

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE SCHEDULED MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2012**

The scheduled annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Sarah E. Goode STEM Academy located at 7651 South Homan Avenue, Chicago, Illinois on October 1, 2012 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Dr. Byron T. Brazier  
Martin Cabrera, Jr.  
Arnold L. Randall  
Juan Rangel  
Samuel Wm. Sax  
Toni Preckwinkle  
David Vitale

Also present were:

Erin Lavin Cabonargi

D. Baine	L. Lypson
R. Barajae	J. McGleam
J. Bauer	D. McNabb
B. Campney	B. McNair
K. Candela	L. Neal
A. Cipolla	K. Purcell
V. Craig	G. Rappe
J. Deal	O. Ruffin
R. Forista	P. Ryan
T. Foucher-Weekley	K. Shamley
A. Fredd	M. Simon
L. Giderof	P. Spieles
G. Grabowski	K. Taylor
T. Haymaker	J. Williams
A. Joseph	

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

The reading of the minutes of the regular meeting held on September 11, 2012, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

The Board of Commissioners was presented with the nomination and election of officers for terms ending September 30, 2013, as follows:

Rahm Emanuel	Chairman
Lori A. Lypson	Secretary
A. Joseph Deal	Assistant Secretary
Dr. Byron T. Brazier	Treasurer
Tanya Foucher-Weekley	Assistant Treasurer

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 a report by Martin Cabrera, Jr. concerning the Audit Committee meetings held on September 20, 2012 and September 26, 2012. During the meeting held on September 20, 2012, the Audit Committee approved the report by the Director of Finance recommending the appointment of Deloitte & Touche (Deloitte) as independent auditor to prepare PBC's Basic Financial Statements for each of the years ended 2012, 2013 and 2014 and proposed fees of \$176,000, including expenses, for each of the three Audit Years. Commissioner Cabrera noted that this multi-year approach is prudent to maintain the high level of service Deloitte has provided as well as to provide certainty in budgeting. The fees are a 6.4% reduction from the 2011 level, and continue a downward trend from recent years due to efficiencies within the Finance Section and Deloitte's team approach.

Commissioner Cabrera also reported that Executive Sessions were convened on September 20 and September 26, 2012 under Section 2(c) 1 of the Open Meetings Act for the purpose of considering the appointment of an Inspector General for PBC. No action was taken during the Executive Sessions that required a vote during Open Session.

Next on the Agenda was a report by Commissioner Dr. Byron T. Brazier regarding the Administrative Operations (AO) meeting held on September 20, 2012 which is summarized as follows:

- **Pre-Qualification of General Contractors.** The AO Committee accepted the report by the Executive Director concerning the pre-qualification of general contractors for the Edison Park Elementary School Annex, Nathan Hale Elementary School Annex and Alexander Graham Bell Elementary School Addition.

- **Specialty Consultants for Various Projects.** The AO Committee accepted the report by the Chief Operating Officer concerning task orders awarded to specialty consultants for the following projects:
  - ❖ **Environmental A, B and C**  
Chicago Children's Advocacy Center
  - ❖ **Environmental Demolition and Renovation**  
Chicago Children's Advocacy Center  
Edison Park Elementary School
  - ❖ **Geotechnical Services**  
Chicago Children's Advocacy Center
  - ❖ **Survey Services**  
Chicago Vocational Career Academy
  - ❖ **Material Testing Services**  
Southwest Area High School  
Holmes Elementary School
- **Proposed Amendments to Professional Services Agreements.** The AO Committee accepted the report by the Chief Development Officer recommending approval of an amendment to STL, Architect of Record for the Back of the Yards High School in the sum of \$100,000.00.
- **Proposed Change Orders.** The AO Committee accepted the report by the Chief Development Officer recommending approval of the following Change Orders: Boone Clinton Elementary School, credit (\$5,570.22); Humboldt Park Library Addition and Renovation, \$40,142.59.
- **Field Order Activity Report.** The AO Committee was advised that 33 field orders were issued involving the following projects: Brighton Park II Area ES; Southwest Area HS; Back of the Yards HS; Jones College Prep Replacement HS; Edgebrook Elementary School Addition; Rosenblum Park Development; Durkin Park Linked Annex; Air Force Academy Renovation; Henderson ES Renovation; Peck Elementary School Renovation; Engine Company 16; Edgewater Branch Library; Humboldt Park Library Renovation and Addition; 12<sup>th</sup> District Police Station; and 31<sup>st</sup> Street Harbor.
- **Public Building Commission's 2013 Administrative Expense Budget.** The AO Committee accepted the report from Director of Finance concerning the Public Building Commission's Administrative Budget for 2013. The budget as amended reflected estimated resources available in the sum of \$13,754,112 derived from the following sources: Administrative Lease Allocation from Revenue Bonds, \$1,675,000; Prior Collected PBC Administrative Fees, \$6,722,488; Projected PBC Administrative Fees, \$4,795,324; Direct Allocation for Insurance Expenses,

\$561,300. Projected Administrative Expenses for 2013 are \$13,754,112 and include the following: Personnel Services including retirement contributions, \$6,681,378; Insurance, \$772,800; Legal Fees, \$750,000; Inspector General, \$325,000; Professional Services Fees, \$424,000; Rent/Leasehold Improvements, \$574,584; Office/Computer Supplies and Equipment and other administrative expenses, \$723,350; Program Management Office, \$2,500,000; and Contingency, \$1,000,000.00.

- **Richard J. Daley Center Operating and Capital Budget for 2013.** The AO Committee accepted the report recommending approval of the proposed 2013 Operating and Capital Budgets for the Daley Center in the total amount of \$15,826,210. The proposed Operations and Maintenance Budget for 2013 is \$15,476,210 reflecting a decrease of 0.92% compared to 2012 Projected Actual and an increase of 0.03% compared to the 2012 budget. Since most of the projects identified in the 2007 Property Condition Report have been completed, the Capital Budget for 2013 of \$350,000 was reduced significantly from the \$15,483,139 amount budgeted for 2012, representing a decrease of 91.71% compared to 2012. It is anticipated that another Property Condition Assessment will be undertaken in 2013.

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. 7839

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 Service Agreements for the projects as 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; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

Next, the Executive Director provided a report regarding development status and other matters. It was noted that the Annual Meeting was being held at the Sarah E. Goode STEM

Academy which was constructed by the Public Building Commission on behalf of the Chicago Board of Education. There was considerable discussion among the Executive Director and the Commissioners concerning the programs and activities that were being conducted at the school and a description of the building features, project development information, exterior amenities and economic sustainability program relating to the school was distributed. It was also noted that the building was designed for community use on evenings and weekends and provided separate entrances for the library and athletic wing.

The Commissioners were provided with the Public Building Commission 2011 Annual Report which was summarized by Executive Director in her report. Highlights for 2011 included the completion of 17 new and renovated facilities along with numerous infrastructure projects. New or renovated projects include one fieldhouse, four new branch libraries, two library renovation projects, one library reading garden and eight new or renovated school projects. The Public Building Commission received numerous prestigious awards during 2011 including the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Finance, Construction Management Association of America (CMAA) Project Achievement Award for the Modern Schools Across Chicago (MSAC) program and the Engineering News Record (ENR) Midwest Award of Merit for the Ogden International School of Chicago.

The report by the Executive Director also summarized Cost Performance and Effectiveness metrics on Public Building Commission projects and noted that projects completed during 2011 created approximately 1,100 Full-Time Equivalent (FTE) jobs (construction and professional services) and the employment of more than 8,200 individuals in the construction industry. Workforce and business participation commitments for construction and professional services contracts awarded during 2011 were summarized and included 26.31% for minority participation and 4.52% for women-owned businesses for construction, and 45.57% minority participation and 15.16% for women-owned businesses for professional services.

During the discussion of the report, the Commissioners commended the Executive Director and her staff for their work on behalf of the Public Building Commission and the reports were accepted.

Next, the Executive Director called upon Paul Spieles, Chief Development Officer, to present to the Board of Commissioners for consideration of approval proposed Change Orders to

various contracts on the document attached marked Exhibit “B”. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7840

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; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the awards for various contracts \$25,000 and under. Two (2) contracts were listed on the Notice of Award report that were less than \$25,000 each. The report was accepted and a copy of the report is attached hereto as Exhibit C.

Next, the Executive Director provided a report regarding awards made to Specialty Consultants to perform services on various Public Building Commission of Chicago projects. There were seven (7) items included on the notice of task orders issued to Specialty Consultants against term contracts since the previous board meeting. The report was accepted following discussion and a copy of the report is attached hereto as Exhibit D.

Next, the Board of Commissioners was next presented with consideration of approval to appoint Deloitte & Touche LLP (“Deloitte”) as independent auditor to perform the Public Building Commission’s Annual Audit for a three (3) year term. Deloitte will prepare the Public Building Commission’s Basic Financial Statements for each of the years ended 2012, 2013 and 2014 for an annual fee, including expenses, of \$176,000 for each of the three (3) years. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7841

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the appointment of Deloitte & Touche LLP as independent auditor to perform the Annual Audit for the years ended 2012, 2013 and 2014 and payment of professional audit fees, including expenses, of \$176,000 for each of the three (3) years.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to execute, upon approval by Legal Counsel as to form and legality, an engagement agreement and such other documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners of the Public Building Commission was a report by the Executive Director concerning the Public Building Commission's 2013 Administrative Expense Budget. She advised the Commissioners that the proposed 2012 Administrative Budget was \$14,294,529, which was approximately \$4 million lower than the 2011 authorization of \$18,298,910. It was further noted that the proposed reduction was due to reduced Work in Place (WIP) and administrative fees derived from bond lease revenues. After discussion and consideration and upon motion duly made and seconded, the proposed 2013 Public Building Commission of Chicago Consolidated Administrative Expense Budget and the 2013 Individual Administrative Expense Budgets as required by the several bond resolutions were approved and are attached hereto collectively as Exhibit "E":

RESOLUTION NO. 7842

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2013 Consolidated Administrative Expense Budget and the 2013 Individual Administrative Expense Budgets by bond issue attached hereto collectively as Exhibit "E" are hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

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

**RESOLUTION NO. 7843**  
 2013 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 2013:

	<b>1990A</b>
Personnel Services	\$ 157,158
Insurance	18,178
Legal	17,641
Inspector General	7,645
Professional Services	9,973
Rent/Leasehold Improvements	13,586
Office Supplies & Other Admin. Items	17,015
Program Mgmt. Office	58,805
<b>Total</b>	<b>\$ 300,000</b>

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8



Commissioners voting in the negative:

None

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

**RESOLUTION NO. 7844**  
 2013 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 2013:

	<b>1990B</b>
Personnel Services &	\$ 13,097
Insurance	1,515
Legal	1,470
Inspector General	637
Professional Services	831
Rent/Leasehold	
Improvements	1,132
Office Supplies &	
Other Admin. Items	1,418
Program Mgmt. Office	4,900
<b>Total</b>	<b>\$ 25,000</b>

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

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

**RESOLUTION NO. 7845**  
 2013 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 2013:

	<b>1993A</b>
Personnel Services	\$ 628,633
Insurance	72,711
Legal	70,565
Inspector General	30,578
Professional Services	39,893
Rent/Leasehold Improvements	54,343
Office Supplies & Other Admin. Items	68,058
Program Mgmt. Office	235,218
<b>Total</b>	<b>\$ 1,200,000</b>

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

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

RESOLUTION NO. 7846

2013 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 2013:

	<b>1998A (1993C)</b>
Personnel Services	\$ 78,579
Insurance	9,089

Legal	8,821
Inspector General	3,822
Professional Services	4,987
Rent/Leasehold Improvements	6,793
Office Supplies & Other Admin. Items	8,507
Program Mgmt. Office	29,402
<b>Total</b>	<b>\$ 150,000</b>

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

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 Public Building Commission. Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7847

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2013 for that portion of its activities and related expenses properly chargeable to PBC fees, Restricted Net Assets and direct allocation to various project accounts:

	<b>PBC Fees &amp; Direct Allocation</b>
Personnel Services & Insurance	\$ 6,681,378 772,800
Legal	750,000
Inspector General	325,000

Professional Services	424,000
Rent/Leasehold Improvements	577,584
Office Supplies & Other Admin. Items	526,013
Program Mgmt. Office	2,500,000
Contingency	1,000,000
<b>Total</b>	<b>\$ 13,754,112</b>

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was the proposed 2013 Operations and Maintenance Budget and the 2013 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. 7848

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2013 are \$15,476,210 and \$350,000, 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, 2013 to December 31, 2013 attached hereto collectively as Exhibit " F."

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 \$15,476,210 for the Operations and Maintenance Budget

of the Richard J. Daley Center and \$350,000 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2013 to December 31, 2013.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

Next, the Executive Director provided a report to the Board of Commissioners concerning the pre-qualification of general contractors to bid on the following projects: Edison Park Elementary School Linked Annex located at 6220 North Olcott Avenue; Nathan Hale Elementary School Linked Annex located at 6140 South Melvina; and the Alexander Graham Bell School Addition located at 3730 North Oakley Avenue. Nine firms were deemed eligible to bid on one or more of the subject projects. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7849

BE IT RESOLVED that the Board of Commissioners hereby approves the recommendation by the Executive Director that the firms listed below are pre-qualified to submit bids for the Edison Park Elementary School and the Nathan Hale Elementary School Linked Annex projects and the Alexander Graham Bell School Addition:

Accel Pacific Joint Venture  
 Blinderman Construction Company, Inc.  
 F.H.Paschen, S.N. Nielsen & Associates, LLC  
 IHC Construction Companies, LLC  
 KR Miller Contractors, Inc.  
 Powers and Sons Construction Company  
 The George Sollitt Construction Company  
 Walsh Construction Company II, LLC  
 Wight Construction Services, Inc.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications under Section 2 ( c ) ( 8 ) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7850

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of an undertaking request from the Office of Emergency Management and Communications under the Section 2(c)(8) of the Open Meetings Act.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
 Martin Cabrera, Jr.; Arnold L. Randall;  
 Juan Rangel; Samuel Wm. Sax;  
 Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

During the Executive Session the Board of Commissioners were presented with undertaking requests by the Office of Emergency Management and Communications of the City of Chicago. The Commissioners discussed Undertaking Request No. 9 from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program involving the procurement and installation of high definition cameras, license plate recognition cameras and supporting hardware for the Wacker Drive Congress Parkway for an estimated budget of \$716,651. Also discussed was Undertaking Request No. 20 to procure and install high definition security cameras for the ticketing and concourse areas of O'Hare Airport for an

estimated project budget of \$2,600,000. Funding for both projects will be provided by or on behalf of the City of Chicago.

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

RESOLUTION NO. 7851

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 9 and Project Undertaking Request No. 20 from the Office of Emergency Management of the City of Chicago for the procurement and installation of high definition cameras at various projects located in the City of Chicago and O'Hare Airport for estimated project budgets of \$716,651 and \$2,600,000, respectively, with funds to be provided by or on behalf of the City of Chicago.

BE IT FURTHER RESOLVED that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel; Dr. Byron T. Brazier;  
Martin Cabrera, Jr.; Arnold L. Randall;  
Juan Rangel; Samuel Wm. Sax;  
Toni Preckwinkle; and David Vitale – 8

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners was a public comment period pursuant to Section 2.06(g) of the Open Meetings Act pursuant to guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. There were no registrants for the public comment period.

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

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Secretary

APPROVED:

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Chairman



Public Building Commission of Chicago  
 Proposed Amendment Report to the Administrative Operations Committee  
 September 20, 2012

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	Back of the Yards High School	STL (PS 1644 - A5) Architect of Record	This amendment represents additional fee in the amount of \$100,000.00 for the Architect of Record to provide additional design and engineering services associated with program changes related to the CPS / CPL shared-use Community Library.  The services represented in this amendment were not included in the original scope of services.	\$63,822,440.00	\$3,877,223.40	\$100,000.00	\$3,977,223.40	6.23%

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – October 1, 2012***

***CHANGE ORDERS***

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
October 1, 2012

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
Boone Clinton Elementary School (West Ridge Elementary School) Project Manager: Julie Mähnich	1477	Sollitt Oakley Joint Venture	\$23,343,000.00	\$1,945,756.80	\$25,288,756.80	(\$5,570.22)	\$25,283,186.58	8.31%
Humboldt Park Library Addition and Renovation 1605 N. Troy Project Manager: Don Wilson	1534	Tyler Lane Construction	\$2,283,650.00	\$336,534.57	\$2,620,184.57	\$40,142.59	\$2,660,327.16	16.49%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Boone Clinton Elementary School

(West Ridge Elementary School)

6700 N. Whipple Street

October 1, 2012

Sollitt Oakley Joint Venture

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1477	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$23,343,000.00
NUM		APPROVED CHANGE ORDERS	\$1,945,756.80
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$25,283,186.58</b>
008	1477-57	Close-out change order associated with additional commissioning services. Other.	(\$5,570.22)

TOTAL CHANGE ADDITION

(\$5,570.22)

**ADJUSTED CONTRACT PRICE AFTER APPROVAL**

**\$25,283,186.58**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1477 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number

7840

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

Reviewed By

Executive Director

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Humboldt Park Library Addition and Renovation

1605 N. Troy Street

October 1, 2012

Tyler Lane Construction, Inc.

4200 W. Victoria Street

Chicago, IL 60646

CHNG	BULL	CONTRACT NUMBER 1534	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,283,650.00
NUM		APPROVED CHANGE ORDERS	\$336,534.57
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$2,620,184.57</b>
002	1534-11	Provide Never Strip floor sealer on recycled rubber floor. Client Directed Change	\$20,939.96
002	1534-20	Remove and replace damaged section of existing storm line and provide new catch basin with connection to the sanitary sewer. Differing Site Condition.	\$19,202.63

**TOTAL CHANGE ADDITION**

**\$40,142.59**

**ADJUSTED CONTRACT PRICE AFTER APPROVAL**

**\$2,660,327.16**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1534 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7840

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

  
Reviewed By

  
Executive Director

"EXHIBIT C"

NOTICE OF AWARD  
OCTOBER 2012

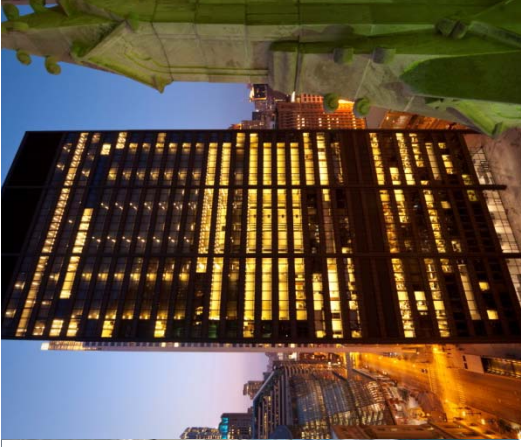
REQUEST FOR SERVICE \$25,000 & UNDER						
Project Name	Service	TYPE	M/WBE	Firm	\$ Total	Total Commitment to Date
12th District Police Station	Green Power Renewal Certificate			3 Degrees, Inc.	\$ 1,846.00	\$ 1,846.00
Fire Engine Company 16	Green Power Renewal Certificate			Carbon Solutions Group	\$ 620.14	\$ 620.14

NOTICE OF AWARD  
OCTOBER 2012

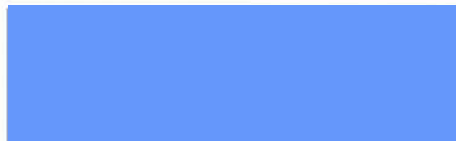
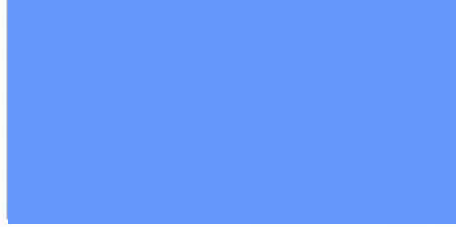
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	TYPE	M/WBE	Firm	\$ Total	Total Commitment to Date
Chicago Children's Advocacy Center	Environmental ABC Services	AT		Weaver Boos Consultants, Inc.	\$ 12,496.00	\$ 12,496.00
Chicago Children's Advocacy Center	Environmental Reno-Demo	R		Environmental Group Services	\$ 5,090.00	\$ 5,090.00
Edison Park Elementary School	Environmental Reno-Demo	R	MBE	Accurate/GSG Consultants JV	\$ 17,843.75	\$ 24,498.75
Chicago Children's Advocacy Center	Geotechnical Services	R		ECS Midwest, LLC	\$ 11,968.00	\$ 40,203.90
Southwest Area High School	Material Testing Services	A		Seeco Consultants	\$ 79,422.28	\$ 462,043.78
Holmes Elementary School	Material Testing Services	AT	MBE	K & S Engineers	\$ 5,271.25	\$ 5,271.25
Chicago Children's Advocacy Center	Surveying Services	R	MBE	Dynasty Group, Inc.	\$ 7,600.00	\$ 15,630.00

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

R - Rotation
RMW - M/WBE Deficiency
C- Cradle to Grave (Environmental)
D - Directed Source
AT - Amendment to task order
A - Additional Services



Public Building Commission of Chicago  
 2013 Budget  
 Annual Board Meeting  
 October 1, 2012  
 Mayor Rahm Emanuel, Chairman  
 Erin Lavin Cabonargi, Executive Director





**PUBLIC BUILDING COMMISSION OF CHICAGO**

**Estimate of Resources Available for 2013 Administrative Budget**

<b>Administrative Lease Allocation Revenue Bonds</b>	<b>PBC Administrative Fee Collected Prior to 2013</b>	<b>PBC Administrative Fee to be Collected in 2013</b>	<b>Direct Allocation for Insurance Expenses</b>	<b>Total Resources Available for Admin Expense</b>
\$1,675,000	\$6,722,488	\$4,795,324	\$561,300	\$13,754,112

**Allocations Required by Bond Resolutions**

<b>Source of Lease Payment - Client</b>	<b>2013 Lease Payment</b>	<b>To Administrative Expense Account (1)</b>	<b>To Debt Service Account (2)</b>	<b>To Renewal &amp; Replacement Account (3)</b>	<b>To Surplus Account (4)</b>
<b>1990 - Series A Bonds - Chicago Public Schools</b>	\$30,154,166	\$300,000	\$28,854,166	\$1,000,000	\$0
<b>1990 - Series B Bonds - Chicago Public Schools</b>	1,548,250	25,000	1,523,250	0	0
<b>1993 - Series A Bonds - Chicago Public Schools</b>	19,661,594	1,200,000	18,461,594	0	0
<b>1998 - Series A Bonds - Chicago Park District</b>	3,905,850	150,000	3,755,850	0	0
	<b>\$ 55,269,860</b>	<b>\$1,675,000</b>	<b>\$52,594,860</b>	<b>\$1,000,000</b>	<b>\$0</b>

- (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**

**2013 Administrative Expense Budget**

	2012 Admin Expense Budget	Projected 2012 Expenses	2012 Projected Over/(Under) Budget	Total 2013 Budget	2013 Increase/ (Decrease) over 2012 Projected	2013 Increase/ (Decrease) over 2012 Budget
<b>Personnel Services</b>						
Salaries	\$ 4,585,512	\$ 4,286,818	\$ (298,694)	\$ 4,336,873	\$ 50,055	\$ (248,639)
Payroll Taxes	350,838	302,000	(48,838)	350,838	48,838	-
Medical Insurance	1,410,251	1,100,000	(310,251)	1,351,667	251,667	(58,584)
Severance Plan	172,897	19,640	(153,257)	127,000	107,360	(45,897)
Tuition Reimbursement	15,000	15,000	-	15,000	-	-
Retirement Plan Contributions - PBC 401(a)	330,000	330,000	-	330,000	-	-
Retirement Plan Contributions - Municipal	170,000	170,000	-	170,000	-	-
<b>Total Personnel Services</b>	\$ 7,034,498	\$ 6,223,458	\$ (811,040)	\$ 6,681,378	\$ 457,920	\$ (353,120)
<b>Insurance</b>						
Daley Center	\$ 445,000	\$ 448,723	\$ 3,723	\$ 561,300	\$ 112,577	\$ 116,300
General Insurance	332,800	139,219	(193,581)	211,500	72,281	(121,300)
<b>Total Insurance</b>	\$ 777,800	\$ 587,942	\$ (189,858)	\$ 772,800	\$ 184,858	\$ (5,000)
<b>Legal Fees</b>	\$ 523,000	\$ 750,000	\$ 227,000	\$ 750,000	\$ -	\$ 227,000
Inspector General	\$ 70,000	\$ 10,585	\$ (59,415)	\$ 325,000	\$ 314,415	\$ 255,000
Professional Services Fees	\$ 520,500	\$ 300,000	\$ (220,500)	\$ 424,000	\$ 124,000	\$ (96,500)
Rent/Leasehold Improvements	\$ 842,718	\$ 599,532	\$ (243,186)	\$ 577,584	\$ (21,948)	\$ (265,134)
Office/Computer Supplies & Equip. & Other Admin. Expenses	\$ 526,013	\$ 465,000	\$ (61,013)	\$ 723,350	\$ 258,350	\$ 197,337
Program Management Office	\$ 3,000,000	\$ 2,500,000	\$ (500,000)	\$ 2,500,000	\$ -	\$ (500,000)
Contingency	\$ 1,000,000	\$ 500,000	\$ (500,000)	\$ 1,000,000	\$ 500,000	\$ -
<b>Total</b>	\$ 14,294,529	\$ 11,936,517	\$ (2,358,012)	\$ 13,754,112	\$ 1,817,595	\$ (540,417)

**PUBLIC BUILDING COMMISSION OF CHICAGO**

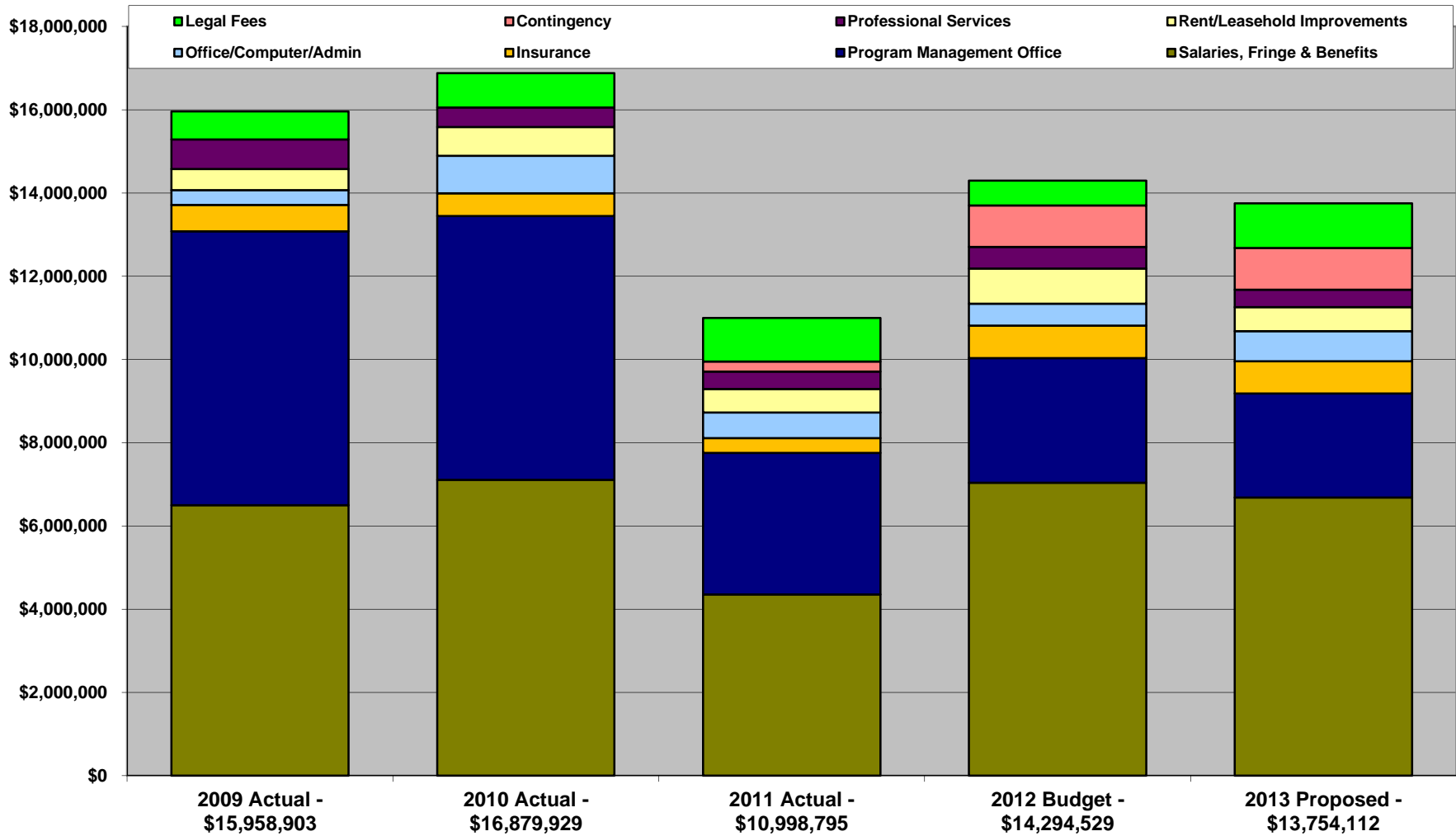
Allocation of Bond Lease Revenue to Administrative Budget

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
<b>1990 - Series A</b>											
<i>Chicago Public Schools</i>	\$157,158	\$18,178	\$17,641	\$7,645	\$9,973	\$13,586	\$17,015	\$58,805	\$0	\$300,000	\$300,000
<b>1990 - Series B</b>											
<i>Chicago Public Schools</i>	13,097	1,515	1,470	637	831	1,132	1,418	4,900	0	\$25,000	\$25,000
<b>1993 - Series A</b>											
<i>Chicago Public Schools</i>	628,633	72,711	70,565	30,578	39,893	54,343	68,058	235,218	0	\$1,200,000	\$1,200,000
<b>1998 - Series A</b>											
<i>Chicago Park District</i>	78,579	9,089	8,821	3,822	4,987	6,793	8,507	29,402	0	\$150,000	\$150,000
<i>Subtotal - Revenue Bonds</i>	\$877,467	\$101,492	\$98,498	\$42,682	\$55,684	\$75,854	\$94,998	\$328,325	\$0	\$1,675,000	\$1,675,000
Other Revenues (1)	\$5,803,911	\$671,308	\$651,502	\$282,318	\$368,316	\$501,730	\$628,352	\$2,171,675	\$1,000,000	\$12,079,112	\$12,079,112
	<b>\$6,681,378</b>	<b>\$772,800</b>	<b>\$750,000</b>	<b>\$325,000</b>	<b>\$424,000</b>	<b>\$577,584</b>	<b>\$723,350</b>	<b>\$2,500,000</b>	<b>\$1,000,000</b>	<b>\$13,754,112</b>	<b>\$13,754,112</b>

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

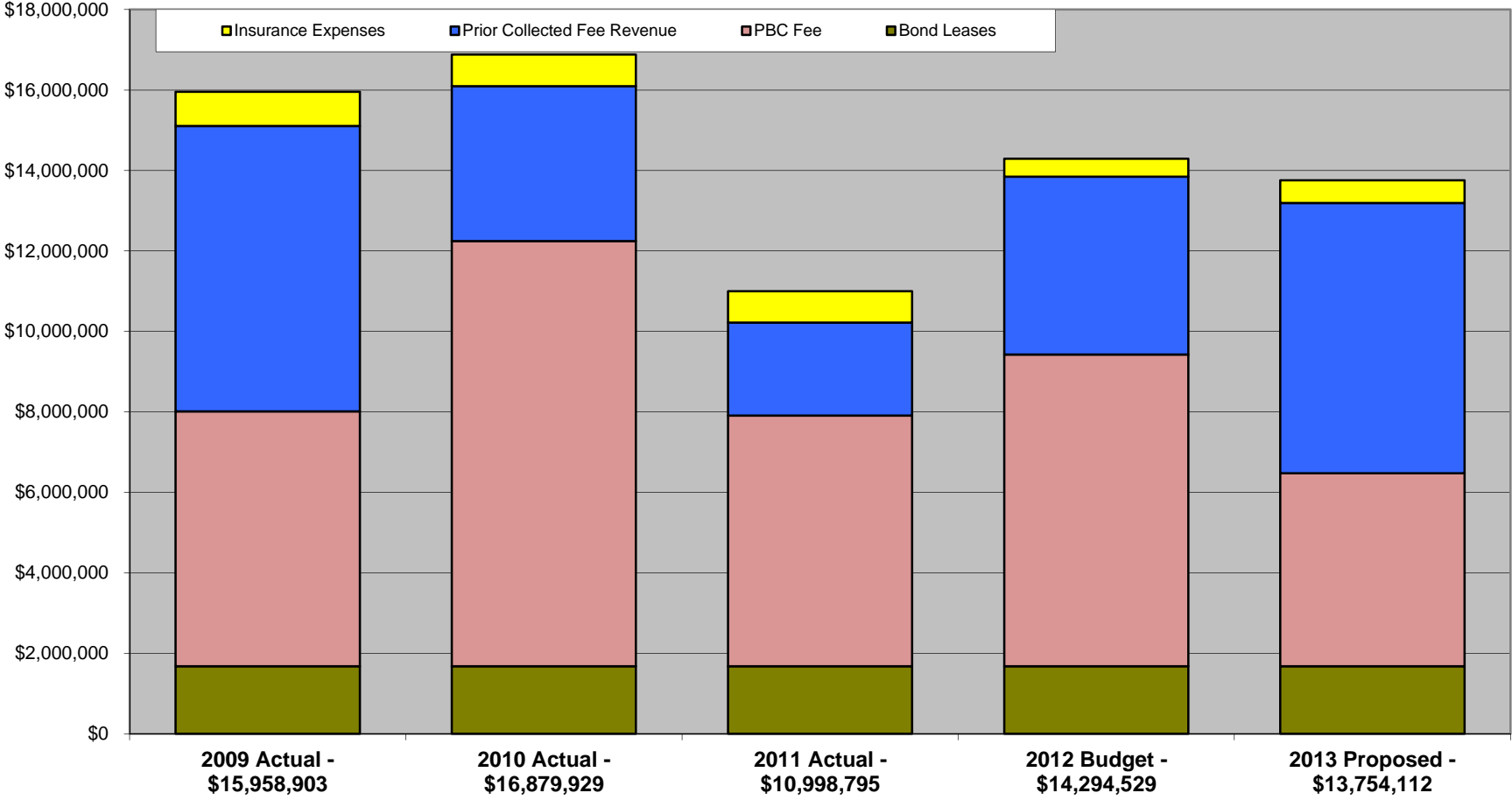
# PBC 2013 Administrative Budget

## Proposed 2013 Budget Detail and Historical Expenses

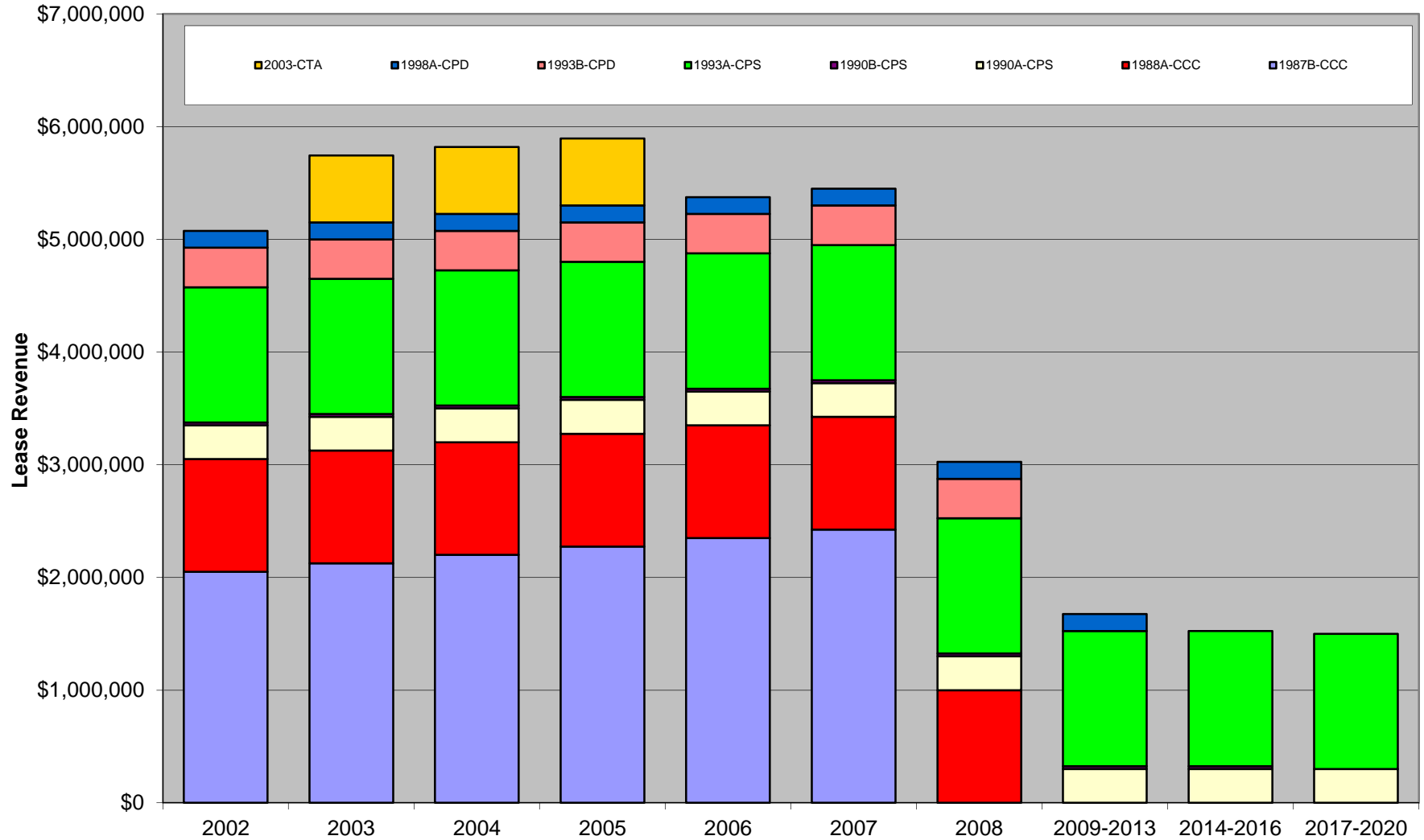


# PBC 2013 Administrative Budget

## Anticipated 2013 Resource Detail and Historical Resources



# Anticipated 2013 and Historical Bond Lease Revenue





## Public Building Commission of Chicago

### 2013 Budget

Annual Board Meeting

October 1, 2012

## 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 controlled 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 has been completed 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. 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 2013 is \$15,476,210, virtually flat when compared to the 2012 budgeted and projected expenses. This is possible even with contractual wage increases for many employees and additional security requirements due to the strategic procurement of utility commodities and the energy conservation measures discussed above. The resulting rental rate is 11.98% per square foot, an extremely competitive rate given the location and landmark quality of the building.

Capital projects proposed for the Daley Center for 2013 amount to only \$350,000, down from \$4,220,000 authorized for 2012. The primary reason for the significant reduction is the completion of projects identified in the facility condition assessment performed five years ago. Another assessment will be performed in 2013.

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

**2013 Annual Budget Executive Summary**

**Introduction**

MB Real Estate Services is pleased to present for your consideration the proposed 2013 Operating and Capital Budget for the Richard, J. Daley Center. As you will see, the proposed operating expense budget of \$15,476,210 reflects a decrease of 0.92% as compared to 2012 Projected Actual and an increase of 0.03% compared to 2012 Budget. While we continue to take advantage of lower utility rates in electricity and natural gas, the building continues to benefit from the various energy conservation projects we have undertaken in the past few years, such as the Guaranteed Performance Contract. These savings, however, are offset by loan payments for the financing of the projects and increases in operation costs mostly as a result of cost of living and union mandated benefit increases for building staff. Another factor offsetting the utility savings is the increase in security staff for the new video command center.

The 2013 Budget also includes a reconciliation of 2011 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 2011. In 2011, natural gas was procured with a strategy called layered hedging which reduced electricity and natural gas commodity prices. Finally, Cook County and City of Chicago have lowered their overall usage in 2011 and 2012. The projected usage for 2013 reflects the recent consumption decreases.

Furthermore, the budget includes comparisons to the 2011 BOMA Experience Exchange Report. This report highlights the per square foot costs of the facility in comparison to similar-sized commercial properties 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 hosts 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 Richard J. Daley Center was certified Silver under LEED EB O+M (Leadership in Energy and Environmental Design, Existing Building Operations and Maintenance) in 2012. The building also increased its Energy Star rating from 76 to 83 over the past year, as we continue to reap the benefits of the Guaranteed Energy Performance Contract. In recognition of the various energy and environmental achievements, MB Real Estate Services was recognized in 2012 for Leadership in Property Management Excellence by the City of Chicago's Green Office Challenge.

Finally, the 2013 Capital Improvement Budget is reduced considerably as most of the projects identified in the 2007 Property Condition Assessment have been completed. The property plans to undertake another Property Condition Assessment in 2013, which will be conducted by Milhouse Engineering Services. Although not yet approved by Cook County, a major tenant improvement project is being considered for the 12<sup>th</sup> floor as well as additional security measures for the Lobby.



**BUDGET SUMMARY**

<b>OPERATING BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>2013 BUDGET</b>	<b>2013 BUDGET VS. 2012 PROJECTED ACTUAL % CHANGE</b>
<b>REVENUE</b>				
BASE RENT (1)	\$14,586,804	\$14,524,694	\$15,094,945	3.93%
RETAIL INCOME	\$167,004	\$167,004	\$168,264	0.75%
OTHER INCOME	\$4,300	\$4,300	\$4,375	1.74%
INCOME FROM SERVICES RESOLD	\$725,031	\$625,031	\$208,626	(66.62%)
<b>TOTAL REVENUE</b>	<b>\$15,483,139</b>	<b>\$15,321,029</b>	<b>\$15,476,210</b>	<b>1.01%</b>
<b>EXPENSES</b>				
UTILITIES EXPENSE	\$2,856,555	\$2,793,882	\$2,940,208	5.24%
CLEANING EXPENSE	\$3,892,532	\$3,917,641	\$4,079,920	4.14%
SECURITY EXPENSE	\$1,449,693	\$1,642,168	\$1,768,083	7.67%
MECHANICAL MAINTENANCE	\$3,665,076	\$3,652,534	\$3,900,999	6.80%
BUILDING GENERAL	\$1,207,350	\$1,090,409	\$1,091,542	0.10%
ADMINISTRATIVE EXPENSE	\$833,902	\$906,092	\$912,531	0.71%
INSURANCE	\$540,000	\$583,918	\$540,000	(3.87%)
<b>SUBTOTAL BLDG OP EXPENSES</b>	<b>\$14,445,108</b>	<b>\$14,586,644</b>	<b>\$15,254,584</b>	<b>4.58%</b>
<b>REIMBURSABLE EXPENSES</b>				
FACILITIES / REIMBURSABLE EXPENSE	\$13,000	\$8,130	\$13,000	59.90%
COST OF SERVICES RESOLD	\$725,031	\$725,031	\$208,626	(71.23%)
OPERATING CONTINGENCY	\$300,000	\$300,000	\$0	(100.00%)
<b>SUBTOTAL REIMB EXPENSES</b>	<b>\$1,038,031</b>	<b>\$1,033,161</b>	<b>\$221,626</b>	<b>(78.55%)</b>
<b>NET OPERATING AUTHORIZATION REQUIRED</b>	<b>\$15,483,139</b>	<b>\$15,619,805</b>	<b>\$15,476,210</b>	<b>(0.92%)</b>
<b>CAPITAL BUDGET</b>	<b>\$4,220,000</b>	<b>\$4,220,000</b>	<b>\$350,000</b>	<b>(91.71%)</b>
<b>TOTAL DALEY CENTER BUDGET</b>	<b>\$19,703,139</b>	<b>\$19,839,806</b>	<b>\$15,826,210</b>	<b>(20.23%)</b>

## **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 2011 for the Richard Daley Center. The report is based on a comparison between the Daley Center's 2011 Operating Expenses and data collected by the Building Owners & Managers Association Experience Exchange Report for the identical period. It is the industry standard for office building financial and operations data. 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 2011 report, governmental building participation in the 2011 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 2011 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 \$0.02 to \$1.30.

Throughout the 2013 Budget there are several operating accounts that have experienced increases and decreases in comparison to the projected totals for 2012. There is an overall increase in operating expenses anticipated for 2013 and below are explanations for the variances between 2013 Budget and 2012 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 2011 Benchmarking report compared to the 2011 Actual expenses.

- The \$570,251 increase in Base Rent primarily results from the increase in overall operating expenses for the property. Base Rent represents the reimbursement of all costs by Cook County (89.95%), City of Chicago (6.35%) and the Public Building Commission of Chicago (3.70%). These percentages are based on projected occupancies in 2013 and are calculated by an architect using BOMA Chicago measurement standards.
- The \$1,260 increase in Retail Income reflects Starbucks, Bondsmen and Multiple Business Systems rental rate increase in 2013.
- The \$416,404 decrease in Income from Services Resold results from projected decreases in natural gas procurement for tenant steam usage. A reconciliation of 2011 tenant steam usage and costs has also been applied to the 2013 Budget, resulting in decreased revenue (\$611K).
- The Utility expense category includes expense accounts for the Energy Performance Contract Loan payments and reconciliation of 2011 tenant steam charges. The EPC Loan expenses directly offset any savings achieved with energy conservation measures.

Attributing to the \$146K increase in Utility Expense are the following factors: The GEPC Loan and Tenant Steam Usage accounts which have increased by \$549K collectively. The main causes of these increases stem from the 2011 reconciliation performed for tenants steam charges \$611K and DCEO rebates applied in 2012, that will not be applicable in 2013 \$330K. These increases are offset by decreases in the Electricity, Water and Natural Gas expenses which are collectively (\$402K) lower than 2012 actual projected expense due to decreased procurement rates and usage. *BOMA*

*Benchmark Comparison:* Utility costs are .02 cents per square foot lower (\$0.51 higher in 2010) than the average privately owned building. Electricity costs overall have been historically 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 \$162,279 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 \$0.13 per square foot higher (\$0.48 higher in 2010) 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 \$248,465 increase in Mechanical Maintenance primarily results from the annual increases in both Local 399 engineering rates and elevator maintenance and the increases to costs associated with the maintenance of the chillers. The building's chillers were replaced in 2012, and require additional maintenance to support variable speed drives and other new components. *BOMA Benchmark Comparison:* Repair and Maintenance expenses are \$1.30 per square foot higher (\$1.82 higher in 2010) 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 \$125,915 increase in Security expense results from the staffing changes in order to provide 24/7 monitoring services for the newly installed Video Command Center on the Concourse Level.
- The \$516,404 decrease in Cost of Services Resold primarily results from projected decreases in natural gas procurement for tenant steam usage. A reconciliation of 2011 tenant steam usage and costs has also been applied to the 2013 Budget, resulting in decreased revenue (\$611K).

## **Operating Goals and Capital**

The overall goals for 2013 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 are very pleased to report that in August of 2012 the Richard J. Daley Center achieved the United States Green Building Council's Leadership in Energy and Environmental Design certification at a Silver Level for Existing Buildings Operation and Maintenance. In 2013 we intend to establish and enhance ongoing reporting requirements and explore means to increase the building's rating to Gold upon recertification.

- **Environmental Site Assessment:**

An environmental Site Assessment was conducted in 2007 and all recommendations have been implemented. In 2013, we will undertake a new assessment to verify current compliance with the buildings various permits and environmental plans.

- **Day Cleaning:**

In our ongoing efforts to increase savings and improve service we will begin exploring the implementation of day cleaning services. Temporary day cleaning was implemented during the sprinkler installation with relative success and positive feedback from tenant contacts. We will undertake a redevelopment of janitorial maintenance specifications and apply the latest industry methods to reduce the number of hours that lighting and HVAC need to be provided each night.

- **Capital Projects :**

In 2012, most of not all of the projects identified in the 2007 Property Condition Assessment were completed or started. In 2013 we intend to undertake a new property condition assessment to use as the basis for a 5 year capital budget.

**Richard J. Daley Center**  
**Operating Expense Benchmark Report for 2011**  
 BOMA Experience Exchange Report

	DALEY CENTER	Government Sector (All sizes Chicago and Suburbs)		Private Sector Chicago (Buildings over 600,00 Square Feet)	
Average Weekly Hours	50	NO DATA		111	
Average Occupancy	100%	95%		87%	
Average SF per Worker	367	NO DATA		311	
Average Total BTU's	133	NO DATA		89	
	AVERAGE	BLDS	AVERAGE	BLDS	AVERAGE
<b>CLEANING</b>					
PAYROLL	2.67	NO DATA	NO DATA	8	1.36
SPEC CONTRACT	0.09	NO DATA	NO DATA	24	1.40
SUP/MAT/MISC	0.22	NO DATA	NO DATA	43	0.13
TRASH REMOVAL	0.05	NO DATA	NO DATA	28	0.02
	<b>3.04</b>		<b>0.00</b>		<b>2.91</b>
<b>REPAIR/MAINT</b>					
PAYROLL	2.23	NO DATA	NO DATA	26	0.89
ELEVATOR	0.54	NO DATA	NO DATA	30	0.32
HVAC	0.19	NO DATA	NO DATA	30	0.33
ELECTRICAL	0.07	NO DATA	NO DATA	30	0.11
STRUCTURAL/ROOF	0.00	NO DATA	NO DATA	22	0.06
PLUMBING	0.03	NO DATA	NO DATA	30	0.06
FIRE/LIFE SAFETY	0.01	NO DATA	NO DATA	30	0.06
GEN EXTERIOR	0.07	NO DATA	NO DATA	24	0.08
GEN INTERIOR	0.31	NO DATA	NO DATA	30	0.16
MISC	0.10	NO DATA	NO DATA	19	0.18
	<b>3.55</b>		<b>3.42</b>		<b>2.25</b>
<b>UTILITIES</b>					
ELECTRICITY	1.57	NO DATA	NO DATA	30	1.14
GAS	0.42	NO DATA	NO DATA	15	0.24
PURCH CH WATER	0.00	NO DATA	NO DATA	6	0.66
WATER/SEWER	0.10	NO DATA	NO DATA	29	0.06
	<b>2.08</b>		<b>0.00</b>		<b>2.10</b>
<b>ROADS/GROUNDS</b>					
RDS/GDS LANDSCAPE	0.04	NO DATA	NO DATA	25	0.06
RDS/GDS SNOW	0.01	NO DATA	NO DATA	16	0.01
RDS/GDS OTHER	0.00	NO DATA	NO DATA	5	0.11
	<b>0.05</b>		<b>0.13</b>		<b>0.18</b>
<b>SECURITY</b>					
SEC PAYROLL	0.14	NO DATA	NO DATA	12	0.62
SEC CONTRACT	0.95	NO DATA	NO DATA	22	0.77
SEC EQUIPMENT	0.02	NO DATA	NO DATA	17	0.05
SEC OTHER	0.00	NO DATA	NO DATA	16	0.06
	<b>1.11</b>		<b>0.87</b>		<b>1.50</b>
<b>ADMINISTRATIVE</b>					
PAYROLL	0.31	NO DATA	NO DATA	29	0.50
ALLOC ADMIN	0.00	NO DATA	NO DATA	0	0.00
MGMT FEES	0.16	NO DATA	NO DATA	23	0.71
PROF FEES	0.22	NO DATA	NO DATA	23	0.07
GEN OFC EXP	0.06	NO DATA	NO DATA	28	0.35
EMP EXP	0.00	NO DATA	NO DATA	14	0.03
OTHER ADM EXP	0.02	NO DATA	NO DATA	21	0.10
	<b>0.76</b>		<b>0.62</b>		<b>1.76</b>
<b>FIXED EXPENSES</b>					
BLDG INSURANCE	0.39	NO DATA	NO DATA	30	0.24
<b>Building Totals</b>	<b>10.97</b>		<b>5.04</b>		<b>10.94</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET SUMMARY**

		2013 Funding %*	2012 Funding %*
BASE RENT	\$13,577,903		
ELECTRICITY CHARGES	\$8,913		
STEAM CHARGES	\$63,615		
PACKAGE UNIT MAINTENANCE	\$4,171		
2013 CAPITAL PROJECTS	\$314,825		
<b>TOTAL COUNTY</b>		<b>89.95%</b>	<b>88.96%</b>
<b>CITY</b>			
BASE RENT	\$958,529		
ELECTRICITY CHARGES	\$14,232		
STEAM CHARGES	\$94,731		
PACKAGE UNIT MAINTENANCE	\$16,843		
2013 CAPITAL PROJECTS	\$22,225		
<b>TOTAL CITY</b>		<b>6.35%</b>	<b>7.41%</b>
<b>PBCC</b>			
BASE RENT	\$558,513		
ELECTRICITY CHARGES	\$6,121		
2013 CAPITAL PROJECTS	\$12,950		
<b>TOTAL PBCC</b>		<b>3.70%</b>	<b>3.63%</b>
<b>TOTAL FUNDING:</b>		<b>100.00%</b>	<b>100.00%</b>
<b>REVENUE</b>			
OPERATIONS REVENUE	\$15,476,210		
OTHER INCOME	(\$172,639)		
CAPITAL	\$350,000		
<b>TOTAL REVENUE</b>			
<b>\$15,653,571</b>			

\*Note: Percentage based on 2013 square footage occupied.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET SUMMARY**

<b>BUDGET SUMMARY</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
<b>REVENUE</b>					
BASE RENT (TAB II)	\$15,094,945	\$14,586,804	\$14,524,694	\$570,251	3.93%
RETAIL INCOME (TAB II)	\$168,264	\$167,004	\$167,004	\$1,260	0.75%
OTHER INCOME (TAB II)	\$4,375	\$4,300	\$4,300	\$75	1.74%
INCOME FROM SERVICES RESOLD (TAB II)	\$208,626	\$725,031	\$625,031	(\$416,404)	-66.62%
<b>TOTAL REVENUE</b>	<b>\$15,476,210</b>	<b>\$15,483,139</b>	<b>\$15,321,029</b>	<b>\$155,181</b>	<b>1.01%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE (TAB III)	\$2,940,208	\$2,856,555	\$2,793,882	\$146,326	5.24%
CLEANING EXPENSE(TAB IV)	\$4,079,920	\$3,892,532	\$3,917,641	\$162,279	4.14%
SECURITY EXPENSE (TAB V)	\$1,768,083	\$1,449,693	\$1,642,168	\$125,915	7.67%
MECHANICAL MAINTENANCE (TAB VI)	\$3,900,999	\$3,665,076	\$3,652,534	\$248,465	6.80%
BUILDING GENERAL (TAB VII)	\$1,091,542	\$1,207,350	\$1,090,409	\$1,133	0.10%
ADMINISTRATIVE EXPENSE (TAB VIII)	\$912,531	\$833,902	\$906,092	\$6,439	0.71%
INSURANCE (TAB IX)	\$561,300	\$540,000	\$583,918	(\$22,618)	-3.87%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$15,254,584</b>	<b>\$14,445,108</b>	<b>\$14,586,644</b>	<b>\$667,940</b>	<b>4.58%</b>
FACILITIES / REIMBURSABLE EXPENSE (TAB IX)	\$13,000	\$13,000	\$8,130	\$4,870	59.90%
COST OF SERVICES RESOLD (TAB IX)	\$208,626	\$725,031	\$725,031	(\$516,404)	-71.23%
OPERATING CONTINGENCY	\$0	\$300,000	\$300,000	(\$300,000)	-100.00%
<b>TOTAL EXPENSES</b>	<b>\$15,476,210</b>	<b>\$15,483,139</b>	<b>\$15,619,805</b>	<b>(\$143,595)</b>	<b>-0.92%</b>

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

<b>3 YEAR BUDGET COMPARISON</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2011 BUDGET</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 BUDGET</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 BUDGET</b>
<b>REVENUE</b>					
BASE RENT	\$15,094,945	\$14,586,804	\$11,830,947	\$508,141	3.48%
RETAIL INCOME	\$168,264	\$167,004	\$167,891	\$1,260	0.75%
OTHER INCOME	\$4,375	\$4,300	\$4,200	\$75	1.74%
INCOME FROM SERVICES RESOLD	\$208,626	\$725,031	\$1,293,100	(\$516,404)	-71.23%
<b>TOTAL REVENUE</b>	<b>\$15,476,210</b>	<b>\$15,483,139</b>	<b>\$13,296,138</b>	<b>(\$6,929)</b>	<b>-0.04%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE	\$2,940,208	\$2,856,555	\$2,814,461	\$83,653	2.93%
CLEANING EXPENSE	\$4,079,920	\$3,892,532	\$3,839,072	\$187,389	4.81%
SECURITY EXPENSE	\$1,768,083	\$1,449,693	\$1,521,639	\$318,389	21.96%
MECHANICAL MAINTENANCE	\$3,900,999	\$3,665,076	\$3,667,977	\$235,923	6.44%
BUILDING GENERAL	\$1,091,542	\$1,207,350	\$1,170,454	(\$115,808)	-9.59%
ADMINISTRATIVE EXPENSE	\$912,531	\$833,902	\$799,101	\$78,629	9.43%
INSURANCE	\$561,300	\$540,000	\$677,335	\$21,300	3.94%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$15,254,584</b>	<b>\$14,445,108</b>	<b>\$14,490,038</b>	<b>\$809,476</b>	<b>5.60%</b>
FACILITIES / REIMBURSABLE EXPENSE (TAB X)	\$13,000	\$13,000	\$13,000	\$0	0.00%
COST OF SERVICES RESOLD (TAB X)	\$208,626	\$725,031	\$1,293,100	(\$516,404)	-71.23%
OPERATING CONTINGENCY	\$0	\$300,000	\$0	(\$300,000)	-100.00%
<b>TOTAL EXPENSES</b>	<b>\$15,476,210</b>	<b>\$15,483,139</b>	<b>\$15,796,136</b>	<b>(\$6,929)</b>	<b>-0.04%</b>



**RICHARD J. DALEY CENTER 2013 OPERATING BUDGET BY OCCUPANTS**

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
<b>SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS</b>													
COUNTY BASE RENT	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$13,577,903
COUNTY ELECTRICITY CHARGES	\$676	\$707	\$705	\$726	\$694	\$698	\$650	\$650	\$697	\$707	\$1,094	\$909	\$8,913
COUNTY STEAM CHARGES	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$63,615
COUNTY PACKAGE UNIT MAINT	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$4,171
<b>TOTAL COUNTY O &amp; M CHARGES</b>	<b>\$1,137,817</b>	<b>\$1,137,848</b>	<b>\$1,137,846</b>	<b>\$1,137,867</b>	<b>\$1,137,835</b>	<b>\$1,137,838</b>	<b>\$1,137,791</b>	<b>\$1,137,791</b>	<b>\$1,137,838</b>	<b>\$1,137,848</b>	<b>\$1,138,235</b>	<b>\$1,138,050</b>	<b>\$13,654,602</b>
CITY BASE RENT	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$958,529
CITY ELECTRICITY CHARGES	\$1,043	\$1,099	\$1,204	\$1,124	\$1,193	\$1,256	\$1,199	\$1,136	\$1,290	\$1,208	\$1,211	\$1,269	\$14,232
CITY STEAM CHARGES	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$94,731
CITY PACKAGE UNIT MAINTENANCE	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$16,843
<b>TOTAL CITY O &amp; M CHARGES</b>	<b>\$90,218</b>	<b>\$90,274</b>	<b>\$90,379</b>	<b>\$90,299</b>	<b>\$90,368</b>	<b>\$90,431</b>	<b>\$90,375</b>	<b>\$90,311</b>	<b>\$90,465</b>	<b>\$90,384</b>	<b>\$90,387</b>	<b>\$90,444</b>	<b>\$1,084,336</b>
PBCC BASE RENT	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$558,513
PBCC ELECTRIC CHARGES	\$456	\$448	\$491	\$485	\$513	\$570	\$513	\$502	\$561	\$543	\$535	\$504	\$6,121
<b>TOTAL PBCC O &amp; M CHARGES</b>	<b>\$46,999</b>	<b>\$46,991</b>	<b>\$47,033</b>	<b>\$47,028</b>	<b>\$47,056</b>	<b>\$47,113</b>	<b>\$47,056</b>	<b>\$47,045</b>	<b>\$47,103</b>	<b>\$47,086</b>	<b>\$47,078</b>	<b>\$47,047</b>	<b>\$564,633</b>

<b>TOTAL BASE RENT:</b>	\$15,094,945
<b>TOTAL SERVICES RESOLD:</b>	\$208,626
<b>TOTAL TENANT CONTRIBUTIONS:</b>	\$15,303,571

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL  
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2013	No. of Employees Budget 2012	Building Staff Expense	Contract Employee Expense
<b>Cleaning Staff:</b>		<b>76</b>	<b>76</b>		<b>\$3,668,106</b>
contract employees	Day	16	16		
contract employees	Night	60	60		
<b>Security Staff:</b>		<b>30</b>	<b>26</b>	<b>\$190,000</b>	<b>\$1,505,323</b>
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	4	2		
contract employees	Guards	19	19		
<b>Electricians:</b>		<b>2</b>	<b>2</b>	<b>\$234,031</b>	
building employee	"B" Electricians	2	2		
<b>Engineers:</b>		<b>19</b>	<b>22</b>		<b>\$2,405,318</b>
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	4		
building employee	Engineer	16	15		
building employee	Apprentice	0	2		
<b>Carpenter:</b>		<b>1</b>	<b>1</b>	<b>\$163,544</b>	
<b>Elevator Personnel:</b>		<b>4</b>	<b>5</b>	<b>\$240,242</b>	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	1	2		
building employee	Elevator Operators	2	2		
<b>Administrative:</b>		<b>5</b>	<b>5</b>	<b>\$389,326</b>	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Special Events Coordinator	1	1		
building employee	Administrative	1	1		
<b>TOTAL PAYROLL:</b>		<b>137</b>	<b>137</b>	<b>\$1,217,142</b>	<b>\$7,578,748</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$13,577,903	\$12,976,421	\$13,062,360	\$515,543	3.95%
2. BASE RENT CITY	\$958,529	\$1,080,882	\$989,833	(\$31,304)	-3.16%
3. BASE RENT PBCC	\$558,513	\$529,501	\$472,501	\$86,012	18.20%
4. RETAIL INCOME	\$146,664	\$145,404	\$145,404	\$1,260	0.87%
5. RETAIL PERCENTAGE RENT	\$21,600	\$21,600	\$21,600	\$0	0.00%
6. XEROX MACHINES	\$3,175	\$3,100	\$3,100	\$75	2.42%
7. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
8. PLAZA ADMINISTRATIVE PROCESSING FEES	\$0	\$0	\$0	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$208,626	\$725,031	\$625,031	(\$416,404)	-66.62%
10. INTEREST INCOME	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL</b>	<b>\$15,476,210</b>	<b>\$15,483,139</b>	<b>\$15,321,029</b>	<b>\$155,181</b>	<b>1.01%</b>

1. Based on 89.95% occupancy. See summary detail attached.
2. Based on 6.35% occupancy. See summary detail attached.
3. Based on 3.70% occupancy. See summary detail attached.
4. Retail rent summary, monthly rent:
  - 12th floor surety bondsmen (total of 7): \$3,060 per bondsmen (\$255 per month), \$21,420 total
  - Starbucks: \$2,937.00 (\$50.00 per square foot on yearly basis 9/1/11 - 8/31/16). 2013 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 \$800 (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 2013 reimbursables due to application of 2011 Reconciliations and decreased natural gas costs.
  - Steam \$779,000 (metered) - Will be offset by credit applications for 2011 reconciliation
  - Electricity \$29,000 (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.

**RICHARD J. DALEY CENTER 2013 OPERATING BUDGET BY OCCUPANTS**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>REVENUE</b>													
<b>BASE RENTS</b>													
31100-000 BASE RENT COUNTY (89.95%)	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$1,131,492	\$13,577,903
31200-000 BASE RENT CITY (6.35%)	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$79,877	\$958,529
31300-000 BASE RENT PBCC (3.70%)	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$46,543	\$558,513
<b>TOTAL BASE RENT</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$1,257,912</b>	<b>\$15,094,945</b>
<b>OTHER RENTAL INCOME</b>													
32100-000 RETAIL RENTAL INCOME	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$12,222	\$146,664
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
<b>OTHER RENTAL INCOME</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$14,022</b>	<b>\$168,264</b>
<b>OTHER INCOME</b>													
32140-000 COPY MACHINES	\$794	\$0	\$0	\$794	\$0	\$0	\$794	\$0	\$0	\$794	\$0	\$0	\$3,175
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	\$17,122	\$17,201	\$17,347	\$17,281	\$17,347	\$17,470	\$17,309	\$17,234	\$17,494	\$17,405	\$17,788	\$17,628	\$208,626
<b>OTHER INCOME</b>	<b>\$18,015</b>	<b>\$17,301</b>	<b>\$17,447</b>	<b>\$18,175</b>	<b>\$17,447</b>	<b>\$17,570</b>	<b>\$18,203</b>	<b>\$17,334</b>	<b>\$17,594</b>	<b>\$18,299</b>	<b>\$17,888</b>	<b>\$17,728</b>	<b>\$213,001</b>
<b>TOTAL REVENUE</b>	<b>\$1,289,950</b>	<b>\$1,289,235</b>	<b>\$1,289,381</b>	<b>\$1,290,109</b>	<b>\$1,289,381</b>	<b>\$1,289,504</b>	<b>\$1,290,137</b>	<b>\$1,289,268</b>	<b>\$1,289,528</b>	<b>\$1,290,233</b>	<b>\$1,289,822</b>	<b>\$1,289,662</b>	<b>\$15,476,210</b>

**RICHARD J. DALEY CENTER 2013 MONTHLY OPERATING BUDGET BY CATEGORY**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b><u>OPERATING EXPENSES</u></b>													
<b><u>1. UTILITIES EXPENSE</u></b>													
4200-150 ELECTRICITY	\$117,727	\$102,544	\$107,681	\$108,143	\$107,564	\$132,561	\$153,570	\$165,037	\$132,556	\$102,250	\$118,530	\$118,057	\$1,466,219
4200-200 GAS	\$145,804	\$121,584	\$89,773	\$70,977	\$52,176	\$65,865	\$81,265	\$71,480	\$46,312	\$62,412	\$88,131	\$154,359	\$1,050,138
4200-250 TENANT STEAM	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$13,195)	(\$158,346)
4200-600 WATER	\$3,661	\$3,951	\$8,303	\$5,389	\$7,080	\$9,534	\$16,919	\$8,750	\$7,385	\$6,075	\$2,348	\$6,801	\$86,195
4200-955 LOAN INTEREST	\$0	\$137,405	\$0	\$0	\$0	\$0	\$0	\$134,697	\$0	\$0	\$0	\$0	\$272,102
4200-960 LOAN PRINCIPAL	\$0	\$110,596	\$0	\$0	\$0	\$0	\$0	\$113,304	\$0	\$0	\$0	\$0	\$223,900
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$253,997</b>	<b>\$462,884</b>	<b>\$192,561</b>	<b>\$171,314</b>	<b>\$153,624</b>	<b>\$194,764</b>	<b>\$238,559</b>	<b>\$480,073</b>	<b>\$173,057</b>	<b>\$157,541</b>	<b>\$195,813</b>	<b>\$266,021</b>	<b>\$2,940,208</b>
<b><u>2. CLEANING EXPENSE</u></b>													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$64,015	\$64,015	\$64,015	\$65,496	\$65,496	\$65,496	\$67,203	\$67,203	\$67,203	\$67,203	\$67,203	\$67,203	\$791,751
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$232,304	\$232,304	\$232,304	\$237,891	\$237,891	\$237,891	\$244,295	\$244,295	\$244,295	\$244,295	\$244,295	\$244,295	\$2,876,355
4000-211 ADDITIONAL CLEANING SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4000-700 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
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
4000-215 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
4100-882 WINDOW RIG REPAIRS	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$5,000
4000-212 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
<b>TOTAL CLEANING EXPENSE</b>	<b>\$326,991</b>	<b>\$334,557</b>	<b>\$332,781</b>	<b>\$341,626</b>	<b>\$334,060</b>	<b>\$342,575</b>	<b>\$342,171</b>	<b>\$342,171</b>	<b>\$355,527</b>	<b>\$342,171</b>	<b>\$342,171</b>	<b>\$343,120</b>	<b>\$4,079,920</b>
<b><u>3. SECURITY DEPARTMENT</u></b>													
4400-200 SECURITY CONTRACT SERVICE	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$125,444	\$1,505,323
4400-210 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4400-310 SECURITY LIFE SAFETY SYSTEMS TESTING	\$0	\$0	\$0	\$0	\$0	\$0	\$38,800	\$0	\$0	\$0	\$0	\$0	\$38,800
4400-400 SECURITY SUPPLIES AND MATERIALS	\$1,558	\$1,558	\$2,263	\$2,208	\$1,558	\$1,558	\$2,558	\$2,593	\$3,158	\$2,628	\$2,558	\$2,558	\$26,760
4400-100 SECURITY PAYROLL EXPENSE	\$13,914	\$13,914	\$23,026	\$13,914	\$20,872	\$13,914	\$13,914	\$13,914	\$13,914	\$20,872	\$13,914	\$13,914	\$190,000
4400-700 UNIFORMS	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
<b>TOTAL SECURITY EXPENSE</b>	<b>\$141,516</b>	<b>\$141,516</b>	<b>\$151,333</b>	<b>\$142,166</b>	<b>\$148,474</b>	<b>\$141,516</b>	<b>\$181,316</b>	<b>\$142,551</b>	<b>\$143,116</b>	<b>\$149,544</b>	<b>\$142,516</b>	<b>\$142,516</b>	<b>\$1,768,083</b>

**RICHARD J. DALEY CENTER 2013 MONTHLY OPERATING BUDGET BY CATEGORY**

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
<b><u>4. MECHANICAL MAINTENANCE DEPARTMENT</u></b>													
<b><u>ELECTRICAL R &amp; M</u></b>													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$1,154	\$13,850
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$6,667	\$6,667	\$6,667	\$6,667	\$6,667	\$6,667	\$6,667	\$6,667	\$11,667	\$6,667	\$6,667	\$6,667	\$85,000
4100-480 ELECTRICIAN - UNIFORMS	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
4100-450 ELECTRICIAN - PAYROLL	\$18,002	\$18,002	\$18,002	\$18,002	\$27,004	\$18,002	\$18,002	\$18,002	\$18,002	\$27,004	\$18,002	\$18,002	\$234,031
<b>TOTAL ELECTRICAL R &amp; M EXPENSE</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$34,949</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$30,948</b>	<b>\$34,949</b>	<b>\$25,948</b>	<b>\$25,948</b>	<b>\$334,381</b>
<b><u>PLUMBING R &amp; M</u></b>													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$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
<b>TOTAL PLUMBING R &amp; M EXPENSE</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$12,000</b>
<b><u>HVAC R &amp; M</u></b>													
4100-300 HVAC-CONTRACT SERVICE	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$10,653	\$127,840
4100-301 HVAC-CONTROLS CONTRACT	\$5,128	\$5,128	\$5,128	\$5,128	\$5,188	\$5,188	\$5,188	\$5,188	\$5,188	\$5,188	\$5,188	\$5,188	\$62,016
4100-315 HVAC-SUPPLIES/MATERIALS	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$162,000
4100-310 REPAIRS & MAINTENANCE	\$7,000	\$7,000	\$7,000	\$7,000	\$9,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$86,500
4100-100 HVAC-PAYROLL	\$183,727	\$183,727	\$183,727	\$183,727	\$276,240	\$183,727	\$183,727	\$183,727	\$183,727	\$276,240	\$183,727	\$183,727	\$2,389,754
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
<b>TOTAL HVAC R &amp; M EXPENSE</b>	<b>\$220,759</b>	<b>\$220,759</b>	<b>\$220,759</b>	<b>\$220,759</b>	<b>\$315,831</b>	<b>\$220,819</b>	<b>\$220,819</b>	<b>\$220,819</b>	<b>\$220,819</b>	<b>\$313,331</b>	<b>\$220,819</b>	<b>\$220,819</b>	<b>\$2,837,110</b>
<b><u>ELEVATOR R &amp; M</u></b>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$58,259	\$58,259	\$58,259	\$58,259	\$58,259	\$58,259	\$58,259	\$58,259	\$64,659	\$58,259	\$58,259	\$58,259	\$705,508
4100-210 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
<b>TOTAL ELEVATOR R &amp; M EXPENSE</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$65,659</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$59,259</b>	<b>\$717,508</b>
<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$306,966</b>	<b>\$306,966</b>	<b>\$306,966</b>	<b>\$306,966</b>	<b>\$411,039</b>	<b>\$307,026</b>	<b>\$307,026</b>	<b>\$307,026</b>	<b>\$318,426</b>	<b>\$408,539</b>	<b>\$307,026</b>	<b>\$307,026</b>	<b>\$3,900,999</b>

**RICHARD J. DALEY CENTER 2013 MONTHLY OPERATING BUDGET BY CATEGORY**

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

**5. BUILDING GENERAL DEPARTMENT**

**PAINTING R & M**

4100-860 PAINTING SUPPLIES & MATERIALS	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
4100-861 PAINTING - CONTRACTOR	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$8,750	\$105,000
<b>SUBTOTAL PAINTING AND R &amp; M EXPENSE</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$9,400</b>	<b>\$112,800</b>

**CARPENTERS R & M**

4100-931 CARPENTRY PAYROLL	\$12,580	\$12,580	\$12,580	\$12,580	\$18,870	\$12,580	\$12,580	\$12,580	\$12,580	\$18,870	\$12,580	\$12,580	\$163,544
4100-934 CARPENTRY UNIFORMS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
4100-930 CARPENTRY SUPPLIES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
<b>SUBTOTAL CARPENTER R &amp; M EXPENSE</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$19,420</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$19,420</b>	<b>\$13,130</b>	<b>\$13,130</b>	<b>\$170,144</b>

**SERVICES AND SUPPLIES**

4100-830 GEN BUILD SUPPLIES MATERIALS	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$34,900
4300-100 LANDSCAPING	\$0	\$0	\$0	\$5,191	\$5,191	\$8,691	\$5,191	\$5,191	\$5,191	\$5,191	\$5,191	\$0	\$45,025
4000-500 CONTRACT SVC-TRASH REMOVAL	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$7,800	\$4,800	\$4,800	\$4,800	\$4,800	\$6,300	\$4,800	\$62,100
4100-805 EXTERMINATOR SERVICES	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$8,172
4100-810 CONTRACT SVC-METAL MAINT.	\$1,125	\$6,625	\$1,125	\$6,625	\$3,625	\$1,125	\$18,625	\$1,125	\$1,125	\$6,625	\$1,125	\$1,125	\$50,000
4100-845 GENERAL BUILDING REPAIRS	\$5,000	\$5,000	\$5,000	\$34,000	\$10,000	\$5,000	\$5,000	\$14,800	\$5,000	\$25,000	\$25,000	\$5,000	\$143,800
4100-840 GLASS REPLACEMENT	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$30,000
4100-826 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	\$2,625	\$15,000
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	\$18,480	\$18,480	\$18,480	\$18,480	\$27,720	\$18,480	\$18,480	\$18,480	\$18,480	\$27,720	\$18,480	\$18,480	\$240,242
4800-030 CARPET	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$80,360	\$9,000	\$9,000	\$179,360
<b>TOTAL BUILDING GENERAL SERVICES &amp; SUPPLIES</b>	<b>\$48,411</b>	<b>\$48,911</b>	<b>\$48,411</b>	<b>\$83,102</b>	<b>\$70,342</b>	<b>\$55,102</b>	<b>\$71,102</b>	<b>\$57,702</b>	<b>\$52,982</b>	<b>\$154,002</b>	<b>\$74,402</b>	<b>\$44,211</b>	<b>\$808,599</b>

<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$70,941</b>	<b>\$71,441</b>	<b>\$70,941</b>	<b>\$105,632</b>	<b>\$99,162</b>	<b>\$77,632</b>	<b>\$93,632</b>	<b>\$80,232</b>	<b>\$75,432</b>	<b>\$182,822</b>	<b>\$96,932</b>	<b>\$66,741</b>	<b>\$1,091,543</b>
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**RICHARD J. DALEY CENTER 2013 MONTHLY OPERATING BUDGET BY CATEGORY**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>6. ADMINISTRATION EXPENSES</b>													
4500-580 OFFICE SUPPLIES	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$22,000
4500-520 TELEPHONE	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$45,600
4500-300 MANAGEMENT FEES	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$15,711	\$188,533
7900-600 OTHER PROFESSIONAL FEES	\$200	\$200	\$1,950	\$5,950	\$200	\$73,200	\$3,700	\$5,200	\$29,672	\$200	\$200	\$3,200	\$123,872
4503-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
4500-414 ENVIRONMENTAL	\$0	\$8,000	\$6,200	\$0	\$0	\$0	\$0	\$8,000	\$0	\$0	\$0	\$0	\$22,200
4500-100 ADMINISTRATIVE PAYROLL	\$22,309	\$22,309	\$22,309	\$48,182	\$36,588	\$22,309	\$22,309	\$22,309	\$22,309	\$36,588	\$22,309	\$22,309	\$322,139
4500-101 ADMINISTRATIVE BENEFITS	\$5,168	\$5,168	\$5,168	\$5,168	\$5,168	\$7,752	\$5,168	\$5,168	\$5,168	\$5,168	\$7,752	\$5,168	\$67,187
4500-590 STACKING PLAN AND BLDG SFT CALC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$5,000
4500-700 ADMINISTRATIVE EXPENSE	\$1,108	\$958	\$958	\$1,508	\$958	\$958	\$1,108	\$958	\$958	\$1,108	\$958	\$4,458	\$16,000
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$50,130</b>	<b>\$57,980</b>	<b>\$57,930</b>	<b>\$82,153</b>	<b>\$64,259</b>	<b>\$125,564</b>	<b>\$53,630</b>	<b>\$62,980</b>	<b>\$79,452</b>	<b>\$69,409</b>	<b>\$52,564</b>	<b>\$156,480</b>	<b>\$912,531</b>
<b>7. INSURANCE EXPENSE</b>													
4700-010 INSURANCE	\$0	\$0	\$0	\$0	\$22,000	\$0	\$0	\$74,000	\$0	\$0	\$0	\$465,300	\$561,300
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$74,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$465,300</b>	<b>\$561,300</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$1,150,542</b>	<b>\$1,375,345</b>	<b>\$1,112,513</b>	<b>\$1,149,857</b>	<b>\$1,232,618</b>	<b>\$1,189,077</b>	<b>\$1,216,334</b>	<b>\$1,489,033</b>	<b>\$1,145,011</b>	<b>\$1,310,026</b>	<b>\$1,137,022</b>	<b>\$1,747,205</b>	<b>\$15,254,585</b>
<b>FACILITIES EXPENSE</b>													
4800-020 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
4800-010 FURNITURE REPAIR	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,000
<b>TOTAL FACILITIES EXPENSE</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$1,083</b>	<b>\$13,000</b>
TOTAL OPERATING EXPENSES	\$1,151,625	\$1,376,428	\$1,113,596	\$1,150,941	\$1,233,702	\$1,190,161	\$1,217,417	\$1,490,117	\$1,146,094	\$1,311,110	\$1,138,105	\$1,748,288	\$15,267,585
<b>REIMBURSABLE EXPENSE</b>													
4900-110 COST OF ELECTRICITY RESOLD COUNTY	\$676	\$707	\$705	\$726	\$694	\$698	\$650	\$650	\$697	\$707	\$1,094	\$909	\$8,913
4900-120 COST OF ELECTRICITY RESOLD CITY	\$1,043	\$1,099	\$1,204	\$1,124	\$1,193	\$1,256	\$1,199	\$1,136	\$1,290	\$1,208	\$1,211	\$1,269	\$14,232
4900-130 COST OF ELECTRICITY RESOLD PBCC	\$456	\$448	\$491	\$485	\$513	\$570	\$513	\$502	\$561	\$543	\$535	\$504	\$6,121
4900-140 COST OF STEAM RESOLD COUNTY	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$5,301	\$63,615
4900-150 COST OF STEAM RESOLD CITY	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$7,894	\$94,731
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$4,171
4900-170 CITY PACKAGE UNIT MAINTENANCE	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$1,404	\$16,843
<b>TOTAL REIMBURSABLE EXPENSE</b>	<b>\$17,122</b>	<b>\$17,201</b>	<b>\$17,347</b>	<b>\$17,281</b>	<b>\$17,347</b>	<b>\$17,470</b>	<b>\$17,309</b>	<b>\$17,234</b>	<b>\$17,494</b>	<b>\$17,405</b>	<b>\$17,788</b>	<b>\$17,628</b>	<b>\$208,626</b>
<b>CONTINGENCY</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	\$1,168,747	\$1,393,629	\$1,130,942	\$1,168,222	\$1,251,049	\$1,207,631	\$1,234,726	\$1,507,351	\$1,163,588	\$1,328,515	\$1,155,893	\$1,765,916	\$15,476,211
<b>TOTAL OPERATING AND NON-OPERATING</b>	<b>\$1,168,747</b>	<b>\$1,393,629</b>	<b>\$1,130,942</b>	<b>\$1,168,222</b>	<b>\$1,251,049</b>	<b>\$1,207,631</b>	<b>\$1,234,726</b>	<b>\$1,507,351</b>	<b>\$1,163,588</b>	<b>\$1,328,515</b>	<b>\$1,155,893</b>	<b>\$1,765,916</b>	<b>\$15,476,210</b>
<b>OPERATING SURPLUS OR (DEFICIT)</b>	<b>(\$121,203)</b>	<b>\$104,394</b>	<b>(\$158,438)</b>	<b>(\$121,887)</b>	<b>(\$38,332)</b>	<b>(\$81,873)</b>	<b>(\$55,411)</b>	<b>\$218,083</b>	<b>(\$125,940)</b>	<b>\$38,282</b>	<b>(\$133,929)</b>	<b>\$476,254</b>	<b>(\$0)</b>



**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. ELECTRICITY	\$1,466,219	\$1,914,158	\$1,806,930	(\$340,711)	-18.86%
2. NATURAL GAS	\$1,050,138	\$1,376,936	\$1,072,539	(\$22,401)	-2.09%
3. TENANT STEAM USAGE	(\$158,346)	(\$660,464)	(\$360,636)	\$202,290	-56.09%
4. WATER	\$86,195	\$76,947	\$126,071	(\$39,876)	-31.63%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$496,002	\$148,978	\$148,978	\$347,024	232.94%
<b>TOTAL</b>	<b>\$2,940,208</b>	<b>\$2,856,555</b>	<b>\$2,793,882</b>	<b>\$146,326</b>	<b>5.24%</b>

1. See Electrical Budget Worksheet based on utility consultant projections and existing procurement (60% Hedged and 40% Unhedged as of August 2012).
2. See Natural Gas Budget Worksheets. Proposed 2013 Budget procured at a rate of \$5.97 per MMBtu versus 2012 Budget of \$7.90 per MMBtu. 10% Hedged as of August 2012 Steam charges that have historically offset this expense have been removed. 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 2011 steam usage. Credits owed to City and County (\$611K) offset against their 2013 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 were reduced by application of DCEO chiller replacement grant \$332K, which will not be applied in 2013, which is cause of annual variance.

**RICHARD J. DALEY CENTER  
ELECTRIC BUDGET WORKSHEET  
2013**

	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	1,692,245	1,945,980	2,256,904	2,491,161	1,948,047	1,457,988	1,462,770	1,644,112	21,019,472
HEDGED TOTAL	\$43,774	\$36,966	\$35,072	\$34,168	\$41,469	\$47,687	\$55,306	\$61,047	\$47,738	\$35,729	\$35,846	\$40,290	\$515,092
UNHEDGED TOTAL	\$28,303	\$23,901	\$22,677	\$22,092	\$26,813	\$30,833	\$35,759	\$39,471	\$30,866	\$23,101	\$23,177	\$26,050	\$333,043
UTILITY CHARGES	\$36,170	\$35,090	\$33,981	\$36,125	\$45,230	\$54,518	\$58,802	\$58,435	\$54,436	\$48,277	\$40,156	\$40,012	\$541,232
NON ENERGY CHARGES	\$26,018	\$24,673	\$24,299	\$24,121	\$26,142	\$29,855	\$32,041	\$33,174	\$29,865	\$28,174	\$27,516	\$29,075	\$334,953
TAX	\$5,052	\$4,302	\$4,093	\$3,994	\$4,798	\$5,483	\$6,323	\$6,955	\$5,489	\$4,166	\$4,179	\$4,688	\$59,522
ALLOWED VARIANCE	\$6,966	\$6,247	\$6,006	\$6,025	\$7,223	\$8,419	\$9,412	\$9,954	\$8,420	\$6,972	\$6,544	\$7,005	\$89,193
TOTAL COSTS PER KWHR	0.0819	0.0870	0.0881	0.0907	0.0896	0.0909	0.0876	0.0839	0.0908	0.1004	0.0939	0.0895	
LESS: SERVICES RESOLD TO TENANTS **													
COUNTY USAGE KWH	8,256	8,128	8,000	8,000	7,744	7,680	7,424	7,744	7,680	7,040	11,648	10,160	99,504
CITY USAGE KWH	12,736	12,640	13,664	12,384	13,312	13,824	13,696	13,536	14,208	12,032	12,896	14,176	159,104
PBC USAGE KWH	5,568	5,152	5,568	5,344	5,728	6,272	5,856	5,984	6,176	5,408	5,696	5,632	68,384
COUNTY	\$676	\$707	\$705	\$726	\$694	\$698	\$650	\$650	\$697	\$707	\$1,094	\$909	\$8,913
CITY	\$1,043	\$1,099	\$1,204	\$1,124	\$1,193	\$1,256	\$1,199	\$1,136	\$1,290	\$1,208	\$1,211	\$1,269	\$14,232
PBC	\$456	\$448	\$491	\$485	\$513	\$570	\$513	\$502	\$561	\$543	\$535	\$504	\$6,121
SUBTOTAL REBILLINGS	(\$2,175)	(\$2,254)	(\$2,400)	(\$2,335)	(\$2,401)	(\$2,523)	(\$2,362)	(\$2,288)	(\$2,547)	(\$2,458)	(\$2,841)	(\$2,682)	(\$29,266)
EPC SAVINGS	(\$26,381)	(\$26,381)	(\$16,047)	(\$16,047)	(\$41,711)	(\$41,711)	(\$41,711)	(\$41,711)	(\$41,711)	(\$41,711)	(\$16,047)	(\$26,381)	(\$377,550)
NET ELECTRIC COST	\$117,727	\$102,544	\$107,681	\$108,143	\$107,564	\$132,561	\$153,570	\$165,037	\$132,556	\$102,250	\$118,530	\$118,057	\$1,466,219
<b>2011 ELECTRIC BUDGET</b>	<b>\$117,727</b>	<b>\$102,544</b>	<b>\$107,681</b>	<b>\$108,143</b>	<b>\$107,564</b>	<b>\$132,561</b>	<b>\$153,570</b>	<b>\$165,037</b>	<b>\$132,556</b>	<b>\$102,250</b>	<b>\$118,530</b>	<b>\$118,057</b>	<b>\$1,466,219</b>

\*Includes projected costs for meter rental, delivery charges, environmental adjustments, electricity excise tax and franchise fees. Projected KWH based on 2009/2010 usage before completion of EPC project.

\*\*Based on 1/12 - 6/12 actual and 7/11 - 12/11 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.

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
FIRST SIX MONTHS OF 2012**

MONTH	TOTAL STEAM PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
JAN	18,946,494	47,855	53,438	138,172	\$ 171,797	\$ 171,797	0.7174	79.12%
FEB	16,629,194	41,756	48,020	119,005	\$ 108,073	\$ 108,073	0.5176	79.65%
MAR	7,958,255	32,165	19,885	51,176	\$ 112,387	\$ 112,387	1.0887	77.10%
APR	2,856,831	19,909	31,921	37,661	\$ 60,937	\$ 60,937	0.6809	75.84%
MAY	1,242,217	45,414	13,802	16,291	\$ 56,410	\$ 56,410	0.7471	76.25%
JUNE	5,736,585	56,378	13,952	10,616	\$ 70,942	\$ 70,942	0.8764	70.87%
<b>TOTAL</b>	<b>53,369,576</b>	<b>243,476</b>	<b>181,018</b>	<b>372,921</b>	<b>\$ 580,546</b>	<b>\$ 580,546</b>	<b>\$ 4.6282</b>	<b>458.83%</b>

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
2011**

MONTH	PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
JAN	23,289,318	58,891	69,130	158,900	\$ 412,608	\$ 412,608	1.4381	81.17%
FEB	19,275,681	45,083	56,293	133,541	\$ 325,708	\$ 325,708	1.3865	81.90%
MAR	16,982,471	46,649	54,007	116,206	\$ 243,559	\$ 243,559	1.1231	78.31%
APR	8,658,582	23,323	31,591	53,563	\$ 151,704	\$ 151,704	1.3985	79.82%
MAY	5,358,987	24,978	22,290	23,134	\$ 80,266	\$ 80,266	1.1401	76.12%
JUN	5,736,585	56,378	13,952	10,616	\$ 124,151	\$ 124,151	1.5338	70.87%
JUL	9,096,239	91,973	15,033	14,602	\$ 150,534	\$ 150,534	1.2379	74.80%
AUG	7,174,362	70,716	12,095	15,969	\$ 158,638	\$ 158,638	1.6060	72.63%
SEPT	2,744,927	22,498	10,779	7,072	\$ 105,453	\$ 105,453	2.6135	68.03%
OCT	3,699,188	18,986	19,936	14,007	\$ 103,609	\$ 103,609	1.9575	69.89%
NOV	10,624,003	29,556	30,954	75,712	\$ 249,652	\$ 249,652	1.8327	77.99%
DEC	16,219,368	39,570	50,802	114,366	\$ 298,231	\$ 298,231	1.4566	79.22%
<b>TOTAL</b>	<b>128,859,711</b>	<b>528,600</b>	<b>386,860</b>	<b>737,687</b>	<b>\$ 2,404,113</b>	<b>\$ 2,404,113</b>	<b>18.7243</b>	<b>75.90%</b>

**RICHARD J. DALEY CENTER  
NATURAL GAS BUDGET WORKSHEET  
2013**

PROJECTION OF 2013 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-June 2012 actual, July-December 2011 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2011 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	18,946,494	47,855	53,438	148,536	256,850	0.5802	\$149,030
FEB	16,629,194	41,756	48,020	126,273	212,920	0.5862	\$124,810
MAR	7,958,255	32,165	19,885	83,691	152,860	0.6084	\$92,999
APR	2,856,831	19,909	31,921	45,612	131,930	0.5624	\$74,203
MAY	1,242,217	45,414	13,802	19,713	86,100	0.6060	\$52,176
JUN	5,736,585	56,378	13,952	10,616	112,990	0.5829	\$65,865
JUL	9,096,239	91,973	15,033	14,602	142,410	0.5706	\$81,265
AUG	7,174,362	70,716	12,095	15,969	122,450	0.5837	\$71,480
SEPT	2,744,927	22,498	10,779	7,072	72,290	0.6406	\$46,312
OCT	3,699,188	18,986	19,936	14,007	98,800	0.6317	\$62,412
NOV	10,624,003	29,556	30,954	75,712	145,370	0.6284	\$91,357
DEC	16,219,368	39,570	50,802	114,366	255,140	0.6176	\$157,585
<b>TOTAL</b>	<b>102,927,663</b>	<b>516,775</b>	<b>320,617</b>	<b>676,168</b>	<b>1,790,110</b>	<b>\$0.600</b>	<b>\$1,069,494</b>

AVERAGE FUEL COST PER THERM \$ 0.60

NOTE:

1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2012 ACTUAL USAGE THROUGH JUNE AND 2011 ACTUAL USAGE JULY THROUGH DECEMBER.

**BUDGET SUMMARY**

2013 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 149,030	\$ 124,810	\$ 92,999	\$ 74,203	\$ 52,176	\$ 65,865	\$ 81,265	\$ 71,480	\$ 46,312	\$ 62,412	\$ 91,357	\$ 157,585	\$ 1,069,494
EPC SAVINGS	\$ (3,226)	\$ (3,226)	\$ (3,226)	\$ (3,226)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,226)	\$ (3,226)	\$ (19,356)
<b>TOTAL FUELING COST</b>	<b>\$ 145,804</b>	<b>\$ 121,584</b>	<b>\$ 89,773</b>	<b>\$ 70,977</b>	<b>\$ 52,176</b>	<b>\$ 65,865</b>	<b>\$ 81,265</b>	<b>\$ 71,480</b>	<b>\$ 46,312</b>	<b>\$ 62,412</b>	<b>\$ 88,131</b>	<b>\$ 154,359</b>	<b>\$ 1,050,138</b>

**BUDGET SUMMARY**

2013 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	\$ 43,998	\$ 38,390	\$ 29,573	\$ 18,304	\$ 41,754	\$ 51,834	\$ 84,561	\$ 65,017	\$ 20,685	\$ 17,456	\$ 27,174	\$ 36,381	\$ 475,127
2011 COUNTY STEAM RECONCILIATION	\$ (43,998)	\$ (38,390)	\$ (29,573)	\$ (18,304)	\$ (41,754)	\$ (51,834)	\$ (84,561)	\$ (65,017)	\$ (20,685)	\$ (17,456)	\$ 59	\$ -	\$ (411,513)
2013 STEAM CHARGE	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 5,301	\$ 63,615
RESOLD TO CITY	\$ 49,132	\$ 44,150	\$ 18,282	\$ 29,348	\$ 12,690	\$ 12,828	\$ 13,821	\$ 11,120	\$ 9,910	\$ 18,329	\$ 28,460	\$ 46,707	\$ 294,778
2011 CITY STEAM RECONCILIATION	\$ (49,132)	\$ (44,150)	\$ (18,282)	\$ (29,348)	\$ (12,690)	\$ (12,828)	\$ (13,821)	\$ (11,120)	\$ (9,910)	\$ 1,235	\$ -	\$ -	\$ (200,046)
2013 STEAM CHARGE	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 7,894	\$ 94,731
<b>TOTAL TENANT STEAM COST</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 13,195</b>	<b>\$ 158,346</b>

## Steam Reconciliation - 2011

### City of Chicago

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback		
				(Tenant's payment)	RJDC Costs Incurred	Revenue Difference
January	5,136,460.00	5,611,255.00	(474,795.00)	\$ 82,840.00	\$ 48,537.00	\$ 34,303.00
February	4,062,812.00	4,610,369.00	(547,557.00)	\$ 65,525.00	\$ 39,879.00	\$ 25,646.00
March	3,242,304.00	4,229,291.00	(986,987.00)	\$ 52,292.00	\$ 35,652.00	\$ 16,640.00
April	1,381,312.00	2,521,569.00	(1,140,257.00)	\$ 22,278.00	\$ 21,735.00	\$ 543.00
May	1,173,250.00	1,696,710.00	(523,460.00)	\$ 18,922.00	\$ 14,863.00	\$ 4,059.00
June	1,127,531.00	988,782.00	138,749.00	\$ 18,185.00	\$ 8,636.00	\$ 9,549.00
July	980,883.00	1,124,461.00	(143,578.00)	\$ 15,820.00	\$ 9,824.00	\$ 5,996.00
August	726,303.00	878,453.00	(152,150.00)	\$ 11,714.00	\$ 7,674.00	\$ 4,040.00
September	701,519.00	733,264.00	(31,745.00)	\$ 11,314.00	\$ 6,344.83	\$ 4,969.17
October	1,799,295.00	1,393,330.00	405,965.00	\$ 29,019.00	\$ 12,057.00	\$ 16,962.00
November	2,796,473.00	2,305,087.00	491,386.00	\$ 45,101.00	\$ 20,895.00	\$ 24,206.00
December	5,460,640.00	4,024,502.00	1,436,138.00	\$ 88,069.00	\$ 34,831.00	\$ 53,238.00
<b>Totals</b>	<b>28,588,782.00</b>	<b>30,117,073.00</b>	<b>(1,528,291.00)</b>	<b>\$ 461,079.00</b>	<b>\$ 260,927.83</b>	<b>\$ 200,151.17</b>

### Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback		
				(Tenant's payment)	RJDC Costs Incurred	Revenue Difference
January	4,473,686.00	4,780,171.00	(306,485.00)	\$ 72,151.00	\$ 41,348.00	\$ 30,803.00
February	3,944,520.00	3,692,302.00	252,218.00	\$ 63,617.00	\$ 31,938.00	\$ 31,679.00
March	3,180,255.00	3,653,074.00	(472,819.00)	\$ 51,291.00	\$ 30,795.00	\$ 20,496.00
April	1,765,945.00	1,861,641.00	(95,696.00)	\$ 28,481.00	\$ 16,047.00	\$ 12,434.00
May	2,641,940.00	1,901,290.00	740,650.00	\$ 42,609.00	\$ 16,655.00	\$ 25,954.00
June	5,896,976.00	3,995,475.00	1,901,501.00	\$ 95,106.00	\$ 34,920.00	\$ 60,186.00
July	7,079,870.00	6,879,565.00	200,305.00	\$ 114,183.00	\$ 60,129.00	\$ 54,054.00
August	5,612,124.00	5,163,085.00	449,039.00	\$ 90,512.00	\$ 44,893.00	\$ 45,619.00
September	2,560,790.00	1,530,555.00	1,030,235.00	\$ 41,300.00	\$ 13,243.64	\$ 28,056.36
October	2,808,703.00	1,326,925.00	1,481,778.00	\$ 45,298.00	\$ 11,477.00	\$ 33,821.00
November	2,658,640.00	2,414,152.00	244,488.00	\$ 42,878.00	\$ 19,952.00	\$ 22,926.00
December	4,515,505.00	3,134,767.00	1,380,738.00	\$ 72,826.00	\$ 27,127.00	\$ 45,699.00
<b>Totals</b>	<b>47,138,954.00</b>	<b>40,333,002.00</b>	<b>6,805,952.00</b>	<b>\$ 760,252.00</b>	<b>\$ 348,524.64</b>	<b>\$ 411,727.36</b>

**RICHARD J. DALEY CENTER  
WATER BILL SUMMARY  
2010-2013**

History of Billings and 2013 Projection 1/12-5/12 based on actual activity, 6/12-12/12 projected as average of 2010 and 2011 actual

2012	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/23	1/23-2/22	2/22-3/22	3/22-4/19	4/19-5/17	5/17-6/20	7/21-8/19	8/20-9/18	9/19-10/20	10/21-11/18	11/19-12/20	12/21-1/18	
Dept. of Water													
587563	\$2,652	\$2,587	\$4,075	\$3,402	\$3,969	\$5,670	\$0	\$0	\$0	\$0	\$0	\$0	\$22,355
587564	\$6,596	\$6,946	\$9,745	\$7,548	\$8,647	\$13,608	\$0	\$0	\$0	\$0	\$0	\$0	\$53,089
<b>Total</b>	<b>\$9,247</b>	<b>\$9,533</b>	<b>\$13,820</b>	<b>\$10,950</b>	<b>\$12,616</b>	<b>\$19,278</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,444</b>

2011	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/22-1/21	1/21-2/22	2/22-3/23	3/23-4/20	4/20-5/19	5/19-6/21	6/21-7/21	7/21-8/18	8/18-9/19	9/19-10/20	10/20-11/21	11/21-12/20	
Dept. of Water													
587563	\$8,682	\$6,389	\$5,049	\$3,174	\$3,342	\$4,103	\$4,438	\$4,938	\$4,018	\$6,529	\$3,655	\$4,938	\$59,254
587564	\$10,956	\$6,588	\$5,277	\$1,873	\$2,487	\$9,737	\$10,502	\$11,188	\$10,016	\$6,921	\$4,186	\$9,794	\$89,526
<b>Total</b>	<b>\$19,639</b>	<b>\$12,977</b>	<b>\$10,326</b>	<b>\$5,047</b>	<b>\$5,829</b>	<b>\$13,840</b>	<b>\$14,940</b>	<b>\$16,126</b>	<b>\$14,034</b>	<b>\$13,449</b>	<b>\$7,841</b>	<b>\$14,733</b>	<b>\$148,780</b>

2010	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/16-1/22	1/22-2/23	2/23-3/24	3/24-4/20	4/20-5/20	5/20-6/18	6/18-7/19	7/19-8/19	8/19-9/21	9/21-10/21	10/29-11/19	11/19-12/22	
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
<b>Total</b>	<b>\$9,011</b>	<b>\$13,001</b>	<b>\$7,254</b>	<b>\$12,202</b>	<b>\$13,766</b>	<b>\$16,226</b>	<b>\$29,679</b>	<b>\$12,396</b>	<b>\$11,798</b>	<b>\$9,801</b>	<b>\$8,065</b>	<b>\$9,948</b>	<b>\$153,147</b>

Total Billing January - May 2012 \$56,166  
 Total Billing January - May 2011 \$53,818  
 Total Billing January - May 2010 \$55,234

% increase 2011 to 2012 4.36%  
 % increase 2010 to 2011 -2.56%

2013 budgeted at 1.5% increase over 2012 forecast.

2013	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$9,386	\$9,676	\$14,027	\$11,114	\$12,805	\$15,259	\$22,644	\$14,475	\$13,110	\$11,799	\$8,072	\$12,525	\$154,893
EPC Savings	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$5,725)	(\$68,697)
<b>Net Water Costs</b>	<b>\$3,661</b>	<b>\$3,951</b>	<b>\$8,303</b>	<b>\$5,389</b>	<b>\$7,080</b>	<b>\$9,534</b>	<b>\$16,919</b>	<b>\$8,750</b>	<b>\$7,385</b>	<b>\$6,075</b>	<b>\$2,348</b>	<b>\$6,801</b>	<b>\$86,195</b>

**RICHARD J. DALEY CENTER  
STEAM COST ANALYSIS  
2013**

PROJECTED OUTPUT:            1,790,110            THERMS PER YEAR

ITEM	COST PER THERM BASED ON 2013 COSTS
A. FUEL (BASED ON 2012 PROJECTION)	\$0.5974
B. ELECTRICITY - 213.58 KWHR @ \$0.093	\$0.0895
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$21,060 PER YEAR	\$0.0118
E. BOILER MAINTENANCE AND REPAIR @ \$34,000 PER YEAR	\$0.0190
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$57.57	\$0.2007
<b><u>TOTAL COST</u></b>	<b>\$0.92</b>

Note: C through E are estimates based on historical

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>CLEANING DEPARTMENT</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. CONTRACTOR SERVICES	\$3,668,106	\$3,477,718	\$3,524,431	\$143,675	4.08%
2. ADDITIONAL CLEANING SERVICES	\$6,000	\$6,000	\$9,415	(\$3,415)	-36.27%
3. CLEANING SUPPLIES	\$295,300	\$295,300	\$287,572	\$7,728	2.69%
4. UNIFORMS	\$9,000	\$9,000	\$9,628	(\$628)	-6.52%
5. WINDOW WASHING COSTS	\$66,514	\$66,514	\$61,257	\$5,257	8.58%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$5,000	\$5,000	\$4,688	\$312	6.66%
7. WINDOW RIG SERVICE CONTRACT	\$30,000	\$33,000	\$20,650	\$9,350	45.28%
<b>TOTAL</b>	<b>\$4,079,920</b>	<b>\$3,892,532</b>	<b>\$3,917,641</b>	<b>\$162,279</b>	<b>4.14%</b>

1. Contract cost consist of labor only per attached worksheet-union increases included. No change in staffing levels, variance due to negotiated union wage increases.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for Building projects and Plaza Events. Variance due to unanticipated 2012 snow removal costs.
3. Assume cleaning supplies and paper product usage per attached worksheet.
4. Based on negotiated agreement for uniform cleaning and maintenance. 2013 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. Variance due to unexpected lifeline repairs in 2012.
7. Preventative maintenance service contract for \$30K. Monthly service to resume in 2013 per results of 5 year inspection report.



**RICHARD J. DALEY CENTER  
2013 BUDGET  
CONTRACT CLEANING WORKSHEET LABOR COSTS**

**NIGHT CLEANING EFFECTIVE JANUARY 2013 - MARCH 2013**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	\$ .15 Union Increase		ANNUAL AMOUNT
						RATE OF PAY*		
Akoto, Faustina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Andrade, Margarita	10/1/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Diaz, Blanca	7/19/2006	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Aryee, Lydia	4/24/1995	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Baplist, Adrick	1/12/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Barba, Leonardo	4/4/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Bieniek, Henry	7/1/1984	Manager	40.0	52.2	2,088.00	\$25.05	\$	52,304.40
Ruiz, Maria	5/10/2006	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Bonaparte, Amy	10/16/1995	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Miranda, Flor	10/25/2004	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Bucoh, Zofia	4/12/1982	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Bullock, Barbara	11/3/1978	Supervisor	40.0	52.2	2,088.00	\$18.75	\$	39,150.00
Chudoba, Zofia	6/1/1982	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Cortez, Jorge	4/16/1999	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Duda, Aniela	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Dunajczan, Celina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$13.55	\$	28,292.40
Garcia, Noe	6/8/1994	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Gutierrez, Tomas	5/17/2004	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Gonzalez, Felisa	4/4/1994	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Gordillo, Beatriz	12/16/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Moscaira, Jose	2/27/2006	Night Custodian	40.0	52.2	2,088.00	\$16.55	\$	34,556.40
Jamrog, Ewa	4/1/1974	Supervisor	40.0	52.2	2,088.00	\$18.75	\$	39,150.00
Kalinowski, Jerzy	1/28/1987	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Lacy, Minnie	3/12/2001	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Kopec, Elzbieta	3/8/2004	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Leyva-Valdez, Rosa	7/1/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Lopez, Angela	7/21/2000	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Lopez, Sanliago	8/3/1998	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Delgado, Valentin	7/10/2006	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Kopec, Jozef	9/25/2006	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Lopez, Rosa	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Mejia, Jose	10/25/1999	Night Custodian	40.0	52.2	2,088.00	\$13.55	\$	28,292.40
Miranda, Alberto	10/11/1994	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Muhammed, Waleed	11/7/1996	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Niemka, Grazyna	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Mucha, Katarzyna	7/7/2005	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
O'Donnell, Blanca	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Solache, Maria	9/7/2005	Night Custodian	40.0	52.2	2,088.00	\$13.05	\$	27,248.40
Papier, Janina	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Chavez-Gutierrez, Armando	5/29/2007	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Piszczek, Franciszek	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Ramirez, Alejandra	8/29/2000	Night Custodian	40.0	52.2	2,088.00	\$13.05	\$	27,248.40
Ramirez, Egiqulo	2/1/1998	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Rivera, Hector	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Nava, Paula	6/6/2006	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Ruszczyk, Wieslawa	2/19/2001	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Sisic, Rahima	2/9/1998	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Sanchez, Maria	4/19/1999	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Santos, Gasper	8/28/2000	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Szkodon, Beata	4/30/1999	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Rodriguez, Efren	5/15/2006	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Tecanhuehue, Jose	5/24/2004	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Tylka, Zofia	6/1/2001	Night Custodian	40.0	52.2	2,088.00	\$12.55	\$	26,204.40
Vega, Maria	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Velez, Otilio	1/20/1969	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Villagran, Sonia	7/14/1995	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Villatoro, Elsira	7/14/2000	Night Custodian	40.0	52.2	2,088.00	\$13.05	\$	27,248.40
Waren, Darren	6/16/1997	Night Custodian	40.0	52.2	2,088.00	\$15.45	\$	32,259.60
Alvarez, Daniel	1/3/1994	Supervisor	40.0	52.2	2,088.00	\$18.75	\$	39,150.00
Worwa, Katarzyna	2/9/1999	Night Custodian	40.0	52.2	2,088.00	\$15.70	\$	32,781.60
					total hours	125,280.00		

\*based on RFP pay rates

**SUBTOTAL: Base Labor** \$ **1,895,590.80**

Vacation replacement total: \$ 25,767.08

**TOTAL ANNUALIZED LABOR** \$ **1,921,357.88**

FICA	\$	146,983.88	
SUI	\$	34,584.44	
FUI	\$	3,752.00	
HEAD TAX	\$	2,880.00	
WC & GL	\$	86,461.10	
Health & Welfare	\$	378,136.80	increase to \$525.19
Pension	\$	137,282.40	

SUBTOTAL: Taxes & Fringes	\$	790,080.62
TOTAL PAYROLL & RELATED	\$	2,711,438.50
Criminal Background checks	\$	579.00
Uniforms	\$	4,400.00
SUBTOTAL: Operating Expenses	\$	4,979.00
TOTAL ANNUAL COSTS	\$	2,716,417.50
Overhead/Profit	\$	71,228.26
TOTAL CHARGE (Annual)	\$	2,787,645.76
MONTHLY CHARGE	\$	232,303.81

**DAY CLEANING EFFECTIVE JANUARY 2013 - MARCH 2013**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	\$ .15 Union Increase		ANNUAL AMOUNT
						RATE OF PAY*		
Garcia, Juan	5/9/2003	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Alvarez, Sivestre	4/1/1984	Day Supervisor	40.0	52.2	2,088.00	\$ 25.05	\$	52,304.40
Ayala, Ariel	7/5/1994	Day Custodian	40.0	52.2	2,088.00	\$ 15.95	\$	33,303.60
Benlon, Robert L.	11/5/1984	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Delgado, Soledad	6/26/2001	Day Custodian	40.0	52.2	2,088.00	\$ 13.05	\$	27,248.40
Salgado, Felipe	12/10/2007	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Escamilla, Antionio	11/3/1991	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Fernandez, Armando	2/19/1980	Day Custodian	40.0	52.2	2,088.00	\$ 16.45	\$	34,347.60
Gutierrez, Eloy	7/15/1999	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Hernandez, Francisco	6/3/1998	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Moore, Mary	6/26/1989	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Avina, Gilberto		Day Custodian	40.0	52.2	2,088.00	\$ 13.55	\$	28,292.40
Paulin, Francisco	8/21/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Rivera, Manuela	6/19/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Hernandez-Molina, Martin	6/6/2006	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
Martinez, Jose J	5/10/2004	Day Custodian	40.0	52.2	2,088.00	\$ 15.45	\$	32,259.60
					total hours	33,408.00		
*based on RFP pay rates								
SUBTOTAL: Base Labor								\$ 530,352.00

Vacation replacement total:	\$	4,348.85	
TOTAL ANNUALIZED LABOR	\$	534,700.85	
FICA	\$	40,904.62	
SUI	\$	9,624.62	
FUI	\$	896.00	
HEAD TAX	\$	768.00	
WC & GL	\$	24,061.54	
Health & Welfare	\$	100,836.48	increase to \$525.19
Pension	\$	36,608.64	
SUBTOTAL: Taxes & Fringes	\$	213,699.89	
TOTAL PAYROLL & RELATED	\$	748,400.74	
Criminal Background Checks	\$	149.33	
SUBTOTAL: Operating Expenses	\$	149.33	
TOTAL ANNUAL COSTS	\$	748,550.07	
Overhead/Profit	\$	19,628.03	
TOTAL CHARGE (Annual)	\$	768,178.10	
MONTHLY CHARGE	\$	64,014.84	

**RICHARD J. DALEY CENTER  
2013 BUDGET  
CONTRACT CLEANING WORKSHEET LABOR COSTS**

**NIGHT CLEANING EFFECTIVE APRIL 2013 - JUNE 2013**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	\$ .45 Union Increase		ANNUAL AMOUNT
						RATE OF PAY*		
Akoto, Faustina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Andrade, Margarita	10/1/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Diaz, Blanca	7/19/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Aryee, Lydia	4/24/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Baptist, Adrick	1/12/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Barba, Leonardo	4/4/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Bieniek, Henry	7/1/1984	Manager	40.0	52.2	2,088.00	\$ 25.50	\$	53,244.00
Ruiz, Maria	5/10/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Bonaparte, Amy	10/16/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Miranda, Flor	10/25/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Bucoh, Zofia	4/12/1982	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Bullock, Barbara	11/3/1978	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$	40,089.60
Chudoba, Zofia	6/1/1982	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Cortez, Jorge	4/18/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Duda, Aniela	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Dunajczan, Celina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$ 14.00	\$	29,232.00
Garcia, Noe	6/8/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Gullierrez, Tomas	5/17/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Gonzalez, Felisa	4/4/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Gordillo, Beatriz	12/16/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Moscara, Jose	2/27/2006	Night Custodian	40.0	52.2	2,088.00	\$ 17.00	\$	35,496.00
Jamrog, Ewa	4/1/1974	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$	40,089.60
Kalinowski, Jerzy	1/28/1987	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Lacy, Minnie	3/12/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Kopec, Elzbieta	3/8/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Leyva-Valdez, Rosa	7/1/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Lopez, Angela	7/21/2000	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Lopez, Santiago	8/3/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Delgado, Valentin	7/10/2006	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Kopec, Jozef	9/25/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Lopez, Rosa	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Mejia, Jose	10/25/1999	Night Custodian	40.0	52.2	2,088.00	\$ 14.00	\$	29,232.00
Miranda, Alberto	10/11/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Muhammed, Waleed	11/7/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Niemka, Grazyna	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Mucha, Katarzyna	7/7/2005	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
O'Donnell, Blanca	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Solache, Maria	9/7/2005	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$	28,188.00
Papierz, Janina	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Chavez-Gutierrez, Armando	5/29/2007	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Piszczek, Franciszek	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Ramirez, Alejandra	8/29/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$	28,188.00
Ramirez, Equiquio	2/1/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Rivera, Hector	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Nava, Paula	6/6/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Ruszczyk, Wieslawa	2/19/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Sisic, Rahima	2/9/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Sanchez, Maria	4/19/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Santos, Gasper	8/28/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Szkodon, Beata	4/30/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Rodriguez, Efren	5/15/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Tecanhuehue, Jose	5/24/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Tyka, Zofia	6/11/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$	27,144.00
Vega, Maria	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Velez, Otilio	1/20/1989	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Villagran, Sonia	7/14/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Villatoro, Elsiria	7/14/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$	28,188.00
Waren, Darren	6/16/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Alvarez, Daniel	1/3/1994	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$	40,089.60
Worwa, Katarzyna	2/9/1999	Night Custodian	40.0	52.2	2,088.00	\$ 16.15	\$	33,721.20
					total hours	125,280.00		

\*based on RFP pay rates

**SUBTOTAL: Base Labor** \$ 1,951,966.80

Vacation replacement total: \$ 26,729.34

**TOTAL ANNUALIZED LABOR** \$ 1,978,696.14

FICA \$ 151,370.25  
 SUI \$ 35,616.53  
 FUI \$ 3,752.00  
 HEAD TAX \$ 2,880.00  
 WC & GL \$ 89,041.33  
 Health & Welfare \$ 378,136.80 increase to \$525.19  
 Pension \$ 137,282.40

<b>SUBTOTAL: Taxes &amp; Fringes</b>		<b>\$ 798,079.31</b>
<b>TOTAL PAYROLL &amp; RELATED</b>		<b>\$ 2,776,775.45</b>
Criminal Background checks	\$	579.00
Uniforms	\$	4,400.00
<b>SUBTOTAL: Operating Expenses</b>	<b>\$</b>	<b>4,979.00</b>
<b>TOTAL ANNUAL COSTS</b>	<b>\$</b>	<b>2,781,754.45</b>
Overhead/Profit	\$	72,941.48
<b>TOTAL CHARGE</b>	<b>(Annual)</b>	<b>\$ 2,854,695.93</b>
<b>MONTHLY CHARGE</b>		<b>\$ 237,891.33</b>

**DAY CLEANING EFFECTIVE APRIL 2013 - JUNE 2013**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	\$ .45 Union Increase		ANNUAL AMOUNT
						RATE OF PAY*		
Garcia, Juan	5/9/2003	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Alvarez, Silvestre	4/1/1984	Day Supervisor	40.0	52.2	2,088.00	\$ 25.50	\$	53,244.00
Ayala, Ariel	7/5/1994	Day Custodian	40.0	52.2	2,088.00	\$ 16.40	\$	34,243.20
Benton, Robert L.	11/5/1984	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Delgado, Soledad	6/26/2001	Day Custodian	40.0	52.2	2,088.00	\$ 13.50	\$	28,188.00
Salgado, Felipe	12/10/2007	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Escamilla, Antlono	11/3/1991	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Fernandez, Armando	2/19/1980	Day Custodian	40.0	52.2	2,088.00	\$ 16.90	\$	35,287.20
Gulierrez, Eloy	7/15/1999	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Hernandez, Francisco	6/3/1998	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Moore, Mary	6/26/1989	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Avina, Gilberto		Day Custodian	40.0	52.2	2,088.00	\$ 14.00	\$	29,232.00
Paulin, Francisco	8/21/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Rivera, Manuela	6/19/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Hernandez-Molina, Martin	6/6/2006	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Martinez, Jose J	5/10/2004	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
total hours					33,408.00			
*based on RFP pay rates								
<b>SUBTOTAL: Base Labor</b>							<b>\$</b>	<b>545,385.60</b>

Vacation replacement total:	\$	4,511.26
<b>TOTAL ANNUALIZED LABOR</b>	<b>\$</b>	<b>549,896.86</b>
FICA	\$	42,067.11
SUI	\$	9,898.14
FUI	\$	896.00
HEAD TAX	\$	768.00
WC & GL	\$	24,745.36
Health & Welfare	\$	100,836.48 increase to \$525.19
Pension	\$	36,608.64
<b>SUBTOTAL: Taxes &amp; Fringes</b>	<b>\$</b>	<b>215,819.73</b>
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>\$</b>	<b>765,716.59</b>
Criminal Background Checks	\$	149.33
<b>SUBTOTAL: Operating Expenses</b>	<b>\$</b>	<b>149.33</b>
<b>TOTAL ANNUAL COSTS</b>	<b>\$</b>	<b>765,865.93</b>
Overhead/Profit	\$	20,082.07
<b>TOTAL CHARGE</b>	<b>(Annual)</b>	<b>\$ 785,948.00</b>
<b>MONTHLY CHARGE</b>		<b>\$ 65,495.67</b>

**RICHARD J. DALEY CENTER  
2013 BUDGET  
CONTRACT CLEANING WORKSHEET LABOR COSTS**

**NIGHT CLEANING EFFECTIVE JULY 2013 - DECEMBER 2013**

**\$ .45 Union  
Increase**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Akolo, Faustina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Andrade, Margarita	10/1/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Diaz, Blanca	7/19/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Aryee, Lydia	4/24/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Baptist, Adrick	1/12/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Barba, Leonardo	4/4/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Bieniek, Henry	7/1/1984	Manager	40.0	52.2	2,088.00	\$ 25.50	\$ 53,244.00
Ruiz, Maria	5/10/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Bonaparte, Amy	10/16/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Miranda, Flor	10/25/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Bucoh, Zofia	4/12/1982	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Bullock, Barbara	11/3/1978	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$ 40,089.60
Chudoba, Zofia	6/1/1982	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Cortez, Jorge	4/16/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Duda, Aniela	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Dunajczan, Celina	2/1/1999	Night Custodian	40.0	52.2	2,088.00	\$ 14.00	\$ 29,232.00
Garcia, Noe	6/8/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Gulierrez, Tomas	5/17/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Gonzalez, Felisa	4/4/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Gordillo, Beatriz	12/16/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Moscaina, Jose	2/27/2006	Night Custodian	40.0	52.2	2,088.00	\$ 17.00	\$ 35,496.00
Jamrog, Ewa	4/1/1974	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$ 40,089.60
Kalinowski, Jerzy	1/28/1987	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Lacy, Minnie	3/12/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Kopec, Elzbiela	3/8/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Leyva-Valdez, Rosa	7/1/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Lopez, Angela	7/21/2000	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Lopez, Santiago	8/3/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Delgado, Valentin	7/10/2006	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Kopec, Jozef	9/25/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Lopez, Rosa	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Mejia, Jose	10/25/1999	Night Custodian	40.0	52.2	2,088.00	\$ 14.00	\$ 29,232.00
Miranda, Alberto	10/11/1994	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Muhammed, Waleed	11/7/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Niemka, Grazyna	11/16/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Mucha, Katarzyna	7/7/2005	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
O'Donnell, Blanca	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Solache, Maria	9/7/2005	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$ 28,188.00
Papierz, Janina	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Chavez-Gutierrez, Armando	5/29/2007	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Piszczek, Franciszek	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Ramirez, Alejandra	8/29/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$ 28,188.00
Ramirez, Egiquio	2/1/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Rivera, Hector	6/19/1991	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Nava, Paula	6/6/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Ruszczyk, Wieslawa	2/19/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Sisic, Rahima	2/9/1998	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Sanchez, Maria	4/19/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Santos, Gasper	8/28/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Szkodon, Beata	4/30/1999	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Rodriguez, Efren	5/15/2006	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Tecanhuehue, Jose	5/24/2004	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Tylka, Zofia	6/11/2001	Night Custodian	40.0	52.2	2,088.00	\$ 13.00	\$ 27,144.00
Vega, Maria	9/29/1996	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Velez, Ollilio	1/20/1969	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Villagran, Sonia	7/14/1995	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Villatoro, Elsira	7/14/2000	Night Custodian	40.0	52.2	2,088.00	\$ 13.50	\$ 28,188.00
Waren, Darren	6/16/1997	Night Custodian	40.0	52.2	2,088.00	\$ 15.90	\$ 33,199.20
Alvarez Daniel	1/3/1994	Supervisor	40.0	52.2	2,088.00	\$ 19.20	\$ 40,089.60
Worwa, Katarzyna	2/9/1999	Night Custodian	40.0	52.2	2,088.00	\$ 16.15	\$ 33,721.20
				total hours	125,280.00		

\*based on RFP pay rates

**SUBTOTAL: Base Labor** \$ 1,951,966.80

Vacation replacement total: \$ 26,729.34

**TOTAL ANNUALIZED LABOR** \$ 1,978,696.14

FICA	\$ 151,370.25
SUI	\$ 35,616.53
FUI	\$ 3,752.00
HEAD TAX	\$ 2,880.00
WC & GL	\$ 89,041.33
<b>Health &amp; Welfare</b>	<b>\$ 453,016.80</b> increase to \$629,19
Pension	\$ 137,282.40

SUBTOTAL: Taxes & Fringes		\$	872,959.31
TOTAL PAYROLL & RELATED		\$	2,851,655.45
Criminal Background checks		\$	579.00
Uniforms		\$	4,400.00
SUBTOTAL: Operating Expenses		\$	4,979.00
TOTAL ANNUAL COSTS		\$	2,856,634.45
Overhead/Profit		\$	74,904.94
TOTAL CHARGE	(Annual)	\$	2,931,539.39
MONTHLY CHARGE		\$	244,294.95

**DAY CLEANING EFFECTIVE JULY 2013 - DECEMBER 2013**

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	\$ .45 Union Increase		ANNUAL AMOUNT
						RATE OF PAY*		
Garcia, Juan	5/9/2003	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Alvarez, Siveslre	4/1/1984	Day Supervisor	40.0	52.2	2,088.00	\$ 25.50	\$	53,244.00
Ayala, Ariel	7/5/1994	Day Custodian	40.0	52.2	2,088.00	\$ 16.40	\$	34,243.20
Benton, Robert L.	11/5/1984	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Delgado, Soledad	6/26/2001	Day Custodian	40.0	52.2	2,088.00	\$ 13.50	\$	28,188.00
Salgado, Felipe	12/10/2007	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Escamilla, Antonio	11/3/1991	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Fernandez, Armando	2/19/1980	Day Custodian	40.0	52.2	2,088.00	\$ 16.90	\$	35,287.20
Gutierrez, Eloy	7/15/1999	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Hernandez, Francisco	6/3/1998	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Moore, Mary	6/26/1989	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Avina, Gilberto		Day Custodian	40.0	52.2	2,088.00	\$ 14.00	\$	29,232.00
Paulin, Francisco	8/21/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Rivera, Manuela	6/19/2000	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Hernandez-Molina, Martin	6/6/2006	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
Martinez, Jose J	5/10/2004	Day Custodian	40.0	52.2	2,088.00	\$ 15.90	\$	33,199.20
					total hours	33,408.00		

\*based on RFP pay rates  
**SUBTOTAL: Base Labor** \$ **545,385.60**

Vacation replacement total:	\$	4,511.26
TOTAL ANNUALIZED LABOR	\$	549,896.86
FICA	\$	42,067.11
SUI	\$	9,898.14
FUI	\$	896.00
HEAD TAX	\$	768.00
WC & GL	\$	24,745.36
Health & Welfare	\$	120,804.48 increase to \$629.19
Pension	\$	36,608.64
SUBTOTAL: Taxes & Fringes	\$	235,787.73
TOTAL PAYROLL & RELATED	\$	785,684.59
Criminal Background Checks	\$	149.33
SUBTOTAL: Operating Expenses	\$	149.33
TOTAL ANNUAL COSTS	\$	785,833.93
Overhead/Profit	\$	20,605.66
TOTAL CHARGE	(Annual)	\$ 806,439.59
MONTHLY CHARGE		\$ 67,203.30

**RICHARD J. DALEY CENTER  
2013 BUDGET  
CONTRACT CLEANING WORKSHEET MATERIAL COSTS**

	<b>MONTHLY BUDGET</b>	<b>2013 ANNUAL BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>
<u>MATERIALS COSTS</u>				
MISC SUPPLIES	\$4,167	\$50,000	\$18,500	\$18,370
PAPER PRODUCTS	\$7,083	\$85,000	\$105,000	\$104,098
LOBBY & PLAZA CHEMICALS	\$2,500	\$30,000	\$50,000	\$45,926
PLASTIC LINERS	\$2,667	\$32,000	\$31,000	\$30,617
OTHER CHEMICALS	\$3,833	\$46,000	\$46,000	\$45,926
<b>SUBTOTAL MATERIALS</b>	<b>\$20,250</b>	<b>\$243,000</b>	<b>\$250,500</b>	<b>\$244,937</b>
<u>EQUIPMENT COSTS</u>				
BUFFER, GRINDERS, SCRUBBERS AND CARPET EXTRACTORS		\$16,000	\$18,000	\$41,180
(5) SMALL HAND VACS AND (20) VACUUMS, FILTER REPLACEMENT WITH HEPA FILTERS		\$6,000	\$7,000	\$1,990
OTHER EQUIPMENT <sup>1</sup>		\$11,000	\$7,800	\$6,889
EQUIPMENT REPAIR	\$1,000	\$7,000	\$12,000	\$11,175
<b>SUBTOTAL EQUIPMENT</b>		<b>\$40,000</b>	<b>\$44,800</b>	<b>\$61,234</b>
<b>TOTAL MATERIALS AND EQUIPMENT</b>		<b>\$283,000</b>	<b>\$295,300</b>	<b>\$306,171</b>
<u>UNIFORM COSTS</u>				
UNIFORM CLEANING <sup>2</sup>	\$750	\$9,000	\$9,000	\$7,628
<b>TOTAL UNIFORMS</b>		<b>\$9,000</b>	<b>\$9,000</b>	<b>\$7,628</b>

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 J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	\$190,000	\$182,273	\$175,225	\$14,775	8.43%
2. SECURITY CONTRACT SERVICE	\$1,505,323	\$1,200,411	\$1,386,600	\$118,723	8.56%
3. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$2,500	\$3,500	140.00%
4. UNIFORMS & EQUIPMENT	\$1,200	\$1,200	\$500	\$700	140.00%
5. SECURITY EQUIPMENT MAINTENANCE	\$12,000	\$12,000	\$12,000	\$0	0.00%
6. SECURITY - SUPPLIES/MATERIALS	\$14,760	\$17,810	\$18,043	(\$3,283)	-18.20%
7. SECURITY - LIFE SYSTEMS SAFETY TESTING	\$38,800	\$30,000	\$47,300	(\$8,500)	-17.97%
<b>TOTAL</b>	<b>\$1,768,083</b>	<b>\$1,449,693</b>	<b>\$1,642,168</b>	<b>\$125,915</b>	<b>7.67%</b>

1. Budgeted structure for department, including a director and an administrative assistant.
2. Contract Service staff of 29 (28 security officers and 1 manager). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY.  
Variance due to additional staffing required for monitoring and viewing of camera system, and information booth coverage.
3. Fees for unforeseen overtime conditions that are not included in the security contract (building projects, Plaza events, etc)
4. Funds for purchase of patches, raingear, etc for staff.
5. Maintenance for Digilarm and card reader system.
6. See detail spreadsheet.
7. 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. \$39K annually. Variance attributable to newly installed components such as additional sprinklers, fire suppression systems and early detection systems.



**RICHARD J. DALEY CENTER  
SECURITY PAYROLL COSTS  
2013 BUDGET**

<b>NO.</b>	<b>JOB CLASSIFICATION</b>			<b>PAYROLL</b>	<b>ANNUAL COST</b>	<b>ANNUAL TOTALS</b>
1	Security Director			\$ 107,465		
1	Administrator			\$ 39,659		
<b>2</b>				<b>\$ 147,124</b>	<b>\$ 147,124</b>	<b>\$ 147,124</b>
<b>TOTAL ANNUAL LABOR</b>						<b>\$ 147,124</b>
<b>PAYROLL TAXES AND INSURANCE</b>						
FICA	6.20%	of labor		\$ 112,140	\$ 6,953	
Medicare	1.45%	of labor			\$ 2,133	
F.U.I.	0.60%	of labor to	\$ 7,000		\$ 84	
S.U.I.	4.40%	of labor to	\$ 12,740		\$ 1,121	
WC INSURANCE	1.94%	of labor			\$ 2,854	
City Head Tax	\$48.00	per person			\$ 96	
Payroll Allocations/Services	\$226.00	per person			\$ 452	
<b>TOTAL TAXES AND INSURANCE</b>						<b>\$ 13,693</b>
<b>HEALTH AND WELFARE</b>						
Group Insurance/Cobra					\$ 20,239	
Long Term Disability					\$ 942	
401k					\$ 6,605	
Flexible Spending					\$ 170	
Payroll Fees					\$ 476	
Life/AD & D					\$ 751	
<b>TOTAL H/W AND PENSION</b>						<b>\$ 29,183</b>
<b>TOTAL ANNUAL CHARGE</b>						<b>\$ 190,000</b>

**ANNUAL SECURITY PAYROLL EXPENSE                    \$            190,000**

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

	Name	Position	Hire Date	Hourly Rate	Avg. Weekly Hours	Annual Hours	Total Annual Costs	
STAFFING	ANAYA, JOSE	Security Officer	06/01/79	\$16.05	40	2,080	33,384	
	FAULKNER, ALVIN	Shift Supervisor	07/29/98	\$17.10	40	2,080	35,568	
	Marshall, Mike	Security Officer	08/05/11	\$11.30	40	2,080	23,504	
	KELLY, ANTONIO	Security Officer	03/08/04	\$15.75	40	2,080	32,760	
	LLOYD, IVORY	Security Officer	05/19/05	\$14.25	40	2,080	29,640	
	GOODLOW, DUFLAUN	Roving Supervisor	11/09/06	\$15.55	40	2,080	32,344	
	MCCORMICK, KIMBERLY	Roving Supervisor	10/24/05	\$15.00	40	2,080	31,200	
	NELSON-GUNTHER, PAU	Security Officer	07/01/04	\$14.75	40	2,080	30,680	
	Smith, Layna	Roving Supervisor	09/10/10	\$12.80	40	2,080	26,624	
	OPRONDEK, SHIRLEY	Roving Supervisor	02/21/86	\$16.35	40	2,080	34,008	
	ROSS, DARREN	Security Officer	03/22/05	\$14.75	40	2,080	30,680	
	SHELTON, ADETTE	Security Officer	12/09/87	\$16.05	40	2,080	33,384	
	TRUMAN, DERON	Security Officer	09/27/05	\$14.30	40	2,080	29,744	
	LOBBY OFFICER	Security Officer	00/00/00	\$11.30	40	2,080	23,504	
	WILSON, DIANE	Security Officer	03/29/01	\$16.35	40	2,080	34,008	
	Lujan, Janet	Security Officer	10/21/11	\$11.30	40	2,080	23,504	
	Medina, Alfredo	Security Officer	02/24/12	\$11.30	40	2,080	23,504	
	Ferguson,	Security Officer	06/14/12	\$11.30	40	2,080	23,504	
	Lesley, Latoya	Security Officer	06/01/12	\$10.30	40	2,080	21,424	
	Hegley, Anita	Security Officer	12/08/97	\$16.05	40	2,080	33,384	
	Warfield, Lakita	Security Officer	02/03/12	\$10.30	40	2,080	21,424	
	WEISINGER, JULIUS	Security Officer	11/09/10	\$10.85	40	2,080	22,568	
	WRIGHT, TOWANDA	Security Officer	09/10/09	\$11.35	40	2,080	23,608	
	HENDERSON, CLENTON	Shift Supervisor	10/10/96	\$16.80	40	2,080	34,944	
	HOLMES, STEVE	Shift Supervisor	12/30/00	\$16.05	40	2,080	33,384	
	BIRCHAM, STEVEN	Security Officer	07/20/09	\$11.60	40	2,080	24,128	
	WATERS, MELVIN	Shift Supervisor	05/29/94	\$17.30	40	2,080	35,984	
		Subtotal Union Wages				1080	56,160	782,392
	TAXES AND INSURANCE AS % OF WAGES	COLEMAN, TORIONO	Security Director	07/05/06	\$22.60	40	2,080	47,008
			Subtotal Non Union Wages			40	2,080	47,008
		<b>Total Wages</b>				<b>1,120.0</b>	<b>58,240</b>	<b>829,400</b>
	BENEFITS	<b>Union</b>						
		FICA						59,853
		FUI/SUI						46,161
		Worker's Compensation						19,951
Liability Insurance							16,821	
Head Tax							1,296	
<b>Non Union</b>								
FICA							3,596	
FUI/SUI							2,444	
Worker's Compensation							1,199	
Liability Insurance						1,011		
Head Tax						48		
	<b>Total Taxes &amp; Insurance</b>						<b>152,380</b>	
VACATION, HOLIDAY & PERSONAL WAGES	<b>Total Wages, Taxes &amp; Insurance</b>						<b>981,780</b>	
	<b>Union</b>							
	Health & Welfare						203,861	
Pension						78,624		
Union Training Fund						2,808		
ADDITIONAL TRAINING	<b>Non Union</b>							
	Medical Insurance						5,700	
	401 K						600	
	<b>Total Benefits</b>						<b>291,593</b>	
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>						<b>1,273,373</b>	
MONTHLY COSTS	<b>Union</b>							
	Vacation Wages					2,696	47,447	
	Holiday Wages					1,944	32,025	
	Personal Wages					648	10,675	
	<b>Non Union</b>							
Vacation Wages					120	3,188		
Holiday Wages					72	1,913		
Personal Wages					32	850		
	<b>Total Vacation/Holiday/Personal</b>					<b>5,512</b>	<b>96,098</b>	
	<b>Additional Training</b>					<b>1,186</b>	<b>14,234</b>	
	<b>Uniforms/Cleaning</b>					<b>3,591</b>	<b>43,098</b>	
	<b>Total Cost before Overhead (AF) &amp; Profit</b>						<b>1,426,803</b>	
	<b>Overhead (Administrative Fee-AF)</b>					<b>5087</b>	<b>61,048</b>	

**RICHARD J. DALEY CENTER  
SECURITY LIFE SAFETY MATERIALS RECAP  
2013 BUDGET**

	<b>2013 PROPOSED BUDGET</b>	<b>2012 BUDGET</b>
1 LIFE SAFETY TRAINING MANUAL SEMINARS	\$600	\$600
2 FIRE DEPARTMENT TRAINING FOR FIRE SAFETY DIRECTOR	\$210	\$210
3 MISCELLANEOUS MATERIALS/SUPPLIES/RADIOS	\$2,500	\$2,500
4 AUTOMATED EXTERNAL DEFIBRILLATOR (AED) MAINTENANCE EXPENSE	\$1,250	\$1,800
5 FLAG PURCHASES (4) - AMERICAN, CHICAGO, COUNTY AND POW	\$3,000	\$3,000
6 KEY CARD MAINTENANCE	\$1,200	\$1,200
<b>TOTAL</b>	<b>\$8,760</b>	<b>\$9,310</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>MECHANICAL MAINTENANCE BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. ELECTRICAL MAINTENANCE	\$334,381	\$341,616	\$309,609	\$24,772	8.00%
2. PLUMBING MAINTENANCE	\$12,000	\$29,000	\$29,000	(\$17,000)	-58.62%
3. HVAC MAINTENANCE	\$2,837,110	\$2,592,259	\$2,592,259	\$244,851	9.45%
4. ELEVATOR MAINTENANCE	\$717,508	\$702,202	\$721,666	(\$4,158)	-0.58%
<b>TOTAL</b>	<b>\$3,900,999</b>	<b>\$3,665,076</b>	<b>\$3,652,534</b>	<b>\$248,465</b>	<b>6.80%</b>

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

3. Variance due to reallocation of GEPC savings which will offset utility accounts in 2013 - \$210K. Also, due to annual wage increases.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>ELECTRICAL BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. ELECTRICAL PAYROLL	\$234,031	\$235,916	\$214,008	\$20,023	9.36%
2. ELECTRICAL SUPPLIES & MATERIALS	\$13,850	\$24,200	\$44,998	(\$31,148)	-69.22%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$85,000	\$80,000	\$49,581	\$35,419	71.44%
4. ELECTRICAL UNIFORMS	\$1,500	\$1,500	\$1,021	\$479	46.91%
<b>TOTAL</b>	<b>\$334,381</b>	<b>\$341,616</b>	<b>\$309,608</b>	<b>\$24,773</b>	<b>8.00%</b>

1. See detail spreadsheet based on the Wage and Fringe Benefit package with Local 134, I.B.E.W. Currently staffing 2 "B" Licensed electricians.
2. Represents budget for lamps and supplies plus the cost for any minor tool replacements. See schedule attached.
3. Assumes a \$6,600 per month contingency in maintenance expense.
4. Based on contracted services for uniform cleaning and replacement.

**RICHARD J. DALEY CENTER  
ELECTRICIAN PAYROLL COSTS  
2013 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
STAFFING	"B" Electricians	2	\$32.00	\$33.00	\$56,320	\$80,520	
	Subtotal Wages	2			\$56,320	\$80,520	
	Add Allowance of 5% for Overtime				\$2,816	\$4,026	
	<b>Total Wages &amp; Allowance</b>				<b>\$59,136</b>	<b>\$84,546</b>	<b>\$143,682</b>
TAXES AND INSURANCE AS % OF WAGES	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		\$3,028	\$4,329	
	Medicare	1.45%	of labor		\$857	\$1,226	
	City Head Tax	\$48	per employee		\$40	\$56	
	<b>Total Taxes &amp; Insurance</b>				<b>\$9,949</b>	<b>\$13,961</b>	<b>\$23,910</b>
	<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$69,085</b>	<b>\$98,507</b>	<b>\$167,592</b>
BENEFITS	<b>Union</b>						
	Health & Welfare	\$268.50	per week		\$11,814	\$16,379	
	Pension B Electricians	\$120.00	per week		\$5,280	\$7,320	
	Annuity Fund	\$5.08	per hour		\$8,941	\$12,395	
	Benefit Fund	3.00%	of wages		\$1,774	\$2,536	
	<b>Total Benefits</b>				<b>\$27,809</b>	<b>\$38,630</b>	<b>\$66,439</b>
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$96,894</b>	<b>\$137,137</b>	<b>\$234,031</b>	
<b>TOTAL YEARLY COST</b>					<b>\$96,894</b>	<b>\$137,137</b>	<b>\$234,031</b>

Notes:

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

**RICHARD J. DALEY CENTER  
ELECTRICAL SUPPLIES BUDGET  
2013 DETAIL**

<b>DESCRIPTIONS</b>	<b>2013 PROPOSED BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>
LAMPS	3,750	7,500	7,500
LAMP/BALLAST RECYCLING	2,100	4,200	4,200
SMALL TOOL REPLACEMENTS	1,400	1,400	1,400
WIRES, FUSES, OUTLETS	2,100	2,100	2,100
BALLASTS	4,500	9,000	9,000
<b>TOTAL</b>	<b>13,850</b>	<b>24,200</b>	<b>24,200</b>

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.  
DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>PLUMBING BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>S VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. PLUMBING SUPPLIES	\$12,000	\$29,000	\$20,363	\$8,363	41.07%
<b>TOTAL</b>	<b>\$12,000</b>	<b>\$29,000</b>	<b>\$20,363</b>	<b>\$8,363</b>	<b>41.07%</b>

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



**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>HVAC MAINTENANCE BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. ON SITE LABOR	\$2,389,754	\$2,174,099	\$2,010,784	\$378,970	18.85%
2. CONTRACT SERVICE	\$127,840	\$115,840	\$94,159	\$33,681	35.77%
3. SUPPLIES & MATERIALS	\$162,000	\$112,000	\$221,246	(\$59,246)	-26.78%
4. CONTROL CONTRACT	\$62,016	\$61,320	\$61,645	\$371	0.60%
5. HVAC REPAIRS & MAINTENANCE	\$86,500	\$120,000	\$120,000	(\$33,500)	-27.92%
6. UNIFORMS	\$9,000	\$9,000	\$8,527	\$473	5.55%
<b>TOTAL</b>	<b>\$2,837,110</b>	<b>\$2,592,259</b>	<b>\$2,516,361</b>	<b>\$320,749</b>	<b>12.75%</b>

1. Per attached detail summary. Based on Collective Bargaining Agreement with Local 399 Operating Engineers. Variance due to reallocation of GEPC savings which will offset utility accounts in 2013 - \$210K. Also, due to annual wage increases.
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, thermocontrols, 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.

**RICHARD J. DALEY CENTER  
ENGINEERING PAYROLL COSTS  
2013 BUDGET**

	Position	Personnel	Hourly Rate Jan-April	Hourly Rate May-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
STAFFING	CHIEF ENGINEER	1	\$50.58	\$51.73	\$44,510	\$63,111	
	Sr. Asst. Chief Engineer	2	\$39.39	\$40.54	\$69,326	\$98,918	
	Engineer	2	\$38.32	\$39.47	\$67,443	\$96,307	
	Operations Engineers	16	\$35.80	\$36.95	\$504,064	\$721,264	
	Apprentice Engineers	0	\$0.00	\$0.00	\$0	\$0	
	Subtotal Wages	21			\$685,344	\$979,599	
	Add Allowance of 5% for Overtime				\$34,267	\$48,980	
	<b>Total Wages &amp; Allowance</b>				<b>\$719,611</b>	<b>\$1,028,579</b>	<b>\$1,748,190</b>
TAXES AND INSURANCE AS % OF WAGES	FICA	6.20%	of labor to	\$106,800	\$58,270	\$80,784	
	FUI	0.60%	of labor to	\$7,000	\$370	\$512	
	SUI	4.40%	of labor to	\$12,520	\$4,848	\$6,721	
	Worker's Compensation	5.12%	of labor		\$36,844	\$52,663	
	Medicare	1.45%	of labor		\$10,434	\$14,914	
	City Head Tax	\$48	per employee		\$504	\$504	
	<b>Total Taxes &amp; Insurance</b>				<b>\$111,270</b>	<b>\$156,098</b>	<b>\$267,368</b>
<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$830,881</b>	<b>\$1,184,677</b>	<b>\$2,015,558</b>	
BENEFITS	<b>Union</b>						
	Health & Welfare	\$192.00	per week		\$88,704	\$122,976	
	Pension	\$3.80	per hour		\$70,224	\$97,356	
	Training Fund	\$500.00	per person annually		\$4,400	\$6,100	
	<b>Total Benefits</b>				<b>\$163,328</b>	<b>\$226,432</b>	<b>\$389,760</b>
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$994,209</b>	<b>\$1,411,109</b>	<b>\$2,405,318</b>	
<b>TOTAL YEARLY COST</b>					<b>\$994,209</b>	<b>\$1,411,109</b>	<b>\$2,405,318</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>ELEVATOR MAINTENANCE BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. MAINTENANCE CONTRACT	\$705,508	\$690,202	\$697,968	\$7,540	1.08%
2. VANDALISM AND NON CONTRACT REPAIRS	\$12,000	\$12,000	\$23,698	(\$11,698)	-49.36%
<b>TOTAL</b>	<b>\$717,508</b>	<b>\$702,202</b>	<b>\$721,666</b>	<b>(\$4,158)</b>	<b>-0.58%</b>

1. Proposed 2013 Budget based on service contracts with Schindler for elevator service and escaaloer service for lobby, 6th, 7th, and 8th floors.
2. Allowance for repairs beyond control of contractor.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>BUILDING GENERAL BUDGET</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. PAINTING SUPPLIES	\$7,800	\$7,800	\$7,800	\$0	0.00%
2. PAINTING SERVICES O/S CONTRACTOR	\$105,000	\$105,000	\$114,811	(\$9,811)	-8.55%
3. CARPENTRY PAYROLL	\$163,544	\$161,551	\$156,887	\$6,657	4.24%
4. CARPENTRY SUPPLIES & UNIFORMS	\$6,600	\$6,600	\$3,238	\$3,362	103.83%
5. EXTERMINATION SERVICES	\$8,172	\$8,172	\$8,959	(\$787)	-8.78%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$240,242	\$286,742	\$272,683	(\$32,441)	-11.90%
7. MAINTENANCE SUPPLIES	\$34,900	\$38,300	\$36,928	(\$2,028)	-5.49%
8. LOBBY MATS	\$0	\$0	\$0	\$0	#DIV/0!
9. EXTERIOR DOORS INSPECTION AND REPAIR	\$48,000	\$48,000	\$48,000	\$0	0.00%
10. GENERAL BUILDING REPAIRS	\$95,800	\$103,800	\$126,671	(\$30,871)	-24.37%
11. METAL MAINTENANCE	\$50,000	\$50,000	\$26,437	\$23,563	89.13%
12. GLASS REPAIRS	\$30,000	\$85,000	\$28,811	\$1,189	4.13%
13. WASTE REMOVAL	\$62,100	\$63,000	\$53,333	\$8,767	16.44%
14. SIGNS, FLAGS, & DIRECTORY STRIPS	\$15,000	\$15,000	\$8,326	\$6,674	80.16%
15. LANDSCAPING	\$45,025	\$45,025	\$44,824	\$201	0.45%
16. CARPET	\$179,360	\$183,360	\$152,701	\$26,659	17.46%
<b>TOTAL</b>	<b>\$1,091,542</b>	<b>\$1,207,350</b>	<b>\$1,090,409</b>	<b>\$1,133</b>	<b>0.10%</b>

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 3 permanent positions plus supervisor.  
Local One - Elevator Operators Union.
7. For trash receptacles, plaza furniture, etc.
8. No replacements scheduled for 2012 and 2013.

9. Based on yearly inspection and repairs as required.
10. Contingency for general building repair and maintenance.
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. Projected glass replacement for 2012 \$10K.
13. Includes daily pick up of the compactor, roll off boxes, and recycling of glass, plastic, and aluminum.
14. Includes miscellaneous signage:
15. For landscaping services, includes costs for spring, summer and fall plantings.
16. Includes expense for bulk carpet purchase and labor to install.

**RICHARD J. DALEY CENTER  
CARPENTER PAYROLL COSTS  
2013 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
STAFFING	Carpenter	1	\$41.52	\$45.77	\$36,538	\$55,839	
	Subtotal Wages	1			\$36,538	\$55,839	
	Add Allowance of 4% for Overtime				\$1,462	\$2,234	
	<b>Total Wages &amp; Allowance</b>				\$37,999	\$58,073	\$96,072
TAXES AND INSURANCE AS % OF WAGES	FICA	6.20%	of labor to	\$106,800	\$2,775	\$3,847	
	FUI	0.60%	of labor to	\$7,000	\$18	\$24	
	SUI	4.40%	of labor to	\$12,300	\$227	\$314	
	Worker's Compensation	5.12%	of labor		\$1,946	\$2,973	
	Medicare	1.45%	of labor		\$551	\$842	
	City Head Tax	\$48	per employee		\$24	\$24	
	<b>Total Taxes &amp; Insurance</b>				\$5,540	\$8,025	\$13,565
<b>Total Wages, Taxes &amp; Insurance</b>				\$43,539	\$66,098	\$109,637	
BENEFITS	<b>Union</b>						
	Total Fringe Benefits (includes H&W, Pension, etc.)	\$25.67	per hour		\$22,590	\$31,317	
	<b>Total Benefits</b>				\$22,590	\$31,317	\$53,907
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				\$66,128	\$97,415	\$163,544	
<b>TOTAL YEARLY COST</b>					<b>\$66,128</b>	<b>\$97,415</b>	<b>\$163,544</b>

**RICHARD J. DALEY CENTER  
ELEVATOR STARTERS PAYROLL COSTS  
2013 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - April	Total Payroll Cost May-Dec.	Totals
STAFFING	Day Supervisor	1	\$29.25	\$29.50	\$20,475	\$41,300	
	Starters	1	\$16.65	\$16.90	\$11,655	\$23,660	
	Operator	1	\$16.90	\$17.15	\$11,830	\$24,010	
	Operator	1	\$16.65	\$16.90	\$11,655	\$23,660	
	<b>Subtotal Wages</b>	<b>4</b>			<b>\$55,615</b>	<b>\$112,630</b>	
	Add Allowance of 2% for Overtime			\$1,112	\$2,253		
	<b>Total Wages &amp; Allowance</b>			<b>\$56,727</b>	<b>\$114,883</b>	<b>\$171,610</b>	
TAXES AND INSURANCE AS % OF WAGES	FICA	6.20%	of labor to	\$106,800	\$8,829	\$17,658	
	FUI	0.60%	of labor to	\$7,000	\$56	\$112	
	SUI	4.40%	of labor to	\$12,740	\$747	\$1,495	
	Worker's Compensation	5.12%	of labor		\$2,904	\$5,882	
	Medicare	1.45%	of labor		\$823	\$1,666	
	City Head Tax	\$48	per employee		\$64	\$128	
		<b>Total Taxes &amp; Insurance</b>			<b>\$13,423</b>	<b>\$26,940</b>	<b>\$40,363</b>
	<b>Total Wages, Taxes &amp; Insurance</b>			<b>\$70,150</b>	<b>\$141,823</b>	<b>\$211,973</b>	
BENEFITS	<b>Union</b>						
	Health & Welfare	\$525.19	per month per employee		\$8,403	\$16,806	
	Pension	\$254.93	per month		\$1,020	\$2,039	
		<b>Total Benefits</b>			<b>\$9,423</b>	<b>\$18,846</b>	<b>\$28,268</b>
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>			<b>\$79,573</b>	<b>\$160,668</b>	<b>\$240,242</b>	
	<b>TOTAL YEARLY COST</b>			<b>\$79,573</b>	<b>\$160,668</b>	<b>\$240,242</b>	

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$389,326	\$388,474	\$410,906	(\$21,580)	-5.25%
2. STACKING PLAN AND BLDG SFT CALC	\$5,000	\$5,000	\$5,000	\$0	0.00%
3. ADMINISTRATIVE EXPENSE	\$16,000	\$16,000	\$22,599	(\$6,599)	-29.20%
4. MANAGEMENT FEES	\$188,533	\$198,456	\$198,452	(\$9,919)	-5.00%
5. ENVIRONMENTAL TESTING	\$22,200	\$16,000	\$22,214	(\$14)	-0.06%
6. LEGAL FEES	\$100,000	\$100,000	\$100,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$123,872	\$57,372	\$85,949	\$37,923	44.12%
8. OFFICE SUPPLIES	\$22,000	\$13,000	\$16,222	\$5,778	35.62%
9. WIRELESS TELEPHONE SERVICE	\$45,600	\$39,600	\$44,750	\$850	1.90%
<b>TOTAL</b>	<b>\$912,531</b>	<b>\$833,902</b>	<b>\$906,092</b>	<b>\$6,439</b>	<b>0.71%</b>

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events - \$65K. Increases in healthcare costs are due to rising premiums and changes in staff familial status.
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 renewed contract between PBC and MBRES with decreased fee during period in 2013.
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 façade ordinance compliance. Variance due to 2013 consulting services provided by Milhouse Eng.
8. Office and computer supplies.
9. Based on Nextel system for entire staff (54 units) and Triad work order system.

**RICHARD J. DALEY CENTER  
ADMINISTRATION PAYROLL COSTS  
2013 BUDGET**

**ADMINISTRATION PAYROLL COSTS**

<b>NO.</b>	<b>JOB CLASSIFICATION</b>		<b>HOURLY WAGE RATE</b>	<b>PAYROLL</b>	<b>ANNUAL COST</b>	<b>ANNUAL TOTALS</b>
2	Management			\$ 251,189		
3	Administration			\$ 145,950		
<b>5</b>	<b>WEEKLY TOTALS</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 397,139</b>	<b>\$397,139</b>	
<b>TOTAL ANNUAL LABOR</b>						<b>\$ 397,139</b>
<b>PAYROLL TAXES AND INSURANCE</b>						
	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		\$ 5,759	
	WC INSURANCE	1.94%	of labor		\$ 7,704	
	City Head Tax	\$48.00	per employee		\$ 240	
<b>TOTAL TAXES AND INSURANCE</b>						<b>\$ 23,337</b>
<b>HEALTH AND WELFARE</b>						
	Group Health/Cobra				\$ 20,272	
	Long Term Disability				\$ 6,354	
	401(k) Program				\$ 9,928	
	Flex Spending				\$ 426	
	Payroll Fees				\$ 1,130	
	Life/AD&D				\$ 5,739	
<b>TOTAL H/W AND PENSION</b>						<b>\$ 43,849</b>
<b>PLAZA EVENTS REVENUE</b>						<b>(\$75,000)</b>
<b>TOTAL ANNUAL DIRECT COST</b>						<b>\$ 389,326</b>

TOTAL ADMINISTRATIVE PAYROLL EXPENSE

\$389,326



**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

INSURANCE	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$561,300	\$540,000	\$583,918	(\$22,618)	-3.87%
<b>TOTAL</b>	<b>\$561,300</b>	<b>\$540,000</b>	<b>\$583,918</b>	<b>(\$22,618)</b>	<b>-3.87%</b>

1. Based on actual insurance figures for year:

\$150,000 claim reserve not included in 2013 figures. Assumed to be part of \$300,000 operating contingency.

	2013 Proposed Budget	2012 Budget
Property Insurance*	\$244,300	\$244,300
Liability Insurance*	\$221,000	\$221,000
MB General Liability Reimbursement	\$74,000	\$74,000
MB Professional Liability Reimbursement	\$22,000	\$22,000
Insurance Appraisal	\$0	\$0
	\$561,300	\$561,300

\*PBCC supplied.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

<b>FACILITIES EXPENSE</b>	<b>PROPOSED 2013 BUDGET</b>	<b>2012 BUDGET</b>	<b>2012 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>	<b>% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL</b>
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,963	\$963	24.30%
2. FURNITURE REPAIR	\$10,000	\$10,000	\$4,167	(\$5,833)	-139.98%
<b>TOTAL</b>	<b>\$13,000</b>	<b>\$13,000</b>	<b>\$8,130</b>	<b>(\$4,870)</b>	<b>-59.90%</b>

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

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2013 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2013 BUDGET	2012 BUDGET	2012 PROJECTED ACTUAL	\$ VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL	% VARIANCE 2013 BUDGET VS. 2012 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$158,346	\$660,464	\$660,464	(\$502,119)	-76.03%
2. COST OF ELECTRICITY RESOLD	\$29,266	\$44,164	\$44,164	(\$14,898)	-33.73%
3. CITY PACKAGE UNIT MAINTENANCE	\$16,843	\$16,353	\$16,353	\$491	3.00%
4. COUNTY PACKAGE UNIT MAINTENANCE	\$4,171	\$4,050	\$4,050	\$121	3.00%
<b>TOTAL</b>	<b>\$208,626</b>	<b>\$725,031</b>	<b>\$725,031</b>	<b>(\$516,404)</b>	<b>-71.23%</b>

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  
2013 CAPITAL BUDGET  
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET 100%	COUNTY PRORATA SHARE 89.95%	CITY PRORATA SHARE 6.35%	PBCC PRORATA SHARE 3.70%
<p><b>MECHANICAL CHASE EDGE &amp; CONCRETE NOSING REPAIR</b></p> <p>Structural engineer, WJE, assumes that the concrete edge and nosing requires replacement at all mechanical trench locations, equivalent to approximately 700 linear feet of edge.</p>	\$170,000	\$152,915	\$10,795	\$6,290
<p><b>STEAM METER RECORDER REPLACEMENTS</b></p> <p>Existing steam meters to be replaced with six (6) new paperless recorders. Project will include demolition of the old recorder bay and small control center with a new expanded model.</p>	\$60,000	\$53,970	\$3,810	\$2,220
<p><b>LOWER LEVEL LOAD BANK WIRING</b></p> <p>Project will allow building to use existing systems electrical load bank as a lower cost alternative to rental equipment for the required testing of the building generators.</p>	\$120,000	\$107,940	\$7,620	\$4,440
<b>TOTAL 2013 CAPITAL BUDGET</b>	<b>\$350,000</b>	<b>\$314,825</b>	<b>\$22,225</b>	<b>\$12,950</b>

**RICHARD J. DALEY CENTER  
CAPITAL BUDGET  
BUILDING IMPROVEMENTS - PROPOSED 2014-2017**

BUDGET ITEM AND DESCRIPTION		TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
<b>EXTERIOR WINDOW BEAD CAP</b>	2016	500,000	\$444,750	\$31,750	\$18,500
Remove and replace bead cap sealant throughout the façade. Last replacement in 2002.					

\*Property Condition Assessment will be performed in 2013 to develop 5 year projection.

ANTICIPATED YEAR OF COMPLETION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
2014	\$ -	\$ -	\$ -	\$ -
2015	\$ -	\$ -	\$ -	\$ -
2016	\$ 500,000	\$ 444,750	\$ 31,750	\$ 18,500
2017	\$ -	\$ -	\$ -	\$ -