

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
County of Cook and State of Illinois

WYCC Transmitter & Antenna Lease Amendment
at the John Hancock Center

THE CHANCELLOR

REPORTS

that WYCC will be converting its broadcast signal from analog to digital as required by the Federal Communications Commission. The technical plan calls for combined analog/digital transmitters and a dual antenna, capable of transmitting both channels 20 and 21, housed in and on the John Hancock Building. The new transmitter will be housed on the 97th floor, replacing WYCC's old transmitter space on the 94th floor. The new 97th floor space will also eliminate the need for housing a heat exchanger on the 98th floor. The new antenna will replace the old antenna on the same aperture atop the building. The existing lease agreement which expires September 2014 must be amended to reflect the ~~changes in~~ transmitter space and the change in the primary antenna. These changes will result in additional costs above those already reflected in the existing agreement.

increase in square footage required for

THE CHANCELLOR

RECOMMENDS

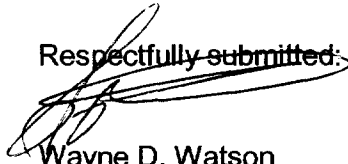
that the Board of Trustees authorizes the Chairman to amend the existing lease agreement with Shorenstein Realty Services as agent for the John Hancock Center for leasing ~~antenna aperture space and new transmitter space~~ to WYCC.

additional transmitter space and antenna aperture space

FINANCIAL

\$610,000 WYCC Operating Fund 0005018, FY '03 through FY '14

Respectfully submitted:



Wayne D. Watson
Chancellor

March 6, 2003

COLLEGE REVIEW: Maia Moore REQN.# _____
President

DISTRICT OFFICE REVIEWS & DATES SIGNED:

[Signature]
Purchasing
Date 2-21-03

[Signature]
Treasurer

[Signature]
Legal

[Signature]
Board Office

Admin. Svcs.
Date _____

Academic Aff.
Date _____

HR
Date _____

[Signature]
Finance
21-Feb-03

OIT _____ Date _____

WYCC-TV Shorenstein Realty Lease Estimates through end of amended agreement

23694

Existing Agreement

Yearly rents	<u>Transmitter</u>	<u>Main Antenna</u>	<u>Water Cooling</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Yearly Totals</u>
	<u>Room</u>		<u>Space</u>	<u>Share of Water</u>	<u>Share of</u>	
				<u>Cooling</u>	<u>Property Taxes</u>	
May 03-April 04	\$24,819.00	\$327,818.00	\$13,905.00	\$10,800.00	\$22,400.00	\$399,742.00
May 04-April 05	\$25,563.57	\$337,653.00	\$14,322.15	\$11,124.00	\$23,072.00	\$411,734.72
May 05-April 06	\$26,330.48	\$347,783.00	\$14,751.81	\$11,457.72	\$23,764.16	\$424,087.17
May 06-April 07	\$27,120.39	\$358,216.00	\$15,194.37	\$11,801.45	\$24,477.08	\$436,809.30
May 07-April 08	\$27,934.00	\$368,962.00	\$15,650.20	\$12,155.50	\$25,211.40	\$449,913.10
May 08-April 09	\$28,772.02	\$380,031.00	\$16,119.71	\$12,520.16	\$25,967.74	\$463,410.63
May 09-April 10	\$29,635.18	\$391,432.00	\$16,603.30	\$12,895.76	\$26,746.77	\$477,313.02
May 10-April 11	\$30,524.24	\$403,175.00	\$17,101.40	\$13,282.64	\$27,549.17	\$491,632.45
May 11-April 12	\$31,439.97	\$415,270.00	\$17,614.44	\$13,681.12	\$28,375.65	\$506,381.17
May 12-April 13	\$32,383.17	\$427,728.00	\$18,142.87	\$14,091.55	\$29,226.92	\$521,572.51
May 13-April 14	\$33,354.66	\$440,560.00	\$18,687.16	\$14,514.30	\$30,103.73	\$537,219.84
May 14-Sept 14	\$14,314.71	\$189,073.67	\$8,019.90	\$6,229.05	\$12,919.52	\$230,556.85
Totals	\$332,191.39	\$4,387,701.67	\$186,112.30	\$144,553.25	\$299,814.14	\$5,350,372.75

Amended Agreement

Yearly rents	<u>Transmitter</u>	<u>Main Antenna</u>	<u>Water Cooling</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Yearly Totals</u>
	<u>Room</u>		<u>Space</u>	<u>Share of Water</u>	<u>Share of</u>	
				<u>Cooling</u>	<u>Property Taxes</u>	
May 03-April 04	\$84,112.00	\$327,818.00	vacated	\$10,800.00	\$22,400.00	\$445,130.00
May 04-April 05	\$86,636.00	\$337,653.00		\$11,124.00	\$23,072.00	\$458,485.00
May 05-April 06	\$89,235.00	\$347,783.00		\$11,457.72	\$23,764.16	\$472,239.88
May 06-April 07	\$91,912.00	\$358,216.00		\$11,801.45	\$24,477.08	\$486,406.54
May 07-April 08	\$94,669.00	\$368,962.00		\$12,155.50	\$25,211.40	\$500,997.89
May 08-April 09	\$97,509.00	\$380,031.00		\$12,520.16	\$25,967.74	\$516,027.90
May 09-April 10	\$100,434.00	\$391,432.00		\$12,895.76	\$26,746.77	\$531,508.54
May 10-April 11	\$103,447.00	\$403,175.00		\$13,282.64	\$27,549.17	\$547,453.81
May 11-April 12	\$106,550.00	\$415,270.00		\$13,681.12	\$28,375.65	\$563,876.77
May 12-April 13	\$109,747.00	\$427,728.00		\$14,091.55	\$29,226.92	\$580,793.47
May 13-April 14	\$113,040.00	\$440,560.00		\$14,514.30	\$30,103.73	\$598,218.02
May 14-Sept 14	\$48,513.00	\$189,073.67		\$6,229.05	\$12,919.52	\$256,735.24
Totals	\$1,125,804.00	\$4,387,701.67		\$144,553.25	\$299,814.14	\$5,957,873.05

Change Existing Agreement to Amended Agreement

	<u>Existing</u>	<u>Amended</u>	<u>Change</u>
May 03-April 04	\$399,742.00	\$445,130.00	\$45,388.00
May 04-April 05	\$411,734.72	\$458,485.00	\$46,750.28
May 05-April 06	\$424,087.17	\$472,239.88	\$48,152.71
May 06-April 07	\$436,809.30	\$486,406.54	\$49,597.24
May 07-April 08	\$449,913.10	\$500,997.89	\$51,084.80
May 08-April 09	\$463,410.63	\$516,027.90	\$52,617.27
May 09-April 10	\$477,313.02	\$531,508.54	\$54,195.52
May 10-April 11	\$491,632.45	\$547,453.81	\$55,821.36
May 11-April 12	\$506,381.17	\$563,876.77	\$57,495.60
May 12-April 13	\$521,572.51	\$580,793.47	\$59,220.96
May 13-April 14	\$537,219.84	\$598,218.02	\$60,998.18
May 14-Sept 14	\$230,556.85	\$256,735.24	\$26,178.39
Totals	\$5,350,372.75	\$5,957,873.05	\$607,500.31