

APPROVE THE EXTENSION OF THE EXISTING AGREEMENT WITH U. S. EQUITIES ASSET MANAGEMENT, LLC FOR PROPERTY MANAGEMENT SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve a 3-month extension of the existing agreement with U. S. Equities Asset Management, LLC to

3-month extension period not to exceed \$64,500 for management fees. A written extension agreement for Consultant's services is currently being negotiated. No payment shall be made to consultant during the extension period prior to the execution of the written extension agreement. The authority granted herein shall automatically rescind in the event a written extension agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this extension agreement is stated below.

SPECIFICATION NO.: 01-250284-A

CONSULTANT: U. S. Equities Asset Management, LLC
20 North Michigan Avenue, Suite 400
Chicago, IL 60602

- 8) Maintain all physical areas within the Building to assure that high levels of cleanliness, states of repair, and aesthetic appeal are sustained in compliance with specifications as determined by CPS;
- 9) Develop and maintain an emergency plan that satisfies minimal Building operation in the event of a power loss;
- 10) Provide monthly reports on the status of its assignments;
- 11) Operate and maintain all Building heating, ventilating, and air conditioning systems and all other mechanical, electrical, and plumbing systems;
- 12) Develop and maintain a database containing all the information and records regarding facility regulatory compliance;

environmental contamination, and the Americans with Disabilities Act (ADA) compliance;

- 14) Cooperate with the Board's leasing agent and Real Estate Department with respect to all

- 15) Assist consultants and contractors retained by CPS in coordinating work to be performed in the Building;

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the ~~written extension agreement. Authorize the President and Secretary to execute the written extension~~

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