

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. Fitzpatric
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:	Edgrick 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:	María 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:

PROJECT**CONSULTANT**

PD-7

Bradshaw Construction Management
(Owner's Representative)Fleet Management Vehicle
Maintenance FacilityTeng & 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:

	1990B
Personnel Services &	

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
Office Supplies & Other Admin. Items	50,900
Total	\$ 350,000

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. 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.

APPROVED:

Secretary

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	B	C	D	E	F = (D+E)	G	H = (F+G)	I = ((E+G)/D)
PROJECT	CONTRACT NUMBER	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR OCTOBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Holden Campus Park	1147	G.F. Structures Corporation	\$353,488.00	(\$312,541.14)	\$40,944.86	\$1,648.43	\$45,494.29	-87.13%
Various Campus Park North	1169	Schoenbeck Corporation	\$307,225.00	(\$3,678.61)	\$303,548.39	\$302,707.39	\$302,707.39	-1.47%
Burroughs School Campus Park	1275	UBM, Inc.	\$717,153.00	\$66,158.42	\$803,311.42	\$602,171.39	\$602,171.39	11.85%
Albany Park School	1334	Pacific Construction Services	\$19,380,100.00	\$272,573.00	\$19,652,673.00	\$19,667,894.49	\$19,667,894.49	1.48%
TOTAL			\$19,380,100.00	\$272,573.00	\$19,652,673.00		\$19,667,894.49	

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-fund \$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	<u>\$4,549.43</u>
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	X	X		X	CDW-G	\$520.98	
PBCC Administration	Group training	C. W. Harris	X	X		X	Challenger, Gray & Christmas	\$6,500.00	
Columbus School Campus Park	Printing Services	J. Valentin	X	X		X	Cushing & Company	\$4,042.98	
Columbus School Campus Park	Permit for sewer rodding	J. Valentin	X	X		X	National Power Rodding Corp	\$250.00	
Various Projects	Landscape Maintenance	J. Montgomery	X	X		X	Chicago Christian Industrial League	\$22,740.00	
Winnetac Site Assessment	Printing Services	J. Valentin	X	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		X	H. M. Witt	\$1,360.00	
15th District Police Station	Door repair	R. Giderof	X	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 897) OR	This amendment represent additional scope for a full time project manager at Engine 121. This amendment also reduces the reimbursables 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	
BASE RENT	\$12,653,712
ELECTRICITY CHARGES	\$387,175
STEAM CHARGES	\$708,540
PACKAGE UNIT MAINTENANCE	\$4,920
2007 CAPITAL PROJECTS	\$8,491,921
TOTAL COUNTY	\$22,246,268
CITY	
BASE RENT	\$1,181,556
ELECTRICITY CHARGES	\$19,032
STEAM CHARGES	\$420,870
PACKAGE UNIT MAINTENANCE	\$12,780
2007 CAPITAL PROJECTS	\$792,946
TOTAL CITY	\$2,427,184
PBCC	
BASE RENT	\$298,225
ELECTRICITY CHARGES	\$10,173
2007 CAPITAL PROJECTS	\$200,134
TOTAL PBCC	\$508,532

**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	\$168,780	\$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	\$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. DALRY 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	\$26,060	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$26,850	\$387,175
COUNTY STEAM CHARGES	\$54,330	\$54,130	\$56,120	\$18,000	\$53,100	\$59,820	\$111,810	\$106,810	\$48,610	\$27,449	\$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	\$1,135,286	\$1,136,649	\$1,137,856	\$1,103,092	\$1,136,857	\$1,150,263	\$1,198,146	\$1,204,966	\$1,145,478	\$1,127,665	\$1,116,537	\$1,161,822	\$12,754,347
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	\$31,550	\$19,500	\$10,440	\$5,590	\$11,370	\$6,710	\$12,690	\$32,870	\$63,590	\$420,870
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	\$132,600	\$120,741	\$112,356	\$106,676	\$112,452	\$107,877	\$113,918	\$153,997	\$164,201	\$1,634,238
PRCC 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
PRCC ELECTRIC CHARGES	\$677	\$738	\$816	\$784	\$891	\$1,243	\$1,010	\$866	\$883	\$843	\$863	\$539	\$10,173
TOTAL PRCC O & M CHARGES	\$25,528	\$25,589	\$25,667	\$25,635	\$25,742	\$26,094	\$25,861	\$25,717	\$25,734	\$25,694	\$25,714	\$25,403	\$308,398
TOTAL BASE RENT:													\$14,133,493
TOTAL SERVICES RESOLVD:													\$1,563,490
TOTAL TENANT CONTRIBUTIONS:													\$15,696,983

RICHARD J. DALRY 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 (80.08%)	\$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	\$1,181,556
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	\$298,225
TOTAL BASE RENT	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$1,177,790	\$14,133,493
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	\$83,204
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	\$32,400
OTHER RENTAL INCOME	\$23,942	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$9,242	\$125,604
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	\$0	\$700	\$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	\$108,520	\$114,593	\$157,263	\$169,015	\$104,569	\$93,637	\$122,148	\$177,293	\$1,610,330
TOTAL REVENUE	\$1,355,464	\$1,349,381	\$1,344,966	\$1,278,319	\$1,295,953	\$1,301,623	\$1,344,275	\$1,356,047	\$1,292,991	\$1,280,889	\$1,399,109	\$1,364,338	\$15,969,437

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
OPERATING EXPENSES													
1. UTILITIES EXPENSE													
5200 ELECTRICITY	\$139,290	\$138,950	\$138,070	\$143,740	\$131,020	\$206,400	\$294,120	\$206,290	\$184,790	\$155,930	\$134,830	\$155,500	\$1,968,930
5205 GAS	\$172,860	\$140,010	\$90,940	\$38,400	\$5,050	\$17,150	(\$24,480)	(\$27,100)	(\$590)	\$10,940	\$141,050	\$259,340	\$823,550
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	\$161,515
TOTAL UTILITIES EXPENSE	\$324,295	\$308,610	\$238,650	\$192,450	\$149,290	\$243,645	\$279,099	\$198,785	\$209,370	\$180,455	\$243,860	\$424,765	\$2,953,995
2. CLEANING EXPENSE													
5100 CLEANING CONTRACT SERVICE - DAY	\$52,570	\$52,570	\$52,570	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010	\$643,800
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	\$2,511,180
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	\$44,010
5103 WINDOW WASHING SERVICE CONTRACT	\$3,543	\$3,543	\$3,543	\$2,732	\$9,517	\$13,925	\$3,543	\$13,925	\$3,543	\$13,925	\$9,517	\$3,543	\$104,802
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	\$39,600
5110 CLEANING - SPECIAL SERVICES	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$600
5120 CLEANING-SUPPLIES/MATERIALS	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$20,308	\$243,700
5130 WINDOW RIG REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
5155 UNIFORMS	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$574	\$6,885
5108 SNOW REMOVAL & SUPPLIES	\$5,000	\$2,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$5,000	\$15,000
TOTAL CLEANING EXPENSE	\$293,968	\$298,868	\$292,458	\$316,314	\$302,199	\$396,567	\$396,225	\$396,567	\$398,735	\$396,567	\$396,199	\$398,125	\$3,816,577
3. SECURITY DEPARTMENT													
5500 SECURITY CONTRACT SERVICE	\$89,716	\$89,716	\$89,716	\$89,716	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$98,305	\$1,145,304
5501 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
5505 SECURITY EQUIP. MAINTENANCE	\$100	\$5,000	\$100	\$100	\$100	\$100	\$6,000	\$100	\$100	\$100	\$100	\$100	\$12,000
5506 SECURITY FIRE ALARM SYS. MAINT.	\$12,450	\$0	\$0	\$0	\$0	\$0	\$12,450	\$0	\$0	\$0	\$0	\$0	\$24,900
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	\$20,910
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	\$146,160
5555 UNIFORMS	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
TOTAL SECURITY EXPENSE	\$116,889	\$109,339	\$104,439	\$104,439	\$113,007	\$113,007	\$131,377	\$113,007	\$113,007	\$113,007	\$113,007	\$113,007	\$1,357,674

RICHARD J. DALRY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R.A.M.													
5200 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
5230 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	\$132,000
5235 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
5261 ELECTRICIAN - PAYROLL	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$23,270	\$279,040
TOTAL ELECTRICAL R. & M. EXPENSE	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$37,895	\$454,540
PLUMBING R.A.M.													
5299 PLUMBING REPAIR/MAINT O/S 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	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$28,000
HVAC R.A.M.													
5100 HVAC-CONTRACT SERVICE	\$43,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$43,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$99,000
5301 HVAC-CONTROLS CONTRACT	\$12,110	\$5,775	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$12,110	\$66,640
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	\$158,300	\$158,300	\$158,300	\$158,300	\$158,300	\$158,300	\$158,300	\$1,935,510
5355 UNIFORMS	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$9,760
TOTAL HVAC R. & M. EXPENSE	\$329,440	\$192,105	\$197,440	\$197,440	\$197,105	\$192,135	\$244,570	\$192,135	\$192,135	\$202,570	\$192,135	\$192,135	\$2,410,510
ELEVATOR R.A.M.													
5400 ELEVATORS-CONTRACT SERVICE	\$41,140	\$41,140	\$41,140	\$41,140	\$43,194	\$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	\$46,194	\$46,194	\$46,194	\$46,194	\$46,194	\$46,194	\$46,194	\$46,194	\$546,112
TOTAL DEPARTMENTAL EXPENSE	\$825,725	\$176,290	\$170,290	\$181,725	\$173,444	\$173,474	\$333,307	\$173,474	\$173,474	\$204,659	\$194,224	\$194,224	\$3,449,162

RICHARD J. DAILEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
S. BUILDING GENERAL DEPARTMENT													
PAINTING R. & M													
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	\$12,000
5635 PAINTING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
CARPENTERS R. & M													
5735 CARPENTRY PAYROLL	\$10,115	\$10,115	\$10,115	\$10,115	\$10,115	\$10,625	\$10,625	\$10,625	\$10,625	\$10,625	\$10,625	\$10,625	\$124,950
5755 CARPENTRY UNIFORMS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
5751 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	\$12,000
SUBTOTAL CARPENTER R. & M. EXPENSE	\$11,165	\$11,165	\$11,165	\$11,165	\$11,165	\$11,675	\$11,675	\$11,675	\$11,675	\$11,675	\$11,675	\$11,675	\$137,550
SERVICES AND SUPPLIES													
5901 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	\$0
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	\$540	\$540	\$1,590	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
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	\$138,000
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	\$21,385	\$21,385	\$21,385	\$21,385	\$21,385	\$21,385	\$21,385	\$21,385	\$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	\$76,805	\$76,805	\$65,945	\$65,945	\$65,425	\$66,475	\$66,425	\$66,425	\$66,475	\$66,425	\$66,425	\$874,100
TOTAL DEPARTMENTAL EXPENSE	\$79,110	\$110,560	\$111,660	\$117,110	\$117,160	\$117,100	\$117,150	\$117,100	\$117,100	\$117,150	\$117,100	\$117,100	\$1,198,750

RICHARD J. DALEY CENTER 2007 OPERATING BUDGET BY DEPARTMENTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. 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	\$15,750	\$15,750	\$15,750	\$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
5935 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
5945 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
5954 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	\$65,835	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$66,690	\$719,000
7. INSURANCE EXPENSE													
6001 INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$676,000	\$0	\$0	\$756,000
TOTAL INSURANCE EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$676,000	\$0	\$0	\$756,000
TOTAL OPERATING EXPENSE	\$1,263,779	\$1,140,744	\$1,144,484	\$1,149,638	\$1,153,641	\$1,156,679	\$1,159,683	\$1,162,684	\$1,165,687	\$1,168,690	\$1,171,693	\$1,174,696	\$11,981,637
FACILITIES EXPENSE													
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	\$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 OPERATING AND FACILITIES EXPENSE	\$1,265,779	\$1,142,744	\$1,146,484	\$1,151,638	\$1,155,641	\$1,158,679	\$1,161,683	\$1,164,684	\$1,167,687	\$1,170,690	\$1,173,693	\$1,176,696	\$12,005,637
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	\$2,388	\$1,558	\$1,554	\$1,639	\$1,700	\$1,599	\$1,083	\$19,032
7000 - 3000 COST OF ELECTRICITY RESOLD PRCC	\$677	\$738	\$836	\$784	\$891	\$1,243	\$1,010	\$966	\$883	\$843	\$863	\$539	\$10,173
7200 - 1000 COST OF STEAM RESOLD COUNTY	\$54,330	\$54,130	\$56,120	\$18,800	\$53,100	\$59,820	\$111,810	\$108,810	\$48,610	\$45,330	\$32,110	\$67,570	\$708,540
7200 - 2000 COST OF STEAM RESOLD CITY	\$65,590	\$73,230	\$67,340	\$31,950	\$19,500	\$10,440	\$5,590	\$11,370	\$6,710	\$12,690	\$52,870	\$63,590	\$460,870
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	\$149,862	\$159,699	\$154,154	\$83,917	\$105,259	\$118,923	\$182,893	\$165,245	\$161,299	\$89,487	\$118,478	\$173,623	\$1,563,499
TOTAL OPERATING AND NON-OPERATING	\$1,415,641	\$1,292,443	\$1,300,638	\$1,233,555	\$1,260,900	\$1,275,599	\$1,342,576	\$1,327,929	\$1,326,986	\$1,258,177	\$1,290,171	\$1,350,319	\$13,545,136
OPERATING SURPLUS OR (DEFICIT)	\$149,862	\$149,699	\$149,154	\$83,917	\$105,259	\$118,923	\$182,893	\$165,245	\$161,299	\$89,487	\$118,478	\$173,623	\$1,563,499

**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.
No income was budgeted at this time.
** 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
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. 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

HISTORICAL DATA MONTH PAID	MONTHS JAN - JUNE 2006 ACTUAL						MONTHS JULY - DECEMBER 2005 ACTUAL						TOTAL
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
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	2,060,477	3,198,048	2,884,685	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	\$233,279	\$212,494	\$171,743	\$154,593	\$182,331	\$2,206,307
COST PER KWHR	0.06	0.07	0.07	0.08	0.08	0.11	0.08	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	\$41,983	\$27,449	\$29,561	\$39,366	
CITY	\$1,210	\$1,433	\$1,633	\$1,502	\$1,713	\$2,388	\$1,558	\$1,554	\$1,639	\$1,700	\$1,599	\$1,083	
PBC	\$677	\$738	\$836	\$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	\$143,743	\$131,020	\$206,395	\$224,115	\$206,293	\$184,789	\$155,926	\$134,827	\$155,499	\$1,968,920
2007 BUDGET BOUNDED	\$139,290	\$138,950	\$138,070	\$143,740	\$131,020	\$206,400	\$234,120	\$206,290	\$184,790	\$155,930	\$134,830	\$155,500	\$1,968,930

2007 NATURAL GAS BUDGET BACK UP DATA (PAGE 1 OF 3)

PRODUCTION OF 2007 STEAM PRODUCTION AND TOTAL COSTS

Jan-June 2006 actual July-Dec 2006 actual

MONTH	PROJECTED 1000 LBS PRODUCED	DISTRIBUTION			DALEY CENTER	THERMS PROJECTED	COST PER THERM	2007 TOTAL FUEL BUDGET	2007 TOTAL FUEL COST ROUNDED
		COUNTY	CITY						
JAN	19,773,926	3,342,108	4,084,847	12,395,911	265,200.00	1.1048	\$292,778	\$292,780	
FEB	19,591,316	3,252,844	4,500,882	11,736,389	271,200.00	0.9155	\$252,268	\$167,370	
MAR	17,240,303	3,432,160	4,162,992	9,666,051	250,100.00	0.9218	\$214,402	\$114,400	
APR	8,088,600	1,156,796	1,963,371	4,968,233	103,200.00	0.8297	\$89,186	\$89,186	
MAY	6,646,035	3,266,367	1,492,108	2,199,798	94,400.00	0.8273	\$77,626	\$77,630	
JUN	5,640,740	3,679,830	642,310	1,518,400	71,100.00	1.1337	\$87,812	\$87,810	
JUL	5,397,044	5,378,092	543,504	1,375,618	112,400.00	0.8237	\$92,916	\$92,920	
AUG	8,756,513	6,370,003	699,437	1,486,283	117,400.00	0.7758	\$91,081	\$91,080	
SEPT	5,155,664	2,990,283	412,433	1,252,906	75,200.00	0.7249	\$54,776	\$54,776	
OCT	5,576,831	2,788,416	740,756	2,007,659	91,100.00	0.8503	\$84,939	\$84,939	
NOV	11,619,911	1,975,383	3,252,379	6,391,947	157,000.00	1.3534	\$226,025	\$226,020	
DEC	24,430,343	4,156,365	3,917,062	16,381,761	321,000.00	1.2165	\$398,459	\$398,500	
TOTAL	141,277,391	48,344,543	31,856,837	99,885,965	1,916,000.00	\$8.2965	\$1,952,938	\$1,852,940	

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	\$216,490	\$89,130	\$77,630	\$87,410	\$92,920	\$91,080	\$54,730	\$68,940	\$228,080	\$390,500	\$1,932,960
LESS SERVICES RESOLD TO COUNTY	\$54,330	\$54,130	\$56,120	\$18,300	\$53,100	\$59,820	\$111,810	\$106,810	\$48,610	\$45,330	\$12,110	\$67,570	\$706,540
LESS SERVICES RESOLD TO CITY	\$65,990	\$73,230	\$67,340	\$31,950	\$19,500	\$10,440	\$5,590	\$11,370	\$6,710	\$12,690	\$12,870	\$63,590	\$420,870
NET FUELING COST	\$172,860	\$140,810	\$90,940	\$38,400	\$5,000	\$17,150	\$24,490	\$27,100	(\$390)	\$10,940	\$141,050	\$259,340	\$832,550
FUELING COST ROUNDED	\$172,860	\$140,810	\$90,940	\$38,400	\$5,000	\$17,150	(\$24,490)	(\$27,100)	(\$390)	\$10,940	\$141,050	\$259,340	\$832,550

**RICHARD J. DALEY CENTER
STEAM PRODUCED AND DISTRIBUTED
FIRST SIX MONTHS OF 2006**

MONTH	TOTAL 1000 LBS. PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CITY							
JAN	19,172,546	3,343,194	4,014,697	12,814,751	\$ 387,811.02	\$ 1,031,241	\$ 1,419,052	265,200	1.4662	74.53%	
FEB	17,297,316	3,329,844	4,360,083	11,758,389	\$ 329,209.98	\$ 1,308,733	\$ 1,637,943	271,300	1.2701	72.27%	
MAR	17,260,387	3,452,146	4,142,592	9,666,049	\$ 259,531.20	\$ 833,899	\$ 1,093,430	270,100	1.1313	75.01%	
APR	8,083,666	1,156,796	1,863,371	4,966,333	\$ 94,720.37	\$ 677,489	\$ 772,209	103,700	0.9204	78.00%	
MAY	6,686,825	3,266,367	1,199,890	2,199,778	\$ 83,054.49	\$ 581,411	\$ 664,465	94,800	0.8860	78.62%	
JUNE	5,860,740	3,679,830	640,510	1,518,400	\$ 71,784.93	\$ 581,411	\$ 653,195	77,100	0.9346	75.76%	
TOTAL	77,229,476	11,220,998	14,648,973	36,294,984	\$ 1,236,654.19	\$ 5,017,219	\$ 6,253,873	1,841,800	1.1823	74.46%	

FUEL COST PER 1000 LBS OF STEAM FOR FIRST SIX MONTHS OF 2006
 PERCENTAGE INCREASE IN FUEL COST 14.6 MONTHS 2006 VS. 14.6 MONTHS 2005
 PERCENTAGE INCREASE IN FUEL COST 2004-2005

IN 6149
 29.1889%
 45.81%

**RICHARD J. DALEY CENTER
STEAM PRODUCED AND DISTRIBUTED
2005**

MONTH	TOTAL PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CITY							
JAN	23,342,718	4,666,543	5,133,398	13,538,777	\$ 235,693.72	\$ 845,461	\$ 1,081,154	318,900	0.7417	73.18%	
FEB	17,544,554	2,631,683	3,133,465	11,579,406	\$ 176,294.10	\$ 615,882	\$ 792,176	235,600	0.7509	74.46%	
MAR	18,198,057	3,457,626	4,185,571	10,554,860	\$ 180,062.95	\$ 683,000	\$ 863,063	246,900	0.7221	73.70%	
APR	8,809,354	1,485,754	1,931,144	5,285,456	\$ 92,032.51	\$ 637,981	\$ 729,013	116,000	0.7989	75.95%	
MAY	6,142,500	1,781,325	1,535,025	2,825,150	\$ 59,878.30	\$ 616,800	\$ 676,678	79,740	0.7587	77.07%	
JUN	7,226,234	4,839,934	849,885	1,986,415	\$ 137,405.94	\$ 666,811	\$ 804,216	103,900	1.3289	74.37%	
JUL	8,597,614	6,878,092	343,904	1,375,618	\$ 83,819.28	\$ 649,941	\$ 733,760	112,800	0.7488	76.22%	
AUG	8,756,513	6,370,803	699,427	1,686,283	\$ 82,132.69	\$ 668,651	\$ 750,783	117,400	0.7053	74.58%	
SEPT	5,155,464	2,990,285	412,453	1,752,926	\$ 48,837.26	\$ 913,882	\$ 962,718	75,500	0.6590	68.25%	
OCT	5,645,780	1,354,968	903,312	2,007,659	\$ 61,743.64	\$ 946,121	\$ 1,007,864	81,100	0.7730	68.76%	
NOV	11,619,911	1,975,385	3,252,579	6,391,947	\$ 250,019.05	\$ 1,120,131	\$ 1,370,150	167,000	1.5038	69.58%	
DEC	24,450,388	4,156,565	3,912,062	16,381,761	\$ 432,737.33	\$ 1,140,161	\$ 1,572,900	321,000	1.3517	76.16%	
TOTAL	145,989,207	42,948,963	24,501,825	78,166,658	\$ 1,448,676.77	\$ 9,494,431	\$ 11,943,107	1,975,600	0.9364	73.53%	

**RICHARD J. DALEY CENTER
STEAM PRODUCED AND DISTRIBUTED
2004**

MONTH	TOTAL 1000 LBS. PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	CITY							
JAN	30,361,723	5,465,110	6,678,579	18,217,033	\$ 231,461.25	\$ 545,381	\$ 776,842	363,900	0.6376	83.43%	
FEB	22,613,226	3,391,983	4,522,644	14,698,599	\$ 179,689.89	\$ 560,441	\$ 740,131	287,700	0.6265	75.33%	
MAR	15,820,319	2,847,657	3,489,470	9,492,192	\$ 126,686.51	\$ 513,091	\$ 640,777	197,900	0.6427	79.94%	
APR	9,224,512	1,640,896	2,029,984	5,533,632	\$ 86,899.77	\$ 575,271	\$ 662,171	116,800	0.7489	78.07%	
MAY	6,026,800	3,194,204	843,752	1,988,844	\$ 55,007.77	\$ 341,341	\$ 396,348	79,300	0.6980	76.00%	
JUN	6,892,323	3,515,085	758,155	2,619,083	\$ 84,594.96	\$ 585,891	\$ 670,486	88,500	0.6687	77.87%	
JUL	9,352,812	7,014,609	1,215,856	1,028,083	\$ 78,579.74	\$ 607,651	\$ 686,230	120,700	0.6361	77.48%	
AUG	7,125,800	5,140,000	855,000	1,140,800	\$ 60,169.65	\$ 570,951	\$ 631,111	95,000	0.6394	75.00%	
SEPT	3,956,500	3,454,770	476,930	2,025,210	\$ 49,661.71	\$ 563,051	\$ 612,712	82,500	0.6088	72.20%	
OCT	5,645,700	1,354,968	903,312	3,387,420	\$ 50,228.78	\$ 707,951	\$ 758,179	69,700	0.7308	81.00%	
NOV	10,645,359	1,596,803	2,235,323	6,813,023	\$ 107,143.70	\$ 719,561	\$ 826,704	141,100	0.7644	75.44%	
DEC	20,861,525	4,172,705	4,589,975	12,100,845	\$ 202,503.23	\$ 796,241	\$ 998,744	279,000	0.7287	74.77%	
TOTAL	186,527,793	43,788,796	24,598,789	79,443,964	\$ 1,204,637.66	\$ 7,496,461	\$ 9,701,131	1,922,100	0.6733	77.25%	

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 Billing and 2006 Projection
June thru Dec projected as average of 2004 and 2005 actual

2006	January 1/17-2/21	February 2/21-3/21	March 3/21-4/19	April 4/19-5/17	May 5/17-6/16	June	July	August	September	October	November	December	Total
Dept of Water 63	\$5,717	\$4,517	\$4,461	\$4,790	\$6,082	\$9,283	\$9,010	\$9,076	\$7,313	\$6,221	\$3,715	\$4,628	\$74,815
	\$6,428	\$5,135	\$5,179	\$5,517	\$7,156	\$10,810	\$10,330	\$10,439	\$8,758	\$7,361	\$4,261	\$5,296	\$86,690
Total	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$20,093	\$19,340	\$19,515	\$16,072	\$13,583	\$7,977	\$9,924	\$161,504

2005	January 1/20-2/17	February 2/17-3/22	March 3/22-4/18	April 4/18-5/18	May 5/18-6/16	June 6/16-7/21	July 7/21-8/18	August 8/18-9/16	September 9/16-10/19	October 10/19-11/17	November 11/17-12/20	December 12/20-1/17	Total
Dept of Water 63	\$3,915	\$4,589	\$4,425	\$5,991	\$7,775	\$10,909	\$9,305	\$8,030	\$8,030	\$5,919	\$5,317	\$4,446	\$79,159
	\$4,461	\$5,244	\$5,080	\$6,136	\$9,596	\$12,895	\$10,889	\$10,124	\$9,881	\$7,174	\$6,537	\$5,062	\$93,079
Total	\$8,376	\$9,833	\$9,505	\$12,127	\$17,371	\$23,804	\$20,193	\$18,654	\$17,911	\$13,094	\$11,854	\$9,508	\$172,238

2004	January 1/16-2/19	February 2/19-3/23	March 3/23-4/15	April 4/15-5/18	May 5/18-6/21	June 6/22-7/21	July 7/22-8/19	August 8/19-9/21	September 9/21-10/21	October 10/21-11/19	November 11/19-12/16	December 12/16-1/20	Total
Dept of Water	\$4,795	\$4,637	\$3,360	\$5,397	\$7,658	\$7,658	\$8,715	\$9,613	\$6,597	\$6,523	\$2,114	\$4,811	\$71,867
	\$6,033	\$5,492	\$3,855	\$6,186	\$8,724	\$8,724	\$9,811	\$10,754	\$7,636	\$7,548	\$1,985	\$5,530	\$82,280
Total	\$10,828	\$10,119	\$7,214	\$11,582	\$16,382	\$16,382	\$18,526	\$20,367	\$14,232	\$14,072	\$4,099	\$10,341	\$154,147

2003	January 1/14-2/11	February 2/11-3/20	March 3/20-4/26	April 4/26-5/15	May 5/15-6/16	June 6/16-7/15	July 7/15-8/21	August 8/21-9/29	September 9/29-10/30	October 10/30-11/25	November 11/25-12/16	December 12/17-1/15	Total
Dept of Water	\$4,240	\$5,777	\$6,144	\$5,510	\$5,459	\$7,518	\$10,043	\$10,027	\$5,658	\$3,861	\$3,196	\$3,196	\$70,629
	\$5,390	\$4,645	\$5,271	\$6,113	\$5,991	\$5,991	\$5,991	\$5,991	\$5,991	\$5,991	\$4,097	\$4,097	\$65,558
Total	\$9,630	\$10,422	\$11,415	\$11,624	\$11,449	\$13,509	\$16,033	\$16,017	\$11,649	\$9,852	\$7,293	\$7,293	\$136,187

2002	January 1/14-2/11	February 2/11-3/20	March 3/20-4/26	April 4/26-5/15	May 5/15-6/16	June 6/16-7/15	July 7/16-8/15	August 8/16-9/15	September 9/16-10/14	October 10/15-11/13	November 11/14-12/13	December 12/14-1/13	Total
Dept of Water	\$7,270	\$4,902	\$4,425	\$5,084	\$3,843	\$7,527	\$8,630	\$7,147	\$5,414	\$4,390	\$5,440	\$5,082	\$71,156
	\$6,768	\$5,365	\$4,605	\$5,480	\$6,421	\$7,048	\$8,094	\$6,685	\$6,148	\$5,124	\$4,507	\$6,317	\$72,562
Total	\$14,038	\$10,267	\$9,030	\$10,564	\$10,264	\$14,575	\$16,724	\$13,833	\$11,562	\$9,514	\$9,947	\$11,399	\$143,718

Total Billing January - May 2006 \$54,981
Total Billing January - May 2005 \$57,211
Total Billing January - May 2004 \$56,127
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	November	December	Total
Dept. of Water	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$20,093	\$19,340	\$19,515	\$16,072	\$13,583	\$7,977	\$9,924	\$161,504
Total Billed	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$20,093	\$19,340	\$19,515	\$16,072	\$13,583	\$7,977	\$9,924	\$161,504

**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.

**RICHARD J. BAILEY CENTER
2007 BUDGET**

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	\$32,570.62
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	\$34,006.12
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%	\$2.84	\$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	\$12,283.03
SUBTOTAL	60						\$2,528,400.96	\$198,408.72
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS JAN - MARCH								
ADD ALLOWANCE FOR OVERTIME @ 3%								
SUBTOTAL								
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								
ROUNDED MONTHLY BUDGET: DAY LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME DAY LABOR								
TOTAL MONTHLY STRAIGHT TIME: NIGHT LABOR COSTS JAN - MARCH								
ADD ALLOWANCE FOR OVERTIME @ 1%								
SUBTOTAL								
ROUNDED MONTHLY BUDGET: NIGHT LABOR								
ROUNDED MONTHLY BUDGET: OVERTIME NIGHT LABOR								
TOTAL MONTHLY STRAIGHT TIME: NIGHT LABOR COSTS APRIL-DEC								
ADD ALLOWANCE FOR OVERTIME @ 1%								
SUBTOTAL								
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	NUMBER OF PERSONS
-----------------	-------------------	-----------------	-------------------

DAY SHIFT A&R JANITORIAL

SUPERVISOR 1
 DAY PORTER 1
 DAY PORTER 2
 DAY JANITORS 13
 SUBTOTAL 15

NIGHT SHIFT A & R JANITORIAL

SUPERVISOR 1
 SUPERVISOR 3
 NIGHT JANITORS 56
 SUBTOTAL 60

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
 ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/DAY

\$52,570
 \$1,580

ROUNDED MONTHLY BUDGET: EVENING LABOR
 ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/NIGHT

\$204,960
 \$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
 ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/DAY

\$54,010
 \$1,620

ROUNDED MONTHLY BUDGET: EVENING LABOR
 ROUNDED MONTHLY BUDGET: ADDITIONAL CLEANING SERVICES/NIGHT

\$210,780
 \$2,070

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

DESCRIPTIONS	MONTHLY BUDGET	2007 ANNUAL BUDGET	2006 BUDGET	2006 PROJECTED ACTUAL
SUPPLIES COSTS				
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
MATERIALS COSTS				
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
NEW EQUIPMENT				
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	(\$100)	-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.
Service includes a security manager, as a contract employee, rather than a building employee. Union increases included.
3. Fees for unforeseen overtime conditions that are not included in the new security contract.
4. Uniforms will be furnished by security contractor for staff. Funds include purchase of patches and badges for staff.
5. Contract maintenance on panic alarm system for judiciary with Digilarm and card reader system.
6. See detail attached.
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. DALY 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	
	Total Wages					\$706,764	
TAXES AND INSURANCE AS % OF WAGES	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	Additional Training				\$1,372	\$16,460	
UNIFORMS/ CLEANING	Uniforms/Cleaning				\$2,500	\$30,000	
	Total Cost before Overhead & Profit				\$341,171	\$751,852	
OVERHEAD	Overhead				\$15,281	\$45,843	
	Profit				\$2,413	\$7,238	
PROFIT					\$358,865	\$786,439	
					Monthly Cost	\$89,716	\$98,365
					Est. Monthly Overtime Cost	\$800	

GRAND TOTAL COSTS 358864.7333 \$786,438.01
\$1,145,303.84

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

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
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	\$290,596	(\$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.

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					\$ 5,498.86	
TOTAL ANNUAL LABOR						\$ 188,794.06
PAYROLL TAXES AND INSURANCE						
FICA		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						\$ 29,643.11
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						\$ 60,778.14
TOTAL ANNUAL DIRECT COST						\$ 279,215.31
TOTAL ANNUAL CHARGE						\$ 279,215.31
TOTAL MONTHLY CHARGE THROUGH MAY 31, 2007						\$ 23,267.94
					ROUNDED	\$ 23,270.00

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 Replacment Add Allowance of 3% for Overtime					\$ 5,781.82	
TOTAL ANNUAL LABOR						\$ 198,509.02
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						\$ 33,888.17
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						\$ 63,584.79
TOTAL ANNUAL DIRECT COST						\$ 295,981.97
TOTAL ANNUAL CHARGE						\$ 295,981.97
TOTAL MONTHLY CHARGE JUNE 1 THROUGH DECEMBER 31, 2007						\$ 24,665.16
					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 \$1000 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	\$56,890	2.36%

- Per attached detail summary.
- Building portion of package units (Murphy & Miller) contract of \$15,000; plus contract for main chillers service of \$84,000.
- Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
- 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.
- 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.
- Based on negotiated agreement for uniform cleaning and maintenance.

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.						\$ 47,500.60
TOTAL ANNUAL LABOR						\$ 1,404,660.60
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						\$ 219,785.61
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						\$ 275,100.00
TOTAL ANNUAL DIRECT COST						\$ 1,899,546.21
TOTAL ANNUAL CHARGE						\$ 1,899,546.21
TOTAL MONTHLY CHARGE JANUARY 1 - MAY 31, 2007						\$ 158,295.52
ROUNDED						\$ 158,300

JANUARY - MAY ENGINEERING PAYROLL EXPENSE

\$ 791,500

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.						\$ 48,674.36
TOTAL ANNUAL LABOR						\$ 1,439,370.36
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						\$ 224,683.16
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						\$ 297,108.00
TOTAL ANNUAL DIRECT COST						\$ 1,961,161.52
TOTAL ANNUAL CHARGE						\$ 1,961,161.52
TOTAL MONTHLY CHARGE JUNE 1 - DECEMBER 31, 2007						\$ 163,430.13
ROUNDED						\$ 163,430

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	\$19,338	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%

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

10. Based on quarterly inspections and repairs as required.
11. Based on annual inspection of door service and gate repair.
12. General building repairs.
13. Based on maintenance schedule for metal maintenance.
14. Based on annual glass breakage since completion of caulking project in 2002.
15. Daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.
16. Based on 2005 spending levels, includes flag replacement and elevator signage
17. For landscaping services, includes costs for spring, summer and fall plantings
18. 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.

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					\$ 3,061.84	
TOTAL ANNUAL LABOR						\$ 79,607.76
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						\$ 13,414.97
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						\$ 28,337.92
TOTAL ANNUAL DIRECT COST						\$ 121,360.64
TOTAL ANNUAL CHARGE						\$ 121,360.64
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

\$ 50,575

NO.	JOB CLASSIFICATION	WEEKLY HOURS	HOURLY WAGE RATE	WEEKLY PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Carpenter	40	\$ 37.92	\$ 1,516.80		
I	WEEKLY TOTALS			\$ 1,516.80	\$ 79,480.32	
ANNUAL LABOR						
No Vacation or Holiday Replacement						
Add Allowance of 4% for Overtime					\$ 3,179.21	
TOTAL ANNUAL LABOR						\$ 82,659.53
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.L.		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						\$ 127,507.28
Total cost June 1, 2007-December 31, 2007						\$ 74,379.24
TOTAL MONTHLY CHARGE JUNE 1 - DECEMBER 31, 2007						\$ 10,625.61
					ROUNDED	\$ 10,625.00

JANUARY - MAY CARPENTRY PAYROLL EXPENSE \$ 50,575
 JUNE - DECEMBER CARPENTRY PAYROLL EXPENSE \$ 74,375
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		DAYS	HOURS	RATE / HR.		
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 PAYROLL AND OTHER PERSONNEL COSTS
MAY - DECEMBER 2007**

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		DAYS	HOURS	RATE / HR.			
Add Allowance of 2% for Overtime					\$ 3,758.13		
TOTAL ANNUAL LABOR						\$ 191,664.53	
PAYROLL TAXES AND INSURANCE							
FICA		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 \$6,000
 - b) Tenant newsletter and website \$12,000
 - c) Postage \$2,800
 - d) Office machine maintenance \$6,000
 - e) Dues & Subscriptions \$500
 - f) Other \$1,200
- Total
\$28,500

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.

ADMINISTRATIVE PAYROLL COSTS

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<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
	<u>\$756,000</u>

*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	\$11,750	\$250	2.08%
2. FURNITURE REPAIR	\$12,000	\$12,000	\$11,500	\$500	4.17%
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. COST OF STEAM RESOLD	\$1,129,410	\$991,925	\$976,800	\$152,610	13.51%
2. COST OF ELECTRICITY RESOLD	\$416,380	\$426,613	\$390,700	\$25,680	6.17%
3. CITY PACKAGE UNIT MAINTENANCE	\$12,780	\$12,240	\$12,240	\$540	4.23%
4. COUNTY PACKAGE UNIT MAINTENANCE	\$4,920	\$4,740	\$4,740	\$180	3.66%
TOTAL	\$1,563,490	\$1,435,518	\$1,394,480	\$179,010	11.45%

1. See Gas account, 5205, for detail.
2. See Electricity account, 5200, 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	\$7,913,571	\$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
PEDWAY 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
ELEVATOR MODERNIZATION						
2008-2010	Elevator modernization to include all passenger and freight cars.	2008	1,905,500.00	\$1,705,994	\$159,300	\$40,206
	Replacement of control, drive, selector, and rail systems.	2009	3,429,900.00	\$3,070,789	\$286,740	\$72,371
	(\$185,000 per car)	2010	2,858,250.00	\$2,558,991	\$238,950	\$60,309
			8,193,650.00	\$7,335,775	\$684,989	\$172,886
ESCALATOR REPLACEMENT						
2008	Phasing for escalator replacement:					
	* County Escalator		\$463,500	\$414,972	\$38,749	\$9,780
PEDWAY REDESIGN						
2008	Pedway redesign to include food and retail areas.					
			\$721,000	\$645,511	\$60,276	\$15,213
SECURITY CAMERA UPGRADES						
2008	Replacement of building cameras and monitors.					
			\$103,000	\$92,216	\$8,611	\$2,173
SPRINKLER INSTALLATION						
2008	Year four of sprinkler project.					
			\$11,000,000	\$9,848,300	\$919,600	\$232,100
CHILLER RETROFITS						
2009-2012	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.

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