 30          | \$193.29          | \$6,443        |
| 2010-10           |          | 09/27/2010        | 11/02/2010 | 36          | \$191.16          | \$5,310        |
| 2010-09           |          | 08/26/2010        | 09/27/2010 | 32          | \$271.41          | \$8,482        |
| 2010-08           |          | 07/27/2010        | 08/26/2010 | 30          | \$209.09          | \$6,970        |
| 2010-07           |          | 06/25/2010        | 07/27/2010 | 32          | \$218.23          | \$6,820        |
| 2010-06           |          | 05/26/2010        | 06/25/2010 | 30          | \$229.77          | \$7,659        |
| 2010-05           |          | 04/28/2010        | 05/26/2010 | 28          | \$297.70          | \$10,632       |
| 2010-04           |          | 03/26/2010        | 04/28/2010 | 33          | \$238.74          | \$7,235        |
| 2010-03           |          | 03/01/2010        | 03/26/2010 | 25          | \$212.64          | \$8,506        |
| 2010-02           |          | 01/27/2010        | 03/01/2010 | 33          | \$227.55          | \$6,895        |
| 2010-01           |          | 12/29/2009        | 01/27/2010 | 29          | \$225.68          | \$7,782        |
| 2009-12           |          | 11/25/2009        | 12/29/2009 | 34          | \$225.68          | \$6,638        |
| 2009-11           |          | 10/26/2009        | 11/25/2009 | 30          | \$233.15          | \$7,772        |
| 2009-10           |          | 09/28/2009        | 10/26/2009 | 28          | \$212.18          | \$7,578        |
| 2009-09           |          | 08/26/2009        | 09/28/2009 | 33          | \$250.85          | \$7,602        |
| 2009-08           |          | 07/30/2009        | 08/26/2009 | 27          | \$114.63          | \$4,246        |
| 2009-07           |          | 06/28/2009        | 07/30/2009 | 32          | \$121.72          | \$3,804        |
| <b>06/28/2009</b> |          | <b>12/28/2011</b> |            | <b>913</b>  | <b>\$5,860.67</b> | <b>\$6,419</b> |
|                   |          |                   |            |             | <b>\$2,294</b>    | <b>2,798</b>   |
|                   |          |                   |            |             |                   | <b>2,554</b>   |

*\$ 2,082*

*(F)*

*P 3 OF 4*

*TOTAL*

*NATURAL GAS*

⑤ R. 4 of 4

Meter: W 0103145000 - MBMS WATER  
 Building: MBMS - MEMORIAL BOULEVARD MIDDLE SCHOOL

Energy Type: Water & Sewer  
 Site: MEMORIAL BLVD MIDDLE - MEMORIAL BLVD MIDDLE

Water + Sewer

To Total

\$ 4,658

| Start Date        | End Date          | Usage      | Rate           | Amount             |
|-------------------|-------------------|------------|----------------|--------------------|
| 2011-10           | 08/08/2011        | 11/08/2011 | 92             | 13,700             |
| 2011-07           | 05/10/2011        | 08/08/2011 | 90             | 16,600             |
| 2011-04           | 02/09/2011        | 05/10/2011 | 90             | 29,900             |
| 2011-01           | 11/12/2010        | 02/09/2011 | 89             | 44,000             |
| 2010-10           | 08/06/2010        | 11/12/2010 | 98             | 17,750             |
| 2010-07           | 05/06/2010        | 08/06/2010 | 92             | 20,050             |
| 2010-04           | 02/03/2010        | 05/06/2010 | 92             | 26,550             |
| 2010-02           | 11/04/2009        | 02/03/2010 | 91             | 34,250             |
| 2009-10           | 08/07/2009        | 11/04/2009 | 89             | 19,250             |
| 2009-07           | 06/01/2009        | 08/07/2009 | 67             | 12,400             |
| <b>06/01/2009</b> | <b>11/08/2011</b> |            | <b>890</b>     | <b>234,450</b>     |
|                   |                   |            |                | <b>\$10,116.25</b> |
|                   |                   |            | <b>\$0.043</b> | <b>\$11,367</b>    |
|                   |                   |            |                | <b>263,427</b>     |

Filters: Site Name Equal To MEMORIAL BLVD MIDDLE; Billing Periods In Range From 200907 To 201112

Meter Billing History  
 Bill 02

5  
 2/28/2012