

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2008

The annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 1, 2008 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier
Adela Cepeda
Gery J. Chico
Robert B. Donaldson
Benjamin Reyes
Cynthia M. Santos
Samuel Wm. Sax
Todd Stroger
Gerald M. Sullivan

The following Commissioners were absent:

Richard M. Daley, Chairman
Rufus Williams

Also present were:

Erin Lavin Cabonargi

J. Blair
G. Blakemore
D. Burton
B. Campney
K. Candela
S. Ekaitis
A. Fredd
A. Garcia-Abner
R. Garrett
L. Giderof
R. Giderof
J. Gomez
P. Harney

J. Hartman
T. Haymaker
K. Holt
J. Jack
D. Jackson
E. Johnson
T. Later
M. Mayo
D. McNabb
J. Meeks
E. Miller
A. Mitchell
K. Mullaney
N. Nasser
L. Neal
P. O'Deen
B. O'Reilly
J. Plezbert
D. Pratt
K. Purcell
B. Quinn
R. Rapacki
R. Rejman
G. Rodriguez
O. Rodriguez
O. Ruffin
B. Sandner
K. Smith
B. Sobkowicz
P. Spieles
J. Stein
J. Valentin
J. Wilson
J. Winbush
D. Winters
C. Wright-Harris

In the absence of Chairman Richard M. Daley, Commissioner Samuel Wm. Sax was nominated and elected by the Commissioners as temporary chairman for purposes of chairing the meeting.

The meeting was called to order and the presence of a quorum was established.

The reading of the minutes of the September 9, 2008 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously adopted.

Next was the administration of the oath of office to Gery J. Chico, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2013. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7223

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Gery J. Chico, appointee of the Chicago Park District, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2013 or until his successor is appointed.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax
Todd Stroger, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with the nomination and election of officers for terms ending September 30, 2009, as follows:

Chairman:	Mayor Richard M. Daley
Secretary:	Edgrick C. Johnson
Assistant Secretary:	Patrick J. Harney
Treasurer:	Arthur M. Brazier
Assistant Treasurer:	John E. Wilson

There being no further nominations and upon vote being taken, the aforesaid nominees were unanimously elected to the offices set forth opposite their respective names.

Next, Commissioner Cynthia Santos presented a report regarding the Administrative Operations (AO) meeting held on September 18, 2008 which is summarized as follows:

- ◆ **Field Orders and Proposed Change Orders** – The AO Committee accepted the report concerning Field Orders issued for Fire Stations E-18 and E-102; Jesse Owens Field House; Langston Hughes Elementary School; Norwood Park Senior Satellite Center; Southwest Area Middle School; Taylor Lauridsen Field House; and Vehicle Maintenance Facility. The AO Committee accepted the report recommending approval of change orders for South Water Purification Plant, \$2,500.00; Fire Stations E-18, \$3,397.29; and E-102, credit (\$79,980.00).
- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: ALTA/ACSM Surveys for the Southwest Area High School to The Balsamo-Olsen Engineering Company and four (4) campus parks (Kershaw, Earle, Burley and Mann) to Tecma Associates; Phase I Environmental Site Assessments for the 12th District Police Station to Bradburne, Briller & Johnson, LLC and Brighton Park I Area Elementary School to Geosyntec Consultants, Inc.; Phase II Environmental Site Assessments for Brighton Park I Area Elementary School to Terracon Consulting Engineers & Scientists, Back of the Yards Area High School to GSG Consultants, Inc. and Humboldt Park Library to Carnow Conibear & Associates; and Construction Material Testing for Westinghouse High School to Flood Testing Laboratories, Inc. At the request of the AO Committee, staff will provide a comprehensive specialty award report to the Board on a quarterly basis
- ◆ **Report on Proposed Professional Services Appointments** – The AO Committee accepted the reports recommending approval of the following professional services appointments: DLR Group, Design Architect for the Fire Station Program and Altus Works, Inc., Building Assessment Services for Peck Elementary School. The AO Committee accepted the recommendations to exercise the following contract options: 24-month options on JOC Contract 1461 with Rossi Contractors, Contract 1462 with FH Paschen/SN Nielsen and Contract 1463 with McDonagh Demolition, Inc.; one-year options for Willis of Illinois to provide Insurance Benefits Consulting Services and Insurance Brokerage Services and Property and Casualty Insurance.
- ◆ **Report on Richard J. Daley Center Operating and Capital Budgets for 2009** – The AO Committee accepted the reports recommending approval of the Daley Center 2009 Operating Budget in the sum of \$17,090,343 and the 2009 Capital Budget in the sum of \$10,662,900.
- ◆ **Report on PBC 2009 Administrative Expense Budget** – The AO Committee accepted the report recommending approval of the 2009 Administrative Budget in the sum of \$17,621,510.

- ◆ **Report on Proposed Amendments to Professional Services Agreements** - The Committee concurred with the recommendation to approve amendments to professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit "A".

The report of the Administrative Operations Committee was accepted.

Following consideration of the Administrative Operations Committee report, and upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7224

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to Professional Services Agreements for various projects in the amounts indicated on the document entitled "Proposed Professional Services Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as Exhibit "A".

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax
Todd Stroger, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

Commissioners Abstaining:

Gery J. Chico – 1
(Fosco Park Community Center, DB Sterlin Consultants, Inc. Only)

Commissioner Santos next presented to the Board of Commissioners a report of the Audit Committee meetings held on September 18, 2008 and September 24, 2008 which is summarized as follows:

- ◆ At both Audit Committee meetings, the PBC Director of Finance provided a status regarding the ongoing audit. Significant progress has been made by staff to complete the reconciliation process. Deloitte & Touche, LLP began the substantive testing phase of the audit during the last week of July and is nearing completion on all

reconciled accounts. The final draft financial statements will be presented to the Audit Committee prior to the presentation to the Board at the November 12, 2008 meeting.

- ◆ Independent auditor, Deloitte & Touche LLP, reported regarding the status of the preparation of PBC's Financial Statements for the year ending December 31, 2007. Deloitte conveyed awareness of the PBC process improvements with regard to financial policies and procedures and concurs with the direction being taken. Also reported was the progress of the reconciliation efforts made by staff and the effect it has had on the majority of the substantive testing by the auditors. Once completed, the reporting phase can begin. Although significant process improvements have been made, the 2007 audit will be delayed by one month due to the cascading effects of the late completion of the 2006 audit.
- ◆ With regard to the upcoming 2008 audit, it is recommended that the auditor engagement be established by December of 2008 so that PBC management and the audit team can work together to prepare a detailed year-end closing action plan to facilitate an appropriate completion schedule on this and future audits.

The report of the Audit Committee was accepted.

The Executive Director next presented to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts not requiring an increase to the project budgets marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7225

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue Change Orders to contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 2 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 11 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. The report was accepted and a copy of this report is attached hereto as Exhibit "D".

The Board of Commissioners was next presented with consideration of approval to extend the contract with Willis of Illinois, Inc. to provide insurance benefits consulting services for the Public Building Commission of Chicago for an additional period of one year for their current annual fee of \$30,000. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7226

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby approve the extension of the insurance contract with Willis of Illinois, Inc. to provide insurance benefits consulting services for the Public Building Commission of Chicago at an annual fee of \$30,000 for a period of one year.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute an extension of the current contract in such form as shall be approved by Legal Counsel.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of an extension of the Insurance Brokerage Services contract with Willis of Illinois, Inc. for property and casualty insurance for the Public Building Commission of Chicago for a period of one year for an annual fee of \$75,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7227

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby approve the extension of the Insurance Brokerage Services contract with Willis of Illinois, Inc. at a annual fee of \$75,000.00 fee for a period of one year.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute an extension of the current Insurance Brokerage Service contract in such form as shall be approved by Legal Counsel.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was the proposed 2009 Operations and Maintenance Budget and the 2009 Capital Budget for the Richard J. Daley Center. After discussion and consideration and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7228 - Daley Center

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2009 are \$17,090,343 and 10,662,900, respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operations and Maintenance Budget and Capital Budget for the fiscal year January 1, 2009 to December 31, 2009 attached hereto collectively as Exhibit "E".

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the sums of \$17,090,343 for the Operations and Maintenance Budget of the Richard J. Daley Center and \$10,662,900 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2009 to December 31, 2009.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next agenda item presented by the Executive Director to the Board of Commissioners was a report concerning the Public Building Commission's various 2009 administrative budgets. After discussion and consideration and upon motion duly made and seconded, the proposed 2009 Public Building Commission of Chicago Consolidated Administrative Expense Budget and the 2009 Individual Administrative Expense Budgets as required by the several bond resolutions were approved and are attached hereto collectively as Exhibit "F":

RESOLUTION NO. 7229

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2009 Consolidated Administrative Expense Budget and the 2009 Individual Administrative Expense Budgets by bond issue attached hereto collectively as Exhibit "F" are hereby approved.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
 Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7230

2009 Administrative Expense Budget
 under Bond Resolution No. 3900 - Series A of 1990

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 3900 the following Administrative Expense Budget for 2009:

	1990A
Personnel Services &	
Retirement	\$ 133,740
Insurance	19,993
Legal & Other	7,443
Trustee & Professional	6,420
Audit & Accounting	4,187
Rent	17,514
Office Supplies &	
Other Admin. Items	14,527
Program Mgmt. Office	96,175
Total	\$ 300,000

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
 Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7231
2009 Administrative Expense Budget
under Bond Resolution No. 3901 - Series B of 1990

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 3901 the following Administrative Expense Budget for 2009:

	1990B
Personnel Services & Retirement	\$ 11,145
Insurance	1,666
Legal & Other	620
Trustee & Professional	535
Audit & Accounting	349
Rent	1,460
Office Supplies & Other Admin. Items	1,211
Program Mgmt. Office	8,015
Total	\$ 25,000

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7232
2009 Administrative Expense Budget
under Bond Resolution No. 4550 - Series A of 1993

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 4550 the following Administrative Expense Budget for 2009:

	1993A
Personnel Services & Retirement	\$ 534,960
Insurance	79,972
Legal & Other	29,774
Trustee & Professional	25,680
Audit & Accounting	16,748
Rent	70,058
Office Supplies & Other Admin. Items	58,109
Program Mgmt. Office	384,700
Total	\$ 1,200,000

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7233
2009 Administrative Expense Budget
under Bond Resolution No. 5590 (4560)-
Series A of 1998 (Refunding Series C of 1993)

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 5590 (4560) the following Administrative Expense Budget for 2009:

1998A (1993C)	
Personnel Services & Retirement	\$ 66,870
Insurance	9,997
Legal & Other	3,722
Trustee & Professional	3,210
Audit & Accounting	2,093
Rent	8,757
Office Supplies & Other Admin. Items	7,264
Program Mgmt. Office	48,087
Total	\$ 150,000

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Thereupon the Board of Commissioners considered the remaining portion of the proposed Consolidated Administrative Expense Budget which would be chargeable to other revenues of the PBC. Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7234

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2009 for that portion of its activities and related expenses properly chargeable to PBC

fees, Restricted Net Assets and direct allocation to various project accounts:

PBC Fees & Direct Allocation	
Personnel Services & Retirement	\$ 6,440,255
Insurance	962,769
Legal & Other	358,441
Trustee & Professional	309,155
Audit & Accounting	201,623
Rent	843,405
Office Supplies & Other Admin. Items	699,554
Program Mgmt. Office	4,631,308
Contingency	1,500,000
Total	\$ 15,946,510

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The Board of Commissioners was next presented the Public Building Commission of Chicago 2007 Annual Report. The annual report through pictures and personal comments from the Chairman and Executive Director highlights the function and/or role of the Public Building Commission. Commendations were extended by Commissioner Donaldson and the Executive Director to the Public Building Commission staff and Avis LaVelle Consulting for the outstanding job performed on the annual report. The report was accepted.

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of Altus Works, Inc. to provide building assessment services for the Peck Elementary School project located at 3826 W. 58th Street

for a fee not-to-exceed \$107,150.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7235

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Altus Works, Inc. to provide building assessment services for the Peck Elementary School project for a fee not-to-exceed \$107,150.00.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions and to execute, upon approval by legal counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this resolution.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of DLR Group as the Design Architect for the Chicago Fire Department Fire Station program for a fee not-to-exceed \$150,000.00 per year plus reimbursables. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7236

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of DLR Group as the Design Architect for the Chicago Fire Department Fire Station program for a fee not-to-exceed \$150,000.00 per year plus reimbursables.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions and to execute, upon approval by legal counsel as to form and legality, such

documents as may be necessary and appropriate in order to implement this resolution.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request from the City of Chicago Department of Planning and Development to transfer eleven parcels of property acquired by the Commission for the development of the 12th District Police Station, to the City of Chicago for community redevelopment purposes. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7237

WHEREAS, the Public Building Commission “the Commission” has acquired eleven parcels of land commonly known as 1621 and 1627 W. 14th Street ; 1624, 1630, 1634 and 1635 W. 14th Place and 1434, 1436, 1438, 1434-1446 S. Ashland Avenue, Chicago, Illinois (the “Property”); and

WHEREAS, it has been determined that the Property, legally described hereinbelow, is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Commission and the Commission has been requested to convey title to such property to the City of Chicago, an Illinois municipal corporation;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request of the City of Chicago Department of Planning and Development to transfer title to such parcels of land and legally described below to the City of Chicago.

12th DISTRICT POLICE STATION
1624, 1630, 1634 and 1635 W. 14th Place, Chicago, Illinois
1621 and 1627 W. 14th Street, Chicago, Illinois
1434-46 S. Ashland Avenue, Chicago, Illinois

Legal Description

PARCEL 1:

LOT 14 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1627 W. 14th Street, Chicago Illinois
PIN NO: 17-19-219-012

PARCEL 2:

LOT 17 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1621 W. 14th Street, Chicago Illinois
PIN NO: 17-19-219-015

PARCEL 3:

LOT 39 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1634 W. 14th Place, Chicago Illinois
PIN NO: 17-19-219-027

PARCEL 4:

LOT 37 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14

EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMON ADDRESS: 1630 W. 14th Place, Chicago Illinois
PIN NO: 17-19-219-029

PARCEL 5:

LOT 35 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE
SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMON ADDRESS: 1624 W. 14th Place, Chicago Illinois
PIN NO: 17-19-219-031

PARCEL 6:

LOT 60 IN STINSON'S SUBDIVISION OF BLOCK 17 IN THE
SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMON ADDRESS: 1635 W. 14th Place, Chicago Illinois
PIN NO: 17-19-221-010

PARCEL 7:

LOTS 69 THROUGH 74, BOTH INCLUSIVE IN STINSON'S
SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF SECTION
19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1434-1446 S. Ashland Avenue, Chicago Illinois
PIN NO: 17-19-221-037, 038, 039, 042, and 048

BE IT FURTHER RESOLVED that the Chairman and Secretary
are authorized and directed to execute, on behalf of the Commission, a
quit claim deed and such other documents as may be approved as to form
and legality by Legal Counsel in order to convey title to such parcels of
property to the City of Chicago.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
 Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

The Executive Director next presented to the Board of Commissioners for consideration of approval a request to develop sustainable landscape guidelines for campus parks and to undertake the design and construction project of four new Campus Parks on behalf of the City of Chicago Department of Planning and Development, the Chicago Park District and the Chicago Public Schools. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7238

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request from the Department of Planning and Development to develop sustainable landscape guidelines for campus parks and to undertake the design and construction of four new Campus Parks on behalf of the City of Chicago, the Chicago Park District and the Chicago Public Schools as listed below:

Kershaw Elementary School Campus Park	6450 S. Lowe Avenue
Burley Elementary School Campus Park	1630 W. Barry Avenue
Earle Elementary School Campus Park	6121 S. Hermitage Avenue
Mann Elementary School Campus Park	8050 S. Chappel Avenue

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized and directed to proceed to implement the foregoing campus park projects and to execute, upon approval by legal counsel as to form and legality, such documents as may be necessary in order to effectuate this resolution.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,
 Robert B. Donaldson Benjamin Reyes, Cynthia M. Santos,
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

There being no further business to come before the meeting, the meeting was adjourned.

Secretary

APPROVED:

Chairman

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative and Operations Committee -
 September 18, 2008

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Current Cost of Construction (including approved change orders)	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Fosco Park Community Center	DB Sterlin Consultants, Inc. (PS 411 - A4) OR	This amendment represents compensation in the amount of \$31,354.95 for additional costs for project services incurred by the Owner's Representative during the extended duration period of the project from July 6, 2005 to August 12, 2006. The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$31,354.95	\$561,690.95	\$14,395,744.00	3.9%
2	Engine Company 102	Fox & Fox (PS 658 -A3) AOR	This amendment represents PBC requested additional services in the not-to-exceed amount of \$8,110.00 for the Architect of Record to provide the following services: 1. Modify the Landscaping plans to reduce the amount of mowed turf and replace with lower maintenance native plants; 2. Modify the sidewalk and apron plans along the alley exit into N. Rogers as a result of the re-submittal to CDDOT of the changes to the alley pavement; 3. Collect survey data to support the sidewalk and apron design efforts listed above, in the not-to-exceed amount of \$3,500.00 The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$8,110.00	\$332,727.00	\$8,790,000.00	3.8%
3	9th District Police Station	Wight Company (PS 954 - A4) AOR	This amendment represents PBC requested additional services in the amount of \$18,500.00 for the AOR to provide the following: - Architectural and design services for additional signage, UPS circuits, and millwork - \$2,800.00; - Architectural and design services for providing RGB cabling to six (6) locations in the station - \$1,200.00; - Architectural and design services for providing an additional keyless entrance, modify telephone system and provide for GPS charging - \$2,000.00; - Architectural and design services for providing backup power for lighting and security equipment at the Parking Garage - \$12,500.00. The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$18,500.00	\$491,860.00	\$28,977,000.00	1.7%

**Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
September 18, 2008**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Current Cost of Construction (including approved change orders)	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
4	Mark T. Skinner Elementary School	SMING-A (PS 1098 - A3) AOR	<p>This amendment represents PBC-requested additional services in the amount of \$68,851.00 for the AOR to provide the following:</p> <ol style="list-style-type: none"> 1. Additional design services to revise the structural concrete deck on the roof to achieve the LEED for Schools credit requirement for acoustical isolation from ambient sound roof assembly as required by USGBC; 2. Additional design services to incorporate a reclaimed historic tower/tank onto the Skinner school design as a functioning water storage tank. <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$68,851.00	\$2,121,995.00	\$26,576,600.00	8.0%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – October 1, 2008

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 1, 2008**

A	B	C	D	E	F = (D+E)	G	H = (F+G)	I = ((E+G)/D)
PROJECT	CONTRACT NUMBER	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR OCTOBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
South Water Purification Plant Chlorine Improvements (3300 E. Cheltenham Pl.) Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	\$47,987,000.00	\$131,354.00	\$48,118,354.00	\$2,500.00	\$48,120,854.00	0.28%
Engine Company 18 (1360 S. Blue Island) Project Manager: Craig Bruska	1453	The Lombard Company	\$9,330,000.00	\$34,724.56	\$9,364,724.56	\$3,397.49	\$9,368,122.05	0.41%
Engine Company 102 (7340 N. Clark Street) Project Manager: Craig Bruska	1457	Burling Builders, Inc.	\$8,790,000.00	\$0.00	\$8,790,000.00	(\$79,980.00)	\$8,710,020.00	-0.91%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

October 1, 2008

The George Sollitt Construction Company

790 North Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1339	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$47,987,000.00
NUM		APPROVED CHANGE ORDERS	\$131,354.00
ADJUSTED CONTRACT PRICE TO DATE			\$48,118,354.00
007	1339-28	Add roof framing at three locations along the new Pipe Gallery for exhaust fan support per Field Order # 28 dated 4/18/08. Error or Omission.	\$2,500.00
007	1339-34	Allow the Contractor to install two 12-inch square opening in the EL+66 roof slab at no cost. Provide prefabricated roof curbs and covers. Provide additional reinforcing at opening per typical details. Other.	\$0.00

TOTAL CHANGE ADDITION \$2,500.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$48,120,854.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1339 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7225

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Engine Company 18
1360 S. Blue Island
October 1, 2008

The Lombard Company
4245 West 123rd Street
Alsip, IL 60803

CHNG	BULL	CONTRACT NUMBER 1453	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,330,000.00
NUM		APPROVED CHANGE ORDERS	\$ 34,724.56
ADJUSTED CONTRACT PRICE TO DATE			\$9,364,724.56
007	1453-61	Provide revisions to Janitors Closets rooms 1-14 and 1-53 per Bulletin 61 dated 7/1/08. Error or Omission.	\$1,468.29
007	1453-66	Provide neoprene flashing at mansard roof per Bulletin 66 dated 7/11/2008. Error or Omission.	\$1,929.20

TOTAL CHANGE ADDITION \$3,397.49

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$9,368,122.05

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1453 heretofore issued by the Public Building Commission.

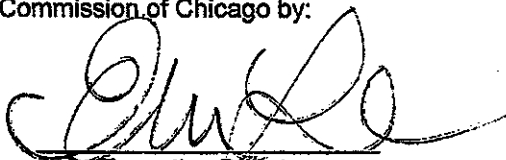
All parties shall apply the change as indicated above.

Resolution Number 7225

Changes as specified above authorized for the Public Building Commission of Chicago by:



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Engine Company 102

7340 N. Clark Street

October 1, 2008

Burling Builders, Inc.
44 W. 60th Street
Chicago, Illinois 60621

CHNG	BULL	CONTRACT NUMBER 1457	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$8,790,000.00
NUM		APPROVED CHANGE ORDERS	\$ 0.00
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$8,790,000.00
001	1457-5B	Provide revisions associated with alley modification per Bulletin 5B dated 5/22/08. 23-day time extension associated with the modifications.	(\$79,980.00)

The Revised Substantial Completion Date is September 30, 2008.

TOTAL CHANGE ADDITION	(\$79,980.00)
<hr/>	
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$8,710,020.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1457 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7225

Changes as specified above authorized for the Public Building Commission of Chicago by:



Reviewed By



Executive Director

NOTICE OF AWARD
OCTOBER 2008

REQUEST FOR SERVICE \$25,000 & UNDER			
Project Name	Service	Firm	\$ Total
PBC Administration	Purchase of Adobe Professional v9	System Solutions, Inc	\$2,373.00
PBC Administration	Maintenance & Development of PBC web site and Procurement Data Base	Catalyst Consulting Group, Inc.	\$20,000.00

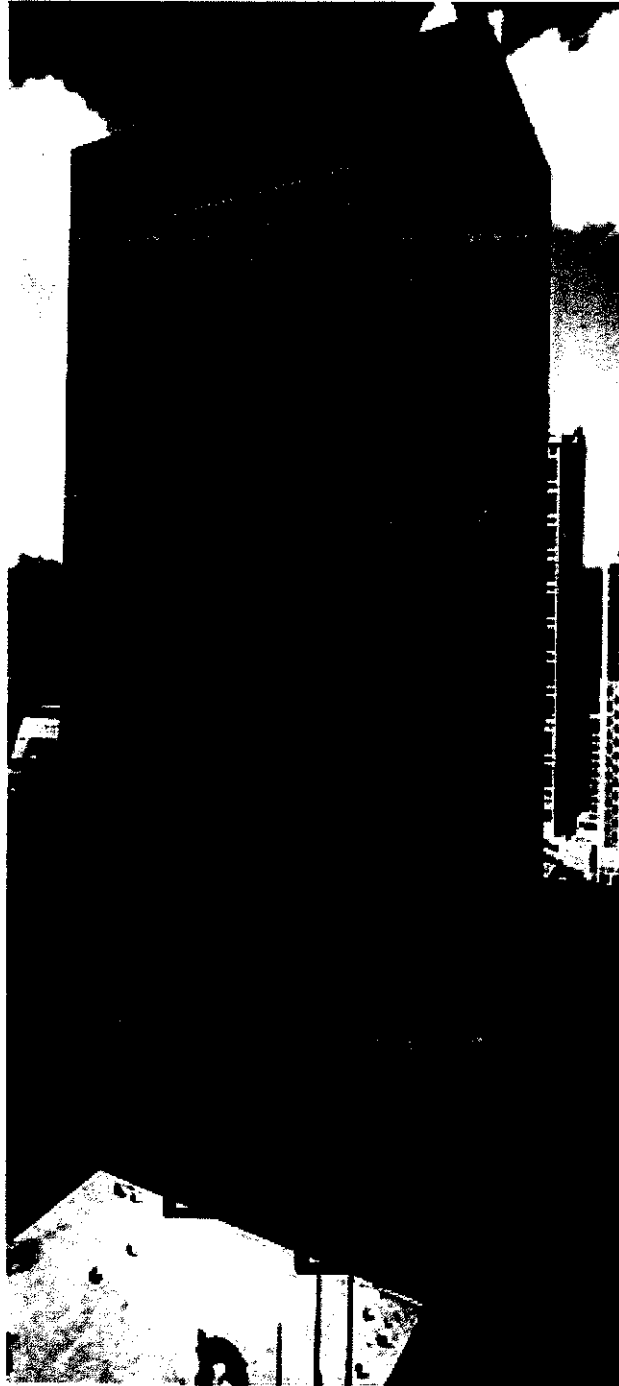
NOTICE OF AWARD
OCTOBER 2008

SPECIALTY CONTRACTS				
Project Name	Service	M/WBE	Firm	\$Total
Southwest Area High School	ALTA/ACSM Survey		The Balsamo-Olsen Engineering Company	\$8,720.00
Kershaw Campus Park	ALTA/ACSM Survey	MBE	Tecma Associates	\$7,920.00
Earle Campus Park	ALTA/ACSM Survey	MBE	Tecma Associates	\$9,860.00
Burley Campus Park	ALTA/ACSM Survey	MBE	Tecma Associates	\$7,076.00
Mann Campus Park	ALTA/ACSM Survey	MBE	Tecma Associates	\$8,420.00
12th District Police Station Department	Phase I ESA		Bradburne, Briller & Johnson, LLC	\$3,800.00
Brighton Park I Area Elementary School	Phase I ESA		Geosyntec Consultants, Inc.	\$750.00
Brighton Park I Area Elementary School	Phase II ESA		Terracon Consulting Engineers & Scientists	\$66,850.00
Back of the Yards Area High School	Phase II ESA	MBE	GSG Consultants, Inc.	\$26,800.00
Humboldt Park Library	Phase II ESA	WBE	Carnow Conibear & Associates, Inc. Ltd.	\$21,120.00
Westinghouse High School	Construction Material Testing		Flood Testing Laboratories Inc	\$34,020.03

Surveying (Not to Exceed \$50,000.00 per award)
 Phase I Environmental (Not to Exceed \$50,000.00 per award)
 Phase II Environmental (Not to Exceed \$250,000.00 per award)
 Environmental Design (Not to Exceed \$50,000.00 per award)
 Commissioning (Not to Exceed \$125,000.00 per award)
 Material Testing (Not to Exceed \$150,000.00 per award)

Richard J. Daley Center

2009 Proposed Operating and Capital Budget



Prepared by MB Real Estate Services, LLC

Richard J. Daley Center
50 West Washington
Chicago, IL
2009 Annual Budget Executive Summary

Introduction

We are pleased to present the Proposed 2009 Budget of the Richard J. Daley Center for consideration by the Public Building Commission of Chicago. As you will see, the proposed budget reflects an overall increase in operating expenses of 3.32%. Also, depicted in the following will be explanations for the areas of increases and the proactive initiatives and steps the Building will take to minimize and lower these costs. Secondly, you will see an overall increase in total Building revenue which is a direct result of these increased expenses and anticipated revenue from plaza events for administrative processing fees. Finally, the 2009 Capital Budget provides for improvements to building components that focus on occupant safety and ADA Compliance.

Our goal this year is to maintain the same level of services that have earned the Daley Center 4 BOMA TOBY Awards (Building Owners and Managers Association, The Office Building of the Year, Government Sector) and to implement new technologies that will increase operating efficiencies and ensure a comfortable and safe work environment for all occupants.

Budget Summary

The Property Budget for the calendar year 2009 is as follows (\$000's):

	2009 Budget	2008 Proj. Actual	% Change
Base Rent	\$15,562	\$15,097	3.08%
Retail Income	\$157	\$146	6.64%
Other Income	\$94	\$28	69.74%
Income From Services Resold	\$1,528	\$1,311	14.23%
Total Revenue	\$17,341	\$16,582	4.60%
Utilities Expense	\$3,645	\$3,853	5.70%
Cleaning Expense	\$3,827	\$3,635	5.01%
Security Expense	\$1,504	\$1,413	6.12%
Mechanical Maintenance	\$3,724	\$3,545	4.81%
Building General	\$1,115	\$1,117	0.20%
Administrative Expense	\$905	\$854	5.68%
Insurance Expense	\$780	\$756	3.08%
Subtotal Bldg Op Expenses	\$15,500	\$15,173	2.20%
Facilities/Reimbursable Expense	\$12	\$12	0.00%
Cost of Services Resold	\$1,528	\$1,309	14.33%
Operating Contingency	\$300	\$300	0.00%
Total Expenses	\$17,340	\$16,794	3.32%

Benchmark Report Comparison

In compliance with the PBCC Contract PS914, section A.6.5, MBRES will be submitting a review of the Operating Expense Benchmark Report for 2007 for the Richard Daley Center. The report is based on a comparison between the Daley Center's 2007 Operating Expenses and data collected by the Building Owners & Managers Association Experience Exchange Report for the identical period. It's the industry standard for office building financial data and operations information and the Daley Center was compared to buildings over 600,000 square feet that are both government and privately owned sector of the Central Business District.

Throughout the 2009 Budget there are several operating accounts that have experienced increases and decreases in comparison to the projected totals for 2008. There is an overall increase in operating expenses anticipated for 2009 and below are explanations for the variances in all accounts. There is also an explanation of variances that existed as a result of the 2007 Benchmarking report.

- The \$465K favorable variance in Base Rent primarily results from the increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago. These percentages are based on projected occupancies in 2009 and are calculated by an architect using BOMA Chicago measurement standards.
- The \$11K favorable variance in Retail Income primarily results from the addition of (1) ATM on the Concourse level and the new agreement with JP Morgan Chase which will generate \$7,500.00 per month in comparison to the \$400.00 per month received in the 1st quarter of 2008. This account also projects the non-renewal of the Starbuck's lease.
- The \$66K favorable variance in Other Income primarily results from the 2009 addition of plaza event revenue stemming from projected administrative processing fees to be charged to each event. This income would be used to offset the salary expense for the budgeted Special Events Coordinator.
- The \$217K favorable variance in Income from Services Resold results from increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago.
- The \$208K favorable variance in Utilities Expense primarily results from the decrease in natural gas costs as market rates have dropped in the 3rd quarter of 2008 and the Building has taken advantage of procuring 75% - 100% of 2009's anticipated consumption. MBRES is currently researching Natural Gas IGA opportunities with the City of Chicago Department of General Services. *BOMA Benchmark Comparison:* Electricity was .25 cents per square foot higher than the average government owned building as a result of higher usage associated with the pumps and motors used to provide steam to the County Building, power used for the Picasso lighting, fountain and lobby. Another significant factor is the Building's floor to ceiling height of 12' and 30' in the high courtrooms. While the square footage is comparable, there is no comparison for the greater volume of

air that needs to be conditioned. Natural Gas costs were .16 cents lower than the average government owned building. In addition to heating the greater volume of air associated with the 12' floor to ceiling heights, the Daley Center also generates steam for the County Building.

- The \$192K unfavorable variance in Cleaning Expense primarily results from the projected increase in cleaning supplies to meet the LEED EB O&M requirements which include the purchasing of new scrubbers - \$90K and overall 58% increase in cleaning chemicals. Also, the increase in janitorial wages is a factor that takes place on an annual basis. *BOMA Benchmark Comparison:* Cleaning payroll costs were .60 cents per square foot higher than the average for government owned buildings due to the additional costs for the Plaza which adds an additional 88,000 square feet to maintain and maintenance to the 357 private restrooms throughout the building.
- The \$91K unfavorable variance in Security Expense primarily results from wage increases in conjunction with the Collective Bargaining Agreement with SEIU Local One Security. Staffing levels are again being reviewed by a security consultant and the service is in the process of being competitively re-bid. *BOMA Benchmark Comparison:* Security contract costs were .20 cents per square foot higher than the average privately owned building and there is no comparable data for government owned buildings. Security is provided for all areas of the building that are not court related. Due to the nature of the building access points and secured areas, the Daley Center requires more staff to secure the building than the average privately owned building.
- The \$179K unfavorable variance in Mechanical Maintenance primarily results from the increases in wages for electricians, freight elevator operators and engineers in conjunction with the Collective Bargaining Agreements of each department. *BOMA Benchmark Comparison:* Repair and Maintenance payroll costs were .21 cents per square foot higher than the average government owned building. One reason for the variance is that the Building employs two information booth attendants and full time electricians who are not typical but essential to the operations of the Building.
- The \$51K unfavorable variance in Administrative expense results from the addition of a Special Events Coordinator with a budgeted salary of \$50K per year. This person will oversee all of the logistics and operations that are involved with all lobby and Plaza events. The salary expense for the Coordinator position will be offset by the budgeted plaza event revenue for administrative processing fees. *BOMA Benchmark Comparison:* Administrative payroll costs were .19 cents per square foot less than the average government owned building which included salaries and benefits for office of the building staff. This calculation does not include the plaza which would make the disparity greater.
- The \$24K unfavorable variance in Insurance Expense primarily results from the increase in Property Liability insurance per quotes provided by the Public Building Commission of Chicago. *BOMA Benchmark Comparison:* Insurance costs were .21 cents per square foot higher than other government owned

buildings and is purchased directly by the PBCC. The variance is caused by low deductibles (\$50K) and higher limits (\$50M for liability) than is typical.

- The \$219K unfavorable variance in Cost of Services Resold primarily results from increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago.

Operating Goals

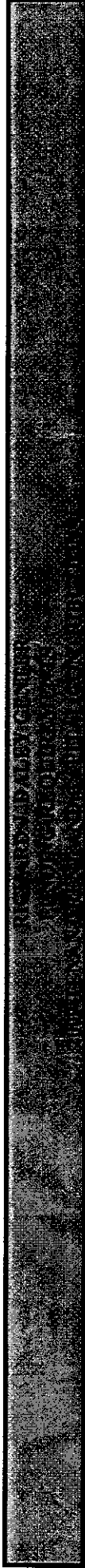
Although the Building has made every effort to maintain the same level of services as provided in previous years, the Property was not able to avoid the 3.32% increase in overall operating expenses. In an attempt to mitigate these increased costs, MBRES has taken several initiatives to lower expenses and improve building operating efficiency. Two of these initiatives are listed below:

- **Energy Performance Contracting (EPC):** There are several energy conservation objectives for this project that include significant reductions in electric, water and natural gas consumption, the reduction of greenhouse gas emissions, and the achievement and maintenance of an Energy Star Portfolio rating of at least 75 or greater. The current energy star rating for the Daley Center is 67 and MBRES is in the process of assessing and reviewing the rating for areas of improvement. An RFQ has been developed in cooperation with The Clinton Foundation, Illinois Department of Commerce and Economic Developments (DCEO), Holland and Knight and MB Real Estate. The RFQ has been submitted to nine companies that have Memorandums of Understanding with the Clinton Foundation. The selection of the Energy Service Company (ESCO) is scheduled for the end of 2008. MB Real Estate has identified four main systems that could reduce utility consumption and they include modernization of heating and cooling equipment, replacement of original plumbing fixtures, relamping of light fixtures and re-circuiting of lighting systems. The RFQ also requests that the ESCO's consider and recommend renewable energy alternatives for the Daley Center. Lastly, the ESCO's will be tasked with securing grants from entities such as DCEO to offset the total cost of these projects. The EPC provides the PBCC with an alternate form of financing this work through tax exempt debt.
- **Natural Gas IGA:** MB Real Estate Services has researched entering into an Intergovernmental Agreement with the City of Chicago to procure natural gas services for the Daley Center. MBRES currently purchases natural gas as a commodity through Energy USA. An analysis of our purchase for 2009 compared to what it would have cost procuring it through the Department of General Services showed that we would have saved \$40K or about 5% of our overall budget. The IGA is expected to be completed in the first quarter of 2009.

RICHARD J. DALEY CENTER
2009
PROPOSED OPERATING AND CAPITAL BUDGET
September 16, 2008

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- VIII. ADMINISTRATIVE EXPENSE DEPARTMENTAL DETAIL
- IX. INSURANCE, FACILITIES AND REIMBURSABLE EXPENSES DETAIL
- X. CAPITAL BUDGET



COUNTY	2009 Funding %*	2008 Funding %*
BASE RENT	\$13,814,407	
ELECTRICITY CHARGES	\$35,718	
STEAM CHARGES	\$803,436	
PACKAGE UNIT MAINTENANCE	\$3,706	
2009 CAPITAL PROJECTS	\$9,465,456	
TOTAL COUNTY		
CITY		
BASE RENT	\$1,196,720	
ELECTRICITY CHARGES	\$26,035	
STEAM CHARGES	\$631,630	
PACKAGE UNIT MAINTENANCE	\$14,965	
2009 CAPITAL PROJECTS	\$819,977	
TOTAL CITY		
PBCC		
BASE RENT	\$550,896	
ELECTRICITY CHARGES	\$12,832	
2009 CAPITAL PROJECTS	\$377,467	
TOTAL PBCC		
TOTAL FUNDING		
REVENUE		
OPERATIONS REVENUE	\$17,341,039	
OTHER INCOME	(\$250,696)	
CAPITAL	\$10,662,900	
TOTAL REVENUE		

*Note: Percentage based on square footage occupied.

**PROPOSED BUDGET SUMMARY
OPERATING AND REIMBURSABLE EXPENSES**

BUDGET SUMMARY	PROPOSED BUDGET	COMPARISON	PERCENTAGE	PERCENTAGE	PERCENTAGE
REVENUE					
BASE RENT (TAB II)	\$15,562,023	\$15,096,872		\$465,151	3.08%
RETAIL INCOME (TAB II)	\$156,596	\$78,564		\$10,403	6.64%
OTHER INCOME (TAB II)	\$94,100	\$45,260		\$65,625	69.74%
INCOME FROM SERVICES RESOLD (TAB II)	\$1,528,321	\$1,278,733		\$217,482	14.23%
TOTAL REVENUE	\$17,341,040	\$16,699,429		\$641,611	3.70%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE (TAB III)	\$3,645,008	\$3,452,122		\$207,770	5.70%
CLEANING EXPENSE (TAB IV)	\$3,826,539	\$3,657,380		(\$191,675)	-5.01%
SECURITY EXPENSE (TAB V)	\$1,504,971	\$1,430,523		(\$92,034)	-6.12%
MECHANICAL MAINTENANCE (TAB VI)	\$3,723,694	\$3,603,633		(\$179,026)	-4.81%
BUILDING GENERAL (TAB VII)	\$1,115,189	\$1,134,671		\$2,261	0.20%
ADMINISTRATIVE EXPENSE (TAB VIII)	\$905,319	\$854,368		(\$51,450)	-5.68%
INSURANCE (TAB IX)	\$780,000	\$764,000		(\$24,000)	-3.08%
SUBTOTAL BUILDING OPERATING EXPENSES	\$15,500,711	\$15,106,097		\$394,614	2.55%
FACILITIES / REIMBURSABLE EXPENSE (TAB IX)	\$12,000	\$24,000		\$0	0.00%
COST OF SERVICES RESOLD (TAB IX)	\$1,528,321	\$1,278,733		(\$219,072)	-14.33%
OPERATING CONTINGENCY	\$300,000	\$300,000		\$0	0.00%
TOTAL EXPENSES	\$17,341,030	\$16,699,830		\$641,200	3.70%

**FIFTH WARD POLICE CENTER
OPERATIONS AND MAINTENANCE BUDGET
BY MONTH BUDGET COMPARISON**

5 YEAR BUDGET COMPARISON	00Y BUDGET	2005 BUDGET	2006 BUDGET	CHANGE BUDGET VS 2005 BUDGET	PERCENTAGE CHANGE
REVENUE					
BASE RENT	\$15,562,023	\$15,096,872	\$14,133,493	\$465,151	2.99%
RETAIL INCOME	\$156,596	\$78,564	\$125,604	\$78,032	49.83%
OTHER INCOME	\$94,100	\$45,260	\$46,840	\$48,840	51.90%
INCOME FROM SERVICES RESOLD	\$1,528,321	\$1,278,733	\$1,563,490	\$249,588	16.33%
TOTAL REVENUE	\$1,541,049	\$1,619,429	\$1,867,427	\$248,000	15.5%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,645,008	\$3,452,122	\$2,953,995	(\$192,886)	-5.29%
CLEANING EXPENSE	\$3,826,539	\$3,657,380	\$3,614,577	(\$169,159)	-4.42%
SECURITY EXPENSE	\$1,504,971	\$1,430,523	\$1,357,674	(\$74,448)	-4.95%
MECHANICAL MAINTENANCE	\$3,723,694	\$3,603,633	\$3,449,162	(\$120,062)	-3.22%
BUILDING GENERAL	\$1,115,189	\$1,134,671	\$1,130,730	\$19,482	1.75%
ADMINISTRATIVE EXPENSE	\$905,319	\$854,368	\$719,800	(\$50,950)	-5.63%
INSURANCE	\$780,000	\$764,000	\$756,000	(\$16,000)	-2.05%
SUBTOTAL BUILDING OPERATING EXPENSES	\$23,504,214	\$23,416,693	\$23,107,938	\$296,276	1.2%
FACILITIES / REIMBURSABLE EXPENSE (TAB X)	\$12,000	\$24,000	\$24,000	\$12,000	100.00%
COST OF SERVICES RESOLD (TAB X)	\$1,528,321	\$1,278,733	\$1,563,490	(\$249,588)	-16.33%
OPERATING CONTINGENCY	\$300,000	\$300,000	\$300,000	\$0	0.00%
TOTAL EXPENSES	\$25,334,535	\$25,019,426	\$24,995,428	\$244,107	1.0%

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$13,814,407
COUNTY ELECTRICITY CHARGES	\$3,005	\$2,946	\$2,872	\$3,048	\$2,739	\$2,884	\$3,044	\$3,243	\$2,775	\$2,275	\$3,230	\$3,659	\$35,718
COUNTY STEAM CHARGES	\$85,742	\$82,750	\$72,050	\$30,239	\$32,616	\$63,612	\$120,224	\$110,361	\$60,097	\$24,768	\$48,457	\$72,522	\$803,436
COUNTY PACKAGE UNIT MAINT.	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$3,706
TOTAL COUNTY O & M CHARGES	\$1,239,757	\$1,217,656	\$1,198,182	\$1,524,497	\$1,517,865	\$1,640,316	\$1,783,778	\$1,634,234	\$1,921,316	\$1,502,553	\$1,940,203	\$1,957,391	\$17,937,267
CITY BASE RENT	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$1,196,720
CITY ELECTRICITY CHARGES	\$1,727	\$1,924	\$2,038	\$1,995	\$2,466	\$2,314	\$2,285	\$2,626	\$2,361	\$1,609	\$2,629	\$2,062	\$26,035
CITY STEAM CHARGES	\$102,891	\$104,527	\$97,267	\$51,584	\$30,752	\$23,560	\$16,656	\$22,072	\$11,095	\$15,011	\$64,609	\$91,607	\$631,630
CITY PACKAGE UNIT MAINTENANCE	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$14,965
TOTAL CITY O & M CHARGES	\$105,792	\$107,628	\$100,278	\$154,553	\$134,782	\$126,848	\$117,925	\$144,642	\$114,430	\$121,594	\$168,193	\$193,643	\$1,973,313
PBCC BASE RENT	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$550,896
PBCC ELECTRIC CHARGES	\$991	\$899	\$994	\$1,028	\$1,170	\$1,097	\$1,366	\$1,257	\$1,195	\$936	\$1,055	\$845	\$12,832
TOTAL PBCC O & M CHARGES	\$46,899	\$46,807	\$46,902	\$46,936	\$47,078	\$47,005	\$47,274	\$47,165	\$47,103	\$46,844	\$46,963	\$46,753	\$563,728
TOTAL BASE RENT:	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$1,486,906	\$15,562,023
TOTAL SERVICES RESOLD:	\$1,239,757	\$1,217,656	\$1,198,182	\$1,524,497	\$1,517,865	\$1,640,316	\$1,783,778	\$1,634,234	\$1,921,316	\$1,502,553	\$1,940,203	\$1,957,391	\$17,937,267
TOTAL TENANT CONTRIBUTIONS:	\$1,239,757	\$1,217,656	\$1,198,182	\$1,524,497	\$1,517,865	\$1,640,316	\$1,783,778	\$1,634,234	\$1,921,316	\$1,502,553	\$1,940,203	\$1,957,391	\$17,937,267

**RICHARD J. VAUGHAN CENTER
OPERATIONAL MAINTENANCE CONTRACT**

REVENUE BUDGET	PROPOSED SUB-BUDGET	2008 BUDGET	2009 BUDGET	2009 BUDGET AS A % OF 2008 BUDGET	% CHANGE
1. BASE RENT COUNTY	\$13,814,407	\$13,369,788	\$13,369,788	\$444,619	3.22%
2. BASE RENT CITY	\$1,196,720	\$1,186,620	\$1,186,620	\$10,100	0.84%
3. BASE RENT PBCC	\$550,896	\$540,464	\$540,464	\$10,432	1.89%
4. RETAIL INCOME	\$125,036	\$50,004	\$120,727	\$4,309	3.45%
5. RETAIL PERCENTAGE RENT	\$31,560	\$28,560	\$25,466	\$6,094	19.31%
6. TELEPHONE COMMISSIONS	\$0	\$360	\$0	\$0	0.00%
7. XEROX MACHINES	\$2,900	\$2,900	\$2,900	\$0	0.00%
8. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
9. PLAZA ADMINISTRATIVE PROCESSING FEES	\$49,200	\$0	\$0	\$49,200	100.00%
10. INCOME FROM SERVICES RESOLD	\$1,528,321	\$1,278,733	\$1,310,839	\$217,482	14.23%
11. INTEREST INCOME	\$40,800	\$40,800	\$24,375	\$16,425	40.26%
TOTAL	\$17,141,000	\$16,992,200	\$16,992,200	\$148,800	0.87%

1. Based on 88.77% occupancy. See summary detail attached.

2. Based on 7.69% occupancy. See summary detail attached.

3. Based on 3.54% occupancy. See summary detail attached.

4. Retail rent summary, monthly rent:

12th floor surety bondsmen: \$2,100 per bondsmen, \$14,700 total

Starbucks: \$2,540 (\$43.23 per square foot on yearly basis). August 2009 expiration not anticipating a renewal

Chase ATM: \$7,500 per month

5. Percentage rent for vending machines, \$2,280 per month and \$100 month for 40 bathroom sanitary dispensers.

6. Based on receipts through January 2008. Contract terminated by AT&T.

7. Agreement with Multiple Business Systems.

8. \$100 per month from Starbucks for waste hauling. August 2009 expiration not anticipating a renewal

9. Income for administrative processing fees associated with plaza events. To offset events coordinator expenses.

10. Services resold to tenants, identified as reimbursable expenses.

Steam \$826,253 (metered)

Electricity \$26,035 (metered)

City Package Unit Maintenance \$14,964.82 (contractual agreement)

County Package Unit Maintenance \$3,706.21 (contractual agreement)

ANNUAL BUDGET

JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER

OPERATING EXPENSES	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
1. UTILITIES EXPENSE													
42100-000 ELECTRICITY	\$226,905	\$225,808	\$227,463	\$215,820	\$189,702	\$284,667	\$257,311	\$246,877	\$224,268	\$127,331	\$210,042	\$256,251	\$2,692,443
42200-000 GAS	\$171,434	\$155,551	\$54,877	\$82,284	\$12,136	\$17,602	(\$8,550)	(\$2,932)	\$4,573	\$33,338	\$101,377	\$158,496	\$782,186
42600-000 WATER	\$8,340	\$9,780	\$9,720	\$12,790	\$18,770	\$20,440	\$20,560	\$18,370	\$17,170	\$13,150	\$12,570	\$8,720	\$170,380

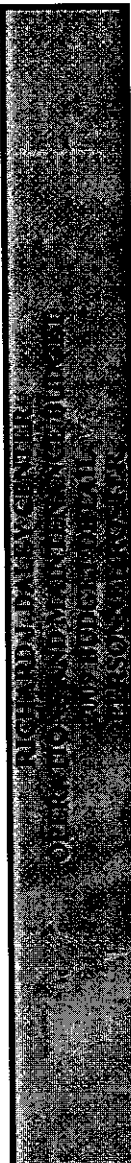
2. CLEANING EXPENSE	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
40205-000 CLEANING CONTRACT SERVICE - DAY	\$38,186	\$38,186	\$38,186	\$59,494	\$59,494	\$59,494	\$59,494	\$59,494	\$59,494	\$59,494	\$59,494	\$59,494	\$710,004
40206-000 CLEANING CONTRACT SERVICE - NIGHT	\$208,821	\$208,821	\$208,821	\$213,728	\$213,728	\$213,728	\$213,728	\$213,728	\$213,728	\$213,728	\$213,728	\$213,728	\$2,590,012
40210-000 ADDITIONAL CLEANING SERVICES	\$1,392	\$1,392	\$1,392	\$6,392	\$1,392	\$1,392	\$6,392	\$1,392	\$1,392	\$6,392	\$1,392	\$1,392	\$39,708
40700-000 WINDOW WASHING SERVICE CONTRACT	\$3,409	\$3,409	\$9,650	\$8,971	\$3,708	\$8,971	\$3,409	\$9,270	\$9,351	\$3,409	\$3,708	\$3,413	\$76,240
40750-000 WINDOW WASHING RIG SERVICE CONTRAC	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$40,800
40208-000 CLEANING - SPECIAL SERVICES	\$100	\$100	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$600
40215-000 CLEANING-SUPP/MATERIALS	\$115,407	\$30,207	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$23,307	\$378,684
40760-000 WINDOW RIG REPAIRS	\$0	\$0	\$1,500	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
40211-000 UNIFORMS	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
43300-000 SNOW REMOVAL & SUPPLIES	\$4,000	\$4,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$4,000	\$18,000

3. SECURITY DEPARTMENT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
44200-000 SECURITY CONTRACT SERVICE	\$101,518	\$101,518	\$101,518	\$101,518	\$108,451	\$108,451	\$108,451	\$108,451	\$108,451	\$108,451	\$108,451	\$108,451	\$1,273,684
44210-000 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
44400-000 SECURITY EQUIP. MAINTENANCE	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
44230-000 SECURITY FIRE ALARM SYS. MAINT.	\$0	\$0	\$12,950	\$0	\$0	\$0	\$0	\$0	\$12,950	\$0	\$0	\$0	\$25,900
44400-000 SECURITY SUPPLIES AND MATERIALS	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$24,745
44500-000 SECURITY PAYROLL EXPENSE	\$16,888	\$12,311	\$16,871	\$12,311	\$12,311	\$12,311	\$16,888	\$12,311	\$12,311	\$12,311	\$12,311	\$12,311	\$161,442
44530-000 UNIFORMS	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$1,200

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R & M													
41415-000 ELECTRICIAN - SUPPLIES/MATERIALS	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$43,200
41420-000 ELECTRICIAN - REPAIRS/MAINTENANCE	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$11,502	\$138,024
41480-000 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
41450-000 ELECTRICIAN - PAYROLL	\$37,524	\$25,016	\$25,016	\$25,016	\$25,016	\$25,016	\$37,524	\$25,016	\$25,016	\$25,016	\$25,016	\$25,016	\$325,208
TOTAL ELECTRICAL R & M EXPENSE	\$52,751	\$40,243	\$40,243	\$40,243	\$40,243	\$40,243	\$52,751	\$40,243	\$40,243	\$40,243	\$40,243	\$40,243	\$507,932
PLUMBING R & M													
41610-000 PLUMBING REPAIR/MAINT O/S SERVICES	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
TOTAL PLUMBING R & M EXPENSE	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
HVAC R & M													
41300-000 HVAC-CONTRACT SERVICE	\$48,122	\$0	\$0	\$3,774	\$0	\$44,348	\$3,774	\$0	\$0	\$3,774	\$0	\$0	\$103,791
41305-000 HVAC-CONTROLS CONTRACT	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$5,214	\$62,568
41315-000 HVAC-SUPPLIES/MATERIALS	\$6,250	\$16,250	\$17,531	\$6,250	\$18,450	\$6,250	\$6,250	\$11,250	\$6,250	\$6,250	\$11,250	\$7,769	\$120,000
41310-000 REPAIRS & MAINTENANCE	\$7,637	\$7,637	\$7,637	\$13,637	\$10,637	\$42,637	\$7,637	\$7,637	\$11,087	\$43,437	\$12,737	\$7,643	\$180,000
41100-000 HVAC-PAYROLL	\$242,566	\$161,714	\$161,714	\$161,714	\$161,714	\$161,714	\$242,566	\$161,714	\$161,714	\$161,714	\$161,714	\$161,714	\$2,102,267
41150-000 UNIFORMS	\$650	\$650	\$650	\$2,210	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$9,360
TOTAL HVAC R & M EXPENSE	\$310,438	\$191,465	\$192,746	\$192,799	\$196,665	\$260,812	\$266,091	\$186,465	\$184,915	\$221,039	\$191,565	\$182,990	\$2,577,986
ELEVATOR R & M													
41200-000 ELEVATORS-CONTRACT SERVICE	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$49,200	\$594,576
41210-000 VANDALISM AND NON CONTRACT REPAIRS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
TOTAL ELEVATOR R & M EXPENSE	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$50,200	\$606,576

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
5. BUILDING GENERAL DEPARTMENT													
PAINTING R & M													
41860-000 PAINTING SUPPLIES & MATERIALS	\$1,500	\$0	\$0	\$1,500	\$0	\$0	\$1,500	\$0	\$0	\$1,500	\$0	\$1,500	\$7,500
41865-000 PAINTING - CONTRACTOR	\$3,000	\$3,000	\$15,000	\$7,000	\$3,000	\$15,000	\$3,000	\$3,000	\$15,000	\$3,000	\$3,000	\$35,000	\$108,000
SUBTOTAL PAINTING AND R & M EXPENSE	\$4,500	\$3,000	\$15,000	\$8,500	\$3,000	\$15,000	\$4,500	\$3,000	\$15,000	\$4,500	\$3,000	\$36,500	\$115,500
CARPENTERS R & M													
41950-000 CARPENTRY PAYROLL	\$16,022	\$10,682	\$10,682	\$10,682	\$10,682	\$10,682	\$16,022	\$10,682	\$10,682	\$10,682	\$10,682	\$10,682	\$138,864
41980-000 CARPENTRY UNIFORMS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
41930-000 CARPENTRY SUPPLIES	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
SUBTOTAL CARPENTER R & M EXPENSE	\$16,772	\$11,432	\$11,432	\$11,432	\$11,432	\$11,432	\$16,772	\$11,432	\$11,432	\$11,432	\$11,432	\$11,432	\$147,864
SERVICES AND SUPPLIES													
41830-000 GEN BULD SUPPLIES MATERIALS	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$3,916	\$46,992
43110-000 LANDSCAPING	\$0	\$0	\$0	\$5,981	\$5,981	\$5,981	\$5,981	\$5,981	\$5,981	\$5,981	\$5,981	\$0	\$52,000
40500-000 CONTRACT SVC-TRASH REMOVAL	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$81,996
41805-000 EXTERMINATOR SERVICES	\$1,630	\$702	\$702	\$702	\$702	\$702	\$1,630	\$702	\$702	\$1,630	\$702	\$702	\$12,133
41810-000 CONTRACT SVC-METAL MAINT.	\$0	\$750	\$10,750	\$750	\$750	\$750	\$10,750	\$750	\$8,250	\$750	\$750	\$1,000	\$36,000
41845-000 GENERAL BUILDING REPAIRS	\$3,641	\$141	\$141	\$14,441	\$141	\$141	\$141	\$141	\$8,250	\$58,641	\$55,141	\$149	\$133,000
41850-000 GLASS REPLACEMENT	\$917	\$4,917	\$4,917	\$917	\$917	\$917	\$917	\$4,917	\$4,917	\$917	\$4,917	\$4,913	\$35,000
41825-000 DIRECTORY STRIPS, SIGNS, AND FLAGS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
41220-000 ELEVATOR STARTERS PAYROLL EXPENSE	\$31,465	\$20,978	\$20,978	\$20,978	\$20,978	\$20,978	\$31,465	\$20,978	\$20,978	\$20,978	\$20,978	\$20,978	\$272,704
48030-000 CARPET	\$8,917	\$8,917	\$8,917	\$8,917	\$8,917	\$68,917	\$8,917	\$11,917	\$8,917	\$8,917	\$8,917	\$8,913	\$170,000
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$58,318	\$48,153	\$58,153	\$65,362	\$54,334	\$110,134	\$71,549	\$57,134	\$61,634	\$109,562	\$109,086	\$48,403	\$851,826

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
45580-000 OFFICE SUPPLIES	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$12,300
45520-000 TELEPHONE	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
45300-000 MANAGEMENT FEES	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$189,000
45410-000 OTHER PROFESSIONAL FEES	\$8,766	\$8,766	\$21,766	\$12,766	\$8,766	\$11,766	\$8,766	\$13,766	\$11,766	\$8,766	\$8,766	\$14,374	\$138,800
45410-000 LEGAL FEES	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$450	\$50,000
45412-000 ENVIRONMENTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,500
45100-000 ADMINISTRATIVE PAYROLL	\$33,219	\$26,616	\$50,608	\$26,616	\$26,616	\$26,616	\$33,219	\$26,616	\$26,616	\$26,616	\$26,616	\$26,616	\$356,990
45130-000 ADMINISTRATIVE BENEFITS	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$5,261	\$63,129
45600-000 STACKING PLAN AND BLDG SFT CALC	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$4,000
45700-000 ADMINISTRATIVE EXPENSE	\$788	\$787	\$4,037	\$787	\$787	\$3,787	\$787	\$787	\$3,787	\$787	\$3,087	\$4,792	\$25,000
TOTAL ADMINISTRATIVE EXPENSE	\$49,838	\$49,838	\$70,533	\$49,838	\$49,838	\$70,533	\$49,838	\$49,838	\$70,533	\$49,838	\$49,838	\$70,533	\$780,000
7. INSURANCE EXPENSE													
47010-000 INSURANCE	\$80,000									\$700,000			\$780,000
TOTAL INSURANCE EXPENSE	\$80,000									\$700,000			\$780,000
FACILITIES EXPENSE													
48020-000 WOOD MAINTENANCE	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
48010-000 FURNITURE REPAIR	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
TOTAL FACILITIES EXPENSE	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
TOTAL OPERATING EXPENSES													
	\$1,490,303	\$1,237,096	\$1,292,868	\$1,183,271	\$1,076,794	\$1,318,482	\$1,243,877	\$1,125,363	\$1,134,516	\$1,820,962	\$1,276,564	\$1,312,625	\$15,512,721
REIMBURSABLE EXPENSE													
49110-000 COST OF ELECTRICITY RESOLD COUNTY	\$3,005	\$2,946	\$2,872	\$3,048	\$2,739	\$2,884	\$3,044	\$3,243	\$2,775	\$2,275	\$3,230	\$3,659	\$35,718
49120-000 COST OF ELECTRICITY RESOLD CITY	\$1,727	\$1,924	\$2,038	\$1,995	\$2,466	\$2,314	\$2,285	\$2,626	\$2,361	\$1,609	\$2,629	\$2,062	\$26,035
49130-000 COST OF ELECTRICITY RESOLD PBC	\$991	\$899	\$994	\$1,028	\$1,170	\$1,097	\$1,366	\$1,257	\$1,195	\$936	\$1,055	\$845	\$12,832
49140-000 COST OF STEAM RESOLD COUNTY	\$85,742	\$82,750	\$77,650	\$30,239	\$32,616	\$63,612	\$120,224	\$110,361	\$60,097	\$24,768	\$48,457	\$72,522	\$803,456
49150-000 COST OF STEAM RESOLD CITY	\$102,891	\$104,527	\$97,267	\$51,584	\$30,752	\$23,560	\$16,656	\$22,072	\$11,095	\$15,011	\$64,609	\$91,607	\$631,630
49160-000 COUNTY PACKAGE UNIT MAINTENANCE	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$3,706
49170-000 CITY PACKAGE UNIT MAINTENANCE	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$14,965
TOTAL REIMBURSABLE EXPENSE	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$195,911	\$2,442,000
CONTRIBUTIONS													
49180-000 CONTRIBUTIONS	\$1,686,215	\$1,431,698	\$1,460,644	\$1,272,720	\$1,148,092	\$1,413,504	\$1,389,007	\$1,266,478	\$1,213,524	\$1,867,116	\$1,398,099	\$1,484,876	\$17,041,081
TOTAL OPERATING AND NON-OPERATING	\$1,687,923	\$1,433,707	\$1,458,419	\$1,380,192	\$1,264,106	\$1,732,996	\$1,642,888	\$1,491,744	\$1,550,951	\$2,688,078	\$1,674,474	\$1,800,442	\$22,000,000
OPERATING SURPLUS OR (DEFICIT)													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Department	Title	No. of Employees	Building Staff Expense	Contract Employee Expense
Cleaning Staff:				
		76		\$3,260,015
contract employees	Day	16		
contract employees	Night	60		
Security Staff:				
		25	\$162,899	\$1,273,684
building employee	Director	1		
building employee	Administrative	1		
contract employees	Security Manager	1		
contract employees	Supervisory Guards	3		
contract employees	Guards	19		
Electricians:				
		3	\$325,208	
building employee	"B" Electricians	3		
Engineers:				
		22	\$2,102,267	
building employee	Chief Engineer	1		
building employee	Assistant Chief Engineer	4		
building employee	Engineer	14		
building employee	Apprentice	3		
Carpenter:				
		1	\$138,864	
Elevator Personnel:				
		5	\$272,704	
building employee	Tenant Coordinator	1		
building employee	Elevator Starters	2		
building employee	Elevator Operators	2		
Administrative:				
		5	\$419,719	
building employee	General Manager	1		
building employee	Assistant General Manager	1		
building employee	Administrative	3		
TOTAL PAYROLL:		137	\$3,421,662	\$4,533,699

ANNUAL BUDGET

REVENUE	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
BASE RENTS													
31100-000 BASE RENT COUNTY (88.56%)	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$1,151,201	\$13,814,407
31200-000 BASE RENT CITY (7.86%)	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$99,727	\$1,196,720
31300-000 BASE RENT PBCC (3.58%)	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$45,908	\$550,896
TOTAL BASE RENTS	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$1,296,836	\$15,562,023
OTHER RENTAL INCOME													
32100-000 RETAIL RENTAL INCOME	\$24,742	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$10,042	\$125,036
32110-000 RETAIL RENT - PERCENTAGE	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$2,630	\$31,560
TOTAL RENTAL INCOME	\$27,372	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$12,672	\$156,600
OTHER INCOME													
32140-000 XEROX MACHINES	\$725	\$0	\$0	\$725	\$0	\$0	\$725	\$0	\$0	\$725	\$0	\$0	\$2,900
32160-000 SERVICE INCOME - RETAIL TENANT	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
32170-000 SERVICE INCOME-REIMBURSABLE FROM TENANT	\$195,911	\$194,602	\$176,777	\$89,449	\$71,298	\$95,022	\$145,130	\$141,115	\$79,078	\$46,154	\$121,535	\$172,251	\$1,328,321
32180-000 PLAZA EVENT REVENUE	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$49,200
38900-000 INTEREST INCOME	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$40,800
TOTAL OTHER INCOME	\$206,136	\$197,102	\$184,277	\$176,974	\$149,890	\$197,544	\$297,760	\$286,730	\$156,678	\$195,829	\$249,135	\$350,751	\$2,748,022
TOTAL REVENUE	\$1,503,004	\$1,506,610	\$1,505,745	\$1,506,482	\$1,505,358	\$1,506,952	\$1,506,268	\$1,505,244	\$1,505,554	\$1,505,237	\$1,505,643	\$1,505,209	\$18,316,645

PUBLIC SERVICE COMPANY OF NEW JERSEY OPERATING DIVISIONS - NON-REGULATED (IN MILLIONS)				
	2009 BUDGET	2008 BUDGET	2008 ACTUAL	2009 VS 2008 VARIANCE
1. ELECTRICITY	\$2,692,443	\$2,606,975	\$2,837,668	\$145,225
2. NATURAL GAS	\$782,186	\$674,767	\$852,264	\$70,078
3. WATER	\$170,380	\$170,380	\$162,846	(\$7,534)
				5.39%
				8.96%
				-4.42%

1. See Electrical Budget Worksheet, based on MidAmerican contract projections. 2009 vs 2008 favorable variance reflects unexpected 2007 expense paid in 2008.
2. See Natural Gas Budget Worksheets. Current market rates anticipate a maximum rate of \$13.50 per MMBtu versus 2008 budget of \$9.10 per MMBtu.
3. See Water Budget Worksheet. Budget based on historical costs. Increase reflects increase in usage per cubic foot from \$18.00 to \$21.00.

Based On Contract with MidAmerican Energy (5-21-07)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED	2,418,164	2,407,241	2,425,855	2,306,556	1,727,543	2,563,535	2,326,029	2,237,911	2,031,703	1,351,228	2,218,355	2,687,288	26,701,408
SUPPLY COSTS	\$191,519	\$190,653	\$192,128	\$182,679	\$136,821	\$203,032	\$184,221	\$177,243	\$160,911	\$107,017	\$175,694	\$212,833	\$2,114,752
DELIVERY COSTS	\$41,109	\$40,923	\$41,240	\$39,211	\$59,255	\$87,929	\$79,783	\$76,760	\$69,687	\$25,133	\$41,261	\$49,984	\$652,275
SUPPLY COSTS PER KWHR	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	0.0792	
DELIVERY COSTS PER KWHR	0.0170	0.0170	0.0170	0.0170	0.0343	0.0343	0.0343	0.0343	0.0343	0.0186	0.0186	0.0186	
LESS: SERVICES RESOLD TO TENANTS *													
COUNTY USAGE KWH	31,232	30,624	29,856	31,680	24,128	25,408	26,816	28,576	24,448	23,264	33,024	37,408	346,464
CITY USAGE KWH	17,952	20,000	21,184	20,736	21,728	20,384	20,128	23,136	20,800	16,448	26,880	21,088	250,464
PBC USAGE KWH	10,304	9,344	10,336	10,688	10,304	9,664	12,032	11,072	10,528	9,568	10,784	8,640	123,264
COUNTY	\$3,005	\$2,946	\$2,872	\$3,048	\$2,739	\$2,884	\$3,044	\$3,243	\$2,775	\$2,275	\$3,230	\$3,659	\$35,718
CITY	\$1,727	\$1,924	\$2,038	\$1,995	\$2,466	\$2,314	\$2,285	\$2,626	\$2,361	\$1,609	\$2,629	\$2,062	\$26,035
PBC	\$991	\$899	\$994	\$1,028	\$1,170	\$1,097	\$1,366	\$1,257	\$1,195	\$936	\$1,055	\$845	\$12,832
SUBTOTAL REBILLINGS	\$5,723	\$5,769	\$5,904	\$6,071	\$6,374	\$6,294	\$6,694	\$7,126	\$6,331	\$4,820	\$6,913	\$6,566	\$74,584
NET ELECTRIC COST	\$226,905	\$225,808	\$227,463	\$215,820	\$189,702	\$284,667	\$257,311	\$246,877	\$224,268	\$127,331	\$210,042	\$256,251	\$2,692,443
2009 ELECTRIC BUDGET	\$226,905	\$225,808	\$227,463	\$215,820	\$189,702	\$284,667	\$257,311	\$246,877	\$224,268	\$127,331	\$210,042	\$256,251	\$2,692,443

*Based on 1/08 - 6/08 actual metered usage for tenant use only, package cooling units. 2009 Mid American Electric KWHR contract cost.

Daley Center Report for Budget 2009
Prepared 08.20.08

Shaded means nymex today, subject to change until locked in!		Line loss and Weather normalized		Input		PGLC		Total		Total	
Purchase for 2009		Volumes/MMBTU		DAILY for pricing		Transport		Costs		Dollars	
(use of 2007/2008)				08.21.08							
				Nymex	Basis						
Jan Hedged	13,266	9.3323	0.1358	\$0.70	\$10.17	\$134,890.01					
Jan Hedged	10,422	13.3820	0.1358	\$0.70	\$14.22	\$148,177.91					
Jan Hedged	7,895	8.9170	0.1358	\$0.70	\$9.75	\$76,998.36					\$ 11.38
Feb Hedged	10,959	9.3323	0.1358	\$0.70	\$10.17	\$111,432.21					
Feb Hedged	9,943	13.3820	0.1358	\$0.70	\$14.22	\$141,367.59					
Feb Hedged	9,231	8.9170	0.1358	\$0.70	\$9.75	\$90,028.10					\$ 11.38
March Open	5,987	9.3323	0.1358	\$0.70	\$10.17	\$60,876.41					
March Hedged	6,517	13.3820	0.1358	\$0.70	\$14.22	\$92,657.40					
March Hedged	7,245	8.9170	0.1358	\$0.70	\$9.75	\$70,659.04					
April Open	4,137	8.8340	0.1358	\$0.70	\$9.67	\$40,003.96					
April Hedged	5,133	9.3323	0.1358	\$0.70	\$10.17	\$62,192.86					
April Hedged	7,268	9.0581	0.1358	\$0.70	\$9.89	\$71,908.87					\$ 9.91
May Open	1,886	8.8250	0.2442	\$0.70	\$8.77	\$18,424.71					
May Hedged	1,884	9.3323	0.2442	\$0.70	\$10.28	\$19,360.93					
May Hedged	3,771	9.0581	0.2442	\$0.70	\$10.00	\$37,718.67					\$ 10.02
June Open	2,610	8.9200	0.2442	\$0.70	\$9.86	\$25,746.56					
June Hedged	2,609	9.3323	0.2442	\$0.70	\$10.28	\$26,811.39					
June Hedged	5,220	9.0591	0.2442	\$0.70	\$10.00	\$52,217.23					\$ 10.05
July Open	3,188	9.0320	0.2442	\$0.70	\$9.98	\$31,804.13					
July Hedged	3,187	9.3323	0.2442	\$0.70	\$10.28	\$32,751.21					
July Hedged	6,376	9.0581	0.2442	\$0.70	\$10.00	\$63,774.66					\$ 10.09
Aug Open	3,212	9.1020	0.2442	\$0.70	\$10.05	\$32,268.39					
Aug Hedged	3,210	9.3323	0.2442	\$0.70	\$10.28	\$32,987.57					
Aug Hedged	6,423	9.0581	0.2442	\$0.70	\$10.00	\$64,244.77					\$ 10.11
Sept Open	1,888	9.1340	0.2442	\$0.70	\$10.08	\$19,037.72					
Sept Hedged	186	9.3323	0.2442	\$0.70	\$10.28	\$2,014.19					
Sept Hedged	5,470	9.0581	0.2442	\$0.70	\$10.00	\$64,712.58					\$ 10.12

Daley Center Report for Budget 2009
 Prepared 08.20.08

Shaded means nymex today, subject to change until locked in!
 Purchase for 2009
 (use of 2007/2008)

Line loss and Weather normalized	Volumes/MMBTU
Oct Hedged	4,302
Oct. Hedged	3,090
Nov Hedged	10,410
Nov. Hedged	10,411
Dec Hedged	15,909
Dec Hedged	15,910

Input	Daily for pricing	Basis	PGLC	Total	Total
Nymex	08.21.08		Transport	Costs	Dollars
	9.3323	0.2442	\$0.70	\$10.28	\$44,209.50
	9.0581	0.2442	\$0.70	\$10.00	\$30,907.11
	9.3323	0.2442	\$0.70	\$10.28	\$106,978.37
	9.3780	0.2442	\$0.70	\$10.32	\$107,464.42
	9.3323	0.2442	\$0.70	\$10.28	\$163,488.84
	9.0581	0.2442	\$0.70	\$10.00	\$159,136.59
					\$2,217,251.25

Total Unit Cost Budget 2009/MMBTU

209.166

Total Unit Cost w/out PGLC Transport

\$10.8004

\$9.9004

PROJECTION OF 2009 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2008 actual, June-December 2007 actual)

MONTH	PROJECTED STEAM PRODUCED	DISTRIBUTION			DALEY CENTER	THERMS PROJECTED	COST PER THERM.	2009 TOTAL FUEL BUDGET
		COUNTY	CITY					
JAN	25,246,400	5,049,280	6,059,136	14,137,984	402,990	1.1380	\$360,066	
FEB	25,647,836	4,873,089	6,155,480	14,619,267	286,870	1.1380	\$342,828	
MAR	21,214,664	4,242,933	5,727,959	11,243,772	309,910	1.1380	\$224,193	
APR	10,474,859	1,780,728	3,037,709	5,656,424	145,370	0.9911	\$164,106	
MAY	5,487,760	1,920,716	1,810,561	1,756,083	75,410	1.0016	\$75,304	
JUN	7,123,167	3,746,062	1,387,430	1,989,672	104,590	1.0048	\$104,774	
JUL	8,927,465	7,029,870	980,483	891,712	127,510	1.0085	\$128,330	
AUG	6,665,389	6,899,042	1,299,808	866,539	128,430	1.0108	\$129,501	
SEPT	3,444,683	3,539,044	653,462	1,252,277	169,400	1.0119	\$75,764	
OCT	4,419,825	1,438,544	883,560	2,077,321	61,790	1.0139	\$75,117	
NOV	15,853,218	2,853,579	3,804,772	9,194,867	208,210	1.0299	\$214,443	
DEC	22,477,738	4,270,770	5,394,657	12,812,311	318,190	1.0139	\$322,625	
TOTAL	161,009,004	47,319,655	37,196,317	76,493,032	2,276,490	\$1.042	\$2,217,251	

AVERAGE FUEL COST PER 1000 LBS. OF STEAM \$ 13.77

NOTE:

1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2008 ACTUAL USAGE THROUGH MAY AND 2007 ACTUAL USAGE JUNE THROUGH DECEMBER.

BUDGET SUMMARY

2009 BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 360,066	\$ 342,828	\$ 224,193	\$ 164,106	\$ 75,504	\$ 104,774	\$ 128,330	\$ 129,501	\$ 75,764	\$ 75,117	\$ 214,443	\$ 322,625	\$ 2,217,251
LESS RESOLD TO COUNTY	\$ 85,742	\$ 82,750	\$ 72,050	\$ 30,239	\$ 37,616	\$ 63,612	\$ 120,224	\$ 110,361	\$ 60,097	\$ 24,768	\$ 48,437	\$ 72,522	\$ 803,436
LESS RESOLD TO CITY	\$ 102,891	\$ 104,327	\$ 97,267	\$ 51,584	\$ 30,732	\$ 23,560	\$ 16,656	\$ 22,072	\$ 11,095	\$ 15,011	\$ 64,609	\$ 91,607	\$ 631,630
NET FUELING COST	\$ 171,434	\$ 155,751	\$ 54,877	\$ 82,284	\$ 12,156	\$ 17,602	\$ (8,550)	\$ (2,932)	\$ 4,573	\$ 35,338	\$ 101,377	\$ 158,496	\$ 782,186

RICHARD D. DUNN CENTER
WATER BILLS HISTORY

History of Billings and 2008 Projection 1/08-5/08 based on actual activity, 6/08-12/08 projected as average of 2006 and 2007 actual

2008	January	February	March	April	May	June	July	August	September	October	November	December
Dept. of Water 63	1/18-2/21	2/21-3/21	3/22-4/18	4/18-5/19	5/19-6/19							
	\$4,736	\$4,125	\$4,441	\$5,893	\$6,859	\$7,119	\$9,079	\$7,654	\$6,959	\$5,730	\$4,798	\$3,496
64	\$6,862	\$5,957	\$6,420	\$8,378	\$9,725	\$8,764	\$11,817	\$10,206	\$9,432	\$7,614	\$6,116	\$4,170
Total	\$11,598	\$10,082	\$10,861	\$14,271	\$16,584	\$15,883	\$20,896	\$17,860	\$16,391	\$13,344	\$10,914	\$7,666

2007	January	February	March	April	May	June	July	August	September	October	November	December
Dept. of Water 63	1/22-2/21	2/21-3/21	3/22-4/18	4/18-5/17	5/17-6/20	6/20-7/17	7/17-8/20	8/20-9/19	9/19-10/19	10/19-11/21	11/21-12/20	12/20-1/22
	\$3,769	\$4,461	\$4,454	\$5,827	\$8,449	\$6,700	\$8,776	\$7,293	\$6,664	\$5,571	\$3,641	\$3,496
64	\$4,443	\$5,171	\$5,117	\$6,774	\$10,042	\$8,588	\$12,691	\$10,885	\$10,206	\$8,300	\$5,275	\$4,169
Total	\$8,212	\$9,632	\$9,571	\$12,601	\$18,491	\$15,288	\$21,467	\$18,178	\$16,870	\$13,871	\$8,916	\$7,665

2009	January	February	March	April	May	June	July	August	September	October	November	December
Dept. of Water 63	1/17-2/21	2/21-3/21	3/21-4/19	4/19-5/17	5/17-6/16	6/16-7/17	7/17-8/16	8/16-9/15	9/15-10/19	10/19-11/16	11/16-12/20	12/20-1/22
	\$5,717	\$4,517	\$4,461	\$4,790	\$6,082	\$7,538	\$9,381	\$8,015	\$7,254	\$5,889	\$5,954	\$3,496
64	\$6,428	\$5,135	\$5,179	\$5,517	\$7,156	\$8,940	\$10,943	\$9,526	\$8,658	\$6,928	\$6,956	\$4,170
Total	\$12,145	\$9,652	\$9,640	\$10,307	\$13,238	\$16,478	\$20,324	\$17,541	\$15,912	\$12,817	\$12,910	\$7,666

Total Billing January - May 2008 \$63,396
 Total Billing January - May 2007 \$58,507
 Total Billing January - May 2006 \$54,981

% increase 2007 to 2008 8.36%
 % increase 2006 to 2008 15.31%

2009 budgeted at 1-1/2% increase over 2008 forecast.
 2008 costs have increased to \$21 per usage in cubic feet versus \$18 per usage in cubic feet in 2007.

Dept. of Water	\$11,772	\$10,233	\$11,024	\$14,485	\$16,833	\$16,121	\$21,209	\$18,127	\$16,637	\$13,544	\$11,077	\$7,780
Total Rounded	\$8,340	\$9,780	\$9,721	\$12,679	\$18,570	\$15,288	\$21,467	\$18,178	\$16,870	\$13,871	\$8,916	\$7,665

**RICHARD DALEY CENTER
OPERATIONS & MAINTENANCE BUDGET
2009 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2009 BUDGET	2008 BUDGET	UNPROJCTED ACTUAL	CHANGE TO BUDGET AS PROPOSED	VARIANCE
1. CONTRACTOR SERVICES	\$3,260,015	\$3,221,178	\$3,190,790	(\$69,225)	-2.12%
2. ADDITIONAL CLEANING SERVICES	\$39,700	\$39,212	\$35,864	(\$3,836)	-9.66%
3. CLEANING SUPPLIES	\$378,684	\$251,850	\$252,358	(\$126,326)	-33.36%
4. UNIFORMS	\$7,500	\$7,500	\$10,435	\$2,935	39.13%
5. WINDOW WASHING COSTS	\$76,240	\$76,240	\$74,864	(\$1,376)	-1.80%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$5,000	\$5,000	\$5,000	\$0	0.00%
7. WINDOW RIG SERVICE CONTRACT	\$40,800	\$40,800	\$40,800	\$0	0.00%
8. SNOW HAULING	\$18,000	\$15,000	\$24,153	\$6,153	34.18%
9. DRAPERY CLEANING	\$600	\$600	\$600	\$0	0.00%
TOTAL	\$3,826,539	\$3,657,880	\$3,684,864	(\$141,675)	\$0.00%

- Contract cost consist of labor only per attached worksheet-union increases included. 2008 actual figures include reimbursements for plaza events which are deducted from expense. Additional cleaning contingency for projects above and beyond the normal scope of services.
- Assume cleaning supplies and paper product usage per attached worksheet. Increase is a function of anticipated LEED EB purchasing - \$120K. Based on negotiated agreement for uniform cleaning and maintenance.
- Includes four exterior building cleanings, two interior cleanings, bi-weekly lobby upper panels service, and weekly on the lobby lower panels. Contract price of \$75,428 and contingency of \$800.
- Window rig repairs. Preventative maintenance service contract for \$40,800 repair contingency of \$5,000.
- Utilization of outside contractor to remove snow from the plaza as needed. Costs are anticipated to decrease with implementation of new on site snow melt system.
- Drapery cleaning contingency.

SHIFT	MONTH	POSITION	QUANTITY	RATE	TOTAL	PERCENT	ADDITIONAL	TOTAL
DAY SHIFT JAN - MARCH								
		SUPERVISOR	1	\$24.15	\$24.15	20.00%	\$4.83	\$29.98
		DAY JANITORS	1	\$15.55	\$15.55	20.00%	\$3.11	\$18.66
		DAY JANITORS	1	\$15.05	\$15.05	20.00%	\$3.01	\$18.06
		DAY JANITORS	11	\$14.55	\$160.05	20.00%	\$2.91	\$162.96
		DAY JANITORS	1	\$12.65	\$12.65	20.00%	\$2.53	\$15.18
		DAY JANITORS	1	\$12.15	\$12.15	20.00%	\$2.43	\$14.58
		SUBTOTAL	16		\$66,628.08		\$13,325.66	\$80,000.00
DAY SHIFT APRIL-DEC								
		SUPERVISOR	1	\$24.50	\$24.50	20.00%	\$4.90	\$29.40
		DAY JANITORS	1	\$15.90	\$15.90	20.00%	\$3.18	\$19.08
		DAY JANITORS	1	\$15.40	\$15.40	20.00%	\$3.08	\$18.48
		DAY JANITORS	11	\$14.90	\$163.90	20.00%	\$2.98	\$166.88
		DAY JANITORS	1	\$13.00	\$13.00	20.00%	\$2.60	\$15.60
		DAY JANITORS	1	\$12.50	\$12.50	20.00%	\$2.50	\$15.00
		SUBTOTAL	16		\$67,609.44		\$13,664.44	\$81,273.88
NIGHT SHIFT JAN - MARCH								
		SUPERVISOR	1	\$24.15	\$24.15	20.00%	\$4.83	\$28.98
		SUPERVISOR	3	\$17.85	\$53.55	20.00%	\$10.65	\$64.20
		NIGHT JANITORS	1	\$15.65	\$15.65	20.00%	\$3.13	\$18.78
		NIGHT JANITORS	40	\$14.55	\$582.00	20.00%	\$116.40	\$698.40
		NIGHT JANITORS	2	\$12.65	\$25.30	20.00%	\$5.06	\$30.36
		NIGHT JANITORS	3	\$12.15	\$36.45	20.00%	\$7.29	\$43.74
		NIGHT JANITORS	10	\$11.65	\$116.50	20.00%	\$23.30	\$139.80
		SUBTOTAL	60		\$66,628.08		\$13,325.66	\$80,000.00
NIGHT SHIFT APRIL - DEC								
		SUPERVISOR	1	\$24.50	\$24.50	20.00%	\$4.90	\$29.40
		SUPERVISOR	3	\$18.20	\$54.60	20.00%	\$10.92	\$65.52
		NIGHT JANITORS	1	\$16.00	\$16.00	20.00%	\$3.20	\$19.20
		NIGHT JANITORS	40	\$14.90	\$596.00	20.00%	\$118.80	\$714.80
		NIGHT JANITORS	2	\$13.00	\$26.00	20.00%	\$5.20	\$31.20
		NIGHT JANITORS	3	\$12.50	\$37.50	20.00%	\$7.50	\$45.00
		NIGHT JANITORS	10	\$12.00	\$120.00	20.00%	\$24.00	\$144.00
		SUBTOTAL	60		\$67,609.44		\$13,664.44	\$81,273.88
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS JAN - MARCH								
ADD ALLOWANCE FOR OVERTIME @ 2%								
SUBTOTAL								
MONTHLY BUDGET: REGULAR DAY LABOR								
MONTHLY BUDGET: OVERTIME DAY LABOR								
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS APRIL - DEC								
ADD ALLOWANCE FOR OVERTIME @ 3%								
SUBTOTAL								
MONTHLY BUDGET: DAY LABOR								
MONTHLY BUDGET: OVERTIME DAY LABOR								

ROBERT W. DUBOY CENTER
CONGREGATIONAL WORSHIP CENTER
CONGREGATIONAL WORSHIP CENTER

	MONTHLY BUDGET	2009 ANNUAL BUDGET	2008 BUDGET	2008 PROJECTED ANNUAL BUDGET
<u>MATERIALS COSTS</u>				
SUPPLIES	\$1,580	\$18,960	\$12,000	\$10,490
PAPER PRODUCTS	\$9,000	\$108,000	\$108,000	\$102,420
LOBBY & PLAZA CHEMICALS	\$4,977	\$59,724	\$37,800	\$36,750
PLASTIC LINERS	\$2,800	\$33,600	\$33,600	\$32,311
OTHER CHEMICALS	\$3,950	\$47,400	\$30,000	\$31,724
SUBTOTAL MATERIALS	\$22,307	\$267,684	\$221,400	\$218,695
<u>EQUIPMENT COSTS</u>				
(6) NEW SCRUBBERS WITH PREFERABLE GEL BATTERIES		\$90,000	\$7,700	\$9,200
(35) VACUUMS, FILTER REPLACEMENT WITH HEPA FILTERS		\$2,100	\$3,850	\$2,529
OTHER EQUIPMENT ¹		\$6,900	\$6,900	\$8,010
EQUIPMENT REPAIR	\$1,000	\$12,000	\$12,000	\$12,910
SUBTOTAL EQUIPMENT		\$111,000	\$30,450	\$32,649
TOTAL MATERIALS AND EQUIPMENT		\$378,684	\$251,850	\$251,344
<u>UNIFORM COSTS</u>				
UNIFORM CLEANING	\$625	\$7,500	\$7,500	\$7,640
TOTAL UNIFORMS		\$7,500	\$7,500	\$7,640

1. Other anticipated equipment purchases include: floor polisher at \$1,800, power washer at \$5,100.
 2. Highlighted items reflect results of LEED EB feasibility study. New scrubbers and vacuums to be purchased and anticipated average increase of 58% for supplies and chemicals.

**RICHARD J. DAIRY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2009 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	2008 PROPOSED ACTUAL	INCREASE/DECREASE IN 2009 BUDGET VS 2008	% VARIANCE
1. IN-HOUSE SECURITY STAFF	\$161,442	\$161,649	\$159,629	(\$1,813)	-1.14%
2. SECURITY CONTRACT SERVICE	\$1,273,684	\$1,189,594	\$1,171,779	(\$101,905)	-8.70%
3. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$7,646	\$1,646	21.53%
4. UNIFORMS & EQUIPMENT	\$1,200	\$1,200	\$600	(\$600)	-100.00%
5. SECURITY EQUIPMENT MAINTENANCE	\$12,000	\$12,000	\$12,000	\$0	0.00%
6. SECURITY - SUPPLIES/MATERIALS	\$24,745	\$34,180	\$34,583	\$9,838	28.45%
7. SECURITY - FIRE ALARM TESTING	\$25,900	\$25,900	\$26,700	\$800	3.00%
				(\$92,039)	-6.51%

1. Budgeted structure for department, including a director and an administrative assistant.
2. Contract Service staff of 23. Cost projections associated with year three of three year contract. See 2009 Contract Cost projection attached.
Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY.
3. Fees for unforeseen overtime conditions that are not included in the security contract.
4. Funds for purchase of patches and raingear for staff.
5. Contract maintenance on panic alarm system for judiciary with Digilarm and card reader system.
See detail attached.
7. Contract for bi-annual testing of the voice evacuation system, stairwell locks and smoke tower damper
System for \$12,170. Included is quarterly testing of the waterflow and tamper switches as well as bi-annual testing of smoke and heat detectors for \$13,725.

RICHARD T. DABBY CUNIER
SECURITY PAYROLL COSTS
2009 BUDGET

NO.	JOB CLASSIFICATION	PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Security Director	\$ 91,464.00		
1	Administrator	\$ 35,128.00		
2		\$ 126,592.00	\$ 126,592.00	\$ 126,592.00
TOTAL ANNUAL LABOR				
PAYROLL TAXES AND INSURANCE				
FICA	6.20% of labor	\$ 106,500.00	\$ 6,603.00	
Medicare	1.45% of labor		\$ 1,835.58	
F.U.I.	0.80% of labor to	\$ 7,000.00	\$ 112.00	
S.U.I.	1.70% of labor to	\$ 12,000.00	\$ 408.00	
WC INSURANCE	2.23% of labor		\$ 2,823.00	
City Head Tax	\$48.00 per person		\$ 96.00	
Payroll Allocations/Services	\$198.00 per person		\$ 396.00	
TOTAL TAXES AND INSURANCE				
HEALTH AND WELFARE				
Group Insurance			\$ 17,961.91	
Long Term Disability			\$ 768.00	
401k			\$ 5,303.68	
TOTAL HEALTH AND PENSION				
TOTAL ANNUAL CHARGE				
			\$	\$ 12,273.59
			\$	\$ 24,033.59
			\$	\$ 162,899.18

ANNUAL SECURITY PAYROLL EXPENSE \$ 162,899.18

RICHMOND POLICE DEPARTMENT

Position	Rate	Hours	Wages	Benefits	Taxes	Insurance	Compensation	Head Tax	Total
Security Officer 1	\$10.80	1	\$10.80	\$6.912	\$15.870				\$15.870
Security Officer 2	\$11.60	1	\$11.60	\$7.424	\$16.890				\$16.890
Security Officer 3	\$12.95	1	\$12.95	\$8.236	\$19.146				\$19.146
Security Officer 4	\$13.40	1	\$13.40	\$8.288	\$19.219				\$19.219
Security Officer 5	\$13.65	2	\$27.30	\$17.152	\$39.749				\$39.749
Security Officer 6	\$13.65	1	\$13.65	\$8.736	\$20.238				\$20.238
Security Officer 7	\$14.25	1	\$14.25	\$9.120	\$21.112				\$21.112
Security Officer 8	\$14.40	1	\$14.40	\$9.216	\$21.330				\$21.330
Security Officer 9	\$14.70	1	\$14.70	\$9.264	\$21.438				\$21.438
Security Officer 10	\$15.00	2	\$30.00	\$19.200	\$44.408				\$44.408
Shift Supervisor	\$15.45	1	\$15.45	\$9.888	\$22.839				\$22.839
Shift Supervisor	\$15.75	1	\$15.75	\$10.080	\$23.296				\$23.296
Shift Supervisor	\$15.95	1	\$15.95	\$10.208	\$23.987				\$23.987
Manager	\$19.53	1	\$19.53	\$12.499	\$30.314				\$30.314
Subtotal Wages		23	\$212,243	\$149,157	\$492,157				\$492,157
Total Wages					\$704,400				\$704,400
FICA				\$17,962.21	\$35,924.42				\$35,924.42
FUNDSU				\$7,881.00	\$15,762.00				\$15,762.00
Worker's Compensation				\$9,283.33	\$18,566.67				\$18,566.67
Liability Insurance				\$7,243.33	\$14,486.67				\$14,486.67
Head Tax				\$371.33	\$742.67				\$742.67
Total Taxes & Insurance				\$42,744.28	\$85,488.56				\$85,488.56
Total Wages, Taxes & Insurance			\$212,243	\$42,744.28	\$704,400				\$704,400
Union				\$56,338.33	\$112,676.67				\$112,676.67
Health & Welfare				\$11,162.67	\$22,325.33				\$22,325.33
Pension				\$0.00	\$0.00				\$0.00
Union Training Fund				\$0.00	\$0.00				\$0.00
Non-Union Benefits				\$3,500.00	\$7,000.00				\$7,000.00
Total Benefits				\$51,001.00	\$102,002.00				\$102,002.00
Total Wages, Taxes, Insurance & Benefits			\$212,243	\$93,745.28	\$704,400				\$704,400
Union				\$12,849.33	\$25,698.67				\$25,698.67
Vacation Wages				\$9,678.33	\$19,356.67				\$19,356.67
Holiday Wages				\$3,308.33	\$6,616.67				\$6,616.67
Personal Wages				\$8,298.33	\$16,596.67				\$16,596.67
Worked Holiday Variance				\$0.00	\$0.00				\$0.00
Total Vacation/Holiday/Personal			\$34,134	\$68,269	\$136,538				\$136,538
Additional Training				\$5,486.67	\$10,973.33				\$10,973.33
Uniforms/Cleaning				\$12,826.67	\$25,653.33				\$25,653.33
Total Cost before Overhead & Profit			\$34,134	\$83,733.00	\$167,466.00				\$167,466.00
Overhead				\$4,992.00	\$9,984.00				\$9,984.00
Profit				\$406,073.00	\$812,146.00				\$812,146.00
Monthly Cost			\$101,518	\$160,451	\$321,969				\$321,969
Est. Monthly Overtime Cost			\$406,071.89	\$812,143.78	\$1,624,285.67				\$1,624,285.67

STAFFING

TAXES AND INSURANCE AS % OF WAGES

BENEFITS

VACATION, HOLIDAY & PERSONAL WAGES

ADDITIONAL TRAINING

UNIFORMS/ CLEANING

MONTHLY COSTS

TOTAL YEARLY COST



1	LIFE SAFETY TRAINING MANUAL SEMINARS BUDGET \$100.00 MONTHLY	\$1,200
2	FIRE DEPARTMENT TRAINING FOR FIRE SAFETY DIRECTOR (\$291.00 PER PERSON)	\$2,910
3	FIRE EXTINGUISHER INSPECTION/RECHARGE/REPAIR APPROXIMATELY 400 EXTINGUISHERS WILL BE RECERTIFIED (Fire extinguishers must be recertified every year)	\$5,000
4	ASSUME REPLACEMENT OF 34 EXTINGUISHERS \$100.00 PER EXTINGUISHER	\$3,400
5	MISCELLANEOUS MATERIALS/SUPPLIES/RADIOS BUDGET \$600.00 PER MONTH	\$7,200
6	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) MAINTENANCE EXPENSE	\$1,600
7	FLAG PURCHASES (4) - AMERICAN - \$490.00, CHICAGO - \$850.00, COUNTY - \$1,395.00 AND POW - \$120.00	\$2,835
8	KEY CARD MAINTENANCE BUDGET 100 CARDS AT \$6.00 PER CARD	<u>\$600</u>
	Total	\$24,745

RICHMOND DEPARTMENT OF PUBLIC WORKS AND UTILITIES 2009 BUDGET					
MECHANICAL MAINTENANCE BUDGET	PROPOSED 2009 BUDGET	2008 ACTUAL	2008 BUDGET	PERCENTAGE DIFFERENCE	
1. ELECTRICAL MAINTENANCE	\$507,932	\$488,146	\$469,694	(\$38,238)	-7.53%
2. PLUMBING MAINTENANCE	\$31,200	\$31,200	\$31,200	\$0	0.00%
3. HVAC MAINTENANCE	\$2,577,986	\$2,519,592	\$2,475,735	(\$102,251)	-3.97%
4. ELEVATOR MAINTENANCE	\$606,576	\$564,695	\$568,039	(\$38,537)	-6.35%
TOTAL	\$3,723,694	\$3,566,633	\$3,160,668	(\$1,017,000)	-32.1%

1-4. See detail sheets that follow for individual mechanical maintenance departments.
 1. 2008 projected actual assumes (1) electrician out with work related injury for since January 2008. Costs associated with 2008 payroll for this electrician have been picked up by Workman's Comp insurance policy. 2009 Budget assumes payroll expense for this electrician.

RICHMOND COUNTY GENERAL OPERATIONS AND MAINTENANCE BUDGET					
ELECTRICAL BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	2008 PROJECTED	INCREASE/DECREASE FROM 2008 TO 2009	PERCENTAGE CHANGE
1. ELECTRICAL PAYROLL	\$325,208	\$309,446	\$285,938	(\$39,270)	-12.08%
2. ELECTRICAL SUPPLIES & MATERIALS	\$43,200	\$43,200	\$42,634	(\$566)	-1.31%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$138,024	\$134,000	\$139,548	\$1,524	1.10%
5. ELECTRICAL UNIFORMS	\$1,500	\$1,500	\$1,574	\$74	4.93%
	\$507,932	\$488,146	\$469,690	\$18,242	3.72%

1. See detailed attached.
2. Represents budget for lamps & supplies, plus the cost for any minor tool replacements. See schedule attached.
3. Assumes a \$5,000 per month contingency in maintenance expense. Includes labeling of electrical panels by contractor and thermoscan testing in August at \$6,500 in addition to any needed repairs.
4. Based on contracted services for uniform cleaning and replacement.

RICHARD J. DALRY CENTER
ELECTRICIAN PARALLEL COSTS
2015 BUDGET

Position	Per Month	Hourly Rate	Hourly Rate	Monthly Payroll Cost	Total Payroll Cost	Total
"B" Electricians	3	\$31.75	\$32.75	\$83,820	\$119,865	
Subtotal Wages	3			\$83,820	\$119,865	
Add Allowance of 5% for Overtime				\$4,191	\$5,993	
Total Wages & Allowance				\$88,011	\$125,858	\$213,869
FICA	6.20%	of labor to	\$106,500	\$6,300.91	\$11,508.09	
FUI	0.80%	of labor to	\$7,000	\$70.40	\$97.60	
SUI	1.70%	of labor to	\$12,000	\$256.46	\$355.54	
Worker's Compensation	5.63%	of labor		\$4,955.02	\$7,085.82	
Medicare	1.45%	of labor		\$1,276.16	\$1,824.94	
City Head Tax	\$48	per employee		\$60.00	\$84.00	
Total Taxes & Insurance				\$14,918.95	\$20,956	\$35,875
Total Wages, Taxes & Insurance				\$102,929.95	\$146,814	\$249,744
Union						
Health & Welfare	\$243.60	per week		\$16,077.60	\$22,289.40	
Pension B Electricians	\$94.80	per week		\$6,256.80	\$8,674.20	
Annuity Fund	\$2.50	per hour		\$6,600.00	\$9,150.00	
Benefit Fund	3.00%	of wages		\$2,640.33	\$3,775.75	
Total Benefits				\$31,575	\$43,889	\$75,464
Total Wages, Taxes, Insurance & Benefits				\$134,505	\$190,704	\$325,208
TOTAL YEARLY COST						\$1,970

STAFFING

TAXES AND INSURANCE AS % OF WAGES

BENEFITS

**RICHARD D. DADBY CENTER
RECYCLICAL SUPPLIES BUDGET
2005-2006**

DESCRIPTIONS	2005-2006	2005-2006	2005-2006
LAMPS	18,000	18,000	18,000
LAMP/BALLAST RECYCLING	10,000	10,000	10,000
SMALL TOOL REPLACEMENTS	1,700	1,700	1,700
WIRES, FUSES, OUTLETS	2,500	2,500	2,500
BALLASTS	11,000	11,000	11,000
	43,200	43,200	43,200

Recycling cost is \$0.31 per 4 foot lamp \$0.60 each for over 4 foot

There are approximately 2,000 lighting fixtures per floor.

RICHARD H. ABBY, CHIEF OF OPERATIONS AND MAINTENANCE BUDGET
2009 BUDGET DETAIL

PLUMBING BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	2008 PROPOSED	CHANGE 2009 BUDGET	% CHANGE
1. PLUMBING SUPPLIES	\$31,200	\$31,200	\$31,200	\$0	0.00%
TOTAL	\$31,200	\$31,200	\$31,200	\$0	0.00%

1. Supplies, valves, hoses, washers, aerators, pipe fittings, soap dispensers, toilet seats, drain covers, gaskets, urinals, and chemicals for jobs done by house staff.

**RICHARD J. DAILEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2008 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	2008 PROJECTED	INCREASE/DECREASE 2009 BUDGET VS. 2008 ACTUAL	% VARIANCE
1. ON SITE LABOR	\$2,102,267	\$2,042,821	\$2,007,025	(\$95,242)	-4.53%
2. CONTRACT SERVICE	\$103,791	\$100,771	\$102,500	(\$1,291)	-1.24%
3. SUPPLIES & MATERIALS	\$120,000	\$120,000	\$111,723	(\$8,277)	-6.90%
4. CONTROL CONTRACT	\$62,568	\$66,640	\$63,990	\$1,422	2.27%
5. HVAC REPAIRS & MAINTENANCE	\$180,000	\$180,000	\$180,000	\$0	0.00%
6. UNIFORMS	\$9,360	\$9,360	\$10,497	\$1,137	12.15%
TOTAL	\$2,478,026	\$2,419,592	\$2,364,735	\$113,291	4.53%

1. Per attached detail summary. Based on Collective Bargaining Agreement with Local 399 Operating Engineers.
2. Building portion of package units contract of \$33,330; plus contract for main chillers service of \$86,112.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
4. Based on HVAC contract of \$41,340, water treatment fee of \$21,300, and boiler controls of \$4,000.
5. Includes vibration testing for all equipment and annual boiler controls testing.
6. Based on negotiated agreement for uniform cleaning and maintenance.

**RICHARD J. DALEY CENTER
FOR
GRADING AND HIGHWAYS
CONSTRUCTION**

STAFFING

Position	Personnel	Hourly Rate	Availability	Standard Allowance	Total Allowance	Total
CHIEF ENGINEER	1	\$45.50	\$46.45	\$40,040	\$56,669	
Sr. Asst. Chief Engineer	1	\$35.42	\$36.37	\$31,170	\$44,371	
Engineer	3	\$34.45	\$35.40	\$90,948	\$129,564	
Operations Engineers	14	\$32.20	\$33.15	\$396,704	\$566,202	
Apprentice Engineers	2	\$12.75	\$13.70	\$22,440	\$33,428	
Apprentice	1	\$11.50	\$12.45	\$10,120	\$15,189	
Subtotal Wages	22			\$591,422	\$845,423	
Add Allowance of 5% for Overtime				\$29,571	\$42,271	
Total Wages & Allowance				\$620,993	\$887,695	\$1,508,687
FICA	6.20%	of labor to	\$106,500	\$60,873.37	\$84,392.63	
FUI	0.80%	of labor to	\$7,000	\$1,927.20	\$715.73	
SUI	1.70%	of labor to	\$12,300	\$1,927.20	\$2,672.50	
Worker's Compensation	5.63%	of labor		\$34,961.89	\$49,977.20	
Medicare	1.45%	of labor		\$9,004.39	\$12,871.57	
City Head Tax	\$48	per employee		\$528.00	\$528.00	
Total Taxes & Insurance				\$107,811.62	\$151,158	\$258,969
Total Wages, Taxes & Insurance				\$728,804.30	\$1,038,852	\$1,767,657
Union						
Health & Welfare	\$172.00	per week		\$83,248.00	\$115,412.00	
Pension	\$2.80	per hour		\$54,208.00	\$75,152.00	
Training Fund	\$300.00	per person annually		\$2,765.71	\$3,834.29	
Total Benefits				\$140,222	\$194,398	\$334,620
Total Wages, Taxes, Insurance & Benefits				\$869,026	\$1,233,250	\$2,102,277

**TAXES AND
INSURANCE AS
% OF WAGES**

BENEFITS

**RICHARD D. DABBY CENTER
OPERATIONS & MAINTENANCE BUDGET
2009 BUDGET**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	SUBMITTED BUDGET 2008	2008 ACTUALS	% VARIANCE
1. MAINTENANCE CONTRACT	\$594,576	\$528,695	\$527,399	(\$67,177)	-12.71%
2. VANDALISM AND NON CONTRACT REPAIRS	\$12,000	\$36,000	\$40,640	\$28,640	79.56%
TOTAL	\$606,576	\$564,695	\$568,039	\$38,872	6.82%

1. Based on competitively bid service contract. 2009 contract amounts reflect increases in labor wages and labor previously expense in Elevator R&M account. (As of 8/5/08, contract still under negotiation)
2. Allowance for repairs beyond control of contractor. 2008 Projected Actual includes costs for full load safety testing for \$20K and braille tag replacement for \$12K. Full load safety testing costs to be included in 2009 monthly maintenance costs and braille tag replacement will not be necessary in 2009.

RICHARD J. PUGH'S GREAT OPERATIONS AND MAINTENANCE BUDGET 2009 BIDDING DETAIL

BUILDING GENERAL BUDGET	PROPOSED 2009 BUDGET	2008 BUDGET	DIFFERENCE (2009-2008)	PERCENTAGE CHANGE
1. PAINTING SUPPLIES	\$7,500	\$12,000	\$8,003	6.29%
2. PAINTING SERVICES O/S CONTRACTOR	\$108,000	\$108,000	\$108,000	0.00%
3. CARPENTRY PAYROLL	\$138,864	\$127,911	(\$9,132)	-7.04%
4. CARPENTRY SUPPLIES & UNIFORMS	\$9,000	\$12,600	\$8,763	-2.70%
5. EXTERMINATION SERVICES	\$12,133	\$11,780	(\$856)	-7.59%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$272,704	\$274,380	(\$9,039)	-3.43%
7. MAINTENANCE SUPPLIES	\$34,992	\$36,000	(\$682)	-1.99%
8. LOBBY MATS	\$12,000	\$12,000	\$0	0.00%
9. EXTERIOR DOORS INSPECTION AND REPAIR	\$48,000	\$48,000	\$2,627	5.19%
10. GENERAL BUILDING REPAIRS	\$85,000	\$85,000	\$87,023	2.32%
11. METAL MAINTENANCE	\$36,000	\$36,000	\$0	0.00%
12. GLASS REPAIRS	\$35,000	\$35,000	\$0	0.00%
13. WASTE REMOVAL	\$81,996	\$82,000	(\$1,473)	-1.83%
14. SIGNS, FLAGS, & DIRECTORY STRIPS	\$12,000	\$12,000	\$0	0.00%
15. LANDSCAPING	\$52,000	\$72,000	\$70,527	26.27%
16. CARPET	\$170,000	\$170,000	\$0	0.00%
TOTAL	\$1,176,500	\$1,176,500	\$0	0.00%

1. We purchase our own paint to avoid upcharge.
2. Outside contractor for all building painting.
3. See attached detail. Collective Bargaining Agreement with Carpenters.
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service and quarterly clean out.
6. Based on 4 permanent positions plus supervisor. Local One - Elevator Operators Union.
7. For trash receptacles, plaza furniture, etc.
8. Replacement of lobby and concourse mats.
9. Based on yearly inspection and repairs as required.
10. Contingency for general building repair and maintenance.
11. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (2) courtroom floors at \$10,000 each.
12. Window and mylar repair and replacement.
13. Includes daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.
14. Includes flag replacement and miscellaneous signage. Concourse level, 7th floor and lobby overhead signage to be repaired.
15. For landscaping services, includes costs for spring, summer and fall plantings. Decrease in 2009 costs reflect the removal of contingencies from previous contract.
16. Includes expense for bulk carpet purchase and labor to install.

**RICHARD DALEY CENTER
CORRECTIONAL FACILITY
BUDGET**

Position	Personnel	Hourly Rate	Hourly Rate	Total Payroll Cost	Total
Carpenter	1	\$39.77	\$41.77	\$34,998	\$50,959
Subtotal Wages	1			\$34,998	\$50,959
Add Allowance of 4% for Overtime				\$1,400	\$2,038
Total Wages & Allowance				\$36,398	\$89,395
FICA	6.20%	of labor to	\$106,500	\$2,766.97	\$3,836.03
FUI	0.80%	of labor to	\$7,000	\$23.47	\$32.53
SUI	1.70%	of labor to	\$12,300	\$87.62	\$121.48
Worker's Compensation	5.63%	of labor	\$2,049.18	\$2,049.18	\$2,983.77
Medicare	1.45%	of labor	\$527.76	\$527.76	\$768.47
City Head Tax	\$48	per employee	\$24.00	\$24.00	\$24.00
Total Taxes & Insurance				\$5,479.00	\$13,245
Total Wages, Taxes & Insurance				\$41,876.51	\$102,641
Union					
Health & Welfare	\$9.46	per hour		\$8,324.80	\$11,541.20
Pension / Other	\$7.79	per hour		\$6,855.20	\$9,503.80
Total Benefits				\$15,180	\$36,225
Total Wages, Taxes, Insurance & Benefits				\$57,057	\$138,866
TOTAL BUDGET COST					\$138,866

STAFFING

**TAXES AND
INSURANCE AS
% OF WAGES**

BENEFITS

STAFFING

TAXES AND INSURANCE AS % OF WAGES

BENEFITS

Position	Personnel	Hourly Rate	Hourly Rate	Hourly Rate	Total Payroll Cost	Total Payroll Cost
Day Supervisor	1	\$28.35	\$28.35	\$19,845	\$39,690	
Starters	2	\$15.75	\$15.75	\$22,050	\$44,100	
Operators	2	\$16.00	\$16.00	\$22,400	\$44,800	
Subtotal Wages	5			\$64,295	\$128,590	
Add Allowance of 2% for Overtime				\$1,286	\$2,572	
Total Wages & Allowance				\$65,581	\$131,162	\$196,743
FICA	6.20%	of labor to	\$106,500	\$11,005.00	\$22,010.00	
FUI	0.80%	of labor to	\$7,000	\$93.33	\$186.67	
SUI	1.70%	of labor to	\$12,300	\$348.50	\$697.00	
Worker's Compensation	5.63%	of labor		\$3,692.20	\$7,384.41	
Medicare	1.45%	of labor		\$950.92	\$1,901.85	
City Head Tax	\$48	per employee		\$80.00	\$160.00	
Total Taxes & Insurance				\$16,169.96	\$32,340	\$48,510
Total Wages, Taxes & Insurance				\$81,750.86	\$163,502	\$245,253
Union						
Health & Welfare	\$386.52	per month per employee		\$7,730.40	\$15,460.80	
Pension	\$355.35	per month		\$1,421.40	\$2,842.80	
Total Benefits				\$9,152	\$18,304	\$27,455
Total Wages, Taxes, Insurance & Benefits				\$90,903	\$181,805	\$272,708
TOTAL PAYROLL COST						\$272,708

**RICHARD D. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2009 BUDGET YEAR**

ADMINISTRATIVE BUDGET	PROPOSED 2009 BUDGET	IMBUD 000	2008 PROPOSED BUDGET	INCREASE/DECREASE IN 2009 BUDGET VS 2008	VARIANCE
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$419,719	\$363,688	\$363,688	(\$56,031)	-15.41%
2. STACKING PLAN AND BLDG SFT CALC	\$4,000	\$9,000	\$8,500	\$4,500	52.94%
3. ADMINISTRATIVE EXPENSE	\$25,000	\$25,000	\$25,000	\$1	0.00%
4. MANAGEMENT FEES	\$189,000	\$189,000	\$189,000	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$18,500	\$18,500	\$18,500	\$0	0.00%
6. LEGAL FEES	\$50,000	\$50,000	\$50,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$138,800	\$138,880	\$138,880	\$80	0.06%
8. OFFICE SUPPLIES	\$12,300	\$12,300	\$12,300	(\$0)	0.00%
9. TELEPHONES	\$48,000	\$48,000	\$48,000	\$0	0.00%
TOTAL	\$955,319	\$854,968	\$854,968	\$100,351	10.51%

1. Includes merit raises and cost of living increase for personnel.
Also includes the salary for the Special Events Coordinator.
2. Annual update of stacking plan and square footage calculation.
3. Administrative expense includes:
 - a) BOMA Membership \$3,000
 - b) Tenant newsletter and website \$10,000
 - c) Postage \$3,000
 - d) Office machine maintenance \$7,800
 - e) Other \$1,200

Total \$25,000
4. Based on contract renewal between PBC and MBRES
5. For twice annual air quality and drinking water testing and annual site assessment update.
6. Based on PBC supplied estimate.
7. Engineering oversight, exterior inspection, emergency first responder, and on site personnel manual and training.
8. Office and computer supplies.
9. Based on Nextel system for entire staff and Triad work order system.

**RICHARD D DALEY CENTER
ADMINISTRATIVE PAYROLL COSTS
2009 BUDGET**

NO.	JOB CLASSIFICATION	HOURLY WAGE RATE	PAYROLL	ANNUAL COST	ANNUAL POSITION
2	Management		\$ 214,390.00		
3	Administration*		\$ 142,275.00		
\$	WEEKLY TOTALS	0	\$ 356,665.00	\$356,665.00	\$ 356,665.00
TOTAL ANNUAL LABOR					
PAYROLL TAXES AND INSURANCE					
FICA	6.20% of labor		\$ 106,500	\$ 6,603.00	
F.U.I.	0.80% of labor to		\$ 7,000	\$ 280.00	
S.U.I.	1.70% of labor to		\$ 12,300	\$ 1,045.50	
Medicare	1.45% of labor			\$ 5,171.64	
WC INSURANCE	2.23% of labor			\$ 7,953.63	
City Head Tax	\$48.00 per employee			\$ 240.00	
TOTAL TAXES AND INSURANCE					
				\$ 21,293.77	
HEALTH AND WELFARE					
Group Health				\$ 25,048.74	
Long Term Disability				\$ 1,920.00	
401(k) Program				\$ 14,866.60	
TOTAL HW AND PENSION					
				\$ 41,835.34	
TOTAL ANNUAL DIRECT COST					
				\$ 419,794	

TOTAL ADMINISTRATIVE PAYROLL EXPENSE \$419,794

*Includes the salary for the Special Events Coordinator.

RICHARD J. DALEY CENTER OPERATIONS DIVISION - GENERAL FUND 2009 BUDGET DETAIL				
INSURANCE	PROPOSED 2009 BUDGET	2009 BUDGET	2008 (ACTUAL)	PERCENTAGE CHANGE (2009 BUDGET - 2008 ACTUAL) 2008 ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$780,000	\$756,000	\$756,000	(\$24,000) -3.08%
TOTAL	\$780,000	\$756,000	\$756,000	(\$24,000) -3.08%

1. Based on actual insurance figures for year.
 \$150,000 claim reserve not included in 2009 figures. Assumed to be part of \$300,000 operating contingency.

- Property Insurance* \$350,000
- Liability Insurance* \$350,000
- MB General Liability Reimbursement** \$58,000
- MB Professional Liability Reimbursement** \$22,000
- \$780,000

*PBCC supplied.
 **Per RFP approved 9-12-06

**RICHMOND DADBY CENTER
OPERATIONS AND MAINTENANCE DEPARTMENT
2009 BUDGET HEAD**

FACILITIES EXPENSE	PROPOSED 2009 BUDGET	2008 BUDGET	COMPARISON (ACTUAL)	INCREASE/DECREASE IN BUDGETING 2009 (ACTUAL)	VARIANCE
1. WOOD MAINTENANCE	\$6,000	\$12,000	\$6,000	\$0	0.00%
2. FURNITURE REPAIR	\$6,000	\$12,000	\$6,000	\$0	0.00%
TOTAL	\$12,000	\$24,000	\$12,000	\$0	0.00%

1. Based on 2009 contingency for expenditures.
2. Based on 2009 contingency for expenditures.

RICHARD J. DRURY, CLERK OPERATIONS AND MAINTENANCE BUDGET 2009 BUDGET					
REIMBURSABLE EXPENSE	PROPOSED 2009 BUDGET	2008 BUDGET	2008 PROJECTED ACTUAL	INCREASE/DECREASE IN 2009 BUDGET VS. 2008 BUDGET	% VARIANCE
1. COST OF STEAM RESOLD	\$1,435,066	\$1,192,907	\$1,223,424	(\$211,642)	-14.75%
2. COST OF ELECTRICITY RESOLD	\$74,584	\$67,155	\$67,152	(\$7,432)	-9.96%
3. CITY PACKAGE UNIT MAINTENANCE	\$14,965	\$14,965	\$14,965	\$0	0.00%
4. COUNTY PACKAGE UNIT MAINTENANCE	\$3,706	\$3,706	\$3,708	\$2	0.05%
TOTAL	\$1,528,261	\$1,278,733	\$1,309,249	(\$249,072)	-14.93%

1. See Gas account, 42200-000, for detail. Costs have increased as a result of rise in projected market rates for 2009.

Building is currently researching Natural Gas IGA opportunities with the City of Chicago.

2. See Electricity account, 42100-000, for detail.

3. City's prorata share, Murphy & Miller contract of \$14,964.82.

4. County's prorata share, Murphy & Miller contract of \$3706.21.

MONTH	TOTAL STEAM PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CENTER							
JAN	25,246,480	5,049,280	6,059,136	14,137,984	\$ 318,268.47	\$ 272.22	\$ 318,540.69	302,200	1.0541	76.00%	
FEB	25,647,836	4,873,089	6,155,480	14,619,267	\$ 312,198.00	\$ 1,117.86	\$ 313,315.86	350,000	0.8952	77.93%	
MAR	21,214,664	4,242,933	5,721,939	11,248,772	\$ 280,369.00	\$ 299.94	\$ 280,668.94	195,200	1.4379	79.72%	
APR	10,474,859	1,780,726	3,037,709	5,656,424	\$ 157,126.00	\$ 1,271.29	\$ 158,397.29	158,900	0.9968	72.70%	
MAY	5,487,760	1,920,716	1,810,961	1,756,083	\$ 89,406.00	\$ 764.92	\$ 90,170.92	75,200	1.1991	68.60%	
JUNE	7,123,167	3,746,062	1,387,430	1,989,675	\$ 88,154.00	\$ 236.64	\$ 88,390.64	99,400	0.8892	71.66%	
TOTAL	95,194,686	21,612,806	24,178,675	49,403,205	\$ 1,245,521.47	\$ 3,962.87	\$ 1,249,484.34	1,180,900	\$ 1.0581	74.47%	

FUEL COST PER 1000 LBS OF STEAM FOR FIRST FIVE MONTHS OF 2008
 FUEL COST PER 1000 LBS OF STEAM FOR 2007

511.13
 511.61

MONTH	TOTAL PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CENTER							
JAN	23,813,578	3,296,685	3,766,570	16,750,323	\$ 271,078.00	\$ 632.41	\$ 271,710.41	302,200	0.8991	78.80%	
FEB	27,652,169	4,700,869	6,083,477	16,867,823	\$ 315,309.00	\$ 632.14	\$ 315,941.14	330,000	0.9027	79.01%	
MAR	15,205,184	2,960,554	4,440,831	7,803,799	\$ 178,480.00	\$ 583.00	\$ 179,063.00	195,200	0.9173	77.90%	
APR	12,282,936	1,842,440	3,684,881	6,755,615	\$ 139,975.00	\$ 384.42	\$ 140,359.42	158,900	0.8833	77.30%	
MAY	5,702,697	2,851,349	912,431	1,938,917	\$ 67,500.00	\$ 764.92	\$ 68,264.92	75,200	0.9078	75.83%	
JUN	7,123,167	3,746,062	1,387,430	1,989,675	\$ 88,154.00	\$ 236.64	\$ 88,390.64	99,400	0.8892	71.66%	
JUL	8,952,465	7,079,870	980,883	1,161,712	\$ 106,551.00	\$ 416.21	\$ 106,967.21	119,800	0.8929	74.43%	
AUG	8,665,389	6,499,042	1,295,808	866,539	\$ 104,957.00	\$ 238.95	\$ 105,195.95	119,800	0.8781	72.01%	
SEPT	5,444,683	3,539,044	883,960	1,252,721	\$ 64,496.00	\$ 189.79	\$ 64,685.79	72,998	0.8861	74.59%	
OCT	4,419,825	1,458,544	683,960	2,077,321	\$ 65,381.00	\$ 506.84	\$ 65,887.84	70,100	0.9399	63.05%	
NOV	15,853,218	2,853,579	3,804,772	9,194,867	\$ 182,553.00	\$ (57.76)	\$ 182,495.24	204,800	0.8911	77.41%	
DEC	22,477,738	4,270,770	5,394,657	12,812,311	\$ 239,421.00	\$ 862.88	\$ 240,283.88	308,100	0.7799	72.96%	
TOTAL	157,593,049	45,098,808	33,293,062	79,201,179	\$ 1,823,855.00	\$ 5,390.44	\$ 1,829,245.44	2,076,498	0.8809	74.58%	

MONTH	TOTAL 1000 LBS PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CENTER							
JAN	19,772,956	3,342,198	4,034,847	12,395,911	\$ 387,814.02	\$ 1,033.24	\$ 388,847.26	265,200	1.4662	74.55%	
FEB	19,591,316	3,329,844	4,405,083	11,756,389	\$ 329,709.58	\$ 1,308.73	\$ 331,018.31	271,300	1.2201	72.22%	
MAR	17,260,803	3,452,160	4,142,592	9,666,051	\$ 259,521.20	\$ 835.00	\$ 260,356.20	230,100	1.1315	75.01%	
APR	8,088,600	1,156,796	1,965,571	4,966,233	\$ 94,770.37	\$ 677.40	\$ 95,447.77	103,700	0.9204	78.00%	
MAY	6,666,055	3,266,367	1,199,890	2,199,798	\$ 83,054.49	\$ 581.41	\$ 83,635.90	94,400	0.8860	70.62%	
JUN	5,840,740	3,679,830	642,510	1,518,400	\$ 71,784.53	\$ 615.38	\$ 72,399.91	77,100	0.9390	75.76%	
JUL	9,228,891	7,744,534	992,889	1,191,468	\$ 113,451.28	\$ 565.69	\$ 114,016.97	129,200	0.8825	76.85%	
AUG	9,081,714	6,720,469	1,271,440	1,089,805	\$ 157,012.03	\$ 184.17	\$ 157,196.20	126,500	1.2427	71.79%	
SEPT	4,423,300	2,698,213	486,563	1,234,524	\$ 60,334.48	\$ 534.16	\$ 60,868.64	62,300	0.9770	71.00%	
OCT	8,040,900	2,351,861	2,492,679	3,216,360	\$ 109,902.16	\$ 635.99	\$ 110,538.15	113,800	0.9713	70.66%	
NOV	11,734,981	1,525,547	3,051,095	149,900.59	\$ 149,900.59	\$ 760.15	\$ 150,660.74	156,200	0.9645	75.13%	
DEC	19,701,479	3,743,281	5,319,999	10,638,799	\$ 266,199.51	\$ 900.87	\$ 267,100.38	263,599	1.0133	74.74%	
TOTAL	140,131,735	42,991,100	30,104,558	67,036,077	\$ 2,083,454.24	\$ 8,632.19	\$ 2,092,086.43	1,893,399	1.1049	73.86%	

RICHARD J. DUNN CENTER
 CHEMICAL ANALYSIS
 2009

PROJECTED OUTPUT: 154,690,996 POUNDS PER YEAR

ITEM	COST PER 1,000 POUNDS BASED ON 2009 COSTS
A. FUEL (BASED ON 2009 PROJECTION)	\$13.77
B. ELECTRICITY - 279,40 KWHR @ \$0.09	\$1.08
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.01
D. WATER TREATMENT @ \$21,160 PER YEAR	\$0.14
E. BOILER MAINTENANCE AND REPAIR @ \$33,500 PER YEAR	\$0.22
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$43.30	\$1.76
TOTAL COST	\$16.98

DELAWARE DELAWARE CENTER

BUDGET ITEM MAINTENANCE DIVISION

SPRINKLER INSTALLATION	\$4,700,000	\$4,172,190	\$361,430	\$166,380
Installation of sprinklers throughout the facility and smoke detection in the elevator machine rooms and elevator lobbies to comply with the City of Chicago Sprinkler Ordinance				
ELEVATOR MODERNIZATION	\$3,429,900	\$3,044,722	\$263,759	\$121,418
Third year of a four year modernization project to upgrade control systems, drives, selectors, and rail systems.				
LOBBY WINDOW REPAIRS	\$250,000	\$221,925	\$19,225	\$8,850
Replacement of 5 lobby windows due to cracks as identified in Façade Inspection. Second year of funding required to address environmental issues discovered in the window glazing.				
SECURITY CAMERA AND EQUIPMENT INSTALLATION	\$275,000	\$244,118	\$21,148	\$9,735
Second year of a 2 year program to install additional surveillance cameras, relocate monitoring station and provide new recording equipment. Budget based on PSI Property Condition Assessment.				
PLAZA SEALANT JOINTS	\$175,000	\$156,348	\$13,458	\$6,195
Replace failing sealant joints throughout the plaza. Based on report and estimate from PSI Property Condition Assessment.				
ADA COMPLIANCE	\$1,333,000	\$1,183,304	\$102,508	\$47,188
Year one of a two year program to implement modifications to public restrooms and corridors. Based on ADA Tier III Assessment conducted by PSI.				
ESCALATOR REPLACEMENT	\$500,000	\$443,850	\$38,450	\$17,700
Replacement of escalator located in 118 N. Clark which services access to the Daley Center. Evaluation provided by Desmond and Associates evaluated the unit at the end of it's useful life.				
TOTAL BUDGETARY BUDGET	\$10,662,900	\$9,465,456	\$819,977	\$377,467

**RICHMOND/DAVIDSON CENTER
GENERAL BUDGET
BUILDING IMPROVEMENTS - PROPOSED 2010-2011**

BUDGET ITEM AND DESCRIPTION **TOTAL BUDGET** **COUNTY PROP. SHARE** **CITY PROP. SHARE** **FEDERAL SHARE**

YEAR	DESCRIPTION	TOTAL BUDGET	COUNTY PROP. SHARE	CITY PROP. SHARE	FEDERAL SHARE
2010	ELEVATOR MODERNIZATION	4,500,000	3,985,200	353,700	161,100
	Elevator modernization to include all passenger and freight cars. Replacement of control, drive, selector, and rail systems. Year 4 of a 4 year project.				

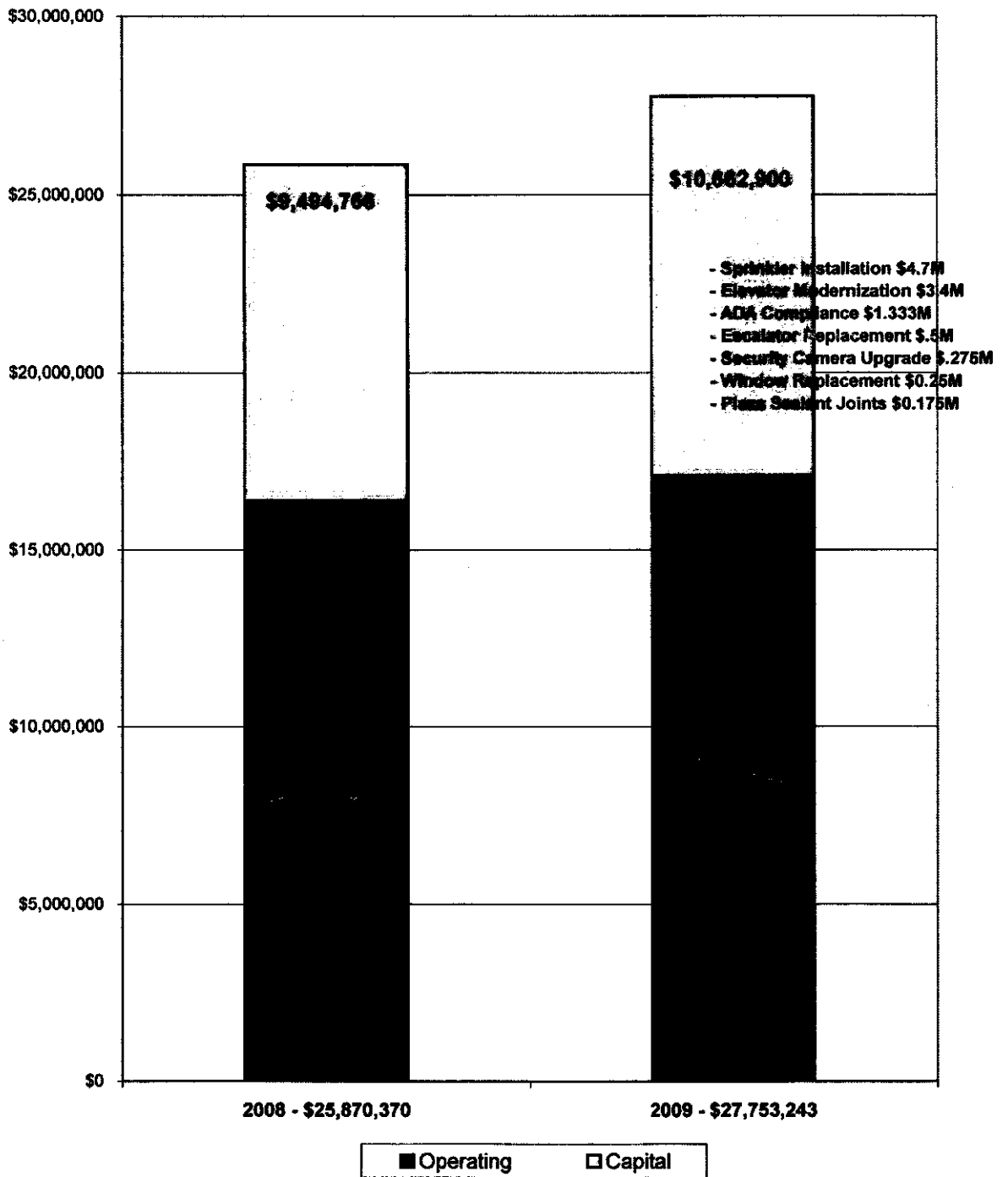
YEAR	DESCRIPTION	TOTAL BUDGET	COUNTY PROP. SHARE	CITY PROP. SHARE	FEDERAL SHARE
2010	ADA COMPLIANCE	1,333,000	1,180,505	104,774	47,721
	Year two of a two year program to implement modifications to public restrooms and corridors. Based on ADA Tier III Assessment conducted by PSI.				

YEAR	DESCRIPTION	TOTAL BUDGET	COUNTY PROP. SHARE	CITY PROP. SHARE	FEDERAL SHARE
2009	CHILLER RETROFIT	-	-	-	-
2010	Replacement of four 2000 h.p. synchronous motors that operate the chillers.	-	-	-	-
2011		-	-	-	-
2012		-	-	-	-

*Chiller retrofit totaling \$2.9M has been removed from 2009 - 2012 budget as Building plans to implement within Energy Performance Contracting and take advantage of alternative financing options.

ANTICIPATED YEAR OF COMPLETION	TOTAL BUDGET	COUNTY PROP. SHARE	CITY PROP. SHARE	FEDERAL SHARE
2010	\$ 5,833,000	\$ 5,165,705	\$ 458,474	\$ 208,821
2011	\$ -	\$ -	\$ -	\$ -
2012	\$ -	\$ -	\$ -	\$ -
2013	\$ -	\$ -	\$ -	\$ -

Richard J. Daley Center 2009 Budget



Richard J. Daley Center

2009 Annual Budget Bullet Points

Public Building Commission of Chicago

Administrative Operations Committee

September 18, 2008

1:00 pm

**Richard J. Daley Center
50 West Washington
Chicago, IL
2009 Annual Budget Bullet Points**

	2009 Budget	2008 Proj. Actual	% Change
Base Rent	\$15,562	\$15,097	3.08%
Retail Income	\$157	\$146	6.64%
Other Income	\$94	\$28	69.74%
Incomes From Services Resold	\$1,528	\$1,311	14.23%
Total Revenue	\$17,341	\$16,582	4.60%
Utilities Expense	\$3,645	\$3,853	5.70%
Cleaning Expense	\$3,827	\$3,635	5.01%
Security Expense	\$1,504	\$1,413	6.12%
Mechanical Maintenance	\$3,724	\$3,545	4.81%
Building General	\$1,115	\$1,117	0.20%
Administrative Expense	\$905	\$854	5.68%
Insurance Expense	\$780	\$756	3.08%
Subtotal Bldg Op Expenses	\$15,500	\$15,173	2.20%
Facilities/Reimbursable Expense	\$12	\$12	0.00%
Cost of Services Resold	\$1,528	\$1,309	14.33%
Operating Contingency	\$300	\$300	0.00%
Total Expenses	\$17,340	\$16,794	3.32%

Revenue

Base Rent

- Increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago.

Retail Income

- Addition of (1) ATM on the Concourse level and new agreement
- This account also projects the non-renewal of the Starbuck's lease.

Other Income

- Plaza event revenue to offset the salary expense for the budgeted Special Events Coordinator.

Income from Services Resold

- Increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago.

Operating Expenses

Utilities Expense

- Building has taken advantage of procuring 75% - 100% of 2009's anticipated consumption.
- Energy Performance Contracting – Boilers and Chillers, Plumbing and Lighting fixtures.
- Researching Natural Gas IGA opportunities with the City of Chicago Department of General Services.

Cleaning Expense

- LBED EB O&M requirements which include the purchasing of new scrubbers - \$90K and overall 58% increase in cleaning chemicals.
- Annual increase in janitorial wages.

Security Expense

- wage increases in conjunction with the Collective Bargaining Agreement with SEIU Local One Security.
- Staffing levels are again being reviewed by a security consultant and the service is in the process of being competitively re-bid.

Mechanical Maintenance

- Increases in wages for electricians, freight elevator operators and engineers in conjunction with the Collective Bargaining Agreements of each department.

Administrative

- Addition of a Special Events Coordinator with a budgeted salary of \$50K per year.

Insurance Expense

- Increase in Property Liability insurance per quotes provided by the Public Building Commission of Chicago.

Cost of Services Resold

- Increases in operating expenses as this represents the reimbursement of all costs by Cook County (88.77%), City of Chicago (7.69%) and the Public Building Commission of Chicago.

Capital

Sprinkler Installation

- See attached detail.

Elevator Modernization

- Third of four year project
- Upgrade control systems, drives, selectors and rail systems
- Magnetek Quattro Drives – 40% energy savings

Lobby Window Replacement

- Replace 5 cracked windows
- Supplement \$500K in 2008 budget to deal with unforeseen PCB and asbestos in caulk.

Security Camera and Equipment Upgrades

- See attached detail

Plaza Sealant Joints

- Replace failing plaza sealing joints
- Based on PCA by PSI. Last performed 15 years ago

ADA Compliance

- Year one of two year program
- Modifications to public restrooms and corridors
- Based on PCA by PSI – Tier 3 ADA survey

Escalator Replacement

- Replacement of escalator located at 118 North Clark
- End of useful life and all original equipment
- Historically, Daley Center has always maintained.

**Richard J. Daley Center
Security Camera Upgrade
2008 and 2009 Capital Funding**

The security camera upgrade project is funded for \$103,000 in 2008 and requests \$275,000 in 2009 for a total available budget of \$378,000. The amount requested is based on an August 2008 Property Condition Assessment prepared by Property Services, Inc. The basic scope of work is to add cameras to areas that currently lack surveillance and to move the system from a passive recording platform to an active monitoring and recording platform. The need for the additional cameras was identified in a security risk assessment performed by SAKO and completed in January 2002. The 2003 budget provided \$5.3M in security upgrades including \$80K in camera equipment.

The technical scope of work will be developed by a consulting firm whose services will be competitively bid. Their scope of work will include an analysis of our existing systems, the development of an RFP for non proprietary equipment, evaluation of responses and project inspections and acceptance.

Additional camera locations currently being considered include the east and west lobbies, exterior stairwells, plaza, and upgrades to the lobby camera covering the elevator banks. Conduit for the interior lobby cameras was installed as part of the 2003 project that installed cameras on the outside of the lobby and at the elevator banks. The scope of work also includes upgrading the cameras themselves to pan/tilt/zoom units that allow the observers to modify how the camera works. It should be noted that the additional cameras will not allow us to reduce staff. The current post positions were identified in the Sako Risk Assessment and require personnel to prevent unauthorized access to the building.

The camera recording equipment is currently located in the security office on the Lower Level. The station is not staffed and serves only to record activity captured by the existing cameras. This scope of work envisions moving all of the recording and monitoring equipment to the guard station located on the dock which is staffed 24/7/365. It includes upgrading the servers, recording equipment, monitors, data storage equipment and enhancements such as wireless camera capabilities and internet monitoring of the camera coverage. The relocation of this equipment will allow the cameras to be actively monitored provide the security staff the ability to redirect resources in real time in response to observed threats or incidents.

Lastly, the scope of work envisions coordination with the Office of Emergency Management and Communications to connect the two systems.

**Richard J. Daley Center
Sprinkler Installation Project
2005-2009 Capital Funding**

The Sprinkler Installation Project is funded for \$34M through the funding period 2005-2009. The project is currently underway and has been divided into five phases.

Phase I includes those floors in the building that have undergone full or partial abatement. This Phase is essentially complete as scheduled. It includes upgrades to the fire alarm system throughout the entire building including smoke detectors in the elevator lobbies. Sprinklers have been installed in the 1st Floor Lobby, 4th, 28th and 30th Floors and the Concourse and Lower Levels. Abatement was included for the 1st Floor work. Contracts were awarded to Great Lakes Plumbing and Heating for the sprinklers, Cable Communications for the fire alarm upgrades, Colfax Corporation for the abatement in the Lobby and HOH Systems with Carnow Connibear Associates as their sub consultant for the design work. Contracts for this phase amounted to \$4.5M.

Phase II includes the mechanical floors in the building where there are no ceilings. This includes 9, 9M, 31, M1, M2, M3 and the penthouse. Phase II also includes the installation of a Clean Agent system for telecommunication rooms on the Concourse Level, 18th Floor and 31st Floor M3 level. These contracts will be award in September of 2008 and the phase is expected to be complete in June 2009. Contracts are expected to be awarded in the amount of \$2.4M.

Phase III through V divide the remaining floors in the building into three groups to allow timely sequencing of design and installation. Phase III is currently under design and is expected to be bid in November 2008. Construction is scheduled to commence in January 2009 and be completed in August 2009. Phase IV is scheduled for completion in March 2010 and Phase V in June 2010. Phases III through V will include those floors that have not had any substantial asbestos abatement work performed on them. These floors will require substantial coordination efforts between the abatement contractor and the sprinkler installation contractor to continue to provide worker and occupant safety while minimizing cost and disruption to the occupants.

**ADA Improvements
Richard J. Daley Center
2009 and 2010 Capital Budgets**

The proposed 2009 budget includes \$1.3M dollars and projects and additional \$1.3M dollars in 2010 for work related to compliance with the Americans with Disabilities Act of 1990. MB Real Estate caused a Property Condition Assessment to be performed of the Richard J. Daley Center that included an ADA Compliance Survey. Property condition assessments are based on ASTM Standard A2018-01 inclusive of a Tier III ADA Assessment. The Tier III assessment provides for the most intensive site survey of the three categories. The assessment focused on the common areas of the buildings such as the lobby, hallways and public restroom. The work involved is almost 95% concentrated in modifications to the public restrooms. The plan is to award one contract for the work, is continuous and covers the last quarter of 2008 and the first quarter of 2009.

The last ADA Compliance study at the Richard J. Daley Center was conducted in February 1993 by Schal Bovis. The study was reviewed by Rolph Jensen & Associates and a program scope, barrier removal summary and transition plans for each tenant was prepared. The resulting plan was implemented during a 3 year period from 1994 through 1996.

The scope of work in the public restrooms includes modifications to signage, increasing door opening widths, relocation or removal of fixtures, ADA toilet stall size modifications, insulating supply and drain pipes and modifying door forces at manually operated doors. Non restroom related projects includes installation of ADA compliant water fountains modification of double leaf doors at tenant spaces and repairs to asphalt transitions between street surfaces and diagonal curb ramps.

Public Building Commission of Chicago

Richard J. Daley Center
Suite 200
Chicago, Illinois

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PATRICK J. HARNEY
Assistant Secretary

2009 Administrative Budget

Proposed October 1, 2008

PUBLIC BUILDING COMMISSION OF CHICAGO

ESTIMATE OF RESOURCES AVAILABLE FOR 2009

	Administrative Lease Allocation Revenue Bonds	PBC Administrative Fee	Restricted Net Assets - Commission's Operations	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
1990 - Series A - CPS	\$ 300,000	-	-	-	\$ 300,000
1990 - Series B - CPS	\$ 25,000	-	-	-	\$ 25,000
1993 - Series A - CPS	\$ 1,200,000	-	-	-	\$ 1,200,000
1998 - Series A - CPD	\$ 150,000	-	-	-	\$ 150,000
	\$ 14,700,000	\$ 395,848	\$ 850,662		\$ 15,946,510
	\$ 1,675,000	\$ 14,700,000	\$ 395,848	\$ 850,662	\$ 17,621,510

2009 Administrative Expense Budget

	Total 2008 Budget	Projected 2008 Expenses	2008 Over/(Under) Budget	2009 Admin Expense Budget	2009 Increase/ (Decrease) over 2008 Actual	2009 Increase/ (Decrease) over 2008 Budget
<i>Personnel Services</i>	\$5,464,870	\$5,131,139	(\$333,731)	\$6,382,832	\$1,251,693	\$917,962
<i>Retirement Plan Contributions</i>	936,051	442,939	(493,112)	804,138	361,199	(131,913)
<i>Insurance</i>	1,279,500	959,627	(319,873)	1,074,397	114,770	(205,103)
<i>Admin Legal Fees & Notices</i>	398,000	393,500	(4,500)	400,000	6,500	2,000
<i>Trustee & Professional Fees</i>	25,850	58,000	32,150	345,000	287,000	319,150
<i>Audit & Accounting Fees</i>	220,000	215,000	(5,000)	225,000	10,000	5,000
<i>Rent</i>	892,789	852,876	(39,913)	941,194	88,318	48,405
<i>Office/Computer Supplies & Equip. & Other Admin. Expenses</i>	667,380	589,343	(78,037)	780,664	191,321	113,284
<i>Program Management Office</i>	4,500,000	4,778,574	278,574	5,168,285	389,711	668,285
<i>Contingency</i>	1,000,000	250,000	(750,000)	1,500,000	1,250,000	500,000
	\$ 15,384,440	\$ 13,670,998	\$ (1,713,442)	\$ 17,621,510	\$ 3,950,512	\$ 2,237,070

Revenue Fund	Personnel Services and Retirement		Insurance		Legal and Other		Trustee & Professional		Audit & Accounting		Rent	Office Supplies & Other		Program Management Office	Contingency	Total Budget	Total Resources Available For Admin
1990 - Series A Chicago Public Schools	133,740	19,993	7,443	6,420	4,187	17,514	14,527	96,175	-	-	300,000	300,000					
1990 - Series B Chicago Public Schools	11,145	1,666	620	535	349	1,460	1,211	8,015	-	-	25,000	25,000					
1993 - Series A Chicago Public Schools	534,960	79,972	29,774	25,680	16,748	70,056	58,109	384,700	-	-	1,200,000	1,200,000					
1998 - Series A Chicago Park District	66,870	9,997	3,722	3,210	2,093	8,757	7,264	48,087	-	-	150,000	150,000					
Subtotal - Revenue Bonds	\$748,715	\$111,628	\$41,559	\$35,845	\$23,377	\$97,789	\$81,110	\$536,977	\$0	\$0	\$1,675,000	\$1,675,000					
Other Revenues (1)	\$6,440,255	\$962,769	\$358,441	\$309,155	\$201,623	\$843,405	\$699,554	\$4,631,308	\$1,500,000	\$1,500,000	\$15,946,510	\$15,946,510					
	\$7,188,970	\$1,074,397	\$400,000	\$345,000	\$225,000	\$941,194	\$780,664	\$5,168,285	\$1,500,000	\$1,500,000	\$17,621,510	\$17,621,510					

(1) Expenses to be covered from PBC Fees, Restricted Net Assets - Commission's Operations and Daley Center Reimbursement.

PUBLIC BUILDING COMMISSION OF CHICAGO
Allocations Required by Bond Resolutions and
Estimate of Resources Available for 2009 Administrative Budget

ALLOCATIONS OF LEASE PAYMENT							
Source of Lease Payment	Client	2009 Lease Payment	To Administrative Expense (1) Account	To Debt Service (2) Account	To Renewal & Replacement (3) Account	To Surplus (5) Account	
1990 - Series A	Chicago Public Schools	30,304,405	300,000	29,004,409	(4)	1,000,000	0
1990 - Series B	Chicago Public Schools	1,557,025	25,000	1,532,025	(4)	0	0
1993 - Series A	Chicago Public Schools	19,457,206	1,200,000	18,257,206		0	0
1998 - Series A	Chicago Park District	3,904,479	150,000	3,705,869		0	48,610
		\$ 55,223,115	\$1,675,000	\$52,499,509		\$1,000,000	\$48,610

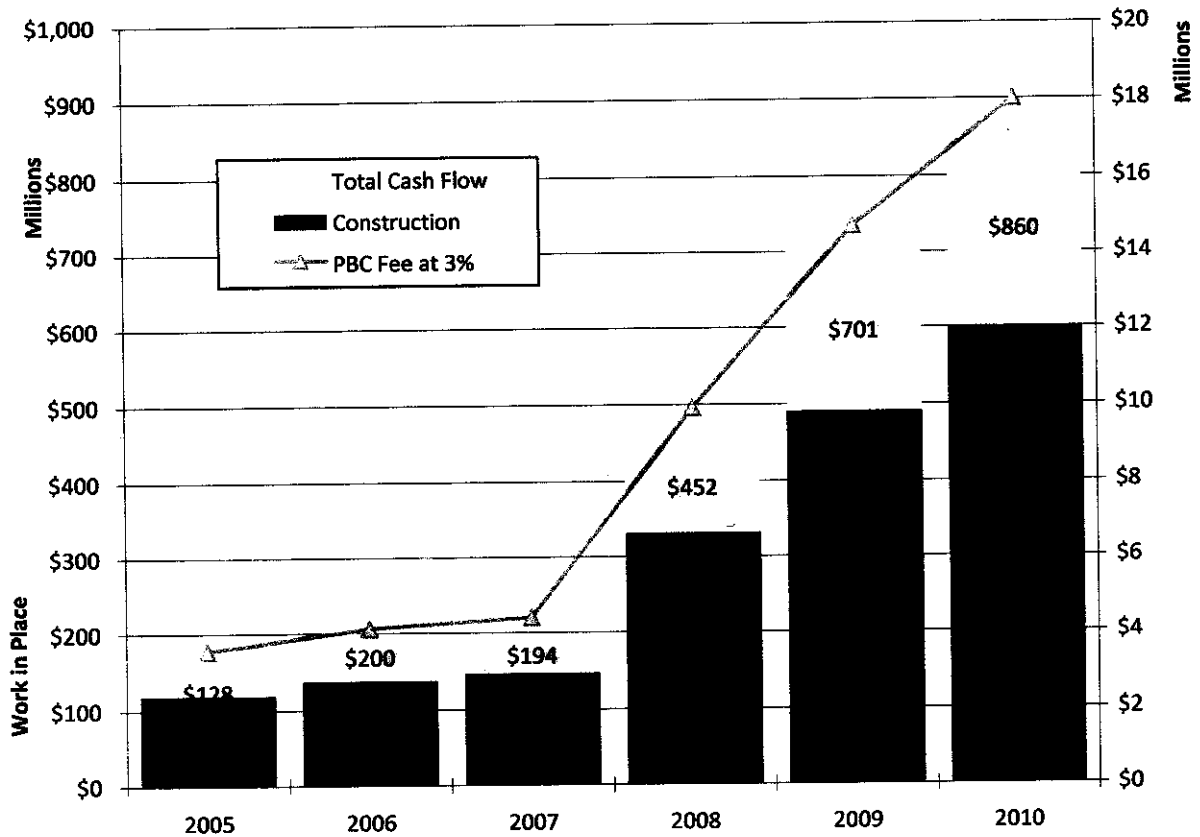
(1) Portion of Lease Payment allocated to the Admin Expense Account for funding PBCC Admin Expense per the lease. Expenses in excess of the annual lease payment are funded from the Surplus Account, then the Renewal and Replacement Account.
(2) Allocation for bond principal and interest per the debt service schedules.
(3) Allocation to Trustee held accounts for renewing, replacing and improving properties named in the lease agreement.
(4) Defeased by PBCC via issuance of 1990 Certificates of Participation and 1992 A & C General Obligation Lease Certificates.
(5) Balance of allocation to Bond Resolution Trustee held Surplus Account.

PUBLIC BUILDING COMMISSION OF CHICAGO

2009 Administrative Expense Budget

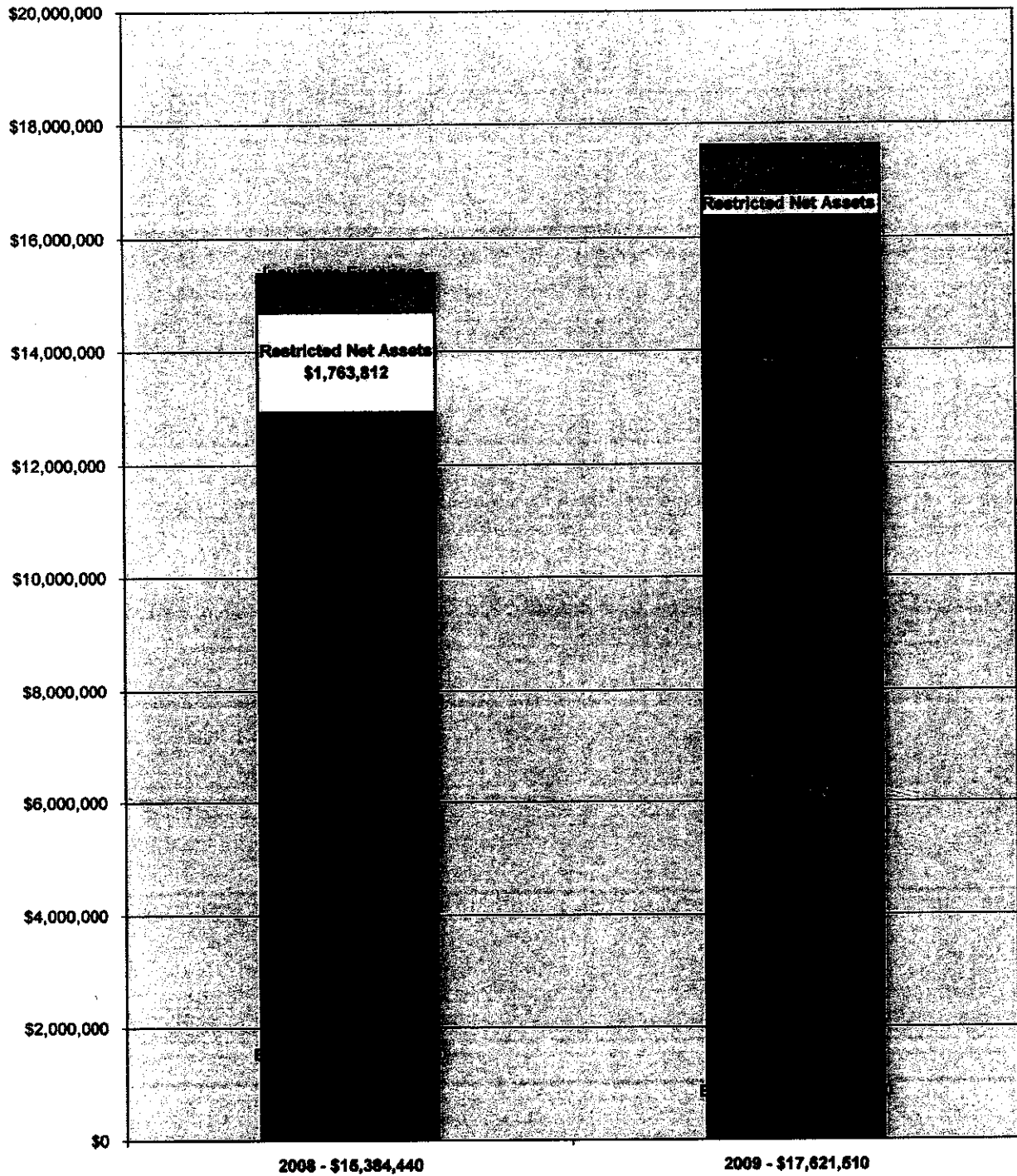
	Total 2008 Budget	Projected 2008 Expenses	2008 Over/(Under) Budget	2008 Admin Expense Budget	2009 Increase/ (Decrease) over 2008 Actual	2009 Increase/ (Decrease) over 2008 Budget
Personnel Services						
Salaries	\$ 4,367,925	\$ 4,078,913	\$ (289,012)	\$ 4,994,230	\$ 915,317	\$ 626,305
Payroll Taxes	283,100	231,350	(51,750)	341,642	110,292	58,542
Medical Insurance	793,845	815,876	22,031	1,017,960	202,084	224,115
Severance Plan	555,716	198,630	(357,086)	340,715	142,085	(215,001)
Tuition Reimbursement	20,000	5,000	(15,000)	29,000	24,000	9,000
Sub-Total Personnel Services	\$ 6,020,586	\$ 5,329,769	\$ (690,817)	\$ 6,723,547	\$ 1,393,778	\$ 702,961
Retirement Plan Contributions:						
PBC 401(a)	\$ 274,322	\$ 176,211	\$ (98,111)	\$ 333,665	\$ 157,453	\$ 59,343
Municipal Employees	106,013	68,098	(37,915)	129,758	61,661	23,745
Total Personnel Services	\$ 6,400,921	\$ 5,574,078	\$ (826,843)	\$ 7,186,970	\$ 1,612,892	\$ 786,049
Insurance						
Daley Center	\$ 684,000	\$ 715,746	\$ 31,746	\$ 850,662	\$ 134,916	\$ 166,662
General Insurance	595,500	243,881	(351,619)	223,735	(20,146)	(371,765)
Total Insurance	\$ 1,279,500	\$ 959,627	\$ (319,873)	\$ 1,074,397	\$ 114,770	(205,103)
Legal Fees & Notices	\$ 398,000	\$ 393,500	\$ (4,500)	\$ 400,000	\$ 6,500	\$ 2,000
Trustee & Professional Fees	\$ 25,850	\$ 58,000	\$ 32,150	\$ 345,000	\$ 287,000	\$ 319,150
Audit & Accounting Fees	\$ 220,000	\$ 215,000	\$ (5,000)	\$ 225,000	\$ 10,000	\$ 5,000
Rent	\$ 892,789	\$ 852,876	\$ (39,913)	\$ 941,194	\$ 88,318	\$ 48,405
Office/Computer Supplies & Equip. & Other Admin. Expenses	\$ 667,380	\$ 589,343	\$ (78,037)	\$ 780,664	\$ 191,321	\$ 113,284
Program Management Office	\$ 4,500,000	\$ 4,778,574	\$ 278,574	\$ 5,168,285	\$ 389,711	\$ 668,285
Contingency	\$ 1,000,000	\$ 250,000	\$ (750,000)	\$ 1,500,000	\$ 1,250,000	\$ 500,000
Total	\$ 15,384,440	\$ 13,670,998	\$ (1,713,442)	\$ 17,621,510	\$ 3,950,512	\$ 2,237,070

Work in Place and PBC Fee

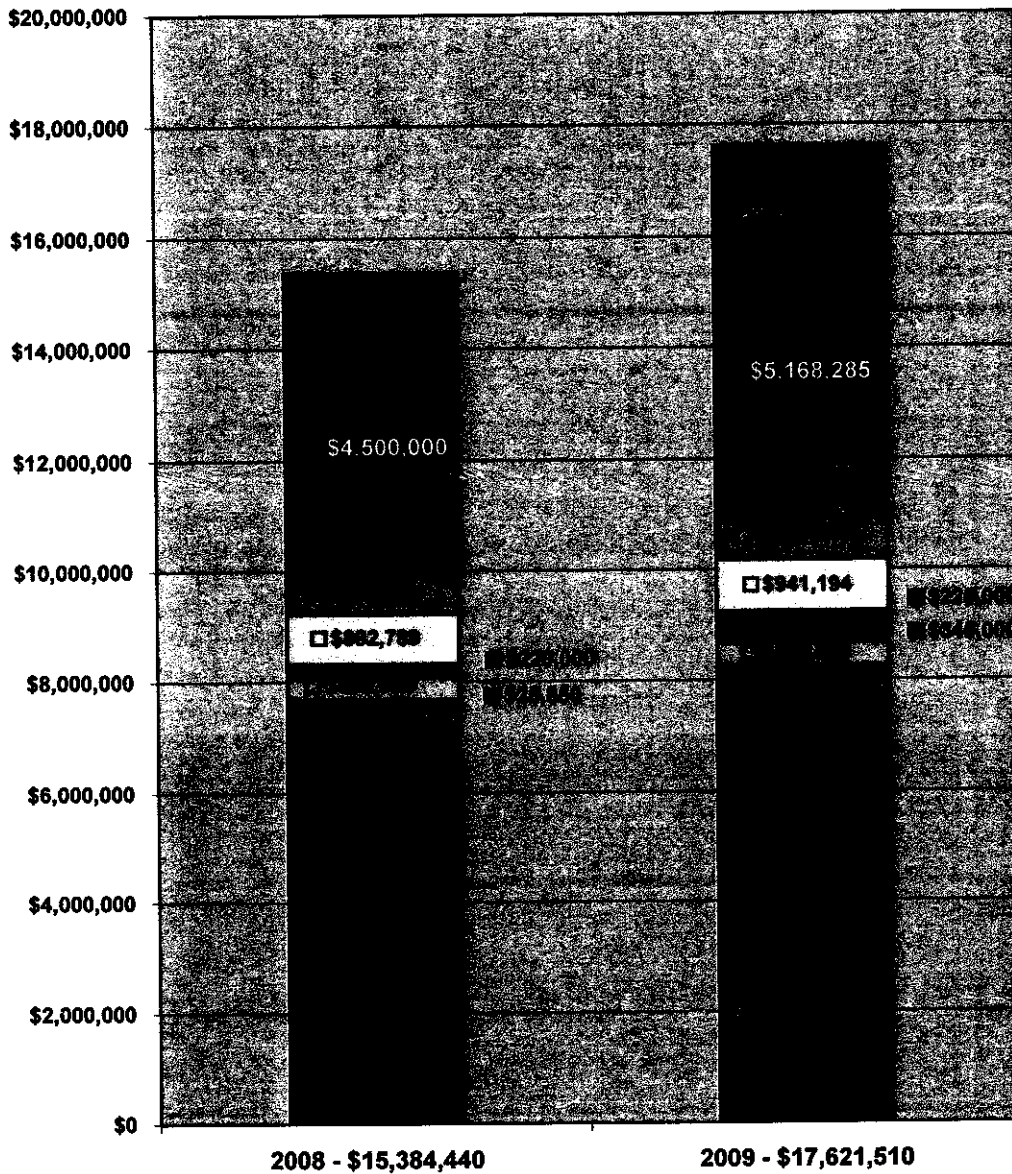


	Positions				
PBC-Admin Fee	56	54	44	51	52
PBC-Direct Charge	-	-	-	-	6
PMO-Core	-	-	12	19	19
PMO-Projects FTE's	-	-	13	45	54

**PBC Administrative Budget
Resources**



PBC 2009 Administrative Budget Expenses



■ Personnel Services	■ Retirement Plan
■ Insurance	□ Legal Fees
■ Trustee/Professional Fees	■ Audit/Accounting Fees
□ Rent	■ Office/Computer/Admin
■ Program Management Office	■ Contingency