

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2007

The annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 1, 2007 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
Gerald M. Sullivan
Rufus Williams

The following Commissioner was absent:

Todd Stroger

Also present were:

D. Burton
B. Campney
B. Currie
P. Cushing
S. Ekaitis
A. Fredd
R. Giderof
P. Harney
B. Hendrix
D. Hightower
M. Hoadley
K. Holt
D. Jackson

J. Jones
C. Kalant
E. Lavin-Cabonargi
G. McGleam
T. McHugh
D. McNabb
J. Meeks
K. Mullaney
L. Neal
J. Plezbert
K. Purcell
R. Rapacki
G. Rodriguez
O. Ruffin
B. Sandner
A. Siegel
P. Spieles
J. Stein
L. Suera
G. Thompson
V. Vujovic
J. Wilson
C. Wright-Harris

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

The reading of the minutes of the September 11, 2007 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously adopted.

Next was the administration of the oath of office to Dr. Robert B. Donaldson, appointee of the Cook County Board of Commissioners, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2012. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7092

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Dr. Robert B. Donaldson, appointee of the Cook County Board of Commissioners, as board member of the Public Building Commission of

Chicago for a term ending on September 30, 2012 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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with the nomination and election of officers for terms ending September 30, 2008, as follows:

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

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

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meetings held on September 20, 2007 and October 1, 2007 which is summarized as follows:

- ♦ **Field Orders, Proposed Change Orders and Liquidated Damages** – The Director of Development provided a report concerning Field Orders issued for Westinghouse High School, Fire Station Engine Company 70, Fire Station Engine Company 121 and South Water Purification Plant. The AO Committee accepted the reports recommending approval of a change order for Fire Station Engine Company 121, \$117,808.00 and assessment of liquidated damages for Fire Station Engine Company 84, (\$27,853.57).
- ♦ **Risk Management and Insurance Consulting Services** – The AO Committee accepted the report recommending the appointment of Risk Management Information Services (RMIS) to provide risk management and insurance consulting services for a sum not-to-exceed \$50,000.00.

- ♦ **Daley Center Operating and Capital Budgets for 2008** – The AO Committee accepted the reports recommending approval of the Daley Center 2008 Operating Budget in the sum of \$16,375,604.00 and the 2008 Capital Budget in the sum of \$9,494,766.00.
- ♦ **PBC 2008 Administrative Expense Budget** – The AO Committee accepted the report recommending approval the 2008 Administrative Budget in the sum of \$15,384,440.00
- ♦ **Report on Proposed Amendments to Professional Services Agreements** - The Committee concurred with the recommendation to approve amendments to professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit “A”.

The report of the Administrative Operations Committee was accepted.

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

RESOLUTION NO. 7093

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

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

Commissioner Rufus Williams next presented to the Board of Commissioners a report of the Audit Committee meeting on September 20, 2007 which is summarized as follows:

- ◆ **Assessment of Financial Processing Procedures and Controls** – Representatives of PBC's independent auditor, DeLoitte & Touche, presented a report on the status of its engagement to assess PBC's internal financial procedures and controls. Several interim observations concerning financial close out procedures and segregation of duties were discussed and have been implemented. It is anticipated that the final report will be completed within the next few weeks.
- ◆ **Fiscal Year 2006 Audit** – The Audit Committee was also provided with a report on the status of the audit for Fiscal year 2006. DeLoitte intends to complete the field work for the audit in October 2007 and issue the Financial Statements at the November 13, 2007 Board Meeting and the Summary Financial Position will be published in the Public Building Commission of Chicago's Annual Report.

The report of the Audit Committee was accepted.

The Executive Director then called upon Paul Spieles, Director of Development, to present to the Board of Commissioners for consideration of approval the proposed Change Order to contract #1321, Fire Station Engine Company 121, not requiring an increase to the project budget marked Exhibit "B". Liquidated damages assessed against contract #1276 marked Exhibit "C" were also reported. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7094

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a Change Order to contract #1321 and assess Liquidated Damages to contract #1276 in the amounts indicated on the documents entitled "Change Orders" and "Liquidated Damages" and attached to the minutes of this meeting and marked Exhibit "B" and Exhibit "C", respectively.

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

Then, the Executive Director presented to the Commissioners the Notice of Award report. There were 7 contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy is attached hereto as Exhibit "D".

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Risk Management Information Systems (RMIS) to provide risk management and insurance consulting services to the Public Building Commission for a fee not-to-exceed \$50,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7095

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Risk Management Information Systems (RMIS) to provide risk management and insurance consulting services to the Public Building Commission for a fee not-to-exceed \$50,000.00.

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

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was the proposed 2008 Operations and Maintenance Budget and the 2008 Capital Budget for the Richard J. Daley Center. Following the Administrative Operations Report and during consideration of the 2008 Operations and Maintenance Budget for the Daley Center, there were several

inquiries by the Commissioners concerning the costs of maintaining security for the Daley Center. Discussion ensued concerning the overall responsibilities for providing security for the building, hours of operation, use of the facility by restricted personnel, public services offered during evenings and weekends and other concerns. Then, the Administrative Operations Committee was requested to review the Daley Center security costs and provide a report at the next meeting. Thereupon, on motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7096 - Daley Center

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2008 are \$16,375,604 and 9,494,765, 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, 2008 to December 31, 2008 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 \$16,375,604 for the Operations and Maintenance Budget of the Richard J. Daley Center and \$9,494,765 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2008 to December 31, 2008

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, Gerald M. Sullivan, Rufus Williams – 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 2008 administrative budgets. After discussion and consideration and upon motion duly made and seconded, the proposed 2008 Public Building Commission of Chicago Consolidated Administrative Expense Budget and the 2008 Individual Administrative Expense Budgets as required by the several bond resolutions were approved and are attached hereto collectively as Exhibit "F":

RESOLUTION NO. 7097

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2008 Consolidated Administrative Expense Budget and the 2008 Individual Administrative Expense Budgets by bond issue attached hereto collectively as Exhibit "F" 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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7098

2008 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 2008:

1988A	
Personnel Services &	
Retirement	\$ 467,206
Insurance	43,466

Legal & Other	29,050
Trustee	1,887
Audit & Accounting	16,058
Rent	65,165
Office Supplies & Other Admin. Items	48,712
Program Mgmt. Office	328,457
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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7099

2008 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 2008:

	1990A
Personnel Services & Retirement	\$ 140,162
Insurance	13,040
Legal & Other	8,715
Trustee	566
Audit & Accounting	4,817
Rent	19,549
Office Supplies & Other Admin. Items	14,614
Program Mgmt. Office	98,537

Total	\$	300,000
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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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7100
2008 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 2008:

	1990B
Personnel Services &	
Retirement	\$ 11,680
Insurance	1,087
Legal & Other	726
Trustee	47
Audit & Accounting	401
Rent	1,629
Office Supplies &	
Other Admin. Items	1,218
Program Mgmt. Office	8,211
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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7101

2008 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 2008:

	1993A
Personnel Services &	
Retirement	\$ 560,647
Insurance	52,159
Legal & Other	34,860
Trustee	2,264
Audit & Accounting	19,269
Rent	78,198
Office Supplies &	
Other Admin. Items	58,455
Program Mgmt. Office	394,148
Total	\$ 1,200,000

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7102

2008 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 2008:

	1993B
Personnel Services &	
Retirement	\$ 163,522
Insurance	15,213
Legal & Other	10,168
Trustee	660
Audit & Accounting	5,620
Rent	22,808
Office Supplies &	
Other Admin. Items	17,049
Program Mgmt. Office	114,960
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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7103

2008 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 2008:

		1998A (1993C)
Personnel Services &		
Retirement	\$	70,081
Insurance		6,520
Legal & Other		4,358
Trustee		283
Audit & Accounting		2,409
Rent		9,775
Office Supplies &		
Other Admin. Items		7,307
Program Mgmt. Office		49,268
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, Gerald M. Sullivan, Rufus Williams – 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. 7104

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2008 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	\$ 4,987,624
Insurance	1,148,016
Legal & Other	310,123
Trustee	20,142
Audit & Accounting	171,425
Rent	695,665
Office Supplies &	
Other Admin. Items	520,025
Program Mgmt. Office	3,506,419
Contingency	1,000,000
Total	\$ 12,359,440

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the designation of property located at 415-423 East 79th Street, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of the new Whitney Young Branch Library project on behalf of the Chicago Public Library. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7105

WHEREAS, pursuant to the provisions of "An Act to authorize the creation of public building commissions and to define their rights, powers and duties, approved July 5, 1955," as amended (the "Act"), the Legislature provided for the creation of public building commissions for

use by local government agencies in the furnishing of essential governmental, health, safety and welfare services; and

WHEREAS, on March 28, 1956 the City Council (the "City Council") of the City of Chicago (the "City"), created the Public Building Commission of Chicago (the "Commission") pursuant to the Act for the purpose of facilitating the funding, acquiring, constructing, enlarging, improving, repairing or replacing of public buildings, improvements and facilities; and

WHEREAS, the Commission has heretofore undertaken a program involving the acquisition, construction, alteration, repair, renovation and rehabilitation of buildings and facilities for use by various agencies including City of Chicago acting through and on behalf of the Chicago Public Library; and

WHEREAS, the Chicago Public Library has requested that the Commission designate and acquire the property located at 415-423 East 79th Street, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of a new branch library (the "Project"); and

WHEREAS, the Board of Commissioners of the Commission finds that it is necessary, desirable, useful and in the public interest to select, locate and designate the Property for acquisition, development and construction of the Project pursuant to the terms and conditions of the Act; and

WHEREAS, the Property is conveniently located, lies wholly within the territorial limits of the City, and is of sufficient size to accomplish and effectuate the aforesaid purposes and to provide appropriate architectural settings and landscaping for the Project:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago as follows:

1. The foregoing recitals are hereby incorporated herein by reference.

2. Pursuant to the requirements of Section 14 of the Act, the site located at 415-423 East 79th Street, Chicago, Illinois, and legally described as follows (the "Property") is hereby selected, located and designated for acquisition and construction of a new branch library and related and ancillary facilities..

WHITNEY YOUNG BRANCH LIBRARY
415-423 East 79th Street
Chicago, Illinois

LEGAL DESCRIPTION

415-423 East 79th Street

Lots 1 thru 5, inclusive, in Block 8 in Chatham Fields, being a subdivision in the Northeast ¼ of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 20-34-200-004
20-34-200-005
20-34-200-035

3. The Executive Director of the Commission and Legal Counsel are hereby authorized and directed to undertake any and all action which may be necessary and appropriate to effectuate the purposes of this resolution including, but not limited to, the acquisition of fee simple title to the area or areas designated herein from the owner or owners of the Property.

4. The Executive Director of the Commission and Legal Counsel are hereby authorized and directed to negotiate for and on behalf of the Commission with the owner or owners of the Property regarding the purchase price and other terms and conditions for acquisition of the Property. In the event that Legal Counsel is able to agree with the owner or owners of the Property upon the terms and conditions of purchase, authorization is hereby granted to purchase the Property as described herein subject to approval of the purchase price by the Board of Commissioners of the Commission.

5. In the event that Legal Counsel is unable to agree with the owner or owners of the Property, or in case the name or names of the owner or owners thereof are unknown or they are non-residents of the State of Illinois, or are unable to deliver clear and merchantable title to the

Property, Legal Counsel shall institute and prosecute condemnation proceedings in the name of and on behalf of the Commission for the benefit of the City of Chicago for the purpose of acquiring title to the Property pursuant to the exercise of the Commission's powers of eminent domain.

6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this resolution.

7. This resolution shall be effective immediately upon the passage thereof.

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing litigation with Carlo Steel for the pre-purchased structural steel contract on the Little Village High School project under Section 2(c)11 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7106

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss litigation with Carlo Street for the pre-purchased structural steel contract on the Little Village High School project under Section 2(c)11 of the Open Meetings Act.

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

Legal Counsel advised the Board of Commissioners that Carlo Steel Corporation on behalf of Carlo/LeJeune Joint Venture ("Carlo") filed a complaint against the Public Building Commission ("PBC"), the City of Chicago ("City") and the Board of Education ("BOE"). The litigation arose out of a contract between Carlo and the BOE, partially assigned to PBC, for the fabrication, furnishing and delivery of pre-purchased structural steel for the Little Village High School (the "Project"). The aggregate amount of damages sought in the complaint was \$5,551,323 (\$5 million for fraud, and \$551, 323 for alleged breach of contract and the Prompt Payment Act).").

Pursuant to motions to dismiss the complaint filed by the defendants, the City was dismissed from the contract and prompt payment counts with prejudice and from the fraud complaint without prejudice. PBC and BOE were dismissed from all counts without prejudice. Following additional filed complaints by Carlo and court dismissals, Carlo's attorney advised that he would pursue only the remaining contract claims against PBC.

Thereupon, settlement negotiations commenced with respect to the remaining adjusted contract balance of \$551,323 and PBC's potential backcharges. PBC claimed that it was entitled to certain credits due to misfabrication and delays in delivery of some of the pre-purchased structural steel. After extensive negotiations between the parties, Carlo has agreed to accept a final payment of the existing adjusted contract balance in the sum of \$450,000 and a credit to PBC of \$101,323. Legal Counsel recommended approval of the negotiated settlement as summarized above.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

RESOLUTION NO. 7107

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the negotiated settlement of the claim by Carlo Steel Corporation on behalf of

Carlo/LeJeune Joint Venture relative to the Little Village High School project for payment of the adjusted contract balance to Carlo in the sum of \$450,000 and a credit to PBC of \$101,323.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute, upon approval by Legal Counsel as to form and legality, any and all documents as may be necessary and appropriate in order to implement this Resolution.

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, Gerald M. Sullivan, Rufus Williams – 9

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
September 20, 2007

"EXHIBIT A"

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 18	Henneman Engineering, Inc. (LEED) PS 864A- A3	This amendment represents additional services in the amount of \$1,540.00 by Henneman Engineering to provide engineering review and design services to modify/adapt the current fire station prototype design to reflect the specific requirements for the Global Building Management System (GBMS) as required by Chicago's Department of General Services (DGS). Henneman will also revise commissioning specifications to author procedures for, and witness, functional testing of the installed GBMS provisions. Henneman was awarded LEED and Commissioning Consulting Services for E18, E70, E102, and E121 in June, 2005. GBMS review and commissioning were not included in their original scope of work.	\$1,540.00	\$57,210.00	0.6%
2	Engine 70	Henneman Engineering, Inc. (LEED) PS 864B - A3	This amendment represents additional services in the amount of \$1,540.00 by Henneman Engineering to provide engineering review and design services to modify/adapt the current fire station prototype design to reflect the specific requirements for the Global Building Management System (GBMS) as required by Chicago's Department of General Services (DGS). Henneman will also revise commissioning specifications to author procedures for, and witness, functional testing of the installed GBMS provisions. Henneman was awarded LEED and Commissioning Consulting Services for E18, E70, E102, and E121 in June, 2005. GBMS review and commissioning were not included in their original scope of work.	\$1,540.00	\$57,210.00	0.6%
3	Engine 102	Henneman Engineering, Inc. (LEED) PS 864C - A3	This amendment represents additional services in the amount of \$1,540.00 by Henneman Engineering to provide engineering review and design services to modify/adapt the current fire station prototype design to reflect the specific requirements for the Global Building Management System (GBMS) as required by Chicago's Department of General Services (DGS). Henneman will also revise commissioning specifications to author procedures for, and witness, functional testing of the installed GBMS provisions. Henneman was awarded LEED and Commissioning Consulting Services for E18, E70, E102, and E121 in June, 2005. GBMS review and commissioning were not included in their original scope of work.	\$1,540.00	\$57,210.00	0.6%

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
September 20, 2007

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
4	Engine 121	Henneman Engineering, Inc. (LEED) PS 864E - A3	This amendment represents additional services in the amount of \$1,540.00 by Henneman Engineering to provide engineering review and design services to modify/adapt the current fire station prototype design to reflect the specific requirements for the Global Building Management System (GBMS) as required by Chicago's Department of General Services (DGS). Henneman will also revise commissioning specifications to author procedures for, and witness, functional testing of the installed GBMS provisions. Henneman was awarded LEED and Commissioning Consulting Services for E18, E70, E102, and E121 in June, 2005. GBMS review and commissioning were not included in their original scope of work.	\$1,540.00	\$57,650.00	0.8%
5	Gallery 37	DeStefano+Partners (OR) PS 143	Compensation for additional OR services by DeStefano+Partners (\$18,400.00) and additional AOR services by DeStefano's subconsultant, Daniel P. Coffey & Associates (\$10,600.00) as directed by the PBC for the development of the Café at the Gallery 37 Center for the Performing Arts.	\$29,000.00	\$2,336,633.24	18.3%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – October 1, 2007

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 1, 2007**

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
Fire Station 121	1321	Pacific Construction Services	\$7,193,700.00	\$225,056.00	\$7,418,756.00	\$177,808.00	\$7,536,564.00	4.77%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Fire Station 121

10/1/2007

Pacific Construction Services

33 W Monroe, Suite 2100

Chicago, Illinois 60603

CHNG BULL CONTRACT NUMBER 1337

ORDR	NUM	ORIGINAL CONTRACT PRICE	\$7,193,700.00
NUM		APPROVED CHANGE ORDERS	\$225,056.00

ADJUSTED CONTRACT PRICE TO DATE	\$7,418,756.00
---------------------------------	----------------

005	1337-11	The MAU-1 Energy recovery unit was revised to a plate type unit. The construction documents call for a dessicant wheel unit, however this is against code due to the potential for air exhaust to re-enter the space. - (Error / Omissions)	\$31,429.00
005	1337-15	Provide a stack Washer and Dryer for room 1-26. Appliances were originally outside the scope of this project. During lessons learned discussions, PBC and DGS agreed that all larger appliances would be provided by the PBC. - (Owner Directed)	\$2,542.00
005	1337-16	A credit to delete the insulation inside the tube columns at the apparatus bay. Insulation inside these tube columns was indicated in the prototype; however this insulation is not feasible and provides no benefit as the columns do not provide a thermal break. - (Owner Directed)	\$(1,500.00)
005	1337-17	A Charge for restocking the original Superior heaters that were replaced by Reznor heaters. Superior heaters were originally approved by AOR, however DGS requested Reznor heaters at OAC meeting. - (Owner Directed)	\$2,594.00
005	1337-21	Removal of existing concrete foundations discovered during excavation for plumbing work. Buried foundations were discovered during excavation activities which required removal for building construction. - (Differing Site Conditions)	\$6,657.00
005	1337-25	Re-route plumbing pipe to masonry wall at Room 1-28 Kitchen. Drawings show vent and water piping for kitchen running through window. RFI 91 response indicates plumbing is to be re-routed to masonry wall, requiring additional piping. - (Error / Omission)	\$1,926.00
005	1337-9	Incorporation of Lessons Learned from previous prototype changes not included in original contract. All modifications are additional scope requested from DGS and CFD after review of previously completed prototype fire stations and include the following: • Change specification of wall stop to heavy-use, commercial grade wall stop • Modify specification for concrete sealer and paint apparatus bay floor slab • Add hot water pressure washer for vehicle cleaning and ice removal • Modify kitchen exhaust damper to prevent backdraft • Modify specification of motor bearings to greaseless for maintenance • Modify ventilation at Turn-Out Gear Room to decrease drying time • Increase sewer pipe size to prevent blockage • Add floor drains at shower to ensure proper drainage • Add waker bells to Apparatus Bay • Add truck filler valves to each bay • Add personnel lift for maintenance crew • Add Global Building Management Software Integration - (Owner Directed)	\$74,160.00

TOTAL CHANGE ADDITION

\$117,808.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$7,536,564.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1337 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

BOARD MEETING – October 1, 2007

LIQUIDATED DAMAGES

PUBLIC BUILDING COMMISSION OF CHICAGO
NUMERICAL SUMMARY FOR LIQUIDATED DAMAGES
10/01/07

CONTR.	PROJECT	CONTRACTOR	LIQUIDATED DAMAGES	ADJUSTED CONTRACT PRICE	COMMENTS	PAGE NO.
1276	Fire Station Engine 84	Pacific Construction	\$ (27,853.57)	\$ 7,075,978.43	Liquidated Damages amount to be applied to Skill Builders	1
	TOTAL		\$ (27,853.57)	\$ 7,075,978.43		

Liquidated Damages
10/1/2007

Contractor:	Pacific Construction		
Project:	Fire Station Engine 84		
Contract:	1276		
	Goal %	Achieved %	Amount Assessed
WBE	5	8	\$0.00
MBE	25	36	\$0.00
	% of total worker hours:		
	Goal %	Achieved %	Amount Assessed
City Residency	50	46	(\$27,853.57)
	% of worker type hours:		
	Committed %	*Achieved %	Amount Assessed
Minority:			
Journeyman	50	52	\$0.00
Apprentice	50	75	\$0.00
Laborer	50	86	\$0.00
Female:			
Journeyman	0	0	\$0.00
Apprentice	0	1	\$0.00
Laborer	0	1	\$0.00
Total assessed:			(\$27,853.57)
Adjusted contract amt:			\$7,075,978.43

*Includes community hiring bonus

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Fire Station Engine 84
10/1/2007

Pacific Construction Services
33 W. Monroe Suite 2100
Chicago, Illinois 60603

CHNG	BULL	CONTRACT NUMBER	1276FS	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$6,150,000.00
NUM		APPROVED CHANGE ORDERS		\$953,832.00
		ADJUSTED CONTRACT PRICE TO DATE		\$7,103,832.00
011	1276FS-090	Failure to meet city residency goals. -		(\$27,853.57)

TOTAL CHANGE ADDITION	(\$27,853.57)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$7,075,978.43

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1276FS

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 2007

Project Name	Service	Assigned PM	PM	MA	EX DIR	Firm	\$Total	Comments
Southwest Area H.S.	ALTA Survey	S. Ekaltis	X	X	X	The Balsamo-Olson Engineering Co.	\$ 2,100.00	PS 1150
Boone Clinton Area	ALTA Survey	S. Ekaltis	X	X	X	B&G Survey Co.Inc.	\$ 8,000.00	PS 1151
Northwest Area Elementary	ALTA Survey	S. Ekaltis	X	X	X	Webster, McGrath & Ahlberg Ltd.	\$ 7,500.00	PS 1152
Marshall H.S. Campus Park	Geotecnical Svcs.	J. Valentin	X	X	X	Patrick Engineering Inc.	\$ 6,500.00	PS 1158
PBC Administration	Color Printer Supplies	B. Campney	X	X	X	CDW-G	\$ 5,012.94	PS 775
PBC Administration	Network Printer	B. Campney	X	X	X	System Solutions, Inc.	\$ 1,609.00	PS 599
7th District Police Station	Technology Integration	R. Giderof	X	X	X	Teng & Associates	\$ 4,524.00	PS 1154

DALEY CENTER
2008 PROJECTED BUDGET
OCTOBER 1, 2007



September 11, 2007

Mr. Daryl McNabb
Sr. Director of Finance
Public Building Commission of Chicago
50 W. Washington, Suite 200 Chicago, Illinois 60606

Re: Proposed 2008 Budget of The Richard J. Daley Center

We are pleased to present the Proposed 2008 Budget of the Richard J. Daley Center for consideration by the Public Building Commission of Chicago.

The revenue for 2008 reflects two changes of note. The first is a loss of retail income based on the closure of the building's restaurant and subsequent decision to use the area for office space. Secondly, the reallocation of income for electric power resold to Cook County to a common expense. The reallocation of \$279,572 is based on an electric meter that is no longer used solely for the County's consumption.

The proposed budget reflects an overall increase in operating expenses of 4.06% over the projected actual expenses for 2007. This increase is mainly the result of increases in three categories. The first is utility costs which see a combined increase of 13.92%. While costs for natural gas have decreased, the result of electricity deregulation in Illinois contributed to in a projected increase of 22.58% for electricity. The other contributing factor to the utility increase was the reallocation identified above. The second category contributing to the increase are wages for employees covered under collective bargaining agreements. Lastly, a one time expense for the creation of a building emergency plan designed for first responders and building employees contributes to a 7.6% increase in Administrative Services. The plan is nationally recognized for aiding fire departments in responding to emergencies and also provides for site specific functions for building personnel.

The 2008 Capital Budget provides for improvements to building components that primarily focus on occupant safety. It also contains two projects that will set the stage for future building improvements that focus on improving energy efficiency, reducing our carbon footprint, assessing ADA compliance and the physical condition of the building.

We hope this budget meets with the Commission's approval. As always it is our pleasure and honor to serve the Public Building Commission of Chicago as the Property Manager of The Richard J. Daley Center.

Respectfully Submitted,

MB Real Estate Services, LLC


Orestes Ruffin
General Manager

Richard J. Daley Center
50 West Washington
Suite 1203
Chicago, Illinois 60602
312.603.7980
fax 312.603.5800

RICHARD J. DALEY CENTER

2008 PROPOSED OPERATING AND CAPITAL BUDGET

September 27, 2007

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- X. CAPITAL BUDGET

**RICHARD D. DAUBY CENTER
FUNDING REQUIREMENTS
2008 RENT, UTILITY AND CAPITAL CONTRIBUTIONS**

COUNTY		2008 Funding %*	2007 Funding %*
BASE RENT	\$13,369,788		
ELECTRICITY CHARGES	\$31,064		
STEAM CHARGES	\$674,951		
PACKAGE UNIT MAINTENANCE	\$3,706		
2008 CAPITAL PROJECTS	\$8,408,564		
TOTAL COUNTY	\$22,488,073	88.56%	89.08%
CITY			
BASE RENT	\$1,186,620		
ELECTRICITY CHARGES	\$23,680		
STEAM CHARGES	\$517,956		
PACKAGE UNIT MAINTENANCE	\$14,965		
2008 CAPITAL PROJECTS	\$746,289		
TOTAL CITY	\$2,489,509	7.86%	8.77%
PBCC			
BASE RENT	\$540,464		
ELECTRICITY CHARGES	\$12,412		
2008 CAPITAL PROJECTS	\$339,913		
TOTAL PBCC	\$892,788	3.58%	21.15%
TOTAL FUNDING:	\$25,870,370	100.00%	100.00%
REVENUE			
OPERATIONS REVENUE	\$16,499,429		
LESS RETAIL	(\$78,564)		
OTHER	(\$45,260)		
CAPITAL	\$9,494,765		
TOTAL REVENUE	\$25,870,370		

*Note: Percentage based on square footage occupied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2008 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE 2008 BUDGET VS. 2007 PROJECTED ACTUAL	% VARIANCE
REVENUE					
BASE RENT (TAB II)	\$15,096,872	\$14,133,493	\$14,133,493	\$963,379	6.82%
RETAIL INCOME (TAB II)	\$78,564	\$125,604	\$101,703	(\$23,139)	-29.45%
OTHER INCOME (TAB II)	\$45,260	\$46,840	\$45,303	(\$43)	-0.10%
INCOME FROM SERVICES RESOLD (TAB II)	\$1,278,733	\$1,563,490	\$1,558,305	(\$279,572)	-21.86%
TOTAL REVENUE	\$16,499,429	\$15,869,427	\$15,838,804	\$660,625	4.16%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE (TAB III)	\$3,452,122	\$2,953,995	\$2,971,464	\$480,658	13.92%
CLEANING EXPENSE (TAB IV)	\$3,657,380	\$3,614,577	\$3,574,834	\$82,546	2.26%
SECURITY EXPENSE (TAB V)	\$1,430,523	\$1,357,674	\$1,358,114	\$72,409	5.06%
MECHANICAL MAINTENANCE (TAB VI)	\$3,603,633	\$3,449,162	\$3,423,184	\$180,449	5.01%
BUILDING GENERAL (TAB VII)	\$1,134,671	\$1,130,730	\$1,096,826	\$37,845	3.34%
ADMINISTRATIVE EXPENSE (TAB VIII)	\$854,368	\$719,800	\$789,340	\$65,028	7.61%
INSURANCE (TAB IX)	\$764,000	\$756,000	\$759,155	\$4,845	0.63%
SUBTOTAL BUILDING OPERATING EXPENSES	\$14,896,698	\$13,981,938	\$13,972,917	\$923,781	6.61%
FACILITIES / REIMBURSABLE EXPENSE (TAB IX)	\$24,000	\$24,000	\$23,955	\$45	0.19%
COST OF SERVICES RESOLD (TAB IX)	\$1,278,733	\$1,563,490	\$1,558,305	(\$279,572)	-21.86%
OPERATING CONTINGENCY	\$300,000	\$300,000	\$300,000	\$0	0.00%
TOTAL EXPENSES	\$16,499,429	\$15,869,427	\$15,855,177	\$644,254	4.06%

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
3 YEAR BUDGET COMPARISON**

3 YEAR BUDGET COMPARISON	2008 BUDGET	2007 BUDGET	2006 BUDGET	CHANGE 2008 BUDGET VS. 2007 BUDGET	% VARIANCE
REVENUE					
BASE RENT	\$15,096,872	\$14,133,493	\$13,677,459	\$963,379	6.38%
RETAIL INCOME	\$78,564	\$125,604	\$168,780	(\$47,040)	-59.87%
OTHER INCOME	\$45,260	\$46,840	\$28,700	(\$1,580)	-3.49%
INCOME FROM SERVICES RESOLD	\$1,278,733	\$1,563,490	\$1,435,518	(\$284,757)	-22.27%
TOTAL REVENUE	\$16,499,429	\$15,869,427	\$15,310,457	\$630,002	3.82%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,452,122	\$2,953,995	\$2,716,535	\$498,127	14.43%
CLEANING EXPENSE	\$3,657,380	\$3,614,577	\$3,422,745	\$42,803	1.17%
SECURITY EXPENSE	\$1,430,523	\$1,357,674	\$1,306,842	\$72,849	5.09%
MECHANICAL MAINTENANCE	\$3,603,633	\$3,449,162	\$3,383,310	\$154,471	4.29%
BUILDING GENERAL	\$1,134,671	\$1,130,730	\$958,340	\$3,941	0.35%
ADMINISTRATIVE EXPENSE	\$854,368	\$719,800	\$883,900	\$134,568	15.75%
INSURANCE	\$764,000	\$756,000	\$879,267	\$8,000	1.05%
SUBTOTAL BUILDING OPERATING EXPENSES	\$14,896,698	\$13,981,938	\$13,550,939	\$914,760	6.14%
FACILITIES / REIMBURSABLE EXPENSE (TAB X)	\$24,000	\$24,000	\$24,000	\$0	0.00%
COST OF SERVICES RESOLD (TAB X)	\$1,278,733	\$1,563,490	\$1,435,518	(\$284,757)	-22.27%
OPERATING CONTINGENCY	\$300,000	\$300,000	\$300,000	\$0	0.00%
TOTAL EXPENSES	\$16,499,430	\$15,869,427	\$15,310,457	\$630,003	3.82%

RICHARD J. DALEY CENTER 2008 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$13,369,788
COUNTY ELECTRICITY CHARGES	\$2,425	\$2,551	\$2,503	\$2,281	\$2,569	\$2,383	\$2,623	\$2,825	\$2,458	\$2,458	\$2,722	\$3,086	\$31,064
COUNTY STEAM CHARGES	\$50,385	\$71,846	\$45,248	\$38,159	\$43,579	\$57,253	\$118,364	\$102,713	\$41,238	\$35,039	\$23,316	\$57,211	\$674,951
COUNTY PACKAGE UNIT MAINT.	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$3,706
TOTAL COUNTY O & M CHARGES	\$1,167,268	\$1,188,555	\$1,162,209	\$1,144,898	\$1,160,606	\$1,174,094	\$1,235,445	\$1,219,995	\$1,158,332	\$1,152,555	\$1,140,496	\$1,174,754	\$14,079,509
CITY BASE RENT	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$1,186,620
CITY ELECTRICITY CHARGES	\$1,999	\$1,798	\$2,074	\$1,906	\$2,236	\$1,912	\$1,804	\$2,020	\$2,014	\$1,876	\$1,984	\$2,056	\$23,680
CITY STEAM CHARGES	\$57,567	\$92,977	\$67,872	\$56,318	\$13,945	\$21,205	\$15,175	\$19,432	\$7,436	\$38,097	\$46,632	\$81,299	\$517,956
CITY PACKAGE UNIT MAINTENANCE	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$14,965
TOTAL CITY O & M CHARGES	\$159,698	\$194,907	\$170,078	\$158,356	\$116,313	\$123,249	\$117,111	\$121,584	\$109,583	\$140,105	\$148,748	\$183,488	\$1,743,220
PBCC BASE RENT	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,035	\$540,464
PBCC ELECTRIC CHARGES	\$961	\$879	\$958	\$936	\$1,195	\$906	\$918	\$1,036	\$1,033	\$930	\$1,534	\$1,126	\$12,412
TOTAL PBCC O & M CHARGES	\$46,000	\$45,918	\$45,997	\$45,975	\$46,234	\$45,945	\$45,957	\$46,075	\$46,072	\$45,969	\$46,573	\$46,161	\$552,876

TOTAL BASE RENT: \$15,096,872
TOTAL SERVICES RESOLD: \$1,278,733
TOTAL TENANT CONTRIBUTIONS: \$16,375,605

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

REVENUE BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE 2008 BUDGET VS. 2007 PROJECTED ACTUAL	% VARIANCE
1. BASE RENT COUNTY	\$13,369,788	\$12,653,712	\$12,653,712	\$716,076	5.36%
2. BASE RENT CITY	\$1,186,620	\$1,181,556	\$1,181,556	\$5,064	0.43%
3. BASE RENT PBCC	\$540,464	\$298,225	\$298,225	\$242,239	44.82%
4. RETAIL INCOME	\$50,004	\$93,204	\$71,602	(\$21,598)	-43.19%
5. RETAIL PERCENTAGE RENT	\$28,560	\$32,400	\$30,101	(\$1,541)	-5.40%
6. TELEPHONE COMMISSIONS	\$360	\$840	\$420	(\$60)	-16.67%
7. XEROX MACHINES	\$2,900	\$2,800	\$2,800	\$100	3.45%
8. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$1,278,733	\$1,563,490	\$1,558,305	(\$279,572)	-21.86%
10. INTEREST INCOME	\$40,800	\$42,000	\$40,883	(\$83)	-0.20%
TOTAL	\$16,499,429	\$15,869,427	\$15,838,804	\$660,625	4.00%

1. Based on 88.56% occupancy. See summary detail attached.

2. Based on 7.86% occupancy. See summary detail attached.

3. Based on 3.58% occupancy. See summary detail attached.

4. Retail rent summary, monthly rent:

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

Starbucks: \$2,540 (\$43.23 per square foot on yearly basis)**

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

6. Based on receipts through June 2007.

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 \$1,165,482 (metered)

Electricity \$67,156 (metered)

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

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

** Renewal at existing rate.

RICHARD J. DALEY CENTER 2008 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
OPERATING EXPENSES													
1. UTILITIES EXPENSE													
5200 ELECTRICITY	\$240,355	\$213,620	\$227,552	\$184,945	\$181,372	\$204,741	\$206,868	\$259,846	\$288,605	\$189,098	\$207,854	\$202,119	\$2,606,975
5205 GAS	\$163,759	\$151,119	\$65,945	\$55,882	\$10,741	\$9,933	(\$19,522)	(\$4,248)	\$6,107	\$25,748	\$80,713	\$128,590	\$674,767
5210 WATER	\$8,340	\$9,780	\$9,720	\$12,790	\$18,770	\$20,440	\$20,560	\$18,370	\$17,170	\$13,150	\$12,570	\$8,720	\$170,380
TOTAL UTILITIES EXPENSE	\$412,454	\$374,519	\$303,217	\$253,617	\$210,883	\$235,114	\$207,906	\$273,968	\$311,882	\$227,996	\$301,137	\$339,439	\$3,452,122
2. CLEANING EXPENSE													
5100 CLEANING CONTRACT SERVICE - DAY	\$57,350	\$57,350	\$57,350	\$58,659	\$58,659	\$58,659	\$58,659	\$58,659	\$58,659	\$58,659	\$58,659	\$58,659	\$699,981
5101 CLEANING CONTRACT SERVICE - NIGHT	\$206,420	\$206,420	\$206,420	\$211,326	\$211,326	\$211,326	\$211,326	\$211,326	\$211,326	\$211,326	\$211,326	\$211,326	\$2,521,197
5102 ADDITIONAL CLEANING SERVICES	\$3,211	\$3,211	\$3,211	\$3,286	\$3,286	\$3,286	\$3,286	\$3,286	\$3,286	\$3,286	\$3,286	\$3,286	\$39,212
5103 WINDOW WASHING SERVICE CONTRACT	\$3,510	\$3,510	\$3,510	\$9,070	\$9,450	\$3,510	\$9,070	\$3,510	\$9,070	\$9,450	\$9,070	\$3,510	\$76,240
5107 WINDOW WASHING RIG SERVICE CONTRACT	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$40,800
5110 CLEANING - SPECIAL SERVICES	\$100	\$100	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$600
5120 CLEANING-SUPP/MATERIALS	\$31,000	\$26,350	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$19,450	\$251,850
5130 WINDOW RIG REPAIRS	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$5,000
5155 UNIFORMS	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
5108 SNOW REMOVAL & SUPPLIES	\$3,000	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$4,000	\$15,000
TOTAL CLEANING EXPENSE	\$308,616	\$303,866	\$299,566	\$305,817	\$306,297	\$300,257	\$305,917	\$300,257	\$308,417	\$306,197	\$307,917	\$304,257	\$3,657,280
3. SECURITY DEPARTMENT													
5500 SECURITY CONTRACT SERVICE	\$93,962	\$93,962	\$93,962	\$93,962	\$101,718	\$101,718	\$101,718	\$101,718	\$101,718	\$101,718	\$101,718	\$101,718	\$1,189,594
5501 ADDITIONAL SECURITY SERVICE	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
5503 SECURITY EQUIP. MAINTENANCE	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
5506 SECURITY FIRE ALARM SYS. MAINT.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,950	\$0	\$0	\$0	\$0	\$25,900
5520 SECURITY SUPPLIES AND MATERIALS	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$34,180
5535 SECURITY PAYROLL EXPENSE	\$11,808	\$16,746	\$19,508	\$12,058	\$12,058	\$12,058	\$12,058	\$17,121	\$12,058	\$12,058	\$12,058	\$12,058	\$161,649
5555 UNIFORMS	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$1,200
TOTAL SECURITY EXPENSE	\$110,319	\$128,006	\$118,018	\$110,368	\$118,325	\$118,125	\$118,325	\$136,138	\$116,325	\$118,125	\$116,325	\$118,125	\$1,430,523

RICHARD J. DALEY CENTER 2008 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R & M													
5220 ELECTRICIAN - SUPPLIES/MATERIALS	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$43,200
5230 ELECTRICIAN - REPAIRS/MAINTENANCE	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$18,000	\$16,000	\$10,000	\$10,000	\$10,000	\$134,000
5255 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
5261 ELECTRICIAN - PAYROLL	\$22,948	\$34,417	\$22,948	\$21,948	\$22,948	\$24,032	\$24,032	\$36,042	\$24,032	\$24,032	\$24,032	\$27,034	\$309,446
TOTAL ELECTRICAL R & M EXPENSE	\$36,673	\$48,142	\$36,673	\$36,673	\$36,673	\$37,757	\$37,757	\$57,767	\$43,757	\$37,757	\$37,757	\$40,759	\$485,146
PLUMBING R & M													
5299 PLUMBING REPAIR/MAINT O/S SERVICES	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
TOTAL PLUMBING R & M EXPENSE	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
HVAC R & M													
5300 HVAC-CONTRACT SERVICE	\$44,278	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$44,278	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$100,771
5301 HVAC-CONTROLS CONTRACT	\$12,110	\$5,775	\$1,775	\$12,110	\$1,775	\$1,775	\$12,110	\$1,775	\$1,775	\$1,775	\$1,775	\$1,775	\$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	\$153,250	\$229,491	\$153,250	\$153,250	\$153,250	\$157,483	\$157,483	\$235,840	\$157,483	\$157,483	\$157,483	\$177,072	\$2,042,821
5355 UNIFORMS	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$9,360
TOTAL HVAC R & M EXPENSE	\$235,418	\$262,268	\$182,027	\$191,362	\$182,027	\$186,260	\$239,651	\$264,617	\$186,260	\$196,595	\$186,260	\$205,849	\$2,519,592
ELEVATOR R & M													
5400 ELEVATORS-CONTRACT SERVICE	\$43,194	\$43,194	\$43,194	\$43,194	\$44,490	\$44,490	\$44,490	\$44,490	\$44,490	\$44,490	\$44,490	\$44,490	\$528,695
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	\$46,194	\$46,194	\$46,194	\$46,194	\$47,490	\$47,490	\$47,490	\$47,490	\$47,490	\$47,490	\$47,490	\$47,490	\$564,695
TOTAL DEPARTMENTAL EXPENSE	\$350,886	\$359,203	\$267,494	\$271,829	\$268,790	\$274,106	\$327,498	\$372,474	\$280,106	\$284,441	\$274,106	\$296,698	\$3,603,633

RICHARD J. DALEY CENTER 2008 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
5. 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	\$9,538	\$14,305	\$9,538	\$9,538	\$9,538	\$9,896	\$9,896	\$14,842	\$9,896	\$9,896	\$9,896	\$11,132	\$127,911
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	\$10,588	\$15,355	\$10,588	\$10,588	\$10,588	\$10,946	\$10,946	\$15,892	\$10,946	\$10,946	\$10,946	\$12,182	\$140,511
SERVICES AND SUPPLIES													
5801 GEN BUILD SUPPLIES MATERIALS	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
5802 LANDSCAPING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,000
5803 CONTRACT SVC-TRASH REMOVAL	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$6,833	\$82,000
5804 EXTERMINATOR SERVICES	\$1,582	\$681	\$681	\$1,582	\$681	\$681	\$1,582	\$681	\$681	\$1,582	\$681	\$681	\$11,780
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	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$11,083	\$133,000
5816 GLASS REPLACEMENT	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
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	\$20,864	\$30,037	\$20,864	\$20,864	\$21,250	\$21,250	\$21,250	\$30,636	\$21,250	\$21,250	\$21,250	\$23,596	\$274,380
5899 CARPET	\$5,000	\$45,000	\$45,000	\$5,000	\$5,000	\$5,000	\$5,000	\$35,000	\$5,000	\$5,000	\$5,000	\$5,000	\$170,000
TOTAL BUILDING GENERAL SERVICES & S	\$56,279	\$104,572	\$95,378	\$64,279	\$63,764	\$63,764	\$64,665	\$103,151	\$63,764	\$64,665	\$63,764	\$66,111	\$874,160
TOTAL DEPARTMENTAL EXPENSE	\$76,868	\$129,937	\$115,967	\$84,868	\$84,353	\$84,710	\$85,611	\$129,043	\$84,710	\$85,611	\$84,710	\$88,293	\$1,134,672

RICHARD J. DALEY CENTER 2008 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
5902 OFFICE SUPPLIES	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$966	\$966	\$1,143	\$12,300
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	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$189,000
5912 OTHER PROFESSIONAL FEES	\$41,840	\$5,000	\$5,000	\$23,040	\$23,040	\$11,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$138,880
5923 LEGAL FEES	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$455	\$5,000
5924 ENVIRONMENTAL	\$0	\$0	\$8,250	\$0	\$0	\$2,000	\$0	\$0	\$8,250	\$0	\$0	\$0	\$18,500
5935 ADMINISTRATIVE PAYROLL	\$18,789	\$28,184	\$44,421	\$22,845	\$22,845	\$22,845	\$22,845	\$34,267	\$22,845	\$22,845	\$22,845	\$22,845	\$308,420
5945 ADMINISTRATIVE BENEFITS	\$4,457	\$5,252	\$4,457	\$4,457	\$4,457	\$4,457	\$4,457	\$5,252	\$4,457	\$4,457	\$4,457	\$4,457	\$55,268
5954 INVENTORY AND DRAWINGS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
5960 ADMINISTRATIVE EXPENSE	\$7,158	\$1,000	\$1,000	\$1,525	\$1,000	\$3,633	\$1,525	\$1,000	\$1,000	\$1,525	\$1,000	\$1,525	\$25,000
TOTAL ADMINISTRATION EXPENSE	\$94,165	\$61,357	\$85,225	\$73,747	\$73,262	\$66,032	\$55,747	\$67,440	\$63,649	\$55,747	\$59,768	\$58,231	\$854,368
7. INSURANCE EXPENSE													
6001 INSURANCE			\$80,000							\$684,000			\$764,000
TOTAL INSURANCE EXPENSE	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$684,000	\$0	\$0	\$764,000
TOTAL OPERATING EXPENSE	\$1,323,307	\$1,356,879	\$1,269,487	\$1,106,247	\$1,063,909	\$1,078,344	\$1,101,004	\$1,279,319	\$1,167,089	\$1,762,118	\$1,185,963	\$1,205,033	\$14,896,698
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 EXPENSES	\$1,325,307	\$1,358,879	\$1,271,487	\$1,108,247	\$1,065,909	\$1,080,344	\$1,103,004	\$1,281,319	\$1,169,089	\$1,764,118	\$1,187,963	\$1,207,033	\$14,920,698
REIMBURSABLE EXPENSE													
7000 - 1000 COST OF ELECTRICITY RESOLD COUNTY	\$2,425	\$2,551	\$2,503	\$2,281	\$2,569	\$2,383	\$2,623	\$2,825	\$2,635	\$2,458	\$2,722	\$3,086	\$31,064
7000 - 2000 COST OF ELECTRICITY RESOLD CITY	\$1,999	\$1,798	\$2,074	\$1,906	\$2,236	\$1,912	\$1,804	\$2,020	\$2,014	\$1,876	\$1,984	\$2,056	\$23,680
7000 - 3000 COST OF ELECTRICITY RESOLD PRCC	\$961	\$879	\$958	\$936	\$1,195	\$906	\$918	\$1,036	\$1,033	\$930	\$1,534	\$1,126	\$12,412
7200 - 1000 COST OF STEAM RESOLD COUNTY	\$30,385	\$71,846	\$45,248	\$28,159	\$43,579	\$57,253	\$118,364	\$102,713	\$41,238	\$35,639	\$23,316	\$57,211	\$674,951
7200 - 2000 COST OF STEAM RESOLD CITY	\$57,567	\$92,977	\$67,872	\$56,318	\$13,945	\$21,205	\$15,175	\$19,436	\$7,436	\$38,097	\$46,632	\$81,299	\$517,956
7500 - 1000 COUNTY PACKAGE UNIT MAINTENANCE	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$3,706
7500 - 2000 CITY PACKAGE UNIT MAINTENANCE	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$1,247	\$14,965
TOTAL REIMBURSABLE EXPENSE	\$114,893	\$171,608	\$120,211	\$91,157	\$65,080	\$85,216	\$140,441	\$129,581	\$55,913	\$80,557	\$77,744	\$146,333	\$1,278,733
CONTINGENCY	(\$42,957)	(\$91,954)	(\$4,562)	\$159,403	\$703,016	\$186,581	\$164,646	(\$14,394)	\$97,836	(\$496,468)	\$78,962	\$59,488	\$300,000
TOTAL OPERATING AND NON-OPERATING	\$1,397,243	\$1,438,533	\$1,387,136	\$1,358,807	\$1,332,005	\$1,352,141	\$1,408,091	\$1,396,506	\$1,322,838	\$1,340,207	\$1,344,669	\$1,413,254	\$16,499,429
OPERATING SURPLUS OR (DEFICIT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2008 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees	Building Staff Expense	Contract Employee Expense
Cleaning Staff:				
		76		\$3,221,178
contract employees	Day	16		
contract employees	Night	60		
Security Staff:				
		26	\$161,649	\$1,189,594
building employee	Director	1		
building employee	Administrative	1		
contract employees	Security Manager	1		
contract employees	Supervisory Guards	3		
contract employees	Guards	20		
Electricians:				
		3	\$309,446	
building employee	"B" Electricians	3		
Engineers:				
		22	\$2,042,821	
building employee	Chief Engineer	1		
building employee	Assistant Chief Engineer	4		
building employee	Engineer	14		
building employee	Apprentice	3		
Carpenter:				
		1	\$127,911	
Elevator Personnel:				
		5	\$274,380	
building employee	Tenant Coordinator	1		
building employee	Elevator Starters	2		
building employee	Elevator Operators	2		
Administrative:				
		4	\$363,688	
building employee	General Manager	1		
building employee	Assistant General Manager	1		
building employee	Administrative	2		
TOTAL PAYROLL:		137	\$3,279,896	\$4,410,773

RICHARD J. DALEY CENTER 2008 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
REVENUE													
BASE RENTS													
4000-1000 BASE RENT COUNTY (88.56%)	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$1,114,149	\$13,369,788
4000-2000 BASE RENT CITY (7.86%)	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$98,885	\$1,186,620
4000-3000 BASE RENT PBCC (3.58%)	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$45,039	\$540,464
TOTAL BASE RENT	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,073	\$1,258,069	\$15,096,872
OTHER RENTAL INCOME													
4010 RETAIL RENTAL INCOME	\$17,642	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$50,004
4011 RETAIL RENT - PERCENTAGE	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$28,560
OTHER RENTAL INCOME	\$20,022	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$5,322	\$78,564
OTHER INCOME													
4208 TELEPHONE COMMISSIONS	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
4209 XEROX MACHINES	\$725	\$0	\$0	\$725	\$0	\$0	\$725	\$0	\$0	\$725	\$0	\$0	\$2,900
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	\$114,893	\$171,608	\$120,211	\$91,157	\$65,080	\$85,216	\$140,441	\$129,381	\$55,913	\$80,557	\$77,744	\$146,333	\$1,278,733
4220 INTEREST INCOME	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$40,800
OTHER INCOME	\$119,148	\$175,138	\$123,741	\$95,412	\$68,610	\$88,746	\$144,696	\$133,111	\$59,443	\$84,812	\$81,274	\$149,863	\$1,323,993
TOTAL REVENUE	\$1,397,243	\$1,438,533	\$1,387,136	\$1,358,807	\$1,332,005	\$1,352,141	\$1,408,891	\$1,396,506	\$1,372,838	\$1,348,207	\$1,344,669	\$1,413,254	\$16,499,429

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

UTILITIES BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE 2008 BUDGET VS. 2007 PROJECTED ACTUAL	% VARIANCE
1. ELECTRICITY	\$2,606,975	\$1,968,930	\$2,018,370	\$588,605	22.58%
2. NATURAL GAS	\$674,767	\$823,550	\$785,250	(\$110,483)	-16.37%
3. WATER	\$170,380	\$161,515	\$167,844	\$2,536	1.49%
TOTAL	\$3,452,122	\$2,953,995	\$2,971,464	\$480,658	13.92%

1. See Electrical Budget Worksheet, based on MidAmerican contract projections.
2. See Natural Gas Budget Worksheets. We anticipate purchasing at natural gas lower rates than the previous two years. 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
ELECTRIC BUDGET WORKSHEET
2008**

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

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED	2,666,780	2,350,011	2,522,923	2,006,666	1,975,924	2,156,396	2,190,034	2,756,613	3,058,975	1,847,324	2,105,087	2,161,460	27,798,193
COST	\$245,740	\$218,849	\$233,087	\$190,069	\$187,372	\$209,943	\$212,214	\$265,726	\$294,287	\$194,363	\$214,094	\$208,386	\$2,674,130
COST PER KWHR	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.11	0.10	0.10	0.0962
LESS: SERVICES RESOLD TO TENANTS *													
COUNTY	\$2,425	\$2,551	\$2,503	\$2,281	\$2,569	\$2,383	\$2,623	\$2,825	\$2,635	\$2,458	\$2,722	\$3,086	\$31,064
CITY	\$1,999	\$1,798	\$2,074	\$1,906	\$2,236	\$1,912	\$1,804	\$2,020	\$2,014	\$1,876	\$1,984	\$2,056	\$23,680
PBC	\$961	\$879	\$958	\$936	\$1,195	\$906	\$918	\$1,036	\$1,033	\$930	\$1,534	\$1,126	\$12,412
SUBTOTAL REBILLINGS	\$5,385	\$5,229	\$5,535	\$5,124	\$6,000	\$5,202	\$5,346	\$5,880	\$5,682	\$5,265	\$6,240	\$6,267	\$67,155
NET ELECTRIC COST	\$240,355	\$213,620	\$227,552	\$184,945	\$181,372	\$204,741	\$206,868	\$259,846	\$288,605	\$189,098	\$207,854	\$202,119	\$2,606,975
2008 ELECTRIC BUDGET	\$240,355	\$213,620	\$227,552	\$184,945	\$181,372	\$204,741	\$206,868	\$259,846	\$288,605	\$189,098	\$207,854	\$202,119	\$2,606,975

*Based on 2007 metered usage for tenant use only, package cooling units. January-April, 2006 metered usage May-December at the 2008 Mid American Electric KWHR contract cost.

**RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2008**

PROJECTION OF 2008 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-June 2007 actual, July-December 2006 actual)

MONTH	PROJECTED STEAM PRODUCED	DISTRIBUTION		DALEY CENTER	THERMS PROJECTED	COST PER THERM	2008 TOTAL FUEL BUDGET
		COUNTY	CITY				
JAN	23,813,576	3,296,685	3,766,570	16,750,323	302,200	0.8991	\$271,711
FEB	27,652,169	4,700,869	6,083,477	16,867,823	330,000	0.9027	\$315,942
MAR	15,305,184	2,960,154	4,140,831	7,807,799	195,200	0.9173	\$179,064
APR	12,382,936	1,842,440	3,684,881	6,755,615	158,900	0.8833	\$140,359
MAY	5,702,697	2,851,349	912,431	1,938,917	75,200	0.9078	\$68,265
JUN	7,133,167	3,746,062	1,387,430	1,989,675	99,400	0.8892	\$88,391
JUL	9,928,891	7,744,334	992,889	1,191,468	122,200	0.8825	\$114,017
AUG	9,081,714	6,720,469	1,271,440	1,089,805	126,300	0.9320	\$117,897
SEPT	4,423,306	2,698,213	486,563	1,238,524	62,300	0.8793	\$54,782
OCT	8,040,900	2,331,861	2,492,679	3,216,360	113,800	0.8742	\$99,484
NOV	11,724,981	1,525,547	3,051,095	7,158,339	156,200	0.9645	\$150,661
DEC	19,701,479	3,743,281	5,319,399	10,638,799	263,599	1.0133	\$267,100
TOTAL	151,694,996	44,161,864	33,889,685	76,639,447	2,432,499	\$0.9212	\$1,867,674

AVERAGE FUEL COST PER 1000 LBS. OF STEAM \$ 12.87

NOTE:

1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2007 ACTUAL USAGE THRU MAY AND 2006 USAGE JUNE THRU DECEMBER.

BUDGET SUMMARY		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
2006 BUDGET														
GROSS FUEL COST	\$	271,711	315,942	179,064	140,359	68,265	88,391	114,017	117,897	54,782	99,484	150,661	267,100	1,867,674
LESS RESOLD TO COUNTY	\$	50,385	71,846	43,248	28,159	43,579	57,233	118,364	102,713	41,238	35,639	23,316	57,211	674,951
LESS RESOLD TO CITY	\$	57,567	92,977	67,872	56,318	13,945	21,205	15,175	19,432	7,436	38,097	46,632	81,299	517,956
NET FUELING COST	\$	163,759	151,119	65,945	55,882	10,741	9,953	(19,522)	(4,248)	6,107	25,748	80,713	128,590	614,767

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2005-2007**

June thru Dec projected as average of 2005 and 2006 actual

History of Billings and 2007 Projection	January	February	March	April	May	June	July	August	September	October	November	December	Total
2007	1/22-2/21	2/21-3/21	3/22-4/18	4/18-5/17	5/17-6/20								
Dept. of Water 63	\$3,769	\$4,461	\$4,454	\$5,827	\$8,449	\$9,223	\$9,343	\$8,277	\$7,642	\$5,904	\$5,635	\$3,971	\$76,956
	\$4,443	\$5,171	\$5,117	\$6,774	\$10,042	\$10,918	\$10,916	\$9,825	\$9,269	\$7,051	\$6,746	\$4,616	\$90,888
64	\$8,212	\$9,632	\$9,571	\$12,601	\$18,491	\$20,141	\$20,259	\$18,102	\$16,911	\$12,955	\$12,382	\$8,587	\$167,844
Total													

2006	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/17-2/21	2/21-3/21	3/22-4/19	4/19-5/17	5/17-6/16	6/16-7/17	7/17-8/16	8/16-9/15	9/15-10/19	10/19-11/16	11/16-12/20	12/20-1/22		
Dept. of Water 63	\$5,717	\$4,517	\$4,461	\$4,790	\$6,082	\$7,538	\$9,381	\$8,015	\$7,254	\$5,889	\$5,954	\$3,496	\$73,094
	\$6,428	\$5,135	\$5,179	\$5,517	\$7,156	\$8,940	\$10,943	\$9,526	\$8,658	\$6,928	\$6,956	\$4,170	\$85,535
64	\$12,145	\$9,651	\$9,640	\$10,307	\$13,238	\$16,478	\$20,324	\$17,541	\$15,912	\$12,817	\$12,910	\$7,666	\$158,629
Total													

2005	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/20-2/17	2/17-3/22	3/22-4/18	4/18-5/18	5/18-6/16	6/16-7/21	7/21-8/18	8/18-9/16	9/16-10/19	10/19-11/17	11/17-12/20	12/20-1/17		
Dept. of Water 63	\$3,915	\$4,589	\$4,425	\$5,991	\$7,775	\$10,909	\$9,305	\$8,540	\$8,030	\$5,919	\$3,317	\$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
64	\$8,376	\$9,833	\$9,505	\$12,127	\$17,371	\$23,804	\$20,193	\$18,664	\$17,911	\$13,094	\$11,854	\$9,508	\$172,238
Total													
Total Billing January - May 2007													
Total Billing January - May 2006													
Total Billing January - May 2005													

% increase 2006 to 2007 6.41%
% increase 2005 to 2007 2.27%

2008 budgeted at 1-1/2% increase over 2007 forecast.

2008	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$8,335	\$9,776	\$9,715	\$12,790	\$18,768	\$20,443	\$20,562	\$18,374	\$17,165	\$13,150	\$12,568	\$8,716	\$170,362
Total Rounded	\$8,340	\$9,780	\$9,720	\$12,790	\$18,770	\$20,440	\$20,560	\$18,370	\$17,170	\$13,150	\$12,570	\$8,720	\$170,380

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

CLEANING DEPARTMENT	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE 2008 BUDGET VS. 2007 PROJECTED ACTUAL	% VARIANCE
1. CONTRACTOR SERVICES	\$3,221,178	\$3,154,980	\$3,130,195	\$90,983	2.82%
2. ADDITIONAL CLEANING SERVICES	\$39,212	\$44,010	\$40,263	(\$1,051)	-2.68%
3. CLEANING SUPPLIES	\$251,850	\$243,700	\$252,358	(\$508)	-0.20%
4. UNIFORMS	\$7,500	\$6,885	\$7,779	(\$279)	-3.72%
5. WINDOW WASHING COSTS	\$76,240	\$104,799	\$76,536	(\$296)	-0.39%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$5,000	\$5,000	\$5,000	\$0	0.00%
7. WINDOW RIG SERVICE CONTRACT	\$40,800	\$39,600	\$39,278	\$1,522	3.73%
8. SNOW HAULING	\$15,000	\$15,000	\$22,825	(\$7,825)	-52.17%
9. DRAPERY CLEANING	\$600	\$600	\$600	\$0	0.00%
TOTAL	\$3,657,380	\$3,614,574	\$3,574,834	\$82,546	2.26%

- Contract cost consist of labor only per attached worksheet-union increases included.
- Additional cleaning contingency for projects above and beyond the normal scope of services.
- Assume cleaning supplies and paper product usage per attached worksheet.
- Based on negotiated agreement for uniform cleaning and maintenance.
- Includes four exterior building cleanings, two interior cleanings, bi-weekly lobby upper panels service, and weekly on the lobby lower panels. Contract price of \$74,440 and contingency of \$1,800.
- Window rig repairs. Preventative maintenance service contract for \$40,800 repair contingency of \$5,000.
- Utilization of outside contractor to remove snow from the plaza as needed.
- Drapery cleaning contingency.

**RICHARD J. DALEY CENTER
2008 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 JAN - MARCH								
SUPERVISOR	1	\$24.80	20.00%	\$4.96	\$2.25	\$0.65	\$68,194.08	\$5,682.84
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	2	\$12.80	20.00%	\$2.56	\$2.25	\$0.65	\$76,253.76	\$6,354.48
SUBTOTAL	16						\$688,204.80	\$57,350.40
DAY SHIFT APRIL-DEC								
SUPERVISOR	1	\$25.15	20.00%	\$5.03	\$2.30	\$0.65	\$69,175.44	\$5,764.62
DAY JANITORS	1	\$15.55	20.00%	\$3.11	\$2.30	\$0.65	\$45,121.68	\$3,760.14
DAY JANITORS	12	\$14.55	20.00%	\$2.91	\$2.30	\$0.65	\$511,392.96	\$42,616.08
DAY JANITORS	2	\$13.15	20.00%	\$2.63	\$2.30	\$0.65	\$78,216.48	\$6,518.04
SUBTOTAL	16						\$703,906.56	\$58,658.88
NIGHT SHIFT JAN - MARCH								
SUPERVISOR	1	\$24.80	20.00%	\$4.96	\$2.25	\$0.65	\$68,194.08	\$5,682.84
SUPERVISOR	3	\$18.00	20.00%	\$3.60	\$2.25	\$0.65	\$153,468.00	\$12,789.00
NIGHT JANITORS	40	\$14.20	20.00%	\$2.84	\$2.25	\$0.65	\$1,665,388.80	\$138,782.40
NIGHT JANITORS	16	\$12.30	20.00%	\$2.46	\$2.25	\$0.65	\$589,985.28	\$49,165.44
SUBTOTAL	60						\$2,477,036.16	\$206,419.68
NIGHT SHIFT APRIL - DEC								
SUPERVISOR	1	\$25.15	20.00%	\$5.03	\$2.30	\$0.65	\$69,175.44	\$5,764.62
SUPERVISOR	3	\$18.35	20.00%	\$3.67	\$2.30	\$0.65	\$156,412.08	\$13,034.34
NIGHT JANITORS	40	\$14.55	20.00%	\$2.91	\$2.30	\$0.65	\$1,704,643.20	\$142,053.60
NIGHT JANITORS	16	\$12.65	20.00%	\$2.53	\$2.30	\$0.65	\$605,687.04	\$50,473.92
SUBTOTAL	60						\$2,535,917.76	\$210,852.56
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS JAN - MARCH								
ADD ALLOWANCE FOR OVERTIME @ 2 %								
SUBTOTAL		\$172,051.20					\$619,259.04	\$51,604.92
ADD ALLOWANCE FOR OVERTIME @ 1 %								
SUBTOTAL		\$3,441.02					\$6,192.59	\$516.88
MONTHLY BUDGET: REGULAR DAY LABOR								
MONTHLY BUDGET: OVERTIME DAY LABOR								
SUBTOTAL		\$57,350.40					\$206,419.68	\$17,276.80
MONTHLY BUDGET: NIGHT LABOR								
MONTHLY BUDGET: OVERTIME NIGHT LABOR								
SUBTOTAL		\$1,147.01					\$2,064.20	\$172.01
TOTAL MONTHLY STRAIGHT TIME: DAY LABOR COSTS APRIL- DEC								
ADD ALLOWANCE FOR OVERTIME @ 3 %								
SUBTOTAL		\$527,929.92					\$19,019.38	\$1,591.93
ADD ALLOWANCE FOR OVERTIME @ 1 %								
SUBTOTAL		\$10,558.60					\$19,019.38	\$1,591.93
MONTHLY BUDGET: DAY LABOR								
MONTHLY BUDGET: OVERTIME DAY LABOR								
SUBTOTAL		\$58,658.88					\$211,326.48	\$17,610.74
MONTHLY BUDGET: NIGHT LABOR								
MONTHLY BUDGET: OVERTIME NIGHT LABOR								
SUBTOTAL		\$1,173.18					\$2,113.26	\$176.10
Total Yearly Night Contract Cleaning Budget								
Total Yearly Budget Additional Services								
Total Yearly Budget Contract Cleaning								
SUBTOTAL								
							\$699,981.12	\$58,326.12
							\$2,521,197.36	\$210,099.80
							\$39,211.60	\$3,267.63
							\$3,160,390.08	\$263,390.55

RICHARD J. DALEY CENTER

2008 BUDGET

CONTRACT CLEANING WORKSHEET MATERIAL COSTS

	MONTHLY BUDGET	2008 ANNUAL BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL
<u>MATERIALS COSTS</u>				
SUPPLIES	\$1,000	\$12,000	\$6,000	\$10,490
PAPER PRODUCTS	\$9,000	\$108,000	\$122,400	\$102,420
LOBBY & PLAZA CHEMICALS	\$3,150	\$37,800	\$37,800	\$36,750
PLASTIC LINERS	\$2,800	\$33,600	\$22,800	\$32,311
OTHER CHEMICALS	\$2,500	\$30,000	\$36,000	\$31,724
SUBTOTAL MATERIALS	\$18,450	\$221,400	\$225,000	\$213,695
<u>EQUIPMENT COSTS</u>				
ONE SCRUBBER		\$7,700	\$10,500	\$9,200
VACUUMS		\$3,850	\$1,000	\$2,529
OTHER EQUIPMENT ¹		\$6,900	\$1,200	\$8,010
EQUIPMENT REPAIR	\$1,000	\$12,000	\$6,000	\$12,910
SUBTOTAL EQUIPMENT		\$30,450	\$18,700	\$32,649
TOTAL MATERIALS AND EQUIPMENT		\$251,850	\$243,700	\$246,344
<u>UNIFORM COSTS</u>				
UNIFORM CLEANING	\$625	\$7,500	\$7,125	\$7,640
TOTAL UNIFORMS		\$7,500	\$7,125	\$7,640

1. Other anticipated equipment purchases include; floor polisher at \$1,800, power washer at \$5,100.

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

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. IN-HOUSE SECURITY STAFF	\$161,649	\$146,160	\$138,378	\$23,271	16.82%
2. SECURITY CONTRACT SERVICE	\$1,189,594	\$1,145,304	\$1,141,093	\$48,501	4.25%
3. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$5,300	\$700	13.21%
4. UNIFORMS & EQUIPMENT	\$1,200	\$2,400	\$1,400	(\$200)	-14.29%
5. SECURITY EQUIPMENT MAINTENANCE	\$12,000	\$12,000	\$9,150	\$2,850	31.15%
6. SECURITY - SUPPLIES/MATERIALS	\$34,180	\$20,910	\$38,293	(\$4,113)	-10.74%
7. SECURITY - FIRE ALARM TESTING	\$25,900	\$24,900	\$24,500	\$1,400	5.71%
TOTAL	\$1,430,523	\$1,357,674	\$1,358,114	\$72,409	5.33%

- Budgeted structure for department, including a director and an administrative.
- Contract Service staff of 24. Cost projections associated with year three of three year contract. See 2008 Contract Cost projection attached.
Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY.
- Fees for unforeseen overtime conditions that are not included in the security contract.
- Funds for purchase of patches and raingear for staff.
- Contract maintenance on panic alarm system for judiciary with Digilarm and card reader system.
- See detail attached.
- Contract for bi-annual testing of the voice evacuation system, stairwell locks and smoke tower damper
System for \$12,170. Included is quarterly testing of the waterflow and tamper switches as well as bi-annual testing of smoke and heat detectors for \$13,725.

**RICHARD J. DALEY CENTER
SECURITY PAYROLL COSTS
2008 BUDGET**

NO.	JOB CLASSIFICATION		PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Security Director		\$ 88,800.00	\$ 88,800.00	
1	Administrator		\$ 37,107.00	\$ 37,107.00	
2			\$ 125,907.00	\$ 125,907.00	\$ 125,907.00
TOTAL ANNUAL LABOR					
					\$ 125,907.00
PAYROLL TAXES AND INSURANCE					
FICA		6.20% of labor	\$ 105,000.00	\$ 6,510.00	
medicare		1.45% of labor		\$ 1,825.65	
F.U.I.		0.80% of labor to	\$ 7,000.00	\$ 112.00	
S.U.I.		3.60% of labor to	\$ 11,500.00	\$ 828.00	
WC INSURANCE		2.60% of labor		\$ 3,273.58	
City Head Tax		\$48.00 per person		\$ 96.00	
Payroll Allocations/Services		\$773.00 per person		\$ 1,546.00	
TOTAL TAXES AND INSURANCE					\$ 14,191.23
HEALTH AND WELFARE					
Group Insurance				\$ 17,779.00	
Long Term Disability				\$ 384.00	
401k				\$ 3,387.68	
TOTAL H/W AND PENSION					\$ 21,550.68
TOTAL ANNUAL CHARGE					\$ 161,648.91

ANNUAL SECURITY PAYROLL EXPENSE \$ 161,648.91

**RICHARD J. DALEY CENTER
2008 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.	Totals
STAFFING						
Security Officer 1	3	\$10.80	\$11.10	\$20,736	\$48,485	
Security Officer 2	3	\$12.75	\$13.05	\$24,480	\$57,002	
Security Officer 3	4	\$13.35	\$13.65	\$34,176	\$79,498	
Security Officer 4	5	\$14.05	\$14.35	\$44,960	\$104,468	
Security Officer 5	5	\$14.30	\$14.60	\$45,760	\$106,288	
Shift Supervisor	3	\$14.85	\$15.15	\$28,512	\$66,175	
Manager	1	\$19.53	\$20.82	\$12,499	\$30,314	
Subtotal Wages	24			\$211,123	\$492,230	
Total Wages						\$703,353
TAXES AND INSURANCE AS % OF WAGES						
FICA				\$12,943.33	\$25,886.67	
FUTA/SUI				\$5,842.00	\$11,684.00	
Worker's Compensation				\$6,634.33	\$13,268.67	
Liability Insurance				\$5,209.33	\$10,418.67	
Head Tax				\$384.00	\$768.00	
Total Taxes & Insurance					\$62,026	\$62,026
BENEFITS						
Total Wages, Taxes & Insurance				\$231,798.53	\$553,581	\$765,379
Union						
Health & Welfare				\$34,633.39	\$69,266.77	
Pension				\$10,094.93	\$20,189.87	
Union Training Fund				\$776.53	\$1,553.07	
Non-Union						
Benefits				\$3,136.29	\$6,272.57	
Total Benefits				\$48,641	\$97,282	\$145,923
Total Wages, Taxes, Insurance & Benefits				\$280,440	\$650,863	\$931,303
VACATION, HOLIDAY & PERSONAL WAGES						
Union						
Vacation Wages				\$12,393.67	\$24,787.33	
Holiday Wages				\$9,146.67	\$18,293.33	
Personal Wages				\$3,308.33	\$6,616.67	
Worked Holiday Variance				\$7,496.64	\$14,993.28	
Total Vacation/Holiday/Personal				\$32,345	\$64,691	\$97,036
Additional Training				\$5,486.67	\$10,973.33	\$16,460.00
Uniforms/Cleaning				\$10,000.00	\$20,000.00	\$30,000.00
Total Cost before Overhead & Profit				\$363,950	\$797,883	\$1,161,833
Overhead				\$10,275.33	\$20,550.67	\$30,826.00
Profit				\$1,627.33	\$3,244.67	\$4,867.00
				\$375,848	\$813,747	\$1,189,594
Monthly Cost				\$30,962	\$101,718	\$195,680
Est. Monthly Overtime Cost					\$500	\$500
TOTAL YEARLY COST				\$375,847.54	\$813,746.83	\$1,189,594.38

**RICHARD J. DALEY CENTER
SECURITY/LIFE SAFETY MATERIALS RECAP
2008 BUDGET**

1	LIFE SAFETY TRAINING MANUAL SEMINARS BUDGET \$100.00 MONTHLY	\$1,200
2	FIRE DEPARTMENT TRAINING FOR FIRE SAFETY DIRECTOR (\$291.00 PER PERSON)	\$2,910
3	FIRE EXTINGUISHER INSPECTION/RECHARGE/REPAIR APPROXIMATELY 400 EXTINGUISHERS/116 HOSE CABINETS DUE IN 2008 (Fire hoses must be replaced every 5 years, 1/3 will be replaced in 2008.)	\$19,670
4	ASSUME REPLACEMENT OF 10 EXTINGUISHERS \$100.00 PER EXTINGUISHER	\$1,000
5	MISCELLANEOUS MATERIALS/SUPPLIES/RADIOS BUDGET \$600.00 PER MONTH	\$7,200
6	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) MAINTENANCE EXPENSE	\$1,600
7	KEY CARD MAINTENANCE BUDGET 100 CARDS AT \$6.00 PER CARD	<u>\$600</u>
	Total	\$34,180

RICHARD J. DALEY/GENTER
OPERATIONS AND MAINTENANCE BUDGET
2008 BUDGET DETAIL

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. ELECTRICAL MAINTENANCE	\$488,146	\$464,540	\$479,775	\$8,371	1.71%
2. PLUMBING MAINTENANCE	\$31,200	\$28,000	\$27,750	\$3,450	11.06%
3. HVAC MAINTENANCE	\$2,519,592	\$2,410,510	\$2,365,339	\$154,253	6.12%
4. ELEVATOR MAINTENANCE	\$564,695	\$546,112	\$550,320	\$14,375	2.55%
TOTAL	\$3,603,633	\$3,449,162	\$3,423,184	\$180,449	5.01%

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

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

ELECTRICAL BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. ELECTRICAL PAYROLL	\$309,446	\$289,040	\$296,381	\$13,065	4.22%
2. ELECTRICAL SUPPLIES & MATERIALS	\$43,200	\$42,000	\$42,634	\$566	1.31%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$134,000	\$132,000	\$139,548	(\$5,548)	-4.14%
4. SWITCHGEAR REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	100.00%
5. ELECTRICAL UNIFORMS	\$1,500	\$1,500	\$1,212	\$288	19.20%
TOTAL	\$488,146	\$464,540	\$479,775	\$8,371	1.71%

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

**RICHARD J. DALEY/CENTER
ELECTRICIAN/PAYROLL COSTS
2008 BUDGET**

Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
"B" Electricians	3	\$29.75	\$31.75	\$78,540	\$116,205	
Subtotal Wages	3			\$78,540	\$116,205	
Add Allowance of 5% for Overtime				\$3,927	\$5,810	
Total Wages & Allowance				\$82,467	\$122,015	\$204,482
FICA	6.20%	of labor to	\$105,000	\$8,184.00	\$11,346.00	
FUI	0.80%	of labor to	\$7,000	\$70.40	\$97.60	
SUI	3.60%	of labor to	\$11,500	\$520.46	\$721.54	
Worker's Compensation	6.05%	of labor		\$1,195.77	\$1,769.22	
Medicare	1.45%	of labor		\$4,989.25	\$7,381.92	
City Head Tax	\$48	per employee		\$60.00	\$84.00	
Total Taxes & Insurance				\$15,019.88	\$21,400	\$36,420
Total Wages, Taxes & Insurance				\$97,486.88	\$143,416	\$240,902
Union						
Health & Welfare	\$231.60	per week		\$15,285.60	\$21,191.40	
Pension B Electricians	\$79.60	per week		\$5,253.60	\$7,283.40	
Annuity Fund	\$1.20	per hour		\$5,808.00	\$8,052.00	
Benefit Fund	\$0.90	per hour		\$2,376.00	\$3,294.00	
Total Benefits				\$28,723	\$39,821	\$68,544
Total Wages, Taxes, Insurance & Benefits				\$126,210	\$183,236	\$309,446
TOTAL YEARLY COST				\$126,210	\$183,236	\$309,446

STAFFING

TAXES AND
INSURANCE AS
% OF WAGES

BENEFITS

**RICHARD J. DALEY CENTER
ELECTRICAL SUPPLIES BUDGET
2008 DETAIL**

DESCRIPTIONS	2008 ANNUAL BUDGET	2007 BUDGET	2007 PROJECT ACTUAL
LAMPS	18,000	15,000	17,250
LAMP/BALLAST RECYCLING	10,000	10,000	10,000
SMALL TOOL REPLACEMENTS	1,700	2,500	1,200
WIRES, FUSES, OUTLETS	2,500	5,000	2,500
BALLASTS	11,000	10,000	12,000
	43,200	42,500	42,950

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

There are approximately 2,000 lighting fixtures per floor.

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

PLUMBING BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. PLUMBING SUPPLIES	\$31,200	\$28,000	\$27,750	\$3,450	11.06%
TOTAL	\$31,200	\$28,000	\$27,750	\$3,450	11.06%

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

RICHARD J. DALEX-CENTER
OPERATIONS AND MAINTENANCE BUDGET
2008 BUDGET DETAIL

HVAC MAINTENANCE BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. ON SITE LABOR	\$2,042,821	\$1,935,510	\$1,914,109	\$128,712	6.30%
2. CONTRACT SERVICE	\$100,771	\$99,000	\$98,942	\$1,829	1.82%
3. SUPPLIES & MATERIALS	\$120,000	\$120,000	\$110,169	\$9,831	8.19%
4. CONTROL CONTRACT	\$66,640	\$66,640	\$65,549	\$1,091	1.64%
5. HVAC REPAIRS & MAINTENANCE	\$180,000	\$180,000	\$167,193	\$12,807	7.12%
6. UNIFORMS	\$9,360	\$9,360	\$9,377	(\$17)	-0.18%
TOTAL	\$2,519,592	\$2,410,510	\$2,365,339	\$154,253	6.12%

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

**RICHARD J. DALEY-CENTER
ENGINEERING-PAYROLL COSTS
2008 BUDGET**

Position	Personnel	Hourly Rate May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
CHIEF ENGINEER	1	\$44.30	\$45.50	\$38,984	\$55,510	
Sr. Asst. Chief Engineer	1	\$33.34	\$35.42	\$29,339	\$43,212	
Engineer	3	\$33.39	\$34.45	\$88,150	\$126,087	
Operations Engineers	14	\$31.20	\$32.20	\$384,384	\$549,976	
Apprentice Engineers	2	\$11.75	\$12.75	\$20,680	\$31,110	
Apprentice	1	\$10.50	\$11.50	\$9,240	\$14,030	
Subtotal Wages	22			\$870,777	\$819,925	
Add Allowance of 5% for Overtime				\$28,539	\$40,996	
Total Wages & Allowance				\$899,316	\$860,922	\$1,460,237
FICA	6.20%	of labor to	\$105,000	\$60,016.00	\$83,204.00	
FUI	0.80%	of labor to	\$7,000	\$516.27	\$715.73	
SUI	3.60%	of labor to	\$11,500	\$3,816.69	\$5,291.31	
Worker's Compensation	6.05%	of labor		\$36,258.60	\$52,085.76	
Medicare	1.45%	of labor		\$8,690.08	\$12,483.36	
City Head Tax	\$48	per employee		\$528.00	\$528.00	
Total Taxes & Insurance				\$109,825.63	\$154,308	\$264,134
Total Wages, Taxes & Insurance				\$709,141.27	\$1,015,230	\$1,724,371
Union						
Health & Welfare	\$170.00	per week		\$82,280.00	\$114,070.00	
Pension	\$2.50	per hour		\$48,400.00	\$67,100.00	
Training Fund	\$300.00	per person annually		\$2,765.71	\$3,834.29	
Total Benefits				\$133,446	\$185,004	\$318,450
Total Wages, Taxes, Insurance & Benefits				\$842,587	\$1,200,234	\$2,042,821
TOTAL YEARLY COST				\$842,587	\$1,200,234	\$2,042,821

STAFFING

TAXES AND
INSURANCE AS
% OF WAGES

BENEFITS

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

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE IN 2008 BUDGET VS. 2007 PROJECTED ACTUAL	% VARIANCE
1. MAINTENANCE CONTRACT	\$528,695	\$510,112	\$509,680	\$19,015	3.73%
2. VANDALISM AND NON CONTRACT REPAIRS	\$36,000	\$36,000	\$40,640	(\$4,640)	-12.89%
TOTAL	\$564,695	\$546,112	\$550,320	\$14,375	2.63%

1. We are in the final year of a five year contract with Schindler Elevator Company. Projected an increase of 3% for year 1 of new contract.
2. Allowance for repairs beyond control of contractor.

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

BUILDING GENERAL BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	CHANGE IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. PAINTING SUPPLIES & UNIFORMS	\$12,000	\$12,000	\$11,600	\$400	3.45%
2. PAINTING SERVICES O/S CONTRACTOR	\$108,000	\$108,000	\$105,500	\$2,500	2.37%
3. CARPENTRY PAYROLL	\$127,911	\$124,950	\$122,544	\$5,367	4.38%
4. CARPENTRY SUPPLIES & UNIFORMS	\$12,600	\$12,600	\$12,143	\$457	3.76%
5. EXTERMINATION SERVICES	\$11,780	\$10,680	\$10,159	\$1,621	15.95%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$274,380	\$254,500	\$248,666	\$25,714	10.34%
7. MAINTENANCE SUPPLIES	\$36,000	\$36,000	\$34,310	\$1,690	4.93%
8. LOBBY MATS	\$12,000	\$12,000	\$12,000	\$0	0.00%
9. EXTERIOR DOORS INSPECTION AND REPAIR	\$48,000	\$66,000	\$50,627	(\$2,627)	-5.19%
10. GENERAL BUILDING REPAIRS	\$85,000	\$72,000	\$87,023	(\$2,023)	-2.32%
11. METAL MAINTENANCE	\$36,000	\$36,000	\$33,000	\$3,000	9.09%
12. GLASS REPAIRS	\$35,000	\$48,000	\$35,152	(\$152)	-0.43%
13. WASTE REMOVAL	\$82,000	\$84,000	\$81,772	\$228	0.28%
14. SIGNS, FLAGS, & DIRECTORY STRIPS	\$12,000	\$12,000	\$11,111	\$889	8.00%
15. LANDSCAPING	\$72,000	\$72,000	\$71,219	\$781	1.10%
16. CARPET	\$170,000	\$170,000	\$170,000	\$0	0.00%
TOTAL	\$1,134,671	\$1,130,730	\$1,096,826	\$37,845	3.34%

- | | |
|---|---|
| <p>1. We purchase our own paint to avoid upcharge.</p> <p>2. Outside contractor for all building painting.</p> <p>3. See attached detail. Collective Bargaining Agreement with Carpenters.</p> <p>4. Anticipated expenditures on supplies and uniforms.</p> <p>5. Based on weekly service and quarterly clean out and restaurant monthly.</p> <p>6. Based on 4 permanent positions plus supervisor.
Local One - Elevator Operators Union.</p> <p>7. For trash receptacles, plaza furniture, etc.</p> <p>8. Replacement of lobby and concourse mats.</p> | <p>9. Based on yearly inspection and repairs as required.</p> <p>10. Contingency for general building repair and maintenance.</p> <p>11. Routine metal maintenance and vandalism repair.</p> <p>12. Window and mylar repair and replacement.</p> <p>13. Includes daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.</p> <p>14. Includes flag replacement and miscellaneous signage.</p> <p>15. For landscaping services, includes costs for spring, summer and fall plantings.</p> <p>16. Includes expense for bulk carpet purchase and labor to install.</p> |
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**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2008 BUDGET**

Position	Personnel	Hourly Rate May	Hourly Rate Jan-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
Carpenter	1		\$37.92	\$33,370	\$48,702	
Subtotal Wages	1			\$33,370	\$48,702	
Add Allowance of 4% for Overtime				\$1,335	\$1,948	
Total Wages & Allowance				\$34,704	\$50,650	\$85,355
FICA	6.20%	of labor to	\$105,000	\$2,728.00	\$3,782.00	
FUI	0.80%	of labor to	\$7,000	\$23.47	\$32.53	
SUI	3.60%	of labor to	\$11,500	\$173.49	\$240.51	
Worker's Compensation	6.05%	of labor		\$2,099.62	\$3,064.36	
Medicare	1.45%	of labor		\$503.21	\$734.43	
City Head Tax	\$48	per employee		\$24.00	\$24.00	
Total Taxes & Insurance				\$5,551.78	\$7,878	\$13,430
Total Wages, Taxes & Insurance				\$40,256.17	\$58,528	\$98,784
Union						
Health & Welfare	\$7.96	per hour		\$7,004.80	\$9,711.20	
Pension / Other	\$5.91	per hour		\$5,200.80	\$7,210.20	
Total Benefits				\$12,206	\$16,921	\$29,127
Total Wages, Taxes, Insurance & Benefits				\$52,462	\$75,450	\$127,911
TOTAL YEARLY COST				\$52,462	\$75,450	\$127,911

STAFFING

TAXES AND
INSURANCE AS
% OF WAGES

BENEFITS

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2008 BUDGET**

Position	Personnel	Hourly Rate May	Hourly Rate Jan-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
Day Supervisor	1	\$27.55	\$28.35	\$19,285	\$39,690	
Starters	2	\$15.40	\$15.75	\$21,560	\$44,100	
Operators	2	\$15.65	\$16.00	\$21,910	\$44,800	
Subtotal Wages	5			\$62,755	\$128,590	
Add Allowance of 2% for Overtime				\$1,255	\$2,572	
Total Wages & Allowance				\$64,010	\$131,162	\$195,172
FICA	6.20% of labor to		\$105,000	\$10,850.00	\$21,700.00	
FUI	0.80% of labor to		\$7,000	\$93.33	\$186.67	
SUI	3.60% of labor to		\$11,500	\$690.00	\$1,380.00	
Worker's Compensation	6.05% of labor			\$3,872.61	\$7,935.29	
Medicare	1.45% of labor			\$928.15	\$1,901.85	
City Head Tax	\$48 per employee			\$80.00	\$160.00	
Total Taxes & Insurance				\$16,514.09	\$33,264	\$49,778
Total Wages, Taxes & Insurance				\$80,524.19	\$164,426	\$244,950
Union						
Health & Welfare	\$377.85 per month			\$7,557.00	\$15,114.00	
Pension	\$112.66 per month			\$2,253.20	\$4,506.40	
Total Benefits				\$9,810	\$19,620	\$29,431
Total Wages, Taxes, Insurance & Benefits				\$90,334	\$184,046	\$274,380
TOTAL YEARLY COST						\$274,380

STAFFING

TAXES AND
INSURANCE AS
% OF WAGES

BENEFITS

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

ADMINISTRATIVE BUDGET	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$363,688	\$362,880	\$397,258	(\$33,570)	-8.45%
2. INVENTORY AND DRAWINGS	\$9,000	\$9,000	\$8,500	\$500	5.88%
3. ADMINISTRATIVE EXPENSE	\$25,000	\$24,000	\$40,094	(\$15,094)	-37.65%
4. MANAGEMENT FEES	\$189,000	\$182,250	\$180,000	\$9,000	5.00%
5. ENVIRONMENTAL TESTING	\$18,500	\$15,670	\$8,335	\$10,165	121.96%
6. LEGAL FEES	\$50,000	\$12,000	\$27,200	\$22,800	83.82%
7. OTHER PROFESSIONAL FEES	\$138,880	\$54,000	\$74,646	\$64,234	86.05%
8. OFFICE SUPPLIES	\$12,300	\$12,000	\$12,729	(\$429)	-3.37%
9. TELEPHONES	\$48,000	\$48,000	\$40,578	\$7,422	18.29%
TOTAL	\$854,368	\$719,800	\$789,340	\$65,028	8.24%

- | | |
|---|---|
| <p>1. Includes merit raises and cost of living increase for personnel.</p> <p>2. Inventory updates twice a year plus stacking updates on CADD.</p> <p>3. Administrative expense includes:</p> <ul style="list-style-type: none"> a) BOMA Membership \$3,000 b) Tenant newsletter and website \$10,000 c) Postage \$3,000 d) Office machine maintenance \$7,800 e) Other \$1,200 Total \$25,000 | <p>4. Based on contract renewal between PBC and MBRES</p> <p>5. For twice annual air quality and drinking water testing and annual site assessment update.</p> <p>6. Based on PBC supplied estimate.</p> <p>7. Engineering oversight, exterior inspection, emergency first responder, and on site personnel manual and training.</p> <p>8. Office and computer supplies.</p> <p>9. Based on Nextel system for entire staff.</p> |
|---|---|

**RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2008 BUDGET**

ADMINISTRATION PAYROLL COSTS

<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		\$ 216,252.00		
2	Administration		\$ 92,168.00		
4	WEEKLY TOTALS	0	\$ -	\$ 308,420.00	\$ 308,420.00
TOTAL ANNUAL LABOR					
PAYROLL TAXES AND INSURANCE					
FICA	6.20% of labor		\$ 105,000	\$ 6,510.00	
F.U.I.	0.80% of labor to		\$ 7,000	\$ 224.00	
S.U.I.	3.60% of labor to		\$ 11,500	\$ 1,656.00	
Medicare	1.45% of labor			\$ 4,472.09	
WC INSURANCE	2.60% of labor			\$ 8,018.92	
City Head Tax	\$48.00 per employee			\$ 192.00	
TOTAL TAXES AND INSURANCE				\$ 21,073.01	
HEALTH AND WELFARE					
Group Health				\$ 25,237.04	
Long Term Disability				\$ 768.00	
401(k) Program				\$ 8,190.50	
Flex Spending				\$ 436.80	
ComPsych				\$ 120.00	
Life/AD&D				\$ 932.00	
TOTAL H/W AND PENSION				\$ 34,195.54	
TOTAL ANNUAL DIRECT COST				\$ 363,689	

TOTAL ADMINISTRATIVE PAYROLL EXPENSE \$363,689

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

INSURANCE	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. PROPERTY, CASUALTY, & LIABILITY	\$764,000	\$756,000	\$759,155	\$4,845	0.63%
TOTAL	\$764,000	\$756,000	\$759,155	\$4,845	0.63%

1. Based on actual insurance figures for year:

Property Insurance*	\$336,000
Liability Insurance*	\$348,000
MB General Liability Reimbursement**	\$58,000
MB Professional Liability Reimbursement**	\$22,000
	<u>\$764,000</u>

*PBCC supplied.

**Per RFP approved 9-12-06

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

FACILITIES EXPENSE	PROPOSED 2007 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. WOOD MAINTENANCE	\$12,000	\$12,000	\$11,800	\$200	1.67%
2. FURNITURE REPAIR	\$12,000	\$12,000	\$12,155	(\$155)	-1.29%
TOTAL	\$24,000	\$24,000	\$23,955	\$45	0.19%

1. Based on 2007 contingency for expenditures.
2. Based on 2007 contingency for expenditures.

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

REIMBURSABLE EXPENSE	PROPOSED 2008 BUDGET	2007 BUDGET	2007 PROJECTED ACTUAL	INCREASE/(DECREASE) IN 2008 BUDGET VS. 2007 ACTUAL	% VARIANCE
1. COST OF STEAM RESOLD	\$1,192,907	\$1,129,410	\$1,124,338	\$68,569	5.75%
2. COST OF ELECTRICITY RESOLD	\$67,155	\$416,380	\$416,380	(\$349,225)	-520.03%
3. CITY PACKAGE UNIT MAINTENANCE	\$14,965	\$12,780	\$12,700	\$2,265	15.14%
4. COUNTY PACKAGE UNIT MAINTENANCE	\$3,706	\$4,920	\$4,887	(\$1,181)	-31.87%
TOTAL	\$1,278,733	\$1,563,490	\$1,558,305	(\$279,572)	-21.86%

1. See Gas account, 5205, for detail.
2. See Electricity account, 5200, for detail.
3. City's prorata share, Murphy & Miller contract of \$14,964.82.
4. County's prorata share, Murphy & Miller contract of \$3706.21.

RICHARD J. DALEY CENTER STEAM PRODUCED AND DISTRIBUTED FIRST SIX MONTHS OF 2007											
MONTH	TOTAL STEAM PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY								
JAN	23,813,578	3,296,685	3,766,570		16,750,323	\$ 271,078.55	\$ 632.41	\$ 271,710.96	302,200	0.8991	78.80%
FEB	27,652,169	4,700,869	6,083,477		16,867,823	\$ 315,309.82	\$ 632.14	\$ 315,941.96	350,000	0.9027	79.01%
MAR	15,205,184	2,960,554	4,440,831		7,803,799	\$ 178,480.76	\$ 583.50	\$ 179,064.26	195,200	0.9173	77.90%
APR	12,282,936	1,842,440	3,684,881		6,755,615	\$ 139,975.05	\$ 384.42	\$ 140,359.47	158,900	0.8833	77.30%
MAY	5,702,697	2,851,349	912,431		1,938,917	\$ 67,500.24	\$ 764.92	\$ 68,265.16	75,200	0.9078	75.83%
JUNE	7,123,167	3,746,062	1,387,430		1,989,675	\$ 88,154.49	\$ 236.64	\$ 88,391.13	99,400	0.8892	71.66%
TOTAL	91,779,731	19,397,959	20,275,620		52,106,152	\$ 1,069,498.91	\$ 3,234.03	\$ 1,063,732.94	1,180,900	\$ 0.9008	76.75%

FUEL COST PER 1000 LBS OF STEAM FOR FIRST SIX MONTHS OF 2007
 FUEL COST PER 1000 LBS OF STEAM FOR 2006

\$11.59
 \$14.53

RICHARD J. DALEY CENTER STEAM PRODUCED AND DISTRIBUTED 2006											
TOTAL		DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	PEOPLE'S ENERGY	TOTAL BILLING	THERMS USED	COST PER THERM	BOILER EFFICIENCY
MONTH	PRODUCED	COUNTY	CITY								
JAN	19,772,956	3,342,198	4,034,847		12,395,911	\$ 387,814.02	\$ 1,033.24	\$ 388,847.26	265,200	1.4662	74.55%
FEB	19,591,316	3,379,844	4,505,083		11,756,389	\$ 329,709.58	\$ 1,308.73	\$ 331,018.31	271,300	1.2201	72.22%
MAR	17,260,803	3,452,160	4,142,592		9,666,051	\$ 259,521.20	\$ 835.00	\$ 260,356.20	230,100	1.1315	75.01%
APR	8,088,600	1,156,796	1,965,571		4,966,233	\$ 94,770.37	\$ 677.40	\$ 95,447.77	103,700	0.9204	78.00%
MAY	6,666,055	3,266,367	1,199,890		2,199,798	\$ 83,054.49	\$ 581.41	\$ 83,635.90	94,400	0.8860	70.62%
JUN	5,840,740	3,679,830	642,510		1,518,400	\$ 71,784.53	\$ 615.38	\$ 72,399.91	77,100	0.9390	75.76%
JUL	9,928,891	7,744,534	992,889		1,191,468	\$ 113,451.28	\$ 565.69	\$ 114,016.97	129,200	0.8825	76.85%
AUG	9,081,714	6,720,469	1,271,440		1,089,805	\$ 157,012.03	\$ 184.17	\$ 157,196.20	126,500	1.2427	71.79%
SEPT	4,423,300	2,698,213	486,563		1,238,524	\$ 60,334.48	\$ 534.16	\$ 60,868.64	62,300	0.9770	71.00%
OCT	8,040,900	2,331,861	2,492,679		3,216,360	\$ 109,902.16	\$ 635.99	\$ 110,538.15	113,800	0.9713	70.66%
NOV	11,734,981	1,525,547	3,051,095		7,158,339	\$ 149,900.59	\$ 760.15	\$ 150,660.74	156,200	0.9645	75.13%
DEC	19,701,479	3,743,281	5,319,399		10,638,799	\$ 266,199.51	\$ 900.87	\$ 267,100.38	263,599	1.0133	74.74%
TOTAL	140,131,735	42,991,100	30,104,558		67,036,077	\$ 2,083,454.24	\$ 8,632.19	\$ 2,092,086.43	1,893,399	1.1049	73.86%

RICHARD J. DALEY CENTER STEAM PRODUCED AND DISTRIBUTED 2005											
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								
JAN	23,342,718	4,668,543	5,135,398		13,538,777	\$ 235,693.72	\$ 845.46	\$ 236,539.18	318,900	0.7417	73.18%
FEB	17,544,554	2,631,683	3,333,465		11,579,406	\$ 176,294.10	\$ 615.88	\$ 176,909.98	235,600	0.7509	74.46%
MAR	18,198,057	3,457,626	4,185,571		10,554,860	\$ 180,062.95	\$ 683.00	\$ 180,745.95	246,900	0.7321	73.70%
APR	8,809,354	1,585,754	1,938,144		5,285,456	\$ 92,032.51	\$ 637.98	\$ 92,670.49	116,000	0.7989	75.95%
MAY	6,142,500	1,781,325	1,535,625		2,825,550	\$ 59,878.30	\$ 616.80	\$ 60,495.10	79,740	0.7587	77.07%
JUN	7,726,234	4,889,934	849,885		1,986,415	\$ 137,405.94	\$ 666.81	\$ 138,072.75	103,900	1.3289	74.37%
JUL	8,597,614	6,878,092	343,904		1,375,618	\$ 83,819.28	\$ 649.94	\$ 84,469.22	112,800	0.7488	76.22%
AUG	8,756,513	6,570,803	699,427		1,486,283	\$ 82,132.69	\$ 668.65	\$ 82,801.34	117,400	0.7053	74.58%
SEPT	5,155,664	2,990,285	412,453		1,752,926	\$ 48,837.26	\$ 913.88	\$ 49,751.14	75,500	0.6590	68.28%
OCT	5,645,700	1,354,968	903,312		2,007,659	\$ 61,743.64	\$ 946.12	\$ 62,689.76	81,100	0.7730	68.76%
NOV	11,619,911	1,975,385	3,252,579		6,391,947	\$ 250,019.05	\$ 1,120.13	\$ 251,139.18	167,000	1.5038	69.58%
DEC	24,450,388	4,156,565	3,912,062		16,381,761	\$ 432,757.33	\$ 1,130.16	\$ 433,887.49	321,000	1.3517	76.16%
TOTAL	145,989,207	42,940,963	26,501,825		75,166,658	\$ 1,840,676.77	\$ 9,494.81	\$ 1,850,171.58	1,975,840	0.9364	73.53%

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2008**

PROJECTED OUTPUT: 154,690,996 POUNDS PER YEAR

ITEM	COST PER 1,000 POUNDS BASED ON 2007 COSTS
A. FUEL (BASED ON 2008 PROJECTION)	
B. ELECTRICITY - 279.40 KWHR @ \$0.09	\$12.07
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$1.08
D. WATER TREATMENT @ \$21,160 PER YEAR	\$0.01
E. BOILER MAINTENANCE AND REPAIR @ \$33,500 PER YEAR	\$0.14
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$43.30	\$0.22
	\$1.76
<u>TOTAL COST</u>	\$15.28

**HIGH RISE BUILDING CENTRAL
CAPITAL BUDGET
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET (000)	CUMULATIVE SHARE (000)	CUMULATIVE SHARE (000)	PROPORTIONATE SHARE (000)
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SPRINKLER INSTALLATION	\$6,300,000	\$5,579,280	\$495,180	\$225,540
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.				
ELEVATOR MODERNIZATION	\$1,905,500	\$1,687,511	\$149,772	\$68,217
First year of a three year modernization project to upgrade control systems, drives, selectors, and rail systems.				
FOURTH FLOOR TERRAZZO INSTALLATION	\$335,265	\$296,911	\$26,352	\$12,002
Replacement of temporary carpet with permanent floor.				
BOILER/GENERATOR SAFETY MODIFICATIONS	\$225,000	\$199,260	\$17,685	\$8,055
Leak detection, boiler interlocks and anti siphon valves.				
WINDOW REPLACEMENT	\$500,000	\$442,800	\$39,300	\$17,900
Replacement of 5 lobby windows due to cracks as indentified in Façade Inspection.				
SECURITY CAMERA AND EQUIPMENT UPGRADES	\$103,000	\$91,217	\$8,096	\$3,687
Replacement of existing cameras, additional camera locations, and additional monitors.				
CONSULTING SERVICES	\$126,000	\$111,586	\$9,904	\$4,511
USGBC LEED-EB Feasibility Study and Property Conditions Assessment.				
TOTAL 2008 CAPITAL BUDGET	\$9,494,765	\$8,408,564	\$746,289	\$339,913

FRITCHARD T. DAVEY CENTER
(CABINET BUDGET)

**ANTICIPATED
YEAR OF
COMPLETION**

Public Building Commission of Chicago

**Richard J. Daley Center
Suite 200
Chicago, Illinois**

**RICHARD M. DALEY
Chairman**

BISHOP ARTHUR BRAZIER
Treasurer

ADELA CEPEDA

DR. ROBERT B. DONALDSON II

MARIA N. SALDANA

CYNTHIA M. SANTOS

SAMUEL WM. SAX

TODD H. STROGER

GERALD M. SULLIVAN

RUFUS WILLIAMS

MONTEL M. GAYLES
Executive Director

JOHN E. WILSON
Assistant Treasurer

PATRICK J. HARNEY
Assistant Secretary

2008 Administrative Budget

Proposed October 1, 2007

PUBLIC BUILDING COMMISSION OF CHICAGO

ESTIMATE OF RESOURCES AVAILABLE FOR 2008

2008 Administrative Lease Allocation	PBC Fee As Direct Project Costs	Restricted Net Assets - Commission's Operations	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
Revenue Bonds				
1988 - Series A - CCC	-	-	-	\$ 1,000,000
1990 - Series A - CPS	-	-	-	\$ 300,000
1990 - Series B - CPS	-	-	-	\$ 25,000
1993 - Series A - CPS	-	-	-	\$ 1,200,000
1993 - Series B - CPS	-	-	-	\$ 350,000
1998 - Series A - CPD	\$ 9,911,628	\$ 1,763,812	\$ 684,000	\$ 12,359,440
	\$ 9,911,628	\$ 1,763,812	\$ 684,000	\$ 15,384,440

2008 Administrative Expense Budget

	Total 2007 Budget	Projected 2007 Expenses	2007 Over/(Under) Budget	2008 Admin Expense Budget	2008 Increase/ (Decrease) over 2007 Actual	2008 Increase/ (Decrease) over 2007 Budget
Personnel Services	\$ 5,130,578	3,743,526	(1,387,052)	5,464,870	1,721,344	334,292
Retirement Plan Contributions	859,120	528,780	(330,340)	936,051	407,271	76,931
Insurance	1,686,000	1,435,520	(250,480)	1,279,500	(156,020)	(406,500)
Admin Legal Fees & Notices	395,500	316,057	(79,443)	398,000	81,943	2,500
Trustee & Professional Fees	435,850	22,129	(413,721)	25,850	3,721	(410,000)
Audit & Accounting Fees	256,325	291,325	35,000	220,000	(71,325)	(36,325)
Rent	508,532	508,532	-	892,789	384,257	384,257
Office/Computer Supplies & Equip. & Other Admin. Expenses	792,480	274,238	(518,242)	667,380	393,142	(125,100)
Program Management Office	-	2,977,590	2,977,590	4,500,000	1,522,410	4,500,000
Contingency	1,000,000	250,000	(750,000)	1,000,000	750,000	-
	\$ 11,064,385	\$ 10,347,697	\$ (716,688)	\$ 15,384,440	\$ 5,036,743	\$ 4,320,055

PUBLIC BUILDING COMMISSION OF CHICAGO
Administrative Expense Budget - 2008

Revenue Fund	Personnel Services and Retirement	Insurance	Legal and Other	Trustee	Audit & Accounting	Rent	Office Supplies & Other	Program Management Office	Contingency	Total Budget	Total Resources Available For Admin
1988 - Series A Chicago City Colleges	\$467,206	\$43,466	\$29,050	\$1,887	\$16,058	\$65,165	\$48,712	\$328,457	\$0	\$1,000,000	\$1,000,000
1990 - Series A Chicago Public Schools	140,162	13,040	8,715	566	4,817	19,549	14,614	98,537	-	300,000	300,000
1990 - Series B Chicago Public Schools	11,680	1,087	726	47	401	1,629	1,218	8,211	-	25,000	25,000
1993 - Series A Chicago Public Schools	560,647	52,159	34,860	2,264	19,269	78,198	58,455	394,148	-	1,200,000	1,200,000
1993 - Series B Chicago Park District	163,522	15,213	10,168	660	5,620	22,808	17,049	114,960	-	350,000	350,000
1998 - Series A Chicago Park District	70,081	6,520	4,358	283	2,409	9,775	7,307	49,268	-	150,000	150,000
Chicago Park District	\$1,413,297	\$131,484	\$87,877	\$5,708	\$48,575	\$197,124	\$147,355	\$993,581	\$0	\$3,025,000	\$3,025,000
Subtotal - Revenue Bonds											
Other Revenues (1)	\$4,987,624	\$1,148,016	\$310,123	\$20,142	\$171,425	\$695,665	\$520,025	\$3,506,419	\$1,000,000	\$12,359,440	\$12,359,440
	\$6,400,921	\$1,279,500	\$398,000	\$25,850	\$220,000	\$892,789	\$667,380	\$4,500,000	\$1,000,000	\$15,384,440	\$15,384,440

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

PUBLIC BUILDING COMMISSION OF CHICAGO
Allocations Required by Bond Resolutions and
Estimate of Resources Available for 2008 Administrative Budget

ALLOCATIONS OF LEASE PAYMENT						
Source of Lease Payment	Client	2008 Lease Payment	To Administrative Expense (1) Account	To Debt Service (2) Account	To Renewal & Replacement (3) Account	To Surplus (5) Account
1988 - Series A	Chicago City Colleges	\$35,165,258	\$1,000,000	\$32,915,258	(4)	\$0
1990 - Series A	Chicago Public Schools	30,648,413	300,000	29,316,375	(4)	32,038
1990 - Series B	Chicago Public Schools	1,583,000	25,000	1,558,000	(4)	0
1993 - Series A	Chicago Public Schools	19,112,544	1,200,000	17,912,544	0	0
1993 - Series B	Chicago Park District	2,326,373	350,000	1,976,373	0	0
1998 - Series A	Chicago Park District	1,571,079	150,000	1,421,079	0	0
		\$ 90,406,667	\$3,025,000	\$85,089,629	\$2,250,000	\$32,038

(1) Portion of Lease Payment allocated to the Admin Expense Account for funding PBCC Admin Expense per the lease. Expenses in excess of the annual lease payment are funded from the Surplus Account, then the Renewal and Replacement Account.

(2) Allocation for bond principal and interest per the debt service schedules.

(3) Allocation to Trustee held accounts for renewing, replacing and improving properties named in the lease agreement.

(4) Defeased by PBCC via issuance of 1990 Certificates of Participation and 1992 A & C General Obligation Lease Certificates.

(5) Balance of allocation to Bond Resolution Trustee held Surplus Account.

PUBLIC BUILDING COMMISSION OF CHICAGO

2008 Administrative Expense Budget

	Total 2007 Budget	Projected 2007 Expenses	2007 Over/(Under) Budget	2008 Admin Expense Budget	2008 Increase/ (Decrease) over 2007 Actual	2008 Increase/ (Decrease) over 2007 Budget
Personnel Services						
Salaries	\$ 3,941,444	\$ 2,707,026	\$ (1,234,418)	\$ 4,367,925	\$ 1,660,899	\$ 426,481
Payroll Taxes	313,594	230,174	(83,420)	283,100	52,926	(30,494)
Medical Insurance	855,540	793,453	(62,087)	793,845	392	(61,695)
Severance Plan	500,000	203,141	(296,859)	555,716	352,575	55,716
Tuition Reimbursement	20,000	12,874	(7,126)	20,000	7,126	-
Sub-Total Personnel Services	\$ 5,630,578	\$ 3,946,668	\$ (1,683,910)	\$ 6,020,586	\$ 2,073,918	\$ 390,008
Retirement Plan Contributions:						
PBC 401(a)	\$ 259,020	\$ 234,871	\$ (24,149)	\$ 274,322	\$ 39,450	\$ 15,302
Municipal Employees	100,100	90,768	(9,332)	106,013	15,246	5,913
Total Personnel Services	\$ 5,989,698	\$ 4,272,307	\$ (1,717,391)	\$ 6,400,921	\$ 2,128,614	\$ 411,223
Insurance						
Daley Center	\$ 676,000	\$ 651,457	\$ (24,543)	\$ 684,000	\$ 32,543	\$ 8,000
General Insurance	1,010,000	784,063	(225,937)	595,500	(188,563)	(414,500)
Total Insurance	\$ 1,686,000	\$ 1,435,520	\$ (250,480)	\$ 1,279,500	\$ (156,020)	\$ (406,500)
Admin Legal Fees & Notices	\$ 395,500	\$ 316,057	\$ (79,443)	\$ 398,000	\$ 81,943	\$ 2,500
Trustee & Professional Fees	\$ 435,850	\$ 22,129	\$ (413,721)	\$ 25,850	\$ 3,721	\$ (410,000)
Audit & Accounting Fees	\$ 256,325	\$ 291,325	\$ 35,000	\$ 220,000	\$ (71,325)	\$ (36,325)
Rent	\$ 508,532	\$ 508,532	\$ -	\$ 892,789	\$ 384,257	\$ 384,257
Office/Computer Supplies & Equip. & Other Admin. Expenses	\$ 792,480	\$ 274,238	\$ (518,242)	\$ 667,380	\$ 393,142	\$ (125,100)
Program Management Office	\$ -	\$ 2,977,590	\$ 2,977,590	\$ 4,500,000	\$ 1,522,410	\$ 4,500,000
Contingency	\$ 1,000,000	\$ 250,000	\$ (750,000)	\$ 1,000,000	\$ 750,000	\$ -
	\$ 11,064,385	\$ 10,347,698	\$ (716,687)	\$ 15,384,440	\$ 5,036,742	\$ 4,320,055

Note: "Total 2007 Budget" does not include Parsons Core Costs; "Projected 2007 Expenses" and "2008 Admin Expense Budget" do include Parsons Core Costs for the respective periods.