

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 4, 2016

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 4, 2016 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Martin Cabrera Jr.
Frank M. Clark
Jose G. Maldonado
Toni Preckwinkle
Jesse H. Ruiz
Samuel Wm. Sax
David Todd Whittley

Also present were:

Felicia S. Davis

G. Alvarez	A. Joseph	A. Quathammer
J. Carlson	K. LaJeune	F. Rico
A. Del Muro	T. Later	K. Robinson
R. DeVaughn	A. Lee	V. Robinson
P. Doyle	C. Lee	J. Rodriguez
Q. Edwards	L. Lypson	E. Ryan
K. Ellis	L. McGuire	I. Sampson
J. Escarpita	C. McClenahan	D. Scales
M. Fernandez	A. Marti	E. Scanlon
D. Flanagan	M. Minaghan	E. Fisk-Smith
A. Fredd	L. Neal	K. Smith
K. Galvin	K. Newman	T. Spears
L. Giderof	B. Newmark	L. Thomas
R. Giderof	E. O'Neil	D. Trevino
B. Gorski	B. Payne	T. Foucher-Weekly
C. Harvey	N. Perez	A. Wiggins
J. Helmbold	M. Peterson	R. Williams
V. Hightower	J. Pietrzyk	MP. Witry
C. Hinkle	B. Pirok	J. Zito
Gi. Johnson	K. Purcell	
Ge. Johnson	S. Pryor	

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. Kenneth Newman had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Mr. Newman provided comments regarding the availability of Tax Increment Funds (TIF) to increase park facilities for the Chicago Public Schools and the Chicago Park District and the need to develop vacant land for additional sports programs.

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 13, 2016. 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 13, 2016 meeting were unanimously approved.

The Board of Commissioners was next presented with the nomination and election of officers for terms ending September 30, 2017, as follows:

Rahm Emanuel	Chairman
Lori Ann Lypson	Secretary
Lindy F. McGuire	Assistant Secretary
Mariyana T. Spyropoulos	Treasurer
Tanya Foucher-Weekley	Assistant Treasurer

There being no further nominations and upon vote being taken, the aforesaid nominees were unanimously elected to the offices set forth opposite their respective names.

Next, Commissioner Jose G. Maldonado, Jr. presented the report of the Administrative Operations (AO) Committee meeting held on September 26, 2016, which included reports by the Executive Director regarding the proposed 2017 Administrative Budget and the Richard J. Daley

Center Operating and Capital Budgets. The AO committee also heard recommendations and reports from the Chief Operating Officer regarding the following:

- A specialty consultant task order issued to Landmark Engineering for surveyor services at the Daley College Advanced Manufacturing Center Project in the sum of \$30,200.00,
- A specialty consultant task order issued to Environmental Consulting Group, Inc. for environmental renovation and demolition services at the Edwards Elementary School Renovation Project in the sum of \$76,700.00,
- A recommendation to approve the appointment of Johnson and Lee as the Architect of Record for the Whitney Young Branch Library Expansion and Renovation Project, and
- A recommendation to approve a change order for the Canty Elementary School Annex. This change order includes modifications to the structural steel elevation at the roof line. The change order is in the total sum of \$195,030.48.
- The AO Committee was also advised that one field order was approved and issued.

A copy of the task orders issued to specialty consultants is attached as **Exhibit A**.

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. 8325

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a change order as indicated on the document entitled “Public Building Commission of Chicago Annual Board Meeting – October 4, 2016 Change Orders” and attached to the minutes of this meeting as **Exhibit B**.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

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 an update on the progress of City Colleges' \$75 million modernization project at the Richard J. Daley College. The project includes a new advanced manufacturing center, student services/academic support space, parking lot and demolition of seven temporary structures in connection with the development of new, technologically advanced facilities in support of the Mayor's "College to Careers" initiative. She advised the Commissioners that planning, design and pre-construction activities for the development of the project have commenced pursuant to the partial undertaking approved at the June 2016 Board meeting. The Commission is seeking a qualified design-build entity to provide design and construction services for the project. On September 14, a pre-submission conference was held at the Daley Centers which was attended by 144 individuals representing general contractors, architectural, engineering and other specialty firms. Information about the project was also provided at the membership meeting of the Hispanic American Construction Industry Association (HACIA). Responses to the bid solicitation due October 5, 2016 will be evaluated by PBC and City Colleges' staff serving on the Evaluation Committee.

The Executive Director also reported that the Commission activities and projects were discussed during a radio interview on WBBM's "At Issue" program which was broadcast on September 25, 2016. During the interview information was provided regarding the

Commission's successful delivery of four new school annexes and one new school for the start of the 2016-2017 academic year. Information was also provided about the Commission's efforts to increase MBE and WBE participation on construction projects and hiring. The Executive Director's report were accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2017 Administrative Budget for the Public Building Commission. The Executive Director reported to the Commissioners that the proposed 2016 Public Building Commission Administrative Budget was \$10,274,188, which is \$2.1 million or approximately 20 per cent less than the 2016 budget. She advised the Commissioners regarding the reduction in revenues derived from bonds, which were last issued in 2003 and generate only \$1.5 million annually and will expire completely in 2020. In view of the significant decline in revenues received annually from prior bond issuances, there has been increased reliance on the administrative fees charged on PBC projects as the primary source of funding for the Administrative Budget. Further, the Executive Director advised the Commissioners regarding cost savings and efficiencies that have been identified including a reduction in force and realignment of the organization structure. Additional cost reductions during the past year include the following: reduction of \$400,000 in health care costs by aggressive negotiations, issuing a new Request for Proposals/Qualification in 2015 and increased employee contributions; savings of \$1.7 million in personnel expenses including staff layoffs, position elimination, attrition and realignment of duties; a \$225,000 reduction in general insurance cost due to the elimination of a claim reserve, the renegotiation and aggressive marketing and re-procurement of the total insurance package; and a reduction in headcount from 59 to 47 employees.

The Executive Director committed to continue to take necessary action to ensure fiscal responsibility and solvency for the Commission. She provided a detailed explanation of efforts to align the projected revenue resources with the anticipated projects and work in progress. She

also advised that the 2017 budget has been carefully assessed in light of the overall agency environment and additional reductions would be made without detrimental impact on operations in the following areas: self-performance of some routine legal tasks to reduce legal fees by \$135,000 or 20 per cent of the 2016 budgeted amount; effective marketing, re-procurement and negotiation of the total insurance package, including a reduction of the Daley Center insurance costs by \$100,000 for 2017; reduction in professional service fees to \$126,084, or 20 per cent less than 2016; reduction in office and other administrative costs for a savings of \$72,900 in 2017; and upgrade office hardware without purchasing new equipment and renegotiation of software licenses for a cost savings of \$ 33,970 in comparison to 2016.

On a positive note the Executive Director advised that PBC is owed additional funds from User Agencies of which \$1.6 million that will be available to contribute to the Administrative Budget. PBC has earned an additional \$2.6 million on completed projects and is working aggressively with clients on close out to obtain receipt of such funds. Other initiatives that are being explored to increase revenues is an adjustment in the frequency of installment payments for administrative fees, an increase in the percentage of administrative fees and additional opportunities to expand the client base of the Commission.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2017 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit C**.

RESOLUTION NO. 8326

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2017 Consolidated Administrative Expense Budget in the total amount of \$10,274,188 attached hereto as **Exhibit C** is hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,

Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2017 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the total operating budget for 2017 is 15,729,596, or \$12.35 per rentable square foot. The proposed budget represents a 3.38 per cent increase over the 2016 budget. For 2017, cost savings in the operating budget are expected to result from reductions in building insurance and general building expenses, and projected increases will result from rising utility costs, administrative and professional services and cleaning expenses. She further advised that the overall goals for the Daley Center during 2017 include improving operating efficiencies, reducing costs and improving the working environment for the tenants, which are the Commission, the City of Chicago and Cook County. Specifically, the following measures will be implemented: LEED EB O&M Recertification, retail revenue generation and updating Daley Center Plaza and other event requirements to increase overall event revenue.

After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8327

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2017, namely: \$15,729,596 and \$2,325,800 respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operating and Capital Budget for the fiscal year January 1, 2017 to December 31, 2017 attached hereto collectively as **Exhibit D**.

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 2017 Operating and Capital Budgets for the fiscal year January 1, 2017 to December 31, 2017.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of Johnson & Lee as the Architect of Record for the Whitney Young Branch Library Expansion and Renovation Project located at 7901 South Martin Luther King Drive. The Commissioners were advised that staff reviewed the Commission's Letters of Interest and Qualifications of small but experienced architectural firms with solid AOR experience that correlated with the needs of the projects. Four firms were interviewed by an Evaluation Committee which included PBC staff along with a community representative based upon the proposed project team, project approach and demonstrated commitment to MBE/WBE participation. By consensus, Johnson & Lee (MBE) was recommended by the Evaluation Committee to serve as AOR for the project with fees to be negotiated and reported to the Board at a later date by the Executive Director. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8328

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby appoints Johnson & Lee (MBE) as Architect or Record for the Whitney Young Branch Library Expansion and Renovation Project located at 7901 South Martin Luther King Drive with final fees to be negotiated and reported by the Executive Director.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

Next, the Board of Commissioners convened an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications (OEMC) and the Office of Budget and Management for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8329

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

RESOLUTION NO. 8330

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves Undertaking Request No. 116 from the Office of Emergency Management and Communications (OEMC) and the Office of Budget and Management for the OEMC Camera Infrastructure Program for the OEMC Access Control Maintenance and Repairs Project in the estimated amount of \$100,000.00.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman



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

October 2016						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Daley College Advanced Manufacturing Center	Surveyor	LP		Landmark Engineering, LLC	\$ 30,200.00	\$ 30,200.00
Edwards ES Annex & Renovation	Environmental Reno/Demo	C		Environmental Consulting Group, Inc.	\$ 76,720.00	\$ 536,144.00

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 - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal

PUBLIC BUILDING COMMISSION OF CHICAGO

ANNUAL BOARD MEETING – OCTOBER 4, 2016

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 4, 2016

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 CHANGES % (of Original Contract)
Closeout								
Canty Elementary School Annex 3740 N. Panama Avenue Project Manager: Ryan Forristall	C1568	Friedler Construction	\$13,262,800.00	\$255,591.94	\$13,518,391.94	\$195,030.48	\$13,713,422.42	1.47%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Canty Elementary School Annex

3740 N. Panama Avenue

October 4, 2016

Friedler Construction

2525 N. Elston Avenue, D-240

Chicago, IL 60647

CHNG	BULL	CONTRACT NUMBER 1568	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$13,262,800.00
NUM		APPROVED CHANGE ORDERS	\$255,591.94
ADJUSTED CONTRACT PRICE TO DATE			\$13,518,391.94
004	1568-006	Structural steel revisions at the roof. Error or Omission.	\$195,030.48

TOTAL CHANGE ADDITION	\$195,030.48
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$13,713,422.42

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1568 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 2017 Budget

Annual Board Meeting
October 4, 2016

PBC Administrative Budget

The proposed PBC Administrative Budget for 2017 is \$10,274,188.

Approval of the PBC's proposed Administrative Budget for 2017 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 2017 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. In total, the estimated 2017 WIP for undertakings and anticipated projects is \$107M.

The proposed Administrative Budget for 2017 was developed to provide technical and professional support to deliver the PBC's projected Program, while also providing for resources to further business development. The proposed 2017 Budget is 17% less than 2016 and expenses exceed the projected resources by 500K or 5%.

PBC 2017 ADMINISTRATIVE BUDGET

Estimate of Resources Available for 2017 Administrative Budget

Administrative Lease Allocation Revenue Bonds	PBC Administrative Fee Collected Legacy Projects	PBC Administrative Fee to be Collected Undertaken Projects	PBC Administrative Fee to be Collected Planning Projects	Direct Allocation for Project Management Services	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
\$1,500,000	\$2,615,462	\$1,633,241	\$1,800,432	\$1,750,000	\$475,000	\$9,774,135

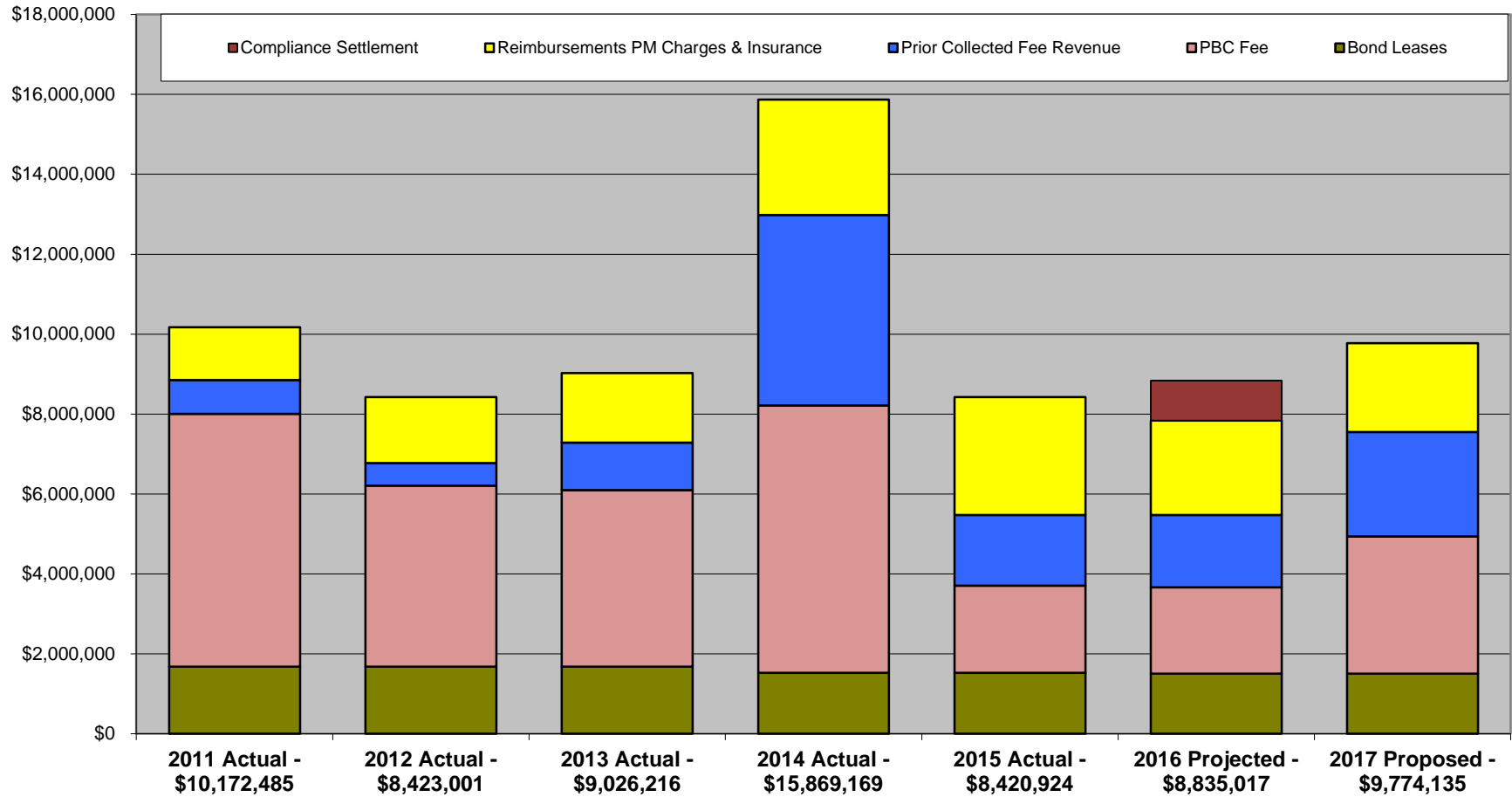
Allocations Required by Bond Resolutions

Source of Lease Payment - Client	Administrative Expense Account (1)	2017 Lease Payment	To Debt Service Account (2)	To Renewal & Replacement Account (3)	To Surplus Account (4)
1990 - Series A Bonds - Chicago Public Schools	\$300,000	\$30,033,238	\$28,733,238	\$1,000,000	\$0
1993 - Series A Bonds - Chicago Public Schools	1,200,000	21,332,613	20,128,681	0	\$3,932
	\$1,500,000	\$51,365,851	\$48,861,919	\$1,000,000	\$3,932

(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.

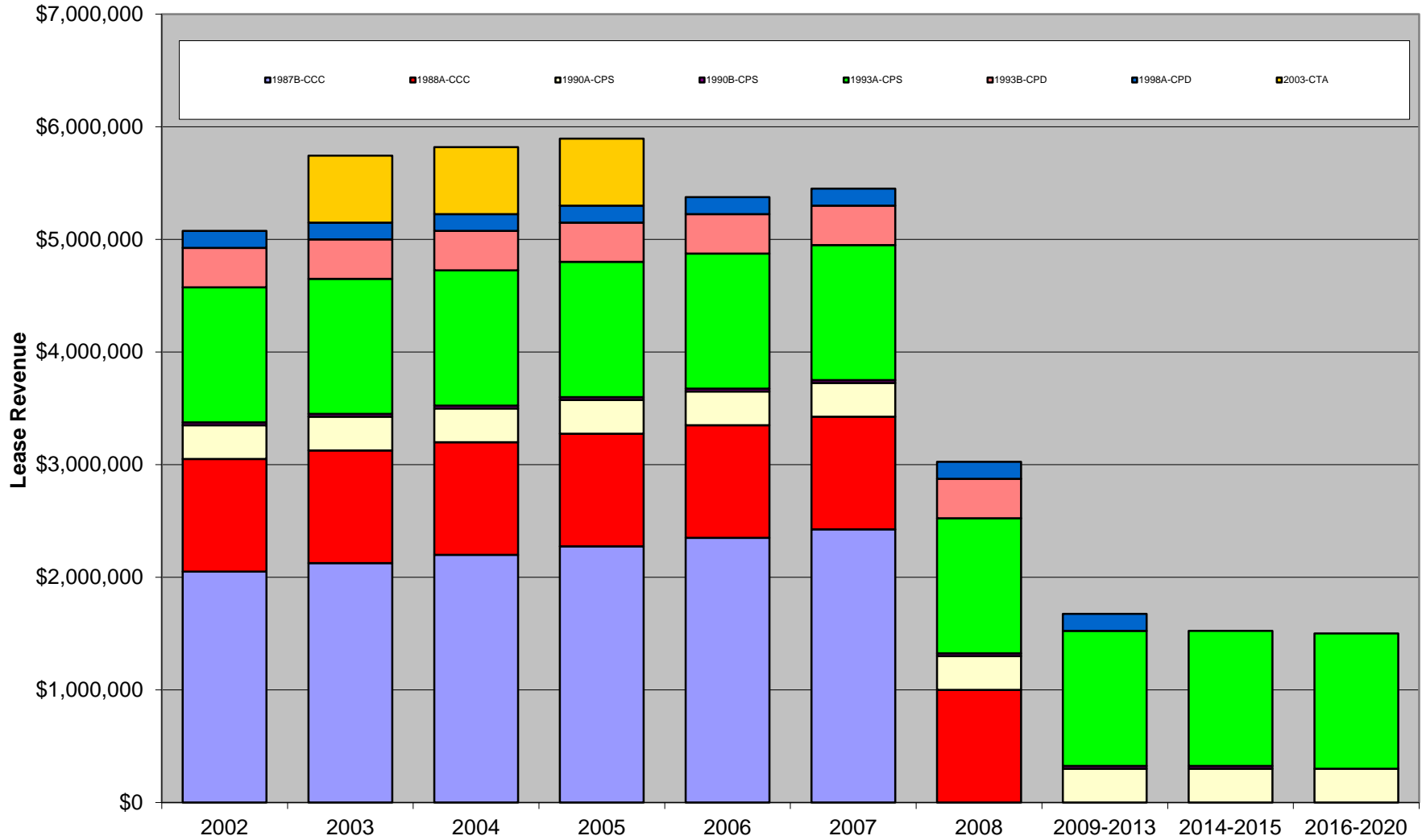
PBC 2017 ADMINISTRATIVE BUDGET

Proposed 2017 Detail and Historical Resources



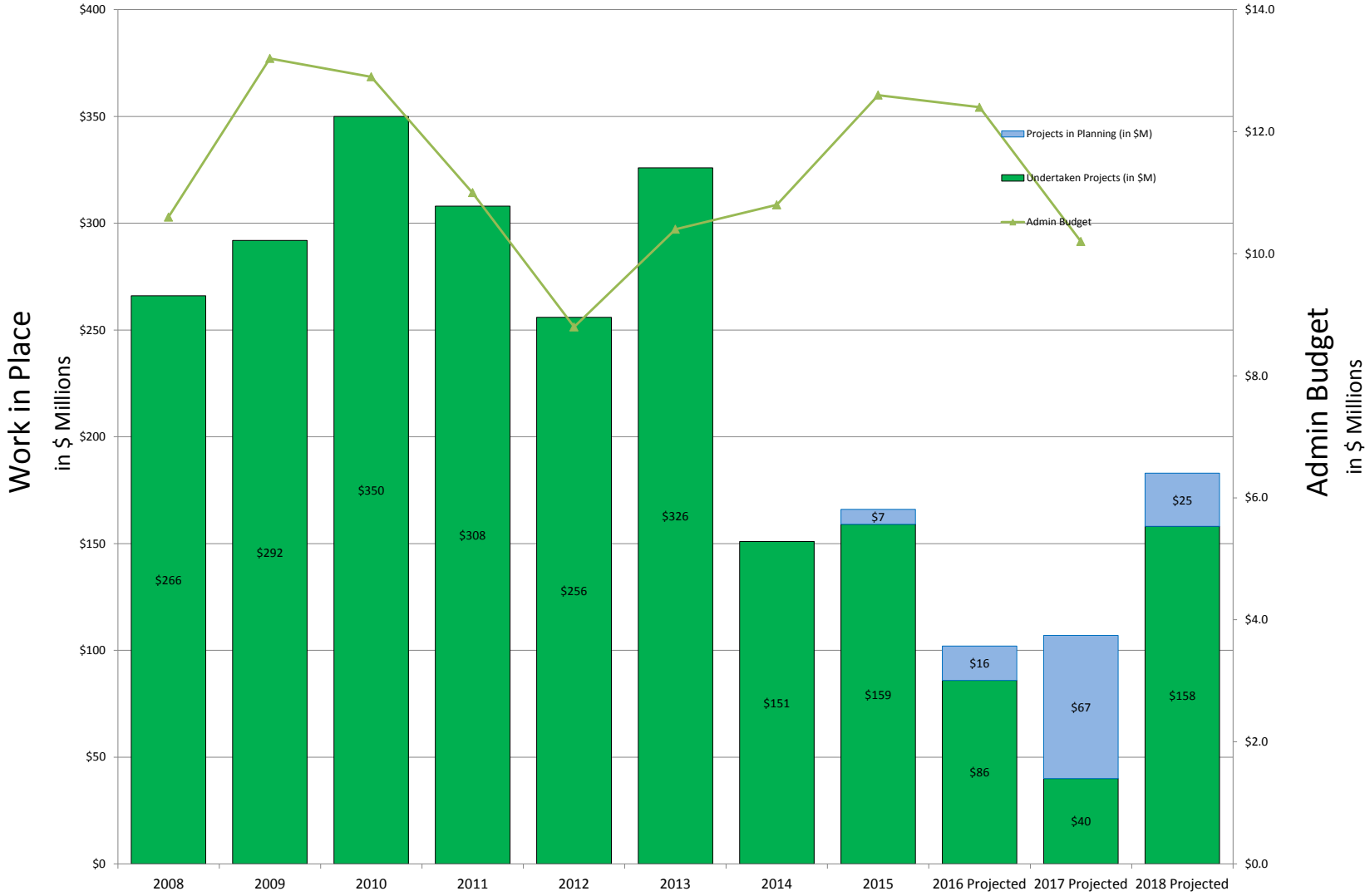
PBC 2017 ADMINISTRATIVE BUDGET

Anticipated 2017 and Historical Bond Lease Revenue



Anticipated Work in Place

as of 9/24/2016



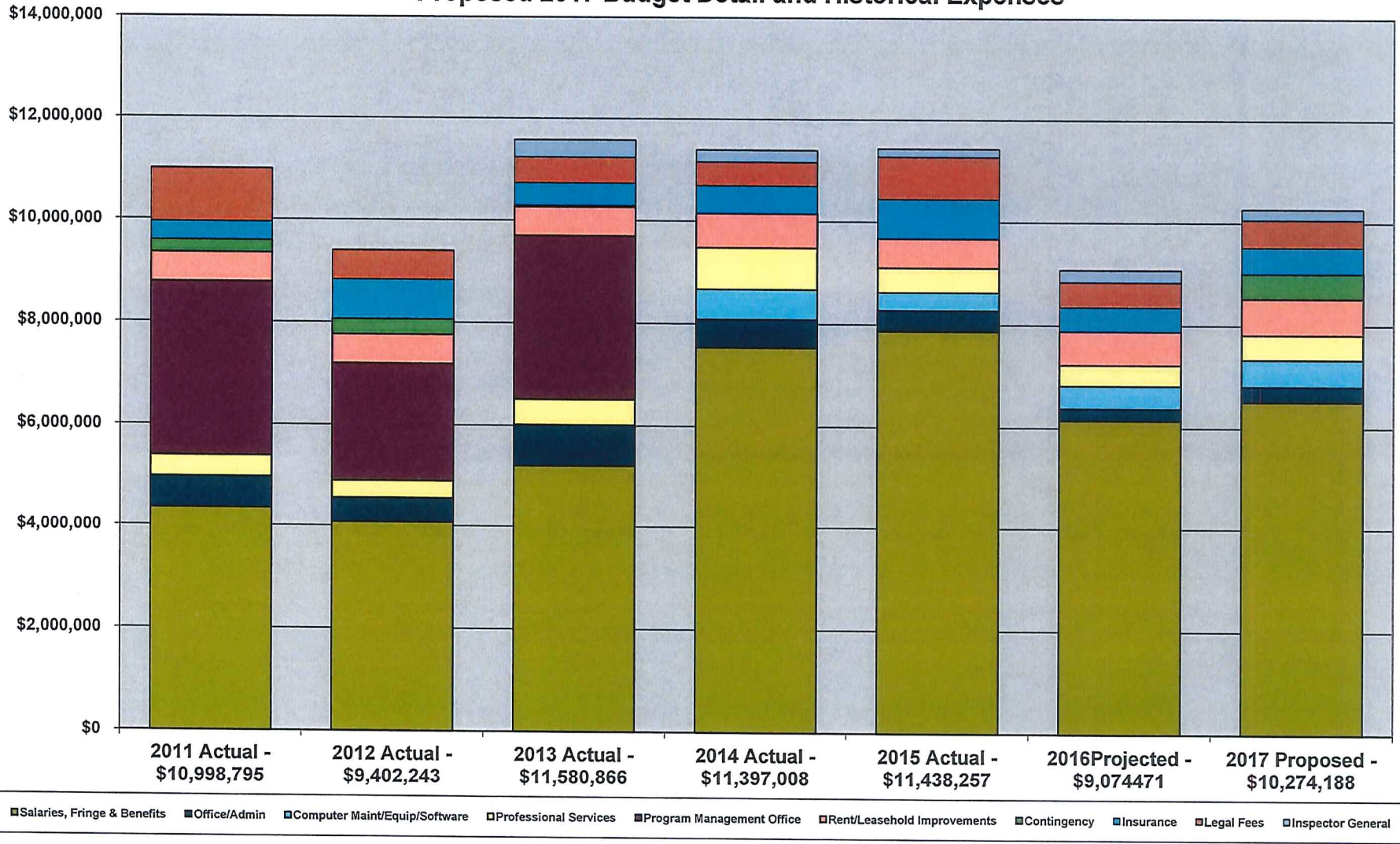
**Public Building Commission of Chicago
2017 General Administrative Budget**

10/03/2016 version

	Actual 2015	Approved 2016 Budget	Projected 2016	Proposed 2017 Budget	Increase/ (Decrease) 2016 to 2017
Personnel Services					
Salaries	\$ 5,962,911	\$ 5,999,000	\$ 4,714,521	\$ 4,809,400	\$ (1,189,600)
Payroll Taxes	370,254	350,000	306,703	296,075	\$ (53,925)
Medical Insurance	1,056,493	1,170,500	746,634	927,320	\$ (243,180)
Severance Plan	164	96,310		65,443	\$ (30,867)
Tuition Reimbursement	-	-			\$ -
Retirement Contributions - PBC 401(a)	301,099	362,460	270,743	316,487	\$ (45,973)
Retirement Contributions - Mun. Employees	178,732	181,230	106,624	93,600	(87,630)
Total Personnel Services	\$ 7,869,653	\$ 8,159,500	\$ 6,145,225	\$ 6,508,325	\$ (1,651,175)
Insurance					
Daley Center	\$ 558,000	\$ 525,000	\$ 406,203	\$ 425,000	\$ (100,000)
General Insurance	214,000	90,000	55,000	85,000	(5,000)
Total Insurance	\$ 772,000	\$ 615,000	\$ 461,203	\$ 510,000	\$ (105,000)
Legal Fees	\$ 834,057	\$ 675,500	\$ 502,000	\$ 540,500	\$ (135,000)
Inspector General Legal Fees	\$ 153,835	\$ 225,746	\$ 225,746	\$ 210,510	\$ (15,236)
Professional Services Fees	\$ 481,985	\$ 608,984	\$ 410,501	\$ 482,900	\$ (126,084)
Rent/Leasehold Improvements	\$ 572,858	\$ 653,016	\$ 653,016	\$ 690,921	\$ 37,905
Office and Other Admin Expenses	\$ 405,294	\$ 377,900	\$ 231,780	\$ 305,000	\$ (72,900)
Computer Maintenance, Equipment & Software	\$ 348,574	\$ 560,002	\$ 445,000	\$ 526,032	\$ (33,970)
Contingency/Business Development	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
Total Budget	\$ 11,438,256	\$ 12,375,648	\$ 9,074,471	\$ 10,274,188	\$ (2,101,460)

PBC 2017 ADMINISTRATIVE BUDGET

Proposed 2017 Budget Detail and Historical Expenses





Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

IV. Project Budgeting

Project Budgets are approved by our Client and PBC Boards in order to facilitate project delivery. In our typical project delivery process, there are two budget phases approved by the Board: **Formulation and Undertaking**.

Formulation: PBC uses the Formulation Phase and Budget to define the overall project scope, development of total project budget and schedule, and preparation of the conceptual design. This phase includes exploratory and testing phase in order to develop a reliable strategy for implementation. Costs include surveys, soil borings (geotechnical and environmental), Phase I and Phase II, and Land Acquisition.

Undertaking: The Undertaking Request and Budget, when approved by the Client and PBC Boards, codifies the overall program, budget, schedule, and conceptual design created through the Planning Phase, and allows the PBC to enter into the Design, Site Preparation, and Construction Phases. The undertaking budget includes all of the costs PBC intends to incur in the delivery of the project. The PBC undertaking is our commitment to our clients and the citizenry at large that the PBC will deliver each project – meeting and exceeding goals for scope, schedule and budget.

Administrative Fee: Among the costs in the project implementation portion of the project budget is the PBC Administrative Fee, a figure of 3% of the estimated construction costs of the project. Cumulatively, these Administrative Fees fund the majority of the PBC's Administrative Budget. The PBC's practice is to collect these fees at three points in the timeline of the project: at construction contract award, at 50% of construction and at project close-out. These milestones allow for this source of revenue to reasonably match the PBC's application of resources on the project.



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016



EXHIBIT D



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

Public Building Commission of Chicago Board of Commissioners

Mayor Rahm Emanuel, Chairman

Martin Cabrera, Jr.
Frank M. Clark
Thomas J. Kotel
José G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Jesse H. Ruiz
Samuel Wm. Sax
Mariyana T. Spyropoulos
David Todd Whittley

Felicia S. Davis, Executive Director



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

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- IV. Project Budgeting



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

I. Executive Summary

There are three distinct types of budgets approved by the PBC Board in order to facilitate the general operations of the PBC as well as the delivery of projects or services on behalf of our clients.

Richard J. Daley Center Operating and Capital Budget: Annual budget to cover the operating, maintenance and capital requirements for the Daley Center. The Budget is presented at the Administrative Operations Committee for recommendation to the full Board of Commissioners at the Annual Board Meeting (first business day in October pursuant to PBC By-Laws);

Administrative Budget - Resources for the PBC to deliver on its core mission of developing and implementing capital projects on behalf of its client agencies. The Budget is presented at the Administrative Operations Committee for recommendation to the full Board of Commissioners at the Annual Board Meeting (first business day in October pursuant to PBC By-Laws). The funding for the Administrative Budget is derived primarily from Administrative Fee revenue and other client funds. PBC is not supported by the property tax levy.

Project Budgets: Developed and Approved as Project Requests are received from client agencies. There are two types of project budgets approved by the Board:

1. Formulation Budget – Initiates the Planning Phase of a Project and defines the overall project scope, development of total project budget and schedule, and includes conceptual design development;
2. Undertaking Budget - Allows the PBC to enter into the Design, Site Preparation, and Construction Phases. The undertaking budget includes all of the costs PBC intends to incur in the delivery of the project. The PBC undertaking is the commitment to scope, schedule, and budget.

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

2017 Annual Budget Executive Summary

Introduction

MB Real Estate Services is pleased to present for your consideration the proposed 2017 Operating and Capital Budget for the Richard, J. Daley Center. The proposed operating expense budget of \$15,729,596 reflects an increase of 3.38% over the 2016 Budget of \$15,215,163.

The 3.38% increase in operating expenses equates to \$514,433 and stems from rising utility costs, administrative and professional services and cleaning expenses. Increases in other expense categories are primarily the result of annual changes to Union labor rates. These increases are offset by a 7.26% decrease in building insurance expense and 2.11% decrease in general building expense.

The Percentage for Operating Expense Allocation for 2017 has been revised to: Cook County – 95.88%, City of Chicago – 0.348% and Public Building Commission - 3.76%.

Operating Goals

The overall goals for 2017 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:

- **LEED EB O&M Silver Recertification:**
The building's current LEED Silver designation expires in May 2017. The 2017 Budget includes consulting and other incremental costs for the recertification process. Also, the building currently maintains an Energy Star score of 87, which will help in the goal to achieve the LEED Gold designation.
- **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 enhanced vehicle screening services as the building's entry ramp.
- **Building Staff:**
The building no longer employs a B Electrician as of August 2016 and a member of the freight elevator operators staff is scheduled to retire in December 2016. Therefore, the building is in discussions with Local 134 on electrician replacement options and is considering the installation of a card reader in the freight elevator instead of replacing the upcoming retiree.

- **Building Amenities:**
We are in discussions with several banks that are interested in installing ATM machines on the Concourse Level. Chase Bank removed their ATM units in June 2016. The building is also considering the installation of Distributed Antenna Systems that would enhance cellular coverage while generating retail revenue.
- **Vacancies:**
There is approximately 62,000rsf of available space on the 27th Floor and Lower Level. We will continue to work with the Public Building Commission in ensuring these spaces are fully occupied, thus decreasing the tenant's proportionate share of operating expenses. Over the past year, there has been expressed interest from the State of Illinois and Cook County.
- **Plaza Events:**
With the assistance of the Public Building Commission, the building will work at updating the plaza's event application, rules and guidelines with hopes of increasing overall event revenue and refining insurance requirements and safety measures.

BUDGET SUMMARY

OPERATING BUDGET	2016 BUDGET	2016 ACTUAL PROJECTED BUDGET	2017 BUDGET	% CHANGE 2016 BUDGET TO 2017 BUDGET
REVENUE				
BASE RENT (1)	\$14,621,771	\$15,153,987	\$15,394,854	5.29%
RETAIL INCOME (2)	\$172,374	\$168,867	\$84,180	-51.16%
OTHER INCOME (3)	\$5,600	\$4,700	\$5,600	0.00%
INCOME FROM SERVICES RESOLD (4)	\$548,564	\$704,165	\$642,692	17.16%
TOTAL REVENUE	\$15,348,309	\$16,031,719	\$16,127,326	5.08%
EXPENSES				
UTILITIES EXPENSE	\$2,890,777	\$2,927,054	\$3,002,230	3.86%
CLEANING EXPENSE	\$3,861,163	\$4,197,791	\$4,158,402	7.70%
SECURITY EXPENSE	\$1,980,948	\$1,982,228	\$2,026,021	2.28%
MECHANICAL MAINTENANCE	\$4,106,770	\$4,115,251	\$4,149,342	1.04%
BUILDING GENERAL	\$989,581	\$976,780	\$968,692	-2.11%
ADMINISTRATIVE EXPENSE	\$831,137	\$831,137	\$910,423	9.54%
INSURANCE	\$554,788	\$554,788	\$514,488	-7.26%
SUBTOTAL BLDG OPERATING EXPENSES	\$15,215,164	\$15,585,028	\$15,729,596	3.38%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$548,564	\$704,165	\$642,692	17.16%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$548,564	\$704,165	\$642,692	17.16%
NET OPERATING AUTHORIZATION REQUIRED	\$15,763,728	\$16,289,193	\$16,372,288	3.86%
CAPITAL BUDGET	\$2,150,000	\$2,150,000	\$2,325,800	8.18%
TOTAL DALEY CENTER BUDGET	\$17,913,728	\$18,439,193	\$18,698,088	4.38%

Budget Variance Explanations

The 2017 Operating Budget includes several operating accounts that have experienced increases and decreases in comparison to the 2016 Operating Budget. There is an overall increase in operating expenses anticipated for 2017 and below are explanations for the variances between the 2016 and 2017 Operating budget operating accounts meeting a variance threshold of \$5K and 5%.

- The \$773,083 increase in Base Rent primarily results from the increase in overall operating expenses for the property. Furthermore, building tenants will be allocated their respective share of building vacancy of approximately 62,000rsf. Base Rent represents the reimbursement of all costs by Cook County (95.88%), City of Chicago (0.348%) and the Public Building Commission of Chicago (3.76%). These percentages are based on projected occupancies for 2017 and are calculated by an architect using “Office Buildings: Standard Methods of Measurement” (ANSI/BOMA Z65.1-2010), Legacy Method A measurement standards.
- The \$88,194 decrease in Retail Income results from the expiration of the building’s License Agreement with Chase Bank. ATM machines were removed from the Concourse Level due to decrease levels of activity.
- The \$94,128 increase in Income from Services Resold/Cost of Services Resold results from the reduced steam reconciliations applied to the 2017 Services Resold for City Hall and County steam deliveries.
- The \$297,238 increase in Cleaning Expense is primarily due to lower than anticipated savings achieved from the 2016 RFP process and increases to annual labor rates.
- The \$79,286 increase in Administrative Expense is a result of costs for the LEED EB O&M Silver recertification and property condition assessment. Current LEED designation expires in May 2017, and the last property condition assessment was performed in 2012.
- The \$40,300 decrease in Insurance Expense is primarily a function of reduced Property and Liability coverage which are procured by the Public Building Commission.

Capital Improvement Plan

The 2016 Capital Improvement Budget includes \$2,325,800 for new projects such as Repairs to Clark Street Stairway, Re-lining of Cooling Towers, Exit Ramp Barrier Systems Upgrades, Security Enhancements and Elevator Upgrades.

In 2017, we will be concluding most of the projects identified in the 2013 Property Condition Assessment (PCA). In 2017, we intend to perform another PCA and develop a new 5-year capital plan which will commence in 2018. See the list of capital projects anticipated for 2017 below:

1. Repairs to Clark Street Stairway - **\$697,000**
 - i. Investigate and perform repairs to vertical displacement between granite, cracks in granite, corrosion staining at Clark Street stairway.

2. **Exit Ramp Barrier System Upgrades - \$500,000**
 - i. Full replacement of existing barriers with new governmental certified K12 crash rated barriers.
3. **Security Enhancements - \$250,000**
 - i. Miscellaneous upgrades to the building's security systems and infrastructure.
4. **Clark Street Tunnel Leakage Repair - \$160,000**
 - i. Removal and reinstallation of interior masonry, crack injection at walls and ceiling, concrete repair and waterproofing at Clark Street tunnel.
5. **Elevator Upgrades - \$250,000**
 - i. Replacement and repair of any costly elevator components that are not covered under the maintenance agreement.
6. **Life Safety Systems Upgrades - \$100,000**
 - i. Installation of new life safety initiating and notification devices.
7. **Washington Street Tunnel Leakage Repair - \$92,000**
 - i. Removal and reinstallation of interior masonry, crack injection at walls and ceiling, concrete repair and waterproofing at Washington Street Tunnel.
8. **Exterior Granite Replacements - \$61,800**
 - i. Full replacement of up to 20 damaged granite pavers on the exterior plaza.
9. **CL and LL Restroom ADA Modifications - \$35,000**
 - i. Installation of new life safety initiating and notification devices.
10. **Re-lining of Cooling Towers - \$180,000**
 - i. Installation of new lining systems within 7 of the building's 12 cooling towers.



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

II. 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 support in maintaining and upgrading the nearly 50-year old facility. The Daley Center Operating and Capital Budgets are approved at the PBC's Annual Meeting. Both components are allocated amongst its tenants: Cook County, the City of Chicago, and the PBC based on the square footage of space each occupies.

The proposed Operating Budget for 2017 is \$15,729,596, which is a 3.38% increase over the 2016 budget.

For 2017, costs savings in the operating budget are expected to result from reductions in building insurance and general building expenses. Projected increases stem from rising utility costs, administrative and professional services and cleaning expenses.

The resulting rental rate is \$12.35 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.



Public Building Commission of Chicago 2017 Budget

Annual Board Meeting
October 4, 2016

II. Richard J. Daley Center Operating and Capital Budget

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 2017 Capital Budget in the amount of \$2,325,800:

\$697K for repairs to Clark Street Stairway

\$252K for Washington and Clark Street Tunnel Leakage Repair

\$250K for elevator upgrades

\$250K for security enhancements

\$500K for exit ramp barrier system upgrades

\$100K for Life Safety Systems Upgrades

\$62K for exterior granite replacements

\$35K for CL and LL restroom ADA modifications

\$180K for Re-lining of Cooling Towers

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 Budget Summary**

COOK COUNTY		2017 Funding %*	2016 Funding %*
BASE RENT	\$14,827,320		
STEAM CHARGES	\$255,382		
PACKAGE UNIT MAINTENANCE	\$4,900		
2016 CAPITAL PROJECTS	\$2,228,814		
TOTAL COUNTY	\$17,316,416	95.88%	91.99%
CITY OF CHICAGO			
BASE RENT	\$55,657		
STEAM CHARGES	\$382,410		
2016 CAPITAL PROJECTS	\$8,280		
TOTAL CITY	\$446,346	0.35%	0.35%
PBCC			
BASE RENT	\$601,657		
2016 CAPITAL PROJECTS	\$89,264		
TOTAL PBCC	\$690,921	3.76%	3.76%
<hr/>			
TOTAL FUNDING:	\$18,453,684	100.00%	96.10%

*Note: Percentage based on 2017 square footage occupied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$15,394,854	\$14,621,771	\$15,153,987	\$240,867	1.59%
RETAIL INCOME	\$84,180	\$172,374	\$168,867	(\$84,687)	-50.15%
OTHER INCOME	\$5,600	\$5,600	\$4,700	\$900	19.15%
INCOME FROM SERVICES RESOLD	\$642,692	\$548,564	\$704,165	(\$61,473)	-8.73%
TOTAL REVENUE	\$16,127,326	\$15,348,309	\$16,031,719	\$95,607	0.60%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,002,230	\$2,890,777	\$2,927,054	\$75,175	2.57%
CLEANING EXPENSE	\$4,158,402	\$3,861,163	\$4,197,791	(\$39,389)	-0.94%
SECURITY EXPENSE	\$2,026,021	\$1,980,948	\$1,982,228	\$43,793	2.21%
MECHANICAL MAINTENANCE	\$4,149,342	\$4,106,770	\$4,115,251	\$34,091	0.83%
BUILDING GENERAL	\$968,692	\$989,581	\$976,780	(\$8,087)	-0.83%
ADMINISTRATIVE EXPENSE	\$910,423	\$831,137	\$831,137	\$79,286	9.54%
INSURANCE	\$514,488	\$554,788	\$554,788	(\$40,300)	-7.26%
SUBTOTAL BUILDING OPERATING EXPENSES	\$15,729,596	\$15,215,163	\$15,585,028	\$144,568	0.93%
COST OF SERVICES RESOLD	\$642,692	\$548,564	\$704,165	(\$61,473)	-8.73%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$16,372,288	\$15,763,726	\$16,289,193	\$83,095	0.51%

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

3 YEAR BUDGET COMPARISON	PROPOSED 2017 BUDGET	2016 BUDGET	2015 BUDGET	\$ VARIANCE 2017 BUDGET VS. 2016 BUDGET	% VARIANCE 2017 BUDGET VS. 2016 BUDGET
REVENUE					
BASE RENT	\$15,394,854	\$14,621,771	\$15,153,987	\$773,083	5.29%
RETAIL INCOME	\$84,180	\$172,374	\$168,867	(\$88,194)	-51.16%
OTHER INCOME	\$5,600	\$5,600	\$4,700	\$0	0.00%
INCOME FROM SERVICES RESOLD	\$642,692	\$548,564	\$774,285	\$94,128	17.16%
TOTAL REVENUE	\$16,127,326	\$15,348,309	\$16,101,839	\$779,016	5.08%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,002,230	\$2,890,777	\$2,712,425	\$111,453	3.86%
CLEANING EXPENSE	\$4,158,402	\$3,861,163	\$4,267,967	\$297,238	7.70%
SECURITY EXPENSE	\$2,026,021	\$1,980,948	\$1,819,984	\$45,073	2.28%
MECHANICAL MAINTENANCE	\$4,149,342	\$4,106,770	\$4,113,673	\$42,571	1.04%
BUILDING GENERAL	\$968,692	\$989,581	\$927,599	(\$20,888)	-2.11%
ADMINISTRATIVE EXPENSE	\$910,423	\$831,137	\$927,953	\$79,286	9.54%
INSURANCE	\$514,488	\$554,788	\$557,953	(\$40,300)	-7.26%
SUBTOTAL BUILDING OPERATING EXPENSES	\$15,729,596	\$15,215,163	\$15,327,554	\$514,433	3.38%
COST OF SERVICES RESOLD (TAB X)	\$642,692	\$548,564	\$774,285	\$94,128	17.16%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$16,372,288	\$15,763,726	\$16,101,839	\$608,562	3.86%

RICHARD J. DALEY CENTER 2017 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,205,805	\$1,205,805	\$1,205,805	\$1,205,805	\$1,205,805	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$14,827,320
COUNTY STEAM CHARGES	\$42,097	\$48,428	\$34,729	\$33,729	\$6,968	\$2,487	\$5,066	\$2,359	\$2,361	\$8,848	\$23,684	\$44,626	\$255,382
COUNTY PACKAGE UNIT MAINT.	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL COUNTY O & M CHARGES	\$1,248,310	\$1,254,641	\$1,240,942	\$1,239,942	\$1,213,181	\$1,259,795	\$1,262,373	\$1,259,667	\$1,259,669	\$1,266,156	\$1,280,992	\$1,301,934	\$15,087,602
CITY BASE RENT	\$4,745	\$4,745	\$4,745	\$4,745	\$4,745	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$55,657
CITY STEAM CHARGES	\$63,361	\$54,818	\$49,586	\$34,374	\$19,757	\$14,984	\$11,576	\$13,052	\$13,276	\$15,388	\$39,146	\$53,091	\$382,410
TOTAL CITY O & M CHARGES	\$68,106	\$59,563	\$54,331	\$39,119	\$24,503	\$19,546	\$16,138	\$17,614	\$17,837	\$19,949	\$43,707	\$57,652	\$438,066
PBCC BASE RENT	\$51,331	\$51,331	\$51,331	\$51,331	\$51,331	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$601,657
TOTAL PBCC O & M CHARGES	\$51,331	\$51,331	\$51,331	\$51,331	\$51,331	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$601,657

TOTAL BASE RENT:	\$15,484,634
TOTAL SERVICES RESOLD:	\$642,692
TOTAL TENANT CONTRIBUTIONS:	\$16,127,326

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2017	No. of Employees Budget 2016	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		66	60		\$3,833,530
contract employees	Day	15	15		
contract employees	Night	51	45		
Security Staff:		33	33	\$63,731	\$1,834,061
contract employees	Director	1	1		
building employee	Administrative	1	1		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	3	3		
contract employees	Supervisory Guards	3	4		
contract employees	Guards	24	23		
Electricians:		1	1	\$0	
building employee	Electricians	1	1		
Engineers:		21	21	\$2,726,382	
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	18	18		
building employee	Apprentice	0	0		
Carpenter:		1	1	\$183,314	
Elevator Personnel:		2	2	\$159,039	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	1	1		
Administrative:		5	5	\$401,326	
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		
TOTAL PAYROLL:		129	123	\$3,533,792	\$5,667,592

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$14,827,320	\$13,996,428	\$13,619,797	\$1,207,523	8.87%
2. BASE RENT CITY	\$55,657	\$53,253	\$969,552	(\$913,896)	-94.26%
3. BASE RENT PBCC	\$601,657	\$572,090	\$564,638	\$37,020	6.56%
4. RETAIL INCOME	\$64,980	\$153,174	\$149,667	(\$84,687)	-56.58%
5. RETAIL PERCENTAGE RENT	\$19,200	\$19,200	\$19,200	\$0	0.00%
6. XEROX MACHINES	\$4,400	\$4,400	\$3,500	\$900	25.71%
7. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$642,692	\$548,564	\$704,165	(\$61,473)	-8.73%
10. INTEREST INCOME	\$0	\$0	\$0	\$0	0.00%
TOTAL	\$16,217,106	\$15,348,309	\$16,031,719	\$185,387	1.16%

1. Based on 95.88% occupancy. See summary detail attached.
2. Based on 0.348% occupancy. See summary detail attached.
3. Based on 3.762% occupancy. See summary detail attached.
4. Retail rent summary, monthly rent:
 12th floor surety bondsmen (total of 7): \$3,744 bondsmen (\$312.00 per month), \$26,208 total
 Starbucks: \$3,231.25 monthly. 2017 revenue of \$38,775.00
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. Services resold to tenants, identified as reimbursable expenses.
 Decrease to 2016 reimbursable due to prior year's Steam Reconciliation resulting in a net credit of \$37K.
 Steam \$707,000 (metered) - Which is offset by credit applications for 2015 steam reconciliation
 County Package Unit Maintenance \$4,897 (contractual agreement)
9. The operating account for the property is not interest bearing.

RICHARD J. DALEY CENTER 2017 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>
REVENUE													
BASE RENTS													
3000-105 BASE RENT COUNTY (95.88%)	\$1,205,805	\$1,205,805	\$1,205,805	\$1,205,805	\$1,205,805	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$1,256,900	\$14,827,320
3000-110 BASE RENT CITY (0.348%)	\$4,745	\$4,745	\$4,745	\$4,745	\$4,745	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$55,657
3000-115 BASE RENT PBCC (3.76%)	\$51,331	\$51,331	\$51,331	\$51,331	\$51,331	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$49,286	\$601,657
TOTAL BASE RENT	\$1,261,881	\$1,261,881	\$1,261,881	\$1,261,881	\$1,261,881	\$1,310,747	\$1,310,747	\$1,310,747	\$1,310,747	\$1,310,747	\$1,310,747	\$1,310,747	\$15,484,634
OTHER RENTAL INCOME													
3100-100 RETAIL RENTAL INCOME	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$5,415	\$64,980
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
OTHER RENTAL INCOME	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$7,015	\$84,180
OTHER INCOME													
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	\$105,866	\$103,655	\$84,724	\$68,512	\$27,133	\$17,880	\$17,050	\$15,819	\$16,045	\$24,644	\$63,238	\$98,125	\$642,692
OTHER INCOME	\$105,966	\$103,755	\$85,924	\$68,612	\$27,233	\$19,080	\$17,150	\$15,919	\$17,245	\$24,744	\$63,338	\$99,325	\$648,292
TOTAL REVENUE	\$1,374,862	\$1,372,650	\$1,354,820	\$1,337,507	\$1,296,129	\$1,336,842	\$1,334,913	\$1,333,681	\$1,335,007	\$1,342,506	\$1,381,100	\$1,417,087	\$16,217,106

RICHARD J. DALEY CENTER 2017 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>OPERATING EXPENSES</u>													
<u>1. UTILITIES EXPENSE</u>													
4200-150 ELECTRICITY	\$159,337	\$143,930	\$143,501	\$146,004	\$129,952	\$177,262	\$182,640	\$192,408	\$174,907	\$158,283	\$148,969	\$166,861	\$1,924,054
4200-200 GAS	\$138,657	\$137,977	\$120,823	\$72,252	\$47,962	\$37,147	\$34,752	\$34,131	\$34,663	\$45,535	\$85,860	\$112,189	\$901,948
4200-250 TENANT STEAM	(\$105,458)	(\$103,246)	(\$84,316)	(\$68,103)	(\$26,725)	(\$17,472)	(\$16,642)	(\$15,411)	(\$15,637)	(\$24,236)	(\$62,830)	(\$97,717)	(\$637,792)
4200-600 WATER	\$15,193	\$21,188	\$22,151	\$18,930	\$18,405	\$26,555	\$35,770	\$38,516	\$25,087	\$23,323	\$23,733	\$16,366	\$285,217
4200-955 LOAN INTEREST	\$87,503	\$0	\$0	\$0	\$0	\$0	\$84,080	\$0	\$0	\$0	\$0	\$0	\$171,583
4200-960 LOAN PRINCIPAL	\$176,898	\$0	\$0	\$0	\$0	\$0	\$180,321	\$0	\$0	\$0	\$0	\$0	\$357,219
TOTAL UTILITIES EXPENSE	\$472,130	\$199,849	\$202,159	\$169,082	\$169,594	\$223,492	\$500,921	\$249,644	\$219,020	\$202,906	\$195,733	\$197,699	\$3,002,230
<u>2. CLEANING EXPENSE</u>													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$70,898	\$70,898	\$70,898	\$72,192	\$72,192	\$72,192	\$72,119	\$72,119	\$72,119	\$72,119	\$72,119	\$72,119	\$861,984
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$242,723	\$242,723	\$242,723	\$247,140	\$247,140	\$247,140	\$250,327	\$250,327	\$250,327	\$250,327	\$250,327	\$250,327	\$2,971,547
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	\$16,010	\$2,291	\$12,510	\$2,037	\$2,291	\$19,703	\$2,291	\$2,037	\$2,037	\$67,271
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$5,600	\$5,600	\$10,600	\$5,600	\$5,800	\$5,800	\$5,800	\$5,800	\$10,800	\$5,800	\$5,800	\$5,800	\$78,800
4000-215 CLEANING-SUPP/MATERIALS	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600	\$163,200
4000-212 UNIFORMS	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700
TOTAL CLEANING EXPENSE	\$336,428	\$336,187	\$341,187	\$355,817	\$342,298	\$352,467	\$345,108	\$345,361	\$367,774	\$345,361	\$345,208	\$345,208	\$4,158,402
<u>3. SECURITY DEPARTMENT</u>													
4400-200 SECURITY CONTRACT SERVICE	\$150,015	\$150,015	\$150,015	\$150,015	\$152,830	\$152,830	\$154,723	\$154,723	\$154,723	\$154,723	\$154,723	\$154,723	\$1,834,061
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	\$4,145	\$4,145	\$4,145	\$4,145	\$4,145	\$6,645	\$45,795	\$4,145	\$5,645	\$7,845	\$4,145	\$4,145	\$99,090
4400-400 SECURITY SUPPLIES AND MATERIALS	\$9,946	\$458	\$1,258	\$2,608	\$458	\$458	\$458	\$958	\$2,258	\$958	\$458	\$458	\$20,738
4400-100 SECURITY PAYROLL EXPENSE	\$4,736	\$4,736	\$9,266	\$4,736	\$4,736	\$4,736	\$4,736	\$4,736	\$7,104	\$4,736	\$4,736	\$4,736	\$63,731
4400-700 FIRE SAFETY R&M EXPENSE	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
TOTAL SECURITY EXPENSE	\$169,543	\$160,055	\$165,385	\$162,205	\$162,870	\$165,370	\$206,413	\$165,263	\$170,431	\$168,963	\$164,763	\$164,763	\$2,026,021

RICHARD J. DALEY CENTER 2017 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>
4. MECHANICAL MAINTENANCE DEPARTMENT													
<u>ELECTRICAL R&M</u>													
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	\$7,917	\$7,917	\$7,917	\$7,917	\$95,004
4100-480 ELECTRICIAN - UNIFORMS	\$28	\$28	\$28	\$80	\$80	\$28	\$28	\$28	\$28	\$28	\$28	\$80	\$492
4100-450 ELECTRICIAN - PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$14,645	\$14,645	\$14,645	\$14,697	\$14,697	\$14,645	\$14,645	\$14,645	\$14,645	\$14,645	\$14,645	\$14,697	\$175,896
<u>PLUMBING R & M</u>													
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
TOTAL PLUMBING R & M EXPENSE	\$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
<u>HVAC R & M</u>													
4100-300 HVAC-CONTRACT SERVICE	\$11,738	\$11,738	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$11,842	\$141,893
4100-301 HVAC-CONTROLS CONTRACT	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$68,964
4100-315 HVAC-SUPPLIES/MATERIALS	\$7,200	\$7,200	\$7,200	\$22,200	\$9,700	\$7,200	\$7,200	\$7,200	\$22,200	\$7,200	\$7,200	\$7,200	\$118,900
4100-310 REPAIRS & MAINTENANCE	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$90,000
4100-100 HVAC-PAYROLL	\$208,855	\$208,855	\$323,915	\$208,855	\$208,855	\$208,855	\$208,855	\$208,855	\$313,915	\$208,855	\$208,855	\$208,855	\$2,726,382
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL HVAC R & M EXPENSE	\$241,790	\$241,790	\$356,954	\$256,894	\$244,394	\$241,894	\$241,894	\$241,894	\$361,954	\$241,894	\$241,894	\$241,894	\$3,155,139
<u>ELEVATOR R & M</u>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$62,614	\$62,614	\$62,614	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$773,907
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$7,500	\$1,000	\$4,500	\$0	\$18,000
TOTAL ELEVATOR R & M EXPENSE	\$62,614	\$62,614	\$63,614	\$66,118	\$66,118	\$65,118	\$66,118	\$66,118	\$72,618	\$66,118	\$69,618	\$65,118	\$791,907
TOTAL DEPARTMENTAL EXPENSE	\$321,249	\$321,249	\$437,413	\$339,909	\$327,409	\$323,857	\$324,857	\$324,857	\$451,417	\$324,857	\$328,357	\$323,909	\$4,149,342

RICHARD J. DALEY CENTER 2017 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>5. BUILDING GENERAL DEPARTMENT</u>													
<u>PAINTING R & M</u>													
4100-861 PAINTING SUPPLIES & MATERIALS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
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
SUBTOTAL PAINTING AND R & M EXPENSE	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$94,500
<u>CARPENTERS R & M</u>													
4100-931 CARPENTRY PAYROLL	\$14,101	\$14,101	\$21,152	\$14,101	\$14,101	\$14,101	\$14,101	\$14,101	\$21,152	\$14,101	\$14,101	\$14,101	\$183,314
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
SUBTOTAL CARPENTER R & M EXPENSE	\$14,436	\$14,436	\$21,487	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$21,487	\$14,436	\$14,436	\$14,436	\$187,334
<u>SERVICES AND SUPPLIES</u>													
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	\$4,002	\$4,002	\$4,002	\$4,002	\$4,002	\$4,002	\$4,118	\$4,118	\$4,118	\$4,118	\$4,118	\$4,118	\$48,718
4100-805 EXTERMINATOR SERVICES	\$675	\$675	\$692	\$692	\$692	\$692	\$692	\$692	\$692	\$692	\$692	\$692	\$8,270
4100-810 CONTRACT SVC-METAL MAINT.	\$1,000	\$1,000	\$1,000	\$1,000	\$3,500	\$1,000	\$16,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$29,500
4100-845 GENERAL BUILDING REPAIRS	\$18,000	\$10,768	\$4,500	\$25,500	\$4,500	\$7,500	\$6,500	\$4,500	\$18,000	\$23,508	\$17,805	\$19,222	\$160,303
4100-840 GLASS REPLACEMENT	\$0	\$18,000	\$0	\$18,000	\$0	\$18,000	\$0	\$18,000	\$18,000	\$0	\$16,000	\$18,000	\$124,000
4100-826 DIRECTORY STRIPS, AND SIGNS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$1,000	\$6,500
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	\$12,234	\$12,234	\$18,351	\$12,234	\$12,234	\$12,234	\$12,234	\$12,234	\$18,351	\$12,234	\$12,234	\$12,234	\$159,039
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
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$38,444	\$54,212	\$76,078	\$69,270	\$37,770	\$59,770	\$52,543	\$53,386	\$73,003	\$49,394	\$64,691	\$58,299	\$686,859
TOTAL DEPARTMENTAL EXPENSE	\$60,755	\$76,523	\$105,439	\$91,581	\$60,081	\$82,081	\$74,854	\$75,697	\$102,365	\$71,705	\$87,002	\$80,610	\$968,692

RICHARD J. DALEY CENTER 2017 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>
<u>6. ADMINISTRATION EXPENSES</u>													
4500-580 OFFICE SUPPLIES	\$1,272	\$1,272	\$1,672	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$5,272	\$19,664
4500-520 TELEPHONE	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$837	\$10,044
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	\$102,525	\$3,525	\$5,425	\$11,025	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$3,525	\$150,705
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
4500-414 ENVIRONMENTAL FEES	\$0	\$7,350	\$6,200	\$0	\$0	\$0	\$0	\$7,350	\$2,150	\$0	\$0	\$0	\$23,050
4500-100 ADMINISTRATIVE PAYROLL	\$29,244	\$28,844	\$73,036	\$27,444	\$11,819	\$17,494	\$23,044	\$20,069	\$34,201	\$22,311	\$21,344	\$10,594	\$319,448
4500-101 ADMINISTRATIVE BENEFITS	\$6,209	\$6,209	\$9,895	\$6,209	\$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	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
TOTAL ADMINISTRATIVE EXPENSE	\$156,599	\$64,549	\$113,576	\$68,299	\$40,174	\$45,849	\$55,085	\$55,774	\$64,705	\$53,166	\$49,699	\$142,949	\$910,423
<u>7. INSURANCE EXPENSE</u>													
4700-010 INSURANCE	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,721	\$514,488
TOTAL INSURANCE EXPENSE	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,433	\$113,683	\$7,433	\$7,721	\$514,488
TOTAL OPERATING EXPENSE	\$1,630,387	\$1,165,845	\$1,372,592	\$1,300,576	\$1,109,859	\$1,200,549	\$1,620,920	\$1,224,030	\$1,383,145	\$1,280,640	\$1,178,194	\$1,262,858	\$15,729,596
<u>REIMBURSABLE EXPENSE</u>													
4900-140 COST OF STEAM RESOLD COUNTY	\$42,097	\$48,428	\$34,729	\$33,729	\$6,968	\$2,487	\$5,066	\$2,359	\$2,361	\$8,848	\$23,684	\$44,626	\$255,382
4900-150 COST OF STEAM RESOLD CITY	\$63,361	\$54,818	\$49,586	\$34,374	\$19,757	\$14,984	\$11,576	\$13,052	\$13,276	\$15,388	\$39,146	\$53,091	\$382,410
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL REIMBURSABLE EXPENSE	\$105,866	\$103,655	\$84,724	\$68,512	\$27,133	\$17,880	\$17,050	\$15,819	\$16,045	\$24,644	\$63,238	\$98,125	\$642,692
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$1,736,254	\$1,269,500	\$1,457,316	\$1,369,088	\$1,136,992	\$1,218,429	\$1,637,971	\$1,239,849	\$1,399,190	\$1,305,284	\$1,241,432	\$1,360,983	\$16,372,288
OPERATING SURPLUS OR (DEFICIT)	\$361,392	(\$103,151)	\$102,497	\$31,581	(\$159,137)	(\$118,414)	\$303,058	(\$93,833)	\$64,182	(\$37,222)	(\$139,668)	(\$56,104)	\$155,182

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. ELECTRICITY	\$1,924,054	\$1,703,139	\$1,874,371	\$49,683	2.65%
2. NATURAL GAS	\$901,948	\$1,008,989	\$850,459.40	\$51,489	6.05%
3. TENANT STEAM USAGE	(\$637,792)	(\$543,664)	(\$504,954.00)	(\$132,838)	26.31%
4. WATER	\$285,217	\$228,073	\$212,939.00	\$72,278	33.94%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$528,802	\$494,239	\$494,239	\$34,563	6.99%
TOTAL	\$3,002,230	\$2,890,777	\$2,927,054	\$75,175	2.57%

1. See Electrical Budget Worksheet based on utility consultant projections and existing procurement (80% Hedged as of July 2016).
2. See Natural Gas Budget Worksheets. Proposed 2017 Budget based on utility consultant projections, existing procurement and decreased thermal rates.
3. See Natural Gas Budget Worksheet (2017 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 2015 steam usage. Credits owed to City and County totals \$37K offset against their 2017 steam charges.
Variance Explanation:
Reconciliation credits or charges vary from year to year.
Steam is budgeted based on prior year usage.
2017 gas cost per therm decreased.
4. See Water Budget Worksheet. Proposed 2017 Budget reflects substantial increase in water and sewer rates due to rising City of Chicago pension contributions.
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
2017**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRs USED*	1,888,158	1,688,593	1,520,785	1,524,631	1,471,135	1,896,376	1,941,129	2,097,460	1,904,169	1,647,436	1,363,041	1,835,301	20,778,214
HEDGED TOTAL	\$55,711	\$48,850	\$46,673	\$46,805	\$36,044	\$50,664	\$52,202	\$57,577	\$30,559	\$25,263	\$24,750	\$32,336	\$507,434
UNHEDGED TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,852	\$14,421	\$14,740	\$20,314	\$67,327
UTILITY CHARGES	\$37,754	\$36,058	\$34,943	\$38,367	\$36,470	\$52,872	\$54,352	\$56,357	\$52,906	\$47,399	\$40,551	\$38,329	\$526,358
NON ENERGY CHARGES	\$48,043	\$43,124	\$46,388	\$45,191	\$44,441	\$55,924	\$57,760	\$58,745	\$55,853	\$55,796	\$54,116	\$58,011	\$623,392
TAX	\$10,242	\$9,044	\$8,664	\$8,688	\$6,809	\$9,361	\$9,629	\$10,567	\$9,408	\$7,867	\$7,718	\$9,925	\$107,922
USAGE/COST ADD ON PRIOR TO EPC	\$28,222	\$28,222	\$17,206	\$17,206	\$44,565	\$44,564	\$44,564	\$44,564	\$44,564	\$44,564	\$17,206	\$28,222	\$403,673
ALLOWED VARIANCE	\$7,587	\$6,854	\$6,833	\$6,953	\$6,188	\$8,441	\$8,697	\$9,162	\$8,329	\$7,537	\$7,094	\$7,946	\$91,621
TOTAL COSTS PER KWHR	0.0993	0.1020	0.1057	0.1070	0.1186	0.1170	0.1170	0.1130	0.1153	0.1231	0.1219	0.1063	
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	\$159,337	\$143,930	\$143,501	\$146,004	\$129,952	\$177,262	\$182,640	\$192,408	\$174,907	\$158,283	\$148,969	\$166,861	\$1,924,054
2017 ELECTRIC BUDGET	\$159,337	\$143,930	\$143,501	\$146,004	\$129,952	\$177,262	\$182,640	\$192,408	\$174,907	\$158,283	\$148,969	\$166,861	\$1,924,054

*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.

Daley Center Natural Gas Report for Budget 2017

Estimated Operational Procurement 2017	Estimated Consumption	Basis	PGLC Transport	Total Costs	Total Dollars	EPC Savings	Total Net Cost
Jan Hedged	270,807	0.0000	\$0.00	\$0.5248	\$142,129.00	\$3,472.43	\$138,656.57
Feb Hedged	257,422	0.0000	\$0.00	\$0.5495	\$141,449.00	\$3,472.43	\$137,976.57
March Hedged	218,686	0.0000	\$0.00	\$0.5684	\$124,295.00	\$3,472.43	\$120,822.57
April Hedged	101,976	0.0000	\$0.00	\$0.7426	\$75,724.00	\$3,472.43	\$72,251.57
May Hedged	45,107	0.0000	\$0.00	\$1.0633	\$47,962.00	\$0.00	\$47,962.00
June Hedged	22,598	0.0000	\$0.00	\$1.6438	\$37,147.00	\$0.00	\$37,147.00
July Hedged	17,498	0.0000	\$0.00	\$1.9861	\$34,752.00	\$0.00	\$34,752.00
Aug Hedged	16,185	0.0000	\$0.00	\$2.1088	\$34,131.00	\$0.00	\$34,131.00
Sept Hedged	17,374	0.0000	\$0.00	\$1.9951	\$34,663.00	\$0.00	\$34,663.00
Oct. Hedged	45,176	0.0000	\$0.00	\$1.0079	\$45,535.00	\$0.00	\$45,535.00
Nov. Hedged	154,931	0.0000	\$0.00	\$0.5766	\$89,332.00	\$3,472.43	\$85,859.57
Dec Hedged	208,163	0.0000	\$0.00	\$0.5556	\$115,661.00	\$3,472.43	\$112,188.57
	1,375,923				\$922,780.00	\$20,834.55	\$901,945.45
Total Unit Cost Budget 2017/MMBTU	\$0.6707						
Total Unit Cost w/out PGLC Transport	\$0.6707						

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST SIX MONTHS OF 2016**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
JAN	258,581	59,651	76,787	122,143	\$ 103,638	\$ 103,638	0.4008	78.88%
FEB	205,437	46,339	52,453	106,645	\$ 121,441	\$ 121,441	0.5911	83.59%
MAR	143,901	33,231	47,447	63,223	\$ 124,335	\$ 124,335	0.8640	76.17%
APR	118,704	32,274	32,891	53,539	\$ 57,602	\$ 57,602	0.4853	85.77%
MAY	46,315	6,667	18,905	20,743	\$ 49,786	\$ 49,786	1.0749	77.63%
JUNE	18,796	2,380	14,338	2,078	\$ 41,509	\$ 41,509	2.2084	80.46%
TOTAL	791,734	180,542	242,821	368,371	\$ 498,310	\$ 498,310	\$ 5.6245	80.42%

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
2015**

MONTH	PRODUCED	DISTRIBUTION			CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER				
JAN	270,213	56,576	65,484	148,153	\$ 116,499	\$ 116,499	0.4311	79.12%
FEB	283,941	59,396	71,319	153,226	\$ 148,459	\$ 148,459	0.5229	79.65%
MAR	191,205	44,389	47,260	99,556	\$ 102,048	\$ 102,048	0.5337	77.10%
APR	85,532	17,696	25,213	42,623	\$ 80,365	\$ 80,365	0.9396	75.84%
MAY	40,525	6,411	14,895	19,219	\$ 45,073	\$ 45,073	1.1122	76.25%
JUN	22,749	4,402	17,752	595	\$ 34,150	\$ 34,150	1.5011	78.50%
JUL	17,844	4,847	11,077	1,920	\$ 31,154	\$ 31,154	1.7459	82.50%
AUG	16,359	2,257	12,489	1,613	\$ 33,212	\$ 33,212	2.0302	77.86%
SEPT	16,610	2,259	12,703	1,648	\$ 33,222	\$ 33,222	2.0001	68.03%
OCT	36,809	8,466	14,724	13,619	\$ 37,586	\$ 37,586	1.0211	69.89%
NOV	108,139	22,662	37,457	48,020	\$ 63,224	\$ 63,224	0.5847	77.99%
DEC	177,477	42,701	50,800	83,976	\$ 81,657	\$ 81,657	0.4601	79.19%
TOTAL	1,267,403	272,062	381,173	614,168	\$ 806,648	\$ 806,648	12.8827	76.83%

**RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2017**

PROJECTION OF 2017 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-June 2016 actual, July-December 2015 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2017 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	258,581	59,651	76,787	122,143	270,807	0.5248	\$142,129
FEB	205,437	46,339	52,453	106,645	257,422	0.5495	\$141,449
MAR	143,901	33,231	47,447	63,223	218,686	0.5684	\$124,295
APR	118,704	32,274	32,891	53,539	101,976	0.7426	\$75,724
MAY	46,315	6,667	18,905	20,743	45,107	1.0633	\$47,962
JUN	18,796	2,380	14,338	1,337	22,598	1.6438	\$37,147
JUL	17,844	4,847	11,077	1,920	17,498	1.9861	\$34,752
AUG	16,359	2,257	12,489	1,613	16,185	2.1088	\$34,131
SEPT	16,610	2,259	12,703	1,648	17,374	1.9951	\$34,663
OCT	36,809	8,466	14,724	13,619	45,176	1.0079	\$45,535
NOV	108,139	22,662	37,457	48,020	154,931	0.5766	\$89,332
DEC	177,477	42,701	50,800	83,976	208,163	0.5556	\$115,661
TOTAL	1,164,972	263,734	382,071	518,426	1,375,923	1.110	\$922,780

AVERAGE FUEL COST PER THERM \$ 0.67

- NOTE:
 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
 2. STEAM PROJECTIONS ARE BASED ON 2016 ACTUAL USAGE THROUGH JUNE AND 2015 ACTUAL USAGE JULY THROUGH DECEMBER.

BUDGET SUMMARY													
2017 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 145,601	\$ 144,921	\$ 127,767	\$ 79,196	\$ 47,962	\$ 37,147	\$ 34,752	\$ 34,131	\$ 34,663	\$ 45,535	\$ 92,804	\$ 119,133	\$ 943,612
EPC SAVINGS	\$ (3,472)	\$ (3,472)	\$ (3,472)	\$ (3,472)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,472)	\$ (3,472)	\$ (20,835)
TOTAL FUELING COST	\$ 142,129	\$ 141,449	\$ 124,295	\$ 75,724	\$ 47,962	\$ 37,147	\$ 34,752	\$ 34,131	\$ 34,663	\$ 45,535	\$ 89,332	\$ 115,661	\$ 922,777

BUDGET SUMMARY													
2017 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	\$ 62,341	\$ 48,428	\$ 34,729	\$ 33,729	\$ 6,968	\$ 2,487	\$ 5,066	\$ 2,359	\$ 2,361	\$ 8,848	\$ 23,684	\$ 44,626	\$ 275,625
2015 COUNTY STEAM RECONCILIATION (DUE)	\$ (20,243.49)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,243)
2017 STEAM CHARGE	\$ 42,097	\$ 48,428	\$ 34,729	\$ 33,729	\$ 6,968	\$ 2,487	\$ 5,066	\$ 2,359	\$ 2,361	\$ 8,848	\$ 23,684	\$ 44,626	\$ 255,382
RESOLD TO CITY	\$ 80,249	\$ 54,818	\$ 49,586	\$ 34,374	\$ 19,757	\$ 14,984	\$ 11,576	\$ 13,052	\$ 13,276	\$ 15,388	\$ 39,146	\$ 53,091	\$ 399,298
2015 CITY STEAM RECONCILIATION (DUE)	\$ (16,888)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (16,888)
2017 STEAM CHARGE	\$ 63,361	\$ 54,818	\$ 49,586	\$ 34,374	\$ 19,757	\$ 14,984	\$ 11,576	\$ 13,052	\$ 13,276	\$ 15,388	\$ 39,146	\$ 53,091	\$ 382,410
TOTAL TENANT STEAM COST	\$ 105,458	\$ 103,246	\$ 84,316	\$ 68,103	\$ 26,725	\$ 17,472	\$ 16,642	\$ 15,411	\$ 15,637	\$ 24,236	\$ 62,830	\$ 97,717	\$ 637,792

Steam Reconciliation - 2015

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	54,973.00	65,484.00	(10,511.00)	\$ 58,675.00	\$ 58,840.87	\$ 165.87
February	52,936.00	71,319.00	(18,383.00)	\$ 56,501.00	\$ 73,824.26	\$ 17,323.26
March	46,899.00	47,260.00	(361.00)	\$ 50,057.00	\$ 48,920.12	\$ (1,136.88)
April	28,575.00	25,213.00	3,362.00	\$ 30,499.00	\$ 21,456.31	\$ (9,042.69)
May	17,649.00	14,895.00	2,754.00	\$ 18,837.00	\$ 15,708.65	\$ (3,128.35)
June	13,772.00	17,752.00	(3,980.00)	\$ 14,699.00	\$ 20,923.99	\$ 6,224.99
July	13,310.00	11,077.00	2,233.00	\$ 14,206.00	\$ 13,892.89	\$ (313.11)
August	11,656.00	12,489.00	(833.00)	\$ 12,441.00	\$ 13,970.86	\$ 1,529.86
September	10,013.00	12,703.00	(2,690.00)	\$ 10,687.00	\$ 14,145.90	\$ 3,458.90
October	17,404.00	14,724.00	2,680.00	\$ 18,576.00	\$ 14,943.62	\$ (3,632.38)
November	33,922.00	37,457.00	(3,535.00)	\$ 36,206.00	\$ 30,073.98	\$ (6,132.02)
December	59,990.00	50,800.00	9,190.00	\$ 64,030.00	\$ 41,824.16	\$ (22,205.84)
Totals	361,099.00	381,173.00	(20,074.00)	\$ 385,414.00	\$ 368,525.61	\$ (16,888.39)

Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to Cook County)
January	51,248.00	56,576.00	(5,328.00)	\$ 54,699.00	\$ 50,836.55	\$ (3,862.45)
February	46,068.00	59,396.00	(13,328.00)	\$ 49,170.00	\$ 61,482.43	\$ 12,312.43
March	44,486.00	44,389.00	97.00	\$ 47,482.00	\$ 45,948.27	\$ (1,533.73)
April	20,154.00	17,696.00	2,458.00	\$ 21,511.00	\$ 15,059.32	\$ (6,451.68)
May	7,161.00	6,411.00	750.00	\$ 7,643.00	\$ 6,761.21	\$ (881.79)
June	2,089.00	4,402.00	(2,313.00)	\$ 2,230.00	\$ 5,188.56	\$ 2,958.56
July	3,601.00	4,847.00	(1,246.00)	\$ 3,844.00	\$ 6,079.16	\$ 2,235.16
August	3,205.00	2,257.00	948.00	\$ 3,421.00	\$ 2,524.79	\$ (896.21)
September	1,864.00	2,259.00	(395.00)	\$ 1,989.00	\$ 2,515.60	\$ 526.60
October	1,782.00	8,466.00	(6,684.00)	\$ 1,902.00	\$ 8,592.27	\$ 6,690.27
November	27,275.00	22,662.00	4,613.00	\$ 29,112.00	\$ 18,195.18	\$ (10,916.82)
December	52,073.00	42,701.00	9,372.00	\$ 55,580.00	\$ 35,156.17	\$ (20,423.83)
Totals	261,006.00	272,062.00	(11,056.00)	\$ 278,583.00	\$ 258,339.51	\$ (20,243.49)

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2015-2016**

History of Billings and 2016 Projection 1/17-7/17 based on actual 1/16-7/16 activity with 25% increase, 8/17-12/17 projected as 8/16-12/16 actual with 25% increase

2016	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/18-1/15	1/15-2/16	2/16-3/17	3/17-4/15	4/15-5/12	5/12-6/14	6/14-7/15	7/15-8/18	8/20-9/18	9/18-10/19	11/19-12/20	11/21-12/20	
Dept. of Water													
587563	\$5,666	\$9,783	\$9,188	\$8,327	\$9,059	\$10,370	\$19,032	\$21,152	\$0	\$0	\$0	\$0	\$92,577
587564	\$6,489	\$7,168	\$8,533	\$6,817	\$5,666	\$10,873	\$9,584	\$9,661	\$0	\$0	\$0	\$0	\$64,790
Total	\$12,155	\$16,951	\$17,721	\$15,144	\$14,724	\$21,244	\$28,616	\$30,813	\$0	\$0	\$0	\$0	\$157,367

2015	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/14-1/21	1/28-2/20	2/20-3/20	3/20-4/21	4/21-5/18	5/18-6/17	6/17-7/7	7/7-8/17	8/17-9/14	9/14-10/14	10/14-11/19	11/19-12/18	
Dept. of Water													
587563	\$6,580	\$7,030	\$11,740	\$9,242	\$6,542	\$9,966	\$9,265	\$16,089	\$10,973	\$11,224	\$11,888	\$6,390	\$116,928
587564	\$9,448	\$8,212	\$5,668	\$7,023	\$7,602	\$9,021	\$3,424	\$15,952	\$9,097	\$7,435	\$7,099	\$6,703	\$96,683
Total	\$16,028	\$15,243	\$17,407	\$16,264	\$14,145	\$18,987	\$12,688	\$32,041	\$20,069	\$18,659	\$18,987	\$13,092	\$213,611

Total Billing January - June 2016 \$97,938
 Total Billing January - June 2015 \$98,074
 % increase 2015 to 2016 -0.14%

2017 budgeted at 1.5% increase over 2016 forecast.

2017	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$20,898	\$26,894	\$27,856	\$24,635	\$24,110	\$32,260	\$41,475	\$44,221	\$30,792	\$29,029	\$29,438	\$22,071	\$353,679
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)
Net Water Costs	\$15,193	\$21,188	\$22,151	\$18,930	\$18,405	\$26,555	\$35,770	\$38,516	\$25,087	\$23,323	\$23,733	\$16,366	\$285,217

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	
Project														
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	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	0	1,000,764
Chiller upgrade - Condenser water controls AHU S3 and S4 VAV Boxes	0	0	0	0	0	0	0	0	0	0	0	0	0	
New Boiler controls	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	
AHU CHW coil isolation valves	13,377	13,377										13,377	40,132	
	84,646	84,646										84,646	253,939	
Total KWH saved	251,130	251,130	153,106	153,106	396,545	396,545	396,545	396,545	396,545	396,545	153,106	251,130	3,591,976	
Total KWH savings converted to dollars @ .10542 per KWH	\$28,222	\$28,222	\$17,206	\$17,206	\$44,565	\$44,564	\$44,564	\$44,564	\$44,564	\$44,564	\$17,206	\$28,222	\$403,673	
Water Conservation Savings @ 3.72 per gallon	\$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	
Natural Gas Savings	\$3,472	\$3,472	\$3,472	\$3,472	\$0	\$0	\$0	\$0	\$0	\$0	\$3,472	\$3,472	\$20,835	
O&M Savings	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$15,185	
Loan Interest and Principal payment	\$0	\$0	(\$247,120)	\$0	\$0	\$0	\$0	\$0	(\$247,120)	\$0	\$0	\$0	(\$494,239)	
Net	\$38,665	\$38,665	(\$219,470)	\$27,649	\$51,535	\$51,535	\$51,535	\$51,535	(\$195,585)	\$51,535	\$27,649	\$38,665	\$13,915	

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2017**

PROJECTED OUTPUT: 1,375,923 THERMS PER YEAR

ITEM	COST PER THERM BASED ON 2015 COSTS
A. FUEL (BASED ON 2017 PROJECTION)	\$0.6707
B. ELECTRICITY - \$0.09 PER KWHR	\$0.0930
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$4,000 PER YEAR	\$0.0029
E. BOILER MAINTENANCE AND REPAIR @ \$7,500 PER YEAR	\$0.0055
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$60.00	\$0.2721
<u>TOTAL COST</u>	\$1.05

Note: C through E are estimates based on historical

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$3,833,530	\$3,609,592	\$3,855,970	(\$22,439)	-0.58%
2. ADDITIONAL CLEANING SERVICES	\$6,900	\$6,900	\$6,900	\$0	0.00%
3. CLEANING SUPPLIES	\$163,200	\$144,000	\$196,462	(\$33,262)	-16.93%
4. UNIFORMS	\$8,700	\$8,700	\$8,700	\$0	0.00%
5. WINDOW WASHING COSTS	\$67,271	\$63,771	\$63,771	\$3,500	5.49%
6. WINDOW WASHING RIG REPAIR CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
7. WINDOW RIG SERVICE CONTRACT	\$78,800	\$28,200	\$65,988	\$12,812	19.42%
TOTAL	\$4,158,402	\$3,861,163	\$4,197,791	(\$39,389)	-0.94%

- | | |
|---|---|
| <p>1. Contract cost consist of labor per attached worksheet-union increases included.</p> <p>2. Additional cleaning contingency for projects above and beyond the normal scope of services for Building projects and Plaza Events.</p> <p>3. Variance due to reallocation of 2017 cleaning chemical supply expense. Chemicals were budgeted as part of labor expense in 2016.</p> <p>4. Based on negotiated agreement for uniform cleaning and maintenance.</p> | <p>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 \$10,473.</p> <p>6. Repair contingency removed from 2017 Budget as total refurbishment of rig included in 2016 Capital Plan</p> <p>7. Preventative maintenance service contract - \$5,600 per month. Variance is due new maintenance provider as previous vendor terminated service agreement.</p> |
|---|---|

Daley Center
Day Staff
Jan Thru March

Current actual Cost

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 21.65	\$ 45,205.20
1 Custodian		Day Supervi	40.0	52.2	2,088.00	\$ 18.15	\$ 37,897.20
10 Custodians		Day Custodi	400.0	52.2	20,880.00	\$ 17.15	\$ 358,092.00
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 14.75	\$ 30,798.00
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 14.25	\$ 29,754.00
1 Custodians		Day Custodi	40.0	52.2	2,088.00	\$ 13.75	\$ 28,710.00

total hours 31,320.00

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 530,456.40**

Vacation replacement total: \$ 24,530.00

TOTAL ANNUALIZED LABOR **\$ 554,986.40**

FICA \$ 42,456.46
SUI \$ 4,374.00
FUI \$ 780.00
WC \$ 24,974.39
GL \$ 9,434.77
Health & Welfare \$ 153,114.00
Pension \$ 35,879.40

SUBTOTAL: Taxes & Fringes **\$ 271,013.02**

TOTAL PAYROLL & RELATED **\$ 825,999.42**

Criminal Background Checks

SUBTOTAL: Operating Expenses **\$ -**

TOTAL ANNUAL COSTS **\$ 825,999.42**

Overhead/Profit \$ 24,779.98

TOTAL CHARGE (Annual) **\$ 850,779.40**

MONTHLY CHARGE **\$ 70,898.28**

**Daley Center
Night
Jan Thru March**

Current actual Cost

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
		Day Custodian		52.2	-		\$ -
1 custodian		Day Supervisor	40.0	52.2	2,088.00	\$ 14.75	\$ 30,798.00
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 15.25	\$ 63,684.00
45 custodians		Day Custodian	1,800.0	52.2	93,960.00	\$ 17.15	\$ 1,611,414.00
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 20.45	\$ 85,399.20
1 Manager		Day Custodian	40.0	52.2	2,088.00	\$ 26.75	\$ 55,854.00
total hours					106,488.00		

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 1,847,149.20**

Vacation replacement total: \$ 89,375.00

TOTAL ANNUALIZED LABOR **\$ 1,936,524.20**

FICA \$ 148,144.10
SUI \$ 14,871.60
FUI \$ 2,652.00
WC \$ 87,143.59
GL \$ 32,920.91
Health & Welfare **\$ 480,542.40**
Pension **\$ 121,989.96**

SUBTOTAL: Taxes & Fringes **\$ 888,264.56**

TOTAL PAYROLL & RELATED **\$ 2,824,788.76**

Cleaning Supplies
Uniforms \$ 3,052.00

SUBTOTAL: Operating Expenses **\$ 3,052.00**

TOTAL ANNUAL COSTS **\$ 2,827,840.76**

Overhead/Profit \$ 84,835.22

TOTAL CHARGE (Annual) **\$ 2,912,675.98**

MONTHLY CHARGE **\$ 242,723.00**

**Daley Center
Day Staff
April Thru June**

Apr-17

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 22.05	\$ 46,040.40
1 Custodian		Day Supervi	40.0	52.2	2,088.00	\$ 18.55	\$ 38,732.40
10 Custodians		Day Custodi	400.0	52.2	20,880.00	\$ 17.55	\$ 366,444.00
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 15.15	\$ 31,633.20
1 Custodian		Day Custodi	40.0	52.2	2,088.00	\$ 14.65	\$ 30,589.20
1 Custodians		Day Custodi	40.0	52.2	2,088.00	\$ 14.15	\$ 29,545.20

total hours 31,320.00

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 542,984.40**

Vacation replacement total: \$ 25,243.60

TOTAL ANNUALIZED LABOR **\$ 568,228.00**

FICA \$ 43,469.44

SUI \$ 4,374.00

FUI \$ 780.00

WC \$ 25,570.26

GL \$ 9,659.88

Health & Welfare \$ 153,114.00

Pension \$ 35,879.40

SUBTOTAL: Taxes & Fringes **\$ 272,846.98**

TOTAL PAYROLL & RELATED **\$ 841,074.98**

Criminal Background Checks

SUBTOTAL: Operating Expenses \$ -

TOTAL ANNUAL COSTS **\$ 841,074.98**

Overhead/Profit \$ 25,232.25

TOTAL CHARGE (Annual) **\$ 866,307.23**

MONTHLY CHARGE **\$ 72,192.27**

**Daley Center
Night
April Thru June**

Apr-17

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
		Day Custodian		52.2	-		\$ -
1 custodian		Day Supervisor	40.0	52.2	2,088.00	\$ 15.15	\$ 31,633.20
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 15.65	\$ 65,354.40
45 custodians		Day Custodian	1,800.0	52.2	93,960.00	\$ 17.55	\$ 1,648,998.00
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 20.85	\$ 87,069.60
1 Manager		Day Custodian	40.0	52.2	2,088.00	\$ 27.15	\$ 56,689.20

total hours 106,488.00

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 1,889,744.40**

Vacation replacement total: \$ 91,975.00

TOTAL ANNUALIZED LABOR **\$ 1,981,719.40**

FICA \$ 151,601.53
 SUI \$ 14,871.60
 FUI \$ 2,652.00
 WC \$ 89,177.37
 GL \$ 33,689.23
 Health & Welfare \$ 480,542.40
 Pension \$ 121,989.96

SUBTOTAL: Taxes & Fringes **\$ 894,524.09**

TOTAL PAYROLL & RELATED **\$ 2,876,243.49**

Cleaning Supplies
 Uniforms \$ 3,052.00

SUBTOTAL: Operating Expenses **\$ 3,052.00**

TOTAL ANNUAL COSTS **\$ 2,879,295.49**

Overhead/Profit \$ 86,378.86

TOTAL CHARGE (Annual) **\$ 2,965,674.36**

MONTHLY CHARGE **\$ 247,139.53**

**Daley Center
Day Staff
July Thru December**

Jul-17

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
1 Custodian		Day Custodian	40.0	52.2	2,088.00	\$ 22.05	\$ 46,040.40
1 Custodian		Day Supervisor	40.0	52.2	2,088.00	\$ 18.55	\$ 38,732.40
10 Custodians		Day Custodian	400.0	52.2	20,880.00	\$ 17.55	\$ 366,444.00
1 Custodian		Day Custodian	40.0	52.2	2,088.00	\$ 15.15	\$ 31,633.20
1 Custodian		Day Custodian	40.0	52.2	2,088.00	\$ 14.65	\$ 30,589.20
1 Custodians		Day Custodian	40.0	52.2	2,088.00	\$ 14.15	\$ 29,545.20

total hours 31,320.00

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 542,984.40**

Vacation replacement total: \$ 25,243.60

TOTAL ANNUALIZED LABOR **\$ 568,228.00**

FICA \$ 43,469.44

SUI \$ 4,374.00

FUI \$ 780.00

WC \$ 25,570.26

GL \$ 9,659.88

Health & Welfare \$ 152,256.60

Pension \$ 35,879.40

SUBTOTAL: Taxes & Fringes **\$ 271,989.58**

TOTAL PAYROLL & RELATED **\$ 840,217.58**

Criminal Background Checks

SUBTOTAL: Operating Expenses \$ -

TOTAL ANNUAL COSTS **\$ 840,217.58**

Overhead/Profit \$ 25,206.53

TOTAL CHARGE **\$ 865,424.11** (Annual)

MONTHLY CHARGE **\$ 72,118.68**

Daley Center
Night
July Thru December

Jul-17

STAFF	SENIORITY DATE	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
		Day Custodian		52.2	-		\$ -
1 custodian		Day Supervisor	40.0	52.2	2,088.00	\$ 15.15	\$ 31,633.20
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 15.65	\$ 65,354.40
45 custodians		Day Custodian	1,800.0	52.2	93,960.00	\$ 17.55	\$ 1,648,998.00
2 Custodians		Day Custodian	80.0	52.2	4,176.00	\$ 20.85	\$ 87,069.60
1 Manager		Day Custodian	40.0	52.2	2,088.00	\$ 27.15	\$ 56,689.20

total hours 106,488.00

*based on RFP pay rates

SUBTOTAL: Base Labor **\$ 1,889,744.40**

Vacation replacement total: \$ 91,975.00

TOTAL ANNUALIZED LABOR **\$ 1,981,719.40**

FICA \$ 151,601.53
SUI \$ 14,871.60
FUI \$ 2,652.00
WC \$ 89,177.37
GL \$ 33,689.23
Health & Welfare \$ 517,672.44
Pension \$ 121,989.96

SUBTOTAL: Taxes & Fringes **\$ 931,654.13**

TOTAL PAYROLL & RELATED **\$ 2,913,373.53**

Cleaning Supplies
Uniforms \$ 3,052.00

SUBTOTAL: Operating Expenses **\$ 3,052.00**

TOTAL ANNUAL COSTS **\$ 2,916,425.53**

Overhead/Profit \$ 87,492.77

TOTAL CHARGE **\$ 3,003,918.30**
(Annual)

MONTHLY CHARGE **\$ 250,326.53**

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	\$63,731	\$194,495	\$143,307	(\$79,576)	-55.53%
2. SECURITY CONTRACT SERVICE	\$1,834,061	\$1,672,952	\$1,718,506	\$115,555	6.72%
3. SECURITY - SUPPLIES/MATERIALS	\$20,738	\$8,830	\$8,830	\$11,908	134.86%
4. LIFE SAFETY SYSTEM TESTING	\$99,090	\$96,270	\$96,270	\$2,820	2.93%
5. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,000	\$0	0.00%
6. FIRE SAFETY R&M EXPENSE	\$2,400	\$2,400	\$9,315	(\$6,915)	-74.24%
TOTAL	\$2,026,021	\$1,980,948	\$1,982,228	\$43,793	2.21%

1. Budgeted structure for department, including a director and an administrative assistant.
Variance represents removal of Security Director from In House Staff. Security Director position now part of third party security contract.
2. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
Increase is a result of union wage and minimum wage increases and inclusion of Security Director position.
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
5. Additional security contingency.
6. Fire safety equipment repair contingency

**RICHARD J. DALEY CENTER
SECURITY PAYROLL COSTS
2017 BUDGET**

NO.	JOB CLASSIFICATION			PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Administrator			\$ 46,688		
1				\$ 46,688	\$ 46,688	\$ 46,688
TOTAL ANNUAL LABOR						\$ 46,688
<u>PAYROLL TAXES AND INSURANCE</u>						
FICA	6.20%	of labor		\$ 117,000	\$ 7,254	
Medicare	1.45%	of labor			\$ 677	
F.U.I.	0.60%	of labor to		\$ 7,000	\$ 42	
S.U.I.	2.45%	of labor to		\$ 12,960	\$ 318	
WC INSURANCE	1.92%	of labor			\$ 896	
City Head Tax	\$0.00	per person			\$ -	
Payroll Allocations/Services	\$252.00	per person			\$ 252	
TOTAL TAXES AND INSURANCE						\$ 9,439
<u>HEALTH AND WELFARE</u>						
Group Insurance/Cobra					\$ 5,584	
Long Term Disability					\$ 149	
401k					\$ 1,438	
Flexible Spending					\$ 54	
Payroll Fees					\$ 252	
Life/AD & D					\$ 127	
TOTAL H/W AND PENSION						\$ 7,604
TOTAL ANNUAL CHARGE						\$ 63,731

ANNUAL SECURITY PAYROLL EXPENSE \$ 63,731

Site Name																													
Client Name			Vendor Name	Securitas USA																									
Contact:			Address	150 S Wacker Dr LL 50																									
Address			City	Chicago																									
City			State	Illinois																									
State			Zip	60606																									
Zip			Contact Person																										
Officer Name:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	29	30	Total Hours			
Postion	Asst. Director	Faulkner	Marshall	Kelly	Tate	Oprondok	Ross	Truman	Wilson	Walker	Burks	Spencer	Thomas	Anderson	Seymore	Lewis	Dunmore	Milla	McCown	Sargent	Bass	Cortes	Ellison	Tee Coleman					
Seniority Date		7/29/1998	8/8/2011	3/8/2003	10/30/2012	2/1/1986	8/1/2004	3/1/2001	12/1/1996	7/5/2012	10/30/2014	2/18/2015	8/28/2014	3/20/2015	4/3/2015	2/12/2016	4/1/2016	3/18/2016	2/18/2011	10/6/2015	7/17/2015	9/11/2015	3/5/2014						
Hours Worked per Week	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	960.00			
Vacation Hours	-	160.00	80.00	200.00	80.00	200.00	120.00	120.00	160.00	80.00	80.00	80.00	80.00	80.00	80.00	40.00	40.00	40.00	40.00	80.00	80.00	80.00	80.00	80.00	-	2,056.00			
Holiday Hours	-	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	-	1,584.00			
Personal Hours	-	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	-	528.00			
Wage Rate	\$ 26.61	\$ 18.70	\$ 14.55	\$ 17.35	\$ 14.15	\$ 17.95	\$ 16.35	\$ 15.90	\$ 17.95	\$ 14.55	\$ 13.80	\$ 13.80	\$ 13.80	\$ 13.80	\$ 13.80	\$ 13.40	\$ 13.40	\$ 13.40	\$ 14.90	\$ 13.80	\$ 13.80	\$ 13.80	\$ 13.80	\$ 13.80	\$ 36.06	\$ 15.58			
A. Direct Costs																													
FICA	\$ 2.04	\$ 1.63	\$ 1.23	\$ 1.49	\$ 1.19	\$ 1.60	\$ 1.40	\$ 1.36	\$ 1.57	\$ 1.22	\$ 1.16	\$ 1.16	\$ 1.16	\$ 1.16	\$ 1.16	\$ 1.10	\$ 1.10	\$ 1.10	\$ 1.26	\$ 1.16	\$ 1.16	\$ 1.16	\$ 1.16	\$ 1.16	\$ 2.76	\$ 1.30			
SUI	\$ 1.40	\$ 1.12	\$ 0.84	\$ 1.02	\$ 0.82	\$ 1.10	\$ 0.96	\$ 0.94	\$ 1.08	\$ 0.84	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.76	\$ 0.76	\$ 0.76	\$ 0.86	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 1.89	\$ 0.89			
FUTA	\$ 0.21	\$ 0.17	\$ 0.13	\$ 0.16	\$ 0.12	\$ 0.17	\$ 0.15	\$ 0.14	\$ 0.16	\$ 0.13	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.29	\$ 0.14			
W/C	\$ 0.81	\$ 0.65	\$ 0.49	\$ 0.59	\$ 0.48	\$ 0.64	\$ 0.56	\$ 0.55	\$ 0.63	\$ 0.49	\$ 0.46	\$ 0.46	\$ 0.46	\$ 0.46	\$ 0.46	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.50	\$ 0.46	\$ 0.46	\$ 0.46	\$ 1.10	\$ 0.52				
GLI	\$ 0.77	\$ 0.62	\$ 0.47	\$ 0.56	\$ 0.45	\$ 0.61	\$ 0.53	\$ 0.52	\$ 0.59	\$ 0.46	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.42	\$ 0.42	\$ 0.42	\$ 0.48	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.44	\$ 1.08	\$ 0.49				
DIRECT LABOR TOTAL	\$ 5.23	\$ 4.20	\$ 3.15	\$ 3.82	\$ 3.06	\$ 4.11	\$ 3.60	\$ 3.50	\$ 4.03	\$ 3.14	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.83	\$ 2.83	\$ 2.83	\$ 3.23	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 7.09	\$ 3.34			
B. Indirect Hourly Costs																													
Non-Union Benefits (if applicable)	\$ 5.32																								\$ 5.32				
Union Health / Welfare	\$ -	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78	\$ 4.78				
Union Pension / 401k	\$ -	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15	\$ 1.15				
Training	\$ -	\$ 0.30	\$ 0.24	\$ 0.28	\$ 0.23	\$ 0.29	\$ 0.26	\$ 0.26	\$ 0.29	\$ 0.24	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.24	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.23			
Unifroms / Cleaning	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60	\$ 0.60			
Personnel Selection	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10			
Vacation	\$ -	\$ 0.67	\$ 0.52	\$ 0.62	\$ 0.51	\$ 0.64	\$ 0.59	\$ 0.57	\$ 0.64	\$ 0.52	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.48	\$ 0.48	\$ 0.48	\$ 0.48	\$ 0.53	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.49				
Holidays	\$ -	\$ 0.22	\$ 0.17	\$ 0.20	\$ 0.17	\$ 0.21	\$ 0.19	\$ 0.19	\$ 0.21	\$ 0.17	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16				
Personal / & Birthdays	\$ -	\$ 0.14	\$ 0.11	\$ 0.13	\$ 0.11	\$ 0.13	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.11	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10				
Non-Scheduled OT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Head Tax (if applicable)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
INDIRECT LABOR TOTAL	\$ 6.02	\$ 7.96	\$ 7.67	\$ 7.87	\$ 7.84	\$ 7.91	\$ 7.79	\$ 7.78	\$ 7.91	\$ 7.67	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.58	\$ 7.58	\$ 7.58	\$ 7.69	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.61	\$ 7.61	\$ 6.02			
C. COST - Subtotal Wage + A + B	\$ 37.86	\$ 30.96	\$ 25.37	\$ 29.94	\$ 24.84	\$ 29.97	\$ 27.75	\$ 27.17	\$ 29.89	\$ 25.36	\$ 24.39	\$ 24.39	\$ 24.39	\$ 24.39	\$ 24.39	\$ 23.82	\$ 23.82	\$ 23.82	\$ 23.82	\$ 25.82	\$ 24.39	\$ 24.39	\$ 24.39	\$ 24.39	\$ 49.17				
D. OVERHEAD	1.89	1.54	1.27	1.45	1.24	1.50	1.39	1.36	1.49	1.27	1.22	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.29	1.22	1.22	1.22	1.22	1.22	2.46				
E. PROFIT \$	0.85	0.69	0.57	0.65	0.56	0.67	0.62	0.61	0.67	0.57	0.55	0.55	0.55	0.55	0.55	0.54	0.54	0.54	0.58	0.55	0.55	0.55	0.55	0.55	1.11				
BILL RATE	\$ 40.61	\$ 33.10	\$ 27.21	\$ 31.14	\$ 26.64	\$ 32.14	\$ 29.76	\$ 29.13	\$ 32.06	\$ 27.20	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 25.54	\$ 25.54	\$ 25.54	\$ 27.69	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 52.73				
Discount (if applicable)																													
FINAL BILLING RATE	\$ 40.61	\$ 33.10	\$ 27.21	\$ 31.14	\$ 26.64	\$ 32.14	\$ 29.76	\$ 29.13	\$ 32.06	\$ 27.20	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 25.54	\$ 25.54	\$ 25.54	\$ 27.69	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 52.73	\$ 27.64			
TOTAL WEEKLY COST	\$ 1,624.26	\$ 1,324.02	\$ 1,098.37	\$ 1,245.69	\$ 1,068.72	\$ 1,295.71	\$ 1,190.50	\$ 1,165.38	\$ 1,282.32	\$ 1,087.82	\$ 1,046.42	\$ 1,046.42	\$ 1,046.42	\$ 1,046.42	\$ 1,046.42	\$ 1,021.79	\$ 1,021.79	\$ 1,021.79	\$ 1,102.79	\$ 1,067.72	\$ 1,067.72	\$ 1,067.72	\$ 1,067.72	\$ 1,067.72	\$ 2,109.36	\$ 28,059.82			
Vacation Cost	\$ -	\$ 4,347.3	\$ 1,872.6	\$ 3,025.5	\$ 1,657.0	\$ 5,242.6	\$ 2,859.3	\$ 2,784.5	\$ 4,180.5	\$ 1,701.2	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,915.1	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 1,618.4	\$ 46,505.3				
OT Rate	\$ 56.85	\$ 46.34	\$ 38.09	\$ 43.60	\$ 37.30	\$ 45.00	\$ 41.66	\$ 40.79	\$ 44.88	\$ 38.07	\$ 36.62	\$ 36.62	\$ 36.62	\$ 36.62	\$ 36.62	\$ 35.76	\$ 35.76	\$ 35.76	\$ 38.77	\$ 36.62	\$ 36.62	\$ 36.62	\$ 36.62	\$ 36.62	\$ 73.83				
HOL Rate	\$ 91.37	\$ 74.48	\$ 61.22	\$ 70.07	\$ 59.95	\$ 72.32	\$ 66.95	\$ 65.55	\$ 72.13	\$ 61.19	\$ 58.86	\$ 58.86	\$ 58.86	\$ 58.86	\$ 58.86	\$ 57.48	\$ 57.48	\$ 57.48	\$ 62.31	\$ 58.86	\$ 58.86	\$ 58.86	\$ 58.86	\$ 58.86	\$ 118.65				
Non-Worked HOL / VAC Rate:	\$ 40.61	\$ 33.10	\$ 27.21	\$ 31.14	\$ 26.64	\$ 32.14	\$ 29.76	\$ 29.13	\$ 32.06	\$ 27.20	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 25.54	\$ 25.54	\$ 25.54	\$ 27.69	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 26.16	\$ 52.73				

	Securitas Employees	Former WBE Employees	Total
January	\$ 118,053.05	\$ 35,462.40	\$ 153,515.45
February	\$ 118,053.05	\$ 35,462.40	\$ 153,515.45
March	\$ 118,053.05	\$ 35,462.40	\$ 153,515.45
April	\$ 118,053.05	\$ 35,462.40	\$ 153,515.45
May	\$ 120,156.77	\$ 36,173.43	\$ 156,330.20
June	\$ 120,156.77	\$ 36,173.43	\$ 156,330.20
July	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
August	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
September	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
October	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
November	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
December	\$ 121,592.55	\$ 36,630.66	\$ 158,223.21
	\$ 1,442,081.04	\$ 433,980.42	
Grand Total			\$ 1,876,061.46

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$175,896	\$308,604	\$308,605	(\$132,709)	-43.00%
2. PLUMBING MAINTENANCE	\$26,400	\$26,400	\$30,000	(\$3,600)	-12.00%
3. HVAC MAINTENANCE	\$3,155,139	\$3,009,634	\$3,014,514	\$140,625	4.66%
4. ELEVATOR MAINTENANCE	\$791,907	\$762,132	\$762,132	\$29,775	3.91%
TOTAL	\$4,149,342	\$4,106,770	\$4,115,251	\$34,091	0.83%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. ELECTRICAL PAYROLL	\$0	\$127,711	\$127,711	(\$127,711)	-100.00%
2. ELECTRICAL SUPPLIES & MATERIALS	\$80,400	\$80,400	\$80,400	\$0	0.00%
3. ELECTRICAL REPAIRS & MAINTENANCE	\$95,004	\$100,000	\$100,000	(\$4,996)	-5.00%
4. ELECTRICAL UNIFORMS	\$492	\$494	\$494	(\$2)	-0.30%
TOTAL	\$175,896	\$308,604	\$308,605	(\$132,709)	-43.00%

1. See detail spreadsheet based on the Wage and Fringe Benefit package with Local 134, I.B.E.W. Reflects staffing one (1) "A" Licensed Foreman electrician. Variance due to replacement termination of Local 134 labor agreement after June 2017.
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 \$3,750 per month contingency in maintenance expense, generator inspections and annual infrared scan for \$5K. Variance due to decreased repair and maintenance costs as in-house Foreman "A" electrician can perform most of the building's repair work.
4. Based on contracted services for uniform cleaning and replacement.

**RICHARD J. DALEY CENTER
ELECTRICIAN PAYROLL COSTS
2017 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						
	Subtotal Wages	0			\$0	\$0	
	Add Allowance of 5% for Overtime				\$0	\$0	
	Total Wages & Allowance				\$0	\$0	\$0
TAXES AND INSURANCE AS % OF WAGES	FICA	6.39%	of labor to	\$115,500	\$0	\$0	
	FUI	0.62%	of labor to	\$7,000	\$0	\$0	
	SUI	2.42%	of labor to	\$12,960	\$0	\$0	
	Worker's Compensation	6.55%	of labor		\$0	\$0	
	Medicare	1.49%	of labor		\$0	\$0	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$0	\$0	\$0
Total Wages, Taxes & Insurance				\$0	\$0	\$0	
BENEFITS	Union						
	Health & Welfare	\$296.64	per week		\$0	\$0	
	Pension B Electricians	\$148.32	per week		\$0	\$0	
	Annuity Fund	\$6.19	per hour		\$0	\$0	
	Benefit Fund	3.09%	of wages		\$0	\$0	
	Total Benefits				\$0	\$0	\$0
Total Wages, Taxes, Insurance & Benefits				\$0	\$0	\$0	
TOTAL YEARLY COST					\$0	\$0	\$0

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
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$26,400	\$26,400	\$30,000	\$3,600	12.00%
TOTAL	\$26,400	\$26,400	\$30,000	\$3,600	12.00%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. ON SITE LABOR	\$2,726,382	\$2,614,454	\$2,548,934	\$177,448	6.96%
2. CONTRACT SERVICE	\$141,893	\$115,920	\$137,188	\$4,705	3.43%
3. SUPPLIES & MATERIALS	\$118,900	\$114,000	\$163,132	(\$44,232)	-27.11%
4. CONTROL CONTRACT	\$68,964	\$67,260	\$67,260	\$1,704	2.53%
5. HVAC REPAIRS & MAINTENANCE	\$90,000	\$89,000	\$89,000	\$1,000	1.12%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
TOTAL	\$3,155,139	\$3,009,634	\$3,014,514	\$140,625	4.66%

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.
Variance due to decreased staffing in 2016 as (2) engineering positions remain unfilled. Positions to be filled in 2017.
2. Building portion of package units contract of \$30K; plus contract for main chillers service of \$115K. 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.
Variance due to increased 2016 for unanticipated to steam boilers.
4. Based on BAS contract of \$46K and water treatment fee of \$23K.
5. Includes vibration testing for all equipment and annual boiler controls testing.

**RICHARD J. DALEY CENTER
ENGINEERING PAYROLL COSTS
2017 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	\$55.05	\$56.05	\$48,444	\$68,381	
	Sr. Asst. Chief Engineer	1	\$43.32	\$44.32	\$38,122	\$54,070	
	Engineer	3	\$42.19	\$43.19	\$111,382	\$158,075	
	Operations Engineers	16	\$39.55	\$40.55	\$556,864	\$791,536	
	Apprentice Engineers	0	\$0.00	\$0.00	\$0	\$0	
	Subtotal Wages	21			\$754,811	\$1,072,063	
	Add Allowance of 5% for Overtime				\$37,741	\$53,603	
	Total Wages & Allowance				\$792,552	\$1,125,666	\$1,918,218
TAXES AND INSURANCE AS % OF WAGES	FICA	6.58%	of labor to	\$117,000	\$67,765	\$93,947	
	FUI	1.01%	of labor to	\$7,000	\$625	\$866	
	SUI	2.60%	of labor to	\$12,960	\$2,960	\$4,104	
	Worker's Compensation	6.74%	of labor		\$53,388	\$75,827	
	Medicare	1.53%	of labor		\$12,163	\$17,276	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$136,901	\$192,020	\$328,921
	Total Wages, Taxes & Insurance				\$929,453	\$1,317,686	\$2,247,139
BENEFITS	Union						
	Health & Welfare	\$234.00	per week		\$83,538	\$174,447	
	Pension	\$4.75	per hour		\$67,830	\$141,645	
	Training Fund	\$808.00	per person annually		\$5,494	\$11,474	
	Total Benefits				\$156,862	\$327,566	\$484,428
	Total Wages, Taxes, Insurance & Benefits				\$1,086,315	\$1,645,251	\$2,731,567
	TOTAL YEARLY COST				\$1,086,315	\$1,645,251	\$2,731,567

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$773,907	\$744,132	\$744,132	\$29,775	4.00%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	\$18,000	\$18,000	\$18,000	\$0	0.00%
TOTAL	\$ 791,907	\$762,132	\$762,132	\$29,775	3.91%

1. Proposed 2017 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.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$9,350	\$9,350	\$2,650	28.34%
2. PAINTING SERVICES O/S CONTRACTOR	\$82,500	\$82,500	\$82,500	\$0	0.00%
3. CARPENTRY PAYROLL	\$183,314	\$174,523	\$174,523	\$8,791	5.04%
4. CARPENTRY SUPPLIES & UNIFORMS	\$4,020	\$4,020	\$4,020	\$0	0.00%
5. EXTERMINATION SERVICES	\$8,270	\$8,460	\$8,460	(\$190)	-2.25%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$159,039	\$215,753	\$215,753	(\$56,714)	-26.29%
7. MAINTENANCE SUPPLIES	\$16,557	\$16,557	\$16,557	\$0	0.00%
8. EXTERIOR DOORS INSPECTION AND REPAIR	\$42,000	\$42,000	\$42,000	\$0	0.00%
9. GENERAL BUILDING REPAIRS	\$118,303	\$89,728	\$89,728	\$28,575	31.85%
10. METAL MAINTENANCE	\$29,500	\$37,000	\$37,000	(\$7,500)	-20.27%
11. GLASS REPAIRS	\$124,000	\$70,000	\$101,199	\$22,801	22.53%
12. WASTE REMOVAL	\$48,718	\$48,718	\$48,718	\$0	0.00%
13. SIGNS & DIRECTORY STRIPS	\$6,500	\$57,000	\$10,000	(\$3,500)	-35.00%
14. LANDSCAPING	\$45,972	\$45,972	\$45,972	\$0	0.00%
15. WOOD MAINTENANCE	\$3,000	\$3,000	\$6,000	(\$3,000)	-50.00%
16. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
17. CARPET	\$75,000	\$75,000	\$75,000	\$0	0.00%
TOTAL	\$968,692	\$989,581	\$976,780	(\$8,087)	-0.83%

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. 2017 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. Variance due to 2017 projects including repairs to lobby doors, and façade critical examination which is due.
10. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (1) courtroom floors at \$10,000 each. Variance due to reduction of metal refinishing scope in courtroom areas.
11. Window and mylar repair and replacement. Variance due to increased window breaks in 2016. Increased 2017 budget to cover similar breakage activity.
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2017 BUDGET**

	Position	Personnel	Hourly Rate Jan-May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Carpenter	1	\$45.78	\$47.96	\$40,286	\$58,511	
	Subtotal Wages	1			\$40,286	\$58,511	
	Add Allowance of 4% for Overtime				\$1,611	\$2,340	
	Total Wages & Allowance				\$41,898	\$60,852	\$102,750
TAXES AND INSURANCE AS % OF WAGES	FICA	6.58%	of labor to	\$117,000	\$3,227	\$4,474	
	FUI	0.64%	of labor to	\$7,000	\$19	\$26	
	SUI	2.49%	of labor to	\$12,960	\$135	\$188	
	Worker's Compensation	6.75%	of labor		\$2,827	\$4,105	
	Medicare	1.53%	of labor		\$643	\$934	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$6,851	\$9,727	\$16,577
Total Wages, Taxes & Insurance				\$48,749	\$70,578	\$119,327	
BENEFITS	Union						
	Total Fringe Benefits (includes H&W, Pension, etc.)	\$30.47	per hour		\$26,814	\$37,173	
	Total Benefits				\$26,814	\$37,173	\$63,987
Total Wages, Taxes, Insurance & Benefits				\$75,562	\$107,752	\$183,314	
TOTAL YEARLY COST					\$75,562	\$107,752	\$183,314

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2017 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	\$30.55	\$32.08	\$21,385	\$44,909	
	Operator	1	\$18.45	\$18.70	\$12,915	\$26,180	
	Subtotal Wages	2			\$34,300	\$71,089	
	Add Allowance of 2% for Overtime				\$686	\$1,422	
	Total Wages & Allowance				\$34,986	\$72,510	\$107,496
TAXES AND INSURANCE AS % OF WAGES	FICA	6.58%	of labor to	\$117,000	\$5,134	\$10,267	
	FUI	0.64%	of labor to	\$7,000	\$30	\$60	
	SUI	2.49%	of labor to	\$12,960	\$215	\$431	
	Worker's Compensation	6.75%	of labor		\$2,360	\$4,892	
	Medicare	1.53%	of labor		\$537	\$1,113	
	City Head Tax	\$0	per employee		\$0	\$0	
		Total Taxes & Insurance				\$8,276	\$16,762
	Total Wages, Taxes & Insurance				\$43,262	\$89,273	\$132,535
BENEFITS	Union						
	Health & Welfare	\$785.20	per month per employee		\$6,282	\$12,563	
	Pension	\$319.12	per month		\$2,553	\$5,106	
		Total Benefits				\$8,835	\$17,669
	Total Wages, Taxes, Insurance & Benefits				\$52,097	\$106,942	\$159,039
	TOTAL YEARLY COST				\$52,097	\$106,942	\$159,039

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$401,326	\$406,868	\$406,868	(\$5,542)	-1.36%
2. OTHER ADMINISTRATIVE OFFICE EXPENSE	\$7,500	\$7,500	\$7,500	\$0	0.00%
3. OFFICE SUPPLIES	\$19,664	\$18,500	\$18,500	\$1,164	6.29%
4. MANAGEMENT FEES	\$188,533	\$188,533	\$188,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$23,050	\$22,936	\$22,936	\$114	0.50%
6. LEGAL FEES	\$100,000	\$100,000	\$100,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$150,705	\$51,555	\$51,555	\$99,150	192.32%
8. ADMIN OTHER EXPENSE	\$9,600	\$21,600	\$21,600	(\$12,000)	-55.56%
9. TELEPHONE SERVICE	\$10,044	\$13,645	\$13,645	(\$3,601)	-26.39%
TOTAL	\$910,423	\$831,137	\$831,137	\$79,286	9.54%

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events - \$96K.

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

3. Administrative expense includes:

a) BOMA Membership	\$4,000
b) Yardi License	\$2,500
c) Office machine maintenance	\$9,480
Total	\$15,980

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 2017 consulting services to develop capital cost proposals, property condition assessment and LEED recertification.

8. Office and computer supplies. Variance due to the removal of monthly bank fees from the operating account in 2017.

9. Based on new service agreements with FirstComm (internet) and Verizon Wireless.

**RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2017 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			\$ 249,636		
3	Administration			\$ 166,636		
5	WEEKLY TOTALS	0	\$ -	\$ 416,272	\$416,272	
TOTAL ANNUAL LABOR						\$416,272
<u>PAYROLL TAXES AND INSURANCE</u>						
	FICA	6.20%	of labor	\$ 118,500	\$ 7,347	
	F.U.I.	0.60%	of labor to	\$ 7,000	\$ 210	
	S.U.I.	2.15%	of labor to	\$ 12,960	\$ 1,393	
	Medicare	1.45%	of labor		\$ 6,036	
	WC INSURANCE	1.92%	of labor		\$ 7,992	
	City Head Tax	\$0.00	per employee		\$ -	
TOTAL TAXES AND INSURANCE						\$ 22,979
<u>HEALTH AND WELFARE</u>						
	Group Health/Cobra				\$ 36,295	
	Long Term Disability				\$ 6,660	
	401(k) Program				\$ 5,453	
	Flex Spending				\$ 260	
	Payroll Fees				\$ 1,290	
	Life/AD&D/Travel				\$ 6,213	
TOTAL H/W AND PENSION						\$ 56,171
TOTAL ANNUAL DIRECT COST						\$495,422

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

INSURANCE	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$514,488	\$554,788	\$554,788	(\$40,300)	-7.26%
TOTAL	\$514,488	\$554,788	\$554,788	(\$40,300)	-7.26%

1. Based on actual insurance figures for year, plus pollution coverage:
\$150,000 claim reserve not included in 2017 figures.

	2017 Proposed Budget	2016 Budget
Property Insurance*	\$200,000	\$244,300
Liability Insurance*	\$225,000	\$221,000
MB General Liability Reimbursement	\$67,200	\$67,200
MB Professional Liability Reimbursement	\$22,000	\$22,000
MB Pollution	\$0	\$0
	\$514,200	\$554,500

*PBCC supplied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
2. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
TOTAL	\$13,000	\$13,000	\$13,000	\$0	0.00%

1. Based on 2017 contingency for expenditures.
2. Based on 2017 contingency for expenditures.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2017 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2017 BUDGET	2016 BUDGET	2016 PROJECTED ACTUAL	\$ VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL	% VARIANCE 2017 BUDGET VS. 2016 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$637,792	\$543,664	\$543,664	\$94,128	17.31%
3. COUNTY PACKAGE UNIT MAINTENANCE	\$4,900	\$4,900	\$4,900	\$0	0.00%
TOTAL	\$642,692	\$548,564	\$548,564	\$94,128	17.16%

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
2017 CAPITAL BUDGET
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
	100.00%	95.88%	0.35%	3.76%
REPAIRS TO CLARK STREET STAIRWAY <i>Capital Program Management Project</i> Investigate and perform repairs to vertical displacement between granite, cracks in granite, corrosion staining at Clark Street stairway.	\$697,000	\$667,935	\$2,481	\$26,751
EXIT RAMP BARRIER SYSTEM UPGRADES <i>Capital Program Management Project</i> Full replacement of existing barriers with new governmental certified K12 crash barriers.	\$500,000	\$479,150	\$1,780	\$19,190
SECURITY ENHANCEMENTS <i>Capital Program Management Project</i> Miscellaneous upgrades to the building's security systems and infrastructure.	\$250,000	\$239,575	\$890	\$9,595
CLARK STREET TUNNEL LEAKAGE REPAIR <i>Capital Program Management Project</i> Removal and reinstallation of interior masonry, crack injection at walls and ceiling, concrete repair and waterproofing at Clark Street tunnel.	\$160,000	\$153,328	\$570	\$6,141
ELEVATOR UPGRADES <i>Capital Program Management Project</i> Replacement and repair of any costly elevator components that are not covered under the maintenance agreement.	\$250,000	\$239,575	\$890	\$9,595
LIFE SAFETY SYSTEMS UPGRADES <i>Capital Program Management Project</i> Installation of new life safety initiating and notification devices	\$100,000	\$95,830	\$356	\$3,838
WASHINGTON STREET TUNNEL LEAKAGE REPAIR <i>Capital Program Management Project</i> Removal and reinstallation of interior masonry, crack injection at walls and ceiling, concrete repair and waterproofing at Washington Street Tunnel.	\$92,000	\$88,164	\$328	\$3,531
EXTERIOR GRANITE REPLACEMENTS <i>Capital Program Management Project</i> Full replacement of up to 20 damaged granite pavers on the exterior plaza.	\$61,800	\$59,223	\$220	\$2,372
CL AND LL RESTROOM ADA MODIFICATIONS <i>Capital Program Management Project</i> Installation of automatic ADA door openers on men's and women's public restrooms located on the Concourse and Lower Level.	\$35,000	\$33,541	\$125	\$1,343
RE-LINING OF COOLING TOWERS <i>Capital Program Management Project</i> Installation of new lining systems within 7 of the building's 12 cooling towers	\$180,000	\$172,494	\$641	\$6,908
TOTAL 2017 CAPITAL BUDGET	\$2,325,800	\$2,228,814	\$8,280	\$89,264

**RICHARD J. DALEY CENTER
CAPITAL BUDGET
BUILDING IMPROVEMENTS - PROPOSED 2018-2021**

BUDGET ITEM AND DESCRIPTION					TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
	2018	2019	2020	2021	100.00%	95.88%	0.35%	3.76%
REPLACE DETERIORATED SEALANT JOINTS AT PLAZA PAVING		152,490			\$152,490	\$146,207	\$534	\$5,737
Replace deteriorated sealant joints at plaza paving								
REPLACE AIR COMPRESSOR DRYERS		7,000			\$7,000	\$6,712	\$25	\$263
Replace air compressor dryers								
REPLACE BOILER #1	350,000				\$350,000	\$335,580	\$1,225	\$13,167
Replace Boiler #1								
EXTERIOR WINDOW SEALANT		1,300,000			\$1,300,000	\$1,246,440	\$4,550	\$48,906
Exterior window sealant removal and replacement								
REPLACE BUILD UP ROOF			294,000	294,000	\$588,000	\$563,774	\$2,058	\$22,121
Replace build up roof								
YEARLY TOTAL	\$ 350,000	\$ 1,459,490	\$ 294,000	\$ 294,000				

*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
2018	\$ 350,000	\$ 321,965	\$ 1,225	\$ 13,160
2019	\$ 1,459,490	\$ 1,342,585	\$ 5,108	\$ 54,877
2020	\$ 294,000	\$ 270,451	\$ 1,029	\$ 11,054
2021	\$ 294,000	\$ 270,451	\$ 1,029	\$ 11,054