

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 3, 2006

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 3, 2006 at 2:30 P.M.

The following Commissioners were present:

Richard M. Daley, Chairman
Arthur M. Brazier
Adela Cepeda
Robert B. Donaldson
María N. Saldaña
Cynthia M. Santos
Samuel Wm. Sax
Michael W. Scott
Gerald M. Sullivan

The following Commissioner was absent:

John H. Stroger, Jr.

Also present were:

J. Bradshaw
J. Brankin
B. Campney
J. Clair
B. Corbin
B. Currie
K. Curran
G. Fink
P. Fish
J. Fitzpatrick
H. Fontini
A. Fredd
S. Fullerton

J. Gallagher
R. Giderof
J. Harmening
D. Jackson
E. Johnson
D. Lai
L. Lewis
W. Libit
L. Martinez
D. Maxwell
J. Meeks
P. Mobley
C. Morey
D. Mosike
J. Murphy
L. Neal
M. Pak
K. Panucci
J. Plezbert
K. Purcell
P. Ricker
O. Rodriguez
D. Romeo
O. Ruffin
B. Sandner
L. Scott
C. Seay
P. Selder
A. Siegel
P. Spieles
L. Suera
E. Thompson
G. Thompson
D. Tom
J. Vanek
J. Wilson

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

The reading of the minutes of the September 12, 2006 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 by Samuel Wm. Sax to Richard M. Daley, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2011. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6962

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Richard M. Daley, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2011 or until his successor is appointed.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next was the administration of the oath of office by Richard M. Daley to Samuel Wm. Sax, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2011. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6963

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Samuel Wm. Sax, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2011 or until his successor is appointed.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next was the administration of the oath of office by Richard M. Daley to Cynthia M. Santos, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2011. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6964

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Cynthia M. Santos, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2011 or until his successor is appointed.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next Commissioner Sax made a motion to nominate Richard M. Daley as Chairman of the Public Building Commission of Chicago and the Board of Commissioners were presented with the nomination and election of all officers for terms ending September 30, 2007, as follows:

Chairman:	Mayor Richard M. Daley
Secretary:	Edrick C. Johnson

Assistant Secretary:	Joseph F. Harmening
Treasurer:	Arthur M. Brazier
Assistant Treasurer:	John E. Wilson

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

The next item presented was the appointment by the Chairman of the Chairman and members of the Audit Committee of the Public Building Commission of Chicago as follows:

Chairman:	Michael W. Scott
Member:	Arthur M. Brazier
Member:	Maria N. Saldaña

The members of the Audit Committee shall serve as such for two (2) years and until their respective successors have been appointed. The Commissioners acknowledged the appointment of the aforesaid commissioners as chairman and members, respectively, of the Audit Committee.

Next presented was the appointment by the Chairman of the Chairman and members of the Administrative Operations Committee of the Public Building Commission of Chicago as follows:

Chairman:	Michael W. Scott
Member:	Robert B. Donaldson
Member:	Cynthia M. Santos

The members of the Administrative Operations Committee shall serve as such for two (2) years and until their respective successors have been appointed. The Commissioners acknowledged the appointment of the aforesaid commissioners as chairman and members, respectively, of the Administrative Operations Committee.

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

RESOLUTION NO. 6965

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 "A".

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Then, the Executive Director presented to the Commissioners the Notice of Award report. There were 8 contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy is attached hereto as Exhibit "B".

The Board of Commissioners was next presented the Public Building Commission of Chicago 2005 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 Commissioner Sax to the Public Building Commission staff for its work and how well balanced the report was. The report was accepted.

Next, Chairman Scott of the Administrative Operations (AO) Committee, presented a report regarding the meeting held on September 21, 2006 which is summarized as follows:

- ◆ **Proposed Change Orders** - Report recommending approval of change orders for Contract #1147, Holden Campus Park; Contract #1169, Various Campus Parks - North; Contract #1275, Burroughs School Campus Park; and Contract #1334, Albany Park School. The change order report was accepted.
- ◆ **2007 Daley Center Operating and Capital Budgets** - The Director of Finance, Jack Brankin, along with MB Real Estate representatives Orestes Ruffin and Andrew Siegel advised that the recommended 2007 Operating and Capital Budgets for the Daley Center was \$15,869,427 and \$9,485,000, respectively. Following discussion, the report was accepted.

- ◆ **2007 PBC Administrative Budget** - The Director of Finance reported that there was a decrease in the overall Administrative Budget from 2006 to 2007 and recommended approval of the 2007 Administrative Expense Budget in the sum of \$11,064,385. Following discussion, the report was accepted.
- ◆ **Professional Services Appointments** - The AO Committee concurred with the recommendations of the Director of Development, Paul Spieles, to appoint the following companies to perform services on various projects:

<u>PROJECT</u>	<u>CONSULTANT</u>
PD-7	Bradshaw Construction Management (Owner's Representative)
Fleet Management Vehicle Maintenance Facility	Teng & Associates, Inc. (Architect of Record)
Rogers Campus Park	Navigant Consulting (Owner's Representative)

The report was accepted.

- ◆ **Daley Center Property Manager** - Legal Counsel advised the Committee that it would be necessary for the Board of Commissioners to ratify the appointment of MB Real Estate as Property Manager for the Daley Center since the appointment at the September 2006 meeting was approved by less than a majority of all PBC's Commissioners. The report was accepted.
- ◆ **Professional Services Amendments** - The Committee concurred with the recommendation by the Director of Development to amend professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit "C".

There was discussion about the evolution of the prototype design for police and fire station projects. It was recommended that Staff submit a written report on the history and development of the prototype program.

Also, there was a discussion of additional services required for expedited design modifications to the Westinghouse High School project to facilitate opening for the 2008/2009 academic year. Systemic problems inherent in the transfer of projects to PBC after design by the User Agencies were discussed.

The report was accepted.

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. 6966

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 "C".

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, 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 2007 administrative budgets. After discussion and consideration and upon motion duly made and seconded, the proposed 2007 Public Building Commission of Chicago Consolidated Administrative Expense Budget and the 2007 Individual Administrative Expense Budgets as required by the several bond resolutions were approved and are attached hereto collectively as Exhibit "D":

RESOLUTION NO. 6967

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2007 Consolidated Administrative Expense Budget and the 2007 Individual Administrative Expense Budgets by bond issue attached hereto collectively as Exhibit "D" are hereby approved.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6968

2007 Administrative Expense Budget
 under Bond Resolution No. 3450 - Series B of 1987

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 3450 the following Administrative Expense Budget for 2007:

1987B

Personnel Services &

Retirement	\$ 912,722
Insurance	449,427
Legal & Other	175,933
Trustee	193,850
Audit & Accounting	114,078
Rent	226,390
Office Supplies &	
Other Admin. Items	352,600
Total	\$ 2,425,000

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6969

2007 Administrative Expense Budget
under Bond Resolution No. 3600 - Series A of 1988

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 3600 the following Administrative Expense Budget for 2007:

1988A

Personnel Services &	
Retirement	\$ 376,382
Insurance	185,208
Legal & Other	72,600
Trustee	80,000
Audit & Accounting	47,000
Rent	93,315
Office Supplies &	
Other Admin. Items	145,495
Total	\$ 1,000,000

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6970

2007 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 2007:

1990A		
Personnel Services &		
Retirement	\$	112,935
Insurance		55,650
Legal & Other		21,800
Trustee		24,000
Audit & Accounting		14,100
Rent		27,944
Office Supplies &		
Other Admin. Items		43,571
Total	\$	300,000

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6971
2007 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 2007:

Personnel Services &

1990B

Retirement	\$	9,445
Insurance		4,646
Legal & Other		1,800
Trustee		2,000
Audit & Accounting		1,200
Rent		2,295
Office Supplies &		
Other Admin. Items		3,614
Total	\$	25,000

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6972

2007 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 2007:

1993A

Personnel Services &	
Retirement	\$ 451,638
Insurance	222,454
Legal & Other	87,083
Trustee	96,000
Audit & Accounting	56,347
Rent	111,978
Office Supplies &	
Other Admin. Items	174,500

Total	\$	1,200,000
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Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6973

2007 Administrative Expense Budget
 under Bond Resolution No. 4555 - Series B of 1993

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 4555 the following Administrative Expense Budget for 2007:

1993B

Personnel Services &

Retirement	\$ 131,724
Insurance	64,840
Legal & Other	25,399
Trustee	28,000
Audit & Accounting	16,500

Rent	32,637
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Office Supplies & Other Admin. Items	50,900
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Total	\$ 350,000
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Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,

Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 6974

2007 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 2007:

1998A (1993C)

Personnel Services &		
Retirement	\$	56,467
Insurance		27,775
Legal & Other		10,885
Trustee		12,000
Audit & Accounting		7,100
Rent		13,973
Office Supplies &		
Other Admin. Items		21,800
Total	\$	150,000

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, 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. 6975

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2007 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	\$	3,938,385
Insurance		676,000
Legal & Other		0
Trustee		0
Audit & Accounting		0
Rent		0
 Office Supplies &		
Other Admin. Items		0
Contingency		1,000,000
Total	\$	5,614,385

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
 Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was the proposed 2007 Operations and Maintenance Budget and the 2007 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. 6976 - Daley Center

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2007 are \$15,869,427 and 9,485,000, 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, 2007 to December 31, 2007 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 \$15,869,427 for the Operations and Maintenance Budget of the Richard J. Daley Center and \$9,485,000 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2007 to December 31, 2007.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, 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 ratification of the appointment of MB Real Estate Services LLC as Property Manager for the Richard J. Daley Center. The term of the appointment will be for three (3) years with management fees and commercial general and professional liability insurance allowances as follows:

For year One (Calendar Year 2007), management fee of \$180,000 plus insurance allowance of \$80,000 for a total of \$260,000;

For year Two (Calendar Year 2008), management fee of \$189,000 plus insurance allowance of \$89,000 for a total of \$278,000; and

For year Three (Calendar Year 2009), management fee of \$198,450 plus insurance allowance of \$89,200 for a total of \$287,650.

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

RESOLUTION NO. 6977

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby ratifies, adopts and approves Resolution No. 6953, authorizing the selection, negotiation and execution of an agreement with MB Real Estate Services LLC for Property Management Services for the Richard J. Daley Center for a term of 3 years with management fees and commercial general and professional liability insurance allowances as follows:

For year One (Calendar Year 2007), management fee of \$180,000 plus insurance allowance of \$80,000 for a total of \$260,000;

For year Two (Calendar Year 2008), management fee of \$189,000 plus insurance allowance of \$89,000 for a total of \$278,000; and

For year Three (Calendar Year 2009), management fee of \$198,450 plus insurance allowance of \$89,200 for a total of \$287,650.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Michael W. Scott, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

Commissioners abstaining:

Samuel Wm. Sax - 1

The Executive Director next advised the Board of Commissioners that the Richard J. Daley Center, which has been managed by MB Real Estate Services LLC had won the 2006-2007 Building Owners and Managers Association (BOMA) Office Building of the Year Award in the government building category.

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1450, Removal of Contaminated Soil Work for the new 12th District Police Station located at 1400 S. Ashland Avenue. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6978

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1450, Removal of Contaminated Soil Work for the new 12th District Police Station, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
All-Bry Construction Company	\$65,000.00	\$65,000.00
HLF Construction	\$77,415.00	\$73,699.06

; and

WHEREAS, the bid of All-Bry Construction Company was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, All-Bry Construction Company has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be First National Insurance Company of America, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1450 be awarded to All-Bry Construction Company, and First National Insurance Company of America, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to All-Bry Construction Company, Contract No. 1450, Removal of Contaminated Soil Work for the new 12th District Police Station pursuant to the terms thereof for the base contract price of \$65,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1450, subject to the completion and delivery to the Commission of said form of bond by All-Bry Construction Company, as principal, and First National Insurance Company of America, as surety, in the principal amount of \$65,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Then the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of Bradshaw Construction & Management, Inc. to act as Owner's Representative for the new 7th District Police Station project located at 1438 W. 63rd Street for a fee of \$539,623.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6979

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Bradshaw Construction & Management, Inc. to act as Owner's Representative for the new 7th District Police Station project for a fee of \$539,623.00 plus reimbursables as may be necessary to complete the

assignment in such amounts as may be approved by the Executive Director.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Teng & Associates, Inc. as the Architect of Record for the Department of Fleet Management Vehicle Maintenance Facility project located at 5201 S. Western Avenue for a total fee of \$1,022,500.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6980

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Teng & Associates, Inc. as the Architect of Record for the Department of Fleet Management Vehicle Maintenance Facility project for a total fee of \$1,022,500.00 plus reimbursables as may be necessary to complete the assignment in such amounts as may be approved by the Executive Director.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of Navigant Consulting to act as Owner's

Representative for the Rogers School Campus Park project located at 7345 N. Washtenaw Avenue for a fee of \$29,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6981

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Navigant Consulting to act as Owner's Representative for the Rogers School Campus Park project for a fee of \$29,000.00 plus reimbursables as may be necessary to complete the assignment in such amounts as may be approved by the Executive Director.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Resolution Numbers 6982, 6983 and 6984 will not be used.

The next item presented to the Board of Commissioners for consideration of approval was a request for authorization to issue Building Refunding Revenue Bonds, Series 2006, on behalf of the Chicago Transit Authority for the purpose of refunding the Commissions Building Revenue Bonds, Series 2003 (Chicago Transit Authority) heretofore issued to pay the costs of acquisition and construction of an office building for use as the administrative headquarters of the Chicago Transit Authority located at 567 W. Lake Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6985

WHEREAS, the Board of Commissioners of the Public Building Commission of Chicago (the "Commission") has been requested to issue new tax-exempt debt Building Refunding Revenue Bonds, Series 2006 Chicago Transit Authority (CTA) (the "New Debt Bonds") for the benefit of the CTA, up to \$125,000,000 par value of New Debt Bonds for the purpose of advance refunding up to \$111,120,000 par value of currently

outstanding Building Revenue bonds, Series 2003 (Chicago Transit Authority) (the "PBC 2003 Bonds) and related transaction costs; and

WHEREAS, it is anticipated that the Commission and CTA shall enter into an Amendment to Lease Agreement under the terms of which CTA shall pay such amounts of rents as will be sufficient to pay the principal, interest and premium, if any, on the New Debt Bonds; and

WHEREAS, the Board of Commissioners of the Commission hereby finds and determines that it is necessary and desirable, and in the public interest, to authorize the issuance of the New Debt Bonds for the purpose of redeeming the outstanding PBC 2003 Bonds through an advanced refunding by issuing new tax exempt debt with the proceeds used to defease the outstanding PBC 2003 Bonds to their first call date.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Commission hereby authorizes the issuance of Bonds in an amount not to exceed \$125,000,000, substantially upon the terms and in the manner as provided in the form of resolution, including exhibits and attachments thereto, attached hereto as Exhibit "F"; and

BE IT FURTHER RESOLVED that the Executive Director and certain officials of the Commission are hereby authorized and directed to undertake the necessary actions and to approve and/or execute, as applicable, such documents, including without limitation, the Bond Resolution, Amendment to Lease Agreement, Bond Purchase Agreement, Escrow Agreement and all other documents as may be required in order to effectuate the issuance of the New Debt Bonds.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Michael W. Scott, 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

BOARD MEETING – October 3, 2006

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 3, 2006**

A PROJECT	B CONTRACT NUMBER	C CONTRACTOR	D ORIGINAL CONSTRUCTION CONTRACT	E AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	F = (D+E) ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	G PROPOSED CHANGE ORDERS FOR OCTOBER CHANGE ORDERS	H = (F+G) ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	I = ((E+G)/D) ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Holden Campus Park	1147	G.F. Structures Corporation	\$353,486.00	(\$312,541.14)	\$40,944.86	\$4,346.73	\$45,494.29	-87.13%
Various Campus Park North	1169	Schoenbeck Corporation	\$307,225.00	(\$3,676.61)	\$303,548.39	\$302,707.39	\$302,707.39	-1.47%
Burroughs School Campus Park	1275	UBM, Inc.	\$717,153.00	\$86,158.42	\$803,311.42	(\$1,140.62)	\$802,171.39	11.85%
Albany Park School	1334	Pacific Construction Services	\$19,380,100.00	\$272,573.00	\$19,652,673.00	\$15,021.49	\$19,667,694.49	1.48%
TOTAL			\$19,380,100.00	\$272,573.00	\$19,652,673.00	\$15,021.49	\$19,667,694.49	

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

CP-63 - Holden Campus Park

10/3/2006

G.F. Structures Corporation
4655 West Arthington Street
Chicago, Illinois 60644

CHNG	BULL	CONTRACT NUMBER	1147	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$353,486.00
NUM		APPROVED CHANGE ORDERS		\$(312,541.14)
		ADJUSTED CONTRACT PRICE TO DATE		\$40,944.86

002	1147-002	Re-refund \$4,549.43 for Retention mistakenly deducted by Change Order No.1.	\$4,549.43
Change Order No.1 terminated contract for convenience, per Chicago Public Schools request, in 2003. -			

TOTAL CHANGE ADDITION	\$4,549.43
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$45,494.29

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1147 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Various Campus Parks North

10/3/2006

Schoenbeck Corporation

16350 South 105th Court

Orland Park, Illinois 60467

CHNG	BULL	CONTRACT NUMBER	1169	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$307,225.00
NUM		APPROVED CHANGE ORDERS		\$(3,676.61)
		ADJUSTED CONTRACT PRICE TO DATE		\$303,548.39

003	1169-001	The Irrigation Retrofit Program for Various Campus Parks located on the North side of the city was completed in November of 2000. Deduct unused remaining contingency. -	(\$841.00)
-----	----------	--	------------

TOTAL CHANGE ADDITION	(\$841.00)
-----------------------	------------

ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$302,707.39
--	--------------

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1169 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Burroughs School Campus Park

10/3/2006

UBM, Inc

223 West Jackson Blvd.

Suite 1200

Chicago, Illinois 60606

CHNG BULL CONTRACT NUMBER 1275

ORDR NUM	ORIGINAL CONTRACT PRICE	\$717,153.00
NUM	APPROVED CHANGE ORDERS	\$86,158.45
ADJUSTED CONTRACT PRICE TO DATE		\$803,311.45

007 001 This project was completed and accepted on January 15, 2004. deduct unused remaining funds. - (\$1,140.03)

TOTAL CHANGE ADDITION

(\$1,140.03)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$802,171.42

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1275 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Albany Park School
10/3/2006

Pacific Construction Services

33 W. Monroe Suite 2100
Chicago, Illinois 60603

CHNG	BULL	CONTRACT NUMBER	1334	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$19,380,100.00
NUM		APPROVED CHANGE ORDERS		\$272,573.00
		ADJUSTED CONTRACT PRICE TO DATE		\$19,652,673.00
006	1334-025	Provide labor credit to delete the removal of one existing tree at the parkway at Main Entrance on Sawyer Ave. and also provide credit for material and labor for not installing new tree TC, which is identified on L1.1 of issued for Construction Set.(Code Compliance) -		(\$1,263.20)
006	1334-026	Provide labor and material for revised detailing providing structural support for the concealed vertical mullions at the sight proof louvers at the west and south faces of Fan Room 236; and install tube steel and channel steel and all required fastening materials.(E&O-Omissions) -		\$13,879.00
006	1334-030	Provide labor & material for the school name change for monumental building sign and for the building signage at the northwest elevation. The new school name wording will be 'Albany Park Multicultural Academy' in lieu of the original name 'Albany Park Middle School'.(Owner Directed)		\$1,303.00
006	1334-033	Provide labor & material to install the Gypsum Board Closure between the wall wythes a the lintel level at the Drop-in-Tray Counter Opening of Dishwashing room 145.(E&O-Error) -		\$693.69
006	1334-035	Provide labor and material to install vinyl tile flooring VCT-1 in lieu of concrete sealer identified on the Issued for Construction Set for the Building Engineer Room 160.(Owner Directed) -		\$409.00
TOTAL CHANGE ADDITION				\$15,021.49
ADJUSTED CONTRACT PRICE AFTER APPROVAL				\$19,667,694.49

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1334 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By _____

Executive Director

Notice of Award
October 2006

Project Name	Service	Assigned PM	PM MA	EX DIR	Firm	\$Total	Comments
PBCC Administration	Business Card Scanner and two individual printers	B. Campney C. W. Harris	X X	X X	CDW-G Challenger, Gray & Christmas Cushing & Company	\$520.98 \$6,500.00 \$4,042.98	
PBCC Administration	Group training				National Power Rodding Corp	\$250.00	
Columbus School Campus Park	Printing Services	J. Valentin	X	X	Chicago Christian Industrial League	\$22,740.00	
Columbus School Campus Park	Permit for sewer rodding	J. Valentin	X	X			
Various Projects	Landscape Maintenance	J. Montgomery	X	X			
Winnamac Site Assessment	Printing Services	J. Valentin	X	X	Wolff Clements & Associates, Ltd	\$522.60	
Bucktown-Wicker Park Branch Library		D. Lai					
Rogers School Campus Park	Project Sign	J. Valentin	X	X	H. M. Witt	\$1,360.00	
5th District Police Station	Door repair	R. Giderof	X	X	Builders Chicago Corporation	\$651.39	

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
September 21, 2006

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Engine Company 121	DLR Group (PS 595FS) AOR	This amendment represents additional services in the amount of \$36,550.00 for design revisions to the western parking area to accommodate a single signalized access to 95th Street and to allow CFD to use the vacated portion of Vanderpool by fire equipment in responding to emergency calls North of 95th Street.	\$36,550.00	\$268,550.00	3.7%
2	Fire Engine 121	Tishman (PS 997) OR	This amendment represent additional scope for a full time project manager at Engine 121. This amendment also reduces the reimbursable amount that was initially put into the original agreement.	\$259,051.00	\$579,850.00	8.1%
3	Westinghouse High School	DeStefano & Partners (PS 821) AOR	This amendment represents additional services in the amount of \$1,189,080 for modifications to the original design of the New Westinghouse High School that will be expedited over a 12 week period in order to ensure a 2008/09 academic school year opening. In addition, the consultant is reviewing options for a phased schedule to open various portions of the building at a later date. Redesign is to target a savings of at least \$10,000,000 without reducing educational program.	\$1,189,080.00	\$4,388,920.00	6.3%

Public Building Commission of Chicago

**Richard J. Daley Center
Suite 200
Chicago, IL 60602**

**RICHARD M. DALEY
Chairman**

**BISHOP ARTHUR BRAZIER
Treasurer**

JOHN H. STROGER, JR.

ADELA CEPEDA

GERALD M. SULLIVAN

DR. ROBERT B. DONALDSON II

**MONTEL M. GAYLES
Executive Director**

MARIA SALDANA

CYNTHIA M. SANTOS

**JOHN E. WILSON
Assistant Treasurer**

SAMUEL WM. SAX

MICHAEL W. SCOTT

**JOSEPH HARMENING
Assistant Secretary**

2007 Administrative Budget

Proposed October 3, 2006

RICHARD J. DALEY CENTER
PROPOSED OPERATING AND
CAPITAL BUDGET
FISCAL YEAR, 2007

Submitted by:

MB Real Estate

October 3, 2006

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 TENANT RENT AND CAPITAL CONTRIBUTIONS

	COUNTY	CITY	PBCC
BASE RENT	\$12,653,712	\$1,181,556	\$298,225
ELECTRICITY CHARGES	\$387,175	\$19,032	\$10,173
STEAM CHARGES	\$708,540	\$420,870	\$200,134
PACKAGE UNIT MAINTENANCE	\$4,920	\$12,780	
2007 CAPITAL PROJECTS	\$8,491,921	\$792,946	
TOTAL COUNTY	\$22,246,268	\$2,427,184	\$508,532
BASE RENT			
ELECTRICITY CHARGES			
STEAM CHARGES			
PACKAGE UNIT MAINTENANCE			
2007 CAPITAL PROJECTS			
TOTAL CITY			

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
REVENUE					
BASE RENT (TAB II)	\$14,133,493	\$13,677,459	\$13,677,459	\$456,034	3.33%
RETAIL INCOME (TAB II)	\$125,604	\$138,780	\$127,640	(\$2,036)	-1.62%
OTHER INCOME (TAB II)	\$46,840	\$28,700	\$49,770	(\$2,930)	-6.26%
INCOME FROM SERVICES RESOLD (TAB II)	\$1,563,490	\$1,435,518	\$1,435,518	\$127,972	8.19%
TOTAL REVENUE	\$15,869,427	\$15,310,457	\$15,290,387	\$579,040	3.78%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE (TAB III)	\$2,953,995	\$2,716,535	\$2,999,904	(\$45,909)	-1.55%
CLEANING EXPENSE(TAB IV)	\$3,614,577	\$3,422,745	\$3,484,680	\$129,897	3.59%
SECURITY EXPENSE (TAB V)	\$1,357,674	\$1,306,842	\$1,279,261	\$78,413	5.78%
MECHANICAL MAINTENANCE (TAB VI)	\$3,449,162	\$3,383,310	\$3,376,605	\$72,557	2.10%
BUILDING GENERAL (TAB VII)	\$1,130,730	\$958,340	\$945,699	\$185,031	16.36%
ADMINISTRATIVE EXPENSE (TAB VIII)	\$719,800	\$883,900	\$889,002	(\$169,202)	-23.51%
INSURANCE (TAB IX)	\$756,000	\$879,267	\$715,394	\$40,606	5.37%
SUBTOTAL BUILDING OPERATING EXPENSES	\$13,981,937	\$13,550,939	\$13,690,545	\$291,392	2.15%
FACILITIES / REIMBURSABLE EXPENSE (TAB IX)	\$24,000		\$23,250	\$750	3.13%
COST OF SERVICES RESOLD (TAB IX)	\$1,563,490	\$1,435,518	\$1,384,480	\$179,010	11.45%
OPERATING CONTINGENCY	\$300,000	\$300,000	\$192,112	\$107,888	35.96%
TOTAL EXPENSES	\$15,869,427	\$15,310,457	\$15,290,387	\$579,040	3.78%

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET SUMMARY

BUDGET SUMMARY	2007 BUDGET	2006 BUDGET	2005 BUDGET	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 BUDGET	% VARIANCE
REVENUE					
BASE RENT	\$14,133,493	\$13,677,459	\$14,044,495	\$456,034	3.23%
RETAIL INCOME	\$125,604	\$168,780	\$154,680	(\$43,176)	-34.37%
OTHER INCOME	\$46,840	\$28,700	\$12,200	\$18,140	38.73%
INCOME FROM SERVICES RESOLD	\$1,563,490	\$1,435,518	\$1,208,830	\$127,972	8.19%
TOTAL REVENUE	\$15,869,427	\$15,310,457	\$15,420,205	\$558,970	3.52%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,953,995	\$2,716,535	\$2,645,230	\$237,460	8.04%
CLEANING EXPENSE	\$3,614,577	\$3,422,745	\$3,608,065	\$191,832	5.31%
SECURITY EXPENSE	\$1,357,674	\$1,306,842	\$1,245,505	\$50,832	3.74%
MECHANICAL MAINTENANCE	\$3,449,162	\$3,383,310	\$3,507,300	\$65,852	1.91%
BUILDING GENERAL	\$1,130,730	\$958,340	\$1,037,555	\$172,390	15.25%
ADMINISTRATIVE EXPENSE	\$719,800	\$883,900	\$890,860	(\$164,100)	-22.80%
INSURANCE	\$756,000	\$879,267	\$970,000	(\$123,267)	-16.31%
SUBTOTAL BUILDING OPERATING EXPENSES	\$13,981,937	\$13,550,939	\$13,904,515	\$430,998	3.08%
FACILITIES / REIMBURSABLE EXPENSE (TAB X)	\$24,000	\$24,000	\$30,000	\$0	0.00%
COST OF SERVICES RESOLD (TAB X)	\$1,563,490	\$1,435,518	\$1,208,830	\$127,972	8.19%
OPERATING CONTINGENCY	\$300,000	\$300,000	\$300,000	\$0	0.00%
TOTAL EXPENSES	\$15,869,427	\$15,310,457	\$15,443,345	\$558,970	3.52%

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$12,653,712
COUNTY ELECTRICITY CHARGES	\$26,980	\$27,633	\$26,850	\$29,406	\$28,571	\$35,557	\$31,450	\$43,270	\$41,982	\$27,449	\$29,561	\$39,166	\$387,175
COUNTY STEAM CHARGES	\$54,130	\$54,130	\$56,120	\$53,100	\$18,800	\$59,820	\$111,810	\$106,810	\$48,610	\$45,330	\$32,110	\$67,570	\$708,540
COUNTY PACKAGE UNIT MAINT.	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$4,920
TOTAL COUNTY O & M CHARGES	\$1,135,296	\$1,136,649	\$1,137,856	\$1,103,092	\$1,136,557	\$1,150,263	\$1,198,146	\$1,204,966	\$1,145,478	\$1,127,665	\$1,116,557	\$1,161,822	\$13,754,347
CITY BASE RENT	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$1,181,556
CITY ELECTRICITY CHARGES	\$1,210	\$1,453	\$1,633	\$1,502	\$1,713	\$2,388	\$1,558	\$1,554	\$1,639	\$1,700	\$1,599	\$1,083	\$19,032
CITY STEAM CHARGES	\$65,590	\$73,230	\$67,340	\$31,950	\$19,500	\$10,440	\$5,590	\$11,370	\$6,710	\$12,690	\$52,870	\$63,590	\$426,870
CITY PACKAGE UNIT MAINTENANCE	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$12,780
TOTAL CITY O & M CHARGES	\$166,328	\$174,211	\$168,501	\$132,980	\$120,741	\$112,356	\$106,676	\$112,452	\$107,877	\$113,918	\$153,997	\$164,201	\$1,634,238
PBCC BASE RENT	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$298,225
PBCC ELECTRIC CHARGES	\$677	\$738	\$836	\$784	\$891	\$1,243	\$1,010	\$866	\$883	\$843	\$863	\$539	\$10,173
TOTAL PBCC O & M CHARGES	\$25,528	\$25,589	\$25,687	\$25,635	\$25,742	\$26,094	\$25,861	\$25,717	\$25,734	\$25,694	\$25,714	\$25,403	\$308,398

TOTAL BASE RENT:

TOTAL SERVICES RESOLD:

TOTAL TENANT CONTRIBUTIONS:

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
REVENUE													
BASE RENTS													
4000-1000 BASE RENT COUNTY (89.08%)	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$1,054,476	\$12,653,712
4000-2000 BASE RENT CITY (8.77%)	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$98,463	\$1,181,566
4000-3000 BASE RENT PBCC (2.15%)	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$24,851	\$296,225
TOTAL BASE RENT	\$1,177,790	\$14,131,493											
OTHER RENTAL INCOME													
4010 RETAIL RENTAL INCOME	\$21,242	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$6,542	\$93,204
4011 RETAIL RENT - PERCENTAGE	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$37,400
OTHER RENTAL INCOME	\$23,942	\$9,242	\$129,604										
OTHER INCOME													
4208 TELEPHONE COMMISSIONS	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840
4209 XEROX MACHINES	\$700	\$0	\$0	\$700	\$0	\$0	\$700	\$0	\$700	\$0	\$0	\$0	\$2,800
4212 SERVICE INCOME - RETAIL TENANT	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
4213 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$149,362	\$158,659	\$154,254	\$83,917	\$105,250	\$110,923	\$152,893	\$165,345	\$101,299	\$89,487	\$118,478	\$173,623	\$1,563,490
4220 INTEREST INCOME	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000
OTHER INCOME	\$153,732	\$162,329	\$157,924	\$88,287	\$108,920	\$114,593	\$157,263	\$169,015	\$104,969	\$93,857	\$122,148	\$177,293	\$1,610,330
TOTAL REVENUE	\$1,355,664	\$1,349,361	\$1,344,956	\$1,275,319	\$1,295,952	\$1,301,625	\$1,344,295	\$1,356,047	\$1,292,001	\$1,280,889	\$1,309,180	\$1,364,338	\$15,869,427

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	OPERATING EXPENSES											ANNUAL BUDGET	
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
1. UTILITIES EXPENSE													
5200 ELECTRICITY	\$139,290	\$138,950	\$138,070	\$143,740	\$131,020	\$206,400	\$234,120	\$206,290	\$184,790	\$155,930	\$134,820	\$155,500	
5205 GAS	\$172,860	\$140,010	\$90,940	\$38,400	\$5,030	\$17,150	(\$24,480)	(\$27,100)	(\$290)	\$10,940	\$141,050	\$279,340	
5210 WATER	\$12,145	\$9,650	\$9,640	\$10,310	\$13,240	\$20,095	\$19,360	\$19,515	\$16,070	\$13,585	\$7,980	\$9,925	
TOTAL UTILITIES EXPENSE	\$324,235	\$228,610	\$238,659	\$192,450	\$149,290	\$243,645	\$229,900	\$198,705	\$200,270	\$180,455	\$203,460	\$224,765	\$2,933,995
2. CLEANING EXPENSE													
5100 CLEANING CONTRACT SERVICE - DAY	\$22,570	\$22,570	\$52,370	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	
5101 CLEANING CONTRACT SERVICE - NIGHT	\$204,960	\$204,960	\$204,960	\$210,700	\$210,700	\$210,700	\$210,700	\$210,700	\$210,700	\$210,700	\$210,700	\$210,700	
5102 ADDITIONAL CLEANING SERVICES	\$3,600	\$3,600	\$3,600	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	
5103 WINDOW WASHING SERVICE CONTRACT	\$3,543	\$3,543	\$3,543	\$22,732	\$9,517	\$13,925	\$3,543	\$13,925	\$3,543	\$13,925	\$9,517	\$3,543	
5107 WINDOW WASHING/RIG SERVICE CONTRACT	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	
5110 CLEANING - SPECIAL SERVICES	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	
5120 CLEANING-SUPPMATERIALS	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	
5130 WINDOW RIG REPAIRS	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5155 UNIFORMS	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	
5108 SNOW REMOVAL & SUPPLIES	\$5,000	\$2,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL CLEANING EXPENSE	\$203,955	\$290,855	\$292,455	\$315,314	\$302,199	\$306,597	\$306,225	\$306,507	\$298,725	\$306,507	\$301,199	\$301,125	\$3,614,577
3. SECURITY DEPARTMENT													
5500 SECURITY CONTRACT SERVICE	\$89,716	\$89,716	\$89,716	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	
5501 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	
5505 SECURITY EQUIP. MAINTENANCE	\$100	\$5,000	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	
5506 SECURITY/FIRE ALARM SYS. MAINT.	\$12,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5520 SECURITY SUPPLIES AND MATERIALS	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	\$1,743	
5535 SECURITY PAYROLL EXPENSE	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	\$12,180	
5555 UNIFORMS	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	
TOTAL SECURITY EXPENSE	\$116,889	\$109,339	\$104,459	\$104,459	\$113,927	\$1,257,674							

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENT

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R & M													
3220 ELECTRICIAN - SUPPLIES/MATERIALS	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000
3230 ELECTRICIAN - REPAIRS/MAINTENANCE	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$152,000
3240 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
3261 ELECTRICIAN - PAYROLL	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$24,670	\$24,670	\$24,670	\$24,670	\$24,670	\$24,670	\$24,670	\$289,040
TOTAL ELECTRICAL R & M EXPENSE	\$37,995	\$37,995	\$37,995	\$37,995	\$37,995	\$39,295	\$464,540						
PLUMBING R & M													
5299 PLUMBING REPAIRS/OS SERVICES	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$28,000
TOTAL PLUMBING R & M EXPENSE	\$2,250	\$28,000											
HVAC R & M													
5300 HVAC-CONTRACT SERVICE	\$43,250	\$1,250	\$1,250	\$1,250	\$1,250	\$43,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$99,000
5310 HVAC-CONTROLS CONTRACT	\$12,110	\$5,775	\$12,110	\$1,775	\$12,110	\$1,775	\$12,110	\$1,775	\$12,110	\$1,775	\$1,775	\$1,775	\$56,640
5320 HVAC-SUPPLIES/MATERIALS	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
5330 REPAIRS & MAINTENANCE	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$180,000
5335 HVAC-PAYROLL	\$158,300	\$158,300	\$158,300	\$158,300	\$158,300	\$163,430	\$163,430	\$163,430	\$163,430	\$163,430	\$163,430	\$163,430	\$1,955,510
5355 UNIFORMS	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$9,360
TOTAL HVAC R & M EXPENSE	\$239,440	\$191,065	\$187,165	\$187,165	\$187,165	\$192,235	\$2,419,510						
ELEVATOR R & M													
5400 ELEVATORS-CONTRACT SERVICE	\$41,140	\$41,140	\$41,140	\$41,140	\$41,140	\$43,194	\$43,194	\$43,194	\$43,194	\$43,194	\$43,194	\$43,194	\$510,112
5430 VANDALISM AND NON CONTRACT REPAIRS	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
TOTAL ELEVATOR R & M EXPENSE	\$44,140	\$44,140	\$44,140	\$44,140	\$44,140	\$46,194	\$546,112						
TOTAL DEPARTMENTAL EXPENSE	\$131,725	\$171,390	\$171,390	\$171,390	\$171,390	\$273,444	\$3,492,162						

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

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

\$ BUILDING GENERAL DEPARTMENT

PAINTING R & M	\$10,000												
5620 PAINTING SUPPLIES & MATERIALS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
56351 PAINTING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
5655 PAINTING UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5660 PAINTING -CONTRACTOR	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$108,000
SUBTOTAL PAINTING AND R & M EXPENSE	\$10,000	\$120,000											

CARPENTERS R & M

5735 CARPENTRY PAYROLL	\$10,115												
5735 CARPENTRY UNIFORMS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$124,950
5731 CARPENTRY SUPPLIES	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$600
SUBTOTAL CARPENTER R & M EXPENSE	\$11,165	\$12,000											

SERVICES AND SUPPLIES

5801 GEN BUILD SUPPLIES MATERIALS	\$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
5802 LANDSCAPING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,000
5803 CONTRACT SVC-TRASH REMOVAL	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$84,000
5804 EXTERMINATOR SERVICES	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$10,680
5805 CONTRACT SVC-METAL MAINT.	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
5806 GENERAL BUILDING REPAIRS	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$136,000
5816 GLASS REPLACEMENT	\$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
5825 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
5835 ELEVATOR STARTERS PAYROLL EXPEN:	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$20,855	\$254,500
5899 CARPET	\$5,000	\$45,000	\$45,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$170,000
TOTAL BUILDING GENERAL SERVICES & S	\$57,945	\$96,895	\$96,945	\$85,425	\$373,180								

TOTAL DEPARTMENTAL EXPENSE	\$79,110	\$118,050	\$118,050	\$118,110	\$1,130,730								

RICHARD J. DALY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
\$ ADMINISTRATION EXPENSES													
5902 OFFICE SUPPLIES	\$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
5903 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
5904 MANAGEMENT FEES	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$182,250
5912 OTHER PROFESSIONAL FEES	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
5923 LEGAL FEES	\$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
5924 ENVIRONMENTAL	\$7,335	\$0	\$1,000	\$0	\$0	\$7,335	\$0	\$0	\$0	\$0	\$0	\$0	\$15,670
5925 ADMINISTRATIVE PAYROLL	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$24,900	\$298,800
5926 ADMINISTRATIVE BENEFITS	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$64,080
5924 INVENTORY AND DRAWINGS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
5960 ADMINISTRATIVE EXPENSE	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
TOTAL ADMINISTRATIVE EXPENSE	\$65,825	\$759,800											
1 INSURANCE EXPENSE													
6001 INSURANCE	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$756,000
TOTAL INSURANCE EXPENSE	\$0	\$0	\$80,000	\$0	\$756,000								
TOTAL OPERATING EXPENSE													
FACILITIES EXPENSE	\$1,285,729	\$1,142,744	\$1,166,484	\$1,041,528	\$993,601	\$1,026,079	\$1,135,552	\$1,075,884	\$1,037,837	\$1,127,651	\$1,245,482	\$1,391,927	
6028 WOOD 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
6026 FURNITURE REPAIR	\$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 FACILITIES EXPENSE	\$2,000	\$24,000											
TOTAL OPERATING AND FACILITIES EXPENSE	\$1,285,729	\$1,142,744	\$1,166,484	\$1,041,528	\$993,601	\$1,026,079	\$1,137,552	\$1,075,884	\$1,037,837	\$1,127,651	\$1,245,482	\$1,391,927	
REIMBURSABLE EXPENSE													
7000 - 1000 COST OF ELECTRICITY RESOLD COUNTY	\$26,080	\$27,633	\$26,850	\$29,406	\$28,571	\$35,557	\$31,450	\$43,270	\$41,982	\$27,449	\$29,561	\$39,366	\$387,175
7000 - 2000 COST OF ELECTRICITY RESOLD CITY	\$1,210	\$1,453	\$1,633	\$1,502	\$1,713	\$2,188	\$1,558	\$1,554	\$1,639	\$1,700	\$1,599	\$1,083	\$19,032
7000 - 3000 COST OF ELECTRICITY RESOLD PCIC	\$677	\$738	\$836	\$784	\$891	\$1,243	\$1,010	\$866	\$883	\$843	\$863	\$539	\$10,173
7200 - 1000 COST OF STEAM RESOLD COUNTY	\$54,330	\$54,130	\$56,20	\$53,100	\$59,320	\$111,810	\$106,810	\$48,610	\$45,130	\$32,110	\$67,570	\$708,540	
7200 - 2000 COST OF STEAM RESOLD CITY	\$65,590	\$73,230	\$67,740	\$31,150	\$19,500	\$10,440	\$5,590	\$11,370	\$6,710	\$12,690	\$52,870	\$63,590	\$420,870
7500 - 1000 COUNTY PACKAGE UNIT MAINTENANCE	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$4,920
7500 - 2000 CITY PACKAGE UNIT MAINTENANCE	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$1,065	\$12,780
TOTAL REIMBURSABLE EXPENSE	\$149,382	\$158,659	\$154,554	\$163,917	\$165,250	\$119,923	\$152,393	\$163,345	\$101,299	\$89,487	\$118,478	\$173,623	\$1,563,450
TOTAL OPERATING AND NON-OPERATING	\$1,355,161	\$1,261,463	\$1,226,738	\$1,125,445	\$1,060,291	\$1,269,445	\$1,241,149	\$1,161,136	\$1,065,026	\$1,245,129	\$1,441,105	\$1,559,427	
OPERATING SURPLUS OR DEFICIT	\$363	\$47,958	\$24,218	\$149,474	\$205,661	\$97,623	\$53,450	\$114,895	\$159,845	(552,437)	\$61,051	(574,767)	\$30,000

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		75		\$3,154,980
contract employees	Day	15		
contract employees	Night	60		
Security Staff:		27	\$146,160	\$1,145,304
building employee	Director	1		
contract employee	Asst. Director	1		
building employee	Administrative	1		
contract employees	Supervisory Guards	3		
contract employees	Guards	21		
Electricians:		3	\$289,040	
building employee	"B" Electricians	3		
Engineers:		21	\$1,935,510	
building employee	Chief Engineer	1		
building employee	Assistant Chief Engineer	4		
building employee	Engineer	15		
building employee	Apprentice	1		
Carpenter:		1	\$124,950	
Elevator Personnel:		5	\$254,500	
building employee	Tenant Coordinator	1		
building employee	Elevator Starters	2		
building employee	Elevator Operators	2		
Administrative:		4	\$362,880	
building employee	General Manager	1		
building employee	Assistant General Manager	1		
building employee	Administrative	2		
TOTAL PAYROLL:		136	\$3,113,040	\$4,300,284

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

REVENUE BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/DECREASE IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. BASE RENT COUNTY	\$12,653,712	\$11,505,481	\$11,505,481	\$1,148,231	9.07%
2. BASE RENT CITY	\$1,181,556	\$1,877,917	\$1,877,917	(\$696,361)	-58.94%
3. BASE RENT PBCC	\$298,225	\$294,061	\$294,061	\$4,164	1.40%
4. RETAIL INCOME	\$93,204	\$141,000	\$98,000	(\$4,796)	-5.15%
5. RETAIL PERCENTAGE RENT	\$32,400	\$27,780	\$29,640	\$2,760	8.52%
6. TELEPHONE COMMISSIONS	\$840	\$1,200	\$850	(\$10)	-1.19%
7. XEROX MACHINES	\$2,800	\$2,800	\$2,700	\$100	3.57%
8. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$4,900	\$2,900	(\$1,700)	-141.67%
9. INCOME FROM SERVICES RESOLD	\$1,563,490	\$1,435,518	\$1,435,518	\$127,972	8.19%
10. INTEREST INCOME	\$42,000	\$19,800	\$43,320	(\$1,320)	-3.14%
TOTAL	\$15,869,427	\$15,310,457	\$15,290,387	\$579,040	3.65%

1. Based on 89.53% occupancy. See summary detail attached.
 2. Based on 8.36% occupancy. See summary detail attached.
 3. Based on 2.11% 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 (\$38.83 per square foot on yearly basis)**
ATM \$4,000/month***
 5. Percentage rent for vending machines, \$2,500 per month and \$200 month for 40 bathroom sanitary dispensers.
 6. Based on receipts through July.
 7. Agreement with Multiple Business Systems.
 8. \$100 per month from Starbucks for waste hauling.
 9. Services resold to tenants, identified as reimbursable expenses.
Steam \$1,129,410 (metered)
Electricity \$416,380 (metered)
City Package Unit Maintenance \$12,780 (contractual agreement)
County Package Unit Maintenance \$4,920 (contractual agreement)
- * Temporary Food Vendor Income is based on sales and will Operate until Long Term Plans are determined.
** Renewal at existing rate.
*** ATM new lease proposal will increase revenue from \$400/month to \$4,000/month.

**Richard J. Daley Center
agency square footage breakdown**

floor		county	city	pbcc	total
31	mechanical				
30		41,686			
29		41,571			
28		41,634			
27		-	41,685		
26		42,217			
25		38,636			
24		41,734			
23		41,804			
22		41,840			
21		39,237			
20		39,520			
19		39,003			
18		40,909			
17		39,769			
16		38,487			
15		38,705			
14		38,558			
13		40,358			
12		35,846		3,809	
11		40,534			
10		39,102			
9	mechanical				
8		39,065			
7		36,687			
6		39,501			
5		39,493			
4		37,715			
3		39,498			
2			15,790	22,873	
Lobby					
CL		43,459	20,859		
LL		52,937	27,077		
		1,129,505	105,411	26,682	1,261,598
	%	89.53%	8.36%	2.11%	100.00%
		county	city	pbcc	total

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL		% VARIANCE
				% INCREASE	% DECREASE	
1. ELECTRICITY	\$1,968,930	\$1,825,950	\$1,782,050	\$186,880		9.49%
2. NATURAL GAS	\$823,550	\$748,125	\$1,056,350	(\$232,800)		-28.27%
3. WATER	\$161,515	\$142,460	\$161,504	\$11		0.01%
TOTAL	\$2,953,995	\$2,716,535	\$2,999,904	(\$45,909)	-1.55%	

1. See Electrical Budget Worksheet, representing budget based on actual consumption over a twelve month period, 10% increase assumed.
2. See Natural Gas Budget Worksheets. Anticipate market decreases after hurricane issues in past year.
3. Purchasing gas on the open market, in increments, over time, will hedge against potential future disasters that may cause prices to spike.
3. See Water Budget Worksheet. Budget based on historical costs.

RICHARD J. DALEY CENTER 2007 ELECTRIC BUDGET WORKSHEET

MONTHS JAN - JUNE 2006 ACTUAL

MONTHS JULY - DECEMBER 2005 ACTUAL

HISTORICAL DATA MONTH PAID	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PERIOD	12/22-1/25	1/25-2/23	2/23-3/24	3/24-4/24	4/24-5/23	5/23-6/20	6/23-7/23	7/23-8/23	8/23-9/22	9/22-10/21	10/21-11/21	11/21-12/22	
KWHRS USED	2,496,807	2,132,127	2,103,309	2,093,253	1,889,530	2,080,477	3,198,048	2,884,585	2,554,656	2,046,035	1,960,410	2,520,709	27,940,046
COST	\$154,593	\$156,142	\$154,841	\$162,367	\$150,284	\$226,820	\$246,850	\$233,229	\$212,494	\$171,743	\$154,593	\$182,351	\$2,206,307
COST PER KWHR	0.06	0.07	0.07	0.08	0.08	0.11	0.11	0.08	0.08	0.08	0.08	0.07	0.0790
LESS: SERVICES RESOLD TO TENANTS													
COUNTY	\$26,080	\$27,633	\$26,850	\$29,406	\$28,571	\$35,557	\$31,450	\$43,270	\$41,982	\$27,449	\$29,361	\$39,366	
CITY	\$1,210	\$1,453	\$1,633	\$1,502	\$1,713	\$2,388	\$1,358	\$1,554	\$1,639	\$1,700	\$1,599	\$1,083	
PBC	\$677	\$738	\$826	\$784	\$891	\$1,243	\$1,010	\$866	\$883	\$843	\$863	\$339	
SUBTOTAL REBILLINGS	\$27,967	\$29,824	\$29,319	\$31,692	\$31,175	\$39,188	\$34,018	\$45,690	\$44,504	\$29,992	\$32,023	\$40,988	\$416,380
NET ELECTRIC COST	\$126,626	\$126,318	\$125,522	\$130,675	\$119,109	\$187,632	\$212,832	\$187,539	\$167,990	\$141,751	\$122,570	\$141,363	\$1,789,927
2007 ELECTRIC BUDGET	\$139,289	\$138,950	\$138,074	\$141,743	\$131,020	\$206,395	\$234,115	\$206,293	\$184,769	\$155,926	\$134,827	\$155,499	\$1,968,920
2007 BUDGET ROUNDED	\$139,290	\$138,950	\$138,070	\$141,740	\$131,020	\$206,400	\$234,120	\$206,290	\$184,790	\$155,930	\$134,830	\$155,500	\$1,968,930

PROJECTION OF 2007 STEAM PRODUCTION AND TOTAL COSTS

Jan-June 2006 actual

Jul-Dec 2005 actual

MONTH	PROJECTED 1000 LBS PRODUCED	DISTRIBUTION		DALEY CENTER	PROJECTED	THERMS	COST PER THERM	2007 TOTAL FUEL BUDGET	2007 TOTAL FUEL COST ROUNDED
		COUNTY	CTY						
JAN	19,772,956	3,342,198	4,034,847	12,395,911	265,200.00	1,1040	\$292,778	\$292,778	\$292,778
FEB	19,591,316	3,329,844	4,505,083	11,736,389	271,300.00	0,9855	\$267,364	\$267,370	\$267,370
MAR	17,260,803	3,452,160	4,142,592	9,666,031	230,100.00	0,9318	\$214,402	\$214,400	\$214,400
APR	8,098,600	1,156,796	1,965,371	4,966,233	103,700.00	0,8597	\$89,146	\$89,146	\$89,146
MAY	6,666,055	3,266,367	1,199,890	2,199,798	94,400.00	0,8223	\$77,626	\$77,630	\$77,630
JUN	5,840,740	3,679,830	642,310	1,518,400	77,100.00	1,1337	\$87,412	\$87,410	\$87,410
JUL	8,397,614	6,878,092	343,904	1,375,618	112,800.00	0,8237	\$92,916	\$92,920	\$92,920
AUG	8,756,513	6,570,803	699,427	1,486,383	117,400.00	0,7758	\$91,081	\$91,080	\$91,080
SEPT	5,155,664	2,990,285	412,453	1,752,926	75,500.00	0,7249	\$54,216	\$54,216	\$54,216
OCT	5,776,831	2,708,416	780,756	2,897,659	91,100.00	0,8503	\$86,559	\$86,559	\$86,559
NOV	11,619,911	1,974,385	3,252,579	6,391,947	167,000.00	1,3534	\$226,025	\$226,025	\$226,025
DEC	24,503,888	4,156,365	3,912,062	16,381,761	321,000.00	1,2165	\$390,599	\$390,599	\$390,599
TOTAL,	141,377,391	49,244,843	21,356,327	59,360,865	1,916,400.00	\$86,965	\$1,052,938	\$1,052,960	\$1,052,960

AVERAGE FUEL COST PER 1000 LBS. OF STEAM

\$ 13.81

NOTE:

1. WE ARE LOCKED INTO A CONTRACT FOR GAS PURCHASE IN EFFECT
2. STEAM PROJECTIONS ARE A COMBINATION OF 2006 ACTUAL USAGE THRU JULY AND 2005 USAGE AUG THRU DECEMBER.

BUDGET SUMMARY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$292,780	\$267,370	\$214,400	\$89,150	\$77,630	\$77,410	\$92,920	\$54,730	\$68,960	\$226,030	\$390,500	\$1,052,960	
LESS SERVICES RESOLD TO COUNTY	\$34,330	\$34,130	\$26,120	\$18,000	\$53,100	\$59,820	\$111,910	\$106,810	\$48,610	\$32,110	\$67,570	\$170,540	
LESS SERVICES RESOLD TO CITY	\$65,590	\$73,230	\$67,340	\$31,950	\$19,500	\$10,440	\$5,990	\$11,370	\$6,710	\$12,690	\$53,870	\$420,870	
NET FUELING COST	\$172,860	\$140,010	\$90,940	\$38,400	\$5,030	\$17,150	(\$24,480)	(\$590)	(\$590)	\$10,940	\$141,050	\$259,340	\$823,550
FUELING COSTS ROUNDED	\$172,860	\$140,010	\$90,940	\$38,400	\$5,030	\$17,150	(\$24,480)	(\$590)	(\$590)	\$10,940	\$141,050	\$259,340	\$823,550

RICHARD J. DALEY CENTER
STEAM PRODUCED AND DISTRIBUTED
TEST OF MONTHS OF 2005

TOTAL MONTH 1000 LBS PRODUCED	CITY	DISTRIBUTION		PEOPLES ENERGY USA BILLING	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	DALEY CENTER					
JAN 19,772,956	3,342,198	4,034,847	12,959,911	\$ 1,033,24	\$ 388,847.26	265,200	\$ 1,466.2	74.55%
FEB 19,591,316	3,329,884	4,580,083	11,756,893	\$ 1,308,73	\$ 331,918.31	271,300	\$ 1,220.1	72.22%
MAR 17,565,803	3,452,160	4,145,592	9,666,511	\$ 255,521.20	\$ 83,500	260,356.20	\$ 301.00	75.01%
APR 8,088,600								
MAY 6,066,035	3,266,367	1,156,796	4,966,231	\$ 94,770.37	\$ 67740	\$ 92,447.77	\$ 103,700	78.00%
JUNE 5,946,740	3,679,810	1,199,890	2,197,976	\$ 83,054.49	\$ 561,41	\$ 83,635.90	\$ 94,400	70.62%
TOTAL 71,224,470	11,259,998	64,510	1,318,400	\$ 71,784.53	\$ 581,41	\$ 72,365.94	\$ 77,100	75.76%
				\$ 36,781,584	\$ 5,017,19	\$ 1,231,671.38	\$ 1,041,500	74.56%
						\$ 1,182.3		

FUEL COST PER 1000 LBS OF STEAM FOR FIRST SIX MONTHS OF 2006

PERCENTAGE INCREASE IN FUEL COST 1st 6 MONTHS 2006 VS. 1st 6 MONTHS 2005

PERCENTAGE INCREASE IN FUEL COST 2004-2005

\$0.016

35.163%

43.81%

RICHARD J. DALEY CENTER
STEAM PRODUCED AND DISTRIBUTED
2005

TOTAL MONTH 1000 LBS PRODUCED	CITY	DISTRIBUTION		PEOPLES ENERGY USA BILLING	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	DALEY CENTER					
JAN 23,342,718	4,668,543	5,135,398	13,528,771	\$ 235,693.72	\$ 845,46	\$ 236,539.18	\$ 318,940	70.7417
FEB 17,544,554	2,631,683	3,333,465	11,579,406	\$ 176,294.10	\$ 615,88	\$ 176,909.98	\$ 235,600	70.7509
MAR 18,198,057	4,185,571	10,554,860	180,062.35	\$ 683,00	\$ 180,745.55	246,900	\$ 0.7321	73.18%
APR 8,809,354	1,938,144	2,885,456	92,032.51	\$ 637.98	\$ 92,670.49	116,000	\$ 0.7989	75.95%
MAY 6,142,500	1,781,325	5,155,625	2,825,590	\$ 616,80	\$ 60,495.10	60,495.10	\$ 79,740	77.07%
JUN 7,726,234	4,889,934	849,885	1,986,415	\$ 137,405.94	\$ 666,81	\$ 138,072.75	\$ 103,900	74.37%
JUL 8,597,614	6,878,092	343,904	1,375,618	\$ 83,119.28	\$ 649,94	\$ 84,469.22	\$ 112,800	70.7488
AUG 8,756,513	6,570,803	699,427	82,132,69	\$ 668,65	\$ 82,801.34	\$ 117,400	\$ 0.7053	74.58%
SEPT 5,155,664	2,990,285	412,453	1,752,926	\$ 48,317.26	\$ 913,88	\$ 49,751.14	\$ 75,500	68.6590
OCT 5,645,700	1,354,968	903,312	2,007,659	\$ 61,743.64	\$ 946,12	\$ 62,689.76	\$ 81,100	68.716%
NOV 11,619,911	1,975,385	3,252,579	6,391,947	\$ 250,019.05	\$ 1,120,13	\$ 251,139.18	\$ 167,000	1,5038
DEC 24,498,388	4,156,565	3,912,062	16,381,761	\$ 432,157.33	\$ 1,130,16	\$ 433,887.49	\$ 321,000	1,3517
TOTAL 145,989,207	42,946,963	26,501,825	75,166,638	\$ 1,840,876.77	\$ 9,948.41	\$ 1,859,171.58	\$ 1,975,840	9,9364
								73.53%

TOTAL MONTH 1000 LBS PRODUCED	CITY	DISTRIBUTION		PEOPLES ENERGY USA BILLING	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	DALEY CENTER					
JAN 30,361,723	5,465,110	6,679,579	18,217,033	\$ 231,461.35	\$ 545,38	\$ 232,006.73	\$ 363,900	0.6376
FEB 22,613,220	3,391,983	4,522,644	14,698,593	\$ 179,689.89	\$ 560,44	\$ 180,250.33	\$ 287,700	60.6265
MAR 15,820,319	2,847,657	9,480,470	9,492,192	\$ 126,586.51	\$ 513,09	\$ 127,199.60	\$ 197,900	75.55%
APR 9,224,512	1,660,896	2,079,984	5,533,632	\$ 86,389.77	\$ 575,27	\$ 87,475.04	\$ 116,800	70.6427
MAY 6,026,800	3,194,204	843,752	1,988,844	\$ 55,007.77	\$ 341,54	\$ 55,349.31	\$ 79,300	78.97%
JUN 6,892,323	3,515,085	758,155	2,619,083	\$ 58,594.96	\$ 585,89	\$ 59,180.85	\$ 88,500	60.6687
JUL 9,352,812	7,047,809	1,215,866	1,028,083	\$ 78,157.74	\$ 607,63	\$ 79,187.39	\$ 120,700	60.6361
AUG 7,125,000	855,000	1,140,000	60,169,65	\$ 570,95	\$ 60,740,60	\$ 95,000	\$ 6194	75.00%
SEPT 5,995,500	3,454,770	476,520	2,025,210	\$ 49,561.71	\$ 563,05	\$ 50,224.76	\$ 82,500	60.6088
OCT 5,645,700	1,354,968	903,312	3,387,470	\$ 50,228.78	\$ 707,59	\$ 50,936,37	\$ 73,708	72.20%
NOV 10,645,339	1,596,803	2,255,523	6,813,059	\$ 107,143.70	\$ 719,36	\$ 107,863,26	\$ 141,100	75.44%
DEC 20,863,525	4,172,705	4,589,975	12,100,845	\$ 202,503.23	\$ 796,24	\$ 203,299.47	\$ 279,000	74.77%
TOTAL 150,527,793	42,795,790	79,043,944	\$ 1,286,627.06	\$ 7,006,65	\$ 1,293,713.71	\$ 1,922,100	0.6731	71.29%

RICHARD J. DALEY CENTER

STEAM COST ANALYSIS

PROJECTED OUTPUT: 141,377,391 POUNDS PER YEAR

ITEM	COST PER 1,000 POUNDS BASED ON 2005 COSTS
A. FUEL (BASED ON 2007 PROJECTION)	\$13.81
B. ELECTRICITY - 279,40 KWHR @ \$0.079 (300 DAY)	\$0.74
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.02
D. WATER TREATMENT @ \$4,500 PER YEAR	\$0.13
E. BOILER MAINTENANCE AND REPAIR @ \$33,500 PER YEAR	\$0.24
F. OPERATIONS LABOR: 5,200 MAN-HRS. ENGINEER @ \$36.00	\$1.32
TOTAL COST	\$16.26

RICHARD J. DALEY CENTER
WATER BILL SUMMARY 2001-2006

History of Billings and 2006 Projection										
2006	January	February	March	April	May	June	July	August	September	October
1/17-2/21	2/21-3/21	3/21-4/19	4/19-5/17	5/17-6/16						
Dept. of Water 63	\$5,717	\$4,517	\$4,461	\$4,790	\$6,082	\$9,283	\$9,010	\$9,076	\$7,313	\$6,221
Water 64	\$6,428	\$5,135	\$5,179	\$5,517	\$7,156	\$10,810	\$10,350	\$10,439	\$8,758	\$7,361
Total	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$20,093	\$19,360	\$19,515	\$5,261	\$5,296
2005	January	February	March	April	May	June	July	August	September	October
1/20-2/17	2/17-3/22	3/22-4/18	4/18-5/18	5/18-6/16	6/16-7/21	7/21-8/18	8/18-9/16	9/16-10/19	10/19-11/17	11/17-12/20
Dept. of Water 63	\$3,915	\$4,589	\$4,425	\$5,991	\$7,775	\$10,909	\$9,305	\$8,540	\$8,030	\$5,919
Water 64	\$4,461	\$5,244	\$5,080	\$6,136	\$5,596	\$12,895	\$10,389	\$10,124	\$9,881	\$7,174
Total	\$8,376	\$9,833	\$9,505	\$12,127	\$17,371	\$23,804	\$20,193	\$18,664	\$17,911	\$13,094
2004	January	February	March	April	May	June	July	August	September	October
1/16-2/19	2/19-3/23	3/23-4/15	4/15-5/18	5/18-6/21	6/22-7/21	7/22-8/19	8/19-9/21	9/21-10/21	10/21-11/19	11/19-12/16
Dept. of Water	\$4,795	\$4,627	\$3,360	\$5,397	\$7,658	\$8,715	\$9,613	\$6,597	\$6,523	\$2,114
Water	\$6,033	\$5,492	\$3,855	\$6,186	\$8,724	\$8,724	\$9,811	\$10,754	\$7,548	\$1,985
Total	\$10,829	\$10,119	\$7,214	\$11,582	\$16,382	\$18,382	\$16,367	\$14,232	\$14,072	\$4,099
2003	January	February	March	April	May	June	July	August	September	October
1/14-2/11	2/11-3/20	3/20-4/26	4/26-5/15	5/15-6/16	6/13-7/15	7/15-8/21	8/21-9/29	9/29-10/30	10/30-11/25	11/25-12/16
Dept. of Water	\$4,240	\$5,777	\$6,144	\$5,510	\$5,459	\$7,518	\$10,043	\$10,027	\$5,658	\$3,861
Water	\$5,390	\$4,645	\$5,271	\$6,113	\$5,991	\$5,991	\$5,991	\$5,991	\$5,991	\$3,196
Total	\$9,630	\$10,422	\$11,415	\$11,624	\$11,449	\$11,399	\$16,033	\$16,917	\$11,649	\$9,852
2002	January	February	March	April	May	June	July	August	September	October
1/14-2/11	2/11-3/20	3/20-4/26	4/26-5/15	5/15-6/16	6/13-7/15	7/15-8/15	8/16-9/15	9/16-10/14	10/15-11/13	11/14-12/13
Dept. of Water	\$7,270	\$4,902	\$4,425	\$5,084	\$5,843	\$7,527	\$8,630	\$7,147	\$5,414	\$4,390
Water	\$6,768	\$3,365	\$4,605	\$2,480	\$6,421	\$7,048	\$8,094	\$6,685	\$6,148	\$5,124
Total	\$14,038	\$10,267	\$9,030	\$10,264	\$12,624	\$14,575	\$16,724	\$13,313	\$11,562	\$9,514
Total Billing January - May 2006	\$34,981									
Total Billing January - May 2005	\$57,211									
Total Billing January - May 2004	\$36,127									
Total Billing January - May 2003	\$54,541									
% decrease 2005 to 2006	-3.90%									
% increase 2004 to 2006	2.04%									
2006	January	February	March	April	May	June	July	August	September	October
Dept. of Water	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$20,093	\$19,360	\$19,515	\$16,072	\$13,583
Total	\$12,145	\$9,659	\$9,649	\$10,310	\$13,240	\$20,093	\$19,360	\$19,515	\$16,072	\$13,583

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. CONTRACTOR SERVICES	\$3,154,980	\$3,002,580	\$3,063,555	\$91,425	2.90%
2. ADDITIONAL CLEANING SERVICES	\$44,010	\$37,290	\$37,150	\$6,860	15.59%
3. CLEANING SUPPLIES	\$243,700	\$229,700	\$234,295	\$9,405	3.86%
4. UNIFORMS	\$6,885	\$6,885	\$7,723	(\$838)	-12.17%
5. WINDOW WASHING COSTS	\$104,802	\$87,990	\$87,360	\$17,442	16.64%
6. WINDOW WASHING RIG REPAIRS	\$5,000	\$5,000	\$2,500	\$2,500	50.00%
7. WINDOW RIG SERVICE CONTRACT	\$39,600	\$37,700	\$36,300	\$3,300	8.33%
8. SNOW HAULING	\$15,000	\$15,000	\$15,297	(\$297)	-1.98%
9. DRAPERY CLEANING	\$600	\$600	\$500	\$100	16.67%
TOTAL	\$3,614,577	\$3,422,745	\$3,484,680	\$129,897	3.59%

1. Contract cost consist of labor only per attached worksheet-union increases included.
2. Additional cleaning services outside of contract obligations.
3. Assume cleaning supplies and paper product usage per attached worksheet.
4. Based on negotiated agreement for uniform cleaning and maintenance.
5. Includes four exterior building cleanings, two interior cleanings, bi-weekly lobby upper service, and weekly service on the lobby lower panels. An additional outside heavy scrub was added.
- 6-7. Window rig repairs. Preventative maintenance service contract for \$39,600 anticipated repairs of \$2,500.
8. Utilization of outside contractor to remove Plaza snow.
9. Service to clean misc. drapery due to drapery replacement.

CONTRACT CLEANING WORKSHEET LABOR COSTS								
JOB DESCRIPTION	NUMBER OF PERSONS	WAGE RATE	PR TAXES OH & PROFIT %	PR TAXES OH & PROFIT %	HEALTH INSURANCE	PENSION	ANNUAL COST	MONTHLY COST
DAY SHIFT A&R JANITORIAL JAN - MARCH								
SUPERVISOR	1	\$23.60	20.00%	\$4.72	\$2.18	\$0.65	\$65,041.20	\$5,420.10
DAY JANITORS	1	\$14.80	20.00%	\$2.96	\$2.18	\$0.65	\$42,991.92	\$3,582.66
DAY JANITORS	12	\$13.80	20.00%	\$2.76	\$2.18	\$0.65	\$485,835.84	\$40,486.32
DAY JANITORS	1	\$12.40	20.00%	\$2.48	\$2.18	\$0.65	\$36,978.48	\$3,081.54
SUBTOTAL	15						\$630,847.44	\$52,570.62
DAY SHIFT A&R JANITORIAL APRIL-DEC								
SUPERVISOR	1	\$24.00	20.00%	\$4.80	\$2.25	\$0.65	\$66,189.60	\$5,515.80
DAY JANITORS	1	\$15.20	20.00%	\$3.04	\$2.25	\$0.65	\$44,140.32	\$3,678.36
DAY JANITORS	12	\$14.20	20.00%	\$2.84	\$2.25	\$0.65	\$499,616.64	\$41,634.72
DAY JANITORS	1	\$12.80	20.00%	\$2.56	\$2.25	\$0.65	\$38,126.88	\$3,177.24
SUBTOTAL	15						\$648,073.44	\$54,006.12
NIGHT SHIFT A & R JANITORIAL JAN - MARCH								
SUPERVISOR	1	\$23.60	20.00%	\$4.72	\$2.18	\$0.65	\$65,041.20	\$5,420.10
SUPERVISOR	3	\$17.10	20.00%	\$3.42	\$2.18	\$0.65	\$146,264.40	\$12,188.70
NIGHT JANITORS	52	\$13.80	20.00%	\$2.76	\$2.18	\$0.65	\$2,105,288.64	\$175,440.72
NIGHT JANITORS	4	\$11.90	20.00%	\$2.38	\$2.18	\$0.65	\$142,902.72	\$11,908.56
SUBTOTAL	60						\$2,459,496.96	\$204,958.08
NIGHT SHIFT A & R JANITORIAL APRIL - DEC								
SUPERVISOR (SEE NOTE 1)	1	\$24.00	20.00%	\$4.80	\$2.25	\$0.65	\$66,189.60	\$5,515.80
SUPERVISOR	3	\$17.50	20.00%	\$3.50	\$2.25	\$0.65	\$149,709.60	\$12,475.80
NIGHT JANITORS	52	\$14.20	20.00%	\$2.64	\$2.25	\$0.65	\$2,165,005.44	\$180,417.12
NIGHT JANITORS	4	\$12.30	20.00%	\$2.46	\$2.25	\$0.65	\$147,496.32	
SUBTOTAL	60						\$2,528,400.96	\$198,408.72
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS JAN - MARCH								
ADD ALLOWANCE FOR OVERTIME @ 3 %								
SUBTOTAL							\$61,4874.24	\$6,060.00
ROUNDED MONTHLY BUDGET: REGULAR DAY LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME DAY LABOR								
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS APRIL - DEC								
ADD ALLOWANCE FOR OVERTIME @ 3 %								
SUBTOTAL							\$620,934.24	\$204,958.08
ROUNDED MONTHLY BUDGET: NIGHT LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME NIGHT LABOR								
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS JAN-MARCH								
ADD ALLOWANCE FOR OVERTIME @ 3 %								
SUBTOTAL							\$1,896,300.72	\$18,650.00
ROUNDED MONTHLY BUDGET: NIGHT LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME NIGHT LABOR								
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR								
ADD ALLOWANCE FOR OVERTIME @ 3 %								
SUBTOTAL							\$1,914,950.72	\$210,700.08
ROUNDED MONTHLY BUDGET: NIGHT LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME NIGHT LABOR								

RICHARD J. DALEY CENTER 2007 BUDGET		
CONTRACT CLEANING WORKSHEET LABOR COSTS		
JOB DESCRIPTION	NUMBER OF PERSONS	JOB DESCRIPTION
DAY SHIFT A&R JANITORIAL		
SUPERVISOR	1	SUPERVISOR
DAY PORTER	1	NIGHT JANITORS
DAY PORTER	2	
DAY JANITORS	13	
SUBTOTAL	15	SUBTOTAL
		60

NIGHT SHIFT A & R JANITORIAL.

SUPERVISOR	1	SUPERVISOR	1
DAY PORTER	1	NIGHT JANITORS	3
DAY PORTER	2		56
DAY JANITORS	13		

TOTAL MONTHLY DAY CONTRACT SERVICES JANUARY - MARCH ADDITIONAL CLEANING SERVICES	\$157,711.86 \$4,730.00	TOTAL MONTHLY EVENING CONTRACT SERVICES JANUARY - MARCH ADDITIONAL CLEANING SERVICES	\$614,874.24 \$6,060.00
ROUNDED MONTHLY BUDGET: DAY LABOR	\$52,570	ROUNDED MONTHLY BUDGET: EVENING LABOR	\$204,960
ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/DAY	\$1,580	ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/NIGHT	\$2,020
TOTAL MONTHLY CONTRACT SERVICES APRIL-DECEMBER ADD ADDITIONAL CLEANING SERVICES	\$486,055.08 \$14,580.00	TOTAL MONTHLY EVENING CONTRACT SERVICES APRIL-DECEMBER ADDITIONAL CLEANING SERVICES	\$1,896,300.72 \$18,650.00
ROUNDED MONTHLY BUDGET: DAY LABOR	\$54,910	ROUNDED MONTHLY BUDGET: EVENING LABOR	\$210,700
ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/DAY	\$1,620	ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/NIGHT	\$2,070

**RICHARD J. DALEY CENTER
2007 BUDGET
CONTRACT CLEANING WORKSHEET MATERIAL COSTS**

DESCRIPTIONS	MONTHLY BUDGET	2007 ANNUAL BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL
<u>SUPPLIES COSTS</u>				
UNIFORMS	\$574	\$7,125	\$6,885	\$8,560
SUPPLIES	\$500	\$6,000	\$6,000	\$7,125
SUBTOTAL UNIFORMS & SUPPLIES	\$1,074	\$13,125	\$12,885	\$15,685
<u>MATERIALS COSTS</u>				
PAPER PRODUCTS	\$10,200	\$122,400	\$120,000	\$121,750
LOBBY & PLAZA CHEMICALS	\$3,150	\$37,800	\$36,000	\$39,150
PLASTIC LINERS	\$1,900	\$22,800	\$21,800	\$20,875
OTHER CHEMICALS	\$3,000	\$36,000	\$36,000	\$37,120
EQUIPMENT REPAIR	\$500	\$6,000	\$6,000	\$4,825
SUBTOTAL MATERIALS	\$18,750	\$225,000	\$219,800	\$223,720
<u>NEW EQUIPMENT</u>				
ONE SCRUBBER	\$10,500	\$10,500	\$1,800	\$0
TEN (10) UPRIGHT VACUUMS	\$100	\$1,000	\$1,000	\$1,900
OTHER EQUIPMENT	\$100	\$1,200	\$1,300	\$1,550
SUBTOTAL MATERIALS	\$10,700	\$12,700	\$4,100	\$3,450

Paper product costs are expected to rise 2%-chemicals and plastic liners 5% from 2006.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. IN-HOUSE SECURITY STAFF	\$146,160	\$213,000	\$196,378	(\$50,218)	-34.36%
2. SECURITY CONTRACT SERVICE	\$1,145,304	\$1,024,142	\$1,020,098	\$125,206	10.93%
3. ADDITIONAL CONTRACT SERVICES	\$6,000	\$12,000	\$2,935	\$3,065	51.08%
4. UNIFORMS & EQUIPMENT	\$2,400	\$3,600	\$2,500	(\$1,000)	-4.17%
5. SECURITY EQUIPMENT/MAINTENANCE	\$12,000	\$12,000	\$11,250	\$750	6.25%
6. SECURITY - SUPPLIES/MATERIALS	\$20,910	\$18,000	\$22,000	(\$1,090)	-5.21%
7. SECURITY - FIRE ALARM SYSTEM MAINT.	\$24,900	\$24,100	\$24,100	\$800	3.21%
TOTAL	\$1,357,674	\$1,306,842	\$1,279,261	\$78,413	5.78%

1. Budgeted structure for department, including a director and an administrative assistant-removed assistant director from this category.
2. Contract Service staff of 25. Cost projections associated with year two of three year contract awarded in the fourth quarter of 2005. See 2007 Contract Cost projection attached.
3. Service includes a security manager, as a contract employee, rather than a building employee. Union increases included.
4. Fees for unforeseen overtime conditions that are not included in the new security contract.
5. Uniforms will be furnished by security contractor for staff. Funds include purchase of patches and badges for staff.
6. Contract maintenance on panic alarm system for judiciary with Digialarm and card reader system.
7. Maintenance contract for bi-annual testing of the voice evacuation system, stairwell locks and smoke tower damper with Commercial Alarm System for \$11,700. Included is quarterly testing of the waterflow and tamper switches as well as bi-annual testing of smoke and heat detectors for \$13,200 with CAS. Additional savings were realized by contracting with the same vendor for all fire life safety testing.

**RICHARD J. DALEY CENTER
2007 OPERATING AND MAINTENANCE BUDGET
SECURITY WORKSHEET**

	Position	Personnel	Hourly Rate Jan - April	Hourly Rate May-Dec.	Total Payroll Cost Jan - April	Total Payroll Cost May-Dec.
STAFFING	Security Officer 1	9	\$13.05	\$13.35	\$75,168	\$174,938
	Security Officer 2	3	\$13.80	\$14.10	\$26,496	\$61,589
	Security Officer 3	9	\$14.60	\$14.90	\$69,146	\$160,539
	Shift Supervisor	3	\$15.40	\$15.70	\$29,568	\$68,578
	Manager	1	\$19.23	\$19.53	\$12,307	\$28,436
	Subtotal Wages	25			\$212,685	\$494,079
TAXES AND INSURANCE AS % OF WAGES	Total Wages					\$706,764
	FICA					\$38,830
	FUI/SUI					\$17,526
	Worker's Compensation					\$19,903
	Liability Insurance					\$15,628
	Head Tax					\$1,200
	Total Taxes & Insurance					\$93,087
	Total Wages, Taxes & Insurance				\$243,713.80	\$556,137
BENEFITS						
	Union					
	Health & Welfare					\$105,281
	Pension					\$34,632
	Union Training Fund					\$2,142
	Non-Union					
	Benefits					\$6,820
	Total Benefits					\$148,876
	Total Wages, Taxes, Insurance & Benefits				\$293,339	\$655,388
VACATION, HOLIDAY & PERSONAL WAGES						
	Union					
	Vacation Wages				2,136	\$37,181
	Holiday Wages				1,656	\$27,440
	Personal Wages				552	\$9,925
	Worked Holiday Variance				864	\$22,490
	Total Vacation/Holiday/Personal				5,208	\$97,036
	Additional Training					\$1,372
	Uniforms/Cleaning				\$2,500	\$30,000
ADDITIONAL TRAINING						
	Total Cost before Overhead & Profit				\$341,171	\$751,052
UNIFORMS/ CLEANING						
	Overhead					\$15,281
	Profit					\$2,413
					\$358,865	\$786,439
OVERHEAD						
			Monthly Cost		\$89,716	\$98,305
PROFIT						
			Est. Monthly Overtime Cost			\$500
GRAND TOTAL COSTS					358864.7333	\$786,438.91
						\$1,145,303.64

**SECURITY LIFE SAFETY MATERIALS RECAP
2007 BUDGET**

1	LIFE SAFETY TRAINING MANUAL SEMINARS BUDGET \$200.00 MONTHLY	\$2,400
2	FIRE DEPARTMENT FIRE SAFETY DIRECTOR TRAINING (\$291.00)	\$2,910
3	FIRE EXTINGUISHER INSPECTION/RECHARGE/REPAIR APPROXIMATELY 700 EXTINGUISHERS/HOSE CABINETS	\$4,000
4	ASSUME REPLACEMENT OF 10 EXTINGUISHERS \$100.00 PER EXTINGUISHER	\$1,000
5	KEY/LOCK MAINTENANCE BUDGET \$100.00 PER MONTH	\$1,200
6	MISCELLANEOUS MATERIALS/SUPPLIES BUDGET \$400.00 PER MONTH	\$4,800
7	AED MAINTENANCE EXPENSE	\$1,600
8	KEY CARD MAINTENANCE BUDGET 500 CARDS AT \$6.00 PER CARD	<u>\$3,000</u>
Total		\$20,910

ANNUAL PAYROLL EXPENSES						
NO.	JOB CLASSIFICATION		HOURLY WAGE RATE	PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Director			\$ 82,000.00	\$ 82,000.00	
1	Administrator			\$ 34,500.00	\$ 34,500.00	
2	WEEKLY TOTALS	0	\$ -	\$ 116,500.00	\$ 116,500.00	\$ 116,500.00
TOTAL ANNUAL LABOR						\$ 116,500.00
TOTAL MONTHLY CHARGE THROUGH DEC. 2007						\$ 9,708.33
PAYROLL TAXES AND INSURANCE						
FICA	6.20% of labor		\$ 90,000.00	\$ 7,223.00		
medicare	1.45% of labor			\$ 1,689.25		
F.U.I.	0.80% of labor to		\$ 7,000.00	\$ 112.00		
S.U.I.	8.40% of labor to		\$ 11,000.00	\$ 1,848.00		
WC INSURANCE	1.56% of labor			\$ 1,817.40		
City Head Tax	\$48.00 per person			\$ 96.00		
TOTAL TAXES AND INSURANCE						\$ 12,785.65
HEALTH AND WELFARE						
Group Health				\$ 14,880.00		
Long Term Disability				\$ 550.00		
Flex 401k				\$ 1,420.00		
TOTAL H/W AND PENSION						\$ 16,850.00
TOTAL ANNUAL DIRECT COST						\$ 146,135.65
TOTAL ANNUAL CHARGE						\$ 146,135.65
TOTAL MONTHLY CHARGE THROUGH DEC. 2007						\$ 12,177.97
ROUNDED						\$ 12,180.00
TOTAL						\$ 12,180.00
ANNUAL SECURITY PAYROLL EXPENSE						\$ 146,160.00

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. ELECTRICAL MAINTENANCE	\$464,540	\$459,500	\$467,831	(\$3,291)	-0.71%
2. PLUMBING MAINTENANCE	\$28,000	\$27,000	\$28,380	(\$380)	-1.36%
3. HVAC MAINTENANCE	\$2,410,510	\$2,374,970	\$2,353,620	\$56,890	2.36%
4. ELEVATOR MAINTENANCE	\$546,112	\$521,840	\$526,774	\$19,338	3.54%
TOTAL	\$3,449,162	\$3,383,310	\$3,376,605	\$72,557	2.10%

1-4. See detail sheets that follow for individual mechanical maintenance departments.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. ELECTRICAL PAYROLL	\$289,040	\$280,800	\$290,96	(\$1,556)	-0.54%
2. ELECTRICAL SUPPLIES & MATERIALS	\$42,000	\$37,500	\$36,575	\$5,425	12.92%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$132,000	\$139,700	\$139,250	(\$7,250)	-5.49%
4. SWITCHGEAR REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	100.00%
5. ELECTRICAL UNIFORMS	\$1,500	\$1,500	\$1,410	\$90	6.00%
TOTAL	\$464,540	\$459,500	\$467,831	(\$3,291)	-0.71%

1. See detailed attached.
2. Represents budget for lamps & supplies, plus the cost for any minor tool replacements. The 2005 actual was \$48,503. See schedule attached.
3. Assume \$4,000 per month 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. All building switchgear have been reworked in capital projects over the last two years. Repairs will be nominal and picked up in the repair and maintenance account.
5. Based on contracted services for uniform cleaning and replacement.

ELECTRICAL PAYROLL OF COSTS						
NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
3	"B" ELECTRICIAN	120	\$ 29.15	\$ 3,498.00	\$ 183,295.20	
3	WEEKLY TOTALS	120		\$ 3,498.00	\$ 183,295.20	
ANNUAL LABOR						
No Vacation or Holiday Replacement						
Add Allowance of 3% for Overtime						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
F.I.C.A.	6.20%	of labor			\$ 11,705.23	
F.U.I.	0.80%	of labor to	\$ 7,000		\$ 168.00	
S.U.I.	8.40%	of labor to	\$ 11,000		\$ 2,772.00	
Medicare	1.45%	of labor			\$ 2,657.78	
WC INSURANCE	6.46%	of labor			\$ 12,196.10	
City Head Tax	\$48.00	per employee			\$ 144.00	
TOTAL TAXES AND INSURANCE						
SUPPLIES						
Equipment: See Summary Budget						
TOTAL S/E/U						
HEALTH AND WELFARE AND PENSION						
Health / Welfare B Electricians	\$ 210.60	per week			\$ 33,106.32	
Pension B Electricians	\$ 64.00	per week			\$ 10,060.80	
Annuity Fund	\$ 1.90	per hour			\$ 11,947.20	
Benefit Fund	3%	gross			\$ 5,663.82	
TOTAL H/W AND PENSION						
TOTAL ANNUAL DIRECT COST						
TOTAL ANNUAL CHARGE						
TOTAL MONTHLY CHARGE THROUGH MAY 31, 2007						
ROUNDED						
JANUARY - MAY ELECTRICAL PAYROLL EXPENSE						
\$ 116,350.00						

NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
3	"B" ELECTRICIAN	120	\$ 30.65	\$ 3,678.00		
3	WEEKLY TOTALS	120		\$ 3,678.00	\$ 192,727.20	
ANNUAL LABOR						
No Vacation or Holiday Replacement						
Add Allowance of 3% for Overtime						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
FICA	6.20%	of labor			\$ 15,185.94	
F.U.I.	0.80%	of labor to	7000		\$ 168.00	
S.U.I.	8.40%	of labor to	11000		\$ 2,772.00	
Medicare	1.45%	of labor			\$ 2,794.54	
WC INSURANCE	6.46%	of labor			\$ 12,823.68	
City Head Tax	\$48.00	per employee			\$ 144.00	
TOTAL TAXES AND INSURANCE						
SUPPLIES						
Equipment: See Summary Budget						
TOTAL S/E/U						
HEALTH AND WELFARE AND PENSION						
Health / Welfare B Electricians	\$ 210.60	per week			\$ 33,106.32	
Pension B Electricians	\$ 64.00	per week			\$ 10,060.80	
Annuity Fund	\$ 2.30	per hour			\$ 14,462.40	
Benefit Fund	3%	gross			\$ 5,955.27	
TOTAL H/W AND PENSION						
TOTAL ANNUAL DIRECT COST						
TOTAL ANNUAL CHARGE						
TOTAL MONTHLY CHARGE JUNE 1 THROUGH DECEMBER 31, 2007						
ROUNDED						
\$ 24,670.00						
JANUARY - MAY ELECTRICAL PAYROLL EXPENSE						
\$ 116,350.00						
JUNE - DECEMBER ELECTRICAL PAYROLL EXPENSE						
\$ 172,690.00						
TOTAL ELECTRICAL PAYROLL EXPENSE						
\$ 289,040.00						

2007 ELECTRICAL SUPPLIES BUDGET DETAIL

DESCRIPTIONS	2007 ANNUAL BUDGET	2006 BUDGET	2006 PROJECT ACTUAL
LAMPS	\$15,000	\$12,000	\$14,000
LAMP/BALLAST RECYCLING	\$10,000	\$8,000	\$10,000
SMALL TOOL REPLACEMENTS	\$2,500	\$2,500	\$1,000
SWITCHGEAR, WIRES, FUSES, OUTLETS	\$5,000	\$5,000	\$3,750
BALLASTS	\$10,000	\$10,000	\$7,500
	\$42,500	\$37,500	\$36,250

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

The budget for lamps was increased due to the changes in the sprinkler project scope.
There are approximately 2,000 lighting fixtures per floor.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. PLUMBING SUPPLIES AND O/S LABOR	\$28,000	\$27,000	\$28,380	(\$380)	-1.36%
TOTAL	\$28,000	\$27,000	\$28,380	(\$380)	-1.36%

1. Assume supplies cost at \$1,000 per month for valves, hoses, washers, aerators, pipe fittings, soap dispensers, toilet seats, drain covers, gaskets, urinals, and chemicals, as well as support labor cost at \$16,000.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

HVAC MAINTENANCE BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. ON SITE LABOR	\$1,935,510	\$1,916,450	\$1,899,850	\$35,660	1.84%
2. CONTRACT SERVICE	\$99,000	\$89,400	\$87,500	\$11,500	11.62%
3. SUPPLIES & MATERIALS	\$120,000	\$120,000	\$118,850	\$1,150	0.96%
4. CONTROL CONTRACT	\$66,640	\$59,760	\$59,760	\$6,880	10.32%
5. HVAC REPAIRS & MAINTENANCE	\$180,000	\$180,000	\$178,460	\$1,540	0.86%
6. UNIFORMS	\$9,360	\$9,360	\$9,200	\$160	1.71%
TOTAL	\$2,410,510		\$2,374,970	\$2,353,620	2.36%

1. Per attached detail summary.
2. Building portion of package units (Murphy & Miller) contract of \$15,000; plus contract for main chillers service of \$84,000.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
4. Based on contract with Siemens of \$41,340 and the fee for water treatment-Fremont Industries for \$21,300 AND \$4,000 for boiler controls.
5. Based on anticipated savings due to mechanical upgrades made over the last two years. Includes vibration testing for all equipment and annual boiler controls testing.
6. Based on negotiated agreement for uniform cleaning and maintenance.

ENGINEERING PAYROLL EXPENSE						
NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	CHIEF ENGINEER	40	\$ 43.50	\$ 1,740.00	\$ 91,176.00	
4	Lead Shift Engineer	160	\$ 34.00	\$ 5,440.00	\$ 285,056.00	
15	Operations engineer	600	\$ 30.50	\$ 18,300.00	\$ 958,920.00	
1	Apprentices	40	\$ 10.50	\$ 420.00	\$ 22,008.00	
21	WEEKLY TOTALS	840		\$ 25,900.00	\$ 1,357,160.00	
ANNUAL LABOR						
No Vacation or Holiday Replacements						
Add Allowance of 3.5% for overtime, plumbing coverage and pump and valve repair.						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
FICA	6.20%	of labor			\$ 87,088.96	
F.U.I.	0.80%	of labor to	\$ 7,000		\$ 1,176.00	
S.U.I.	8.40%	of labor to	\$ 11,000		\$ 19,404.00	
Medicare	1.45%	of labor			\$ 20,367.58	
WC INSURANCE	6.46%	of labor			\$ 90,741.07	
City Head Tax	\$48.00	per employee			\$ 1,008.00	
					\$ -	
TOTAL TAXES AND INSURANCE						
SUPPLIES						
Equipment: See Summary Budget						
TOTAL S/E/U						
HEALTH AND WELFARE						
Health / Welfare	\$ 164.00	per week			\$ 180,465.60	
Pension	\$ 2.15	per hour			\$ 94,634.40	
Training Fund	\$ 300.00	per person			\$ 6,300.00	
TOTAL H/W AND PENSION						
TOTAL ANNUAL DIRECT COST						
TOTAL ANNUAL CHARGE						
TOTAL MONTHLY CHARGE JANUARY 1 - MAY 31, 2007						
ROUNDED						
JANUARY - MAY ENGINEERING PAYROLL EXPENSE						
\$ 791,500						

ENGINEER PAYROLL BUDGET FROM JUNE 1 - DECEMBER 31, 2007						
NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	CHIEF ENGINEER	40	\$ 44.30	\$ 1,772.00	\$ 92,852.80	
4	Lead Shift Engineer	160	\$ 34.80	\$ 5,568.00	\$ 291,763.20	
15	Operations engineer	600	\$ 31.30	\$ 18,780.00	\$ 984,072.00	
1	Apprentices	40	\$ 10.50	\$ 420.00	\$ 22,008.00	
21	WEEKLY TOTALS	840		\$ 26,540.00	\$ 1,390,696.00	
ANNUAL LABOR						
No Vacation or Holiday Replacements						
Add Allowance of 3.5% for overtime, plumbing coverage and pump and valve repair.						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
FICA	6.20%	of labor			\$ 89,240.96	
F.U.I.	0.80%	of labor to	7000		\$ 1,176.00	
S.U.I.	8.40%	of labor to	11000		\$ 19,404.00	
Medicare	1.45%	of labor			\$ 20,870.87	
WC INSURANCE	6.46%	of labor			\$ 92,983.33	
City Head Tax	\$48.00	per employee			\$ 1,008.00	
					\$ -	
TOTAL TAXES AND INSURANCE						
SUPPLIES						
Equipment: See Summary Budget						
TOTAL S/E/U						
HEALTH AND WELFARE						
Health / Welfare	\$ 170.00	per week			\$ 187,068.00	
Pension	\$ 2.50	per hour			\$ 110,040.00	
Training Fund	\$ 300.00	per person			\$ 6,300.00	
TOTAL H/W AND PENSION						
TOTAL ANNUAL DIRECT COST						
TOTAL ANNUAL CHARGE						
TOTAL MONTHLY CHARGE JUNE 1 - DECEMBER 31, 2007						
					ROUNDED	\$ 163,430.13

JANUARY - MAY ENGINEERING PAYROLL EXPENSE	\$ 791,500
JUNE - DECEMBER ENGINEERING PAYROLL EXPENSE	\$ 1,144,010
TOTAL ENGINEERING PAYROLL EXPENSE	\$ 1,935,510

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. MAINTENANCE CONTRACT 2. VANDALISM AND NON CONTRACT REPAIRS	\$510,112 \$36,000	\$485,840 \$36,000	\$485,840 \$40,934	\$24,272 (\$4,934)	4.76% -13.71%
TOTAL	\$546,112		\$521,840	\$526,774	3.54%

1. We are in the forth year of a five year contract with Schindler Elevator Company. Increase is due to wage projections during contract negotiations.
2. Allowance for repairs beyond control of contractor.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

BUILDING GENERAL BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. PAINTER PAYROLL	\$0	\$115,440	\$47,622	(-\$47,622)	-100.00%
2. PAINTING SUPPLIES & UNIFORMS	\$12,000	\$12,300	\$11,600	\$400	3.45%
3. PAINTING SERVICES O/S CONTRACTOR	\$108,000	\$12,000	\$75,000	\$33,000	44.00%
4. CARPENTRY PAYROLL	\$124,950	\$116,960	\$115,630	\$9,320	8.06%
5. CARPENTRY SUPPLIES & UNIFORMS	\$12,600	\$12,600	\$12,050	\$550	4.56%
6. EXTERMINATION SERVICES	\$10,680	\$9,600	\$10,150	\$530	5.22%
7. ELEVATOR OPERATORS AND SUPERVISOR	\$254,500	\$244,440	\$244,710	\$9,790	4.00%
8. MAINTENANCE SUPPLIES (CODE 5801)	\$36,000	\$36,000	\$37,500	(\$1,500)	-4.00%
9. LOBBY MATS (CODE 5801)	\$12,000	\$12,000	\$10,860	\$1,140	10.50%
10. EXTERIOR DOORS (CODE 5806)	\$60,000	\$60,000	\$57,550	\$2,450	4.26%
11. OVERHEAD DOORS/GATES (CODE 5806)	\$6,000	\$6,000	\$6,000	\$0	0.00%
12. GENERAL BUILDING REPAIRS (CODE 5806)	\$72,000	\$72,000	\$70,000	\$2,000	2.86%
13. METAL MAINTENANCE	\$36,000	\$36,000	\$34,000	\$2,000	5.88%
14. GLASS REPAIRS	\$48,000	\$48,000	\$40,000	\$8,000	20.00%
15. WASTE REMOVAL	\$84,000	\$78,000	\$82,868	\$1,132	1.37%
16. SIGNS & DIRECTORY STRIPS	\$12,000	\$12,000	\$11,880	\$120	1.01%
17. LANDSCAPING	\$72,000	\$75,000	\$78,279	(\$6,279)	-8.02%
18. CARPET	\$170,000	\$0	\$0	\$170,000	100.00%
TOTAL	\$1,130,730	\$958,340	\$945,699	\$15,031	1.33%

- In house painter retired, projects will be outsourced on an on-going basis.
- We plan on purchasing our own paint to avoid upcharge.
- All painting is now to be contracted.
- See attached detail. Increases due to union increases.
- Anticipated expenditures on supplies and uniforms.
- Based on weekly service and quarterly clean out.
- Based on 4 permanent positions plus supervisor. See attached detail.
- For trash receptacles, plaza furniture, etc.
- Replacement of 12 lobby mats throughout building.

- Based on quarterly inspections and repairs as required.
- Based on annual inspection of door service and gate repair.
- General building repairs.
- Based on maintenance schedule for metal maintenance.
- Daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.
- Based on 2005 spending levels, includes flag replacement and elevator signage
- For landscaping services, includes costs for spring, summer and fall plantings
- Carpeting was considered a capital expense in the past, expense to cover carpet and installation.

This includes needed repairs, elevator carpeting, and replacement of carpet on ongoing basis throughout the building.
 Carpet purchase to include 2,500 yards heavy weight broadloom in addition to carpet tile for cubicle areas.
 Environmentally friendly specs have been developed to include recycling of existing carpet to be removed.

CARPENTRY PAYROLL COSTS FOR PERIOD JAN 1 - MAY 31, 2007

NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Carpenter	40	\$ 36.52	\$ 1,460.80		
1	WEEKLY TOTALS			\$ 1,460.80	\$ 76,545.92	
ANNUAL LABOR						
No Vacation or Holiday Replacement						
Add allowance of 4% for off hour work						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
FICA	6.20%	of labor			\$ 6,089.99	
F.U.I.	0.80%	of labor to	\$ 7,000		\$ 56.00	
S.U.I.	8.40%	of labor to	\$ 11,000		\$ 924.00	
Medicare	1.45%	of labor			\$ 1,154.31	
WC INSURANCE	6.46%	of labor			\$ 5,142.66	
City Head Tax	\$48.00	per employee			\$ 48.00	
TOTAL TAXES AND INSURANCE						
SUPPLIES						
EQUIPMENT: SEE SUMMARY BUDGET						
TOTAL S/E/U						
HEALTH AND WELFARE AND PENSION						
Health / Welfare	\$ 7.61	per hour			\$ 15,950.56	
Pension/Other	\$ 5.91	per hour			\$ 12,387.36	
TOTAL H/W AND PENSION						
TOTAL ANNUAL DIRECT COST						
TOTAL ANNUAL CHARGE						
Total cost January 1, 2006-May 31, 2007					\$ 50,566.93	
TOTAL MONTHLY CHARGE THROUGH MAY 31, 2007					\$ 10,113.39	
					ROUNDED	\$ 10,115.00
JANUARY - MAY CARPENTRY PAYROLL EXPENSE						

CARPENTERS PAYROLL EXPENSE JUNE 1 - DECEMBER 31, 2007						
NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Carpenter	40	\$ 37.92	\$ 1,516.80	\$ 79,480.32	
1	WEEKLY TOTALS			\$ 1,516.80	\$ 79,480.32	
ANNUAL LABOR						
No Vacation or Holiday Replacement Add Allowance of 4% for Overtime						
TOTAL ANNUAL LABOR						
PAYROLL TAXES AND INSURANCE						
FICA	7.65%	of labor		\$ 6,323.45		
F.U.I.	0.80%	of labor to	\$ 7,000	\$ 56.00		
S.U.I.	8.40%	of labor to	\$ 11,000	\$ 924.00		
Medicare	1.45%	of labor		\$ 1,198.56		
WC INSURANCE	6.46%	of labor		\$ 5,339.81		
City Head Tax	\$48.00	per employee		\$ 48.00		
TOTAL TAXES AND INSURANCE						
					\$ 13,889.82	
SUPPLIES						
EQUIPMENT: SEE SUMMARY BUDGET						
TOTAL S/E/U						
HEALTH AND WELFARE AND PENSION						
Health / Welfare	\$ 8.61	per hour		\$ 18,046.56		
Pension/Other	\$ 6.16	per hour		\$ 12,911.36		
TOTAL H/W AND PENSION						
					\$ 30,957.92	
TOTAL ANNUAL DIRECT COST						
					\$ 127,507.28	
TOTAL ANNUAL CHARGE						
Total cost June 1, 2007-December 31, 2007						
TOTAL MONTHLY CHARGE JUNE 1 - DECEMBER 31, 2007						
				\$ 74,379.24		
				\$ 10,625.61		
			ROUNDED	\$ 10,625.00		
JANUARY - MAY CARPENTRY PAYROLL EXPENSE						
JUNE - DECEMBER CARPENTRY PAYROLL EXPENSE						
TOTAL CARPENTRY PAYROLL EXPENSE						
				\$ 124,950		

NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Day Supervisor	40	\$ 26.75	\$ 1,070.00		
2	Starters	80	\$ 15.00	\$ 1,200.00		
2	Operators	80	\$ 15.25	\$ 1,220.00		
5	WEEKLY TOTALS			\$ 3,490.00	\$ 182,876.00	
ANNUAL LABOR						
Add Allowance of 2% for Overtime					\$ 3,657.52	
TOTAL ANNUAL LABOR						\$ 186,533.52
PAYROLL TAXES AND INSURANCE						
FICA	6.20%	of labor			\$ 14,269.81	
F.U.I.	0.80%	of labor to	\$ 7,000		\$ 336.00	
S.U.I.	8.40%	of labor to	\$ 11,000		\$ 4,620.00	
Medicare	1.45%	of labor			\$ 2,704.74	
WC INSURANCE	6.46%	of labor			\$ 12,050.07	
City Head Tax	\$48.00	per employee			\$ 240.00	
TOTAL TAXES AND INSURANCE						\$ 34,220.62
SUPPLIES						
NA						
TOTAL S/E/U					\$ -	
HEALTH AND WELFARE AND PENSION						
Health / Welfare	\$ 377.85	per month			\$ 22,671.00	
Pension	\$ 26.00	per week			\$ 6,812.00	
TOTAL H/W AND PENSION						\$ 29,483.00
TOTAL ANNUAL DIRECT COST						\$ 250,237.14
TOTAL ANNUAL CHARGE						\$ 250,237.14
TOTAL MONTHLY CHARGES THROUGH APRIL 30, 2007						\$ 20,853.09
				ROUNDED		\$ 20,855

JANUARY - APRIL ELEVATOR PAYROLL EXPENSE \$ 83,420

ELEVATOR STAFFING AND PAYROLL EXPENSE REPORT

MAY 1 - DECEMBER 31, 2007

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NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Day Supervisor	40	\$ 27.55	\$ 1,102.00		
2	Starters	80	\$ 15.40	\$ 1,232.00		
2	Operators	80	\$ 15.65	\$ 1,252.00		
5	WEEKLY TOTALS			\$ 3,586.00	\$ 187,906.40	
ANNUAL LABOR						
Add Allowance of 2% for Overtime					\$ 3,758.13	
TOTAL ANNUAL LABOR						\$ 191,664.53
PAYROLL TAXES AND INSURANCE						
F.I.C.A.	6.20%	of labor			\$ 14,662.34	
F.U.I.	0.80%	of labor to	\$ 7,000		\$ 280.00	
S.U.I.	8.40%	of labor to	\$ 11,000		\$ 4,620.00	
Medicare	1.45%	of labor			\$ 2,779.14	
WC INSURANCE	6.46%	of labor			\$ 12,381.53	
City Head Tax	\$48.00	per employee			\$ 240.00	
TOTAL TAXES AND INSURANCE						\$ 34,963.00
SUPPLIES						
NA	SEE SUMMARY BUDGET					
TOTAL S/E/U					\$ -	
HEALTH AND WELFARE AND PENSION						
Health / Welfare	\$ 386.52	per month			\$ 23,191.20	
Pension	\$ 26.00	per week			\$ 6,812.00	
TOTAL H/W AND PENSION						\$ 30,003.20
TOTAL ANNUAL DIRECT COST						\$ 256,630.73
TOTAL ANNUAL CHARGE						\$ 256,630.73
TOTAL MONTHLY CHARGES MAY 1 - DECEMBER 31, 2007						\$ 21,385.89
						ROUNDED
						\$ 21,385

JANUARY - APRIL ELEVATOR PAYROLL EXPENSE \$ 83,420

MAY - DECEMBER ELEVATOR PAYROLL EXPENSE \$ 171,080

TOTAL ELEVATOR PAYROLL EXPENSE \$ 254,500

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/DECREASE IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$362,880	\$361,440	\$355,400	\$7,480	2.06%
2. INVENTORY AND DRAWINGS	\$9,000	\$9,000	\$8,500	\$500	5.56%
3. ADMINISTRATIVE EXPENSE	\$24,000	\$24,000	\$23,500	\$500	2.08%
4. MANAGEMENT FEES	\$182,250	\$353,460	\$353,460	(\$171,210)	-93.94%
5. ENVIRONMENTAL TESTING	\$15,670	\$10,000	\$8,335	\$7,335	46.81%
6. LEGAL FEES	\$12,000	\$12,000	\$10,746	\$1,254	10.45%
7. OTHER PROFESSIONAL FEES	\$54,000	\$54,000	\$74,646	(\$20,646)	-38.23%
8. OFFICE SUPPLIES	\$12,000	\$12,000	\$12,647	(\$647)	-5.39%
9. TELEPHONES	\$48,000	\$48,000	\$41,768	\$6,232	12.98%
TOTAL	\$719,800	\$883,900	\$889,002	(\$169,202)	-23.51%

1. Includes merit raises and cost of living increase for personnel.
 2. Inventory updates twice a year plus stacking updates on CADD.
 3. Administrative expense includes:
 - a) BOMA Membership
 - b) Tenant newsletter and website
 - c) Postage
 - d) Office machine maintenance
 - e) Dues & Subscriptions
 - f) Other
 4. Based on RFP approved 9-12-06, including 5% increase after 1 year.
 5. For twice annual air quality testing and drinking water evaluations.
 6. Allowance based on historical levels.
 7. Engineering oversight and exterior inspection.
 8. Office and computer supplies.
 9. Based on Nextel system for entire staff.
- Total \$28,500

<u>NO.</u>	<u>JOB CLASSIFICATION</u>		<u>HOURLY WAGE RATE</u>	<u>PAYROLL</u>	<u>ANNUAL COST</u>	<u>ANNUAL TOTALS</u>
2	Management			\$ 203,375.84		
2	Administration			\$ 95,402.05		
4	WEEKLY TOTALS	0	\$ -	\$ 298,777.89	\$ 298,777.89	
TOTAL ANNUAL LABOR						\$ 298,777.89
TOTAL MONTHLY CHARGE THROUGH DEC. 2007						\$ 24,898.16
						rounded \$24,900.00
PAYROLL TAXES AND INSURANCE						
FICA	6.20% of labor		\$ 80,000	\$ 15,834.93		
F.U.I.	0.80% of labor to		\$ 7,000	\$ 224.00		
S.U.I.	8.40% of labor to		\$ 11,000	\$ 3,696.00		
Medicare	1.45% of labor			\$ 4,332.28		
WC INSURANCE	1.56% of labor			\$ 4,660.94		
City Head Tax	\$48.00 per employee			\$ 192.00		
TOTAL TAXES AND INSURANCE						\$ 28,940.14
HEALTH AND WELFARE						
Group Health				\$ 28,944.00		
Long Term Disability				\$ 1,000.00		
401(k) Program				\$ 4,750.00		
Flex Spending				\$ 500.00		
TOTAL H/W AND PENSION						\$ 35,194.00
TOTAL ANNUAL DIRECT COST						\$ 64,134.14
TOTAL ANNUAL CHARGE						\$ 64,134.14
TOTAL MONTHLY CHARGE THROUGH DEC. 2007						\$ 5,344.51
						ROUNDED \$ 5,340.00

TOTAL ADMINISTRATIVE PAYROLL EXPENSE \$362,880.00

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

INSURANCE	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. PROPERTY, CASUALTY, & LIABILITY	\$756,000	\$879,267	\$715,394	\$40,606	5.37%
TOTAL	\$756,000	\$879,267	\$715,394	\$40,606	5.37%

1. Based on actual insurance figures for year:

Property Insurance*	\$390,000
Liability Insurance*	\$286,000
MB General Liability Reimbursement**	\$58,000
MB Professional Liability Reimbursement**	\$22,000
	<hr/> \$756,000

*PBCC supplied.

**Per RFP approved 9-12-06

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
1. WOOD MAINTENANCE	\$12,000	\$12,000	\$12,000	\$11,750	\$250
2. FURNITURE REPAIR	\$12,000	\$12,000	\$12,000	\$11,500	\$500
TOTAL	\$24,000	\$24,000	\$23,250	\$750	3.13%

1. Based on 2006 expenditures.
2. Based on 2006 expenditures.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2007 BUDGET DETAIL

REIMBURSABLE EXPENSE	PROPOSED 2007 BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2007 BUDGET VS. 2006 ACTUAL	% VARIANCE
	\$1,129,410 \$416,380 \$12,780 \$4,920	\$991,925 \$426,613 \$12,240 \$4,740	\$976,800 \$390,700 \$12,240 \$4,740	\$152,610 \$25,680 \$540 \$180	13.51% 6.17% 4.23% 3.66%
1. COST OF STEAM RESOLD					
2. COST OF ELECTRICITY RESOLD					
3. CITY PACKAGE UNIT MAINTENANCE					
4. COUNTY PACKAGE UNIT MAINTENANCE					
TOTAL	\$1,563,490	\$1,435,518	\$1,384,480	\$179,010	11.45%

1. See Gas account, \$205, for detail.
2. See Electricity account, \$200, for detail.
3. Prorata share of Murphy & Miller contract of \$12,780.
4. Prorata share of Murphy & Miller contract of \$4,920.

**RICHARD J. DALEY CENTER
2007 CAPITAL BUDGET
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
SPRINKLER INSTALLATION				
Installation of sprinklers throughout the facility and smoke detection in the elevator machine rooms and elevator lobbies to comply with impending code changes by the City of Chicago. This is the third year of a four year project.				
	\$8,841,250	\$7,915,571	\$739,129	\$186,550
DAMPER REPLACEMENT				
Replacement of dampers to properly seal the perimeter of the building. *includes exhaust on 9 and 31 *includes transformer and switchgear vault on 9 and 31				
	\$360,500	\$322,756	\$30,138	\$7,607
ELEVATOR MODERNIZATION				
First year of staged elevator modernization to include preliminary planning and drawings for future stages over 3 years.				
	\$77,250	\$69,162	\$6,458	\$1,630
FOOTWAY DESIGN				
Preliminary design for concourse level redesign to include food and retail space.				
	\$206,000	\$184,432	\$17,222	\$4,347
TOTAL 2007 CAPITAL BUDGET	\$9,485,000	\$8,491,921	\$792,946	\$200,134

**RICHARD J. DALEY CENTER
CAPITAL BUDGET
BUILDING IMPROVEMENTS - PROPOSED 2008-2012**

YEAR	BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
2008-2010	ELEVATOR MODERNIZATION				
	Elevator modernization to include all passenger and freight cars. Replacement of control, drive, selector, and rail systems. (\$185,000 per car)	2008 1,905,500.00 2009 3,429,900.00 2010 2,858,250.00	\$1,705,994 \$3,070,789 \$2,558,991	\$159,300 \$286,740 \$238,950	\$40,206 \$72,371 \$60,309
			8,193,650.00	\$7,335,775	\$684,989
					\$172,886
2008	ESCALATOR REPLACEMENT				
	Phasing for escalator replacement: * County Escalator		\$463,500	\$414,972	\$38,749
					\$9,780
2008	PEDWAY REDESIGN				
	Pedway redesign to include food and retail areas.				
			\$721,000	\$645,511	\$60,276
					\$15,213
2008	SECURITY CAMERA UPGRADES				
	Replacement of building cameras and monitors.				
			\$103,000	\$92,216	\$8,611
					\$2,173
2008	SPRINKLER INSTALLATION				
	Year four of sprinkler project.				
			\$11,000,000	\$9,848,300	\$919,600
					\$232,100
2009-2012	CHILLER RETROFITS				
	Replacement of four 2000h.p. synchronous motors that operate the chillers.				
			\$2,371,985	\$2,123,638	\$198,298
					\$50,049

ANTICIPATED YEAR OF COMPLETION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
2007	\$9,485,000	\$8,491,921	\$792,946	\$200,134
2008	\$14,193,000	\$12,706,993	\$1,186,535	\$299,472
2009	\$4,005,625	\$3,586,236	\$334,870	\$84,519
2010	\$3,433,975	\$3,074,438	\$287,080	\$72,457
2011	\$592,996	\$530,910	\$49,574	\$12,512
2012	\$592,996	\$530,910	\$49,574	\$12,512

Allocation is based on 89.53% county, 8.36% city, and 2.11% PBCC
Costs based on 2006 estimates.
Budget Includes 3% construction management fee per management agreement.

"EXHIBIT F"
DOCUMENTS AVAILABLE UPON REQUEST

EXHIBITS TO THE RESOLUTION

Exhibit A — Amendment to Lease Agreement

Exhibit B — Escrow Agreement

Exhibit C — Notification of Sale

Exhibit D — Bond Purchase Agreement

Exhibit E — Preliminary Official Statement