

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE ANNUAL MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2015**

The annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 1, 2015 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Martin Cabrera Jr.  
Frank M. Clark  
Thomas J. Kotel  
Jose G. Maldonado  
Toni Preckwinkle  
Arnold L. Randall  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan S. Traubert

Also present were:

Felicia S. Davis

P. Berryhill	A. Joseph	L. Neal
N. Bravo	C. Kelly	A. Quathawer
J. Brown	P. Kiden	K. Pensack
J. Bryant	G. Klinzman	J. Pierezak
A. Carnegie	K. LaJeun	K. Purceh
A. Del Muro	T. Later	V. Robinson
P. Doyle	M. Losviecla	E. Ryan
A. Duenas	C. McClenahan	B. Fisk-Smith
C. Easley	D. Mackey	C. Smith
A. Fredd	R. Markin	P. Spieles
L. Giderof	A. Marti	M. Sullivan
R. Giderof	P. Montenegro	M. Walters
G. Grabowski	E. Rodriguez-Montoya	T. Foucher-Weekley
I. Hansen	M. Moon	A. Wiggins
		MP. Witry

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

The next item to be considered by the Board of Commissioners was to conduct a public participation period pursuant to Section 2.06(g) of the Open Meetings Act. Kathryn Pensack had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Ms. Pensack provided comments regarding the use of solar panels in the construction of schools and other public buildings in Chicago.

At the conclusion of public participation period, Chairman Emanuel reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on September 8, 2015. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 8, 2015 meeting were unanimously approved.

Next was the administration of the oath of office to President Toni Preckwinkle, appointee of the Cook County Board of Commissioners, as a Commissioner of the Public Building Commission for a term ending on September 30, 2020. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8236**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Toni Preckwinkle, appointee of the Cook County Board of Commissioners, as a board member of the Public Building Commission for a term ending on September 30, 2020.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,

Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The Board of Commissioners was presented with the nomination and election of officers for terms ending September 30, 2016, as follows:

Rahm Emanuel	Chairman
Lori Ann Lypson	Secretary
Meghan Harte	Assistant Secretary
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 advised of the appointment by the Chairman of the Public Building Commission of the following members of the Audit Committee of the Public Building Commission:

Martin Cabrera	Chairman
Samuel Wm. Sax	Member
Arnold L. Randall	Member

The Audit Committee Chairman next presented the Board of Commissioners with the following summary report regarding the meeting held on September 18, 2015:

Summary of Audit Committee Report. The Audit Committee approved the appointment of Sharon E. Jones to serve as Independent Monitor pursuant to the Settlement Agreement with F.H.Paschen,S.N.Nielsen & Associates, LLC. The Audit Committee also approved the Joint-Order Escrow Agreement established for the payment of the Independent Monitor's fees and expenses and the Memorandum of Understanding between PBC and the Chicago Board of Education for the payment of funds to be used for equipment, supplies and other approved expenses for the Paschen Engineering Scholars Program at Westinghouse High School where Paschen serves as a Westinghouse corporate partner. Next, the Audit Committee convened an Executive Session under Section 5 ILCS 120/2 (c) (29) of the Open Meetings Act. Legal Counsel advised the Audit Committee regarding a legal opinion. No action was taken during the Executive Session that required a vote during the open session.

Next, Commissioner Arnold Randall presented the report of the Administrative Operations (AO) Committee meeting held on September 24, 2015, which is summarized as follows:

**1. Report by the Executive Director.** The Executive Director provided a detailed analysis of the proposed 2016 administrative budget of \$12,375,648, which is \$579,912 or 4.5% less than the 2015 budget. She noted that PBC revenue sources consisted of administrative fees and bond lease revenues, which have declined significantly as bond issues have been retired. Consequently there is a structural deficit in the budget between budgeted expenses and current and projected work load, and administrative costs will have to be reduced based upon the projected workload. She then summarized some of the measures that are being undertaken in the 2016 administrative budget to address the budget challenges, including: increase in employee health care contributions; implementation of reduction in force if the workload does not increase; reduction in the costs for insurance due to aggressive marketing and re-bid of the policies; and deferral of cyclical replacement of desktop personal computers and reduction in the amount budgeted for software licenses; and reduction in expenditures for office supplies. The Executive Director stated that cost savings and efficiencies would continue to be identified, and she would provide quarterly updates to the AO Committee on progress in reconciling the budget with the projected workload of the PBC.

**2. Report by the Director of Finance.** The Director of Finance provided greater detail regarding the 2016 PBC Administrative Budget. He advised that the bond lease revenue is \$25,000 less than 2015 due to the retirement of Series 1990B, and the direct allocation for Daley Center insurance is \$525,000, \$33,000 less than 2015. PBC anticipates collecting \$5.8 million in Administrative Fee revenue in 2015, and the compliance settlement provides a one-time revenue source of \$1 million. The Director of Finance described the WIP chart, reiterating the projected decline in WIP. The Director of Finance then provided detail on the expenses for 2016, projected to be \$580,000 less than the 2015 budget.

The Director of Finance then presented the Daley Center budget for 2016. The operating and maintenance budget is projected to be \$15,763,726, a 2.1% reduction from the 2015 budget, primarily due to the re-bid of the cleaning contract as well as changes to the scope and frequency of cleaning the facility. There is also a decrease of \$155,000 in cost of services resold due to the tenant steam reconciliation from 2014 being applied. These savings are mitigated by a \$146,000 increase in security costs due to contractual wage increases and additional maintenance costs of new security equipment installed throughout the building. There are also \$116,000 in additional lobby signage costs for 2016. The capital budget of \$2,150,000 for 2016 includes upgrades to elevators, the façade access system, the concourse/CTA entrance and boiler #1 as well as security enhancements and a replacement of the entry ramp barrier.

**3. Reports of the Chief Operating Officer.** The AO Committee accepted the following reports by the Chief Operating Officer:

- **Specialty Consultants – Task Orders.** Report on Task Orders awarded to Specialty Consultants for the following projects and services: Dunne ES

Technology Academy Modernization, Material Testing; Jamieson ES Annex, Material Testing; and Albany Park Branch Library, Commissioning.

- **Bid Opening for Contract 1572 Underground Low Voltage Services Project for OEMC.** Three bids were received at the bid opening on September 23, 2015, and a pre-bid meeting was being scheduled with the apparent lowest bidder.

**4. Report by the Director of Risk Management.** The AO Committee accepted the reports by the Director of Risk Management regarding the following appointments for insurance brokerage services:

- **Property Casualty and Health Benefits Insurance Coverage.** Mesirow Financial Insurance Services to provide property/casualty and health benefits insurance brokerage services in an amount not to exceed \$116,000 per year for a three year period with two additional one-year renewal options.
- **Crime, Bonds, and Directors & Officers Coverage.** CS Insurance Strategies to provide insurance brokerage services for crime, bonds and Directors & Officers coverage in an amount not to exceed \$6,000 per year for a period of three years with two additional one-year renewal options.

**5. Chief Development Officer.** The AO Committee accepted the following reports by the Chief Development Officer:

- **Amendments.** Recommendation to approve proposed amendments to professional services agreements with the following: STL Architects, Inc., Edwards ES Annex, an amount not to exceed \$250,000.00; and LCP Tracker, Program-Wide, \$60,000.00 and exercise an option year to renew the agreement through February 2016.
- **Change Orders.** Powers and Sons, Dunne Technology Academy – Scope A, \$141,341.37; and K.R. Miller Contractors, Coonley ES Addition, credit (\$282,141.39).
- **Field Order Activity Report.** The AO Committee was advised that 19 field orders were issued involving 9 projects.

The report of the AO Committee was accepted.

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

**RESOLUTION NO. 8237**

**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 the Professional Service Agreements 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, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She provided the Commissioners with the 2014 Annual Report, summarizing the activities and highlights of the Commission during calendar year 2014 which included: delivery of two school additions (Bell and Coonley Elementary Schools), construction of a new Albany Park Branch Library and renovation of the existing Jones College Prep High School. The Commission also stabilized the landmark Stock Yards National Bank and delivered energy, technology and infrastructure projects to reduce use of natural resources and improve access to technology and public safety. In 2014, the Commission had budget authority of \$89.7 million in project development costs resulting in the creation of 1,430 construction jobs. At the end of 2014 the Commission had achieved LEED certification on 67 facilities, bringing the total number of LEED-certified, municipally owned facilities to 87 and exceeding Chairman Emanuel's goal of doubling the number of LEED-certified municipal buildings by 2015. In addition, more than 20 awards were received by the Commission for

excellence in project and program development during 2014 from groups such as the Association of Licensed Architect, Chicago Building Congress, Keep Chicago Beautiful, Friends of the Chicago River and the Chicago Association of Realtors. The Executive Director advised the Commissioners that a full copy of the 2014 Annual Report was available on the PBC web-site. The Executive Director and her staff were commended by the Commissioners, and the reports of the Executive Director were accepted.

The Executive Director next called upon Paul Spieles, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to contracts as summarized in the document attached to the minutes of this meeting marked **Exhibit “B”**. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8238**

**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 the contracts for the projects as indicated on the document entitled “Summary of Proposed Change Orders” to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “B”**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
 Frank M. Clark, Thomas J. Kotel,  
 Jose G. Maldonado, Toni Preckwinkle,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The Board of Commissioners was next presented with a report regarding awards made to Specialty Consultants to be used on various projects undertaken by the Public Building Commission. There were three (3) items included on the notice of task orders issued to specialty

consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit “C”**.

Next, the Commissioners were presented with consideration of approval of the appointment of Mesirow Financial to provide Insurance Brokerage Services for Property/Casualty and Health Benefits Insurance Coverage to the Public Building Commission. Following public advertisements, six (6) firms submitted bids that were evaluated according to the following criteria: experience and past performance, qualifications key personnel, project approach, relationship with insurance markets, quality assurance, fee proposal and proposed Minority-owned Business Enterprise and Woman-owned Business Enterprise utilization. Based on the consensus of the Evaluation Committee, it was recommended to appoint Mesirow Financial Insurance Services as Insurance Broker for both Property and Casualty, and Health Benefit insurance coverage services. On motion duly made and seconded, the resolution was adopted:

**RESOLUTION NO. 8239**

**BE IT HEREBY RESOLVED** that Mesirow Financial Insurance Services is appointed by the Board of Commissioners to provide Insurance Brokerage Services for Property/Casualty and Health Benefits Insurance Coverage to the Public Building Commission and that the fee for such services shall not exceed \$116,000.00 per year for a period of three (3) years with two additional one-year renewal periods.

**BE IT FURTHER RESOLVED** by the Board of Commissioners that the Executive Director is hereby authorized to undertake such actions, and to execute such documents, upon approval by Legal Counsel as to form and legality, as may be necessary in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
 Frank M. Clark, Thomas J. Kotel,  
 Jose G. Maldonado, Toni Preckwinkle,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 10



**Commissioners voting in the negative:**

None

The next item to be presented to the Board of Commissioners was consideration of approval of the appointment of CS Insurance Strategies to provide Insurance Brokerage Services for Crime, Bonds and Directors & Officers insurance coverage to the Public Building Commission. The services to be performed will include the design, marketing, placement and administration of the required coverage at a fee of not to exceed \$6,000.00 per year for a period of three (3) years with two (2) additional one (1)-year renewal periods. Following evaluation of bids submitted pursuant to public advertisement, it was recommended that the Public Building Commission appoint CSIS, a certified Minority-owned Business Enterprise and the current provider of the required services, as Insurance Broker for the required services. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8240**

**BE IT HEREBY RESOLVED** that CS Insurance Strategies (CSIS) is appointed by the Board of Commissioners to provide Insurance Brokerage Services for Crime, Bonds, and Directors & Officers Insurance Coverage to the Public Building Commission for a fee of not to exceed \$6,000.00 per year for a period of three (3) years with two additional one-year renewal periods.

**BE IT FURTHER RESOLVED** by the Board of Commissioners that the Executive Director is hereby authorized to undertake such actions, and to execute such documents, upon approval by Legal Counsel as to form and legality, as may be necessary in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2016 Administrative Budget for the Public Building Commission. The Executive Director reported to the Commissioners that the proposed 2016 Public Building Commission Administrative Budget was \$12,375,648. She advised the Commissioners that the level of bond lease revenue received annually from prior debt issuances has declined significantly, which has increased reliance on administrative fees as the primary source of funding the Administrative Budget. Due to the anticipated decrease in projects in future years, the proposed Administrative Budget will be reviewed quarterly. After discussion and consideration and upon motion duly made and seconded, the proposed 2016 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit “D”**.

**RESOLUTION NO. 8241**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the 2016 Consolidated Administrative Expense Budget in the total amount of \$12,375,648 attached hereto as **Exhibit “D”** is hereby approved.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
 Frank M. Clark, Thomas J. Kotel,  
 Jose G. Maldonado, Toni Preckwinkle,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2016 Operating and Capital Budget for the Richard J. Daley Center. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

**RESOLUTION NO. 8242**

**WHEREAS**, the proposed Richard J. Daley Center Operating and Capital Budget for Fiscal Year 2016 are \$15,763,726 and \$2,150,000, respectively, for a total amount of \$17,913,726.

**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 Operating and Capital Budget for the fiscal year January 1, 2015 to December 31, 2015 attached hereto collectively as **Exhibit " E."**

**BE IT FURTHER RESOLVED** that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the Richard J. Daley Center 2016 Operating and Capital Budget for the fiscal year January 1, 2016 to December 31, 2016.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to award of Contract 1572 to John Burns Construction Company for the Office of Emergency Management and Communications Underground Low Voltage Services Project for the Lakefront North Fiber Extension. Three (3) responsive bids were received as a result of the bid solicitation from duly

pre-qualified firms. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8243**

**WHEREAS**, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1572, Underground Low Voltage Services for the Lakefront North Fiber Extension Project, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
John Burns Construction C.	\$488,950.00	\$471,738.96
City Lights, Inc.	\$635,782.00	\$617,980.10
SPAAN Tech, Inc.	\$905,572.00	\$862,105.54

**WHEREAS**, the bid of John Burns Construction Company was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

**WHEREAS**, as a part of its bid proposal, John Burns Construction Company has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

**WHEREAS**, the staff of the Commission has recommended that Contract No. 1572 be awarded to John Burns Construction Company and that Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby awards Contract No. 1572 to John Burns Construction Company Underground Low Voltage Services for the Lakefront North Fiber Extension Project, pursuant to the terms thereof for the total contract price of \$488,950.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

**BE IT FURTHER RESOLVED** that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. 1572, subject to the completion and delivery to the Commission of said form of bond by John Burns Construction Company and Continental Casualty Company, as surety,

in the principal amount of \$488,950.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 10

**Commissioners voting in the negative:**

None

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

---

Secretary

APPROVED:

---

Chairman

Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
September 24, 2015

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement/Fee	Amount of the Proposed Amendment	Revised Agreement Included Proposed Amendments	Consultant's Revised Agreement/Fee as a % of the Current Cost of Construction	Paid to Date
1	Edwards Elementary School Annex	STL Architects, Inc. (MBE)	PS2039 AM003	Architect of Record	<p>This amendment is for design and engineering services in the Not-to-Exceed amount of \$250,000 required for structural repairs for the existing school. The additional services are based on the finalization of the structural repairs scope of work.</p> <p>The services included in this amendment were not included in the original scope of services.</p>	\$2,169,190.00	NTE \$250,000	\$2,419,190.00	N/A	N/A
2	Program Wide	LCP Tracker	PS2021 AM001	Compliance Software	<p>This amendment increases the maximum compensation of the agreement by \$60,000 and exercises an option year to renew the agreement through February 2016.</p> <p>The scope of services in the amendment are an extension of the services included in the original contract.</p>	\$60,000.00	\$60,000.00	\$120,000.00	N/A	\$55,460.00

"EXHIBIT A"

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***ANNUAL BOARD MEETING – October 1, 2015***

***CHANGE ORDERS***

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
October 1, 2015

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
<b>Construction</b>								
Dunne Technology Academy - Scope A 10845 S. Union Avenue Project Manager: Michael Powell	C1566	Powers and Sons	\$4,842,000.00	\$0.00	\$4,842,000.00	\$141,341.37	\$4,983,341.37	2.92%
<b>Closeout</b>								
Coonley Elementary School Addition 4046 N. Leavitt Project Manager: Berta Loro	C1556	K.R. Miller Contractors, Inc.	\$10,777,000.00	\$186,129.09	\$10,963,129.09	(\$282,141.39)	\$10,680,987.70	-0.89%



# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Dunne Technology Academy Modernization – Scope A

10845 S. Union Avenue

October 1, 2015

**Powers and Sons**  
2636 W. 15<sup>th</sup> Avenue  
Gary, Indiana 46404

CHNG	BULL	<b>CONTRACT NUMBER 1566</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$4,842,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$4,842,000.00</b>
001	1566-001	Scope coordination, regulatory review, and design clarification modifications in Bulletin 1, including: door hardware, thermal & moisture protection, plumbing, HVAC, earthwork, utility modifications, and field office. Error or Omission.	\$141,341.37

TOTAL CHANGE ADDITION	\$141,341.37
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$4,983,341.37</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1566 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Executive Director

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Coonley Elementary School Addition

4046 N. Leavitt

October 1, 2015

K.R. Miller Contractors, Inc.

1624 Colonial Parkway

Inverness, IL 60067

CHNG	BULL	CONTRACT NUMBER 1556	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$10,777,000.00
NUM		APPROVED CHANGE ORDERS	\$186,129.09
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$10,963,129.09</b>
002	1556-023	Deduct unused site work allowance. Other.	(\$24,091.04)
002	1556-024	Deduct unused commission's contract contingency. Other.	(\$173,516.90)
002	1556-025	Liquidated Damages associated with hiring goals and requirements. Other.	(\$84,533.45)
TOTAL CHANGE ADDITION			(\$282,141.39)
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>			<b>\$10,680,987.70</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1556 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Executive Director

Project: Coonley E.S.  
 Base Bid: \$10,777,000.00

Contract No: 1556  
 Data Date: 9/23/2015

Contractor: K.R. Miller Contractors  
 Adjusted Contract: \$10,765,521.15

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
<b>Journeyworkers</b>	<b>40,425</b>						
Minority		50	20,212	53.79	21,743	0	\$0.00
Female		0	0	2.26	913	0	\$0.00
<b>Apprentice</b>	<b>4,245</b>						
Minority		50	2,123	42.41	1,800	7	\$22,631.70
Female		0	0	19.57	831	0	\$0.00
<b>Laborer</b>	<b>6,941</b>						
Minority		50	3,471	81.72	5,673	0	\$0.00
Female		0	0	4.63	322	0	\$0.00
<b>City Residency</b>	<b>51,615</b>	50	25,807	40.19	20,744	9	\$48,444.85
<b>Community Hiring</b>	<b>51,615</b>	7.5	3,871	4.48	2,311	2.5	\$13,456.90

<b>Total Liquidated Damages</b>	<b>\$84,533.45</b>
---------------------------------	--------------------

Journeyworkers: .0004 x base bid x shortfall points  
 Apprentices: .0003 x base bid x shortfall points  
 Laborers: .0001 x base bid x shortfall points  
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

**Final**



# TASK ORDERS AWARDED AGAINST TERM CONTRACTS

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

SEPTEMBER 2015							
TASK ORDERS AWARDED AGAINST TERM CONTRACTS							
Project No.	Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
<b>Dunne ES Technology Academy Modernization - Demo Site Prep</b>							
		Material Testing	A	WBE	Flood Testing Laboratories, Inc.	\$ 1,127.20	\$ 473,554.31
<b>Jamieson Elementary School Annex</b>							
		Material Testing	R		ECS Midwest, LLC	\$ 129,757.00	\$ 1,259,488.14
<b>Albany Park Branch Library</b>							
		Commissioning	A		E Cube, Inc.	\$ 37,526.00	\$ 134,936.00

Specialty Consultant	Terms/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	\$ 1,500,000.00
Surveying	\$ 200,000.00
Traffic Study	\$ 600,000.00
Commissioning	\$ 500,000.00

Type - Legend
R - Rotation
RMW - MWBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Source
AT - Amendment to Task Order
A - Additional Services



# Public Building Commission of Chicago

## 2016 Budget

Annual Board Meeting

October 1, 2015

## PBC Administrative Budget

**The proposed PBC Administrative Budget for 2016 is \$12,375,648.**

Approval of the PBC's proposed Administrative Budget for 2016 provides the authority for the PBC to deliver its core mission of developing and implementing capital projects on behalf of its client agencies.

An important factor in the proposed Administrative Budget for 2016 is the level of bond lease revenue received annually from prior debt issuance. Previously, this lease revenue covered up to two thirds of the budget. However, as the bond series have been retired, the lease revenues have declined to the point where they only generate \$1.5M annually. This has increased reliance on the Administrative Fee as the primary resource for funding the PBC Administrative Budget.

The level of resources fluctuates as the PBC's workload (WIP) fluctuates. The proposed Administrative Budget for 2016 was developed to provide technical and professional support to deliver the PBC's projected Program, while also providing for resources to further business development.

Due to the anticipated project decrease in future years, the proposed Budget reflects consulting and staffing levels appropriate to current workload. These levels will be reviewed quarterly, as is our standard practice.

**PBC 2016 ADMINISTRATIVE BUDGET**

**Estimate of Resources Available for 2016 Administrative Budget**

<b>Administrative Lease Allocation Revenue Bonds</b>	<b>PBC Administrative Fee Collected Prior to 2016</b>	<b>Direct Allocation for Insurance Expenses</b>	<b>PBC Administrative Fee to be Collected in 2016</b>	<b>Compliance Settlement</b>	<b>Total Resources Available for Admin Expense</b>
\$1,500,000	\$3,465,532	\$525,000	\$5,885,116	\$1,000,000	\$12,375,648

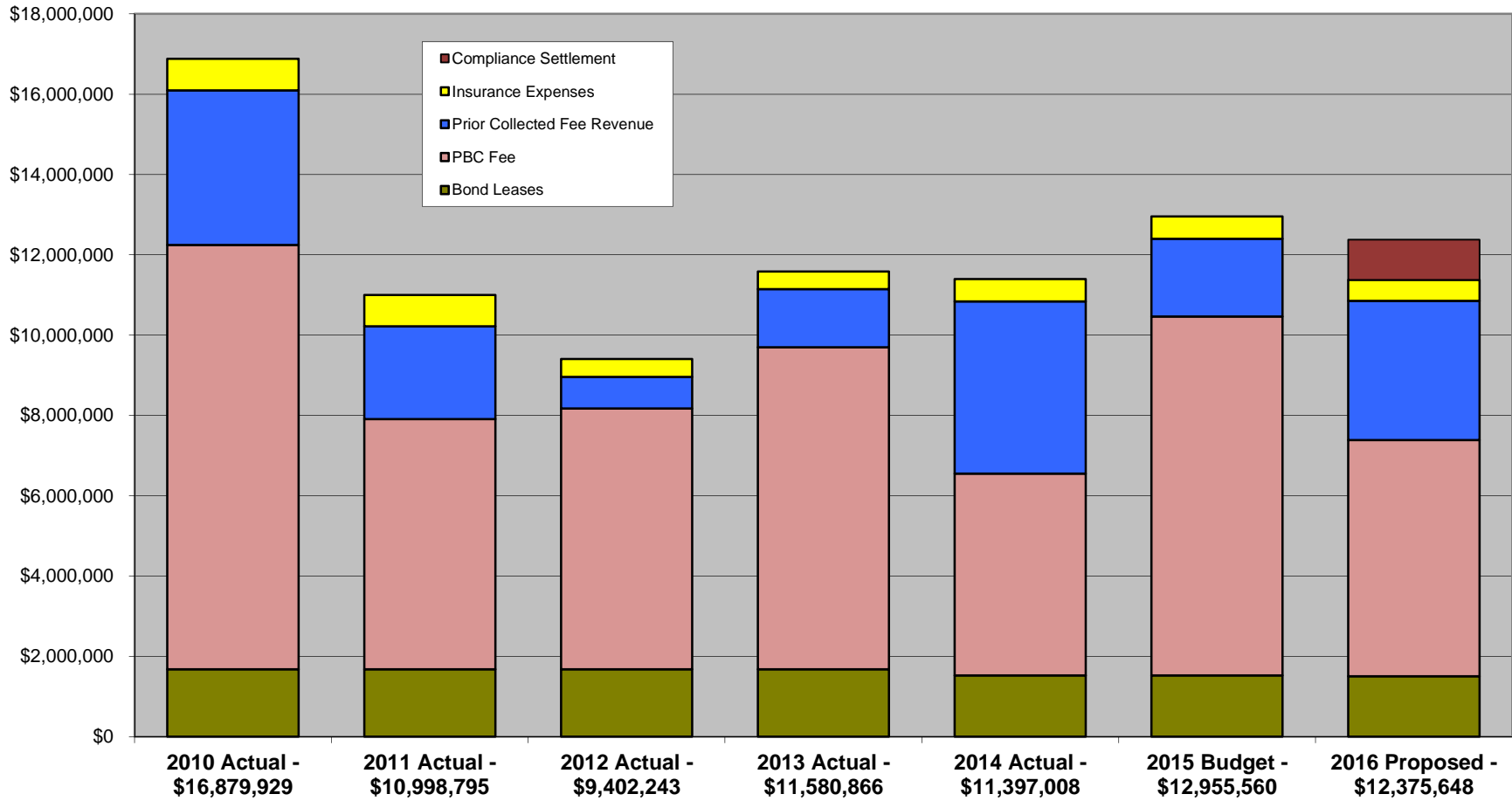
**Allocations Required by Bond Resolutions**

<b>Source of Lease Payment - Client</b>	<b>Administrative Expense Account (1)</b>	<b>2016 Lease Payment</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>	\$300,000	\$30,078,400	\$28,778,400	\$1,000,000	\$0
<b>1990 - Series B Bonds - Chicago Public Schools</b>	-	-	-	-	-
<b>1993 - Series A Bonds - Chicago Public Schools</b>	1,200,000	21,283,588	20,083,588	0	0
	<b>\$1,500,000</b>	<b>\$51,361,988</b>	<b>\$48,861,988</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.

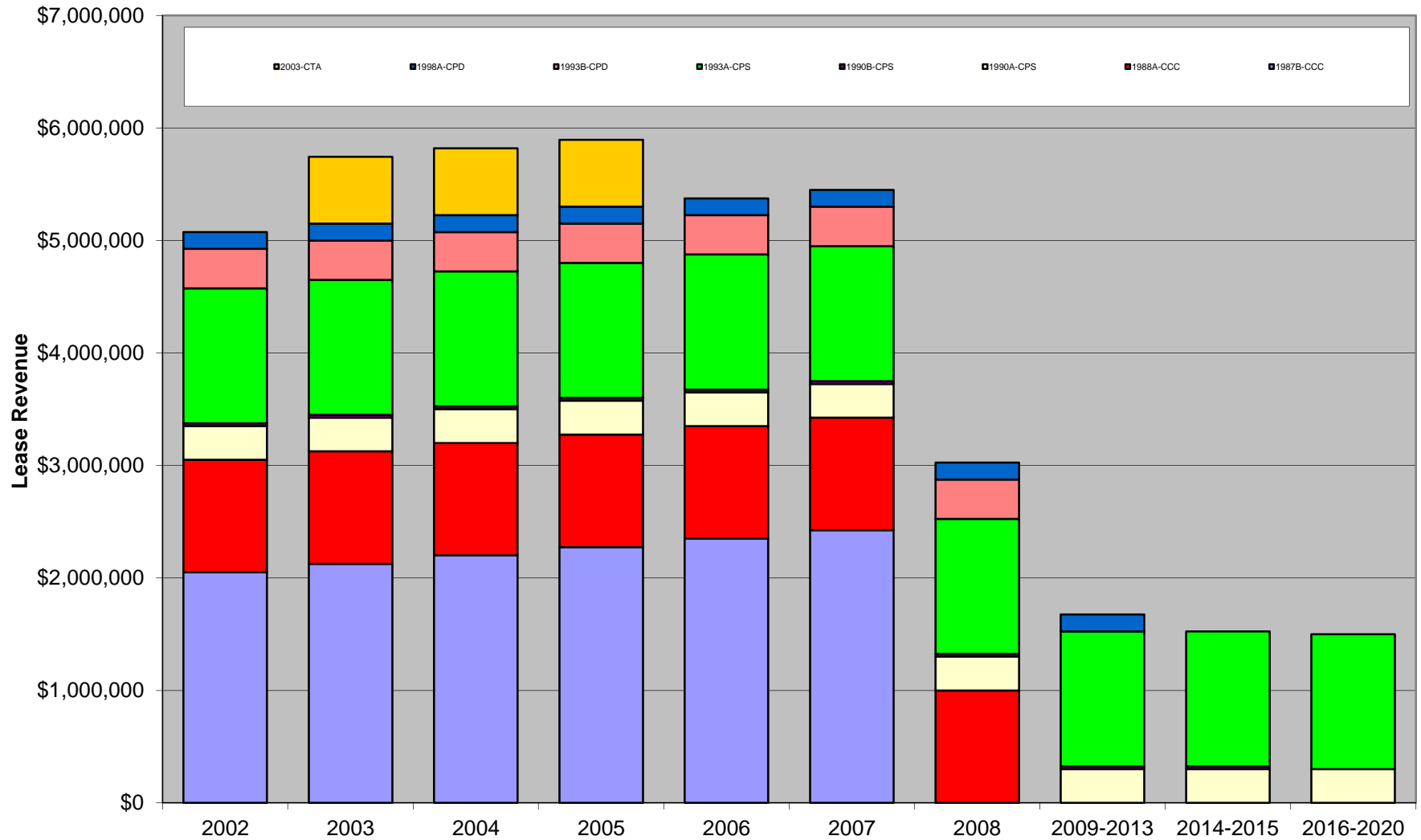
# PBC 2016 ADMINISTRATIVE BUDGET

## Proposed 2016 Detail and Historical Resources



# PBC 2016 ADMINISTRATIVE BUDGET

## Anticipated 2016 and Historical Bond Lease Revenue



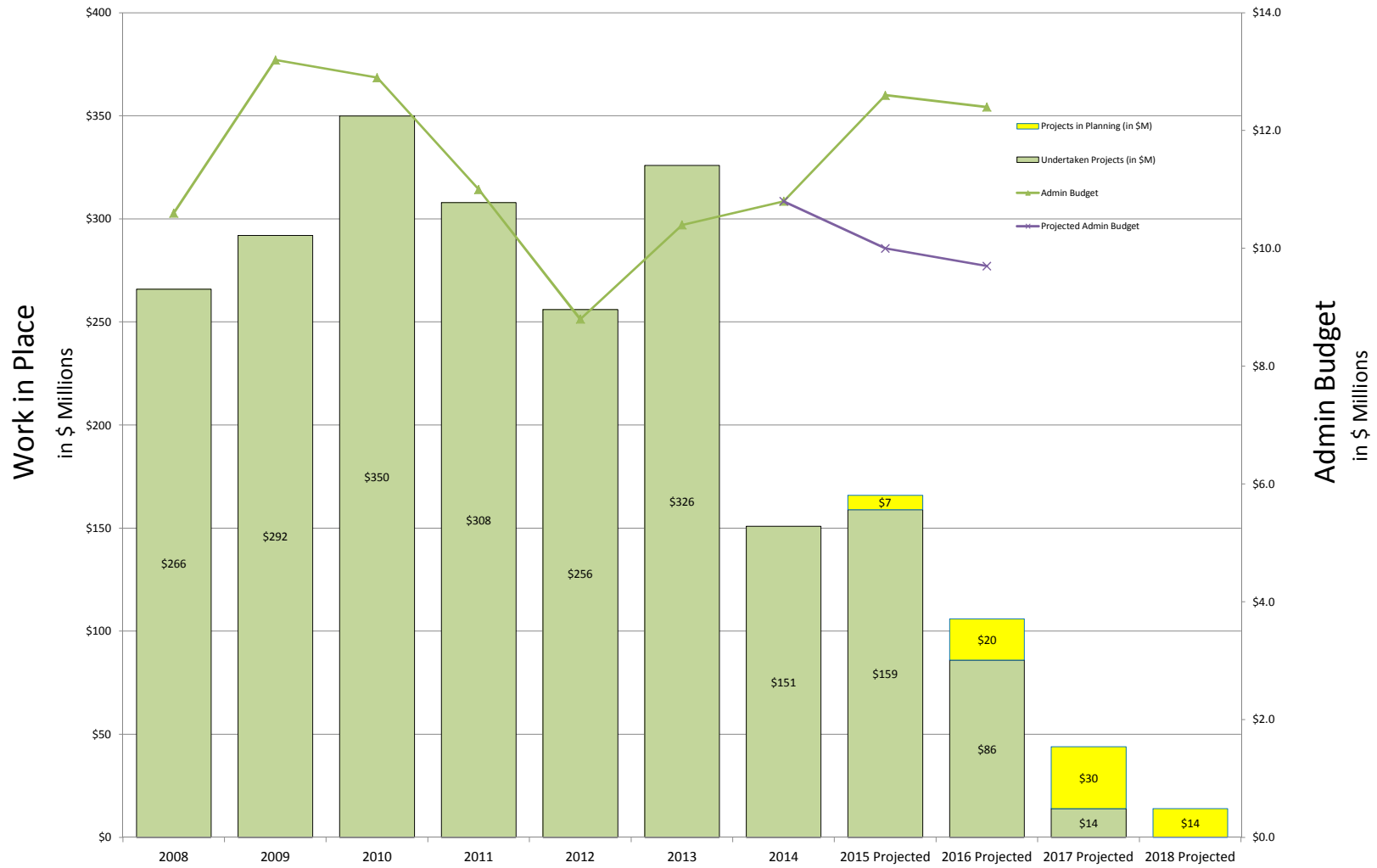


**Public Building Commission of Chicago  
2016 General Administrative Budget**

	<b>Actual 2014</b>	<b>Approved 2015 Budget</b>	<b>Cumulative 2015 Through Q2</b>	<b>Proposed 2016 Budget</b>	<b>Increase/ (Decrease) 2015 to 2016</b>
<b>Personnel Services</b>					
Salaries	\$ 5,445,603	\$ 6,042,256	\$ 2,567,741	\$ 5,999,000	\$ (43,256)
Payroll Taxes	350,759	300,762	204,666	350,000	49,238
Medical Insurance	1,300,271	1,562,663	616,608	1,170,500	(392,163)
Severance Plan		115,000	-	96,310	(18,690)
Tuition Reimbursement	5,000	-	-	-	-
Retirement Contributions - PBC 401(a)	307,774	346,830	77,708	362,460	15,630
Retirement Contributions - Mun. Employees	126,453	178,670	67,935	181,230	2,560
<b>Total Personnel Services</b>	<b>\$ 7,535,859</b>	<b>\$ 8,546,181</b>	<b>\$ 3,534,658</b>	<b>\$ 8,159,500</b>	<b>\$ (386,681)</b>
<b>Insurance</b>					
Daley Center	\$ 264,554	\$ 558,000	\$ 221,238	\$ 525,000	\$ (33,000)
General Insurance	278,443	214,000	39,846	90,000	(124,000)
<b>Total Insurance</b>	<b>\$ 542,997</b>	<b>\$ 772,000</b>	<b>\$ 261,084</b>	<b>\$ 615,000</b>	<b>\$ (157,000)</b>
<b>Legal Fees</b>	<b>\$ 475,568</b>	<b>\$ 450,000</b>	<b>\$ 363,209</b>	<b>\$ 675,500</b>	<b>\$ 225,500</b>
Inspector General Legal Fees	\$ 224,112	\$ 234,000	\$ 30,974	\$ 225,746	\$ (8,254)
Professional Services Fees	\$ 814,923	\$ 714,936	\$ 107,885	\$ 608,984	\$ (105,952)
Rent/Leasehold Improvements	\$ 666,001	\$ 651,849	\$ 325,925	\$ 653,016	\$ 1,167
Office and Other Admin Expenses	\$ 551,202	\$ 400,506	\$ 177,194	\$ 377,900	\$ (22,606)
Computer Maintenance, Equipment & Software	\$ 586,346	\$ 686,088	\$ 228,134	\$ 560,002	\$ (126,086)
Contingency/Business Development	\$ -	\$ 500,000		\$ 500,000	\$ -
<b>Total Budget</b>	<b>\$ 11,397,008</b>	<b>\$ 12,955,560</b>	<b>\$ 5,029,063</b>	<b>\$ 12,375,648</b>	<b>\$ (579,912)</b>
<b>Projected Direct Billing</b>	<b>\$ 2,236,970</b>	<b>\$ 2,650,000</b>	<b>\$ 1,345,053</b>	<b>\$ 2,631,000</b>	<b>\$ (19,000)</b>
<b>Net Budget</b>	<b>\$ 9,160,038</b>	<b>\$ 10,305,560</b>	<b>\$ 3,684,010</b>	<b>\$ 9,744,648</b>	<b>\$ (560,912)</b>

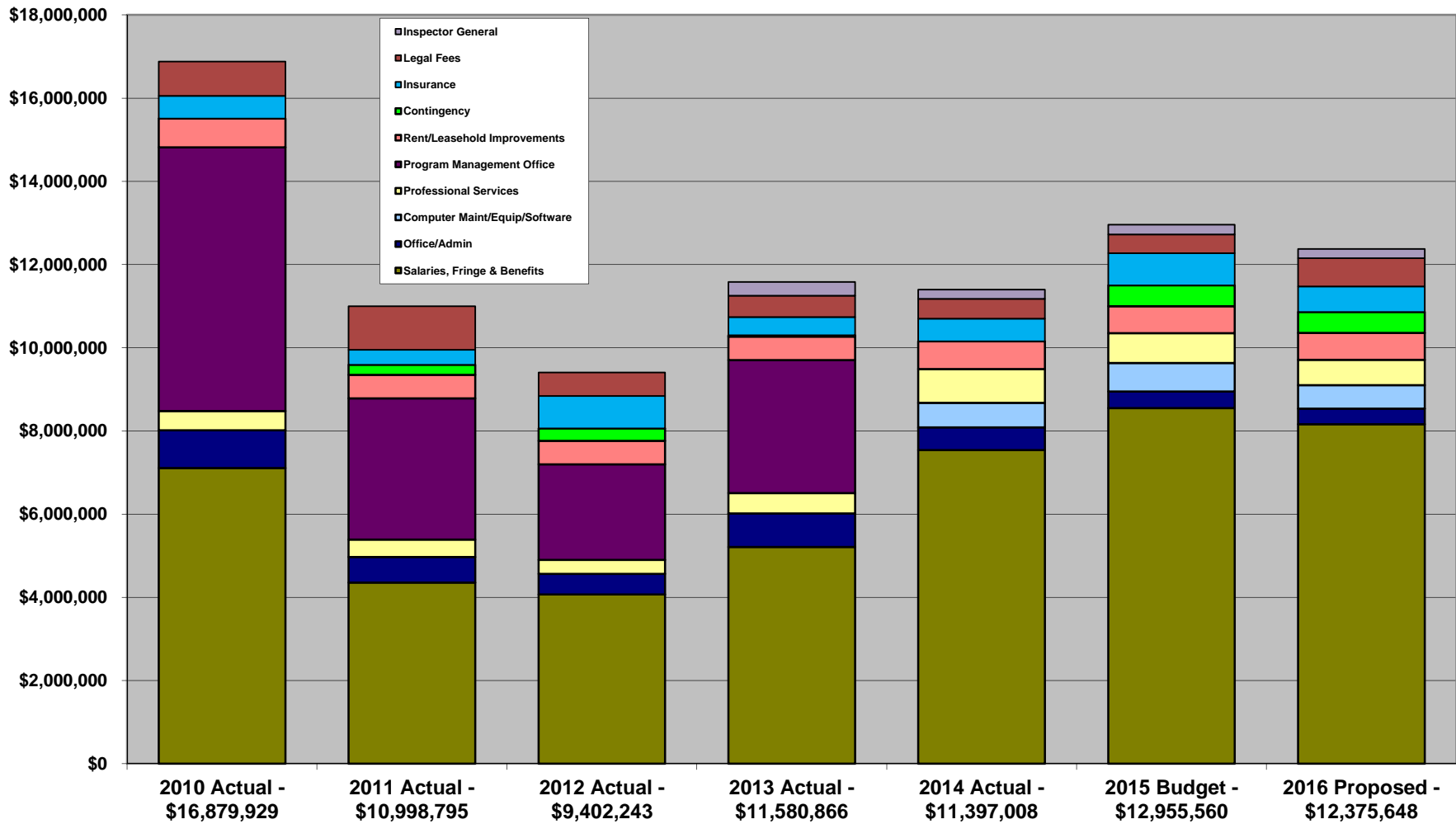
# Anticipated Work in Place

as of 9/24/2015



# PBC 2016 ADMINISTRATIVE BUDGET

## Proposed 2016 Budget Detail and Historical Expenses





# Public Building Commission of Chicago

## 2016 Budget

Annual Board Meeting

October 1, 2015

## 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. For 2016, savings in the operating budget are expected to result from the re-bid cleaning contract and new cleaning specifications. Projected increases in utility costs are mitigated somewhat by the implementation of a Guaranteed Energy Performance Contract (GEPC). The implementation of \$5.9M 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 occupies. **The proposed Operating Budget for 2016 is \$15,763,726.**

The resulting rental rate is \$11.78 per square foot, an extremely competitive rate given the location and landmark quality of the building when compared to similar types of buildings in the Loop.

A facility condition assessment for the building was performed in 2013. Capital projects required for necessary facility repairs were identified in the assessment and are included in the proposed 2016 Capital Budget in the amount of \$2,150,000:

- \$500K for elevator upgrades
- \$500K for façade access system upgrades
- \$500K for concourse/CTA entrance redesign and upgrades
- \$250K for boiler #1 assessment and upgrades
- \$250K for security enhancements
- \$150K for entry ramp barrier replacement

**Richard J. Daley Center  
50 West Washington  
Chicago, IL 60602**

**2016 Annual Budget Executive Summary**

**Introduction**

MB Real Estate Services is pleased to present for your consideration the proposed 2016 Operating and Capital Budget for the Richard, J. Daley Center. As you will see, the proposed operating expense budget of \$15,763,726 reflects a decrease of 2.10% compared to the 2015 Budget. The building is currently in the process of competitively bidding janitorial services and will take advantage of approximately 14% savings in cleaning expenses over the next 3 years.

The building also 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 are offset by loan payments for the financing of the projects, increases in operation costs mostly as a result of 1) collective bargaining agreement increases 2) procurement practices and 3) increases in utilities. The utility increases are primarily a result of rising capacity charges from Commonwealth Edison. While the building experiences savings from purchasing the electrical commodity on the open market, delivery charges are usually established by the suppliers.

The 2016 Budget also includes a reconciliation of the 2014 tenant steam usage charges for Cook County and City of Chicago. The 2014 reconciliation resulted in a credit owed to Cook County for \$230K and funds owed by the City of Chicago for \$45K. Therefore, 2016 tenant steam charges have been substantially lowered due to the application of the 2014 credit to Cook County. Additionally, Cook County installed chillers in 2014; therefore their estimated consumption in 2016 is considerably lower than historical averages.

The budget also includes comparisons to the 2014 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.

The Percentage for Operating Expense Allocation for 2016 was revised to: Cook County – 91.99%, City of Chicago – 0.35% and Public Building Commission - 3.76%. The new percentages are attributed to the City of Chicago vacating the entire 27<sup>th</sup> Floor and Cook County occupying new space on the Lower Level of the building.

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 is in the process of soliciting proposals for janitorial services which will include revisions to the current cleaning specifications and equipment to be aligned with the new LEED requirements. The new scope of work will also assist in the upcoming LEED re-certification process in 2017.

The new cleaning specifications will also include a team cleaning format. Team cleaning is a format used to conserve energy consumption by cleaning the building in zones versus cleaning the entire building all at once. The team cleaning format will also result in a 10% reduction of energy as the building takes advantage of lighting efficiencies under the new cleaning schedules.

Finally, the 2015 Capital Improvement Budget includes \$2,150,000 for new projects such as the assessment of Boiler #1, replacement of entry ramp barriers, upgrades to passenger elevators, upgrades to the building's façade access system, redesign of the concourse level CTA entrance and security enhancements.

**BUDGET SUMMARY**

<b>OPERATING BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 ACTUAL PROJECTED BUDGET</b>	<b>2016 BUDGET</b>	<b>% CHANGE 2015 BUDGET TO 2016 BUDGET</b>
<b>REVENUE</b>				
BASE RENT (1)	\$15,153,987	\$15,153,987	\$14,621,771	-3.51%
RETAIL INCOME (2)	\$168,867	\$168,867	\$172,374	2.08%
OTHER INCOME (3)	\$4,700	\$4,700	\$5,600	19.15%
INCOME FROM SERVICES RESOLD (4)	\$774,285	\$704,165	\$548,564	-29.15%
<b>TOTAL REVENUE</b>	<b>\$16,101,839</b>	<b>\$16,031,719</b>	<b>\$15,348,309</b>	<b>-4.68%</b>
<b>EXPENSES</b>				
UTILITIES EXPENSE	\$2,712,425	\$2,802,103	\$2,890,777	6.58%
CLEANING EXPENSE	\$4,267,967	\$4,198,063	\$3,861,163	-9.53%
SECURITY EXPENSE	\$1,819,984	\$1,834,889	\$1,980,948	8.84%
MECHANICAL MAINTENANCE	\$4,113,673	\$4,054,202	\$4,106,770	-0.17%
BUILDING GENERAL	\$927,599	\$873,251	\$989,581	6.68%
ADMINISTRATIVE EXPENSE	\$927,953	\$857,570	\$831,137	-10.43%
INSURANCE	\$557,953	\$552,302	\$554,788	-0.57%
<b>SUBTOTAL BLDG OPERATING EXPENSES</b>	<b>\$15,327,554</b>	<b>\$15,172,379</b>	<b>\$15,215,163</b>	<b>-0.73%</b>
<b>REIMBURSABLE EXPENSES</b>				
COST OF SERVICES RESOLD	\$774,285	\$704,165	\$548,564	-29.15%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
<b>SUBTOTAL REIMBURSABLE EXPENSES</b>	<b>\$774,285</b>	<b>\$704,165</b>	<b>\$548,564</b>	<b>-29.15%</b>
<b>NET OPERATING AUTHORIZATION REQUIRED</b>	<b>\$16,101,839</b>	<b>\$15,876,544</b>	<b>\$15,763,726</b>	<b>-2.10%</b>
<b>CAPITAL BUDGET</b>	<b>\$2,120,000</b>	<b>\$1,550,000</b>	<b>\$2,150,000</b>	<b>1.42%</b>
<b>TOTAL DALEY CENTER BUDGET</b>	<b>\$18,221,839</b>	<b>\$17,426,544</b>	<b>\$17,913,726</b>	<b>-1.69%</b>

## **Benchmark Report Comparison**

In compliance with the PBCC Contract PS1902, MBRES will be submitting a review of the Operating Expense Benchmark Report for 2014 for the Richard J. Daley Center. The report is based on a comparison between the Daley Center's 2014 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 2014 report, governmental building participation in the 2014 BOMA EER was very limited and therefore there is not sufficient statistically relevant 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 2014 BOMA Benchmarking report will be provided 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 \$0.09 to \$1.62.

Throughout the 2016 Budget there are several operating accounts that have experienced increases and decreases in comparison to the projected totals for 2015. There is an overall increase in operating expenses anticipated for 2016 and below are explanations for the variances between 2016 Budget and 2015 Reprojected Actual accounts meeting a variance threshold of \$5K and 5%. There is also an explanation of variances that existed as a result of the 2014 Benchmarking report compared to the 2014 Actual expenses.

- The \$61,176 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 (91.99%), City of Chicago (0.35%) and the Public Building Commission of Chicago (3.76%). These percentages are based on projected occupancies for 2016 and are calculated by an architect using "Office Buildings: Standard Methods of Measurement" (ANSI/BOMA Z65.1-2010), Legacy Method A measurement standards.
- The \$155,601 decrease in Income from Services Resold results from the 2014 steam reconciliation applied to the 2016 Services Resold resulting in \$185K of reduced tenant steam revenue.
- The \$336,900 decrease in Cleaning Expense primarily results from the janitorial RFP process currently underway. The new janitorial contract will include a reduced and modified cleaning scope, resulting in substantial cost savings. *BOMA Benchmark Comparison:* Overall Cleaning costs are \$0.21 per square foot lower (\$0.11 higher in 2013) than the average for privately owned buildings.
- The \$146,059 increase in Security Expense is a result of the increase in security wages, minimum wage requirements and ongoing maintenance for camera and turnstile systems. *BOMA Benchmark Comparison:* Security Expenses are \$0.15 per square foot lower (\$0.27 lower in 2013) than the average for privately owned buildings.
- The \$116,330 increase in Building General is primarily a function of the lobby signage upgrades scheduled for 2016 and reduced window replacements in 2015. *BOMA*

*Benchmark Comparison:* Building General expenses are \$1.62 per square foot higher (\$1.56 higher in 2013) than the average privately owned building. One reason for the variance is that the Building employs one (1) carpenter and one (1) full time electrician who are not typical but essential to the operations of the Building. In addition, the Budget includes .10 cent per square foot for carpet repair and replacement.

- The \$155,601 decrease in Cost of Services Resold is due to the net credit of \$185K for the 2014 tenant steam usage reconciliation which was applied against Cost of Services Resold.

### **Operating Goals and Capital**

The overall goals for 2016 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 30,000 people that access the building daily. To achieve these goals we plan on undertaking the following projects:

- **Janitorial Services Agreement and Implementation:**  
We are in the process of accepting proposals for janitorial services which will include revised LEED cleaning specifications, new cleaning equipment, purchasing of cleaning chemicals and new team cleaning procedures. We hope to achieve substantial energy efficiencies with the new team cleaning approach and will align all cleaning functions with the building's LEED certification.
- **Expiring Services:**  
We will procure proposals for security services in efforts of maintaining or minimizing expenses, while refining specifications to meet the ongoing safety demands and incorporating the maintenance of camera and turnstile systems.
- **Vacancies:**  
There is approximately 13,000rsf of available space on the Lower Level. We will work with the Public Building Commission in ensuring these spaces are fully occupied, thus decreasing the tenant's proportionate share of operating expenses.
- **Capital Projects :**  
In 2015, we completed some of the projects identified in the 2013 Property Condition Assessment (PCA). In 2016, we intend to implement more of the PCA projects along with several repairs items that recently been discovered.

Including:

1. Boiler #1 Assessment and Upgrades - **\$250,000**
  - i. Perform assessment of Boiler #1 and implement and necessary upgrades
2. Entry Ramp Barrier Replacement - **\$150,000**
  - i. Replacement of corroded barrier at Dearborn entry ramp
3. Elevator Upgrades - **\$500,000**
  - i. Replacement of hoist machine for elevator car #20
4. Façade Access System Upgrades - **\$500,000**
  - i. Full inspection and replacement of all necessary mechanical, electrical and structural components associated with the façade access system



5. **Concourse/CTA Entrance Redesign and Upgrades - \$500,000**
  - i. Upgrade Concourse Level CTA entrance to address high traffic patterns and exterior temperature concerns
  
6. **Security Enhancements - \$250,000**
  - i. Based on security risk assessment completed in 2012

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 Budget Summary**

<b>COOK COUNTY</b>		<b>2016 Funding %*</b>	<b>2015 Funding %*</b>
BASE RENT	\$13,996,428		
STEAM CHARGES	\$82,424		
PACKAGE UNIT MAINTENANCE	\$4,900		
2016 CAPITAL PROJECTS	\$1,977,785		
<b>TOTAL COUNTY</b>	<b>\$16,061,537</b>	<b>91.99%</b>	<b>89.88%</b>
<b>CITY OF CHICAGO</b>			
BASE RENT	\$53,253		
STEAM CHARGES	\$461,240		
2016 CAPITAL PROJECTS	\$7,525		
<b>TOTAL CITY</b>	<b>\$522,018</b>	<b>0.35%</b>	<b>6.40%</b>
<b>PBCC</b>			
BASE RENT	\$572,090		
2016 CAPITAL PROJECTS	\$80,926		
<b>TOTAL PBCC</b>	<b>\$653,016</b>	<b>3.76%</b>	<b>3.72%</b>
<b>TOTAL FUNDING:</b>			
	<b>\$17,236,571</b>	<b>96.10%</b>	<b>100.00%</b>
<b>REVENUE</b>			
OPERATIONS REVENUE	\$15,348,309		
OTHER INCOME	(\$177,974)		
CAPITAL	\$2,150,000		
<b>TOTAL REVENUE</b>	<b>\$17,320,335</b>		

\*Note: Percentage based on 2016 square footage occupied.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET SUMMARY**

<b>BUDGET SUMMARY</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
<b>REVENUE</b>					
BASE RENT	\$14,621,771	\$15,153,987	\$15,153,987	(\$532,215)	-3.51%
RETAIL INCOME	\$172,374	\$168,867	\$168,867	\$3,507	2.08%
OTHER INCOME	\$5,600	\$4,700	\$4,700	\$900	19.15%
INCOME FROM SERVICES RESOLD	\$548,564	\$774,285	\$704,165	(\$155,601)	-22.10%
<b>TOTAL REVENUE</b>	<b>\$15,348,309</b>	<b>\$16,101,839</b>	<b>\$16,031,719</b>	<b>(\$683,409)</b>	<b>-4.26%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE	\$2,890,777	\$2,712,425	\$2,802,103	\$88,674	3.16%
CLEANING EXPENSE	\$3,861,163	\$4,267,967	\$4,198,063	(\$336,900)	-8.03%
SECURITY EXPENSE	\$1,980,948	\$1,819,984	\$1,834,889	\$146,059	7.96%
MECHANICAL MAINTENANCE	\$4,106,770	\$4,113,673	\$4,054,202	\$52,569	1.30%
BUILDING GENERAL	\$989,581	\$927,599	\$873,251	\$116,330	13.32%
ADMINISTRATIVE EXPENSE	\$831,137	\$927,953	\$857,570	(\$26,433)	-3.08%
INSURANCE	\$554,788	\$557,953	\$552,302	\$2,486	0.45%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$15,215,163</b>	<b>\$15,327,554</b>	<b>\$15,172,379</b>	<b>\$42,783</b>	<b>0.28%</b>
COST OF SERVICES RESOLD	\$548,564	\$774,285	\$704,165	(\$155,601)	-22.10%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL EXPENSES</b>	<b>\$15,763,726</b>	<b>\$16,101,839</b>	<b>\$15,876,544</b>	<b>(\$112,818)</b>	<b>-0.71%</b>

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

3 YEAR BUDGET COMPARISON	PROPOSED 2016 BUDGET	2015 BUDGET	2014 BUDGET	\$ VARIANCE 2016 BUDGET VS. 2015 BUDGET	% VARIANCE 2016 BUDGET VS. 2015 BUDGET
<b>REVENUE</b>					
BASE RENT	\$14,621,771	\$15,153,987	\$14,906,439	(\$532,215)	-3.51%
RETAIL INCOME	\$172,374	\$168,867	\$168,954	\$3,507	2.08%
OTHER INCOME	\$5,600	\$4,700	\$4,600	\$900	19.15%
INCOME FROM SERVICES RESOLD	\$548,564	\$774,285	\$694,596	(\$225,721)	-29.15%
<b>TOTAL REVENUE</b>	<b>\$15,348,309</b>	<b>\$16,101,839</b>	<b>\$15,774,589</b>	<b>(\$753,529)</b>	<b>-4.68%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE	\$2,890,777	\$2,712,425	\$2,477,294	\$178,352	6.58%
CLEANING EXPENSE	\$3,861,163	\$4,267,967	\$4,243,780	(\$406,804)	-9.53%
SECURITY EXPENSE	\$1,980,948	\$1,819,984	\$1,874,044	\$160,963	8.84%
MECHANICAL MAINTENANCE	\$4,106,770	\$4,113,673	\$3,968,324	(\$6,903)	-0.17%
BUILDING GENERAL	\$989,581	\$927,599	\$1,043,139	\$61,982	6.68%
ADMINISTRATIVE EXPENSE	\$831,137	\$927,953	\$910,112	(\$96,816)	-10.43%
INSURANCE	\$554,788	\$557,953	\$563,300	(\$3,165)	-0.57%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$15,215,163</b>	<b>\$15,327,554</b>	<b>\$15,079,993</b>	<b>(\$112,391)</b>	<b>-0.73%</b>
COST OF SERVICES RESOLD (TAB X)	\$548,564	\$774,285	\$694,596	(\$225,721)	-29.15%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL EXPENSES</b>	<b>\$15,763,726</b>	<b>\$16,101,839</b>	<b>\$15,774,587</b>	<b>(\$338,112)</b>	<b>-2.10%</b>

**RICHARD J. DALEY CENTER 2016 OPERATING BUDGET BY OCCUPANTS**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS</b>													
COUNTY BASE RENT	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$13,996,428
COUNTY STEAM CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,703	\$50,721	\$82,424
COUNTY PACKAGE UNIT MAINT.	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
<b>TOTAL COUNTY O &amp; M CHARGES</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,166,777</b>	<b>\$1,198,480</b>	<b>\$1,217,498</b>	<b>\$14,083,752</b>
CITY BASE RENT	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$53,253
CITY STEAM CHARGES	\$115,693	\$76,358	\$50,599	\$26,994	\$15,947	\$19,006	\$14,639	\$12,344	\$10,836	\$18,975	\$47,261	\$52,586	\$461,240
<b>TOTAL CITY O &amp; M CHARGES</b>	<b>\$120,131</b>	<b>\$80,796</b>	<b>\$55,037</b>	<b>\$31,432</b>	<b>\$20,385</b>	<b>\$23,444</b>	<b>\$19,077</b>	<b>\$16,781</b>	<b>\$15,274</b>	<b>\$23,413</b>	<b>\$51,699</b>	<b>\$57,024</b>	<b>\$514,493</b>
PBCC BASE RENT	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$572,090
<b>TOTAL PBCC O &amp; M CHARGES</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$47,674</b>	<b>\$572,090</b>

<b>TOTAL BASE RENT:</b>	\$14,621,771
<b>TOTAL SERVICES RESOLD:</b>	\$548,564
<b>TOTAL TENANT CONTRIBUTIONS:</b>	\$15,170,335

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL  
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2016	No. of Employees Budget 2015	Building Staff Expense	Contract Employee Expense
<b>Cleaning Staff:</b>		<b>71</b>	<b>76</b>		<b>\$3,609,592</b>
contract employees	Day	14	16		
contract employees	Night	57	60		
<b>Security Staff:</b>		<b>31</b>	<b>31</b>	<b>\$194,495</b>	<b>\$1,672,952</b>
building employee	Director	1	1		
building employee	Administrative	1	1		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	4	3		
contract employees	Supervisory Guards	3	4		
contract employees	Guards	21	21		
<b>Electricians:</b>		<b>1</b>	<b>1</b>	<b>\$127,711</b>	
building employee	"B" Electricians	1	1		
<b>Engineers:</b>		<b>21</b>	<b>21</b>	<b>\$2,614,454</b>	
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	18	18		
building employee	Apprentice	0	0		
<b>Carpenter:</b>		<b>1</b>	<b>1</b>	<b>\$174,523</b>	
<b>Elevator Personnel:</b>		<b>3</b>	<b>3</b>	<b>\$215,753</b>	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	1	1		
building employee	Elevator Operators	1	1		
<b>Administrative:</b>		<b>5</b>	<b>5</b>	<b>\$406,868</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>133</b>	<b>138</b>	<b>\$3,733,804</b>	<b>\$5,282,544</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$13,996,428	\$13,619,797	\$13,619,797	\$376,631	2.77%
2. BASE RENT CITY	\$53,253	\$969,552	\$969,552	(\$916,299)	-94.51%
3. BASE RENT PBCC	\$572,090	\$564,638	\$564,638	\$7,453	1.32%
4. RETAIL INCOME	\$153,174	\$149,667	\$149,667	\$3,507	2.34%
5. RETAIL PERCENTAGE RENT	\$19,200	\$19,200	\$19,200	\$0	0.00%
6. XEROX MACHINES	\$4,400	\$3,500	\$3,500	\$900	25.71%
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	\$548,564	\$774,285	\$704,165	(\$155,601)	-22.10%
10. INTEREST INCOME	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL</b>	<b>\$15,348,309</b>	<b>\$16,101,839</b>	<b>\$16,031,719</b>	<b>(\$683,409)</b>	<b>-4.26%</b>

1. Based on 91.99% occupancy. See summary detail attached. 2016 Budget assumes newly acquired Lower Level 12 space
2. Based on 0.35% occupancy. See summary detail attached. 2016 Budget includes vacancy for Lower Level 12 and Lower Level 17 spaces
3. Based on 3.76% occupancy. See summary detail attached.
4. Retail rent summary, monthly rent:
  - 12th floor surety bondsmen (total of 7): \$3,564 bondsmen (\$297.00 per month), \$24,948 total
  - Starbucks: \$2,937.00 (\$50.00 per square foot on yearly basis 9/1/11 - 8/31/16 and \$55.00 per square foot on yearly basis 9/1/16 - 8/31/26). 2016 revenue of \$36,425.00
  - Chase ATM: \$7,500 per month, \$90K total (Term of 4/1/13 - 3/31/16). Second Amendment for 2 year extension will be negotiated in 2016.
5. Percentage rent for vending machines, \$1,600 per month.
6. Agreement with Multiple Business Systems for quarterly rent payments of \$1,100 (Term of 3/1/14 - 2/28/17).
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 2016 reimbursable due to prior year's Steam Reconciliation resulting in a net credit. 2014 Steam Rec. resulted in a combined credit of \$185K issued to Cook County and City of Chicago. 2015 Budget included additional net charge of \$40K for the 2013 Steam Reconciliation.
  - Steam \$728,936 (metered) - Which is offset by credit applications for 2014 steam reconciliation
  - County Package Unit Maintenance \$4,897 (contractual agreement)
10. The operating account for the property is not interest bearing.

**RICHARD J. DALEY CENTER 2016 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>REVENUE</b>													
<b>BASE RENTS</b>													
3000-105 BASE RENT COUNTY (91.99%)	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$1,166,369	\$13,996,428
3000-110 BASE RENT CITY (0.35%)	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$4,438	\$53,253
3000-115 BASE RENT PBCC (3.76%)	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$47,674	\$572,090
<b>TOTAL BASE RENT</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$1,218,481</b>	<b>\$14,621,771</b>
<b>OTHER RENTAL INCOME</b>													
3100-100 RETAIL RENTAL INCOME	\$12,516	\$12,516	\$12,516	\$12,516	\$12,810	\$12,810	\$12,915	\$12,915	\$12,915	\$12,915	\$12,915	\$12,915	\$153,174
3100-150 RETAIL RENT - PERCENTAGE	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200
<b>OTHER RENTAL INCOME</b>	<b>\$14,116</b>	<b>\$14,116</b>	<b>\$14,116</b>	<b>\$14,116</b>	<b>\$14,410</b>	<b>\$14,410</b>	<b>\$14,515</b>	<b>\$14,515</b>	<b>\$14,515</b>	<b>\$14,515</b>	<b>\$14,515</b>	<b>\$14,515</b>	<b>\$172,374</b>
<b>OTHER INCOME</b>													
3400-252 COPY MACHINES	\$0	\$0	\$1,100	\$0	\$0	\$1,100	\$0	\$0	\$1,100	\$0	\$0	\$1,100	\$4,400
3400-208 SERVICE INCOME - RETAIL TENANT	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
3400-241 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$116,101	\$76,766	\$51,007	\$27,402	\$16,355	\$19,414	\$15,047	\$12,752	\$11,244	\$19,383	\$79,371	\$103,718	\$548,564
<b>OTHER INCOME</b>	<b>\$116,201</b>	<b>\$76,866</b>	<b>\$52,207</b>	<b>\$27,502</b>	<b>\$16,455</b>	<b>\$20,614</b>	<b>\$15,147</b>	<b>\$12,852</b>	<b>\$12,444</b>	<b>\$19,483</b>	<b>\$79,471</b>	<b>\$104,918</b>	<b>\$554,164</b>
<b>TOTAL REVENUE</b>	<b>\$1,348,798</b>	<b>\$1,309,463</b>	<b>\$1,284,804</b>	<b>\$1,260,099</b>	<b>\$1,249,346</b>	<b>\$1,253,505</b>	<b>\$1,248,143</b>	<b>\$1,245,848</b>	<b>\$1,245,440</b>	<b>\$1,252,479</b>	<b>\$1,312,467</b>	<b>\$1,337,914</b>	<b>\$15,348,309</b>



**RICHARD J. DALEY CENTER 2016 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	\$149,575	\$139,945	\$156,063	\$149,665	\$137,874	\$128,432	\$168,452	\$157,865	\$143,450	\$106,836	\$132,896	\$132,090	\$1,703,139
4200-200 GAS	\$154,386	\$141,670	\$119,585	\$83,450	\$55,820	\$41,509	\$38,855	\$37,945	\$39,042	\$46,280	\$110,111	\$140,339	\$1,008,989
4200-250 TENANT STEAM	(\$115,693)	(\$76,358)	(\$50,599)	(\$26,994)	(\$15,947)	(\$19,006)	(\$14,639)	(\$12,344)	(\$10,836)	(\$18,975)	(\$78,963)	(\$103,310)	(\$543,664)
4200-600 WATER	\$16,112	\$12,747	\$19,997	\$15,814	\$17,970	\$22,921	\$22,751	\$18,503	\$33,505	\$20,509	\$13,784	\$13,459	\$228,073
4200-955 LOAN INTEREST	\$0	\$91,851	\$0	\$0	\$0	\$0	\$0	\$96,593	\$0	\$0	\$0	\$0	\$188,443
4200-960 LOAN PRINCIPAL	\$0	\$155,269	\$0	\$0	\$0	\$0	\$0	\$150,527	\$0	\$0	\$0	\$0	\$305,796
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$204,379</b>	<b>\$465,123</b>	<b>\$245,045</b>	<b>\$221,935</b>	<b>\$195,717</b>	<b>\$173,856</b>	<b>\$215,419</b>	<b>\$449,088</b>	<b>\$205,161</b>	<b>\$154,650</b>	<b>\$177,827</b>	<b>\$182,577</b>	<b>\$2,890,777</b>
<b><u>2. CLEANING EXPENSE</u></b>													
4000-201 CLEANING CONTRACT SERVICE - DAY													\$0
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$297,427	\$297,427	\$297,427	\$297,427	\$297,427	\$297,427	\$297,427	\$297,427	\$307,545	\$307,545	\$307,545	\$307,545	\$3,609,592
4000-211 ADDITIONAL CLEANING SERVICES	\$700	\$700	\$700	\$550	\$550	\$500	\$500	\$500	\$500	\$500	\$600	\$600	\$6,900
4000-700 WINDOW WASHING SERVICE CONTRACT	\$2,182	\$1,940	\$1,940	\$12,510	\$2,291	\$12,510	\$2,037	\$2,291	\$19,703	\$2,291	\$2,037	\$2,037	\$63,771
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$28,200
4000-215 CLEANING-SUPP/MATERIALS	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$144,000
4000-212 UNIFORMS	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700
<b>TOTAL CLEANING EXPENSE</b>	<b>\$314,233</b>	<b>\$313,992</b>	<b>\$313,992</b>	<b>\$324,412</b>	<b>\$314,192</b>	<b>\$324,362</b>	<b>\$316,189</b>	<b>\$316,442</b>	<b>\$343,973</b>	<b>\$326,561</b>	<b>\$326,407</b>	<b>\$326,407</b>	<b>\$3,861,163</b>
<b><u>3. SECURITY DEPARTMENT</u></b>													
4400-200 SECURITY CONTRACT SERVICE	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$139,413	\$1,672,952
4400-210 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4400-310 SECURITY REPAIRS AND MAINTENANCE	\$3,910	\$3,910	\$3,910	\$3,910	\$3,910	\$6,410	\$45,560	\$3,910	\$5,410	\$7,610	\$3,910	\$3,910	\$96,270
4400-400 SECURITY SUPPLIES AND MATERIALS	\$308	\$308	\$1,013	\$2,458	\$308	\$308	\$308	\$413	\$2,408	\$378	\$308	\$308	\$8,830
4400-100 SECURITY PAYROLL EXPENSE	\$14,168	\$14,168	\$24,481	\$21,252	\$14,168	\$14,168	\$21,252	\$14,168	\$14,168	\$14,168	\$14,168	\$14,168	\$194,495
4400-700 FIRE SAFETY R&M EXPENSE	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
<b>TOTAL SECURITY EXPENSE</b>	<b>\$158,499</b>	<b>\$158,499</b>	<b>\$169,517</b>	<b>\$167,733</b>	<b>\$158,499</b>	<b>\$160,999</b>	<b>\$207,233</b>	<b>\$158,604</b>	<b>\$162,099</b>	<b>\$162,269</b>	<b>\$158,499</b>	<b>\$158,499</b>	<b>\$1,980,948</b>

**RICHARD J. DALEY CENTER 2016 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>4. MECHANICAL MAINTENANCE DEPARTMENT</b>													
<b>ELECTRICAL R&amp;M</b>													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700	\$80,400
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$7,917	\$7,917	\$7,917	\$7,917	\$7,917	\$7,917	\$7,917	\$7,917	\$12,917	\$7,917	\$7,917	\$7,917	\$100,000
4100-480 ELECTRICIAN - UNIFORMS	\$28	\$28	\$28	\$80	\$80	\$28	\$28	\$28	\$28	\$28	\$28	\$80	\$494
4100-450 ELECTRICIAN - PAYROLL	\$9,824	\$9,824	\$9,824	\$14,736	\$9,824	\$9,824	\$14,736	\$9,824	\$9,824	\$9,824	\$9,824	\$9,824	\$127,711
<b>TOTAL ELECTRICAL R &amp; M EXPENSE</b>	<b>\$24,469</b>	<b>\$24,469</b>	<b>\$24,469</b>	<b>\$29,433</b>	<b>\$24,521</b>	<b>\$24,469</b>	<b>\$29,381</b>	<b>\$24,469</b>	<b>\$29,469</b>	<b>\$24,469</b>	<b>\$24,469</b>	<b>\$24,521</b>	<b>\$308,604</b>
<b>PLUMBING R &amp; M</b>													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26,400
<b>TOTAL PLUMBING R &amp; M EXPENSE</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$26,400</b>
<b>HVAC R &amp; M</b>													
4100-300 HVAC-CONTRACT SERVICE	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$9,660	\$115,920
4100-301 HVAC-CONTROLS CONTRACT	\$5,575	\$5,575	\$5,575	\$5,575	\$5,575	\$5,575	\$5,635	\$5,635	\$5,635	\$5,635	\$5,635	\$5,635	\$67,260
4100-315 HVAC-SUPPLIES/MATERIALS	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$114,000
4100-310 REPAIRS & MAINTENANCE	\$7,200	\$7,200	\$7,200	\$7,200	\$9,700	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,300	\$89,000
4100-100 HVAC-PAYROLL	\$201,014	\$201,014	\$201,014	\$302,154	\$201,014	\$201,014	\$302,154	\$201,014	\$201,014	\$201,014	\$201,014	\$201,014	\$2,614,454
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>\$233,699</b>	<b>\$233,699</b>	<b>\$233,699</b>	<b>\$334,839</b>	<b>\$236,199</b>	<b>\$233,699</b>	<b>\$334,899</b>	<b>\$233,759</b>	<b>\$233,759</b>	<b>\$233,759</b>	<b>\$233,759</b>	<b>\$233,859</b>	<b>\$3,009,634</b>
<b>ELEVATOR R &amp; M</b>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$60,205	\$60,205	\$60,205	\$62,613	\$62,613	\$62,613	\$62,613	\$62,613	\$62,613	\$62,613	\$62,613	\$62,613	\$744,132
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$1,000	\$1,000	\$7,500	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$4,500	\$0	\$18,000
<b>TOTAL ELEVATOR R &amp; M EXPENSE</b>	<b>\$60,205</b>	<b>\$60,205</b>	<b>\$61,205</b>	<b>\$63,613</b>	<b>\$70,113</b>	<b>\$62,613</b>	<b>\$63,613</b>	<b>\$63,613</b>	<b>\$63,613</b>	<b>\$63,613</b>	<b>\$67,113</b>	<b>\$62,613</b>	<b>\$762,132</b>
<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$320,573</b>	<b>\$320,573</b>	<b>\$321,573</b>	<b>\$430,085</b>	<b>\$333,033</b>	<b>\$322,981</b>	<b>\$430,093</b>	<b>\$324,041</b>	<b>\$329,041</b>	<b>\$324,041</b>	<b>\$327,541</b>	<b>\$323,193</b>	<b>\$4,106,770</b>

**RICHARD J. DALEY CENTER 2016 MONTHLY OPERATING BUDGET BY CATEGORY**

	<b>JANUARY</b>	<b>FEBRUARY</b>	<b>MARCH</b>	<b>APRIL</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>OCTOBER</b>	<b>NOVEMBER</b>	<b>DECEMBER</b>	<b>ANNUAL BUDGET</b>
<b>5. BUILDING GENERAL DEPARTMENT</b>													
<b><u>PAINTING R &amp; M</u></b>													
4100-861 PAINTING SUPPLIES & MATERIALS	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$779	\$9,350
4100-860 PAINTING - CONTRACTOR	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$6,875	\$82,500
<b>SUBTOTAL PAINTING AND R &amp; M EXPENSE</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$7,654</b>	<b>\$91,850</b>
<b><u>CARPENTERS R &amp; M</u></b>													
4100-931 CARPENTRY PAYROLL	\$13,425	\$13,425	\$13,425	\$20,137	\$13,425	\$13,425	\$20,137	\$13,425	\$13,425	\$13,425	\$13,425	\$13,425	\$174,523
4100-934 CARPENTRY UNIFORMS	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$420
4100-930 CARPENTRY SUPPLIES	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
<b>SUBTOTAL CARPENTER R &amp; M EXPENSE</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$20,472</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$20,472</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$178,543</b>
<b><u>SERVICES AND SUPPLIES</u></b>													
4100-830 GEN BUILD SUPPLIES MATERIALS	\$950	\$950	\$950	\$950	\$950	\$950	\$6,107	\$950	\$950	\$950	\$950	\$950	\$16,557
4300-100 LANDSCAPING	\$0	\$0	\$0	\$5,309	\$5,309	\$8,809	\$5,309	\$5,309	\$5,309	\$5,309	\$5,309	\$0	\$45,972
4000-500 CONTRACT SVC-TRASH REMOVAL	\$3,877	\$3,877	\$3,877	\$3,877	\$3,877	\$3,877	\$3,993	\$3,993	\$3,993	\$3,993	\$5,493	\$3,993	\$48,718
4100-805 EXTERMINATOR SERVICES	\$675	\$675	\$675	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$8,460
4100-810 CONTRACT SVC-METAL MAINT.	\$1,000	\$1,000	\$1,000	\$8,500	\$3,500	\$1,000	\$16,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$37,000
4100-845 GENERAL BUILDING REPAIRS	\$4,500	\$10,768	\$4,500	\$25,500	\$4,500	\$7,500	\$6,500	\$4,500	\$18,000	\$36,440	\$4,500	\$4,520	\$131,728
4100-840 GLASS REPLACEMENT	\$0	\$18,000	\$0	\$18,000	\$0	\$0	\$0	\$0	\$18,000	\$0	\$16,000	\$0	\$70,000
4100-826 DIRECTORY STRIPS, AND SIGNS	\$50,500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$1,500	\$57,000
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	\$16,596	\$16,596	\$16,596	\$24,895	\$16,596	\$16,596	\$24,895	\$16,596	\$16,596	\$16,596	\$16,596	\$16,596	\$215,753
4800-010 FURNITURE REPAIR	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,000
4800-020 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
4800-030 CARPET	\$0	\$5,000	\$45,000	\$0	\$5,000	\$5,000	\$0	\$5,000	\$5,000	\$0	\$5,000	\$0	\$75,000
<b>TOTAL BUILDING GENERAL SERVICES &amp; SUPPLIES</b>	<b>\$79,181</b>	<b>\$58,449</b>	<b>\$74,181</b>	<b>\$89,329</b>	<b>\$42,030</b>	<b>\$46,030</b>	<b>\$65,102</b>	<b>\$39,647</b>	<b>\$71,147</b>	<b>\$66,587</b>	<b>\$57,147</b>	<b>\$30,358</b>	<b>\$719,188</b>
<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$100,595</b>	<b>\$79,863</b>	<b>\$95,595</b>	<b>\$117,455</b>	<b>\$63,444</b>	<b>\$67,444</b>	<b>\$93,228</b>	<b>\$61,061</b>	<b>\$92,561</b>	<b>\$88,001</b>	<b>\$78,561</b>	<b>\$51,772</b>	<b>\$989,581</b>

**RICHARD J. DALEY CENTER 2016 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>6. ADMINISTRATION EXPENSES</u></b>													
4500-580 OFFICE SUPPLIES	\$1,200	\$1,200	\$1,600	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$4,900	\$18,500
4500-520 TELEPHONE	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$1,137	\$13,644
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
4500-730 OTHER PROFESSIONAL FEES	\$3,525	\$3,525	\$5,275	\$11,025	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$51,555
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
4500-414 ENVIRONMENTAL FEES	\$0	\$7,293	\$6,200	\$0	\$0	\$0	\$0	\$7,293	\$2,150	\$0	\$0	\$0	\$22,936
4500-100 ADMINISTRATIVE PAYROLL	\$22,363	\$22,363	\$51,541	\$36,089	\$22,363	\$22,363	\$36,089	\$22,363	\$22,363	\$22,363	\$22,363	\$22,363	\$324,990
4500-101 ADMINISTRATIVE BENEFITS	\$6,209	\$6,209	\$6,209	\$9,895	\$6,209	\$6,209	\$9,895	\$6,209	\$6,209	\$6,209	\$6,209	\$6,209	\$81,878
4500-590 STACKING PLAN AND BLDG SFT CALC	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$7,500
4500-700 ADMINISTRATIVE EXPENSE	\$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>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$51,946</b>	<b>\$59,239</b>	<b>\$89,474</b>	<b>\$81,857</b>	<b>\$51,946</b>	<b>\$51,946</b>	<b>\$69,357</b>	<b>\$59,239</b>	<b>\$54,096</b>	<b>\$54,446</b>	<b>\$51,946</b>	<b>\$155,646</b>	<b>\$831,137</b>
<b><u>7. INSURANCE EXPENSE</u></b>													
4700-010 INSURANCE	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$7,433	\$473,021	\$554,788
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$7,433</b>	<b>\$473,021</b>	<b>\$554,788</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$1,157,659</b>	<b>\$1,404,723</b>	<b>\$1,242,630</b>	<b>\$1,350,910</b>	<b>\$1,124,265</b>	<b>\$1,109,021</b>	<b>\$1,338,952</b>	<b>\$1,375,908</b>	<b>\$1,194,364</b>	<b>\$1,117,401</b>	<b>\$1,128,214</b>	<b>\$1,671,115</b>	<b>\$15,215,163</b>
<b><u>REIMBURSABLE EXPENSE</u></b>													
4900-140 COST OF STEAM RESOLD COUNTY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,703	\$50,721	\$82,424
4900-150 COST OF STEAM RESOLD CITY	\$115,693	\$76,358	\$50,599	\$26,994	\$15,947	\$19,006	\$14,639	\$12,344	\$10,836	\$18,975	\$47,261	\$52,586	\$461,240
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
<b>TOTAL REIMBURSABLE EXPENSE</b>	<b>\$116,102</b>	<b>\$76,766</b>	<b>\$51,008</b>	<b>\$27,403</b>	<b>\$16,356</b>	<b>\$19,415</b>	<b>\$15,047</b>	<b>\$12,752</b>	<b>\$11,244</b>	<b>\$19,384</b>	<b>\$79,372</b>	<b>\$103,716</b>	<b>\$548,564</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>
<b>TOTAL OPERATING AND NON-OPERATING</b>	<b>\$1,273,761</b>	<b>\$1,481,489</b>	<b>\$1,293,638</b>	<b>\$1,378,312</b>	<b>\$1,140,621</b>	<b>\$1,128,436</b>	<b>\$1,353,999</b>	<b>\$1,388,660</b>	<b>\$1,205,608</b>	<b>\$1,136,784</b>	<b>\$1,207,586</b>	<b>\$1,774,831</b>	<b>\$15,763,726</b>
<b>OPERATING SURPLUS OR (DEFICIT)</b>	<b>(\$75,037)</b>	<b>\$172,026</b>	<b>\$8,833</b>	<b>\$118,213</b>	<b>(\$108,725)</b>	<b>(\$125,069)</b>	<b>\$105,856</b>	<b>\$142,812</b>	<b>(\$39,832)</b>	<b>(\$115,695)</b>	<b>(\$104,881)</b>	<b>\$436,916</b>	<b>\$415,417</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. ELECTRICITY	\$1,703,139	\$1,522,497	\$1,690,657	\$12,482	0.74%
2. NATURAL GAS	\$1,008,989	\$1,257,814	\$1,125,985	(\$116,996)	-10.39%
3. TENANT STEAM USAGE	(\$543,664)	(\$704,165)	(\$707,418)	\$163,754	-23.15%
4. WATER	\$228,073	\$142,039	\$198,153	\$29,920	15.10%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$494,239	\$494,239	\$494,724	(\$485)	-0.10%
<b>TOTAL</b>	<b>\$2,890,777</b>	<b>\$2,712,425</b>	<b>\$2,802,103</b>	<b>\$88,674</b>	<b>3.16%</b>

1. See Electrical Budget Worksheet based on utility consultant projections and existing procurement (100% Hedged as of July 2015). 500% increase in capacity charges in 2015 and 2016
2. See Natural Gas Budget Worksheets. Proposed 2016 Budget based on utility consultant projections, existing procurement and decreased thermal rates.
3. See Natural Gas Budget Worksheet (2016 Budget Tenant Steam Cost). Includes all costs for City Hall and County steam usage. These costs are offset against the overall utility expense category.  
Also, includes reconciliation performed for 2014 steam usage. Credits owed to City and County totals \$185K offset against their 2016 steam charges.  
**Variance Explanation:**  
County building began operating new chiller equipment during May, 2014, resulting in significant lower usage.  
Steam is budgeted based on prior year usage.  
2016 gas cost per therm decreased.
4. See Water Budget Worksheet. Proposed 2016 Budget and 2015 Reforecast reflects substantial increase in water and sewer rates - 100% increase since 2013.
5. Energy Performance Contracting Loan. Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses.

**RICHARD J. DALEY CENTER  
ELECTRIC BUDGET WORKSHEET  
2016**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED*	1,482,769	1,392,116	1,417,869	1,368,846	1,342,941	1,508,302	2,049,550	1,949,844	1,731,070	1,256,629	1,395,087	1,568,802	18,463,825
HEDGED TOTAL	\$59,615	\$55,970	\$55,098	\$53,193	\$52,186	\$58,612	\$79,645	\$75,770	\$67,269	\$48,832	\$54,213	\$60,963	\$721,366
UNHEDGED TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITY CHARGES	\$37,199	\$36,209	\$38,314	\$36,495	\$50,269	\$54,961	\$64,233	\$59,423	\$57,858	\$46,507	\$39,615	\$39,534	\$560,617
NON ENERGY CHARGES	\$60,587	\$56,712	\$60,048	\$58,088	\$59,544	\$39,394	\$44,010	\$43,339	\$40,892	\$38,675	\$38,632	\$40,776	\$580,697
TAX	\$4,233	\$3,988	\$4,057	\$3,925	\$3,855	\$4,302	\$5,763	\$5,494	\$4,903	\$3,622	\$3,996	\$4,465	\$52,603
ALLOWED VARIANCE	\$16,163	\$15,288	\$15,752	\$15,170	\$16,585	\$15,727	\$19,365	\$18,403	\$17,092	\$13,764	\$13,646	\$14,574	\$191,529
TOTAL COSTS PER KWHR	0.1199	0.1208	0.1222	0.1219	0.1359	0.1147	0.1039	0.1038	0.1086	0.1205	0.1076	0.1022	
EPC SAVINGS	(\$28,222.39)	(\$28,222)	(\$17,206)	(\$17,206)	(\$44,565)	(\$44,564)	(\$44,564)	(\$44,564)	(\$44,564)	(\$44,564)	(\$17,206)	(\$28,222)	(\$403,673)
NET ELECTRIC COST	\$149,575	\$139,945	\$156,063	\$149,665	\$137,874	\$128,432	\$168,452	\$157,865	\$143,450	\$106,836	\$132,896	\$132,090	\$1,703,139
<b>2016 ELECTRIC BUDGET</b>	<b>\$149,575</b>	<b>\$139,945</b>	<b>\$156,063</b>	<b>\$149,665</b>	<b>\$137,874</b>	<b>\$128,432</b>	<b>\$168,452</b>	<b>\$157,865</b>	<b>\$143,450</b>	<b>\$106,836</b>	<b>\$132,896</b>	<b>\$132,090</b>	<b>\$1,703,139</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 1/15 - 6/15 actual and 7/14 - 12/14 actual metered usage for tenant use only (package cooling units) adjusted for energy conservation method reductions implemented by the engineering staff. 2016 PRI Projected Electric KWHR contract cost.

**Daley Center Natural Gas Report for Budget 2016**

<b>Estimated Operational Storage 2016</b>	<b>Estimated Consumption</b>	<b>Basis</b>	<b>PGLC Transport</b>	<b>Total Costs</b>	<b>Total Dollars</b>	<b>EPC Savings</b>	<b>Total Net Cost</b>
Jan Hedged	286,152	0.0000	\$0.00	\$0.5395	\$154,386.00	\$3,472.43	\$150,913.57
Feb Hedged	250,014	0.0000	\$0.00	\$0.5666	\$141,670.00	\$3,472.43	\$138,197.57
March Hedged	190,655	0.0000	\$0.00	\$0.6272	\$119,585.00	\$3,472.43	\$116,112.57
April Hedged	115,205	0.0000	\$0.00	\$0.7244	\$83,450.00	\$3,472.43	\$79,977.57
May Hedged	49,651	0.0000	\$0.00	\$1.1242	\$55,820.00	\$0.00	\$55,820.00
June Hedged	22,222	0.0000	\$0.00	\$1.8679	\$41,509.00	\$0.00	\$41,509.00
July Hedged	16,945	0.0000	\$0.00	\$2.2930	\$38,855.00	\$0.00	\$38,855.00
Aug Hedged	15,203	0.0000	\$0.00	\$2.4959	\$37,945.00	\$0.00	\$37,945.00
Sept Hedged	17,350	0.0000	\$0.00	\$2.2503	\$39,042.00	\$0.00	\$39,042.00
Oct. Hedged	49,458	0.0000	\$0.00	\$0.9357	\$46,280.00	\$0.00	\$46,280.00
Nov. Hedged	165,144	0.0000	\$0.00	\$0.6668	\$110,111.00	\$3,472.43	\$106,638.57
Dec Hedged	232,783	0.0000	\$0.00	\$0.6029	\$140,339.00	\$3,472.43	\$136,866.57
	<b>1,410,782</b>				<b>\$1,008,992.00</b>	<b>\$20,834.55</b>	<b>\$988,157.45</b>
Total Unit Cost Budget 2016/MMBTU	<b>\$0.7152</b>						
Total Unit Cost w/out PGLC Transport	<b>\$0.7152</b>						

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
FIRST SIX MONTHS OF 2015**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
<b>JAN</b>	271,213	57,576	65,484	148,153	\$ 116,498	\$ 116,498	0.4295	78.88%
<b>FEB</b>	283,941	59,396	71,319	153,226	\$ 148,458	\$ 148,458	0.5228	83.59%
<b>MAR</b>	191,205	44,389	47,260	99,556	\$ 102,047	\$ 102,047	0.5337	76.17%
<b>APR</b>	85,532	17,696	25,213	42,623	\$ 80,364	\$ 80,364	0.9396	85.77%
<b>MAY</b>	40,525	6,411	14,895	19,219	\$ 45,072	\$ 45,072	1.1122	77.63%
<b>JUNE</b>	22,749	4,402	17,752	595	\$ 82,520	\$ 82,520	3.6274	80.46%
<b>TOTAL</b>	<b>895,165</b>	<b>189,870</b>	<b>241,923</b>	<b>463,372</b>	<b>\$ 574,959</b>	<b>\$ 574,959</b>	<b>\$ 7.1653</b>	<b>80.42%</b>

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
2014**

MONTH	PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
<b>JAN</b>	338,945	56,248	69,973	212,724	\$ 211,986	\$ 211,986	0.6254	79.12%
<b>FEB</b>	291,465	51,068	67,936	172,461	\$ 287,426	\$ 287,426	0.9861	79.65%
<b>MAR</b>	234,968	44,486	56,899	133,583	\$ 287,000	\$ 287,000	1.2214	77.10%
<b>APR</b>	108,894	20,154	28,575	60,165	\$ 111,813	\$ 111,813	1.0268	75.84%
<b>MAY</b>	75,384	32,006	17,649	25,729	\$ 75,285	\$ 75,285	0.9987	76.25%
<b>JUN</b>	59,446	37,592	11,223	10,631	\$ 82,519	\$ 82,519	1.3881	78.50%
<b>JUL</b>	16,787	2,164	13,673	950	\$ 73,042	\$ 73,042	4.3511	82.50%
<b>AUG</b>	15,176	1,443	11,529	2,204	\$ 61,469	\$ 61,469	4.0504	77.86%
<b>SEPT</b>	16,626	1,457	10,121	5,048	\$ 45,791	\$ 45,791	2.7542	68.03%
<b>OCT</b>	46,350	9,358	17,723	19,269	\$ 50,349	\$ 50,349	1.0863	69.89%
<b>NOV</b>	195,967	40,936	44,142	110,889	\$ 56,201	\$ 56,201	0.2868	77.99%
<b>DEC</b>	223,885	47,376	49,116	127,393	\$ 89,300	\$ 89,300	0.3989	79.19%
<b>TOTAL</b>	<b>1,623,893</b>	<b>344,288</b>	<b>398,559</b>	<b>881,046</b>	<b>\$ 1,432,181</b>	<b>\$ 1,432,181</b>	<b>19.1743</b>	<b>76.83%</b>



**RICHARD J. DALEY CENTER  
NATURAL GAS BUDGET WORKSHEET  
2016**

*PROJECTION OF 2016 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-June 2015 actual, July-December 2014 actual)*

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2016 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	271,213	57,576	65,484	148,153	286,152	0.5395	\$154,386
FEB	283,941	59,396	71,319	153,226	250,014	0.5666	\$141,670
MAR	191,205	44,389	47,260	99,556	190,655	0.6272	\$119,585
APR	85,532	17,696	25,213	42,623	115,205	0.7244	\$83,450
MAY	40,525	6,411	14,895	19,219	49,651	1.1242	\$55,820
JUN	22,749	4,402	17,752	5,613	22,222	1.8679	\$41,509
JUL	16,787	2,164	13,673	950	16,945	2.2930	\$38,855
AUG	15,176	1,443	11,529	2,204	15,203	2.4959	\$37,945
SEPT	16,626	1,457	10,121	5,048	17,350	2.2503	\$39,042
OCT	46,350	9,358	17,723	19,269	49,458	0.9357	\$46,280
NOV	195,967	40,936	44,142	110,889	165,144	0.6668	\$110,111
DEC	223,885	47,376	49,116	127,393	232,783	0.6029	\$140,339
<b>TOTAL</b>	<b>1,409,956</b>	<b>292,604</b>	<b>388,227</b>	<b>734,143</b>	<b>1,410,782</b>	<b>1.225</b>	<b>\$1,008,992</b>

AVERAGE FUEL COST PER THERM \$ 0.72

- NOTE:  
 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.  
 2. STEAM PROJECTIONS ARE BASED ON 2015 ACTUAL USAGE THROUGH JUNE AND 2014 ACTUAL USAGE JULY THROUGH DECEMBER.

<b>BUDGET SUMMARY</b>													
2016 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 157,858	\$ 145,142	\$ 123,057	\$ 86,922	\$ 55,820	\$ 41,509	\$ 38,855	\$ 37,945	\$ 39,042	\$ 46,280	\$ 113,583	\$ 143,811	\$ 1,029,824
EPC SAVINGS	\$ (3,472)	\$ (3,472)	\$ (3,472)	\$ (3,472)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,472)	\$ (3,472)	\$ (20,835)
<b>TOTAL FUELING COST</b>	<b>\$ 154,386</b>	<b>\$ 141,670</b>	<b>\$ 119,585</b>	<b>\$ 83,450</b>	<b>\$ 55,820</b>	<b>\$ 41,509</b>	<b>\$ 38,855</b>	<b>\$ 37,945</b>	<b>\$ 39,042</b>	<b>\$ 46,280</b>	<b>\$ 110,111</b>	<b>\$ 140,339</b>	<b>\$ 1,008,989</b>

<b>BUDGET SUMMARY</b>													
2016 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	\$ 61,644	\$ 63,593	\$ 47,525	\$ 18,946	\$ 6,864	\$ 4,713	\$ 2,317	\$ 1,545	\$ 1,560	\$ 10,019	\$ 43,828	\$ 50,723	\$ 313,278
2014 COUNTY STEAM RECONCILIATION (DUE)	\$ (61,644.10)	\$ (63,592.69)	\$ (47,525.35)	\$ (18,946.33)	\$ (6,863.98)	\$ (4,713.03)	\$ (2,316.90)	\$ (1,544.96)	\$ (1,559.95)	\$ (10,019.20)	\$ (12,126)	\$ -	\$ (230,852)
2016 STEAM CHARGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,703	\$ 50,723	\$ 82,426
RESOLD TO CITY	\$ 70,111	\$ 76,358	\$ 50,599	\$ 26,994	\$ 15,947	\$ 19,006	\$ 14,639	\$ 12,344	\$ 10,836	\$ 18,975	\$ 47,261	\$ 52,586	\$ 415,658
2014 CITY STEAM RECONCILIATION (DUE)	\$ 45,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,583
2016 STEAM CHARGE	\$ 115,693	\$ 76,358	\$ 50,599	\$ 26,994	\$ 15,947	\$ 19,006	\$ 14,639	\$ 12,344	\$ 10,836	\$ 18,975	\$ 47,261	\$ 52,586	\$ 461,240
<b>TOTAL TENANT STEAM COST</b>	<b>\$ 115,693</b>	<b>\$ 76,358</b>	<b>\$ 50,599</b>	<b>\$ 26,994</b>	<b>\$ 15,947</b>	<b>\$ 19,006</b>	<b>\$ 14,639</b>	<b>\$ 12,344</b>	<b>\$ 10,836</b>	<b>\$ 18,975</b>	<b>\$ 78,963</b>	<b>\$ 103,310</b>	<b>\$ 543,666</b>

## Steam Reconciliation - 2014

### City of Chicago

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Due from City of Chicago)
January	58,732.00	69,973.00	(11,241.00)	\$ 83,962.00	\$ 71,060.55	\$ (12,901.45)
February	53,043.00	67,936.00	(14,893.00)	\$ 50,897.00	\$ 86,196.72	\$ 35,299.72
March	59,210.00	56,899.00	2,311.00	\$ 26,767.00	\$ 75,147.20	\$ 48,380.20
April	36,459.00	28,575.00	7,884.00	\$ 26,751.00	\$ 31,646.23	\$ 4,895.23
May	15,096.00	17,649.00	(2,553.00)	\$ 27,187.00	\$ 19,436.67	\$ (7,750.33)
June	11,223.00	13,772.00	(2,549.00)	\$ 27,224.00	\$ 13,271.64	\$ (13,952.36)
July	13,310.00	13,673.00	(363.00)	\$ 26,625.00	\$ 13,116.02	\$ (13,508.98)
August	12,048.00	11,529.00	519.00	\$ 26,770.00	\$ 11,294.54	\$ (15,475.46)
September	9,964.00	10,121.00	(157.00)	\$ 26,638.00	\$ 11,061.13	\$ (15,576.87)
October	19,651.00	17,723.00	1,928.00	\$ 27,027.00	\$ 18,436.44	\$ (8,590.56)
November	40,107.00	44,142.00	(4,035.00)	\$ 26,907.00	\$ 46,779.88	\$ 19,872.88
December	46,871.00	49,116.00	(2,245.00)	\$ 26,721.00	\$ 51,611.53	\$ 24,890.53
<b>Totals</b>	<b>375,714.00</b>	<b>401,108.00</b>	<b>(25,394.00)</b>	<b>\$ 403,476.00</b>	<b>\$ 449,058.55</b>	<b>\$ 45,582.55</b>

### Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to Cook County)
January	54,748.00	56,248.00	(1,500.00)	\$ 83,765.00	\$ 57,122.24	\$ (26,642.76)
February	47,245.00	51,068.00	(3,823.00)	\$ 76,383.00	\$ 64,794.73	\$ (11,588.27)
March	51,648.00	44,486.00	7,162.00	\$ 80,775.00	\$ 58,753.20	\$ (22,021.80)
April	30,582.00	20,154.00	10,428.00	\$ 65,945.00	\$ 22,320.14	\$ (43,624.86)
May	32,005.00	7,161.00	24,844.00	\$ 30,324.00	\$ 7,886.34	\$ (22,437.66)
June	37,592.00	2,089.00	35,503.00	\$ 30,287.00	\$ 2,013.11	\$ (28,273.89)
July	72,023.00	2,164.00	69,859.00	\$ 30,387.00	\$ 2,075.85	\$ (28,311.15)
August	68,926.00	1,443.00	67,483.00	\$ 30,226.00	\$ 1,413.66	\$ (28,812.34)
September	32,612.00	1,457.00	31,155.00	\$ 30,342.00	\$ 1,603.27	\$ (28,738.73)
October	24,878.00	9,358.00	15,520.00	\$ 30,545.00	\$ 9,734.70	\$ (20,810.30)
November	44,032.00	40,936.00	3,096.00	\$ 31,187.00	\$ 43,382.29	\$ 12,195.29
December	51,161.00	47,376.00	3,785.00	\$ 31,569.00	\$ 49,783.12	\$ 18,214.12
<b>Totals</b>	<b>547,452.00</b>	<b>283,940.00</b>	<b>263,512.00</b>	<b>\$ 551,735.00</b>	<b>\$ 320,882.65</b>	<b>\$ (230,852.35)</b>

**RICHARD J. DALEY CENTER  
WATER BILL SUMMARY  
2014-2015**

History of Billings and 2016 Projection 1/15-6/15 based on actual activity, 7/15-12/15 projected as 2014 actual

2015	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/22	1/22-2/21	2/20-3/26	3/26-4/14	4/14-5/20	5/20-6/19	6/20-7/20	7/20-8/20	8/20-9/18	9/18-10/19	11/19-12/20	11/21-12/20	
Dept. of Water													
587563	\$6,580	\$7,030	\$11,740	\$9,242	\$6,542	\$9,966	\$0	\$0	\$0	\$0	\$0	\$0	\$51,100
587564	\$9,448	\$8,212	\$5,668	\$7,023	\$7,602	\$9,021	\$0	\$0	\$0	\$0	\$0	\$0	\$46,974
<b>Total</b>	<b>\$16,028</b>	<b>\$15,243</b>	<b>\$17,407</b>	<b>\$16,264</b>	<b>\$14,145</b>	<b>\$18,987</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$98,074</b>

2014	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/22	1/22-2/21	2/21-3/22	3/22-4/24	4/24-5/23	5/23-6/26	6/20-7/20	7/20-8/20	8/20-9/18	9/18-10/19	11/19-12/20	11/21-12/20	
Dept. of Water													
587563	\$7,538	\$3,814	\$6,485	\$5,816	\$6,439	\$7,057	\$7,310	\$4,737	\$13,867	\$5,445	\$6,219	\$5,874	\$80,601
587564	\$2,213	\$1,339	\$8,103	\$3,223	\$8,168	\$10,631	\$10,891	\$10,065	\$12,937	\$10,962	\$4,809	\$4,893	\$88,233
<b>Total</b>	<b>\$9,751</b>	<b>\$5,153</b>	<b>\$14,588</b>	<b>\$9,039</b>	<b>\$14,607</b>	<b>\$17,687</b>	<b>\$18,201</b>	<b>\$14,802</b>	<b>\$26,804</b>	<b>\$16,407</b>	<b>\$11,027</b>	<b>\$10,767</b>	<b>\$168,834</b>

Total Billing January - June 2015 \$98,074

Total Billing January - June 2014 \$70,825

% increase 2014 to 2015 38.47%

2016 budgeted at 1.5% increase over 2015 forecast.

2016	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$21,817	\$18,452	\$25,702	\$21,520	\$23,675	\$28,626	\$28,456	\$24,208	\$39,210	\$26,214	\$19,489	\$19,164	\$296,534
EPC Savings	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$5,705)	(\$68,461)
<b>Net Water Costs</b>	<b>\$16,112</b>	<b>\$12,747</b>	<b>\$19,997</b>	<b>\$15,814</b>	<b>\$17,970</b>	<b>\$22,921</b>	<b>\$22,751</b>	<b>\$18,503</b>	<b>\$33,505</b>	<b>\$20,509</b>	<b>\$13,784</b>	<b>\$13,459</b>	<b>\$228,073</b>

## Energy Performance Contract Projected Savings and Loan Repayment Analysis

Savings Season	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Savings
<b>Project</b>													
Lighting Upgrades	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	1,082,327
Water Conservation - Public restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS Optimization	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	149,172
Chilled water variable primary flow	0	0	0	0	76,645	76,645	76,645	76,645	76,645	76,645	76,645	0	459,870
Two chiller upgrade	0	0	0	0	166,794	166,794	166,794	166,794	166,794	166,794	166,794	0	1,000,764
Chiller upgrade - Condenser water controls	0	0	0	0	0	0	0	0	0	0	0	0	0
AHU S3 and S4 VAV Boxes	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	605,772
New Boiler controls	13,377	13,377											13,377
AHU CHW coil isolation valves	84,646	84,646											84,646
<b>Total KWH saved</b>	<b>251,130</b>	<b>251,130</b>	<b>153,106</b>	<b>153,106</b>	<b>396,545</b>	<b>396,545</b>	<b>396,545</b>	<b>396,545</b>	<b>396,545</b>	<b>396,545</b>	<b>153,106</b>	<b>251,130</b>	<b>3,591,976</b>
<b>Total KWH savings converted to dollars @ .10542 per KWH</b>	<b>\$28,222</b>	<b>\$28,222</b>	<b>\$17,206</b>	<b>\$17,206</b>	<b>\$44,565</b>	<b>\$44,564</b>	<b>\$44,564</b>	<b>\$44,564</b>	<b>\$44,564</b>	<b>\$44,564</b>	<b>\$17,206</b>	<b>\$28,222</b>	<b>\$403,673</b>
<b>Water Conservation Savings @ 3.72 per gallon</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$5,705</b>	<b>\$68,461</b>
<b>Natural Gas Savings</b>	<b>\$3,472</b>	<b>\$3,472</b>	<b>\$3,472</b>	<b>\$3,472</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,472</b>	<b>\$3,472</b>	<b>\$20,835</b>
<b>O&amp;M Savings</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$1,265</b>	<b>\$15,185</b>
<b>Loan Interest and Principal payment</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$247,120)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$247,120)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$494,239)</b>
<b>Net</b>	<b>\$38,665</b>	<b>\$38,665</b>	<b>(\$219,470)</b>	<b>\$27,649</b>	<b>\$51,535</b>	<b>\$51,535</b>	<b>\$51,535</b>	<b>\$51,535</b>	<b>(\$195,585)</b>	<b>\$51,535</b>	<b>\$27,649</b>	<b>\$38,665</b>	<b>\$13,915</b>

**RICHARD J. DALEY CENTER  
STEAM COST ANALYSIS  
2016**

PROJECTED OUTPUT:            1,410,782            THERMS PER YEAR

ITEM	COST PER THERM BASED ON 2014 COSTS
A. FUEL (BASED ON 2016 PROJECTION)	\$0.7152
B. ELECTRICITY - 213.58 KWHR @ \$0.09	\$0.0933
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$4,000 PER YEAR	\$0.0028
E. BOILER MAINTENANCE AND REPAIR @ \$7,500 PER YEAR	\$0.0053
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$57.21	\$0.2530
<b><u>TOTAL COST</u></b>	<b>\$1.07</b>

Note: C through E are estimates based on historical

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$3,609,592	\$3,927,157	\$3,855,970	(\$246,378)	-6.39%
2. ADDITIONAL CLEANING SERVICES	\$6,900	\$6,900	\$16,168	(\$9,268)	-57.32%
3. CLEANING SUPPLIES	\$144,000	\$240,000	\$228,294	(\$84,294)	-36.92%
4. UNIFORMS	\$8,700	\$8,700	\$7,908	\$792	10.02%
5. WINDOW WASHING COSTS	\$63,771	\$60,738	\$50,418	\$13,353	26.48%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$0	\$10,000	\$10,000	(\$10,000)	-100.00%
7. WINDOW RIG SERVICE CONTRACT	\$28,200	\$14,472	\$29,305	(\$1,105)	-3.77%
<b>TOTAL</b>	<b>\$3,861,163</b>	<b>\$4,267,967</b>	<b>\$4,198,063</b>	<b>(\$336,900)</b>	<b>-8.03%</b>

1. Contract cost consist of labor per attached worksheet-union increases included. RJDC is currently soliciting proposals for janitorial services and chemical supplies. Budget assumes low bid as of 8/31/15.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for Building projects and Plaza Events. Variance due to unanticipated 2015 snow removal costs.
3. Assumes cleaning paper products usage . Chemicals to be procured under new janitorial contract.
4. Based on negotiated agreement for uniform cleaning and maintenance.

5. Includes three exterior building cleanings, two interior cleanings, bi-weekly lobby upper panels service, and weekly on the lobby lower panels. Projected contract price of \$63,771 Optional 4th exterior was for \$9,555.
6. Repair contingency removed from 2016 Budget as total refurbishment of rig included in 2016 Capital Plan
7. Preventative maintenance service contract - \$1,200 per month (1/1/16 - 6/30/16) with increase to \$3,500 (7/1/16 - 12/31/16) with new service provider after refurbishment.

# Daley Center Pricing Workbook - Modified Cleaning Specification

**Instructions:** only enter pricing data into cells with blue font. All other cells are generated by formulas and should not be edited or changed

Bidder: *A&R Janitorial Service, Inc.*

Janitorial Services - Year 1 (begins Sep 1, 2015)	Number of Employees	Straight Time/ Hourly	Yearly Service Hours	Base Labor
<b>Rentable Square Footage</b>	1,273,605			
<b>A. Labor and Labor-Related Costs</b>				
Hours and Wages:	<i>Enter Number</i>	<i>Enter Hrly Rate</i>	<i>Enter Annual Hrs</i>	
Lead Workers - 1st shift	1.00	\$ 17.42	2,088.00	\$ 36,372.96
Day Porters & Event Support - 1st shift	8.00	\$ 16.92	16,704.00	\$ 282,631.68
Janitors - 1st shift	5.00	\$ 17.13	10,022.40	\$ 171,667.01
Lead Workers - 2nd shift	2.00	\$ 20.22	4,176.00	\$ 84,438.72
Janitors - 2nd shift	28.00	\$ 16.92	58,464.00	\$ 989,210.88
Lead Workers - 3rd shift	0.00	\$ -	0.00	\$ -
Janitors - 3rd shift	1.00	\$ 16.92	2,088.00	\$ 35,328.96
Project	15.00	\$ 16.92	28,814.40	\$ 487,539.65
Utility	0.00	\$ -	0.00	\$ -
Weekend		\$ 16.92	2,923.20	\$ 49,460.54
Other (If Applicable)	0.00	\$ -	0.00	\$ -
Other (If Applicable)	0.00	\$ -	0.00	\$ -
Other (If Applicable)	0.00	\$ -	0.00	\$ -
Other (If Applicable)	0.00	\$ -	0.00	\$ -
<b>Labor Sub-Total</b>	60.00		125,280.00	\$ 2,136,650.40
Vacation Replacement		\$ 13.52	6,640.00	\$ 89,772.80
Other Paid Time Off Replacement		\$ -	0.00	\$ -
<b>Labor Replacement Sub-Total</b>			6,640.00	\$ 89,772.80
<b>Total Direct Labor</b>				\$ 2,226,423.20
Labor-Related Costs:				
FICA - Labor				\$ 170,321.37
FUTA - Labor		<i>Enter Rate</i>		\$ 13,358.54
SUTA - Labor		0.007		\$ 14,471.75
Workman's Comp		0.036		\$ 80,151.24
Liability Insurance		0.012		\$ 26,717.08
Disability Insurance				\$ -
Health & Welfare				\$ 523,746.00
Pension				\$ 139,880.40
Legal/Training/Other				\$ -
Other (If Applicable)				\$ -
				\$ 968,646.38
<b>A. Total</b>				<b>\$ 3,195,069.58</b>
<b>B. Supervision Costs</b>				
Supervision Hours and Wages:		<i>Enter Hrly Rate</i>	<i>Enter Annual Hrs</i>	
Account Manager	\$ -	-	0.00	\$ -
Supervisor(s)	\$ 26.52	26.52	4,176.00	\$ 110,747.52
Vacation Replacement	\$ -	-	0.00	\$ -
Other (If Applicable)	\$ -	-	0.00	\$ -
Other (If Applicable)	\$ -	-	0.00	\$ -
			4,176.00	\$ 110,747.52
Supervision Wage-Related:				
FICA - Labor				\$ 8,472.19
FUTA - Labor		<i>Enter Rate</i>		\$ 664.49
SUTA - Labor		0.007		\$ 719.86
Workman's Comp		0.036		\$ 3,986.91
Liability Insurance		0.012		\$ 1,328.97
Health & Welfare				\$ 17,458.20
Other: Pension, Vacation, Etc.				\$ 4,662.68
				\$ 37,293.29
<b>B. Total</b>				<b>\$ 148,040.81</b>

**C. Supplies, Equipment and Other Costs**

Cleaning Supplies	\$	49,200.00
Cleaning Equipment and Repairs	\$	59,531.88
Quality Program for Performance Measurement	\$	4,500.00
Background Checks	\$	-
Uniform Expense	\$	3,052.24
Management Systems	\$	-
Vehicle Costs	\$	3,200.00
Phone Expense	\$	2,700.00
Other (If Applicable)	\$	-
Other (If Applicable)	\$	-
Other (If Applicable)	\$	-
<b>C. Total</b>	<b>\$</b>	<b>122,184.12</b>

(Sum of A, B and C Above)	\$	3,465,294.51
Profit and Overhead	\$	103,823.83

	<b>Year 1</b>
	<b>9/1/15 - 8/31/16</b>
<b>Annual Total, Tax Included</b>	<b>\$ 3,569,118.34</b>
<b>Annual Price per Rentable SF</b>	<b>\$ 2.8024</b>



**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	\$194,495	\$186,212	\$189,928	\$4,568	2.41%
2. SECURITY CONTRACT SERVICE	\$1,672,952	\$1,550,240	\$1,553,741	\$119,212	7.67%
3. SECURITY - SUPPLIES/MATERIALS	\$8,830	\$14,830	\$14,830	(\$6,000)	-40.46%
4. LIFE SAFETY SYSTEM TESTING	\$96,270	\$60,302	\$67,150	\$29,120	43.37%
5. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$3,857	\$2,143	55.54%
6. FIRE SAFETY R&M EXPENSE	\$2,400	\$2,400	\$5,383	(\$2,983)	-55.42%
<b>TOTAL</b>	<b>\$1,980,948</b>	<b>\$1,819,986</b>	<b>\$1,834,889</b>	<b>\$146,059</b>	<b>7.96%</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 Increase is a result of union wage and minimum wage increases.
3. Security Supplies and Materials includes: Key card stock, AED equipment maintenance, security camera and turnstile maintenance and misc. supplies
4. 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. Plus fire doors testing \$1K Also included in 2016 Budget and 2015 Reforecast is camera monitoring service, turnstile monitoring services and software licensing
5. Additional security contingency.
6. Fire safety equipment repair contingency



**RICHARD J. DALEY CENTER**  
**2016 OPERATING AND MAINTENANCE BUDGET**  
**SECURITY WORKSHEET**

	Name	Position	Hire Date	Hourly Rate	Avg. Weekly Hours	Annual Hours	Total Annual Costs	
STAFFING	ANAYA, JOSE	Security Officer	06/01/79	\$17.25	40	2,080	35,880	
	FAULKNER, ALVIN	Shift Supervisor	07/29/98	\$18.15	40	2,080	37,752	
	MARSHALL, MIKE	Security Officer	08/05/11	\$13.00	40	2,080	27,040	
	KELLY, ANTONIO	Security Officer	03/08/04	\$16.95	40	2,080	35,256	
	ELLISON, JON	Security Officer	03/05/14	\$11.75	40	2,080	24,440	
	Burks, Bill	Security Officer	10/24/14	\$13.00	40	2,080	27,040	
	MCCORMICK, KIMBERLY	Roving Supervisor	10/24/05	\$16.80	40	2,080	34,944	
	FATE, CHAUJANA	Security Officer	10/30/12	\$13.00	40	2,080	27,040	
	PRENDERGAST, JAMES	Security Officer	09/17/12	\$13.10	40	2,080	27,248	
	OPRONDEK, SHIRLEY	Roving Supervisor	02/21/86	\$17.55	40	2,080	36,504	
	ROSS, DARREN	Security Officer	03/22/05	\$15.95	40	2,080	33,176	
	WILLIAMS, AYESHA	Security Officer	01/08/14	\$13.00	40	2,080	27,040	
	TRUMAN, DERON	Security Officer	09/27/05	\$15.50	40	2,080	32,240	
	WILSON, DIANE	Security Officer	03/29/01	\$17.15	40	2,080	35,672	
	WALKER, ARTAVIA	Security Officer	07/05/12	\$13.00	40	2,080	27,040	
	Spencer, Michael	Security Officer	02/18/15	\$13.00	40	2,080	27,040	
	Thomas, Stephen	Security Officer	08/28/14	\$13.00	40	2,080	27,040	
	James, Terrence	Security Officer	08/07/14	\$13.00	40	2,080	27,040	
	Mayer, Tondalaya	Security Officer	04/03/15	\$13.00	40	2,080	27,040	
	Torres, Stephanie	Lobby Officer	04/29/13	\$13.00	40	2,080	27,040	
	LESLEY, LATOYA	Lobby Officer	06/01/12	\$13.00	40	2,080	27,040	
	BEGLEY, ANITA	Security Officer	12/08/97	\$17.25	40	2,080	35,880	
	Anderson, Ryan	Security Officer	03/20/15	\$13.00	40	2,080	27,040	
	PORTER, ALISHA	Security Officer	03/18/13	\$13.00	40	2,080	27,040	
	Seymore, Ginella	Security Officer	04/03/15	\$13.00	40	2,080	27,040	
	HENDERSON, CLENTON	Shift Supervisor	10/10/96	\$18.00	40	2,080	37,440	
	HOLMES, STEVE	Security Officer	12/30/00	\$17.25	40	2,080	35,880	
	COREY, JAMONIQUE	Security Officer	09/03/13	\$13.00	40	2,080	27,040	
	WATERS, MELVIN	Shift Supervisor	05/21/94	\$18.50	40	2,080	38,480	
	SKINNER, COREY	Supervisor	09/13/12	\$13.40	40	2,080	27,872	
		Subtotal Union Wages				1200	62,400	914,264
		COLEMAN, TORIONO	Security Director	07/05/06	\$25.59	40	2,080	53,227
		Subtotal Non Union Wages				40	2,080	53,227
		<b>Total Wages</b>				<b>1,240.0</b>	<b>64,480</b>	<b>967,491</b>
	TAXES AND INSURANCE AS % OF WAGES	Union						
FICA							69,941	
FUI/SUI							57,142	
Worker's Compensation							27,976	
Liability Insurance							26,514	
Head Tax							0	
Non Union								
FICA							4,072	
FUI/SUI							3,273	
Worker's Compensation							1,629	
Liability Insurance							1,544	
Head Tax							0	
		<b>Total Taxes &amp; Insurance</b>						<b>192,091</b>
	<b>Total Wages, Taxes &amp; Insurance</b>						<b>1,159,582</b>	
BENEFITS	Union							
	Health & Welfare						254,592	
	Pension						68,640	
	Union Training Fund						0	
	Non Union							
	Medical Insurance						5,938	
	401 K						600	
	<b>Total Benefits</b>						<b>329,770</b>	
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>						<b>1,489,352</b>	
VACATION, HOLIDAY & PERSONAL WAGES	Union							
	Vacation Wages					0	0	
	Holiday Wages					2,160	37,933	
	Personal Wages					720	12,644	
	Non Union							
Vacation Wages					120	3,678		
Holiday Wages					72	2,207		
Personal Wages					32	981		
	<b>Total Vacation/Holiday/Personal</b>					<b>3,104</b>	<b>57,442</b>	
ADDITIONAL TRAINING	Additional Training					1,405	16,859	
UNIFORMS/ CLEANING	Uniforms/Cleaning					4,288	51,459	
	<b>Total Cost before Overhead (AF) &amp; Profit</b>						<b>1,615,112</b>	
OVERHEAD	Overhead (Administrative Fee-AF)					6439	77,272	
PROFIT	Profit					1881	22,568	
<b>GRAND TOTAL COSTS</b>							<b>1,714,952</b>	
					<b>Monthly Cost</b>		<b>142,913</b>	

**RICHARD J. DALEY CENTER  
SECURITY LIFE SAFETY MATERIALS RECAP  
2016 BUDGET**

		<b>2016 PROPOSED BUDGET</b>	<b>2015 BUDGET</b>
1	LIFE SAFETY TRAINING MANUAL SEMINARS	\$600	\$600
2	FIRE DEPARTMENT TRAINING FOR FIRE SAFETY DIRECTOR	\$280	\$280
3	MISCELLANEOUS MATERIALS/SUPPLIES/RADIOS	\$2,500	\$2,500
4	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) MAINTENANCE EXPENSE	\$1,250	\$1,250
5	FLAG PURCHASES (4) - AMERICAN, CHICAGO, COUNTY AND POW	\$3,000	\$3,000
6	KEY CARD STOCK	\$1,200	\$1,200
7	CAMERA AND TURNSTILE MAINTENANCE	\$46,920	\$0
<b>TOTAL</b>		<b>\$55,750</b>	<b>\$8,830</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

<b>MECHANICAL MAINTENANCE BUDGET</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. ELECTRICAL MAINTENANCE	\$308,604	\$302,662	\$323,341	(\$14,736)	-4.56%
2. PLUMBING MAINTENANCE	\$26,400	\$26,400	\$31,507	(\$5,107)	-16.21%
3. HVAC MAINTENANCE	\$3,009,634	\$3,046,850	\$2,934,481	\$75,153	2.56%
4. ELEVATOR MAINTENANCE	\$762,132	\$737,760	\$764,873	(\$2,741)	-0.36%
<b>TOTAL</b>	<b>\$4,106,770</b>	<b>\$4,113,673</b>	<b>\$4,054,202</b>	<b>\$52,569</b>	<b>1.30%</b>

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

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

<b>ELECTRICAL BUDGET</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. ELECTRICAL PAYROLL	\$127,711	\$129,569	\$115,607	\$12,104	10.47%
2. ELECTRICAL SUPPLIES & MATERIALS	\$80,400	\$72,600	\$71,349	\$9,051	12.69%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$100,000	\$100,000	\$136,002	(\$36,002)	-26.47%
4. ELECTRICAL UNIFORMS	\$494	\$494	\$383	\$111	28.85%
<b>TOTAL</b>	<b>\$308,604</b>	<b>\$302,662</b>	<b>\$323,340</b>	<b>(\$14,736)</b>	<b>-4.56%</b>

1. See detail spreadsheet based on the Wage and Fringe Benefit package with Local 134, I.B.E.W. Currently staffing one (1) "B" Licensed electrician.
2. Represents budget for lamps and supplies plus the cost for any minor tool replacements. See schedule attached.  
Bulbs, ballast, etc. life cycle is coming to an end, and therefore we anticipate an increase in replacements.
3. Assumes a \$7,917 per month contingency in maintenance expense, generator inspections and annual infrared scan for \$5K.  
2015 Projected Actual is high due to unanticipated lobby ceiling electrical repairs and replacement of picasso lighting at 69 West Washington.
4. Based on contracted services for uniform cleaning and replacement.

**RICHARD J. DALEY CENTER  
ELECTRICIAN PAYROLL COSTS  
2016 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	"B" Electricians	1	\$34.50	\$35.50	\$30,360	\$43,310	
	Subtotal Wages	1			\$30,360	\$43,310	
	Add Allowance of 5% for Overtime				\$1,518	\$2,166	
	<b>Total Wages &amp; Allowance</b>				<b>\$31,878</b>	<b>\$45,476</b>	<b>\$77,354</b>
TAXES AND INSURANCE AS % OF WAGES	FICA	6.39%	of labor to	\$115,500	\$2,036	\$2,904	
	FUI	0.62%	of labor to	\$7,000	\$197	\$281	
	SUI	2.42%	of labor to	\$12,960	\$133	\$181	
	Worker's Compensation	6.55%	of labor		\$2,088	\$2,979	
	Medicare	1.49%	of labor		\$476	\$679	
	City Head Tax	\$0	per employee		\$0	\$0	
	<b>Total Taxes &amp; Insurance</b>				<b>\$4,930</b>	<b>\$7,024</b>	<b>\$11,954</b>
<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$36,808</b>	<b>\$52,500</b>	<b>\$89,308</b>	
BENEFITS	Union						
	Health & Welfare	\$296.64	per week		\$6,526	\$8,899	
	Pension B Electricians	\$148.32	per week		\$3,263	\$4,450	
	Annuity Fund	\$6.19	per hour		\$5,447	\$7,428	
	Benefit Fund	3.09%	of wages		\$985	\$1,405	
	<b>Total Benefits</b>				<b>\$16,221</b>	<b>\$22,182</b>	<b>\$38,403</b>
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$53,029</b>	<b>\$74,682</b>	<b>\$127,711</b>	
<b>TOTAL YEARLY COST</b>					<b>\$53,029</b>	<b>\$74,682</b>	<b>\$127,711</b>

Notes:

Collective Bargaining Agreement between BOMA Chicago and Local 134. May-Dec assumes increase of \$2.15 per hour inclusive of benefits. Breakdown not available.

**RICHARD J. DALEY CENTER  
ELECTRICAL SUPPLIES BUDGET  
2016 DETAIL**

DESCRIPTIONS	2016 PROPOSED BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL
LAMPS	27,300	25,300	25,300
LAMP/BALLAST RECYCLING	15,200	12,600	12,600
SMALL TOOL REPLACEMENTS	1,400	1,400	1,400
WIRES, FUSES, OUTLETS	7,500	6,300	6,300
BALLASTS	29,000	27,000	27,000
<b>TOTAL</b>	<b>80,400</b>	<b>72,600</b>	<b>72,600</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  
2016 BUDGET DETAIL**

<b>PLUMBING BUDGET</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. PLUMBING SUPPLIES	\$26,400	\$26,400	\$31,507	\$5,107	16.21%
<b>TOTAL</b>	<b>\$26,400</b>	<b>\$26,400</b>	<b>\$31,507</b>	<b>\$5,107</b>	<b>16.21%</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  
2016 BUDGET DETAIL**

<b>HVAC MAINTENANCE BUDGET</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. ON SITE LABOR	\$2,614,454	\$2,643,740	\$2,509,234	\$105,219	4.19%
2. CONTRACT SERVICE	\$115,920	\$124,540	\$124,540	(\$8,620)	-6.92%
3. SUPPLIES & MATERIALS	\$114,000	\$114,000	\$118,544	(\$4,544)	-3.83%
4. CONTROL CONTRACT	\$67,260	\$66,570	\$66,570	\$690	1.04%
5. HVAC REPAIRS & MAINTENANCE	\$89,000	\$89,000	\$107,690	(\$18,690)	-17.36%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
<b>TOTAL</b>	<b>\$3,009,634</b>	<b>\$3,046,850</b>	<b>\$2,935,578</b>	<b>\$74,055</b>	<b>2.52%</b>

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers. 2015 Budget included outsourcing of engineering services to Milhouse Engineering. Outsourcing was not completed in 2015 and is not included in 2016 Budget.
2. Building portion of package units contract of \$30K; plus contract for main chillers service of \$110K. This account is offset by package unit usage costs by the County of \$24K/year.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
4. Based on BAS contract of \$44K and water treatment fee of \$22K.
5. Includes vibration testing for all equipment and annual boiler controls testing. 2015 Reforecast included unanticipated HVAC Mechanical installation in elevator

**RICHARD J. DALEY CENTER  
ENGINEERING PAYROLL COSTS  
2016 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	\$54.05	\$55.05	\$47,564	\$67,161	
	Sr. Asst. Chief Engineer	1	\$42.32	\$43.32	\$37,242	\$52,850	
	Engineer	3	\$41.19	\$42.19	\$108,742	\$154,415	
	Operations Engineers	16	\$38.55	\$39.55	\$542,784	\$772,016	
	Apprentice Engineers	0	\$0.00	\$0.00	\$0	\$0	
	Subtotal Wages	<b>21</b>			<b>\$736,331</b>	<b>\$1,046,443</b>	
	Add Allowance of 5% for Overtime				\$36,817	\$52,322	
	<b>Total Wages &amp; Allowance</b>				<b>\$773,148</b>	<b>\$1,098,765</b>	<b>\$1,871,913</b>
TAXES AND INSURANCE AS % OF WAGES	FICA	6.39%	of labor to	\$117,000	\$65,750	\$91,154	
	FUI	0.78%	of labor to	\$7,000	\$480	\$666	
	SUI	2.52%	of labor to	\$12,960	\$2,878	\$3,990	
	Worker's Compensation	6.55%	of labor		\$50,647	\$71,978	
	Medicare	1.49%	of labor		\$11,547	\$16,410	
	City Head Tax	\$0	per employee		\$0	\$0	
	<b>Total Taxes &amp; Insurance</b>				<b>\$131,303</b>	<b>\$184,198</b>	<b>\$315,501</b>
	<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$904,451</b>	<b>\$1,282,963</b>	<b>\$2,187,414</b>
BENEFITS	Union						
	Health & Welfare	\$206.00	per week		\$73,542	\$153,573	
	Pension	\$4.58	per hour		\$65,452	\$136,680	
	Training Fund	\$618.00	per person annually		\$4,202	\$8,776	
	<b>Total Benefits</b>				<b>\$143,197</b>	<b>\$299,029</b>	<b>\$442,225</b>
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$1,047,648</b>	<b>\$1,581,991</b>	<b>\$2,629,639</b>
	<b>TOTAL YEARLY COST</b>				<b>\$1,047,648</b>	<b>\$1,581,991</b>	<b>\$2,629,639</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

<b>ELEVATOR MAINTENANCE BUDGET</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. MAINTENANCE CONTRACT	\$744,132	\$715,520	\$713,205	\$30,927	4.34%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	\$18,000	\$22,240	\$51,668	(\$33,668)	-65.16%
<b>TOTAL</b>	<b>\$ 762,132.00</b>	<b>\$737,760</b>	<b>\$764,873</b>	<b>(\$2,741)</b>	<b>-0.36%</b>

1. Proposed 2016 Budget based on service contracts with Schindler for elevator service and escalator service for lobby, 6th, 7th, and 8th floors.
2. Allowance for repairs \$8K beyond control of contractor, as well as annual third-party inspection and AIC fees \$10K.  
2015 Reforecast includes unanticipated replacement of Elevator Car #20 Hoist Machine. This obsolescent item was not covered under maintenance contract.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$9,350	\$9,350	\$7,669	\$1,681	21.92%
2. PAINTING SERVICES O/S CONTRACTOR	\$82,500	\$82,500	\$78,633	\$3,867	4.92%
3. CARPENTRY PAYROLL	\$174,523	\$169,060	\$164,114	\$10,409	6.34%
4. CARPENTRY SUPPLIES & UNIFORMS	\$4,020	\$4,020	\$2,515	\$1,505	59.83%
5. EXTERMINATION SERVICES	\$8,460	\$8,000	\$7,175	\$1,285	17.91%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$215,753	\$210,195	\$201,091	\$14,662	7.29%
7. MAINTENANCE SUPPLIES	\$16,557	\$16,557	\$18,837	(\$2,280)	-12.10%
8. EXTERIOR DOORS INSPECTION AND REPAIR	\$42,000	\$42,000	\$42,000	\$0	0.00%
9. GENERAL BUILDING REPAIRS	\$89,728	\$89,728	\$89,728	\$0	0.00%
10. METAL MAINTENANCE	\$37,000	\$37,000	\$35,588	\$1,412	3.97%
11. GLASS REPAIRS	\$70,000	\$70,000	\$46,766	\$23,234	49.68%
12. WASTE REMOVAL	\$48,718	\$48,718	\$43,431	\$5,287	12.17%
13. SIGNS & DIRECTORY STRIPS	\$57,000	\$6,500	\$6,500	\$50,500	776.92%
14. LANDSCAPING	\$45,972	\$45,972	\$42,472	\$3,500	8.24%
15. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
16. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
17. CARPET	\$75,000	\$75,000	\$73,731	\$1,269	1.72%
<b>TOTAL</b>	<b>\$989,581</b>	<b>\$927,599</b>	<b>\$873,251</b>	<b>\$116,330</b>	<b>13.32%</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.  
2016 Increase due to increases in health, welfare and pension benefits.
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service.
6. Based on two (2) permanent positions plus supervisor.  
Local One - Elevator Operators Union.
7. Includes trash receptacles, plaza furniture, lobby mats, work order system, etc.

8. Based on yearly inspection and repairs as required.
9. Contingency for general building repair and maintenance.
10. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (2) courtroom floors at \$10,000 each.
11. Window and mylar repair and replacement.
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.
13. Includes miscellaneous signage and installation of new lobby signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.
17. Includes expense for bulk carpet purchase and labor to install.

**RICHARD J. DALEY CENTER  
CARPENTER PAYROLL COSTS  
2016 BUDGET**

**STAFFING**

Position	Personnel	Hourly Rate Jan-May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
Carpenter	1	\$43.60	\$45.78	\$38,368	\$55,852	
Subtotal Wages	1			\$38,368	\$55,852	
Add Allowance of 4% for Overtime				\$1,535	\$2,234	
<b>Total Wages &amp; Allowance</b>				<b>\$39,903</b>	<b>\$58,086</b>	<b>\$97,988</b>
<b>TAXES AND INSURANCE AS % OF WAGES</b>						
FICA	6.39%	of labor to	\$117,000	\$3,131	\$4,341	
FUI	0.62%	of labor to	\$7,000	\$18	\$25	
SUI	2.42%	of labor to	\$12,960	\$131	\$182	
Worker's Compensation	6.55%	of labor		\$2,614	\$3,805	
Medicare	1.49%	of labor		\$596	\$868	
City Head Tax	\$0	per employee		\$0	\$0	
<b>Total Taxes &amp; Insurance</b>				<b>\$6,490</b>	<b>\$9,221</b>	<b>\$15,711</b>
<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$46,393</b>	<b>\$67,306</b>	<b>\$113,699</b>
<b>BENEFITS</b>						
<b>Union</b>						
Total Fringe Benefits (includes H&W, Pension, etc.)	\$28.96	per hour		\$25,488	\$35,336	
<b>Total Benefits</b>				<b>\$25,488</b>	<b>\$35,336</b>	<b>\$60,824</b>
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$71,881</b>	<b>\$102,642</b>	<b>\$174,523</b>
<b>TOTAL YEARLY COST</b>				<b>\$71,881</b>	<b>\$102,642</b>	<b>\$174,523</b>

**RICHARD J. DALEY CENTER  
ELEVATOR STARTERS PAYROLL COSTS  
2016 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Day Supervisor	1	\$30.15	\$31.66	\$21,105	\$44,321	
	Starters	0	\$0.00	\$0.00	\$0	\$0	
	Operator	1	\$18.05	\$18.30	\$12,635	\$25,620	
	Operator	1	\$17.80	\$18.05	\$12,460	\$25,270	
	Subtotal Wages	3			\$46,200	\$95,211	
	Add Allowance of 2% for Overtime				\$924	\$1,904	
	<b>Total Wages &amp; Allowance</b>				<b>\$47,124</b>	<b>\$97,115</b>	<b>\$144,239</b>
TAXES AND INSURANCE AS % OF WAGES	FICA	6.39%	of labor to	\$117,000	\$7,472	\$14,943	
	FUI	0.62%	of labor to	\$7,000	\$43	\$87	
	SUI	2.42%	of labor to	\$12,960	\$314	\$627	
	Worker's Compensation	6.55%	of labor		\$3,087	\$6,362	
	Medicare	1.49%	of labor		\$704	\$1,450	
	City Head Tax	\$0	per employee		\$0	\$0	
		<b>Total Taxes &amp; Insurance</b>				<b>\$11,619</b>	<b>\$23,469</b>
	<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$58,743</b>	<b>\$120,584</b>	<b>\$179,327</b>
BENEFITS	Union						
	Health & Welfare	\$692.70	per month per employee		\$8,312	\$16,625	
	Pension	\$319.12	per month		\$3,829	\$7,659	
		<b>Total Benefits</b>				<b>\$12,142</b>	<b>\$24,284</b>
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$70,885</b>	<b>\$144,868</b>	<b>\$215,753</b>
	<b>TOTAL YEARLY COST</b>				<b>\$70,885</b>	<b>\$144,868</b>	<b>\$215,753</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$406,868	\$417,263	\$414,627	(\$7,759)	-1.87%
2. STACKING PLAN AND BLDG SFT CALC	\$7,500	\$2,500	\$7,500	\$0	0.00%
3. OFFICE SUPPLIES	\$18,500	\$18,740	\$20,373	(\$1,873)	-9.19%
4. MANAGEMENT FEES	\$188,533	\$188,533	\$188,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$22,936	\$22,936	\$24,066	(\$1,130)	-4.70%
6. LEGAL FEES	\$100,000	\$100,000	\$100,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$51,555	\$145,100	\$68,589	(\$17,034)	-24.83%
8. ADMIN OTHER EXPENSE	\$21,600	\$20,400	\$20,661	\$939	4.54%
9. TELEPHONE SERVICE	\$13,644	\$12,480	\$13,219	\$425	3.21%
<b>TOTAL</b>	<b>\$831,137</b>	<b>\$927,953</b>	<b>\$857,570</b>	<b>(\$26,433)</b>	<b>-3.08%</b>

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events - \$75K.

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

3. Administrative expense includes:

a) BOMA Membership	\$3,700
b) Yardi License	\$2,500
c) Office machine maintenance	\$9,480
d) Other	\$2,820
Total	\$18,500

4. Based on renewed contract between PBC and MBRES with no increases during the contract term.

5. Bi-annual indoor air quality testing, IEPA annual permit fee & ACM training

6. Based on PBC supplied estimate.

7. FESOP reporting requirements, engineering oversight, emergency first responder, on site personnel manual and training, cleaning specifications and façade ordinance compliance.

Variance due to 2015 consulting services by Milhouse Engineering to include site safety plan.

8. Office and computer supplies.

9. Based on new negotiated contracts with FirstComm (internet) and Verizon Wireless.



**RICHARD J. DALEY CENTER  
ADMINISTRATION PAYROLL COSTS  
2016 BUDGET**

**ADMINISTRATION PAYROLL COSTS**

<u>NO.</u>	<u>JOB CLASSIFICATION</u>		<u>HOURLY WAGE RATE</u>	<u>PAYROLL</u>	<u>ANNUAL COST</u>	<u>ANNUAL TOTALS</u>
2	Management			\$ 240,905		
3	Administration			\$ 145,135		
5	<b>WEEKLY TOTALS</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 386,040</b>	<b>\$386,040</b>	
<b>TOTAL ANNUAL LABOR</b>						<b>\$386,040</b>
<b><u>PAYROLL TAXES AND INSURANCE</u></b>						
	FICA	6.20%	of labor	\$ 117,000	\$ 7,254	
	F.U.I.	0.60%	of labor to	\$ 7,000	\$ 210	
	S.U.I.	2.35%	of labor to	\$ 12,960	\$ 1,523	
	Medicare	6.36%	of labor		\$ 24,552	
	WC INSURANCE	1.92%	of labor		\$ 7,412	
	City Head Tax	\$0.00	per employee		\$ -	
<b>TOTAL TAXES AND INSURANCE</b>						<b>\$ 40,951</b>
<b><u>HEALTH AND WELFARE</u></b>						
	Group Health/Cobra				\$ 36,295	
	Long Term Disability				\$ 6,177	
	401(k) Program				\$ 5,076	
	Flex Spending				\$ 260	
	Payroll Fees				\$ 1,290	
	Life/AD&D/Travel				\$ 5,780	
<b>TOTAL H/W AND PENSION</b>						<b>\$ 54,877</b>
<b><u>PLAZA EVENTS REVENUE</u></b>						<b>(\$75,000)</b>
<b>TOTAL ANNUAL DIRECT COST</b>						<b>\$406,868</b>

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

INSURANCE	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$554,788	\$557,953	\$552,302	\$2,486	0.45%
<b>TOTAL</b>	<b>\$554,788</b>	<b>\$557,953</b>	<b>\$552,302</b>	<b>\$2,486</b>	<b>0.45%</b>

1. Based on actual insurance figures for year, plus pollution coverage:  
\$150,000 claim reserve not included in 2016 figures.

	2016 Proposed Budget	2015 Budget
Property Insurance*	\$244,300	\$244,300
Liability Insurance*	\$221,000	\$221,000
MB General Liability Reimbursement	\$67,200	\$58,000
MB Professional Liability Reimbursement	\$22,000	\$22,000
MB Pollution	\$0	\$18,000
	\$554,500	\$563,300

\*PBCC supplied.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

<b>FACILITIES EXPENSE</b>	<b>PROPOSED 2016 BUDGET</b>	<b>2015 BUDGET</b>	<b>2015 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>	<b>% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL</b>
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
2. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
<b>TOTAL</b>	<b>\$13,000</b>	<b>\$13,000</b>	<b>\$13,000</b>	<b>\$0</b>	<b>0.00%</b>

1. Based on 2016 contingency for expenditures.
2. Based on 2016 contingency for expenditures.

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2016 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2016 BUDGET	2015 BUDGET	2015 PROJECTED ACTUAL	\$ VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL	% VARIANCE 2016 BUDGET VS. 2015 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$543,664	\$704,165	\$707,418	(\$163,754)	-23.15%
2. CITY PACKAGE UNIT MAINTENANCE	\$0	\$19,496	\$19,496	(\$19,496)	-100.00%
3. COUNTY PACKAGE UNIT MAINTENANCE	\$4,900	\$4,897	\$4,897	\$3	0.06%
<b>TOTAL</b>	<b>\$548,564</b>	<b>\$728,559</b>	<b>\$731,811</b>	<b>(\$183,247)</b>	<b>-25.04%</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 has been removed as package units for 27th Floor and Lower Level 12 no longer in operation.
4. County's prorata share, Murphy & Miller contract of \$4,897.

**RICHARD J. DALEY CENTER  
2016 CAPITAL BUDGET  
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
	96.10%	91.99%	0.35%	3.76%
<b>BOILER #1 ASSESSMENT AND UPGRADES</b>	<b>\$250,000</b>	<b>\$229,975</b>	<b>\$875</b>	<b>\$9,410</b>
<i>Capital Program Management Project</i> Perform assessment of Boiler #1 and implement necessary upgrades				
<b>ENTRY RAMP BARRIER REPLACEMENT</b>	<b>\$150,000</b>	<b>\$137,985</b>	<b>\$525</b>	<b>\$5,646</b>
<i>Capital Program Management Project</i> Replacement of corroded barrier at Dearborn entry ramp				
<b>ELEVATOR UPGRADES</b>	<b>\$500,000</b>	<b>\$459,950</b>	<b>\$1,750</b>	<b>\$18,820</b>
<i>Capital Program Management Project</i> Replacement of hoist machine for elevator car #20				
<b>FAÇADE ACCESS SYSTEM UPGRADES</b>	<b>\$500,000</b>	<b>\$459,950</b>	<b>\$1,750</b>	<b>\$18,820</b>
<i>Capital Program Management Project</i> Full inspection and replacement of all necessary mechanical, electrical and structural components associated with the façade access system				
<b>CONCOURSE/CTA ENTRANCE REDESIGN AND UPGRADES</b>	<b>\$500,000</b>	<b>\$459,950</b>	<b>\$1,750</b>	<b>\$18,820</b>
<i>Capital Program Management Project</i> Upgrade Concourse Level CTA entrance to address high traffic patterns and exterior temperature concerns				
<b>SECURITY ENHANCEMENTS</b>	<b>\$250,000</b>	<b>\$229,975</b>	<b>\$875</b>	<b>\$9,410</b>
<i>Capital Program Management Project</i> Based on security risk assessment completed in 2012				
<b>TOTAL 2016 CAPITAL BUDGET</b>	<b>\$2,150,000</b>	<b>\$1,977,785</b>	<b>\$7,525</b>	<b>\$80,926</b>

**RICHARD J. DALEY CENTER  
CAPITAL BUDGET  
BUILDING IMPROVEMENTS - PROPOSED 2017-2020**

BUDGET ITEM AND DESCRIPTION					TOTAL BUDGET	COUNTY PRORATA SHARE 91.99%	CITY PRORATA SHARE 0.35%	PBCC PRORATA SHARE 3.76%
	2017	2018	2019	2020				
<b>REPLACE DETERIORATED SEALANT JOINTS AT PLAZA PAVING</b>			152,490		\$152,490	\$140,276	\$534	\$5,734
Replace deteriorated sealant joints at plaza paving								
<b>REPLACE AIR COMPRESSOR DRYERS</b>			7,000		\$7,000	\$6,439	\$25	\$263
Replace air compressor dryers								
<b>DOMESTIC WATER HEATING TRANSFER PACKAGE</b> <i>Capital Program Management Project #10561</i>	59,000				\$59,000	\$54,274	\$207	\$2,218
Domestic water heating transfer package								
<b>REPLACE BOILER #1</b>	350,000				\$350,000	\$321,965	\$1,225	\$13,160
REPLACE BOILER #1								
<b>SECURITY ENHANEMENTS (YEAR 2 OF 2)</b>	100,000				\$100,000	\$91,990	\$350	\$3,760
Security equipment upgrades to include, but not limited to cameras and access controls								
<b>UPGRADE 480V SWITCHBOARDS; SERVICE AND FEEDER CABLES ON CONCOURSE LEVEL</b>	275,000	275,000			\$550,000	\$505,945	\$1,925	\$20,680
Upgrade 408V Switchboard; service and feeder cables on Concourse Level								
<b>UPGRADE TWO 208V SWITCHBOARDS; SERVICE AND FEEDER CABLES ON 9TH FL</b>		225,000	225,000		\$450,000	\$413,955	\$1,575	\$16,920
Upgrade two 208V Switchboard; service and feeder cables on 9th floor								
<b>UPGRADE TWO 480V SWITCHBOARDS; SERVICE AND FEEDER CABLES ON 9TH FL</b>			275,000	275,000	\$550,000	\$505,945	\$1,925	\$20,680
Upgrade two 408V Switchboard; service and feeder cables on 9th floor								
<b>EXTERIOR WINDOW SEALANT</b>			1,300,000		\$1,300,000	\$1,195,870	\$4,550	\$48,880
Exterior window sealant removal and replacement								
<b>UPGRADE FOUR 208V SWITCHBOARDS; SERVICE AND FEEDER CABLES ON 31ST FL</b>				450,000	\$450,000	\$413,955	\$1,575	\$16,920
Upgrade four 208V Switchboard; service and feeder cables on 31st floor								
<b>REPLACE BUILD UP ROOF</b>				294,000	\$294,000	\$270,451	\$1,029	\$11,054
REPLACE BUILD UP ROOF								
<b>YEARLY TOTAL</b>	<b>\$ 784,000</b>	<b>\$ 500,000</b>	<b>\$ 1,959,490</b>	<b>\$ 1,019,000</b>				

\*5 year capital projects are based on the Property Condition Assessment performed in 2013 by Milhouse Engineering and Construction.

ANTICIPATED YEAR OF COMPLETION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
2017	\$ 784,000	\$ 751,778	\$ 2,744	\$ 29,478
2018	\$ 500,000	\$ 479,450	\$ 1,750	\$ 18,800
2019	\$ 1,959,490	\$ 1,878,955	\$ 6,858	\$ 73,677
2020	\$ 1,019,000	\$ 977,119	\$ 3,567	\$ 38,314