

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE SCHEDULED ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 3, 2011

The scheduled annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 3, 2011 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Byron T. Brazier
Martin Cabrera, Jr.
Toni Preckwinkle
Arnold L. Randall
Juan Rangel
Samuel Wm. Sax
Mariyana T. Spyropoulos
Gerald M. Sullivan

The following Commissioners were absent:

Bryan S. Traubert
David J. Vitale

Also present were:

Erin Lavin Cabonargi

J. Alavrez
P. Bobb
B. Campney
K. Candela
R. Castillo
E. Choklek
A. Del Muro
E. Fisk
T. Foucher-Weekley
A. Fredd
L. Giderof
R. Giderof

K. Hall
J. Hartman
T. Haymaker
K. Holt
D. Jackson
A. La Velle
L. Lypson
J. McConnell
J. McIntyr
D. McNabb
J. Meeks
L. Neal
K. Purcell
A. Quinn
G. Rappe
B. Rejman
E. Rivera
O. Ruffin
E. Ryan
M. Simon
P. Spieles
P. Taylor
K. Vantrease
A. Wiggins

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

The reading of the minutes of the September 13, 2011 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

Next was the administration of the oath of office to Mariyana T. Spyropoulos, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2016. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7719

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Mariyana T. Spyropoulos, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as board member of the Public Building Commission

October 3, 2011

of Chicago for a term ending on September 30, 2016 or until her successor is appointed.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 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, 2012, as follows:

Chairman:	Mayor Rahm Emanuel
Secretary:	Lori A. Lypson
Assistant Secretary:	Michael Ruemmler
Treasurer:	Byron T. Brazier
Assistant Treasurer:	Tanya Foucher-Weekley

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 the Board of Commissioners was presented with consideration of approval of a Resolution commending John E. Wilson for his service to the Public Building Commission of Chicago as Assistant Treasurer. **Upon request, this item was deferred.** Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7720

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby defer the Resolution commending John E. Wilson for his service to the Public Building Commission of Chicago as Assistant Treasurer.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioner Martin Cabrera, Jr. next presented a report of the Audit Committee meeting held on September 22, 2011 which is summarized as follows:

- ◆ **Approval of Engagement Letter/Proposed Fees for the 2011 Audit** – The Audit Committee accepted the recommendation of the Director of Finance for approval of an engagement letter by Deloitte to conduct the 2011 Audit and proposed fees of \$188,000. Due to efficiencies within the Finance Section and Deloitte’s team approach, fees are being reduced by 7% from the 2010 level. Deloitte described the audit approach for 2011, provided a high level schedule for the 2011 audit and advised that its M/WBE partners would be retained for the 2011 Audit.
- ◆ **Approval to amend the Ethics Code of the Public Building Commission of Chicago (approved October 1, 1997 amended on December 9, 1997 and June 8, 2004)** – The Audit Committee accepted the report by the Director of Enterprise Risk Management recommending that the Board update the PBC Code of Ethics to provide further clarification of defined terms and to make the following changes:

1. Add Domestic Partner to definitions of “Immediate Family Member” and “Relative.”
2. Add a definition of firms “Seeking to Do Business” with the PBC to the various restrictions related to firms “Doing Business” with the PBC.
3. Restrict an Official, Employee of the PBC or Immediate Family Member who is seeking public office from soliciting or accepting political contributions in amounts exceeding \$1,500 per primary or general election (or \$3,000 per calendar year) from an entity doing business or seeking to do business with the PBC. This includes seeking or accepting contributions on behalf of that Official or Immediate Family Member.
4. Clarify that the restrictions on Officials and Employees having economic interest in any contract or work that is paid for by funds belonging to or administered by the Commission extend to immediate Family Members.

The Executive Director also reported that all Board members will be scheduled for annually required Ethics training before the end of the calendar year.

Next, Commissioner Brazier presented a report regarding the Administrative Operations (AO) meeting held on September 22, 2011 which is summarized as follows:

- ◆ **Field Order Activity Report and Proposed Change Orders** – The AO Committee accepted the report concerning Field Orders issued for various projects and approved change orders for the following projects: Mariano Azuela Elementary School, credit (\$85,883.00); Osterman Beach Comfort Station, \$17,767.54; 40th Street Beach Comfort Station, \$18,378.62; Jones College Prep High School, \$14,080.00; Jones College Prep High School,

\$28,972.00; Jones College Prep High School, \$81,000.00; Garvy Elementary School Addition, \$132,989.00; and the Marvin Camras Elementary School, \$367,042.23;

- ◆ **Specialty Consultants** - The AO Committee accepted the report concerning task order awards to Specialty Consultants for the following projects: Douglas Park Artificial Turf; Jones College Prep High School; Ogden Elementary School; Peck Elementary School; and Ping Tom Memorial Park Field House;
- ◆ **MB Real Estate Services LLC** - The AO Committee accepted the report recommending a one-year contract extension for MB Real Estate Services LLC to provide Property Management Services for the Richard J. Daley Center through December 31, 2012. The Management Fee of \$198,450 for 2009 will be maintained through December 31, 2012. The budget for reimbursement of commercial general liability insurance premiums shall not exceed \$74,000 for 2012.
- ◆ **Task Order Assignments for Linked Annex Project** - The AO Committee accepted the report recommending a Task Order assignment to Wallin/Gomez Architects, Ltd., for Architect of Record services at the Stevenson Elementary School Linked Annex Project and to Bauer Latoza Studio for Architect of Record services at the Onahan Elementary School Linked Annex Project.
- ◆ **Public Building Commission's 2012 Administrative Expense Budget** - The AO Committee accepted the report by the Director of Finance recommending approval of PBC's 2012 Administrative Budget in the sum of \$14,294,529. An overview of the Commission's 2010 budget was provided. Due to declining projected Work in Place (WIP), the budget is being reduced from \$18,298,210 in 2011 to \$14,294,529 for 2012 or 21.9%. The 2012 budget reflects estimated resources available from the following sources: Administrative Lease Allocation from Revenue Bonds; Prior Collected PBC Administrative Fees; 2012 Projected PBC Administrative Fees; and Direct Allocation for Insurance Expenses. Projected Administrative Expenses for 2012 include the following: Personnel Services; Insurance; Legal Fees; Inspector General Legal Fees; Professional Services Fees; Rent/Leasehold Improvements; Office/Computer Supplies and Equipment and other administrative expenses; Program Management Office; and Contingency.
- ◆ **Richard J. Daley Center Operating and Capital Budgets for 2012** - MB Real Estate, Property Manager for the Daley Center, provided a detailed report to the AO Committee concerning the proposed 2012 Daley Center's Operating and Capital Budgets and advised the AO Committee that the Daley Center's Operating Expenses compared favorably with benchmark data collected by the Building Owners & Managers Association (BOMA) Experience Exchange Report.

The Operations and Maintenance Budget for 2012 reflected a 0.47% increase over projected 2011 expenses and a 0.31% decrease over the 2011 Budget. Decreases resulted from security expenses (.67%), cost of services resold due to projected decreases in natural gas procurement for tenant steam usage (43.93%), insurance expenses due to completion of sprinkler installation and Life Safety System upgrades (20.28%). Increases for general

building resulted from increased rates for freight elevator operations and carpenter union (6.44%), cleaning expenses resulting from annual increase in janitorial wages (1.94%) and mechanical maintenance resulting from increased rates with Local 399 for engineering rates and elevator maintenance (2.26%).

The Capital Budget for 2012 of \$4,220,000 reflected a \$1,940,000 increase from the 2011 Budget and includes the following projects: restoring a non-functioning boiler unit; energy upgrades to two boilers and code compliance; required repairs to the north façade louvers due to corrosion and west ramp re-waterproofing.

Following the presentation and discussion, the AO Committee accepted the report recommending approval of the Daley Center Operating and Capital Budgets for 2012 in the sum of \$19,703,139.00.

- ◆ **Proposed Amendments to Professional Services Agreement.** The AO 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".
- ◆ **Public Comment Period** – Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented by any persons.

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. 7721

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:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The Executive Director next advised the Board of Commissioners regarding regular reports, development status and other matters. Her report included: the 2011 Gold Certified Award for Ogden Elementary School; a Power Point presentation summarizing PBC projects; the presentation of the 2010 PBC Annual Report; and a commendation by the Executive Director to Commissioner Byron Brazier on behalf of his father, Bishop Arthur Brazier (deceased) for leadership and mentorship to the PBC. The report was accepted.

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7722

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue Change Orders to contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan - 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 2 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 8 items included on the notice of

October 3, 2011

contracts awarded to specialty consultants since the previous board meeting. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "D".

The Board of Commissioners was next presented with consideration of approval of the appointment of Deloitte & Touche LLP as independent auditor to perform the annual audit of the Public Building Commission for year ending December 31, 2011. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7723

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Deloitte & Touche LLP, an independent accounting firm, to provide professional services for the Public Building Commission's annual audit for calendar year ending December 31, 2011 for a fee, including expenses, of \$188,000.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next to be presented to the Commissioners for consideration of approval was a request to amend the Public Building Commission of Chicago code of ethics resolutions No. 5339 adopted October 1, 1997, and No. 5371 amended December 9, 1997 and No. 6701 amended June 8, 2004 to further clarify defined terms. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7724

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby rescinds Resolutions No. 5339 and No. 5371, adopted October 1, 1997 and December 9, 1997, respectively, and Resolution No. 6701 amended June 8, 2004 in their entirety and, in lieu thereof, this Resolution No.7724 is hereby adopted.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the Public Building Commission of Chicago Code of Ethics Policy attached hereto as Exhibit "E".

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed, upon advice by Legal Counsel, to undertake such action as may be necessary in order to implement the provisions of this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next agenda item presented by the Executive Director to the Board of Commissioners was a report concerning the Public Building Commission's various 2012 administrative budgets. After discussion and consideration and upon motion duly made and seconded, the proposed 2012 Public Building Commission of Chicago Consolidated Administrative Expense Budget and the 2012 Individual Administrative Expense Budgets as required by the several bond resolutions were approved and are attached hereto collectively as Exhibit "F":

RESOLUTION NO. 7725

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2012 Consolidated Administrative Expense Budget and the 2012 Individual Administrative Expense Budgets by bond issue attached hereto collectively as Exhibit "F" are hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

October 3, 2011

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

RESOLUTION NO. 7726

2012 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 2012:

	1990A
Personnel Services	\$ 158,738
Insurance	17,552
Legal	11,802
Inspector General	1,580
Professional Services	11,745
Rent/Leasehold Improvements	19,016
Office Supplies & Other Admin. Items	11,870
Program Mgmt. Office	67,697
Total	\$ 300,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7727

2012 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 2012:

October 3, 2011

	1990B
Personnel Services &	\$ 13,228
Insurance	1,463
Legal	983
Inspector General	132
Professional Services	979
Rent/Leasehold	
Improvements	1,585
Office Supplies &	
Other Admin. Items	989
Program Mgmt. Office	5,641
Total	\$ 25,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7728

2012 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 2012:

	1993A
Personnel Services	\$ 634,953
Insurance	70,206
Legal	47,207
Inspector General	6,318
Professional Services	46,982
Rent/Leasehold	
Improvements	76,066

October 3, 2011

Office Supplies &	
Other Admin. Items	47,479
Program Mgmt. Office	270,788
Total	\$ 1,200,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
 Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
 Samuel Wm. Sax, Mariyana Spyropoulos,
 Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7729

2012 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 2012:

	1998A (1993C)
Personnel Services	\$ 79,369
Insurance	8,776
Legal	5,901
Inspector General	790
Professional Services	5,873
Rent/Leasehold	
Improvements	9,508
Office Supplies &	
Other Admin. Items	5,935
Program Mgmt. Office	33,849
Total	\$ 150,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
 Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
 Samuel Wm. Sax, Mariyana Spyropoulos,
 Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Thereupon the Board of Commissioners considered the remaining portion of the proposed Consolidated Administrative Expense Budget which would be chargeable to other revenues of the PBC. Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7730

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2012 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 & Insurance	\$ 7,034,498
Legal	777,800
Inspector General	523,000
Professional Services	70,000
Rent/Leasehold Improvements	520,500
Office Supplies & Other Admin. Items	842,718
Program Mgmt. Office	526,013
Contingency	3,000,000
Total	\$ 14,294,529

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,

October 3, 2011

Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
 Samuel Wm. Sax, Mariyana Spyropoulos,
 Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was the proposed 2012 Operations and Maintenance Budget and the 2012 Capital Budget for the Richard J. Daley Center. After discussion and consideration and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7731 - Daley Center

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2012 are \$15,483,139 and \$4,220,000, respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operations and Maintenance Budget and Capital Budget for the fiscal year January 1, 2012 to December 31, 2012 attached hereto collectively as Exhibit "G".

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the sums of \$15,483,139 for the Operations and Maintenance Budget of the Richard J. Daley Center and \$4,220,000 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2012 to December 31, 2012.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
 Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
 Samuel Wm. Sax, Mariyana Spyropoulos,
 Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Board of Commissioners for consideration of approval a one year contract extension to MB Real Estate Services LLC as Property Manager for the Richard J. Daley Center. The terms of the extension will be for one (1) year under the same terms and conditions except as follows:

- The \$198,450 Management Fee for 2009 will be maintained. There will be no increase in the Management Fee for 2012.
- The budget for reimbursement of the PBC specified CGL insurance premium will not exceed \$74,000 for 2012.

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

RESOLUTION NO.7732

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the contract extension with MB Real Estate Services LLC for Property Management Services for the Richard J. Daley Center for a term of one (1) year under the same terms and conditions as the current contract except as follows:

- The \$198,450 Management Fee for 2009 will be maintained. There will be no increase in the Management Fee for either 2012.
- The budget for reimbursement of the PBC specified CGL insurance premium will not exceed \$74,000 for 2012.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute an extension of the current contract in such form as shall be approved by Legal Counsel.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Mariyana Spyropoulos, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

Commissioners abstaining:

Samuel Wm. Sax – 1

The Board of Commissioners was next presented with consideration of approval of a request from the Chicago Public Schools to undertake the design and construction of the Peck Elementary School Renovation project located at 3826 W. 58th Street for a total project budget of \$14,300,000 inclusive of the \$1,920,000 approved at the May 10, 2011 Board Meeting. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7733

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of the Peck Elementary School Renovation project on behalf of the Chicago Public Schools for a total project budget of \$14,300,000 with funding to be provided by or on behalf of the Chicago Public Schools.

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:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

Next the Executive Director presented to the Board of Commissioners for consideration of approval a request from the Chicago Public Schools to undertake the design and construction of the Henderson Elementary School Renovation project located at 5650 S. Wolcott Avenue for a total project budget of \$15,141,000 inclusive of the \$5,758,000 approved at the May 10, 2011 Board Meeting. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7734

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake

October 3, 2011

the design and construction of the Henderson Elementary School Renovation project on behalf of the Chicago Public Schools for a total project budget of \$15,141,000 with funding to be provided by or on behalf of the Chicago Public Schools.

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:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,
Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a revised undertaking request from the Chicago Public Schools for an additional budget increase associated with the Marvin Camras Elementary School Renovation project located at 3000 N. Mango Avenue. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7735

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the revised undertaking budget which includes the resolution of all claims and payments to the contractors involved with the construction work associated with the Marvin Camras Elementary School Renovation project on behalf of the Chicago Public Schools and revised undertaking total budget increase to \$11,277,109 with funding to be provided by or on behalf of the Chicago Public Schools.

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:

Rahm Emanuel, Byron T. Brazier, Martin Cabrera, Jr.,

October 3, 2011

Toni Preckwinkle, Arnold L. Randall, Juan Rangel,
Samuel Wm. Sax, Mariyana Spyropoulos,
Gerald M. Sullivan – 9

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to conduct a public comment period pursuant to Section 2.06(g) of the Open Meetings Act. No public comments or statements were presented by any persons.

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

Secretary

APPROVED:

Chairman

October 3, 2011

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 September 22, 2011

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Consultant's Current Fee	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Engine Company 16	Interactive Design, Inc. (PS 1828-A2) Architect of Record	This amendment represents an increase the Consultant's Fee in the amount of \$33,000 for the Architect of Record to design a fire sprinkler system for the building. The services represented in this amendment were not included in the Original Scope of Services.	\$10,679,000.00	\$599,000.00	\$33,000.00	\$632,000.00	5.9%
2	Jones College Prep Replacement High School	Perkins + Will (PS 1547-A2) Architect of Record	This amendment represents an increase to the Consultant's Fee in the amount of \$60,637.00 for the Architect of Record to modify drawings and specifications in the bid package as a result of a change in procurement strategy for the project. This amendment also increases the Reimbursable Expenses Budget by \$4,500.00 for construction administration time for the Geotechnical Engineer that was not included in the AOR's original scope of services for the reimbursable consultant. The services represented in this amendment were not included in the Original Scope of Services.	\$90,980,000.00	\$5,465,430.00	\$80,637.00	\$5,526,067.00	6.1%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – October 3, 2011

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 3, 2011**

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I= ((E+G)/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED BOARD CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED BOARD CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR OCTOBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	APPROVED BOARD CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONSTRUCTION CONTRACT
Lee Pasteur Hurley Elementary School (Mariano Azuela Elementary School) 4707 W. Marquette Road Project Manager: Ryan Forristal	1478	The George Sollitt Construction Company	\$22,929,000.00	\$276,025.47	\$23,205,025.47	(\$65,883.00)	\$23,139,142.47	0.83%
Osterman Beach Comfort Station 5701 N. Lake Shore Drive Project Manager: Julie Mahnich	1497B	Pacific Construction Services	\$1,417,071.00	\$400,815.08	\$1,817,886.08	\$17,767.54	\$1,835,653.62	29.54%
40th Street Beach Comfort Station 4101 S. Lake Shore Drive Project Manager: Julie Mahnich	1497A	Pacific Construction Services	\$1,510,071.00	\$132,890.27	\$1,642,961.27	\$18,378.62	\$1,661,339.89	10.02%
Jones College Prep Replacement High School 700 S. State Street Project Manager: Mike Vergamini	1531	Rausch Construction Company, Inc.	\$256,000.00	\$0.00	\$256,000.00	\$14,080.00	\$270,080.00	5.50%
Jones College Prep Replacement High School 700 S. State Street Project Manager: Mike Vergamini	1532	Roy Strom Excavating	\$1,979,000.00	\$0.00	\$1,979,000.00	\$28,972.00	\$2,007,972.00	1.46%
Jones College Prep Replacement High School 700 S. State Street Project Manager: Mike Vergamini	1528	Rausch Construction Company, Inc.	\$1,499,700.00	\$0.00	\$1,499,700.00	\$81,000.00	\$1,580,700.00	5.40%
Gandy Elementary School Addition 5225 N. Oak Park Avenue Project Manager: Julie Mahnich	1511	Skender Construction Company	\$9,490,195.00	\$0.00	\$9,490,195.00	\$132,999.00	\$9,623,184.00	1.40%
Wellington Elementary School Renovation (Marvin Camas Elementary School) 3000 N. Mango Project Manager: Jim Koolish	1513	Tropic Construction Corp. / Nest Builders, Inc.	\$6,021,225.00	\$0.00	\$6,021,225.00	\$367,817.23	\$6,389,042.23	6.11%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lee Pasteur Hurley Area Elementary School

(Mariano Azuela Elementary School)

4707 W. Marquette Road

October 3, 2011

The George Sollitt Construction Company

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1478	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$22,929,000.00
NUM		APPROVED CHANGE ORDERS	\$276,025.47
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$23,205,025.47
007	1478-92	Deduct unused contract contingency. Other.	(\$85,883.00)

TOTAL CHANGE ADDITION (\$85,883.00)

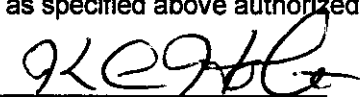
ADJUSTED CONTRACT PRICE AFTER APPROVAL **\$23,119,142.47**

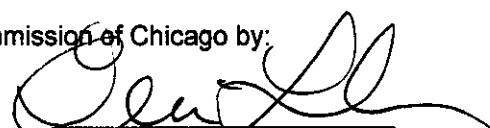
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1478 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Osterman Beach Comfort Station

5701 North Lake Shore Drive

October 3, 2011

Pacific Construction Services

4700 N. Ravenswood, Suite B

Chicago, Illinois 60640

CHNG	BULL	CONTRACT NUMBER 1497B	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,417,071.00
NUM		APPROVED CHANGE ORDERS	\$ 400,815.08
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$1,817,886.08
007	1497B-23	Additional hauling and disposal of 652 tons of excavated soil. Other.	\$17,767.54

TOTAL CHANGE ADDITION

\$17,767.54

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$1,835,653.62

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1497B heretofore issued by the Public Building Commission.

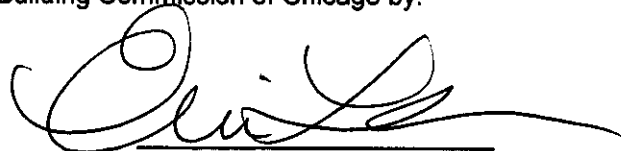
All parties shall apply the change as indicated above.

Resolution Number 7722

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

40th Street Beach Comfort Station

4101 South Lake Shore Drive

October 3, 2011

Pacific Construction Services

4700 N. Ravenswood, Suite B

Chicago, Illinois 60640

CHNG	BULL	CONTRACT NUMBER 1497A	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,510,071.00
NUM		APPROVED CHANGE ORDERS	\$ 132,890.27
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$1,642,961.27
007	1497A-23	Additional hauling and disposal of 1,316 tons of excavated soils. Other.	\$18,378.62

TOTAL CHANGE ADDITION \$18,378.62

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$1,661,339.89

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1497A heretofore issued by the Public Building Commission.

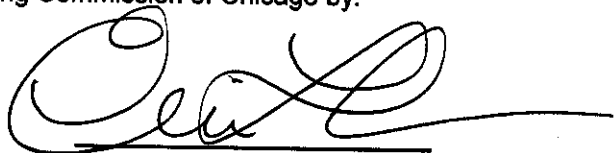
All parties shall apply the change as indicated above.

Resolution Number 7722

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Jones College Prep Replacement High School

700 S. State Street

October 3, 2011

Rausch Construction Company

2717 S. 13th Avenue

Bridgeview, IL 60155

CHNG	BULL	CONTRACT NUMBER 1531	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$256,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$256,000.00
001	1531-1d	Provide insurance and performance and payment bond in accordance with contract documents. Other.	\$12,430.00
001	1531-3d	Provide necessary pollution liability insurance. Other.	\$1,650.00

TOTAL CHANGE ADDITION \$14,080.00

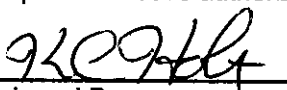
ADJUSTED CONTRACT PRICE AFTER APPROVAL \$270,080.00

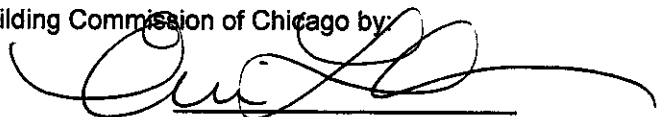
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1531 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Jones College Prep Replacement High School

700 S. State Street

October 3, 2011

Roy Strom Excavating
1201 Greenwood Avenue
Maywood, Illinois 60153

CHNG	BULL	CONTRACT NUMBER 1532	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,979,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$1,979,000.00
001	1532-1e	Provide insurance and performance and payment bond in accordance with contract documents. Other.	\$28,972.00

TOTAL CHANGE ADDITION

\$28,972.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$2,007,972.00

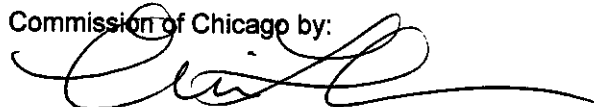
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1532 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Jones College Prep Replacement High School

700 S. State Street

October 3, 2011

Rausch Construction Company

2171 S. 13th Avenue

Broadview, IL 60144

CHNG	BULL	CONTRACT NUMBER 1528	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,499,700.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$1,499,700.00
001	1528-1a	Provide insurance and performance and payment bond in accordance with contract documents. Other.	\$81,000.00

TOTAL CHANGE ADDITION

\$81,000.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$1,580,700.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1528 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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

920766
Reviewed By

[Signature]
Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Garvy Elementary School Addition

5225 N. Oak Park Avenue

October 3, 2011

Skender Construction Company
200 W. Madison, Suite 1300
Chicago, Illinois 60606

CHNG	BULL	CONTRACT NUMBER 1511	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,490,195.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$9,490,195.00
001	1511-No26	Provide and install playground surface and playground equipment. Client Directed Change.	\$132,989.00


TOTAL CHANGE ADDITION	\$132,989.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$9,623,184.00


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1511 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Wellington Elementary School Renovation

(Marvin Camras Elementary School)

3000 N. Mango

October 3, 2011

Tropic Construction Corp. / Nest Builders, Inc. JV

325 N. Wells

Chicago, IL 60654

CHNG	BULL	CONTRACT NUMBER 1513	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$6,021,225.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$6,021,225.00
001	1513-46	Deduct unused painting allowance from contract. Other.	(\$15,000.00)
001	1513-47	Deduct unused site work allowance from contract. Other.	(\$49,200.00)
001	1513-119	Settlement for any and all claims for additional compensation for work on the project. Other.	\$432,017.23

TOTAL CHANGE ADDITION

\$367,817.23

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$6,389,042.23

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1513 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7722

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


Reviewed By


Executive Director

10/11/11

Notice of Award
October 2011

REQUEST FOR SERVICE \$25,000 & UNDER				
Project Name	Service	M/WBE	Firm	\$ Total
PBC Administration	Computer Software		Sage	\$ 6,464.00
PBC Administration	Computer Equipment and Maintenance		Computer Onsite	\$5,640.00

Notice of Award
October 2011

TASK ORDERS AWARDED AGAINST TERM CONTRACTS (2/2010)					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Douglas Park Artificial Turf	Environmental A, B, C	R	MBE	Environmental Design International, Inc.	\$25,767.60
Jones College Preparatory High School	Environmental A, B, C	A	WBE	Carnow Conibear & Assoc., Ltd.	\$119,292.00
Douglas Park Artificial Turf	Geotechnical	R	MBE	GSG Consultants, Inc.	\$11,464.95
Ogden Elementary School	Geotechnical	A		Environmental Protection Industries	\$27,800.00
Jones College Preparatory High School	Material Testing	R		ECS Midwest, LLC	\$28,738.00
Peck Elementary School	Material Testing	D		Great Lakes Soil & Environmental Consultants, Inc.	\$8,770.00
Douglas Park Artificial Turf	Surveying	D	WBE	Terra Engineering, Ltd.	\$2,030.00
Ping Tom Memorial Park Field House	Traffic Study	R		V3 Companies of Illinois, Ltd.	\$13,700.00

Specialty Consultant	Term Limits Not to Exceed
Commissioning	\$500,000.00
Environmental-Category A,B,C	\$1,500,000.00
Geotechnical	\$750,000.00
Environmental Renovation/Demolition	\$1,000,000.00
Material Testing	\$1,000,000.00
Surveying	\$200,000.00
Traffic Study	\$200,000.00



Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
RAHM EMANUEL
Mayor
City of Chicago

Executive Director
ERIN LAVIN CABONARGI

October 3, 2011

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

RE: Amendment of PBC Code of Ethics Resolution No. 6701 Approved by
PBC Board of Commissioners on June 8, 2004

Honorable Chairman and Commissioners:

The PBC Code of Ethics, last amended June 8, 2004 provides rules related to the conduct of PBC officials and employees. It is recommended that the Board update the Code of Ethics to provide further clarification of defined terms and to make the following changes:

1. Redefine "Immediate Family Member" and "Relative" adding Domestic Partner to the definitions.
2. Defines the term "Seeking to Do Business" as taking action within the past six months to enter into a contract, purchase, sale, lease or business with the Commission that would have resulting in Doing Business with the Commission. This term is then added at various points throughout the policy in regards restrictions on gifts, political contributions, employment, etc.
3. Restricts an Official, Employee or Immediate Family Member who is seeking public office from soliciting or accepting political contributions in amounts exceeding \$1,500 per primary or general election (or \$3,000 per calendar year) from a person doing business or seeking to do business with the PBC. This includes seeking or accepting contributions on behalf of that Official or Immediate Family Member.
4. Clarifies that the restrictions on Officials and Employees having economic interest in any contract or work that is paid for by funds belonging to or administered by the Commission extends to Immediate Family Members.

Please note that PBC Board Resolution 7274 adopted on December 16, 2010 requires that each PBC Board member will attend a training seminar to inform you of your duties, obligation and responsibilities under the Code of Ethics. This training will be scheduled with you individually before the end of the calendar year.

Sincerely,

Eileen Ryan
Director of Enterprise Risk Management

File Code: 00000-01-01-02-04



**PBC ETHICS RESOLUTION — APPROVED BY PBC
BOARD OF COMMISSIONERS ON JUNE 8, 2004
RESOLUTION No. 6701**

**PUBLIC BUILDING COMMISSION OF CHICAGO
AMENDED, RESTATED AND REVISED OCTOBER 3, 2011
CODE OF ETHICS**

**RESOLUTION No. 5339, amended by
RESOLUTION No. 5371, amended by Resolution No. 6701**

WHEREAS, the Public Building Commission of Chicago (the "Commission") created pursuant to the Public Building Commission Act, 50 ILCS 20/1 et. seq. (the "Act") for the purpose of making possible the acquisition, construction or enlargement of public improvements, buildings, and facilities; and

WHEREAS, the Commission has undertaken the acquisition, construction, rehabilitation, renovation, improvement, furnishing and equipping of public improvements, buildings and facilities for use by various governmental agencies in furnishing essential governmental, health, safety and welfare services; and

WHEREAS, the Commission is authorized by the Act to acquire fee simple title and other interests in real property, to employ persons, firms or corporations and to enter into contracts for construction work and professional services which may be necessary for the accomplishment of the objects and purposes of the Commission and the proper administration and management of the affairs of the Commission; and

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the Commission and the citizens of the City of Chicago to promote public confidence in the integrity of the Commission by adopting an ethics policy which will establish consistent standards for the conduct of the Commission's business by its officials, employees and Contractors; and,

WHEREAS, the Commission is obligated by the provisions of the State Officials and Employees Ethics Act, 5 ILCS 430/1-1 et seq. (the "Ethics Act") to adopt an ethics policy consistent with the provisions of the Ethics Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF
THE COMMISSION AS FOLLOWS:**

1. The Public Building Commission Code of Ethics is enacted, as follows:

CONTENTS

Article I. Definition of Terms	4
Section 101 Definitions	4
Article II. Code of Conduct	8
Section 201 Fiduciary Duty.	8
Section 202 Improper Influence.	8
Section 203 Gifts and Favors	9
Section 204 Prohibited Conduct.....	10
Section 205 Solicitation or Receipt of Money for Advice or Assistance.	11
Section 206 Commission-owned Property.	11
Section 207 Use or Disclosure of Confidential Information.	11
Section 208 Economic Interest in Contracts and Commission Work.	11
Section 209 Representation of Other Persons.	13
Section 210 Negotiation an Offer of Future Employment	13
Section 211 Post-employment Restrictions.	13
Section 212 Secondary Employment	14
Section 213 Contract Inducements.	15
Section 214 Nepotism.	15
Section 215 Financial Disclosure	15
Section 216 Limitation of Political Activities	16
Section 217 Ethics Training	17

Article III. Financial Disclosure Statement	17
Section 301 Statement of Financial Interests	17
Article IV. Lobbyist Disclosure	18
Section 401 Lobbyist Disclosure	18
Section 402 Prohibitions	18
Article V. Penalties for Violation	18
Section 501 Sanctions.	18
Section 502 Contract Remedies.	18
Section 503 Other Remedies.	19
Article VI. Miscellaneous	19
Section 601 Relationship to Other Laws.	19
Section 603 Implementation of Resolution	19
Section 603 Severability.	19

Article I. Definition of Terms

Section 101. Definitions. Whenever used in this Resolution, the following terms shall have the following meanings:

- (a) "Business Relationship." Any contractual or other private business dealing of an Official or Employee, or his or her Immediate Family Member, or of any entity in which the Official or Employee, or his or her Immediate Family Member has a Financial Interest with any person or entity which entitles the Official or Employee to compensation or payment in the amount of \$2,500 or more during the prior twelve months.
- (b) "Contractor." Any person (including his or her agents or employees acting within the scope of their employment) doing business with the Commission.
- (c) "Contract Management Authority." Personal involvement in or direct supervisory responsibility for the formulation, administration or execution of a Commission contract, including without limitation the preparation of specifications, request for qualifications, evaluation of bids or proposals, negotiation of contract terms or supervision of contract performance.
- (d) "Doing Business." Any one or any combination of contracts, purchases, sales or leases with to or from the Commission,
- (e) "Domestic Partner." A qualified domestic partner as defined in Section 2-152-072 of the Municipal Code of Chicago.
- (f) "Economic interest." Any interest valued or capable of valuation in monetary terms; provided, however, that "economic interest" is subject to the same exclusions as "financial interest".
- (g) "Employee." An individual employed by the Commission, whether part-time or full-time, but excludes members and officers of the Board of Commissioners and Contractors.

(h) "Executive Director." The Executive Director of the Commission.

(i) "Expenditure." A payment, distribution, loan, advance, deposit, or gift of money or anything of value.

(j) "Financial Interest." Any interest (i) as a result of which a person currently receives or is entitled to receive in the future more than \$2,500 per calendar year; or (ii) with a cost or present value of \$5,000 or more; or (iii) representing or resulting from ownership of more than ten percent (10%) of a corporation, partnership, sole proprietorship, firm, enterprise, franchise, organization, holding company, joint stock company, receivership, trust, or any other legal entity organized for profit. Financial interest for purposes of clauses (i) and (ii) of this subsection shall not include (a) any interest of the Immediate Family Member of an Official or Employee which interest is related to the Immediate Family Member's independent occupation, profession or employment; (b) any ownership through purchase at fair market value or inheritance of less than one percent (1%) of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the value of or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended; (c) the authorized compensation paid to an Official or Employee for his office or employment; (d) any economic benefit provided equally to all residents of the City; (e) a time or demand deposit in a financial institution; (f) an endowment or insurance policy or annuity contract purchased from an insurance company.

(k) "Gift." Any thing of value given without consideration or expectation of return.

(l) "Immediate Family Member." A person who is related to an Official or Employee as parent, step-parent, spouse, Domestic Partner, child, step-child, grandparent, grandchild, brother, sister, and step or half brother or sister, whether by blood or adoption.

(m) "Lobbyist." Any person who, on behalf of any person other than himself, or as part of his duties as an employee of another, undertakes to influence any action by the Commission.

(n) "Official." Any commissioner or officer of the Board of Commissioners.

(o) "Ownership Interest." Any sole proprietorship or any interest representing more than five percent (5%) of a corporation, partnership, firm enterprise, franchise, organization, holding company, joint stock company, receivership, trust, or any other legal entity organized for profit; provided, however, that ownership interest does not mean any ownership through purchase at fair market value or inheritance of less than one percent (1%) of the shares of a publicly traded corporation.

(p) "Person." Any individual, entity, corporation, partnership, firm, association, affiliate, union, trust, estate, as well as any parent or subsidiary of any of the foregoing, whether or not operated for profit.

(q) "Professional Services." Services in any occupation requiring advanced or specialized education and training, including without limitation law, accounting, insurance, real estate, engineering, construction management, medicine, architecture, dentistry, banking, finance, public relations, education or consulting.

(r) "Political Activity."

- (1) Preparing for, organizing, or participating in any political meeting, political rally, political demonstration, or other political event.
- (2) Soliciting contributions, including but not limited to the purchase of, selling, distributing, or receiving payment for tickets for any political fundraiser, political meeting, or other political event.
- (3) Soliciting, planning the solicitation of, or preparing any document or report regarding any thing of value intended as a campaign contribution.

- (4) Planning, conducting, or participating in a public opinion poll in connection with a campaign for elective office or on behalf of a political organization for political purposes or for or against any referendum question.
- (5) Surveying or gathering information from potential or actual voters in an election to determine probable vote outcome in connection with a campaign for elective office or on behalf of a political organization for political purposes or for or against any referendum question.
- (6) Assisting at the polls on election day on behalf of any political organization or candidate for elective office or for or against any referendum question.
- (7) Soliciting votes on behalf of a candidate for elective office or a political organization or for or against any referendum question or helping in an effort to get voters to the polls.
- (8) Initiating for circulation, preparing, circulating, reviewing, or filing any petition on behalf of a candidate for elective office or for or against any referendum question.
- (9) Making contributions on behalf of any candidate for elective office in that capacity or in connection with a campaign for elective office.
- (10) Preparing or reviewing responses to candidate questionnaires.
- (11) Distributing, preparing for distribution, or mailing campaign literature, campaign signs, or other campaign material on behalf of any candidate for elective office or for or against any referendum question.
- (12) Campaigning for any elective office or for or against any referendum question.

(13) Managing or working on a campaign for elective office or for or against any referendum question.

(14) Serving as a delegate, alternate, or proxy to a political party convention.

(s) "Relative." An Immediate Family Member and a person who is related to an Official or Employee as any of the following, whether by blood or by adoption: aunt or uncle, first cousin, niece or nephew, father-in-law, mother-in-law, son-in-law, daughter-in-law, sister-in-law, brother-in-law, great aunt, great uncle, and it includes the grandfather or grandmother of the person's spouse and the person's fiancé or fiancée.

(t) "Seeking to Do Business" means (1) taking any action within the past six months to enter into a contract, purchase, sale, lease or business with the Commission when, if such action were successful, it would result in the person's Doing Business with the Commission, and (2) the contract, purchase, sale, lease or business sought has not been awarded to any person.

Article II. Code of Conduct

Section 201 Fiduciary Duty. Officials and Employees shall at all times in the performance of their public duties owe a fiduciary duty to the Commission and to the taxpayers of the City of Chicago, County of Cook and State of Illinois.

Section 202 Improper Influence. No Official or Employee shall make, participate in making or in any way attempt to use his or her position to influence any Commission decision or action in which he or she knows or has reason to know that he or she has an Economic Interest distinguishable from that of the general public.

Section 203 Gifts and Favors.

(a) No person shall give or offer to give to any Official, Employee, or to his or her Immediate Family Member and none of them shall solicit or accept, any anonymous gift.

(b) No person shall give or offer to give to any Official, Employee or Contractor, or to any Immediate Family Member, and none of them shall accept, anything of value, including, but not limited to, a Gift, favor or promise of future employment based upon any mutual understanding, either explicit or implicit, that the vote, official action, decision or judgment of such Official, Employee or Contractor concerning the business of the Commission would be influenced thereby. It shall be presumed that a non-monetary gift having a value of less than \$50 does not involve such an understanding. Nothing herein shall be construed to prohibit any such person from accepting any gifts from a Relative.

(c) Except as prohibited in subsections (a) and (b), nothing in this Section 203 shall prohibit any person from giving or receiving: (i) an award publicly presented in recognition of public service; (ii) commercially reasonable loans made in the ordinary course of the lender's business; (iii) political contributions, provided they are reported to the extent required by law; (iv) reasonable hosting, including travel and expenses, entertainment, meals or refreshments furnished in connection with public events, appearances or ceremonies related to official Commission business, if furnished by the sponsor of such public event.

(d) No person who has an Economic Interest in any specific Commission business, service or other transaction shall give, directly or indirectly, to any Official or Employee whose decision or action may substantially affect such transaction, or to the Immediate Family Member of such Official or Employee, and none of them shall accept, any gift of (i) cash or its equivalent regardless of value, or (ii) an item or service other than an occasional one of less than \$50 provided that the gifts, items or services from

any one source do not exceed a cumulative value of \$100.00 during any calendar year. Nothing herein shall be construed to prohibit such person from accepting Gifts from Relatives.

(e) Nothing in this Section 203 shall prohibit any Official or Employee or his or her Immediate Family Member from accepting a Gift on behalf of the Commission; provided, however, the person accepting the Gift shall promptly report receipt of the gift to the Executive Director within five business days.

(f) Any Official or Employee who receives any gift or money for participating in the course of his or her public employment in speaking engagements, lectures, debates or organized discussion forums shall report it to the Executive Director within five business days.

204 Prohibited Conduct.

(a) No Official or Employee or the Immediate Family Member of such Official or Employee, or any entity in which such Official or Employee or his or her Immediate Family Member has a Financial Interest, shall apply for, solicit, accept or receive a loan of any amount from any person who is either Doing Business or Seeking to Do Business with the Commission; provided, however, that nothing in this section prohibits application for, solicitation for, acceptance of or of receipt of a loan from a financial lending institution, if the loan is negotiated at arm's length and is made at a market rate in the ordinary course of the lender's business. This subsection shall not apply to an entity in which the only Financial Interest of the Official or Employee or his or her Immediate Family Member is related to the Immediate Family Member's independent occupation, profession or employment.

(b) No Official or Employee shall knowingly retain or hire as a Commission Employee or Contractor any person with whom such Official or Employee has a business relationship.

Section 205 Solicitation or Receipt of Money for Advice or Assistance. No Official or Employee, or the Immediate Family Member of the Official or Employee shall solicit or accept any money or other thing of value including, but not limited to, Gifts, favors, services or promises of future employment, in return for advice or assistance on matters concerning the operation or activities of the Commission; provided, however, that nothing in this section shall prevent an Official or Employee or the Immediate Family Member of an Official or Employee from accepting compensation for services wholly unrelated to the Official's or Employee's Commission duties and responsibilities and rendered as part of his or her non-Commission employment, occupation or profession.

Section 206 Commission-owned Property. No Official, Employee, Contractor or subcontractor or sub-consultant of a Contractor shall engage in or permit the unauthorized use of Commission-owned property.

Section 207 Use or Disclosure of Confidential Information. No current or former Official or Employee shall use or disclose, other than in the performance of his or her official duties and responsibilities, or as may be required by law, confidential information gained in the course of or by reason of his or her position or employment. For purposes of this section, "confidential information" means any information that may not be obtained pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq. as amended.

Section 208 Economic Interest in Contracts and Commission Work.

(a) No Official or Employee shall have an Economic Interest in his or her own name or in the name of any other person in any contract, work or business of the Commission, or in the sale of any article, whenever the expense, price or consideration of the contract, work, business or sale is either (i)

paid with funds belonging to or administered by the Commission or (ii) authorized by action of the Commission.

(b) No Employee of the Commission or entity in which such Employee has a Financial Interest shall have any employment or business relationship with any person who is Doing Business with the Commission if the Employee exercises Contract Management Authority with respect to that person's business with the Commission. No Immediate Family Member of such Employee shall have a Financial Interest in any contract when the employee exercises Contract Management Authority with respect to that Contractor's business with the Commission. The ownership interest of the Immediate Family Member of any Employee in an entity that has a contract with a person Doing Business with the Commission which does not involve the exercise of Contract Management Authority by the Employee shall be disclosed to the Commission by the Employee on a form to be prescribed by the Commission.

(c) No Official or Employee shall seek, or direct others to seek on his behalf, an interest, which if obtained, would result in the Official or Employee having a Financial Interest in his or her own name or in the name of any other person in any business of the Commission whenever the business is paid with funds belonging to or administered by the Commission.

(d) An Official who has an Economic Interest in any contract, work, business or sale on which the Board of Commissioners shall be called upon to vote shall: (i) disclose such economic interest at a public meeting of the Board of Commissioners prior to any vote being taken on the matter and (ii) abstain from voting on the matter but shall be counted present for purposes of a quorum.

(e) Compensation for property taken pursuant to the Commission's eminent domain power shall not constitute an Economic Interest within the meaning of this section. Unless sold pursuant to a process of competitive bidding following public notice, no official or employee shall have an economic interest in

the purchase of any property that (i) belongs to the Commission, or (ii) is sold by virtue of legal process in a suit involving the Commission.

Section 209 Representation of Other Persons.

(a) No Official or Employee may represent, or have an Economic Interest in the representation of any person other than the Commission in any formal or informal proceeding or transaction before the Commission. Nothing in this section shall preclude any Employee from performing the duties of his or her employment, or preclude an Official from appearing without compensation before the Board of Commissioners in the course of his or her duties as an Employee or Official.

(b) No Official or Employee may have an Economic Interest in the representation of any person in any judicial or quasi-judicial proceeding before any administrative agency or court in which the Commission is a party and that person's interest is adverse to that of the Commission, or in any judicial or quasi-judicial proceeding before any administrative agency or court in which the Commission may be liable for the judgment or may be obligated to indemnify any of the parties.

Section 210 Negotiation or Offer of Future Employment. No person who is Doing Business or Seeking to do Business with the Commission or who has a matter pending before the Commission shall, directly or indirectly, negotiate the possibility of future employment with, or offer the same to, any Official or Employee who is participating in the making of any Commission decision regarding the matter.

Section 211 Post-employment Restrictions.

(a) No former Official or Employee shall assist or represent any person other than the Commission in any judicial or administrative proceeding involving the Commission if the Official or

Employee participated personally and substantially in the proceeding during his or her term of office or employment.

(b) No former Official or Employee shall, for a period of one year after the termination of the official's or employee's term of office or employment, assist or represent any person in any business transaction involving the Commission if the Official or Employee participated personally and substantially in the subject matter of the transaction during his or her term of office or employment; provided, however, that if the Employee exercised Contract Management Authority with respect to a contract this prohibition shall be permanent as to that contract. The provisions of this subsection (b) do not apply to any former official or employee who is acting within the scope of his/her employment while employed by any other governmental unit.

Section 212 Secondary Employment. No Employee may engage in any secondary employment that is in conflict with the duties or demands of his or her Commission employment or which is in violation of this Resolution. Before obtaining or accepting any secondary employment that is not prohibited by the first sentence of this section, an Employee must notify the Executive Director of the following: the name and address of the secondary employer; the location of the proposed secondary employment, if different from the secondary employer's address; the nature and duties of the secondary employment; and the anticipated hours of the secondary employment. If the Employee derives income from his or her own business or provides personal or professional services to third parties, such information, including the nature of the business or professional services and the approximate number of hours per month or year, as appropriate, spent on such business or service must be reported to the Executive Director.

Section 213 Contract Inducements. No payment, gratuity or offer of employment shall be made in connection with any Commission contract by or on behalf of a Contractor, subcontractor, consultant, sub-consultant, vendor or supplier or to any person associated therewith as an inducement for the award of a contract, subcontract or order.

Section 214 Nepotism

(a) No Official or Employee shall employ, supervise or advocate for employment by the Commission of any person (i) who is a Immediate Family Member of said Official or Employee, (ii) with whom the Employee has a business relationship, or (iii) in exchange for or in consideration of the employment of any of said Official's or Employees Relatives by any other Official or Employee.

(b) No Official or Employee shall exercise Contract Management Authority over any Commission contract if a Relative of the Official or Employee will perform any part of the contract, or will derive an economic benefit from the contract, or if any Relative exercises Contract Management Authority over the contract.

(c) No Employee shall use or permit the use of his or her position to assist any Relative in securing employment or contracts with persons over whom the Employee exercises Contract Management Authority. The employment of or contracting with a Relative of such a Commission employee by such a person within six months prior to, during the term of, or six months subsequent to the period of a Commission contract shall be evidence that said employment or contract was obtained in violation of this section.

Section 215 Financial Disclosure. In order to achieve the goals and objectives of this amended and restated ethics policy, persons Seeking to Do Business with the Commission shall be required to certify to the Commission under oath statements and other information reasonably intended to achieve

full disclosure on such forms as shall be prescribed by the Executive Director. Failure to comply with such disclosure requirements shall render any action of the Commission on behalf of such person voidable at the option of the Commission.

Section 216 Limitation of Political Activities.

(a) No Official or Employee shall compel, coerce or intimidate any Official or Employee to make, refrain from making or soliciting any political contribution. Nothing in this section shall be construed to prevent any Official or Employee from voluntarily making or soliciting an otherwise permissible contribution or from receiving an otherwise permissible voluntary contribution subject to the limitations described in Section 216(b) below.

(b) An Official, or Immediate Family Member of an Official or an Employee or Immediate Family Member of an Employee who is a candidate for public office may solicit or accept political contributions on behalf of his or her own candidacy in an amount which shall not exceed \$1,500.00 per primary or general election (or \$3,000 total in any calendar year) from a person Doing Business or Seeking to Do Business with the Commission, subject to the same restrictions as may be applicable by law.

(c) No Employees shall intentionally perform any political activity, as defined in Section 101 (r), during any compensated time (other than vacation, personal, or compensatory time off). An Employee shall not intentionally misappropriate any Commission property or resources by engaging in any political activity, as set forth in Section 101 (r) for the benefit of any campaign for elective office or any political organization.

(d) At no time shall any Official or Employee intentionally misappropriate the services of any Employee by requiring that Employee to perform any political activity as set forth in Section 101 (r) (i) as

part of that Employee's duties, (ii) as a condition of employment, or (iii) during any time off that is compensated by the Commission (such as vacation, personal, or compensatory time off).

(e) An Employee shall not participate in any political activity, as set forth in Section 101 (r) in consideration for that Employee being awarded any additional compensation or employee benefit, in the form of a salary adjustment, bonus, compensatory time off, continued employment, or otherwise.

(f) An Employee shall not be awarded any additional compensation or employee benefit, in the form of a salary adjustment, bonus, compensatory time off, continued employment, or otherwise, in consideration for the Employee's participation in any political activity, as set forth in Section 101 (r).

(g) Nothing in this Section prohibits activities that are otherwise appropriate for an Employee to engage in as a part of his or her employment duties or activities that are undertaken by an Employee on a voluntary basis as permitted by law.

Section 217 Ethics Training. The Executive Director shall determine which Employees shall attend an ethics education seminar. Such seminar shall be held as determined by the Executive Director after the adoption of this Resolution and shall inform such Employees as to their duties and responsibilities under this Resolution. The Executive Director may also, in his discretion, require Commission Contractors or other persons Doing Business with the Commission to attend such seminar. The seminar may be held as often as the Executive Director deems necessary and such seminar may be conducted by another governmental entity or third party, approved by the Executive Director.

Article III. Economic Disclosure Statements

Section 301 Statement of Economic Interests. Any Official or Employee who is required to file a Statement of Economic Interests under applicable State law shall provide the Executive Director, or the

designated Ethics Officer, with a copy of such statement as filed pursuant to such State law within 5 business days of such filing.

Article IV. Lobbyist Disclosure

Section 401 Lobbyist Disclosure. All persons Seeking to Do Business or Doing Business, either as a Contractor, sub-contractor, sub-consultant or person acting on behalf of the Commission, with the Commission shall disclose on their Disclosure of Retained Parties form filed with the Commission any lobbyists employed by such person in regards to such business. If such person did not employ any lobbyist at the time such Disclosure of Retained Parties Form was filed and a lobbyist is employed subsequently, such person shall, within five business days of the employment of such lobbyist, file an amended Disclosure of Retained Parties form with the Commission.

Section 402 Prohibitions.

(a) Gifts and loans. No lobbyist shall offer, confer or agree to confer on an Official or Employee any Gift of cash or any loan, including the guarantee or endorsement of a loan.

(b) Contingent fees. No person shall retain or employ a lobbyist for compensation contingent in whole or in part upon the approval or disapproval of any action by the Commission, and no person shall accept any such employment or render any service for compensation contingent upon the approval or disapproval of any action by the Commission.

Article V. Penalties for Violation

Section 501 Sanctions. Any Employee who violates any provision of this Resolution, or furnishes false or misleading information with the intent to mislead, shall be subject to discipline up to and including discharge.

Section 502 Contract Remedies. Any contract negotiated, entered into, or performed in violation of any of the provisions of this Resolution shall be voidable as to the Commission. Any Contractor who violates any provision of this Resolution may be barred from future business with the Commission for a period of time to be determined by the Executive Director.

Section 503 Other Remedies. Nothing in this section shall preclude the Commission from maintaining an action for an accounting for any pecuniary benefit received by any person in violation of this Resolution or other laws, or to recover damages for violation of this Resolution.

Article VI. Miscellaneous

Section 601 Relationship to other Laws. The procedures and sanctions provided in this Resolution are supplemental and do not limit either the power to discipline Employees or take appropriate administrative action or to adopt more restrictive rules. Nothing in this Resolution is intended to repeal or is to be construed as repealing in any way the provisions of any other law or ordinance.

Section 602 Implementation of Resolution. The Executive Director or his or her duly designee is hereby authorized to implement the provisions of this Resolution including, without limitation, the issuance of rules and regulations pertaining to the provisions hereof which are not inconsistent with this Resolution.

Section 603 Severability. If any provision of this Resolution or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity does not affect other provisions or applications of this Resolution which can be given effect without the invalid application or provision, and to this end each such invalid provision or invalid application of this Resolution is severable unless otherwise provided by this Resolution. It is hereby declared to be the intent of the Commission that

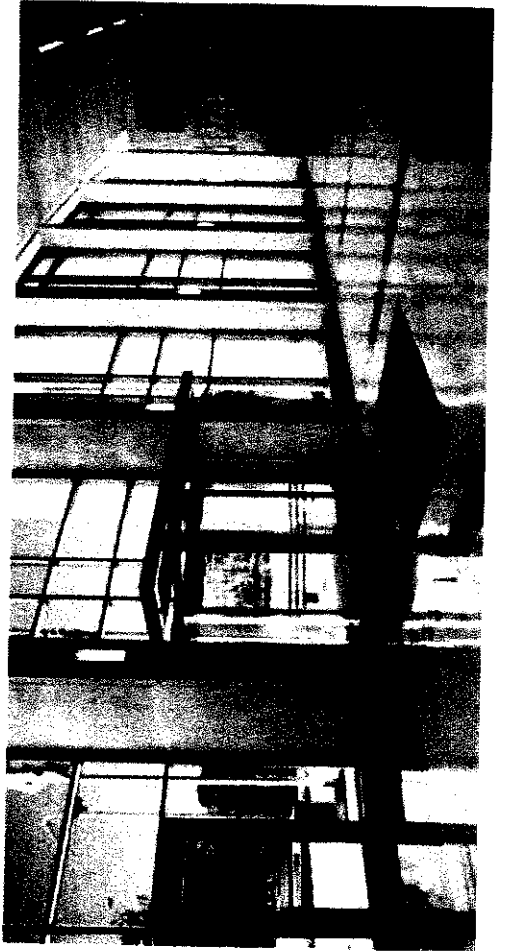
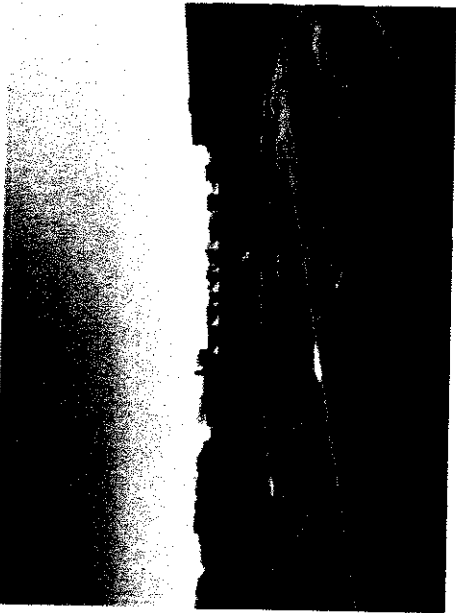
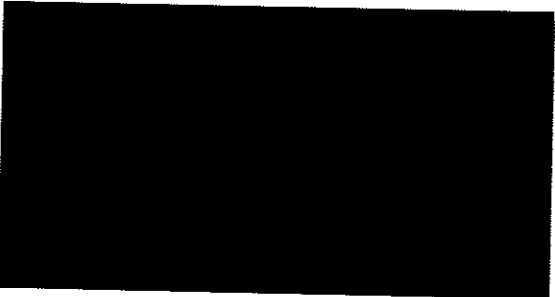
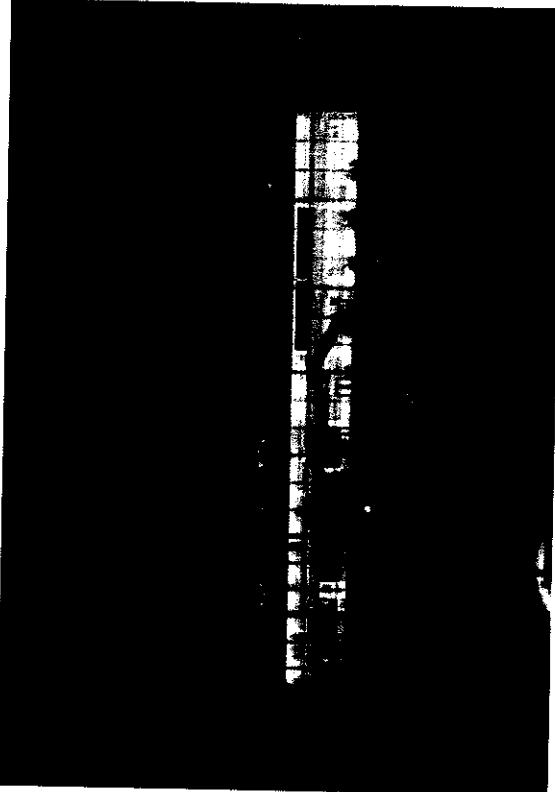
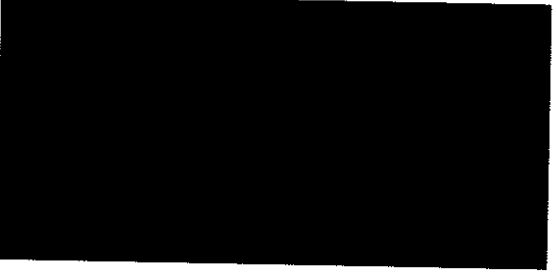
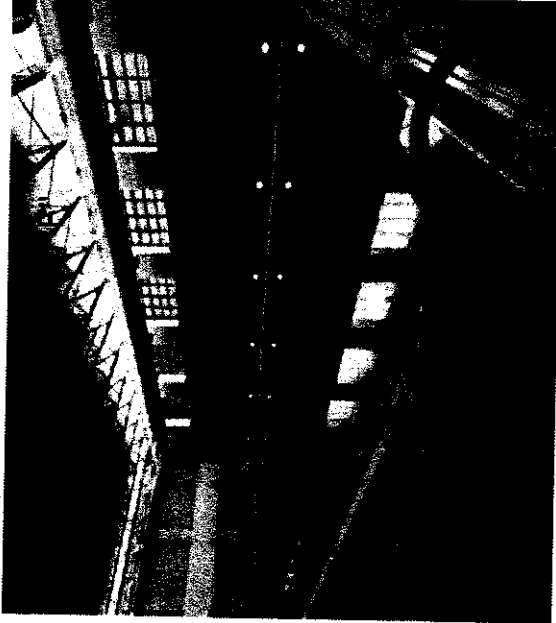
this Resolution would have been adopted had any such unconstitutional or otherwise invalid provision or application not been included.

2. This Resolution shall be effective immediately upon its adoption.

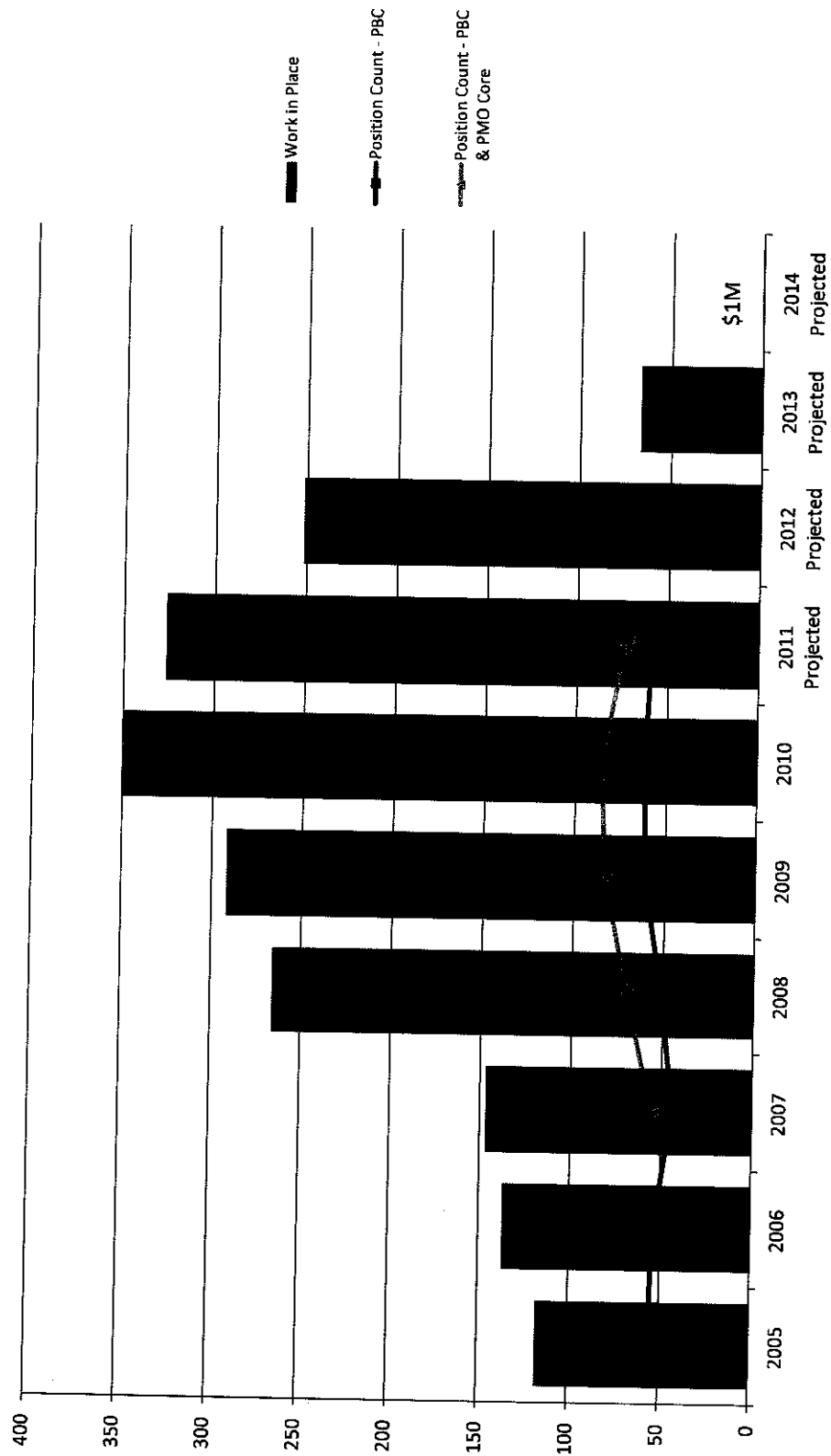


Public Building Commission of Chicago Administrative Budget 2012

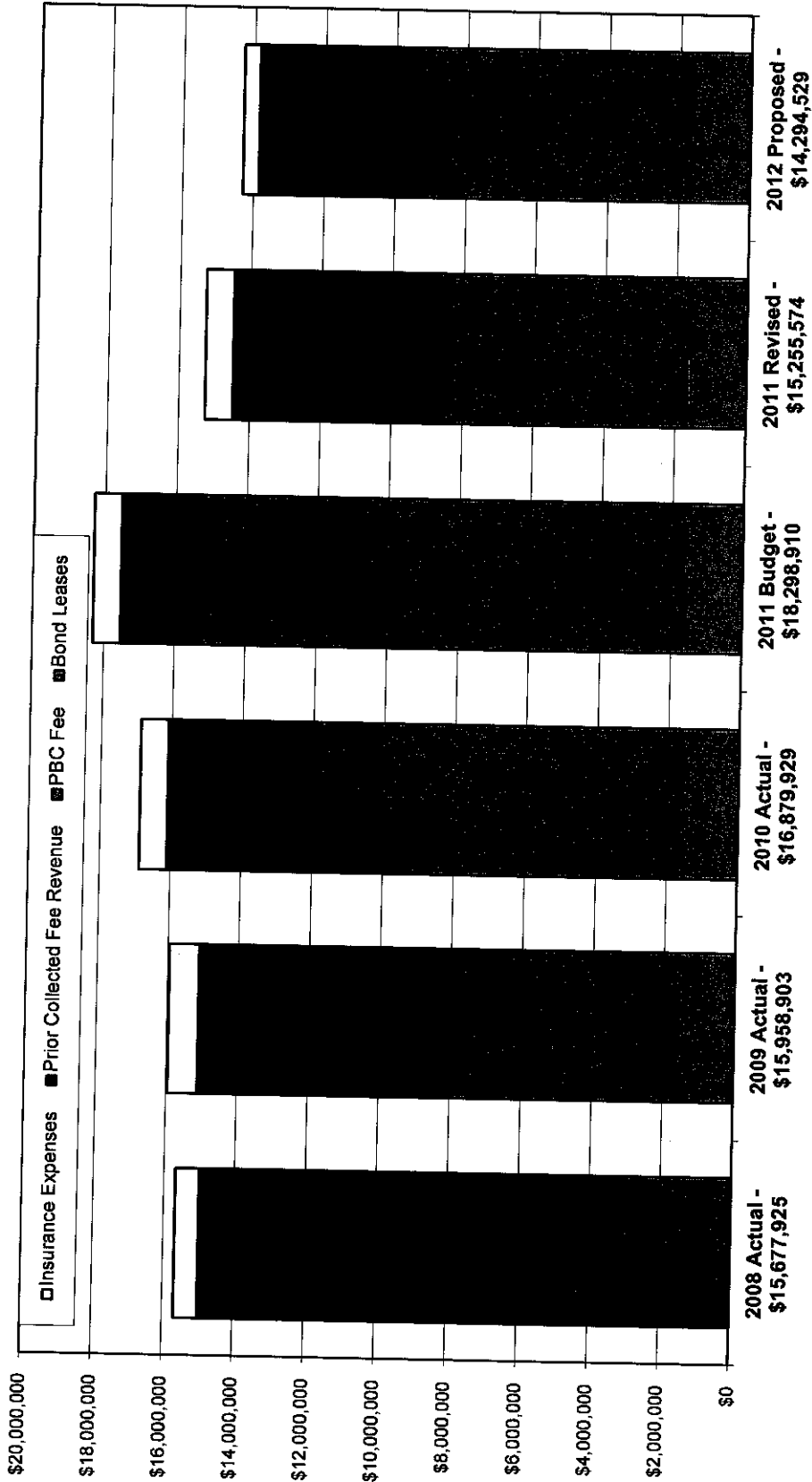
Mayor Rahm Emanuel, Chairman
Erin Lavin Cabonargi, Executive Director



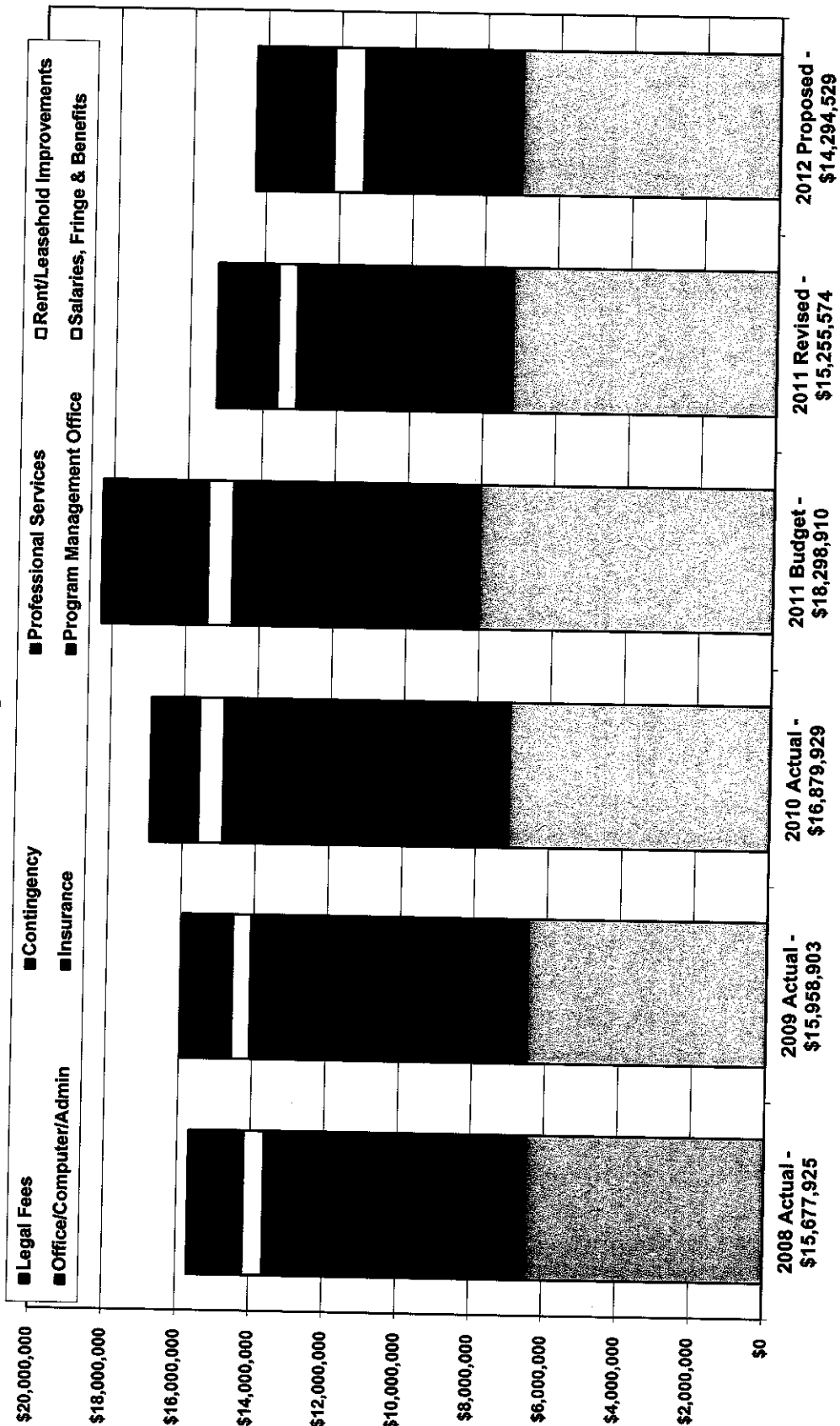
Work in Place vs. # of Employees



PBC 2012 Administrative Budget Resources



PBC 2012 Administrative Budget Expenses



PUBLIC BUILDING COMMISSION OF CHICAGO

Estimate of Resources Available for 2012 Administrative Budget

Administrative Lease Allocation Revenue Bonds	Prior Collected PBC Administrative Fee	2012 Collected PBC Administrative Fee	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
\$1,675,000	\$4,422,497	\$7,752,032	\$445,000	\$14,294,529

Allocations Required by Bond Resolutions

Source of Lease Payment - Client	2012 Lease Payment	To Administrative Expense Account (1)	To Debt Service Account (2)	To Renewal & Replacement Account (3)	To Surplus Account (4)
1990 - Series A Bonds - Chicago Public Schools	\$30,193,138	\$300,000	\$28,893,138	\$1,000,000	\$0
1990 - Series B Bonds - Chicago Public Schools	1,549,875	25,000	1,524,875	0	0
1993 - Series A Bonds - Chicago Public Schools	19,615,006	1,200,000	18,415,006	0	0
1998 - Series A Bonds - Chicago Park District	3,906,605	150,000	3,756,605	0	0
	\$ 55,264,624	\$1,675,000	\$52,589,624	\$1,000,000	\$0

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

PUBLIC BUILDING COMMISSION OF CHICAGO

2012 Administrative Expense Budget

	2011 Admin Expense Budget	Projected 2011 Expenses	2011 Projected Over/(Under) Budget	Total 2012 Budget	2012 Increase/ (Decrease) over 2011 Projected	2012 Increase/ (Decrease) over 2011 Budget
Personnel Services						
Salaries	\$ 5,495,000	\$ 5,042,568	\$ (452,431)	\$ 4,585,512	\$ (457,057)	\$ (909,488)
Payroll Taxes	541,500	350,838	(190,662)	350,838	-	(190,662)
Medical Insurance	1,128,201	1,135,430	7,229	1,410,251	274,821	282,080
Severance Plan	334,897	162,000	(172,897)	172,897	10,897	(162,000)
Tuition Reimbursement	15,000	15,000	-	15,000	-	-
Sub-Total	\$ 7,514,598	\$ 6,705,837	\$ (808,761)	\$ 6,534,498	\$ (171,339)	\$ (980,100)
Retirement Plan Contributions:						
PBC 401(a)	\$ 330,000	\$ 330,000	\$ -	\$ 330,000	\$ -	\$ -
Municipal Employees	170,000	170,000	-	170,000	-	-
Total Personnel Services	\$ 8,014,598	\$ 7,205,837	\$ (808,761)	\$ 7,034,498	\$ (171,339)	\$ (980,100)
Insurance						
Daley Center	\$ 781,000	\$ 445,000	\$ (336,000)	\$ 445,000	\$ -	\$ (336,000)
General Insurance	105,500	140,800	35,300	332,800	192,000	227,300
Total Insurance	\$ 886,500	\$ 585,800	\$ (300,700)	\$ 777,800	\$ 192,000	\$ (108,700)
Legal Fees	\$ 583,000	\$ 513,000	\$ (70,000)	\$ 523,000	\$ 10,000	\$ (60,000)
Inspector General Legal Fees	\$ 100,000	\$ 80,000	\$ (20,000)	\$ 70,000	\$ (10,000)	\$ (30,000)
Professional Services Fees	\$ 1,256,750	\$ 541,750	\$ (715,000)	\$ 520,500	\$ (21,250)	\$ (736,250)
Rent/Leasehold Improvements	\$ 691,349	\$ 526,349	\$ (165,000)	\$ 842,718	\$ 316,369	\$ 151,369
Office/Computer Supplies & Equip. & Other Admin. Expenses	\$ 1,041,713	\$ 902,838	\$ (138,875)	\$ 526,013	\$ (375,825)	\$ (515,700)
Program Management Office	\$ 4,800,000	\$ 4,400,000	\$ (400,000)	\$ 3,000,000	\$ (1,400,000)	\$ (1,800,000)
Contingency	\$ 925,000	\$ 500,000	\$ (425,000)	\$ 1,000,000	\$ 500,000	\$ 75,000
Total	\$ 18,298,910	\$ 15,255,574	\$ (3,043,336)	\$ 14,284,528	\$ (961,045)	\$ (4,004,381)

PUBLIC BUILDING COMMISSION OF CHICAGO

Allocation of Bond Lease Revenue to Administrative Budget

Revenue Fund	Personnel Services	Insurance	Legal Fees	Inspector General	Professional Services	Rent/Leasehold Improvements	Office Supplies & Other Admin Exp	Program Management Office	Contingency	Total Budget	Total Resources Available For Admin
1990 - Series A											
Chicago Public Schools	\$158,738	\$17,552	\$11,802	\$1,560	\$11,745	\$19,016	\$11,870	\$87,687	\$0	\$300,000	\$300,000
1990 - Series B											
Chicago Public Schools	13,228	1,463	983	132	979	1,585	989	5,841	0	\$25,000	\$25,000
1993 - Series A											
Chicago Public Schools	634,953	70,208	47,207	6,318	46,982	78,056	47,479	270,788	0	\$1,200,000	\$1,200,000
1998 - Series A											
Chicago Park District	79,369	8,778	5,901	780	5,873	9,508	5,535	33,849	0	\$150,000	\$150,000
Subtotal - Revenue Bonds	\$886,288	\$97,998	\$85,894	\$8,819	\$85,579	\$108,175	\$66,273	\$377,975	\$0	\$1,675,000	\$1,675,000
Other Revenues (1)	\$6,148,210	\$679,804	\$457,108	\$81,181	\$454,921	\$736,543	\$459,740	\$2,622,025	\$1,000,000	\$12,618,529	\$12,618,529
	\$7,034,498	\$777,800	\$523,000	\$70,000	\$520,500	\$842,718	\$526,613	\$3,000,000	\$1,000,000	\$14,294,529	\$14,294,529

(1) Expenses to be covered from PBC Fees (Current and Prior) and Daley Center Reimbursement.



Public Building Commission of Chicago

2012 Budget

III. Richard J. Daley Center Operating and Capital Budget

The PBC, through its building manager, MB Real Estate, develops an annual budget to cover the operating and maintenance costs for the Daley Center, as well as a budget for capital projects which will assist in maintaining and upgrading the nearly 50-year old facility. In recent years, operating costs have been reduced by advance purchases of natural gas at rates 35-40% below market value and through the implementation of a Guaranteed Energy Performance Contract (GEPC). The implementation of \$5.9 million of energy conservation measures is nearly complete for the GEPC, which is being financed entirely from the projected savings. After the debt service is retired, the savings of approximately \$600,000 are projected to continue.

The Daley Center operating and capital budgets are approved at the PBC's Annual Meeting on October 3rd. Both components are allocated among Cook County, the City of Chicago and the PBC based on the square footage of space each leases. The operating budget for 2012, \$15,483,139 is virtually flat when compared to the 2011 budgeted expenses. The 2011 requirement, however, was \$2.5M less due to the application of prior years' operating surplus. The capital projects proposed for 2012 amount to \$4,220,000. The resulting rental cost will be \$11.59 per square foot, an extremely competitive rate given the location and landmark quality of the building.

**Richard J. Daley Center
50 West Washington
Chicago, IL**

2012 Annual Budget Executive Summary

Introduction

MB Real Estate Services is pleased to present for your consideration the proposed 2012 Operating and Capital Budget for the Richard, J. Daley Center. As you will see, the proposed budget reflects an overall increase in operating expenses of 0.47% as compared to 2011 Projected Actual and decrease of 0.31% compared to 2011 Budget. As a result of the energy conservation measures undertaken in 2010 and 2011, and decreased utility rates, the Daley Center will begin to see the effects of these projects in the 2012 Budget. Although these decreases in expense are offset by loan payments for financing used to perform such work, these projects have an average payback of fifteen years.

The 2012 Budget also includes a reconciliation of 2010 tenant steam usage charges for Cook County and City of Chicago. One of the primary factors contributing to the reconciliation is the difference between projected and procured natural gas for 2010. In 2010, natural gas was procured at a rate approximately 50% less than budgeted due to a new procurement strategy called layered hedging and subsequent reductions in electricity and natural gas commodity prices.

Furthermore, the budget includes comparisons to the 2010 BOMA Experience Exchange Report. This report highlights the per square foot costs of the facility in comparison to the privately owned sector and how several unique aspects of the building drive variances among the expenses. For example, the Daley Center has an 88,000 square foot exterior plaza and receives approximately 30,000 visitors per day, it has 70 public and 375 semiprivate restroom and host over 200 public events annually; all of which support the need for 2 on site elevator mechanics, 2 freight elevator operators, a carpenter, 2 electricians and a plaza event coordinator.

The Daley Center is in the process of being certified under LEED EB O+M (Leadership in Energy and Environmental Design, Existing Building Operations and Maintenance). The Daley Center also qualified for Energy Star recognition in August of 2011, a direct result of the Guaranteed Energy Performance Contract. These achievements will result in several cost reductions in the 2012 Budget. In particular, the Energy Performance Contract will decrease the annual 2012 budget in the following expense accounts respectively; Electricity (\$378K), Water (\$72K), Natural Gas (\$19K) and Operational Maintenance (\$14K). These savings will be used to fund the EPC loan payments for 2012.

Finally, the 2012 Capital Improvement Budget addresses two major projects that include restoring a non functioning boiler unit, energy upgrades to two other boilers and code compliance required repairs to the north façade louvers due to corrosion. Most of the projects that directly impact occupants will be completed with only one proposed project that will impact vehicle access to the building.

BUDGET SUMMARY

OPERATING BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	2012 BUDGET	2012 BUDGET VS. 2011 PROJECTED ACTUAL % CHANGE
REVENUE				
BASE RENT (1)	\$11,830,947	\$11,830,947	\$14,586,804	23.29%
RETAIL INCOME	\$167,891	\$152,696	\$167,004	9.37%
OTHER INCOME	\$4,200	\$4,200	\$4,300	2.38%
INCOME FROM SERVICES RESOLD	\$1,293,100	\$1,293,100	\$725,031	(43.93%)
TOTAL REVENUE	\$13,296,138	\$13,280,942	\$15,483,139	16.58%
EXPENSES				
UTILITIES EXPENSE	\$2,814,461	\$2,871,461	\$2,856,555	(0.52%)
CLEANING EXPENSE	\$3,839,072	\$3,818,441	\$3,892,532	1.94%
SECURITY EXPENSE	\$1,521,639	\$1,459,489	\$1,449,693	(0.67%)
MECHANICAL MAINTENANCE	\$3,667,977	\$3,583,977	\$3,665,076	2.26%
BUILDING GENERAL	\$1,170,454	\$1,134,298	\$1,207,350	6.44%
ADMINISTRATIVE EXPENSE	\$799,101	\$832,101	\$833,902	0.22%
INSURANCE	\$677,335	\$677,335	\$540,000	(20.28%)
SUBTOTAL BLDG OP EXPENSES	\$14,490,038	\$14,377,101	\$14,445,108	0.47%
REIMBURSABLE EXPENSES				
FACILITIES / REIMBURSABLE EXPENSE	\$13,000	\$13,000	\$13,000	0.00%
COST OF SERVICES RESOLD	\$1,293,100	\$1,293,100	\$725,031	(43.93%)
OPERATING CONTINGENCY	\$0	\$300,000	\$300,000	0.00%
TOTAL EXPENSES	\$15,796,138	\$15,983,201	\$15,483,139	(3.13%)
APPLICATION OF OPERATING SURPLUS	(\$2,500,000)	(\$2,500,000)	\$0	(100.00%)
NET OPERATING AUTHORIZATION REQUIRED	\$13,296,138	\$13,483,201	\$15,483,139	14.83%
CAPITAL BUDGET	\$2,280,000	\$2,280,000	\$4,220,000	85.09%
TOTAL DALEY CENTER BUDGET	\$15,576,138	\$15,763,201	\$19,703,139	24.99%

(1) Base rent for 2011 was reduced by the application of \$2,500,000 in operating surplus from prior years.

Benchmark Report Comparison

In compliance with the PBCC Contract PS914, section A.6.5, MBRES will be submitting a review of the Operating Expense Benchmark Report for 2010 for the Richard Daley Center. The report is based on a comparison between the Daley Center's 2010 Operating Expenses and data collected by the Building Owners & Managers Association Experience Exchange Report for the identical period. It's the industry standard for office building financial data and operations information and the Daley Center was compared to buildings over 600,000 square feet that are within the privately owned sector of the Central Business District. For the 2010 report, governmental building participation in the 2010 BOMA EER was very limited and therefore there is not sufficient information for comparison.

Attached is a preliminary spreadsheet that displays how the Daley Center compares to private sector assets over 600,000 square feet on a per square foot basis. Also, a copy of the 2010 BOMA Benchmarking report has been given to the PBC Director of Finance. This report encompasses this cost comparison for several expense accounts such as cleaning, repairs/maintenance, utilities, roads/grounds, security, administrative and insurance. The per square foot cost differences in these accounts, in comparison to the private sector, range from \$0.03 to \$1.62.

Throughout the 2011 Budget there are several operating accounts that have experienced increases and decreases in comparison to the projected totals for 2011. There is an overall increase in operating expenses anticipated for 2012 and below are explanations for the variances between 2012 Budget and 2011 Projected Actual in all accounts meeting a variance threshold of \$5K and 5%. There is also an explanation of variances that existed as a result of the 2010 Benchmarking report compared to the 2012 Budget.

- The \$2,755,858 increase in Base Rent primarily results from the application of previous years surplus funding in 2011. This "salvage" of past funding will not be extended to the 2012 Budget. Base Rent represents the reimbursement of all costs by Cook County (88.96%), City of Chicago (7.41%) and the Public Building Commission of Chicago (3.63%). These percentages are based on projected occupancies in 2012 and are calculated by an architect using BOMA Chicago measurement standards.
- The \$14,308 increase in Retail Income reflects Starbucks, Bondsmen and Multiple Business Systems rental rate increase in 2012.
- The \$568,069 decrease in Income from Services Resold results from projected decreases in natural gas procurement for tenant steam usage. A reconciliation of 2010 tenant steam usage and costs has also been applied to the 2012 Budget, resulting in decreased revenue (\$329K).
- In 2012, the Utility expense category includes new expense accounts for the Energy Performance Contract Loan and reconciliation of 2010 tenant steam charges. The EPC Loan expenses directly offset any savings achieved with energy conservation measures. While there is not a substantial variance within the Utility expense category, there is underlying activity that should be noted.

Electricity and Natural Gas expense are collectively (\$305K) higher than 2011 actual projected expense. The main cause of this increase stems from the 2010 reconciliation performed for tenants steam charges (\$329K). This increase in utility expense has been offset by a DCEO grant received for Chiller retrofits, which will decrease the EPC loan

payments by the same (\$332K). *BOMA Benchmark Comparison:* Utility costs are .51 cents per square foot higher than the average privately owned building. Electricity costs overall are higher at the Daley Center as a result of higher usage associated with the pumps and motors used to provide steam to the County Building. Another significant factor is the Building's floor to ceiling height of 12' and 30' in the high courtrooms. While the square footage is comparable, there is no comparison for the greater volume of air that needs to be conditioned. In addition to heating the greater volume of air associated with the 12' floor to ceiling heights, the Daley Center also generates steam for the County Building.

- The \$74,091 increase in Cleaning Expense primarily results from the increase in janitorial wages that takes place on an annual basis. *BOMA Benchmark Comparison:* Overall Cleaning costs are .48 cents per square foot higher than the average for privately owned buildings due to the additional costs for the Plaza which adds an additional 88,000 square feet to maintain and maintenance to the 357 private restrooms throughout the building.
- The \$81,099 increase in Mechanical Maintenance primarily results from the annual increases in both Local 399 engineering rates and elevator maintenance. *BOMA Benchmark Comparison:* Repair and Maintenance expenses are \$1.82 per square foot higher than the average privately owned building. One reason for the variance is that the Building employs two information booth attendants and 2 full time electricians who are not typical but essential to the operations of the Building. In addition, the Budget includes .20 cent per square foot for carpet repair and replacement.
- The \$73,053 increase in General Building expense results from the projected increases in carpet for the 2nd floor and annual increases in labor rates for freight elevator operator and carpenter unions. 2011 projected actual expense represents decreased carpeting projects as most of the building has recarpeted over the last five years.
- The \$137,335 decrease in Insurance Expense due anticipated reductions in Property Insurance as a result of recent Sprinkler Installation and Life Safety System upgrades. *BOMA Benchmark Comparison:* Insurance costs were .14 cents per square foot higher than privately owned buildings and is purchased directly by the PBCC.
- The \$568,070 decrease in Cost of Services Resold primarily results from projected decreases in natural gas procurement for tenant steam usage. A reconciliation of 2010 tenant steam usage and costs has also been applied to the 2012 Budget, resulting in decreased revenue (\$329K).

Operating Goals and Capital

The overall goals for 2012 are to continue to operate the Richard J. Daley Center at the same high level of service while undertaking projects to improve the operating efficiencies, lower costs and improve the working environment of the 27,000 people that access the building daily. To achieve these goals we plan on undertaking the following projects:

- **LEED EBOM Certification:**
We will continue our efforts to obtain certification in The Leadership in Energy and Environmental Design for Existing Buildings Operations and Maintenance. This process will formally document the various "green" practices we have already been exercising as well as challenge us to improve some of our procedures and practices. The building is currently in its performance period which is expected to end by October 31, 2011. It is expected that the building will achieve either a certified or silver rating in the first quarter of 2012.
- **Energy Star:**
In August of 2011 the Richard J. Daley Center once again achieved Energy Star with a rating of 76. This achievement is the direct result of the energy conservation measures implemented through the Guaranteed Energy Performance Contract.
- **Energy Performance Contracting (EPC):**
This project achieved substantial completion in September 2011. During 2012 we will be working to establish the measurement and verification processes outlined in the GEPC that will track the building's energy performance quarterly and reconcile the savings guarantee annually.
- **Security Camera Installation :**
During 2011 we were able to re-initiate a cooperative effort between the Richard J. Daley Center and Cook County Department of Homeland Security and Emergency Management (DHSEM). It is envisioned that DHSEM will, through a grant, fund the work originally approved by the PBCC Board for the lobby, concourse and lower level. The PBC Board has approved \$575K in previous budgets for this work. We are then planning to reallocate these funds to the installation of security cameras and systems in the tower. All of these systems will be federated to the City of Chicago OEMC, the Cook County Sheriff's Department and the DHSEM.

Richard J. Daley Center
Operating Expense Benchmark Report for 2010
 BOMA Experience Exchange Report

	DALEY CENTER	Private Sector Chicago (Buildings over 600,00 Square Feet)
Average Weekly Hours	50	111
Average Occupancy	100%	87%
Average SF per Worker	367	311
Average Total BTU's	133	89
	AVERAGE	AVERAGE
CLEANING	3.00	2.52
REPAIR/MAINT	3.74	1.92
UTILITIES	1.94	2.09
ROADS/GROUNDS	0.05	0.15
SECURITY	1.06	1.36
ADMINISTRATIVE	0.77	1.70
INSURANCE	0.40	0.26
BUILDING TOTALS¹	10.96	10.00

1. Cost per square foot represents operating expenses only. RJDC tenants do not pay rent or real estate taxes

Variance Explanations

Cleaning: \$0.48 cents per square foot higher than the average for privately owned buildings due to the additional costs for the Plaza which adds an additional 88,000 square feet to maintain and maintenance to the 357 private restrooms throughout the building.

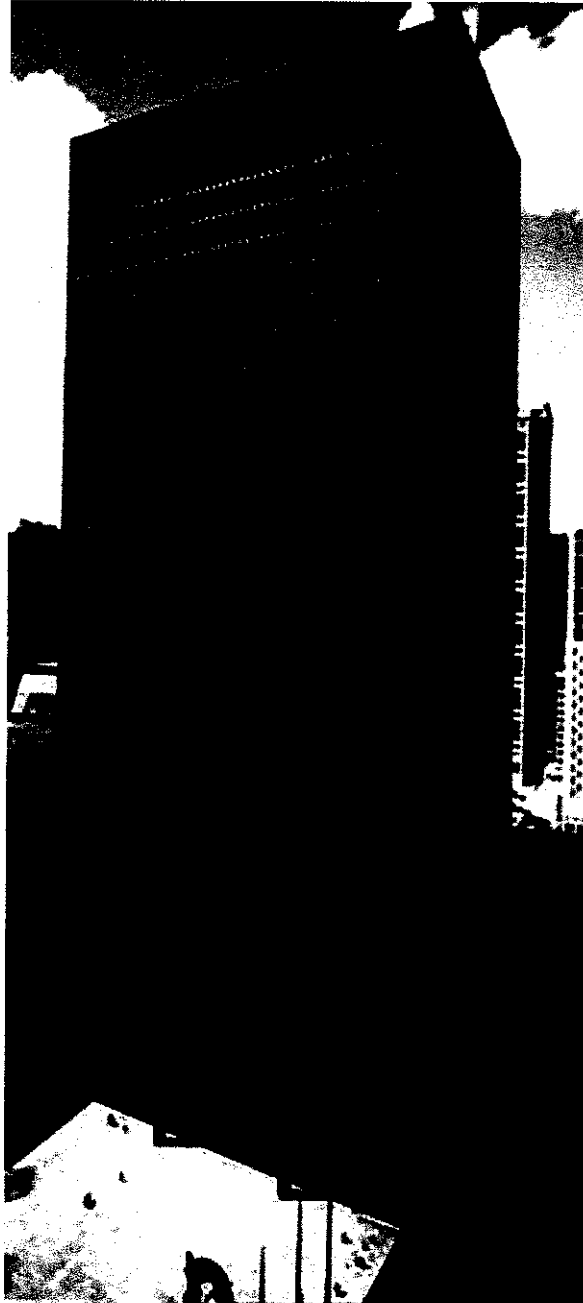
Repairs and Maintenance: \$1.82 per square foot higher than the average privately owned building. There are two primary reasons for the variance: 1) the facility employs two information booth attendants and 2 full time electricians who are not typical but essential to the operations of the Building, 2) the budget includes .20 cent per square foot for carpet repair and replacement.

Administrative: \$0.93 per square foot lower than the average privately owned building. This is a result of minimal payroll and management fee costs in comparison to the private sector. Management fees in the private sector are usually a percentage of gross rental receipts, unlike the flat rate fee expense at RJDC.

Insurance: \$0.14 per square foot higher than the average privately owned building. This is a result of higher insurance premium costs for unsprinklered facilities. The current sprinkler installation project will conclude in 2011 and insurance costs are expected to decrease accordingly.

Richard J. Daley Center

2012 Operating and Capital Budget



Prepared by MB Real Estate Services, LLC

RICHARD J. DALEY CENTER

2012

PROPOSED OPERATING AND CAPITAL BUDGET

SEPTEMBER 21, 2011

TABLE OF CONTENTS

1. BUDGET SUMMARY, MONTHLY DETAIL AND PERSONNEL ROSTER
2. REVENUE BUDGET DETAIL
3. UTILITIES EXPENSE DEPARTMENTAL DETAIL
4. CLEANING EXPENSE DEPARTMENTAL DETAIL
5. SECURITY EXPENSE DEPARTMENTAL DETAIL
6. MECHANICAL EXPENSE DEPARTMENTAL DETAIL
7. GENERAL BUILDING EXPENSE DEPARTMENTAL DETAIL
8. ADMINISTRATIVE EXPENSE DEPARTMENTAL DETAIL
9. INSURANCE, FACILITIES AND REIMBURSABLE EXPENSES DETAIL
10. CAPITAL BUDGET

ROBERT L. DALBY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET SUMMARY

	2012 Funding %*	2011 Funding %*
BASE RENT		
ELECTRICITY CHARGES	\$12,976,421	
STEAM CHARGES	\$13,247	
PACKAGE UNIT MAINTENANCE	\$447,883	
2012 CAPITAL PROJECTS	\$4,050	
	\$3,754,112	
TOTAL COUNTY	38.92%	38.92%
CITY		
BASE RENT		
ELECTRICITY CHARGES	\$1,080,882	
STEAM CHARGES	\$20,886	
PACKAGE UNIT MAINTENANCE	\$212,582	
2012 CAPITAL PROJECTS	\$16,353	
	\$312,702	
TOTAL CITY	77.82%	77.82%
PBCC		
BASE RENT		
ELECTRICITY CHARGES	\$529,501	
2012 CAPITAL PROJECTS	\$10,031	
	\$153,186	
TOTAL PBCC	3.65%	3.65%
TOTAL FUNDING	100.00%	100.00%
REVENUE		
OPERATIONS REVENUE	\$15,483,139	
OTHER INCOME	(\$171,304)	
CAPITAL	\$4,220,000	
TOTAL REVENUE	15,331,835	

*Note: Percentage based on 2011 square footage occupied.

**RICHARD VALENTI CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET SUMMARY**

	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	VARIANCE		% VARIANCE
				2012 BUDGET VS 2011 PROJECTED	2012 BUDGET VS 2011 ACTUAL	
REVENUE						
BASE RENT (TAB II)	\$14,586,804	\$11,830,947	\$11,830,946	\$2,755,858	\$2,755,858	-23.29%
RETAIL INCOME (TAB II)	\$167,004	\$167,891	\$152,696	\$14,308	\$14,308	-9.37%
OTHER INCOME (TAB II)	\$4,300	\$4,200	\$4,200	\$100	\$100	-2.38%
INCOME FROM SERVICES RESOLD (TAB II)	\$725,031	\$1,293,100	\$1,293,100	(\$568,069)	(\$568,069)	43.93%
TOTAL REVENUE	\$16,103,139	\$13,996,138	\$13,980,942	\$2,207,107	\$2,207,107	16.58%
OPERATING AND REIMBURSABLE EXPENSES						
UTILITIES EXPENSE (TAB III)	\$2,856,555	\$2,814,461	\$2,871,461	\$14,906	\$14,906	-0.52%
CLEANING EXPENSE (TAB IV)	\$3,892,532	\$3,839,072	\$3,818,441	(\$74,091)	(\$74,091)	1.94%
SECURITY EXPENSE (TAB V)	\$1,449,693	\$1,521,639	\$1,459,489	\$9,796	\$9,796	-0.67%
MECHANICAL MAINTENANCE (TAB VI)	\$3,665,076	\$3,667,977	\$3,583,977	(\$81,099)	(\$81,099)	2.26%
BUILDING GENERAL (TAB VII)	\$1,207,350	\$1,170,454	\$1,134,298	(\$73,053)	(\$73,053)	6.44%
ADMINISTRATIVE EXPENSE (TAB VIII)	\$833,902	\$799,101	\$832,101	(\$1,801)	(\$1,801)	0.22%
INSURANCE (TAB IX)	\$540,000	\$677,335	\$677,335	\$137,335	\$137,335	-20.28%
TOTAL OPERATING EXPENSES	\$16,900,088	\$17,490,889	\$17,497,101	(\$68,007)	(\$68,007)	0.47%
FACILITIES / REIMBURSABLE EXPENSE (TAB IX)	\$13,000	\$13,000	\$13,000	\$0	\$0	0.00%
COST OF SERVICES RESOLD (TAB IX)	\$725,031	\$1,293,100	\$1,293,100	\$568,070	\$568,070	-43.93%
OPERATING CONTINGENCY	\$300,000	\$0	\$300,000	\$0	\$0	0.00%
TOTAL EXPENSES	\$17,925,019	\$18,796,989	\$19,083,201	\$500,062	\$500,062	3.3%

**RICHMOND DAILY CENTER
OPERATIONS AND MAINTENANCE BUDGET
3 YEAR BUDGET COMPARISON**

	2009 BUDGET 2012 BUDGET	2010 BUDGET 2012 BUDGET	2011 BUDGET 2012 BUDGET	2012 BUDGET VS 2011 BUDGET	% VARIANCE 2012 BUDGET VS 2011 BUDGET
REVENUE					
BASE RENT	\$14,586,804	\$11,830,947	\$14,490,900	\$2,755,857	-23.29%
RETAIL INCOME	\$167,004	\$167,891	\$166,003	(\$887)	0.53%
OTHER INCOME	\$4,300	\$4,200	\$82,700	\$100	-2.38%
INCOME FROM SERVICES RESOLD	\$725,031	\$1,293,100	\$1,158,364	(\$568,070)	43.93%
TOTAL REVENUE	\$15,483,139	\$13,296,138	\$15,897,967	\$2,487,000	-16.45%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,856,555	\$2,814,461	\$2,544,476	(\$42,094)	1.50%
CLEANING EXPENSE	\$3,892,532	\$3,839,072	\$3,841,662	(\$53,460)	1.39%
SECURITY EXPENSE	\$1,449,693	\$1,521,639	\$1,520,926	\$71,946	-4.73%
MECHANICAL MAINTENANCE	\$3,665,076	\$3,667,977	\$3,782,390	\$2,901	-0.08%
BUILDING GENERAL	\$1,207,350	\$1,170,454	\$1,174,298	(\$36,896)	3.15%
ADMINISTRATIVE EXPENSE	\$833,902	\$799,101	\$879,517	(\$34,801)	4.36%
INSURANCE	\$540,000	\$677,335	\$683,335	\$137,335	-20.28%
TOTAL BUILDING OPERATING EXPENSES	\$14,490,083	\$14,900,859	\$14,266,604	\$4,930	0.31%
FACILITIES / REIMBURSABLE EXPENSE (TAB X)	\$13,000	\$13,000	\$13,000	\$0	0.00%
COST OF SERVICES RESOLD (TAB X)	\$725,031	\$1,293,100	\$1,158,364	\$568,070	-43.93%
OPERATING CONTINGENCY	\$300,000	\$0	\$300,000	(\$300,000)	0.00%
TOTAL EXPENSES	\$15,528,114	\$16,206,959	\$15,897,966	\$513,000	-1.98%

BRIEFING MATERIAL FOR THE 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	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$12,976,431
COUNTY ELECTRICITY CHARGES	\$943	\$921	\$1,183	\$1,060	\$1,019	\$866	\$887	\$884	\$926	\$896	\$1,291	\$2,371	\$13,247
COUNTY STEAM CHARGES	\$40,966	\$31,162	\$28,291	\$10,004	\$15,979	\$53,332	\$80,380	\$87,836	\$21,402	\$6,834	\$23,635	\$37,062	\$447,883
COUNTY PACKAGE UNIT MAINT.	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$4,050
TOTAL COUNTY OBLIGATIONS	\$1,523,614	\$1,492,788	\$1,499,983	\$1,192,779	\$1,260,704	\$1,737,904	\$1,970,922	\$1,970,436	\$1,343,034	\$1,088,535	\$1,406,631	\$1,421,139	\$13,441,600
CITY BASE RENT	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$1,080,882
CITY ELECTRICITY CHARGES	\$1,620	\$1,636	\$1,849	\$1,808	\$1,823	\$2,210	\$2,048	\$1,472	\$1,592	\$1,709	\$1,540	\$1,587	\$20,886
CITY STEAM CHARGES	\$48,658	\$36,138	\$31,121	\$10,261	\$4,047	\$370	(\$73)	\$2,088	(\$1,502)	\$1,670	\$29,160	\$50,644	\$212,582
CITY PACKAGE UNIT MAINTENANCE	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$16,353
TOTAL CITY OBLIGATIONS	\$141,715	\$129,200	\$124,407	\$103,506	\$97,307	\$94,016	\$93,411	\$94,997	\$91,526	\$94,815	\$124,137	\$143,667	\$1,330,702
PBCC BASE RENT	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$529,501
PBCC ELECTRIC CHARGES	\$1,028	\$212	\$779	\$718	\$719	\$1,372	\$1,228	\$1,078	\$901	\$654	\$712	\$630	\$10,031
TOTAL PBCC OBLIGATIONS	\$45,153	\$45,337	\$44,904	\$45,843	\$45,844	\$45,497	\$45,353	\$45,203	\$45,026	\$44,779	\$44,837	\$44,755	\$539,532
TOTAL OBLIGATIONS	\$1,710,482	\$1,667,325	\$1,669,294	\$1,342,128	\$1,604,855	\$2,277,317	\$2,117,701	\$2,010,636	\$1,479,586	\$1,228,129	\$1,575,603	\$1,610,731	\$15,311,835

TOTAL BASE RENT:
 TOTAL SERVICES RESOLD:
 TOTAL TENANT CONTRIBUTIONS:

\$14,586,804
 \$725,031
 \$15,311,835

**RICHMOND POLICE CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 FUND DETAIL
PERSONNEL SECTION**

Department	Title	No. of Employees Budget 2012	No. of Employees Budget 2011	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		76	76		\$3,477,718
contract employees	Day	16	16		
contract employees	Night	60	60		
Security Staff:		25	26	\$182,273	\$1,200,411
building employee	Director	1	1		
building employee	Administrative	1	1		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	4	2		
contract employees	Supervisory Guards	3	2		
contract employees	Guards	15	19		
Electricians:		2	2	\$235,916	
building employee	"B" Electricians	2	2		
Engineers:		22	22	\$2,415,725	
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	4	4		
building employee	Engineer	15	15		
building employee	Apprentice	2	2		
Carpenter:		1	1	\$161,551	
Elevator Personnel:		5	5	\$286,742	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	2	2		
building employee	Elevator Operators	2	2		
Administrative:		5	5	\$388,474	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Administrative	2	2		
TOTAL PAYROLL:		136	137	\$3,670,681	\$4,678,128

**CLARENDA BY CENTER
REPAIRS AND MAINTENANCE BUDGET
2012 BUDGET**

GENERAL FUND	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED		2012 BUDGETS		% VARIANCE	
			BUDGET	ACTUAL	2011 PROJECTED	2012 BUDGETS	2011 PROJECTED	ACTUAL
1. BASE RENT COUNTY	\$12,976,421	\$10,523,810	\$10,523,810	\$10,523,810	\$2,452,611	\$2,452,611	-23.31%	
2. BASE RENT CITY	\$1,080,882	\$877,423	\$877,423	\$877,423	\$203,459	\$203,459	-23.19%	
3. BASE RENT PBCC	\$529,501	\$429,713	\$429,713	\$429,713	\$99,788	\$99,788	-23.22%	
4. RETAIL INCOME	\$145,404	\$141,491	\$132,296	\$132,296	\$13,108	\$13,108	-9.91%	
5. RETAIL PERCENTAGE RENT	\$21,600	\$26,400	\$20,400	\$20,400	\$1,200	\$1,200	-5.88%	
6. XEROX MACHINES	\$3,100	\$3,000	\$3,000	\$3,000	\$100	\$100	-3.33%	
7. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	0.00%	
8. PLAZA ADMINISTRATIVE PROCESSING FEES	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	
9. INCOME FROM SERVICES RESOLD	\$725,031	\$1,293,100	\$1,293,100	\$1,293,100	(\$568,069)	(\$568,069)	43.93%	
10. INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	
TOTAL	\$19,936,239	\$19,936,239	\$19,936,239	\$19,936,239	\$220,197	\$220,197	-16.58%	

1. Based on 88.96% occupancy. See summary detail attached.
2. Based on 7.41% occupancy. See summary detail attached.
3. Based on 3.63% occupancy. See summary detail attached.
4. Retail rent summary, monthly rent:
 12th floor surety bondsmen (total of 7): \$2,880 per bondsmen (\$240 per month), \$20,160 total
 Starbucks: \$2,937.00 (\$50.00 per square foot on yearly basis 9/1/11 - 8/31/16). 2012 revenue of \$35,250.00.
 Chase ATM: \$7,500 per month, \$90K total (Term of 4/1/11 - 3/31/13)
5. Percentage rent for vending machines, \$1,800 per month and \$100 month for 40 bathroom sanitary dispensers.
6. Agreement with Multiple Business Systems for quarterly rent payments of \$775 (Term of 3/1/11 - 2/28/14).
7. \$100 per month from Starbucks for waste hauling.
8. Income for Plaza events will be offset against specific expense accounts.
9. Services resold to tenants, identified as reimbursable expenses.
 Decrease to 2012 reimbursables due to application of 2010 Reconciliations and decreased natural gas costs.
 Steam \$660,464 (metered)
 Electricity \$44,164 (metered)
 City Package Unit Maintenance \$16,353 (contractual agreement)
 County Package Unit Maintenance \$4,050 (contractual agreement)
10. The checking account for the property is no longer interest bearing.

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

REVENUE

BASE RENTS

31100-000 BASE RENT COUNTY (88.96%)	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$1,081,368	\$12,976,621
31200-000 BASE RENT CITY (7.41%)	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$90,074	\$1,080,882
31300-000 BASE RENT PBCC (3.63%)	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$44,125	\$529,501
TOTAL BASE RENTS	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$1,215,567	\$14,586,904

OTHER RENTAL INCOME

32100-000 RETAIL RENTAL INCOME	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$12,117	\$145,404
32110-000 RETAIL RENT - PERCENTAGE	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,600
TOTAL OTHER RENTAL INCOME	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$167,004

OTHER INCOME

32140-000 COPY MACHINES	\$775	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$3,100
32160-000 SERVICE INCOME - RETAIL TENANT	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
32170-000 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$94,916	\$71,760	\$64,923	\$25,552	\$25,288	\$95,170	\$95,059	\$25,019	\$13,463	\$58,038	\$93,993	\$725,031	
TOTAL OTHER INCOME	\$95,791	\$71,760	\$64,923	\$25,552	\$25,288	\$95,170	\$95,059	\$25,019	\$13,463	\$58,038	\$93,993	\$725,031	\$725,031

TOTAL REVENUE	\$1,324,274	\$1,300,244	\$1,300,244	\$1,324,274	\$1,300,244	\$1,324,274	\$1,324,274	\$1,324,274	\$1,324,274	\$1,324,274	\$1,324,274	\$1,324,274	\$15,483,139
----------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	---------------------

BUDGETARY CONTROL SYSTEM - MONTHLY OPERATING BUDGET BY CATEGORY

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

OPERATING EXPENSES

1. UTILITIES EXPENSE

42100-000 ELECTRICITY	\$171,056	\$151,034	\$155,438	\$160,547	\$157,904	\$155,770	\$187,552	\$204,716	\$169,128	\$127,839	\$137,900	\$135,254	\$1,914,158
42200-000 GAS	\$191,469	\$157,706	\$132,506	\$89,292	\$59,303	\$82,900	\$98,542	\$88,281	\$57,303	\$81,781	\$121,134	\$216,719	\$1,376,936
42300-000 TENANT STEAM	(\$89,624)	(\$67,300)	(\$59,411)	(\$20,266)	(\$20,026)	(\$55,702)	(\$89,307)	(\$89,923)	(\$19,900)	(\$8,504)	(\$52,795)	(\$87,706)	(\$660,464)
42600-000 WATER	(\$648)	\$3,876	\$3,784	\$4,557	\$8,040	\$10,463	\$24,118	\$6,576	\$5,969	\$3,942	\$2,180	\$4,091	\$76,947
42955-000 LOAN INTEREST	\$0	\$142,274	\$0	\$0	\$0	\$0	\$0	\$139,869	\$0	\$0	\$0	\$0	\$282,143
42955-000 DEO GRANT APPLICATION	\$0	(\$142,274)	\$0	\$0	\$0	\$0	\$0	(\$53,991)	\$0	\$0	\$0	\$0	(\$196,265)
42960-000 LOAN PRINCIPAL	\$0	\$98,215	\$0	\$0	\$0	\$0	\$0	\$100,620	\$0	\$0	\$0	\$0	\$198,835
42960-000 DEO GRANT APPLICATION	\$0	(\$98,215)	\$0	\$0	\$0	\$0	\$0	(\$37,520)	\$0	\$0	\$0	\$0	(\$135,735)
TOTAL UTILITIES	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$272,920	\$2,896,555

2. CLEANING EXPENSE

40205-000 CLEANING CONTRACT SERVICE - DAY	\$61,814	\$61,814	\$61,814	\$62,920	\$62,920	\$62,920	\$62,920	\$62,920	\$62,920	\$62,920	\$62,920	\$62,920	\$751,725
40206-000 CLEANING CONTRACT SERVICE - NIGHT	\$224,038	\$224,038	\$224,038	\$228,209	\$228,209	\$228,209	\$228,209	\$228,209	\$228,209	\$228,209	\$228,209	\$228,209	\$2,725,992
40210-000 ADDITIONAL CLEANING SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
40700-000 WINDOW WASHING SERVICE CONTRACT	\$1,898	\$9,464	\$7,688	\$9,464	\$1,898	\$10,413	\$1,898	\$1,898	\$15,254	\$1,898	\$1,898	\$2,846	\$66,514
40750-000 WINDOW WASHING RIG SERVICE CONTRACT	\$2,500	\$2,500	\$2,500	\$4,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$4,000	\$2,500	\$33,000
40215-000 CLEANING-SUPP/MATERIALS	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$24,608	\$295,300
40760-000 WINDOW RIG REPAIRS	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$5,000
40211-000 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL CLEANING	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$3,892,532

3. SECURITY DEPARTMENT

44200-000 SECURITY CONTRACT SERVICE	\$97,991	\$97,991	\$97,991	\$100,715	\$100,715	\$100,715	\$100,715	\$100,715	\$100,715	\$100,715	\$100,715	\$100,715	\$1,200,411
44210-000 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
44300-000 SECURITY LIFE SAFETY SYSTEMS TESTING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
44400-000 SECURITY SUPPLIES AND MATERIALS	\$10,208	\$1,708	\$2,113	\$1,743	\$1,708	\$1,708	\$1,708	\$1,708	\$2,008	\$1,778	\$1,708	\$1,708	\$29,810
44500-000 SECURITY PAYROLL EXPENSE	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$13,320	\$182,273
44530-000 UNIFORMS	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TOTAL SECURITY	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$322,920	\$1,849,693

10 MONTHS OF BUDGETING HISTORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R & M													
41415-000 ELECTRICIAN - SUPPLIES/MATERIALS	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$24,200
41420-000 ELECTRICIAN - REPAIRS/MAINTENANCE	\$64,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$6,000	\$1,000	\$1,000	\$1,000	\$80,000
41480-000 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
41450-000 ELECTRICIAN - PAYROLL	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$18,147	\$215,916
TOTAL ELECTRICAL R & M EXPENSE	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$84,299	\$1,011,616
PLUMBING R & M													
41610-000 PLUMBING REPAIR/MAINT O/S SERVICES	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$29,000
TOTAL PLUMBING R & M EXPENSE	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$2,417	\$29,000
HVAC R & M													
41300-000 HVAC-CONTRACT SERVICE	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$9,653	\$115,840
41305-000 HVAC-CONTROLS CONTRACT	\$5,074	\$5,074	\$5,074	\$5,074	\$5,128	\$5,128	\$5,128	\$5,128	\$5,128	\$5,128	\$5,128	\$5,128	\$61,320
41315-000 HVAC-SUPPLIES/MATERIALS	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$9,333	\$112,000
41310-000 REPAIRS & MAINTENANCE	\$9,792	\$9,792	\$9,792	\$9,792	\$12,292	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792	\$120,000
41100-000 HVAC-PAYROLL	\$137,767	\$162,881	\$164,688	\$173,655	\$266,622	\$165,538	\$157,840	\$173,738	\$269,361	\$166,204	\$158,207	\$158,207	\$2,174,099
41150-000 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL HVAC R & M EXPENSE	\$307,979	\$340,787	\$347,998	\$366,513	\$652,975	\$359,874	\$347,993	\$366,513	\$652,975	\$347,993	\$347,993	\$347,993	\$4,392,559
ELEVATOR R & M													
41200-000 ELEVATORS-CONTRACT SERVICE	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$56,586	\$690,202
41210-000 VANDALISM AND NON CONTRACT REPAIRS	\$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 ELEVATOR R & M EXPENSE	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$57,586	\$702,202
TOTAL MECHANICAL MAINTENANCE DEPARTMENT	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$1,011,616	\$12,665,976

S. BUILDING GENERAL DEPARTMENT

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
PAINTING R & M													
41860-000 PAINTING SUPPLIES & MATERIALS	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
41865-000 PAINTING - CONTRACTOR	\$2,295	\$12,439	\$10,295	\$12,439	\$2,295	\$12,439	\$2,295	\$12,439	\$10,295	\$12,439	\$2,295	\$12,439	\$105,000
SUBTOTAL PAINTING R & M	\$2,945	\$13,089	\$10,945	\$13,089	\$2,945	\$13,089	\$2,945	\$13,089	\$10,945	\$13,089	\$2,945	\$13,089	\$112,800

CARPENTERS R & M													
41950-000 CARPENTRY PAYROLL	\$12,427	\$12,427	\$12,427	\$12,427	\$18,641	\$12,427	\$12,427	\$12,427	\$12,427	\$18,641	\$12,427	\$12,427	\$161,551
41960-000 CARPENTRY UNIFORMS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
41950-000 CARPENTRY SUPPLIES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
SUBTOTAL CARPENTERS R & M	\$13,477	\$13,477	\$13,477	\$13,477	\$19,691	\$13,477	\$13,477	\$13,477	\$13,477	\$19,691	\$13,477	\$13,477	\$168,151

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SERVICES AND SUPPLIES													
41830-000 GEN BUILD SUPPLIES MATERIALS	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$3,192	\$38,300
43110-000 LANDSCAPING	\$0	\$0	\$0	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$45,025
40500-000 CONTRACT SVC-TRASH REMOVAL	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$63,000
41805-000 EXTERMINATOR SERVICES	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$8,172
41810-000 CONTRACT SVC-METAL MAINT.	\$1,125	\$6,625	\$1,125	\$6,625	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$6,625	\$1,125	\$1,125	\$50,000
41845-000 GENERAL BUILDING REPAIRS	\$3,333	\$8,333	\$3,333	\$26,333	\$3,333	\$13,333	\$13,333	\$13,333	\$3,333	\$23,333	\$3,333	\$3,333	\$151,800
41850-000 GLASS REPLACEMENT	\$15,000	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000	\$0	\$85,000
41220-000 DIRECTORY STRIPS, SIGNS, AND FLAGS	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$15,000
48050-000 ELEVATOR STARTERS PAYROLL EXPENSE	\$22,057	\$22,057	\$22,057	\$22,057	\$33,086	\$22,057	\$22,057	\$22,057	\$22,057	\$33,086	\$22,057	\$22,057	\$286,742
48050-000 CARPET	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$183,360
SUBTOTAL SERVICES AND SUPPLIES	\$26,307	\$26,307	\$26,307	\$30,204	\$30,204	\$30,204	\$30,204	\$30,204	\$30,204	\$30,204	\$30,204	\$30,204	\$392,392

TOTAL DEPARTMENTAL TOTALS	\$13,477	\$13,477	\$13,477	\$13,477	\$19,691	\$13,477	\$13,477	\$13,477	\$13,477	\$19,691	\$13,477	\$13,477	\$168,151
----------------------------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----------

2012-2013 MONTHLY OPERATING BUDGET (1000)

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
45580-000 OFFICE SUPPLIES	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$13,000
45520-000 TELEPHONE	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$39,600
45300-000 MANAGEMENT FEES	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$16,538	\$198,456
45410-000 OTHER PROFESSIONAL FEES	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
45411-000 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45412-000 ENVIRONMENTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45100-000 ADMINISTRATIVE PAYROLL	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$21,921	\$263,064
45130-000 ADMINISTRATIVE BENEFITS	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$5,555	\$66,660
45600-000 STACKING PLAN AND BLDG SFT CALC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45700-000 ADMINISTRATIVE EXPENSE	\$1,108	\$958	\$958	\$1,508	\$958	\$958	\$1,108	\$958	\$958	\$1,108	\$958	\$4,458	\$53,400
TOTAL ADMINISTRATION EXPENSES	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$326,904
7. INSURANCE EXPENSE													
47010-000 INSURANCE	\$0	\$0	\$0	\$0	\$22,000	\$0	\$0	\$74,000	\$0	\$0	\$0	\$444,000	\$540,000
TOTAL INSURANCE EXPENSES	\$0	\$0	\$0	\$0	\$22,000	\$0	\$74,000	\$0	\$0	\$0	\$0	\$444,000	\$540,000
TOTAL OPERATING EXPENSES	\$27,225	\$27,225	\$27,225	\$27,225	\$49,225	\$74,000	\$27,225	\$27,225	\$27,225	\$27,225	\$27,225	\$318,675	\$866,904
FACILITIES EXPENSE													
48020-000 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
48010-000 FURNITURE REPAIR	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,000
TOTAL FACILITIES EXPENSES	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083	\$13,000
TOTAL OPERATING EXPENSES	\$1,166,781	\$1,094,517	\$1,117,493	\$1,181,008	\$1,287,845	\$1,053,263	\$1,106,753	\$1,286,627	\$1,122,425	\$1,311,546	\$1,079,642	\$1,650,210	\$14,458,109
REIMBURSABLE EXPENSE													
49110-000 COST OF ELECTRICITY RESOLD COUNTY	\$943	\$921	\$1,183	\$1,060	\$1,019	\$866	\$887	\$884	\$926	\$896	\$1,291	\$2,371	\$13,247
49120-000 COST OF ELECTRICITY RESOLD CITY	\$1,620	\$1,626	\$1,849	\$1,808	\$1,823	\$2,210	\$2,048	\$1,472	\$1,592	\$1,709	\$1,540	\$1,587	\$20,886
49130-000 COST OF ELECTRICITY RESOLD PRCC	\$1,028	\$212	\$779	\$718	\$719	\$1,372	\$1,228	\$1,078	\$901	\$654	\$712	\$630	\$10,031
49140-000 COST OF STEAM RESOLD COUNTY	\$48,658	\$31,162	\$28,291	\$10,004	\$15,979	\$55,332	\$89,380	\$87,836	\$21,402	\$6,834	\$23,635	\$37,062	\$447,883
49150-000 COST OF STEAM RESOLD CITY	\$337	\$337	\$337	\$337	\$4,047	\$370	(\$73)	\$2,088	(\$1,302)	\$1,670	\$29,160	\$50,644	\$212,582
49160-000 COUNTY PACKAGE UNIT MAINTENANCE	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$1,363	\$16,353
49170-000 CITY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REIMBURSABLE EXPENSES	\$943	\$921	\$1,183	\$1,060	\$1,019	\$866	\$887	\$884	\$926	\$896	\$1,291	\$2,371	\$13,247
TOTAL OPERATING EXPENSES	\$1,166,781	\$1,094,517	\$1,117,493	\$1,181,008	\$1,287,845	\$1,053,263	\$1,106,753	\$1,286,627	\$1,122,425	\$1,311,546	\$1,079,642	\$1,650,210	\$14,458,109
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING BUDGET	\$1,166,781	\$1,094,517	\$1,117,493	\$1,181,008	\$1,287,845	\$1,053,263	\$1,106,753	\$1,286,627	\$1,122,425	\$1,311,546	\$1,079,642	\$1,650,210	\$14,458,109
OPERATING SURPLUS (OR DEFICIT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**REGISTRATION CENTER
COURTESY AND BY ARRANGEMENT WITH
302 BUDGETAL**

PROGRAMS	PROPOSED 2012 BUDGET	ACTUAL 2011	2011 PROJECTED		2012 BUDGET VS.		% VARIANCE	
			ACTUAL	BUDGETED	2011 PROJECTED	2012 BUDGET VS.	2011 PROJECTED	ACTUAL
1. ELECTRICITY	\$1,914,158	\$1,938,218	\$1,986,218	\$72,061	-3.63%			
2. NATURAL GAS	\$1,376,936	\$358,727	\$358,727	(\$1,018,209)	283.84%			
3. TENANT STEAM USAGE	(\$660,464)	\$0	\$0	\$660,464	0.00%			
4. WATER	\$76,947	\$96,656	\$105,656	\$28,709	-27.17%			
5. ENERGY PERFORMANCE CONTRACT LOAN	\$148,978	\$420,859	\$420,859	\$271,881	-64.60%			

1. See Electrical Budget Worksheet based on utility consultant projections and existing procurement (75% Hedged and 25% Unhedged).
2. See Natural Gas Budget Worksheets. Proposed 2012 Budget procured at a rate of \$7.30 per MMBtu versus 2010 Budget of \$8.11 per MMBtu, yet increase offset by anticipated decrease in usage. Steam charges that have historically offset this expense have been removed in 2012. These charges now have their own account "Tenant Steam Usage".
3. Includes all costs for City Hall and County steam usage. These costs are offset against the overall utility expense category. In 2011, these costs were applied directly to Natural Gas expense. Also includes reconciliation performed for 2010 steam usage. Credits owed to City and County (\$329K) offset against their 2012 steam charges.
4. See Water Budget Worksheet. Proposed budget reflects stable usage per cubic foot of \$21.00.
5. Energy Performance Contracting Loan. Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses. 2012 loan payments reduced by application of DCEO chiller replacement grant \$332K.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED	1,786,292	1,508,474	1,431,203	1,394,296	1,564,275	1,868,590	2,256,904	2,491,161	1,948,047	1,457,988	1,462,770	1,644,112	20,814,112
HEDGED TOTAL	\$60,689	\$51,250	\$48,625	\$47,371	\$53,146	\$63,485	\$76,678	\$84,637	\$66,185	\$49,535	\$49,698	\$55,859	\$707,158
UNHEDGED TOTAL	\$24,320	\$20,538	\$19,486	\$18,983	\$21,298	\$25,441	\$30,728	\$33,917	\$26,523	\$19,850	\$19,916	\$22,385	\$283,385
UTILITY CHARGES	\$49,193	\$47,968	\$46,683	\$49,190	\$58,261	\$68,519	\$75,554	\$75,095	\$70,495	\$63,368	\$53,888	\$53,696	\$711,910
NON ENERGY CHARGES	\$66,275	\$58,943	\$58,545	\$57,851	\$62,101	\$39,614	\$47,063	\$51,468	\$41,107	\$32,043	\$31,984	\$35,543	\$582,537
TAX	\$5,052	\$4,502	\$4,093	\$3,994	\$4,453	\$5,274	\$6,323	\$6,955	\$5,489	\$4,166	\$4,179	\$4,668	\$58,948
ALLOWED VARIANCE	\$10,277	\$9,150	\$8,872	\$8,869	\$9,963	\$10,117	\$11,817	\$12,604	\$10,490	\$8,448	\$7,983	\$8,608	\$117,198
TOTAL COSTS PER KWHR	0.1208	0.1274	0.1302	0.1336	0.1338	0.1137	0.1100	0.1062	0.1131	0.1217	0.1146	0.1099	
LESS: SERVICES RESOLD TO TENANTS **													
COUNTY USAGE KWH	7,808	7,232	9,088	7,936	7,616	7,616	8,064	8,320	8,192	7,360	11,204	21,568	112,064
CITY USAGE KWH	13,408	12,768	14,208	13,536	13,632	19,436	18,624	13,856	14,080	14,048	13,440	14,432	175,468
PBC USAGE KWH	8,512	1,664	5,984	5,376	5,376	12,064	11,168	10,144	7,968	5,376	6,216	5,728	85,576
COUNTY	\$943	\$921	\$1,183	\$1,060	\$1,019	\$866	\$887	\$884	\$926	\$896	\$1,291	\$2,371	\$13,247
CITY	\$1,620	\$1,626	\$1,849	\$1,808	\$1,823	\$2,210	\$2,048	\$1,472	\$1,592	\$1,709	\$1,540	\$1,587	\$20,886
PBC	\$1,028	\$212	\$779	\$718	\$719	\$1,372	\$1,228	\$1,078	\$901	\$654	\$712	\$630	\$10,031
SUBTOTAL REBILLINGS	(\$3,592)	(\$2,760)	(\$3,811)	(\$3,567)	(\$3,561)	(\$4,447)	(\$4,163)	(\$3,434)	(\$3,420)	(\$3,259)	(\$3,544)	(\$4,568)	(\$44,164)
EPC SAVINGS	(\$26,474)	(\$26,474)	(\$16,140)	(\$16,140)	(\$41,804)	(\$41,804)	(\$41,804)	(\$41,804)	(\$41,804)	(\$41,804)	(\$16,140)	(\$26,474)	(\$378,666)
TENANT STEAM ELECTRIC	\$14,684	\$11,884	\$10,894	\$5,984	\$5,954	\$10,429	\$14,644	\$14,722	\$5,938	\$4,508	\$10,064	\$14,444	\$124,148
NET ELECTRIC COST	\$171,056	\$151,034	\$155,438	\$160,547	\$157,904	\$155,770	\$187,552	\$204,716	\$169,128	\$127,839	\$137,900	\$135,254	\$1,914,138
2011 ELECTRIC BUDGET	\$171,056	\$151,034	\$155,438	\$160,547	\$157,904	\$155,770	\$187,552	\$204,716	\$169,128	\$127,839	\$137,900	\$135,254	\$1,914,138

*Includes projected costs for meter rental, delivery charges, environmental adjustments, electricity excise tax and franchise fees.
 **Based on 1/11 - 6/11 actual and 7/10 - 12/10 actual metered usage for tenant use only (package cooling units) adjusted for energy conservation method reductions implemented by the engineering staff. 2012 PRI Projected Electric: KWHR contract cost.

MONTH	TOTAL STEAM PRODUCED	DISTRIBUTION			DALEY CENTER	CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY						
JAN	23,289,317	58,888	69,126	158,982	\$ 171,797	\$ 171,797	0.5986	81.17%	
FEB	19,275,680	45,083	56,292	133,979	\$ 108,073	\$ 108,073	0.4592	81.90%	
MAR	16,982,473	46,648	54,007	116,205	\$ 112,387	\$ 112,387	0.5182	78.31%	
APR	8,658,582	23,323	31,591	53,563	\$ 60,937	\$ 60,937	0.5617	79.82%	
MAY	5,558,987	24,977	22,289	23,133	\$ 56,410	\$ 56,410	0.8013	76.12%	
JUNE	5,736,585	56,378	13,952	10,616	\$ 70,942	\$ 70,942	0.8764	70.87%	
TOTAL	79,301,624	255,297	247,257	496,478	\$ 580,546	\$ 580,546	\$ 3.8155	468.19%	

FUEL COST PER 1000 LBS OF STEAM FOR FIRST SIX MONTHS OF 2011
 FUEL COST PER 1000 LBS OF STEAM FOR 2010

MONTH	TOTAL 1000 LBS. PRODUCED	DISTRIBUTION			DALEY CENTER	ENERGY USA BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY						
JAN	24,526,085	54,740	62,850	182,511	\$ 412,608	\$ 412,608	1.3749	78.30%	
FEB	19,463,662	47,975	49,414	139,337	\$ 325,708	\$ 325,708	1.3759	80.57%	
MAR	13,697,203	40,385	41,173	92,378	\$ 243,559	\$ 243,559	1.4003	80.35%	
APR	5,688,175	25,343	19,823	36,464	\$ 151,704	\$ 151,704	1.8584	76.09%	
MAY	5,305,736	36,225	16,087	20,438	\$ 80,266	\$ 80,266	1.1033	68.69%	
JUN	7,024,507	87,391	16,709	8,893	\$ 124,151	\$ 124,151	1.0987	69.14%	
JUL	9,915,839	107,603	14,866	7,350	\$ 150,534	\$ 150,534	1.1596	70.23%	
AUG	10,080,954	105,984	17,133	4,937	\$ 158,638	\$ 158,638	1.2388	72.20%	
SEPT	3,622,250	36,290	13,366	787	\$ 105,453	\$ 105,453	2.0905	65.21%	
OCT	4,365,051	21,007	16,694	23,133	\$ 103,609	\$ 103,609	1.7031	71.43%	
NOV	11,461,165	38,632	45,533	71,881	\$ 249,652	\$ 249,652	1.5999	76.11%	
DEC	21,828,228	52,718	68,071	161,498	\$ 298,231	\$ 298,231	1.0565	79.94%	
TOTAL	136,978,855	654,293	381,719	749,607	\$ 2,404,113	\$ 2,404,113	17.0600	74.02%	

PROJECTION OF 2012 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-June 2011 actual, July-December 2010 actual)

MONTH	STEAM PRODUCED	THERM DISTRIBUTION			DALEY CENTER	TOTAL PROJ THERMS	COST PER THERM	2011 TOTAL FUEL BUDGET
		COUNTY	CITY	CITY				
JAN	22,289,317	56,814	65,988	170,747	292,090	0.6655	\$194,673	
FEB	19,275,680	46,529	52,853	136,658	231,446	0.6952	\$160,910	
MAR	16,982,473	43,517	47,590	104,292	192,210	0.7061	\$135,710	
APR	8,658,582	24,333	25,707	45,014	124,470	0.7431	\$92,496	
MAY	5,358,987	30,601	19,188	21,706	73,530	0.8022	\$59,503	
JUN	5,236,585	71,885	15,331	94,255	109,180	0.7593	\$82,900	
JUL	9,215,830	107,603	14,866	7,350	151,980	0.7466	\$98,542	
AUG	10,680,424	103,984	17,133	4,937	116,140	0.7601	\$88,281	
SEPT	3,622,250	36,290	13,366	787	69,830	0.8206	\$57,303	
OCT	4,365,051	21,007	16,694	23,173	105,040	0.7786	\$81,781	
NOV	11,461,163	38,632	45,533	21,881	162,320	0.7640	\$126,338	
DEC	21,828,228	52,718	64,071	161,498	291,520	0.7544	\$219,923	
TOTAL	140,574,111	635,912	402,320	757,836	1,693,850	0.7550	\$1,996,100	

AVERAGE FUEL COST PER THERM \$ 0.73

NOTE: 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
 2. STEAM PROJECTIONS ARE BASED ON 2010/2011 ACTUAL USAGE THROUGH JUNE AND 2010 ACTUAL USAGE JULY THROUGH DECEMBER.

BUDGET SUMMARY

2012 BUDGET PUBLING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 194,673	\$ 160,910	\$ 135,710	\$ 92,496	\$ 59,303	\$ 82,900	\$ 98,542	\$ 88,281	\$ 57,303	\$ 81,781	\$ 124,338	\$ 219,923	\$ 1,596,160
BFC SAVINGS	\$ (3,204)	\$ (3,204)	\$ (3,204)	\$ (3,204)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,204)	\$ (3,204)	\$ (19,224)
TOTAL FUELING COST	\$ 191,469	\$ 157,706	\$ 132,506	\$ 89,292	\$ 59,303	\$ 82,900	\$ 98,542	\$ 84,281	\$ 57,303	\$ 81,781	\$ 121,134	\$ 216,719	\$ 1,276,936

2012 BUDGET TERNANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	\$ 41,751	\$ 34,193	\$ 31,979	\$ 17,882	\$ 22,488	\$ 52,826	\$ 79,075	\$ 77,885	\$ 26,669	\$ 15,438	\$ 28,390	\$ 38,741	\$ 467,318
RESOLD TO CITY	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (13,191)	\$ (158,286)
2011 CITY STEAM RECONCILIATION	\$ 48,493	\$ 38,841	\$ 34,973	\$ 18,392	\$ 14,101	\$ 11,266	\$ 10,925	\$ 12,591	\$ 9,832	\$ 12,268	\$ 33,461	\$ 50,024	\$ 295,656
TOTAL TENANT STEAM COST	\$ 62,811	\$ 45,600	\$ 39,518	\$ 9,340	\$ 9,155	\$ 36,659	\$ 62,666	\$ 63,042	\$ 9,487	\$ 272	\$ 34,417	\$ 61,331	\$ 433,769

Steam Usage and Reconciliation - 2010

City of Chicago

Month	Budgeted Fuel		Actual Fuel Rate		Tenant Billings		RIDC Actual Costs	
	Budgeted Usage	Actual Usage	Rate	Difference	Actual Fuel Rate	Difference	Incurred	Difference
January	6,968.00	5,136.00	13.35	1,832.00	9.51	3.84	93,049.00	48,847.00
February	4,311.00	4,063.00	13.35	248.00	9.51	3.84	57,579.00	38,637.00
March	4,759.00	3,242.00	13.35	1,517.00	9.51	3.84	63,555.00	30,834.00
April	3,300.00	1,381.00	13.35	1,919.00	9.51	3.84	44,068.00	13,136.00
May	927.00	1,173.00	13.35	(246.00)	9.51	3.84	12,385.00	11,157.00
June	987.00	1,127.00	13.35	(130.00)	9.51	3.84	13,318.00	10,722.00
July	981.00	1,136.00	13.35	(155.00)	9.51	3.84	13,098.00	10,798.00
August	891.00	1,349.00	13.35	(458.00)	9.51	3.84	11,904.00	12,826.00
September	527.00	960.00	13.35	(433.00)	9.51	3.84	7,034.00	9,137.00
October	1,130.00	1,488.00	13.35	(358.00)	9.51	3.84	15,096.00	14,154.00
November	3,273.00	3,344.00	13.35	(71.00)	9.51	3.84	43,711.00	31,804.00
December	6,849.00	5,264.00	13.35	585.00	9.51	3.84	78,103.00	50,067.72
Totals	33,913.00	29,663.00	160.20	4,250.00	114.12	46.08	452,900.00	282,109.72

Cook County

Month	Budgeted Fuel		Actual Fuel Rate		Tenant Billings		RIDC Actual Costs	
	Budgeted Usage	Actual Usage	Rate	Difference	Actual Fuel Rate	Difference	Incurred	Difference
January	5,806.00	4,473.00	13.35	1,333.00	9.51	3.84	77,541.00	42,544.00
February	3,873.00	3,944.00	13.35	(71.00)	9.51	3.84	51,732.00	37,512.00
March	3,624.00	3,180.00	13.35	444.00	9.51	3.84	48,400.00	30,244.00
April	2,692.00	1,765.00	13.35	927.00	9.51	3.84	35,950.00	16,794.00
May	1,158.00	2,642.00	13.35	(1,484.00)	9.51	3.84	15,462.00	25,124.00
June	4,455.00	5,897.00	13.35	(1,442.00)	9.51	3.84	59,499.00	56,080.00
July	7,079.00	8,219.00	13.35	(1,140.00)	9.51	3.84	94,543.00	78,161.00
August	6,564.00	8,344.00	13.35	(1,780.00)	9.51	3.84	87,656.00	79,346.00
September	2,876.00	2,605.00	13.35	271.00	9.51	3.84	38,417.00	24,772.00
October	1,722.00	1,183.00	13.35	539.00	9.51	3.84	23,004.00	11,248.00
November	2,494.00	2,837.00	13.35	(343.00)	9.51	3.84	33,304.00	26,983.00
December	4,519.00	4,076.00	13.35	443.00	9.51	3.84	60,353.00	38,767.00
Totals	46,862.00	49,165.00	160.20	(2,303.00)	114.12	46.08	625,861.00	467,575.00

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2009-2012**

History of Billings and 2012 Projection 1/11-5/11 based on actual activity, 6/11-12/11 projected as average of 2009 and 2010 actual

2011	January 1/21-2/22	February 2/22-3/23	March 3/23-4/20	April 4/20-5/19	May 5/20-6/18	June 6/19-7/20	July 7/21-8/19	August 8/20-9/18	September 9/19-10/20	October 10/21-11/18	November 11/19-12/20	December 12/21-1/18	Total
Dept. of Water													
587563	\$1,696	\$3,292	\$3,062	\$3,209	\$4,102	\$6,714	\$11,069	\$4,549	\$4,184	\$3,535	\$2,992	\$3,658	\$52,062
587564	\$3,583	\$6,444	\$6,584	\$7,198	\$9,737	\$9,512	\$18,610	\$7,847	\$7,614	\$6,266	\$5,073	\$6,290	\$94,758
Total	\$5,279	\$9,736	\$9,646	\$10,407	\$13,839	\$16,226	\$29,679	\$12,396	\$11,798	\$9,801	\$8,065	\$9,948	\$146,820

2010	January 1/21-2/23	February 2/23-3/23	March 3/23-4/21	April 4/21-5/19	May 5/19-6/16	June 6/16-7/21	July 7/21-8/19	August 8/19-9/16	September 9/16-10/20	October 10/20-11/18	November 11/18-12/16	December 12/16-1/22	Total
Dept. of Water													
587563	\$3,431	\$7,756	\$2,065	\$4,241	\$5,441	\$6,714	\$11,069	\$4,549	\$4,184	\$3,535	\$2,992	\$3,658	\$59,635
587564	\$5,580	\$5,245	\$5,189	\$7,961	\$8,325	\$9,512	\$18,610	\$7,847	\$7,614	\$6,266	\$5,073	\$6,290	\$93,512
Total	\$9,011	\$13,001	\$7,254	\$12,202	\$13,766	\$16,226	\$29,679	\$12,396	\$11,798	\$9,801	\$8,065	\$9,948	\$153,147

2009	January 1/18-2/21	February 2/21-3/21	March 3/21-4/18	April 4/18-5/19	May 5/19-6/19	June 6/19-7/17	July 7/17-8/20	August 8/20-9/18	September 9/18-10/21	October 10/21-11/18	November 11/18-12/17	December 12/17-1/21	Total
Dept. of Water													
587563	\$6,666	\$2,044	\$4,330	\$4,890	\$6,495	\$6,714	\$11,069	\$4,549	\$4,184	\$3,535	\$2,992	\$3,658	\$61,126
587564	\$9,273	\$1,684	\$6,285	\$7,257	\$9,618	\$9,512	\$18,610	\$7,847	\$7,614	\$6,266	\$5,073	\$6,290	\$95,329
Total	\$15,939	\$3,727	\$10,616	\$12,147	\$16,113	\$16,226	\$29,679	\$12,396	\$11,798	\$9,801	\$8,065	\$9,948	\$156,455

Total Billing January - May 2011 \$48,907
 Total Billing January - May 2010 \$55,234
 Total Billing January - May 2009 \$58,542

% increase 2010 to 2011 -11.45%
 % increase 2009 to 2010 -5.65%

2012 budgeted at 1.5% increase over 2011 forecast.

Projected 2011 costs are expected to be \$21 per usage in cubic feet (based on average annual usage of 7.76SK cubic feet) which is on par with 2010.

2012	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$5,358	\$9,882	\$9,791	\$10,563	\$14,047	\$16,469	\$30,124	\$12,582	\$11,975	\$9,948	\$8,186	\$10,097	\$149,022
EPC Savings	(\$6,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$5,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$6,006)	(\$72,075)
Net Water Costs	(\$648)	\$3,876	\$3,784	\$4,557	\$8,040	\$10,463	\$24,118	\$6,576	\$5,969	\$3,942	\$2,180	\$4,091	\$76,947

Energy Performance Contract Projected Savings and Loan Repayment Analysis

Project	Savings Season												Annual Savings	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Lighting Upgrades	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	1,082,328
Water Conservation - Public restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS Optimization	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	149,172
Chilled water variable primary flow	0	0	0	0	76,645	76,645	76,645	76,645	76,645	76,645	76,645	76,645	76,645	459,870
Two chiller upgrade	0	0	0	0	166,794	166,794	166,794	166,794	166,794	166,794	166,794	166,794	166,794	1,000,764
Chiller upgrade - Condenser water controls	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHU S3 and S4 VAV Boxes	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	605,772
New Boiler controls	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	13,377	40,132
AHU CHW coil isolation valves	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	84,646	253,939
Total KWH saved	251,130	251,130	153,106	153,106	396,545	396,545	396,545	396,545	396,545	396,545	153,106	153,106	153,106	3,591,977
Total KWH savings converted to dollars @ .10542 per KWH	\$26,474	\$26,474	\$16,140	\$16,140	\$41,804	\$41,804	\$41,804	\$41,804	\$41,804	\$41,804	\$16,140	\$16,140	\$16,140	\$378,666
Water Conservation Savings @ 3.72 per gallon	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$6,006	\$72,075
Natural Gas Savings	\$3,204	\$3,204	\$3,204	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	\$3,204	\$3,204	\$3,204	\$19,224
O&M Savings	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$14,931
Loan interest and Principal payment	\$0	(\$240,489)	\$0	\$0	\$0	\$0	(\$240,489)	\$0	\$0	\$0	\$0	\$0	\$0	(\$480,978)
Net	\$36,929	(\$203,560)	\$26,595	\$26,595	\$49,054	\$49,054	(\$191,435)	\$49,054	\$49,054	\$49,054	\$26,595	\$26,595	\$36,929	\$3,918

PROJECTED OUTPUT: 1,899,850 THERMS PER YEAR

ITEM	COST PER THERM BASED ON 2012 COSTS
A. FUEL (BASED ON 2012 PROJECTION)	\$0.7349
B. ELECTRICITY - 213.58 KWHR @ \$0.10	\$0.1196
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$19,692 PER YEAR	\$0.0104
E. BOILER MAINTENANCE AND REPAIR @ \$34,000 PER YEAR OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$57.57	\$0.1891
TOTAL COST	\$1.07

Note: C through E are estimates based on historical

**REGIAROUND BY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET**

OPERATIONS AND MAINTENANCE BUDGET	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	VARIANCE 2012 BUDGET VS. 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS. 2011 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$3,477,718	\$3,420,290	\$3,339,177	(\$138,541)	4.15%
2. ADDITIONAL CLEANING SERVICES	\$6,000	\$6,000	\$33,386	\$27,386	-82.03%
3. CLEANING SUPPLIES	\$295,300	\$295,300	\$295,300	\$0	0.00%
4. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
5. WINDOW WASHING COSTS	\$66,514	\$58,778	\$65,778	(\$736)	1.12%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$5,000	\$5,000	\$35,000	\$30,000	-85.71%
7. WINDOW RIG SERVICE CONTRACT	\$33,000	\$44,104	\$40,800	\$7,800	-19.12%
TOTAL	\$3,821,532	\$3,839,072	\$3,818,441	(\$7,409)	1.94%

1. Contract cost consist of labor only per attached worksheet-union increases included.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for Building projects and Plaza Events. 2012 projected decrease result of increase Plaza activity of which costs are credited towards additional cleaning account.
3. Assume cleaning supplies and paper product usage per attached worksheet.
4. Based on negotiated agreement for uniform cleaning and maintenance. 2012 includes uniforms and cleaning for evening manager and supervisors
5. Includes three exterior building cleanings, two interior cleanings, bi-weekly lobby upper panels service, and weekly on the lobby lower panels. Contract price of \$58,948. Optional 4th exterior was for \$7,566
6. Estimated \$5K contingency. Decreased 2012 costs as rig re-cabling project in 2011.
7. Preventative maintenance service contract for \$30K.

**RICHARD J. DALEY CENTER
2012 BUDGET
CONTRACT CLEANING WORKSHEET LABOR COSTS**

JOB DESCRIPTION	NUMBER OF PERSONS	WAGE RATE	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	ANNUAL COST	MONTHLY COST
DAY SHIFT JAN - MAR							
SUPERVISOR	1	\$24.90	40	52.2	2088		
DAY JANITORS	1	\$16.30	40	52.2	2088	\$51,991	\$4,333
DAY JANITORS	1	\$15.80	40	52.2	2088	\$34,034	\$2,836
DAY JANITORS	11	\$15.30	40	52.2	22968	\$32,990	\$2,749
DAY JANITORS	1	\$12.90	40	52.2	2088	\$351,410	\$29,284
DAY JANITORS	1	\$13.40	40	52.2	2088	\$26,935	\$2,245
SUBTOTAL	16		40	52.2	2088	\$27,979	\$2,332
						\$25,341	\$43,778
DAY SHIFT APRIL - DEC							
SUPERVISOR	1	\$25.15	40	52.2	2088		
DAY JANITORS	1	\$16.55	40	52.2	2088	\$52,513	\$4,376
DAY JANITORS	1	\$16.05	40	52.2	2088	\$34,556	\$2,880
DAY JANITORS	11	\$15.55	40	52.2	2088	\$33,512	\$2,793
DAY JANITORS	1	\$13.15	40	52.2	22968	\$357,152	\$29,763
DAY JANITORS	1	\$13.65	40	52.2	2088	\$27,437	\$2,288
SUBTOTAL	16		40	52.2	2088	\$28,501	\$2,375
						\$533,693	\$44,474
NIGHT SHIFT JAN - MAR							
SUPERVISOR	1	\$24.90	40	52.2	2088		
SUPERVISOR	2	\$18.60	40	52.2	4176	\$51,991	\$4,333
NIGHT JANITORS	9	\$12.40	40	52.2	18792	\$77,674	\$6,473
NIGHT JANITORS	39	\$15.30	40	52.2	81432	\$233,021	\$19,418
NIGHT JANITORS	2	\$13.40	40	52.2	4176	\$1,245,910	\$103,826
NIGHT JANITORS	1	\$16.40	40	52.2	4176	\$55,958	\$4,663
NIGHT JANITORS	3	\$12.90	40	52.2	2088	\$34,243	\$2,854
NIGHT JANITORS	1	\$18.80	40	52.2	6264	\$80,806	\$6,734
NIGHT JANITORS	1	\$12.40	40	52.2	2088	\$38,437	\$3,236
NIGHT JANITORS	1	\$15.55	40	52.2	2088	\$25,891	\$2,158
SUBTOTAL	57		40	52.2	2088	\$32,468	\$2,706
						\$1,876,799	\$156,400
NIGHT SHIFT APRIL - DEC							
SUPERVISOR	1	\$25.15	40	52.2	2088		
SUPERVISOR	2	\$18.85	40	52.2	4176	\$52,513	\$4,376
NIGHT JANITORS	9	\$12.65	40	52.2	18792	\$78,718	\$6,560
NIGHT JANITORS	39	\$15.55	40	52.2	81432	\$237,719	\$19,810
NIGHT JANITORS	2	\$13.65	40	52.2	4176	\$1,266,268	\$105,522
NIGHT JANITORS	1	\$16.65	40	52.2	4176	\$57,002	\$4,750
NIGHT JANITORS	3	\$13.15	40	52.2	2088	\$34,765	\$2,897
NIGHT JANITORS	1	\$18.85	40	52.2	6264	\$82,372	\$6,864
NIGHT JANITORS	1	\$12.65	40	52.2	2088	\$39,349	\$3,280
NIGHT JANITORS	1	\$15.80	40	52.2	2088	\$26,413	\$2,201
SUBTOTAL	57		40	52.2	2088	\$32,990	\$2,749
						\$1,908,119	\$159,010

TOTAL STRAIGHT TIME DAY LABOR COSTS JAN - MAR

VACATION REPLACEMENT	\$525,341
FICA	\$4,295
SUI	\$40,517
FUI	\$9,533
HEAD TAX	\$896
WC & GL	\$768
HEALTH & WELFARE	\$23,834
PENSION	\$80,868
CRIMINAL BACKGROUND CHECKS	\$36,609
OVERHEAD PROFIT	\$149
SUBTOTAL	\$18,953
TOTAL MONTHLY DAY CLEANING COSTS JAN - MARCH	\$741,763

MONTHLY BUDGET DAY LABOR JAN - MARCH

MONTHLY BUDGET NIGHT LABOR JAN - MARCH

TOTAL MONTHLY BUDGET JAN - MARCH

MONTHLY BUDGET DAY LABOR APRIL - DEC

MONTHLY BUDGET NIGHT LABOR APRIL - DEC

TOTAL MONTHLY BUDGET APRIL - DEC

TOTAL YEARLY BUDGET DAY CLEANING

TOTAL YEARLY BUDGET NIGHT CLEANING

TOTAL STRAIGHT TIME DAY LABOR COSTS APRIL - DEC

VACATION REPLACEMENT	\$533,693
FICA	\$4,381
SUI	\$41,163
FUI	\$9,685
HEAD TAX	\$896
WC & GL	\$768
HEALTH & WELFARE	\$24,213
PENSION	\$84,196
CRIMINAL BACKGROUND CHECKS	\$36,609
OVERHEAD PROFIT	\$149
SUBTOTAL	\$19,292
TOTAL MONTHLY DAY CLEANING COSTS APRIL - DEC	\$755,046

TOTAL STRAIGHT TIME NIGHT LABOR COSTS JAN - MAR

VACATION REPLACEMENT	\$1,876,799
FICA	\$25,446
SUI	\$145,522
FUI	\$74,240
HEAD TAX	\$3,752
WC & GL	\$2,880
HEALTH & WELFARE	\$85,601
PENSION	\$303,257
CRIMINAL BACKGROUND CHECKS	\$137,282
UNIFORMS	\$579
OVERHEAD PROFIT	\$4,400
SUBTOTAL	\$68,694
TOTAL MONTHLY DAY CLEANING COSTS JAN - MAR	\$2,688,452

TOTAL STRAIGHT TIME NIGHT LABOR COSTS APRIL - DEC

VACATION REPLACEMENT	\$1,908,119
FICA	\$25,980
SUI	\$147,959
FUI	\$34,814
HEAD TAX	\$3,752
WC & GL	\$2,880
HEALTH & WELFARE	\$87,034
PENSION	\$315,734
CRIMINAL BACKGROUND CHECKS	\$137,282
UNIFORMS	\$579
OVERHEAD PROFIT	\$4,400
SUBTOTAL	\$69,973
TOTAL MONTHLY DAY CLEANING COSTS APRIL - DEC	\$2,738,506

RICHARD J. DUNN CENTER
2012 BUDGET
CONTRACT CLEANING WORKS PERMANENT SALARY COSTS

	MONETIZED BUDGET	2012 ANNUAL BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL
MATERIALS COSTS				
SUPPLIES	\$1,542	\$18,500	\$18,500	\$18,370
PAPER PRODUCTS	\$8,750	\$105,000	\$105,000	\$104,098
LOBBY & PLAZA CHEMICALS	\$4,167	\$50,000	\$50,000	\$45,926
PLASTIC LINERS	\$2,583	\$31,000	\$31,000	\$30,617
OTHER CHEMICALS	\$3,833	\$46,000	\$46,000	\$45,926
SUBTOTAL MATERIALS	\$20,875	\$250,500	\$250,500	\$244,937
EQUIPMENT COSTS				
BUFFER, GRINDERS, SCRUBBERS AND CARPET EXTRACTORS		\$18,000	\$18,000	\$41,180
(5) SMALL HAND VACS AND (20) VACUUMS, FILTER REPLACEMENT WITH HEPA FILTERS		\$7,000	\$7,000	\$1,990
OTHER EQUIPMENT ¹		\$7,800	\$7,800	\$6,889
EQUIPMENT REPAIR	\$1,000	\$12,000	\$12,000	\$11,175
SUBTOTAL EQUIPMENT		\$44,800	\$44,800	\$61,234
TOTAL MATERIALS AND EQUIPMENT		\$295,300	\$295,300	\$306,171
UNIFORM COSTS				
UNIFORM CLEANING ²	\$750	\$9,000	\$9,000	\$7,628
TOTAL UNIFORMS		\$9,000	\$9,000	\$7,628

1. Other anticipated equipment purchases include: Heavy duty wet Vac for \$1,800 and Steamer for Public Restroom for \$5,000.
 2. Uniform cleaning includes additional uniforms and cleaning for evening manager and supervisors as well as an allotment for shirts that are in need of replacement. Also includes uniforms for elevator operators

**RICHARD D. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	SVARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	\$182,273	\$176,303	\$176,303	(\$5,970)	3.39%
2. SECURITY CONTRACT SERVICE	\$1,200,411	\$1,284,726	\$1,204,726	\$4,316	-0.36%
3. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,000	\$0	0.00%
4. UNIFORMS & EQUIPMENT	\$1,200	\$1,200	\$1,200	\$0	0.00%
5. SECURITY EQUIPMENT MAINTENANCE	\$12,000	\$12,000	\$12,000	\$0	0.00%
6. SECURITY - SUPPLIES/MATERIALS	\$17,810	\$17,410	\$24,360	\$6,550	-26.89%
7. SECURITY - LIFE SYSTEMS SAFETY TESTING	\$30,000	\$24,000	\$34,900	\$4,900	-14.04%
TOTAL	\$1,429,693	\$1,521,639	\$1,489,489	\$9,176	-0.67%

- Budgeted structure for department, including a director and an administrative assistant.
- Contract Service staff of 23 (22 security officers and 1 manager). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY.
- Fees for unforeseen overtime conditions that are not included in the security contract (building projects, Plaza events, etc)
- Funds for purchase of patches, raingear, etc for staff.
- Maintenance for Digilarm and card reader system.
- See detail spreadsheet.
- Contract for testing of the fire pump system, sprinkler and standpipe system, dry pipe sprinkler system, special suppression systems, fire alarm and voice communications systems, smoke proof tower windows and portable fire extinguishers. \$30K annually.

HOWARD DAVEY CENTER
SECURITY PAYROLL COSTS
2012 BUDGET

NO. / JOB CLASSIFICATION		PAYROLL		ANNUAL COST	ANNUAL TOTALS
1	Security Director	\$	100,130		
1	Administrator	\$	39,874		
		\$	140,004	\$ 140,004	\$ 140,004
TOTAL ANNUAL LABOR					
PAYROLL TAXES AND INSURANCE					
	FICA	6.20%	of labor	\$ 6,953	
	Medicare	1.45%	of labor	\$ 2,030	
	F.U.I.	0.60%	of labor to	\$ 84	
	S.U.I.	4.40%	of labor to	\$ 1,121	
	WC INSURANCE	1.94%	of labor	\$ 2,716	
	City Head Tax	\$48.00	per person	\$ 96	
	Payroll Allocations/Services	\$226.00	per person	\$ 452	
				\$	\$ 13,452
TOTAL TAXES AND INSURANCE					
HEALTH AND WELFARE					
	Group Insurance/Cobra			\$ 20,239	
	Long Term Disability			\$ 896	
	401k			\$ 6,320	
	Flexible Spending			\$ 170	
	Payroll Fees			\$ 476	
	Life/AD & D			\$ 716	
				\$	\$ 28,817
				\$	\$ 182,273
TOTAL ANNUAL CHANGE					

ANNUAL SECURITY PAYROLL EXPENSE \$ 182,273

RICHARD J. DAHEY CENTER
2012 OPERATING AND MAINTENANCE BUDGET
SECURITY WORKSHEET - APRIL 2011 - THRU APRIL 2012

STAFFING

Name	Position	Hire Date	Hourly Rate	Avg. Weekly Hours	Annual Hours	Total Annual Cost
ANAYA, JOSE	Security Officer	06/01/79	\$15.50	40	2,080	32,240
FAULKNER, ALVIN	Shift Supervisor	07/29/98	\$16.55	40	2,080	34,424
O'NEAL, AMELI	Security Officer	02/24/04	\$12.40	40	2,080	25,792
KELLY, ANTONIO	Security Officer	03/08/04	\$15.20	40	2,080	31,616
LLOYD, IVORY	Security Officer	05/19/05	\$13.70	40	2,080	28,496
GOODLOW, DUFLAUN	Roaming Supervisor	11/09/06	\$15.00	40	2,080	31,200
MCCORMICK, KIMBERLY	Security Officer	10/24/05	\$14.45	40	2,080	30,056
NELSON, GUNTHER, PAU	Roaming Supervisor	07/01/04	\$14.20	40	2,080	29,536
GRAY, MARIO	Security Officer	07/12/10	\$11.50	40	2,080	23,920
OPFONDEK, SHIRLEY	Roaming Supervisor	02/21/86	\$15.80	40	2,080	32,864
ROSS, DARREN	Roaming Supervisor	03/22/85	\$14.20	40	2,080	29,536
SHELTON, ADETTE	Security Officer	12/09/87	\$15.50	40	2,080	32,240
TRUMAN, DERON	Security Officer	09/27/85	\$13.75	40	2,080	28,600
WILSON, DIANE	Security Officer	03/29/81	\$15.80	40	2,080	32,864
BEGLEY, ANITA	Security Officer	12/08/97	\$15.50	40	2,080	32,240
BENJAMIN, ELIZABETH	Security Officer	06/28/85	\$14.85	40	2,080	30,888
WEISINGER, JULIUS	Security Officer	11/09/10	\$10.00	40	2,080	20,800
WRIGHT, TOWANDA	Security Officer	09/10/09	\$10.55	40	2,080	21,944
HENDERSON, CLINTON	Security Officer	10/10/96	\$16.25	40	2,080	33,800
HOLMES, STEVE	Shift Supervisor	12/30/00	\$15.50	40	2,080	32,240
BIRCHAM, STEVEN	Shift Supervisor	07/20/09	\$10.55	40	2,080	21,944
WATERS, MELVIN	Security Officer	05/29/94	\$16.75	40	2,080	34,840
Subtotal Union Wages				880	45,760	652,080

TAXES AND INSURANCE AS % OF WAGES

COLEMAN, TORIONO	Security Director	07/05/06	\$19.23	40	2,080	39,998
Subtotal Non Union Wages				40	2,080	39,998
Total Wages				920.0	47,840	692,078

BENEFITS

Union						
FICA						49,884
FUI/SUI						22,429
Worker's Compensation						26,083
Liability Insurance						19,562
Head Tax						1,056
Non Union						
FICA						3,060
FUI/SUI						1,010
Worker's Compensation						1,200
Liability Insurance						1,600
Head Tax						48
Total Taxes & Insurance						125,932
Total Wages, Taxes & Insurance						818,010

VACATION, HOLIDAY & PERSONAL WAGES

Union						
Health & Welfare						111,197
Pension						50,336
Union Training Fund						0
Non Union						
Medical Insurance						5,019
401 K						607
Total Benefits						167,151

ADDITIONAL TRAINING

Total Wages, Taxes, Insurance & Benefits						985,162
---	--	--	--	--	--	----------------

UNIFORMS/ CLEANING

Union						
Vacation Wages						2,256
Holiday Wages						1,584
Personal Wages						528
Non Union						
Vacation Wages						120
Holiday Wages						72
Personal Wages						32
Total Vacation/Holiday/Personal						4,892

MONTHLY COSTS

Total Wages, Taxes, Insurance & Benefits						985,162
Union						
Vacation Wages						2,256
Holiday Wages						1,584
Personal Wages						528
Non Union						
Vacation Wages						120
Holiday Wages						72
Personal Wages						32
Total Vacation/Holiday/Personal						4,892

TOTAL YEARLY COST

Total Wages, Taxes, Insurance & Benefits						985,162
Union						
Vacation Wages						2,256
Holiday Wages						1,584
Personal Wages						528
Non Union						
Vacation Wages						120
Holiday Wages						72
Personal Wages						32
Total Vacation/Holiday/Personal						4,892
Additional Training						987
Uniforms/Cleaning						3,078
Total Cost before Overhead (AF) & Profit						1,113,677
Overhead (Administrative Fee-AF)						3987
Profit						598
Monthly Cost						1,148,603
						97,391

**RICHARD J. DALEY CENTER
2012 OPERATING AND MAINTENANCE BUDGET
SECURITY WORKSHEET - APRIL 2012 THRU APRIL 2013**

STAFFING

Name	Position	Hire Date	Annual Rate	Av. Weekly Hours	Annual Hours	Total Annual Cost
ANAYA, JOSE	Security Officer	06/01/79	\$15.75	40	2,080	32,760
FAULKNER, ALVIN	Shift Supervisor	07/29/98	\$16.80	40	2,080	34,944
O'NEAL, AMEIL	Security Officer	02/24/84	\$12.65	40	2,080	26,312
KELLY, ANTONIO	Security Officer	03/08/84	\$15.45	40	2,080	32,136
LLOYD, IVORY	Security Officer	05/19/85	\$13.95	40	2,080	29,016
GOODLOW, DUFLAUN	Roving Supervisor	11/09/86	\$15.25	40	2,080	31,720
MCCORMICK, KIMBERLY	Security Officer	10/24/05	\$14.70	40	2,080	30,576
NELSON-GUNTHER, PAU	Roving Supervisor	07/01/04	\$14.45	40	2,080	30,056
GRAYER, MARIO	Security Officer	07/12/10	\$11.50	40	2,080	23,920
OPRONDEK, SHIRLEY	Roving Supervisor	02/21/86	\$16.05	40	2,080	33,384
ROSS, DARREN	Roving Supervisor	03/22/85	\$14.45	40	2,080	30,056
SHELTON, ADETTE	Security Officer	12/09/87	\$15.25	40	2,080	32,760
TRUMAN, DERON	Security Officer	09/27/85	\$14.60	40	2,080	29,120
WILSON, DIANE	Security Officer	03/29/01	\$16.05	40	2,080	33,384
BEGLEY, ANITA	Security Officer	12/08/97	\$15.75	40	2,080	32,760
BENJAMIN, ELIZABETH	Security Officer	06/28/05	\$15.10	40	2,080	31,408
WEISINGER, JULIUS	Security Officer	11/09/10	\$10.55	40	2,080	21,944
WRIGHT, TOWANDA	Security Officer	09/10/09	\$11.05	40	2,080	22,984
HENDERSON, CLENTON	Security Officer	10/10/96	\$16.50	40	2,080	34,320
HOLMES, STEVE	Shift Supervisor	12/30/00	\$15.75	40	2,080	32,760
BIRCHAM, STEVEN	Shift Supervisor	07/20/09	\$10.80	40	2,080	22,464
WATERS, MELVIN	Security Officer	05/29/94	\$17.00	40	2,080	35,360
Subtotal Union Wages				880	45,760	664,144

TAXES AND INSURANCE AS % OF WAGES

COLEMAN, TORIONO	Security Director	07/05/06	\$20.19	40	2,080	41,995
Subtotal Non Union Wages				40	2,080	41,995
Total Wages				920.0	47,840	706,139

BENEFITS

Union						
FICA						
FURSUI						50,807
Worker's Compensation						32,543
Liability Insurance						16,936
Head Tax						14,279
						1,056
Non Union						
FICA						
FURSUI						3,213
Worker's Compensation						2,058
Liability Insurance						1,071
Head Tax						903
						48
Total Taxes & Insurance						122,913
Total Wages, Taxes & Insurance						829,052

VACATION, HOLIDAY & PERSONAL WAGES

Union						
Health & Welfare						
Pension						118,061
Union Training Fund						59,488
						0
Non Union						
Medical Insurance						5,019
401 K						600
Total Benefits						183,167
Total Wages, Taxes, Insurance & Benefits						1,012,220

ADDITIONAL TRAINING

Union						
Vacation Wages						
Holiday Wages					2,520	43,983
Personal Wages					1,584	26,955
					528	8,985
Non Union						
Vacation Wages						
Holiday Wages					128	2,841
Personal Wages					72	1,704
					32	758
Total Vacation/Holiday/Personal					4,856	85,274
Additional Training					998	11,988
Uniforms/Cleaning					3,078	36,941
Total Cost before Overhead (AF) & Profit						1,146,367
Overhead (Administrative Fee-AF)					3987	47,848
Profit					598	7,176
Monthly Cost						1,201,383
						100,115

TOTAL YEARLY COST

Union						
Vacation Wages						
Holiday Wages					2,520	43,983
Personal Wages					1,584	26,955
					528	8,985
Non Union						
Vacation Wages						
Holiday Wages					128	2,841
Personal Wages					72	1,704
					32	758
Total Vacation/Holiday/Personal					4,856	85,274
Additional Training					998	11,988
Uniforms/Cleaning					3,078	36,941
Total Cost before Overhead (AF) & Profit						1,146,367
Overhead (Administrative Fee-AF)					3987	47,848
Profit					598	7,176
Monthly Cost						1,201,383
						100,115

RICHARD M. DAUBY, CLERK
 SHERIFF DEPARTMENT, VILLAGE OF NAPERVILLE
 2012 BUDGET

	2012 PROPOSED BUDGET	2011 BUDGET
1 LIFE SAFETY TRAINING MANUAL SEMINARS	\$600	\$1,200
2 FIRE DEPARTMENT TRAINING FOR FIRE SAFETY DIRECTOR	\$210	\$2,910
3 MISCELLANEOUS MATERIALS/SUPPLIES/RADIOS	\$2,500	\$7,800
4 AUTOMATED EXTERNAL DEFIBRILLATOR (AED) MAINTENANCE EXPENSE	\$1,800	\$1,800
5 FLAG PURCHASES (4) - AMERICAN, CHICAGO, COUNTY AND POW	\$3,000	\$3,000
6 KEY CARD MAINTENANCE	\$1,200	\$700
7 RADIO UPGRADES	\$8,500	\$6,950
	TOTAL	\$24,360

**WICHITA DAILY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

OPERATIONS AND MAINTENANCE BUDGET	PROPOSED 2012 BUDGET	2011 BUDGET ACTUAL	VARIANCE 2012 BUDGETS		% VARIANCE	
			2011 PROJECTED ACTUAL	2012 PROJECTED ACTUAL	2011 PROJECTED ACTUAL	2012 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$341,616	\$344,244	\$344,244	\$2,628	-0.76%	
2. PLUMBING MAINTENANCE	\$29,000	\$29,000	\$29,000	\$0	0.00%	
3. HVAC MAINTENANCE	\$2,592,259	\$2,639,674	\$2,549,674	(\$42,584)	1.67%	
4. ELEVATOR MAINTENANCE	\$702,202	\$655,059	\$661,059	(\$41,143)	6.22%	
TOTAL	\$3,665,076	\$3,667,977	\$3,583,977	(\$81,099)	2.26%	

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

**RICHMOND DAILY GAZETTE
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

ELECTRICITY	PROPOSED 2012 BUDGET	2011 PROJECTED ACTUAL	2012 BUDGET VS. 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS. 2011 PROJECTED ACTUAL
1. ELECTRICAL PAYROLL	\$235,916	\$216,667	(\$19,249)	8.88%
2. ELECTRICAL SUPPLIES & MATERIALS	\$24,200	\$24,200	\$0	0.00%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$80,000	\$90,000	\$10,000	-11.11%
4. ELECTRICAL UNIFORMS	\$1,500	\$1,500	\$0	0.00%
	\$441,616	\$432,567	(\$9,049)	2.12%

1. See detail spreadsheet based on the Wage and Fringe Benefit package with Local 134, I.B.E.W.
2. Represents budget for lamps and supplies plus the cost for any minor tool replacements. See schedule attached.
3. Assumes a \$1,000 per month contingency in maintenance expense. Switchgear project budgeted for 2012 \$60K.
4. Based on contracted services for uniform cleaning and replacement.

ROHARD DUDLEY CENTER
 ELECTRICIAN PAWROL COSTS
 2012 BUDGET

Job Title	Repeating	Hourly Rate Jan-May	Hourly Rate May-Dec	Yearly Payroll Cost Jan-April	Yearly Payroll Cost May-Dec	Totals
"B" Electricians	2	\$32.20	\$34.35	\$56,672	\$83,814	
Subtotal Wages				\$56,672	\$83,814	
Add Allowance of 5% for Overtime				\$2,834	\$4,191	
Total Wages & Allowance				\$59,506	\$88,005	\$147,510
FICA	6.20%	of labor to	\$106,800	\$5,534	\$7,672	
FUI	0.60%	of labor to	\$7,000	\$47	\$65	
SUI	4.40%	of labor to	\$12,520	\$443	\$613	
Worker's Compensation	5.12%	of labor		\$3,047	\$4,506	
Medicare	1.45%	of labor		\$863	\$1,276	
City Head Tax	\$48	per employee		\$40	\$56	
Total Taxes & Insurance				\$9,973	\$14,189	\$24,161
Total Wages, Taxes & Insurance				\$69,479	\$102,193	\$171,672
Union						
Health & Welfare	\$268.50	per week		\$11,814	\$16,379	
Pension B Electricians	\$120.00	per week		\$5,280	\$7,320	
Annuity Fund	\$4.53	per hour		\$7,973	\$11,053	
Benefit Fund	3.00%	of wages		\$1,785	\$2,640	
Total Benefits				\$26,852	\$37,392	\$64,244
Total Wages, Taxes, Insurance & Benefits				\$96,330	\$139,585	\$235,916
TOTAL PAWROL COSTS						\$235,916

STAFFING

TAXES AND
 INSURANCE AS
 % OF WAGES

BENEFITS

Notes:
 Contracts renegotiated annually. May-Dec assumes increase of \$2.15 per hour inclusive of benefits. Breakdown not available.

**ROGERS COUNTY
ELECTRICAL SUPPLIES BUDGET
UNDETAILED**

DESCRIPTIONS	2012 PROPOSED BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL
LAMPS	7,500	7,500	7,500
LAMP/BALLAST RECYCLING	4,200	4,200	4,200
SMALL TOOL REPLACEMENTS	1,400	1,400	1,400
WIRES, FUSES, OUTLETS	2,100	2,100	2,100
BALLASTS	9,000	9,000	9,000
TOTAL	24,200	24,200	24,200

Recycling cost is \$0.39 per 4 foot lamp, \$0.59 per 5-8 foot lamp and \$0.79 each for over 9 feet
 There are approximately 2,000 lighting fixtures per floor.

RICHARD J. VALLEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL

PLUMBING SUPPLIES	PROPOSED	2011 BUDGET	2011 PROPOSED	VARIANCE	% VARIANCE
	2012 BUDGET	2011 BUDGET	2011 PROPOSED	2012 BUDGET VS. 2011 PROPOSED	2012 BUDGET VS. 2011 PROPOSED
			ACTUAL	ACTUAL	ACTUAL
	\$29,000	\$29,000	\$29,000	\$0	0.00%
TOTAL	\$29,000	\$29,000	\$29,000	\$0	0.00%

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 DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	2012 BUDGET VS. 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS. 2011 PROJECTED ACTUAL
1. ON SITE LABOR	\$2,174,099	\$2,224,644	\$2,134,644	(\$39,454)	1.85%
2. CONTRACT SERVICE	\$115,840	\$107,446	\$97,446	(\$18,394)	18.88%
3. SUPPLIES & MATERIALS	\$112,000	\$112,000	\$112,000	\$0	0.00%
4. CONTROL CONTRACT	\$61,320	\$66,584	\$66,000	\$4,680	-7.09%
5. HVAC REPAIRS & MAINTENANCE	\$120,000	\$120,000	\$120,000	\$0	0.00%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
	\$3,597,259	\$3,639,674	\$3,639,090	(\$53,463)	2.09%

1. Per attached detail summary. Based on Collective Bargaining Agreement with Local 399 Operating Engineers. Engineering portion of steam costs are now offset against HVAC payroll expense in 2012, \$236K.
2. Building portion of package units contract of \$39K; plus contract for main chillers service of \$96K. This account is offset by package unit usage costs by the City and County of \$1,651/month. Increase due to maintenance of new variable speed drives.
3. Chemicals, grease, filters, seals, thermocoils, and bearings as well as miscellaneous parts and supplies.
4. Based on HVAC and Lighting BAS contract of \$41K, water treatment fee of \$20K, and boiler controls of \$4K.
5. Includes vibration testing for all equipment and annual boiler controls testing.
6. Based on negotiated agreement for uniform cleaning and maintenance.

**SICILIANO, DADDY GENERAL
MANAGING PARTNERS/COSTS
2012 BUDGET**

STAFFING

Position	Personnel	Hourly Rate per hr.	Monthly Rate MAX. Dec.	Monthly Rate Jan.-April	Monthly Rate May-Dec.	Totals
CHIEF ENGINEER						
Sr. Asst. Chief Engineer	1	\$48.74	\$49.89	\$42,891	\$60,866	
Engineer	1	\$38.39	\$39.54	\$33,783	\$48,239	
Operations Engineers	3	\$37.38	\$38.53	\$98,683	\$141,020	
Apprentice Engineers	16	\$35.05	\$36.20	\$493,504	\$706,624	
	1	\$17.40	\$18.55	\$15,312	\$22,631	
Subtotal Wages	22			\$684,174	\$979,379	
Add Allowance of 5% for Overtime				\$34,209	\$48,969	
Total Wages & Allowance				\$718,382	\$1,028,348	\$1,746,731
TAXES AND INSURANCE AS % OF WAGES						
FICA	6.20%	of labor to	\$106,800	\$61,045	\$84,630	
FUI	0.60%	of labor to	\$7,000	\$387	\$537	
SUI	4.40%	of labor to	\$12,520	\$5,079	\$7,041	
Worker's Compensation	5.12%	of labor	\$36,781	\$10,417	\$52,651	
Medicare	1.45%	of labor	\$10,417	\$528	\$14,911	
City Head Tax	\$48	per employee	\$528		\$528	
Total Taxes & Insurance				\$114,236	\$160,298	\$274,535
Total Wages, Taxes & Insurance				\$832,619	\$1,188,647	\$2,021,265
BENEFITS						
Union						
Health & Welfare						
Pension	\$186.00	per week		\$90,024	\$124,806	
Training Fund	\$3.65	per hour		\$70,664	\$97,966	
	\$500.00	per person annually		\$4,610	\$6,390	
Total Benefits				\$165,298	\$229,162	\$394,460
Total Wages, Taxes, Insurance & Benefits				\$997,916	\$1,417,809	\$2,415,725

TAXES AND INSURANCE AS % OF WAGES

BENEFITS

RICHARD D. DAVEY CENTER OPERATIONS AND MAINTENANCE BUDGET 2012 BUDGET TOTAL					
2012 BUDGET	2011 PROJECTIONS	2011 PROJECTIONS		2011 PROJECTIONS	
		BUDGET	ACTUAL	BUDGET VS. ACTUAL	BUDGET VS. ACTUAL
1. MAINTENANCE CONTRACT	\$690,202	\$643,059	\$643,059	\$47,143	-7.33%
2. VANDALISM AND NON CONTRACT REPAIRS	\$12,000	\$12,000	\$12,000	\$0	0.00%
TOTAL	\$702,202	\$655,059	\$655,059	\$47,143	-6.72%

1. Proposed 2012 Budget based on service contracts with Schindler for elevator service (\$658K) and Kone for escalator service for 6th, 7th, and 8th floors (\$25K).
 2. Allowance for repairs beyond control of contractor.

**REARDALE CENTERS
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

BUDGET CATEGORY	PROPOSED 2012 BUDGET	2011 ACTUAL	2012 PROJECTIONS		VARIANCE	
			2012 PROJECTIONS	2011 ACTUAL	2012 BUDGET VS. 2011 PROJECTIONS	2012 BUDGET VS. 2011 PROJECTIONS
1. PAINTING SUPPLIES	\$7,800	\$7,957	\$7,725	(\$75)	0.97%	
2. PAINTING SERVICES O/S CONTRACTOR	\$105,000	\$105,000	\$105,000	\$0	0.00%	
3. CARPENTRY PAYROLL	\$161,551	\$150,838	\$145,783	(\$15,768)	10.82%	
4. CARPENTRY SUPPLIES & UNIFORMS	\$6,600	\$7,000	\$7,000	\$400	-5.71%	
5. EXTERMINATION SERVICES	\$8,172	\$12,500	\$12,500	\$4,328	-34.62%	
6. ELEVATOR OPERATORS AND SUPERVISOR	\$286,742	\$269,109	\$265,840	(\$20,902)	7.86%	
7. MAINTENANCE SUPPLIES	\$38,300	\$38,300	\$38,300	\$0	0.00%	
8. LOBBY MATS	\$0	\$0	\$12,000	\$12,000	-100.00%	
9. EXTERIOR DOORS INSPECTION AND REPAIR	\$48,000	\$48,000	\$48,000	\$0	0.00%	
10. GENERAL BUILDING REPAIRS	\$103,800	\$86,750	\$116,750	\$12,950	-11.09%	
11. METAL MAINTENANCE	\$50,000	\$50,000	\$50,000	\$0	0.00%	
12. GLASS REPAIRS	\$85,000	\$45,000	\$75,000	(\$10,000)	13.33%	
13. WASTE REMOVAL	\$63,000	\$82,000	\$82,000	\$19,000	-23.17%	
14. SIGNS, FLAGS, & DIRECTORY STRIPS	\$15,000	\$15,000	\$15,000	\$0	0.00%	
15. LANDSCAPING	\$45,025	\$53,400	\$53,400	\$8,375	-15.68%	
16. CARPET	\$183,360	\$200,000	\$100,000	(\$83,360)	83.36%	
TOTAL	\$1,010,551	\$1,010,551	\$1,010,551	(\$73,050)	6.43%	

1. We purchase our own paint to avoid upcharge.
2. Outside contractor for all building painting.
3. See attached detail. Collective Bargaining Agreement with Carpenters. 2012 Increase due to increases in health, welfare and pension benefits.
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service and quarterly clean out.
6. Based on 4 permanent positions plus supervisor. Local One - Elevator Operators Union.
7. For trash receptacles, plaza furniture, etc.
8. Replacement of lobby and concourse mats in 2010. No replacements scheduled for 2012.
9. Based on yearly inspection and repairs as required.
10. Contingency for general building repair and maintenance. Includes 2012 Roofing maintenance costs \$24K.
11. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (2) courtroom floors at \$10,000 each.
12. Window and mylar repair and replacement. Average 2009-2010 expense of \$90K.
13. Includes daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.
14. Includes miscellaneous signage: Concourse level, 7th floor and lobby overhead signage to be repaired.
15. For landscaping services, includes costs for spring, summer and fall plantings.
16. Includes expense for bulk carpet purchase and labor to install. As of 2011, most of the building has been fully recarpeted.

ROBERT DUDLEY CENTER
 NIGHT SUPERVISOR COST
 2012 BUDGET

STAFFING

Position	Recomm.	Hourly Rate May	Hourly Rate June-Dec	Total Payroll Cost Jan-April	Total Payroll Cost May-Dec	Total
Carpenter	1	\$43.77	\$44.77	\$38,518	\$54,619	
Subtotal Wages				\$38,518	\$54,619	
Add Allowance of 4% for Overtime				\$1,541	\$2,185	
Total Wages & Allowance				\$40,058	\$56,804	\$96,862
FICA						
FUI	6.20%	of labor to	\$106,800	\$2,775	\$3,847	
SLI	0.60%	of labor to	\$7,000	\$18	\$24	
Worker's Compensation	4.40%	of labor to	\$12,300	\$227	\$314	
Medicare	5.12%	of labor		\$2,051	\$2,908	
City Head Tax	1.45%	of labor		\$581	\$824	
	\$48	per employee		\$24	\$24	
Total Taxes & Insurance				\$5,675	\$7,942	\$13,617
Total Wages, Taxes & Insurance				\$45,733	\$64,746	\$110,479
Union						
Total Fringe Benefits (includes H&W, Pension, etc.)	\$24.32	per hour		\$21,402	\$29,670	
Total Benefits				\$21,402	\$29,670	\$51,072
Total Wages, Taxes, Insurance & Benefits				\$67,135	\$94,416	\$161,551
				\$7,635	\$9,416	\$17,051

TAXES AND
 INSURANCE AS
 % OF WAGES

BENEFITS

MEMORANDUM FOR THE CHIEF FINANCIAL OFFICER
 DEPARTMENT OF PUBLIC SAFETY
 2012 BUDGET

Position	Revised	Hourly Rate		Hourly Rate Max/Dec	Total Payroll Cost		Totals
		Jan-May	Jan-May		Jan-April	May-Dec	
Day Supervisor							
Starters	1	\$29.10	\$29.35	\$29.35	\$20,370	\$41,090	
Operator	2	\$16.50	\$16.75	\$16.75	\$23,100	\$46,900	
Operator	1	\$16.75	\$17.00	\$17.00	\$23,450	\$47,600	
Subtotal Wages	1	\$15.95	\$16.20	\$16.20	\$22,330	\$45,360	
	5				\$66,920	\$135,890	
Add Allowance of 2% for Overtime							
					\$1,338	\$2,712	
Total Wages & Allowance					\$68,258	\$138,582	\$206,560
FICA							
FUI	6.20%	of labor to	\$106,800	\$11,036	\$22,072		
SUI	0.60%	of labor to	\$7,000	\$70	\$140		
Worker's Compensation	4.40%	of labor to	\$12,740	\$934	\$1,869		
Medicare	5.12%	of labor		\$3,495	\$7,081		
City Head Tax	1.45%	of labor		\$990	\$2,005		
	\$48	per employee		\$80	\$160		
Total Taxes & Insurance					\$16,605	\$33,327	\$49,932
Total Wages, Taxes & Insurance					\$84,863	\$171,629	\$256,492
Union							
Health & Welfare							
Pension	\$421.19	per month per employee		\$8,424	\$16,848		
	\$414.89	per month		\$1,660	\$3,319		
Total Benefits					\$10,083	\$20,167	\$30,250
Total Wages, Taxes, Insurance & Benefits					\$94,947	\$191,795	\$286,742
TOTAL MEMORANDUM COSTS					\$94,947	\$191,795	\$286,742

STAFFING

TAXES AND
 INSURANCE AS
 % OF WAGES

BENEFITS

**RICHARD J. HAINES CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2012 BUDGET	2011 PROJECTED ACTUAL	2012 BUDGET VS. 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS. 2011 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$388,474	\$387,145	(\$1,329)	0.34%
2. STACKING PLAN AND BLDG SFT CALC	\$5,000	\$4,000	(\$1,000)	25.00%
3. ADMINISTRATIVE EXPENSE	\$16,000	\$16,000	\$0	0.00%
4. MANAGEMENT FEES	\$198,456	\$198,456	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$16,000	\$18,500	\$2,500	-13.51%
6. LEGAL FEES	\$100,000	\$50,000	(\$50,000)	100.00%
7. OTHER PROFESSIONAL FEES	\$57,372	\$100,000	\$42,628	-42.63%
8. OFFICE SUPPLIES	\$13,000	\$13,000	\$0	0.00%
9. WIRELESS TELEPHONE SERVICE	\$39,600	\$45,000	\$5,400	-12.00%
TOTAL	\$839,902	\$832,110	(\$7,792)	0.93%

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events - \$65K.

2. Annual update of stacking plan and square footage calculation.

3. Administrative expense includes:

- a) BOMA Membership \$3,000
 - b) Postage \$3,500
 - c) Office machine maintenance \$8,000
 - d) Other \$1,500
- Total \$16,000

- 4. Based on current contract between PBC and MBRES with no increase anticipated during renewal period in 2012.
- 5. For twice annual air quality and drinking water testing and annual site assessment update.
- 6. Based on PBC supplied estimate.
- 7. LEED EB O&M Certification, engineering oversight, emergency first responder, on site personnel manual and training, cleaning specifications and facade ordinance compliance.
- 8. Office and computer supplies.
- 9. Based on Nextel system for entire staff (\$4 units) and Triad work order system.

SCHEMATA DADDY COMPANY
ADMINISTRATIVE PAYROLL COSTS
2012 BUDGET

NO.	JOB CLASSIFICATION	HOURLY WAGE RATE	PAYROLL	ANNUAL COST	ANNUAL TOTALS
2	Management		\$ 245,330		
3	Administration		\$ 135,934		
			\$ 381,264	\$ 381,264	
TOTAL ANNUAL LABOR					
LABOR FRINGES AND INSURANCE					
FICA	6.20% of labor	\$ 106,800		\$ 6,622	
F.U.I.	0.60% of labor to	\$ 7,000		\$ 210	
S.U.I.	4.40% of labor to	\$ 12,740		\$ 2,803	
Medicare	1.45% of labor			\$ 5,528	
WC INSURANCE	1.94% of labor			\$ 7,397	
City Head Tax	\$48.00 per employee			\$ 240	
				\$ 22,799	
HEALTH PLAN AND DEFERRAL					
Group Health/Cobra				\$ 20,272	
Long Term Disability				\$ 6,100	
401(k) Program				\$ 15,971	
Flex Spending				\$ 426	
Payroll Fees				\$ 1,130	
Life/AD&D				\$ 5,512	
				\$ 49,410	
PROFESSIONAL AND BENEFIT					
PLAZA AGENCY FEE					\$ (65,000)
				\$ 388,474	
TOTAL ANNUAL DIRECT COST					

TOTAL ADMINISTRATIVE PAYROLL EXPENSE \$388,474

**RICHARD D. DALRYMPLE CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

INSURANCE	PROPOSED 2012 BUDGET	2011 PROJECTIONS ACTUAL	VARIANCE		% VARIANCE 2012 BUDGET VS. 2011 PROJECTIONS ACTUAL
			2012 BUDGET VS. 2011 PROJECTIONS ACTUAL	2011 PROJECTIONS ACTUAL	
1. PROPERTY, CASUALTY, & LIABILITY	\$540,000	\$677,335	\$137,335	\$677,335	-20.28%
TOTAL			\$137,335	\$677,335	-20.28%

1. Based on actual insurance figures for year:
\$150,000 claim reserve not included in 2011 figures. Assumed to be part of \$300,000 operating contingency.

Property Insurance*	2012 Proposed Budget	2011 Budget
Liability Insurance*	\$223,000	\$317,500
MB General Liability Reimbursement	\$221,000	\$270,635
MB Professional Liability Reimbursement	\$74,000	\$67,200
Insurance Appraisal	\$22,000	\$22,000
	\$0	\$0
	<u>\$540,000</u>	<u>\$677,335</u>

*PBCC supplied.

RICHARD L. HAY CENTER OPERATIONS AND MAINTENANCE BUDGET 2012 BUDGET					
EXPENSE	PROPOSED 2012 BUDGET	2011 PROJECTED ACTUAL	VARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL	
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$0	0.00%	
2. FURNITURE REPAIR	\$10,000	\$10,000	\$0	0.00%	
	\$13,000	\$13,000	\$0	0.00%	

1. Based on 2012 contingency for expenditures.
2. Based on 2012 contingency for expenditures.

**RICHARDSON DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2012 BUDGET DETAIL**

NEEDS STATEMENTS	PROPOSED 2012 BUDGET	2011 BUDGET	2011 PROJECTED ACTUAL	VARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL	% VARIANCE 2012 BUDGET VS 2011 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$660,464	\$1,221,329	\$1,221,329	\$560,864	-45.92%
2. COST OF ELECTRICITY RESOLD	\$44,164	\$51,964	\$51,964	\$7,800	-15.01%
3. CITY PACKAGE UNIT MAINTENANCE	\$16,353	\$15,876	\$15,876	(\$476)	3.00%
4. COUNTY PACKAGE UNIT MAINTENANCE	\$4,050	\$3,932	\$3,932	(\$118)	3.00%
TOTAL	\$725,021	\$1,297,101	\$1,297,101	\$572,079	-45.99%

1. See Gas account detail. Costs have decreased as a result of lower procured rates.
2. See Electricity account detail.
3. City's prorata share, Murphy & Miller contract of \$16,353. Proposed 2012 Budget assumes 3% increase above 2011.
4. County's prorata share, Murphy & Miller contract of \$4,050. Proposed 2012 Budget assumes 3% increase above 2011.

**RICHARD J. DALEY CENTER
2012 CAPITAL BUDGET
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET 100%	COUNTY PRORATA SHARE 88.96%	CITY PRORATA SHARE 7.41%	PBCC PRORATA SHARE 3.63%
BOILER MAINTENANCE AND UPGRADES	\$2,000,000	\$1,779,200	\$148,200	\$72,600
Install boiler controls on units 1 and 2. Retube Boiler #3 and install new controls unit which is currently inoperable.				
ENERGY CONSERVATION MEASURES	\$120,000	\$106,752	\$8,892	\$4,356
Replacement of water faucets for 50% of semi private and private restrooms. Recirculating for daylighting controls in common areas or courtroom floors and replacement of exit sign lighting.				
REPLACEMENT OF RADIATOR & OA DAMPERS (1ST FLOOR GENERATOR)	\$100,000	\$88,960	\$7,410	\$3,630
Replace radiator and outside air dampers. Radiator has failed once and is original to the building. Generator serves high rise elevator bank and radiator is essential to effectively run generator.				
REPLACE (3) 200HP WATER PUMPS AND (3) VFD'S FOR MAIN COOLING TOWER MAKE UP WATER	\$100,000	\$88,960	\$7,410	\$3,630
Replace (3) 200HP pumps with (3) 60HP pumps and associated drives as existing capacity is no longer needed. Supplies water for cooling towers. This work replaces original pumps and provides electrical energy conservation. Potential \$15K in IL DCEO grants.				
SIXTH FLOOR SWITCHGEAR UPGRADE ANALYSIS	\$150,000	\$133,440	\$11,115	\$5,445
Scope of work includes an electrical coordination study, short circuit study, arc flash analysis and budget development.				
NORTH LOUVER REPAIRS (11TH FLOOR FACADE)	\$1,500,000	\$1,334,400	\$111,150	\$54,450
Facade repairs on North corten steel louvers. Identified in facade inspection report by WJE. Install a properly designed and specified coating system compatible with corten weathering steel for long term protection. Repairs are proposed for the entire North elevation that includes 27 panels.				
WEST RAMP DE WATERPROOFING	\$250,000	\$222,400	\$18,525	\$9,075
Remove concrete topping. Rewaterproof and replace concrete. Refurbish delta barriers, replace trench drains and sealants.				
SECURITY CAMERA INSTALLATION, PRODS. & MAINT.	\$0	\$0	\$0	\$0
TOTAL 2012 CAPITAL BUDGET	\$4,220,000	\$3,754,112	\$312,702	\$153,186

**RICHARD J. DALEY CENTER
CAPITAL BUDGET
BUILDING IMPROVEMENTS - PROPOSED 2013-2016**

BUDGET ITEM AND DESCRIPTION		TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PCC PRORATA SHARE
BOILER ROOM PIPE TRENCHES	2013	100,000	\$88,960	\$7,410	\$3,630
Trenches house pipes connecting all 4 boilers original installation.					
STEAM HEATER RECORDERS	2013	\$ 60,000	\$53,376	\$4,446	\$2,178
Reconstruction of a satellite control room within the boiler room. Original 45 year old technology.					
EMERGENCY GENERATOR LOAD BANK WIRING AND AUTOMATIC TRANSFER SWITCHES	2013	\$100,000	\$88,960	\$7,410	\$3,630
Installation of permanent load bank testing cables for Lower Level Emergency Generator with a 10 year payback.					
ENERGY CONSERVATION MEASURES	2013	100,000	\$88,960	\$7,410	\$3,630
Replacement of water faucets for 50% of semi private and private restrooms.					
PARKING GARAGE RESURFACE	2013	-	\$0	\$0	\$0
EXTERIOR WINDOW BEAD CAP	2015	500,000	\$444,800	\$37,050	\$18,150
Remove and replace bead cap sealant throughout the façade. Last replacement in 2002.					

ANTICIPATED YEAR OF COMPLETION

	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PCC PRORATA SHARE
2013	\$ 360,000	\$ 320,256	\$ 26,676	\$ 13,068
2014	\$ -	\$ -	\$ -	\$ -
2015	\$ 500,000	\$ 444,800	\$ 37,050	\$ 18,150
2016	\$ -	\$ -	\$ -	\$ -