

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD OVER A VIRTUAL PLATFORM
ON OCTOBER 1, 2020 AT 2:30 P.M.**

The following Commissioners were present:

Chairman Lori E. Lightfoot
Olga Camargo
James F. Ellis, Jr.
Avis LaVelle
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold L. Randall
Samuel Wm. Sax
Lucino Sotelo
Mariyana Spyropoulos
David Todd Whittley – 11

Attendees present were:

Carina E. Sánchez

| | | |
|------------|--------------|--------------------|
| R. Giderof | R.L. Manning | A. Sheahan |
| A. Fredd | L. Neal | T. Foucher-Weekley |
| L. Lypson | B. Payne | M. Witry |

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

Following the roll call, the Commissioners were advised that there were no speakers who had registered for the public participation period pursuant to Section 2.06(g) of the Open Meetings Act.

Next, Chairman Lightfoot presented to the Commissioners for consideration of approval of the minutes of the rescheduled board meeting held on September 10, 2020. 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 10, 2020 meeting were unanimously approved.

The next item on the agenda was the nomination and election of the Chairman and Officers of the Public Building Commission of Chicago for terms ending September 30, 2021, as follows:

| | |
|---------------------|-------------------------|
| Chairman | Mayor Lori E. Lightfoot |
| Secretary | Carina E. Sánchez |
| Treasurer | Arnold Randall |
| Assistant Treasurer | Tanya Foucher-Weekley |

Commissioner Randall then provided a report by the Administrative Operations (AO) Committee regarding its virtual meeting held on September 29, 2020 which is summarized as follows:

The Executive Director introduced the proposed 2021 PBC Administrative Budget and the Richard J. Daley Center Operating and Capital Budget. The Director of Finance then gave a detailed analysis of the budgets. The Executive Director will provide details during her budget presentation.

The Chief of Staff reported on one task order award for Specialty Consultant services and the Construction Manager Guaranteed Maximum Price (GMP) Report.

The Chief of Staff also reported on the recommendation to appoint SMNG-A, Ltd. as the Architect of Record for the New Belmont Cragin Replacement School and the recommendation for the approval of term extensions through December 31, 2022 for the pre-qualification of General Contractors for license classification types A-E.

She also reported on a recommendation to approve amendments for web-based labor minority compliance software to LCP Tracker & B2GNow in amount of \$212,000 and to RICOH for copier services in the amount of \$110,000, both for terms through December 31, 2022.

The Chief Development Officer reported on field orders issued and provided a recommendation to approve deductive close out Change Orders for six projects as follows:

- Change Orders for Liquidated Damages assessed in the credit amount of (\$29,043.41) at the Dore Elementary School Project and for unused allowances in the credit amount of (\$157,737.95) at the Taft Freshman Academy Project.
- Change Orders to deduct unused Commission Contingency in the credit amount of \$25,470.48) at the Lincoln Park High School Renovation Project and for Chicago Park District Facility renovation projects at Robichaux, Harrison and Lincoln Park, respectively, in the credit amounts of (\$25,887.08), (\$9,059.98) and (\$36,167.90).

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Orders Report for Specialty Consultants is attached hereto as Exhibit “A”

A copy of the Construction Manager Report Construction Manager Guaranteed Maximum Price (GMP) Report is attached hereto as **Exhibit “B”**.

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. 8546

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the amendments to the professional services agreements for the projects as indicated on the document entitled, “Proposed Professional Services Amendments Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “C”**.

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Lucino Sotelo, Mariyana Spyropoulos
and David Todd Whittley – 11

Commissioners voting in the negative:

None

RESOLUTION NO. 8547

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the change orders to the projects as indicated on the document entitled, “Proposed Change Order Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “D”**.

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Lucino Sotelo

and David Todd Whittley – 11

Commissioners voting in the negative:

None

Next, a report was presented by Commissioner Whittley regarding the Audit Committee meeting held on September 16, 2020, which is summarized as follows:

The PBC's Director of Finance reported the anticipated submission of the PBC's Comprehensive Annual Financial Report in conjunction with the Commission's Basic Financial Statements for the Years Ended December 31, 2019, and 2018. The PBC's assets exceeded liabilities by \$72.5 million on December 31, 2019. Of this amount, \$49.5 million was included in net investment in capital assets and \$22.3 million was restricted for use by the Daley Center and for Commission operations.

The PBC's total net position increased by \$1.3 million for the year ended December 31, 2019, due to decreases in project revenues that directly impact the Commission's administrative fee.

Representatives from Deloitte provided the required auditor communications related to the PBC's Audited Financial Statements for the year ended December 31, 2019. Of note, there were no material weaknesses or significant deficiencies in the internal controls over financial reporting.

Finally, the Audit Committee commended the PBC Finance team and their partners at Deloitte for their professionalism and commitment to excellence in completing this audit while in a remote setting, due to the current (COVID) situation.

The Audit Committee accepted the reports.

The next item on the agenda was consideration of approval of a term extension for the Pre-Qualification of General Contractors for License Classification Types A-E. Executive Director

Sanchez advised the Commissioners that in June 2016, the Board of Commissioners approved pre-qualification of 25 Class B-E General Contractors. In February 2017, the Board of Commissioners approved an additional 25 Class A General Contractors and 13 Class B and C General Contractors for a term through November 30, 2020. In view of the pending expiration of the pre-qualification period for the pre-qualified General Contractors, it was recommended that the term be extended for Class A-E General Contractors through December 31, 2022. Thereupon, the following Resolution was approved:

RESOLUTION NO. 8548

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the term extension for the Pre-Qualification of General Contractors for License Classification Types A-E through December 31, 2022:

CLASS A (Limits – No Limit)

Firm Name

All-Bry Construction Company
Barton Malow Company
Berglund Construction Company
Blinderman Construction Company, Inc.
Burling Builders, Inc.
Clark Construction Group, LLC
Development Solutions, Inc.
F.H. Paschen, S.N. Nielsen & Associates, LLC
Friedler Construction Co.
Henry Bros. Company
Hunt Construction Group, Inc.
James McHugh Construction Co.
K.R. Miller Contractors, Inc.
Madison Construction Company
Old Veteran Construction, Inc.
Path Construction Company, Inc.
Power Construction Company, LLC
Powers and Sons Construction Company, Inc.
The George Sollitt Construction Company
Turner Construction Company
Tyler Lane Construction, Inc.
UJAMAA Construction, Inc.

Vanir Construction Management, Inc.
W.E. O'Neil Construction
Walsh Construction Company II LLC

CLASS B (Limits – up to \$10 Million on a single project)

Aldridge Electric, Inc.
Brandenburg Industrial Service Company
Broadway Electric, Inc.
Frederick Quinn Corporation
John Burns Construction Company
O.A.K.K. Construction Co., Inc.
Poulos, Inc.
R.T. Milord Company
Reliable & Associates Construction Co.
The Lombard Company

CLASS C (Limits – up to \$5 Million on a single project)

Firm Name

CCCJV
Cosgrove Construction, Inc.
Drive Construction, Inc.
G.E. Riddiford Company
Kee Construction
McDonagh Demolition, Inc.
Oakley Construction Co.
OCA Construction, Inc.
Robe, Inc.

CLASS D (Limits – up to \$2 Million on a single project)

Firm Name

A&D Property Services, Inc. (MBE)
Christy Webber & Company (WBE)
CREA Construction, Inc. (MBE & WBE)
GMA Construction Group
Keyboard Enterprises Development, Inc. (MBE)
KMW Communities, LLC (MBE)
Mariottni Construction, Inc.
Safeway Construction Company, Inc. (MBE)
Troop Contracting, Inc.

CLASS E (Limits – up to \$500,000 on a single project)

Firm Name

Aseret Development Series, LLC (WBE)
Brooklyn Construction Services, Inc.
Buckeye Construction Company, Inc.
Griffin Gallery & Interiors (MBE & WBE)
ISA Energy Construction
Murphy & Jones Company, Inc. (MBE)
On-Call Properties, Inc.
Star & Crest Décor, Inc. (MBE & WBE)
Tropic Construction Corporation
Unique Casework Installations, Inc. (MBE & WBE)

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

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Lucino Sotelo
and David Todd Whittley – 11

Commissioners voting in the negative:

None

The next item on the agenda was a report by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners that the Public Building Commission successfully submitted its 2019 and 2018 Comprehensive Annual Financial Report (CAFR) to the Government Finance Association of the United States and Canada (GFOA). It is anticipated that PBC will be awarded a Certificate of Achievement for Excellence in Financial Reporting, which is the highest form of recognition for excellence in state and local government financial reporting. She expressed gratitude to Deloitte & Touche LLP (Deloitte) and Washington, Pittman & McKeever, a minority-owned certified public accounting firm, and Velma Butler Associates, a woman-owned certified public accounting firm, for their assistance. She further noted that the CAFR could not have been prepared without the leadership of PBC's Board of Commissioners and the dedicated help of the enter staff of the PBC, and expressed appreciation to the entire team for their hard work on the CAFR report.

The Executive Director also distributed PBC's third quarter external newsletter, "*Constructive News You Can Use*". The newsletter features details on the 11 high quality public school projects that PBC delivered for the Chicago Public Schools, including: three high school renovation projects on Chicago's southside; an elementary school renovation project; and the construction of seven annexes along with the pertinent renovation work. In addition, the newsletter includes an article on the renovation and modernization of the Merlo Branch Library in the Lake View community and PBC's recently-completed Richard J. Daley College Manufacturing Technology & Engineering Center (MTEC), which received LEED (Leadership in Energy & Environmental Design) Gold Certification.

At the conclusion of the presentation, the report by the Executive Director report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2021 Administrative Budget for the Public Building Commission. The Executive Director advised the Commissioners that the PBC is at a critical financial crossroads inasmuch as bond revenue is no longer available to defray PBC's administrative costs and that the primary source of funding for the administrative budget is project administrative fees from construction work which fluctuates as the PBC workload (work in place or WIP) fluctuates. She noted that there is a structural deficit with a gap between budgeted expenses with current and projected work in place. Since 2017, PBC has built a reserve as bond revenue has decreased and identified Administrative Cost Savings and efficiencies to realign PBC's organizational structure. However, it is currently projected that expenses will exceed resources by \$1.8M for the 2021 budget and the surplus generated over the past few years will be used to offset 2021 budgeted expenses. Without further work announced between the remainder of 2020 and mid-2021, PBC's surplus will be exhausted in the 2022 budgeted year.

She further advised the Commissioners that the proposed 2021 Public Building Commission Administrative Budget was \$8,497,272 reflecting a decrease of \$1.1M or 11 per cent from 2020, which includes the following reductions: personnel expenses, 15% or \$862,191 and total personnel services of \$4,996,206; legal services to be reduced by 22%; computer and equipment budget to be reduced by 12%. There will also be considerable cost reductions in the Daley Center's rent and leasehold improvements. As a non-taxing body that generates its own revenue, PBC will continue to take the necessary steps to ensure fiscal responsibility and demonstrate the highest level of accountability and transparency in managing and reporting its expenditure of taxpayer-supported funds as it plans for long term challenges. PBC will continue

its commitment to a sound and balanced budget and the effective delivery of high quality facilities on behalf of its clients.

After discussion and consideration, and upon motion duly made and seconded, the following Resolution was adopted approving the proposed 2021 Public Building Commission of Chicago Consolidated Administrative Expense Budget:

RESOLUTION NO. 8549

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2021 Consolidated Administrative Expense Budget in the total amount of \$8,497,272 attached hereto as **Exhibit “E”** hereby approved.

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Lucino Sotelo
and David Todd Whittley – 11

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2021 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the proposed Daley Center operating budget for 2021 is \$18,962,467, which represents a modest increase of 14.71% over the 2020 budget. The increase in operating expenses equates to \$2,431,568 and is a result of annual increases to union cleaning, security and engineering wages. Additional services associated with COVID-19 pandemic screening and mitigation created substantial increases to the Building’s operating budget. Elevated levels of cleaning and disinfection, increased security staffing and exterior plaza tenting will be continued throughout 2021, representing \$2,250,000 of the projected increase in operating

expenses. The Capital Improvement Plan for 2021 is \$2,065,458 lower than the improvements budgeted for 2021, thereby offsetting the increase in operating expenses and creating a minimal increase in operating and capital expenses of 0.60%. The percentage for Operating Expense Allocation for 2021 are as follows: Cook County – 95.88%; City of Chicago – 0.348%; and Public Building Commission – 3.76%. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8550

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2021, namely: \$18,962,467 and \$2,065,458, 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, 2021 to December 31, 2021 attached hereto collectively as **Exhibit "F."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts in the sum of 3.76% 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 2021 Operating and Capital Budgets for the fiscal year January 1, 2021 to December 31, 2021.

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Lucino Sotelo
and David Todd Whittley – 11

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of the appointment of a firm to provide Architect of Record services for the New Belmont Cragin

Replacement School Project. The Commissioners were advised that the Letters of Interest and Qualifications (LIQ) Database was consulted to identify firms with recent, relevant experience with new construction, annexes, MEP work, flexibility with design and budget, knowledgeable and other selection criteria. After careful consideration it was determined to recommend SMNG-A, Ltd. currently serving as the Design Architect for the Project as the Architect of Record for the new Belmont Cragin Replacement School Project. SMNG-A, Ltd. was awarded a Master AOR Term Agreement by the PBC on November 13, 2018, which will be administered on a Task Order Basis. Following discussion, and upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8551

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of SMNG-A, Ltd. to provide Architect of Record services for the new Belmont Cragin Replacement School Project located at 6100 West Fullerton Avenue, Chicago, Illinois 60639 to be administered on a Task Order Basis pursuant to the Master AOR Term Agreement approved by the Board on November 13, 2018.

BE IT FURTHER RESOLVED that the Executive Director and the staff of the Public Building Commission are hereby authorized to undertake such action 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:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Lucino Sotelo
and David Todd Whittley – 11

Commissioners voting in the negative:

None

Finally, the Board of Commissioners were presented with consideration of approval of a Formulation Request from the City of Chicago for Phase 1A (Outlot Area) of the Joint Public Safety Training Campus (JPSTC) located at 4301 West Chicago Avenue, Chicago, Illinois. The Formulation Request includes the development of the scope, schedule, budget and conceptual design for the existing Project and services include meetings with stakeholders to identify Project requirements and goals, development of preliminary scope program, conceptual design, pre-construction services and procurement of Specialty Consultants/Professional Services. The budget for Formulation Services is \$250,000 and will be undertaken pursuant to the Master Intergovernmental Agreement between the City of Chicago and the Public Building Commission. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8552

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Formulation Request from the City of Chicago for the development of Phase 1A of the Joint Public Safety Training Campus (JPSTC) located at the Outlot Area of 4301 West Chicago Avenue at an estimated project budget of \$250,000.

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

Commissioners voting in the affirmative:

Chairman Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold L. Randall,
Samuel Wm. Sax, Mariyana Spyropoulos,
Lucino Sotelo and David Todd Whittley – 10

Commissioners voting in the negative:

Toni Preckwinkle - 1

A3.

There being no further business, 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 | pbccchicago.com

| October 2020 | | |
|-----------------------|----------------------------|----------------------------------|
| Number of Task Orders | Type of Service | Total Dollar for type of Service |
| 1 | Geotechnical Investigation | \$ 66,666.00 |
| | | |
| | | |
| | | |
| 1 | | \$ 66,666.00 |

| Task Orders | | | | | |
|--------------------------------|----------------------------|---------------------|--------------------------|---------|---------------------|
| Project | Service | Process | Contractor | MBE/WBE | Total Dollar |
| Salt Dome Replacement Facility | Geotechnical Investigation | Consulting Services | AECOM Technical Services | | \$ 66,666.00 |
| | | | | | |
| | | | | | \$ 66,666.00 |



Exhibit B.

Construction Manager Report

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

Oct-20

| Project Name | Client | Construction Manager (CM) | Service Provided | Board Authority | Initial GMP | Amendment 1 GMP | Amendment 2 GMP | Amendment 3 GMP |
|---|------------------------|---------------------------|-------------------------------|-----------------|-----------------|------------------|------------------|------------------|
| Decatur Classical School Annex & Renovations | Chicago Public Schools | Berglund Construction | Construction Manager Services | Dec-18 | \$11,655,853.24 | \$ 20,750,000.00 | \$ 22,389,600.00 | |
| McDade Classical School Annex & Renovations | Chicago Public Schools | Paschen/BOWA JV | Construction Manager Services | Dec-18 | \$7,850,000.00 | \$ 12,605,000.00 | | |
| Palmer Elementary School Annex & Renovations | Chicago Public Schools | Blinderman Construction | Construction Manager Services | Dec-18 | \$9,200,000.00 | \$ 17,800,000.00 | \$ 18,390,450.00 | |
| Poe Classical School Annex & Renovations | Chicago Public Schools | Berglund Construction | Construction Manager Services | Dec-18 | \$6,000,000.00 | \$ 13,978,000.00 | | |
| Rogers Elementary School Annex & Renovations | Chicago Public Schools | Henry Bros. Co. | Construction Manager Services | Dec-18 | \$10,100,000.00 | \$ 16,160,000.00 | | |
| Dirksen Elementary School Annex & Renovations | Chicago Public Schools | Paschen/BOWA JV | Construction Manager Services | Dec-18 | \$18,000,000.00 | \$ 29,000,000.00 | \$ 32,139,100.00 | |
| Waters Elementary School Annex & Renovations | Chicago Public Schools | Gilbane Building Company | Construction Manager Services | Feb-19 | \$7,400,000.00 | \$ 22,780,000.00 | | |
| Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities | Chicago Public Schools | BOWA | Construction Manager Services | Feb-19 | \$3,160,000.00 | \$ 7,300,000.00 | | |
| Charles A. Prosser Career Academy Renovations | Chicago Public Schools | Bulley & Andrews | Construction Manager Services | Feb-19 | \$11,300,000.00 | \$ 12,550,000.00 | \$ 12,633,000.00 | |
| Rickover High School Education Program | Chicago Public Schools | Henry Bros. Co. | Construction Manager Services | Feb-19 | \$14,600,000.00 | \$ 17,619,489.34 | \$ 25,116,698.00 | \$ 26,579,675.00 |
| George Henry Corliss High School Renovations | Chicago Public Schools | F.H. Paschen | Construction Manager Services | Feb-19 | \$7,410,000.00 | \$ 16,170,000.00 | | |
| Kenwood Academy High School Renovations | Chicago Public Schools | Gilbane Building Company | Construction Manager Services | Feb-19 | \$3,800,000.00 | \$ 10,760,000.00 | \$ 11,434,000.00 | |
| Josephine Locke Elementary School Renovations | Chicago Public Schools | Berglund Construction | Construction Manager Services | Feb-19 | \$6,329,632.13 | \$ 23,500,000.00 | \$ 24,160,000.00 | |
| Joseph Lovett Elementary School | Chicago Public Schools | Blinderman/ALL JV | Construction Manager Services | Feb-19 | \$1,600,000.00 | | | |
| George Washington High School Renovations | Chicago Public Schools | Ujamaa Construction, Inc. | Construction Manager Services | Feb-19 | \$6,400,000.00 | \$ 10,200,000.00 | | |

Exhibit C.
Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
September 29, 2020

| Amendment | Project | Consultant | Agreement No. | Service | Reason for the Proposed Amendment | Current Not-to-Exceed Value per Agreement | Amount of the Proposed Amendment | Revised Agreement Including Proposed Amendments |
|-----------|--------------|----------------------|---------------|--|---|---|----------------------------------|---|
| 1 | Program Wide | LCPTTracker & B2GNow | PS2021 AM003 | Web-Based Labor & Minority Compliance Software | <p>This amendment extends the term of the Agreement through December 31, 2022 and increases the maximum compensation of the agreement by \$212,000.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p> | \$280,000.00 | \$212,000.00 | \$492,000.00 |
| 2 | Program Wide | RICOH | PS2003 AM002 | Copier Services | <p>This amendment authorizes the PBC to continue utilizing the buying power of the US Communities government procurement co-operative to lease and maintain copy machines. The term of the agreement authorizes services not-to-exceed an additional \$110,000 through December 31,2022.</p> <p>The scope of services in the amendment are an extension of the services included in the contract.</p> | \$440,000.00 | \$110,000.00 | \$550,000.00 |

**PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS
FOR PBC BOARD MEETING
October 1, 2020**

| A | B | C | D | E | F = (D+E) | G | H=(F+G) | I=(E+G/D) |
|---|----------|---------------------------------|-------------------------|-----------------------------------|---|------------------------|--|--|
| PROJECT | CONTRACT | CONTRACTOR | ORIGINAL CONTRACT VALUE | PREVIOUSLY APPROVED BOARD CHANGES | CURRENT CONTRACT VALUE (Including Previously Approved Changes) | PROPOSED CHANGE ORDERS | ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders) | APPROVED BOARD CHANGES % (of Original Contract) |
| Dore Elementary School 7134 W. 65th Street Project Manager: Mark Lindstrom | C1577R | Sollitt Oakley Joint Venture | \$30,442,000.00 | (\$1,398,592.59) | \$29,043,407.41 | (\$29,043.41) | \$29,014,364.00 | -0.10% |
| Lincoln Park High School Renovation 2001 N. Orchard Project Manager: Mike Powell | C1582 | Blinderman Construction Company | \$16,746,219.00 | \$746,403.22 | \$17,492,622.22 | (\$25,470.48) | \$17,467,151.74 | -0.15% |
| Read Dunning School (aka Taft Freshman Academy) 4071 N. Oak Park Project Manager: Andy Horn | C1591 | K.R. Miller Contractors, Inc. | \$51,137,000.00 | \$635,972.85 | \$51,772,972.85 | (\$157,737.95) | \$51,615,234.90 | -0.31% |
| Robichuax Park Facility Rehabilitation (CPD Group B) 9247 S. Eggleston Avenue Project Manager: Xavier Alarcon | C1595 | F.H. Paschen, SN Nielsen | \$857,000.00 | \$67,906.03 | \$924,906.03 | (\$25,887.08) | \$899,018.95 | -3.02% |
| Harrison Park Facility Rehabilitation (CPD Group B) 1824 South Wood Street Project Manager: Xavier Alarcon | C1595 | F.H. Paschen, SN Nielsen | \$2,354,000.00 | \$340,721.02 | \$2,694,721.02 | (\$9,059.98) | \$2,685,661.04 | -0.38% |
| Lincoln Park Cultural Center Rehabilitation (CPD Group A) 2045 N. Lincoln Park West Project Manager: Xavier Alarcon | C1594 | Blinderman Construction Company | \$1,374,025.00 | \$0.00 | \$1,374,025.00 | (\$36,167.90) | \$1,337,857.10 | -2.63% |

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Dore Elementary School

7134 W. 65th Street

October 1, 2020

Sollitt Oakley Joint Venture

790 N. Central

Wood Dale, IL 60191

| | | | |
|--------------------------------|---------------|---|------------------------|
| CHNG | BULL | CONTRACT NUMBER C1577R | |
| ORDR | NUM | ORIGINAL CONTRACT VALUE | \$30,442,000.00 |
| NUM | | APPROVED CHANGES | (\$1,398,592.59) |
| ADJUSTED CONTRACT VALUE | | | \$29,043,407.41 |
| 003 | C1577R-026Rev | Liquidated Damages associated with Compliance goals and requirements. Other. | (\$29,043.41) |

TOTAL CHANGE (\$29,043.41)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$29,014,364.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1577R heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8546

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



Reviewed By



Executive Director

Project: Dore Elementary School
Base Bid: \$30,442,000.00

Contract No: C1577R
Data Date: 8/25/2020

Contractor: Sollitt/Oakley JV
Adjusted Contract: \$29,043,407.41

| Total Hours | | Goal % | Goal Hours | Actual % | Actual Hours | Shortfall | Liquidated Damages |
|-------------------------|-------------------|--------|------------|----------|--------------|-----------|--------------------|
| Journeyworkers | 85,813.25 | | | | | | |
| Minority | | 60 | 51,488 | 62.59 | 53,713.13 | 0 | \$0.00 |
| Female | | 2 | 1,716 | 5.65 | 4,850.50 | 0 | \$0.00 |
| Apprentice | 17,016.25 | | | | | | |
| Minority | | 60 | 10,210 | 60.21 | 10,244.75 | 0 | \$0.00 |
| Female | | 15 | 2,552 | 14.11 | 2,401.50 | 0 | \$0.00 |
| Laborer | 17,261.50 | | | | | | |
| Minority | | 70 | 12,083 | 88.59 | 15,291.25 | 0 | \$0.00 |
| Female | | 5 | 863 | 5.92 | 1,022.00 | 0 | \$0.00 |
| City Residency | 122,010.50 | 50 | 61,005 | 47.92 | 58,467.25 | 2 | \$29,043.41 |
| Community Hiring | 122,010.50 | 7.5 | 9,151 | 13.02 | 15,883.75 | 0 | \$0.00 |

| | |
|---------------------------------|--------------------|
| Total Liquidated Damages | \$29,043.41 |
|---------------------------------|--------------------|

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

Final Liquidated Damages

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lincoln Park High School Renovation

2001 N. Orchard

October 1, 2020

Blinderman Construction Company

224 N. Desplaines, Suite 650

Chicago, Illinois 60661

| | | | |
|--|----------|---|------------------------|
| CHNG | BULL | CONTRACT NUMBER 1582 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$16,746,219.00 |
| NUM | | APPROVED CHANGE ORDERS | \$746,403.22 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$17,492,622.22 |
| 006 | 1582-059 | Deduct unused Commission Contingency. Other. | (\$25,470.48) |

| | |
|---|------------------------|
| TOTAL CHANGE ADDITION | (\$25,470.48) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | |
| | \$17,467,151.74 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1582 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
 Read Dunning School
 4071 N. Oak Park
 October 1, 2020

K.R. Miller Contractors, Inc.
1624 Colonial Parkway
Inverness, IL 60067

| | | | |
|--|-----------|--|------------------------|
| CHNG | BULL | CONTRACT NUMBER 1591 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$51,137,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$635,972.85 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$51,772,972.85 |
| 003 | 1591-142V | Deduct unused Moisture Mitigation Allowance. Other. | (\$157,737.95) |


| | |
|---|------------------------|
| TOTAL CHANGE ADDITION | (\$157,737.95) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | |
| | \$51,615,234.90 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1591 heretofore issued by the Public Building Commission.


All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Robichaux Park Facility Rehabilitation

(Chicago Park District Group B)

October 1, 2020

F.H. Paschen, SN Nielsen
5515 North East River Road
Chicago, Illinois 60656

| | | | |
|--|----------|---|---------------------|
| CHNG | BULL | CONTRACT NUMBER 1595 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$857,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$67,906.03 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$924,906.03 |
| 002 | 1595-313 | Deduct unused Commission Contingency. Other. | (\$25,887.08) |

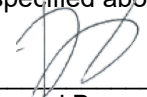
| | |
|---|---------------------|
| TOTAL CHANGE ADDITION | (\$25,887.08) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | |
| | \$899,018.95 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1595 heretofore issued by the Public Building Commission.


All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Harrison Park Facility Rehabilitation

(Chicago Park District Group B)

October 1, 2020

F.H. Paschen, SN Nielsen
5515 North East River Road
Chicago, Illinois 60656

| | | | |
|--|----------|---|-----------------------|
| CHNG | BULL | CONTRACT NUMBER 1595 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$2,354,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$340,721.02 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$2,694,721.02 |
| 004 | 1595-130 | Deduct unused Commission Contingency. Other. | (\$9,059.98) |

| | |
|---|-----------------------|
| TOTAL CHANGE ADDITION | (\$9,059.98) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | |
| | \$2,685,661.04 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1595 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Robichaux Park Facility Rehabilitation

(Chicago Park District Group B)

October 1, 2020

F.H. Paschen, SN Nielsen
5515 North East River Road
Chicago, Illinois 60656

| | | | |
|--|----------|---|---------------------|
| CHNG | BULL | CONTRACT NUMBER 1595 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$857,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$67,906.03 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$924,906.03 |
| 002 | 1595-313 | Deduct unused Commission Contingency. Other. | (\$25,887.08) |


| | |
|---|---------------------|
| TOTAL CHANGE ADDITION | (\$25,887.08) |
| <hr/> | |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | \$899,018.95 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1595 heretofore issued by the Public Building Commission.


All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Harrison Park Facility Rehabilitation

(Chicago Park District Group B)

October 1, 2020

F.H. Paschen, SN Nielsen
5515 North East River Road
Chicago, Illinois 60656

| | | | |
|--|----------|---|-----------------------|
| CHNG | BULL | CONTRACT NUMBER 1595 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$2,354,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$340,721.02 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$2,694,721.02 |
| 004 | 1595-130 | Deduct unused Commission Contingency. Other. | (\$9,059.98) |

| | |
|---|-----------------------|
| TOTAL CHANGE ADDITION | (\$9,059.98) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | |
| | \$2,685,661.04 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1595 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8546

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



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lincoln Park Cultural Center Facility Rehabilitation

(Chicago Park District Group A)

October 1, 2020

Blinderman Construction Company

224 N. Desplaines, Suite 650

Chicago, Illinois 60661

| | | | |
|--|----------|---|-----------------------|
| CHNG | BULL | CONTRACT NUMBER 1594 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$1,374,025.34 |
| NUM | | APPROVED CHANGE ORDERS | \$0.00 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$1,374,025.34 |
| 001 | 1594-317 | Deduct unused Commission Contingency. Other. | (\$36,167.90) |

| | |
|-----------------------|---------------|
| TOTAL CHANGE ADDITION | (\$36,167.90) |
|-----------------------|---------------|

| | |
|---|-----------------------|
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | \$1,337,857.10 |
|---|-----------------------|

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1594 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8546

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



Reviewed By



Executive Director

Exhibit E.



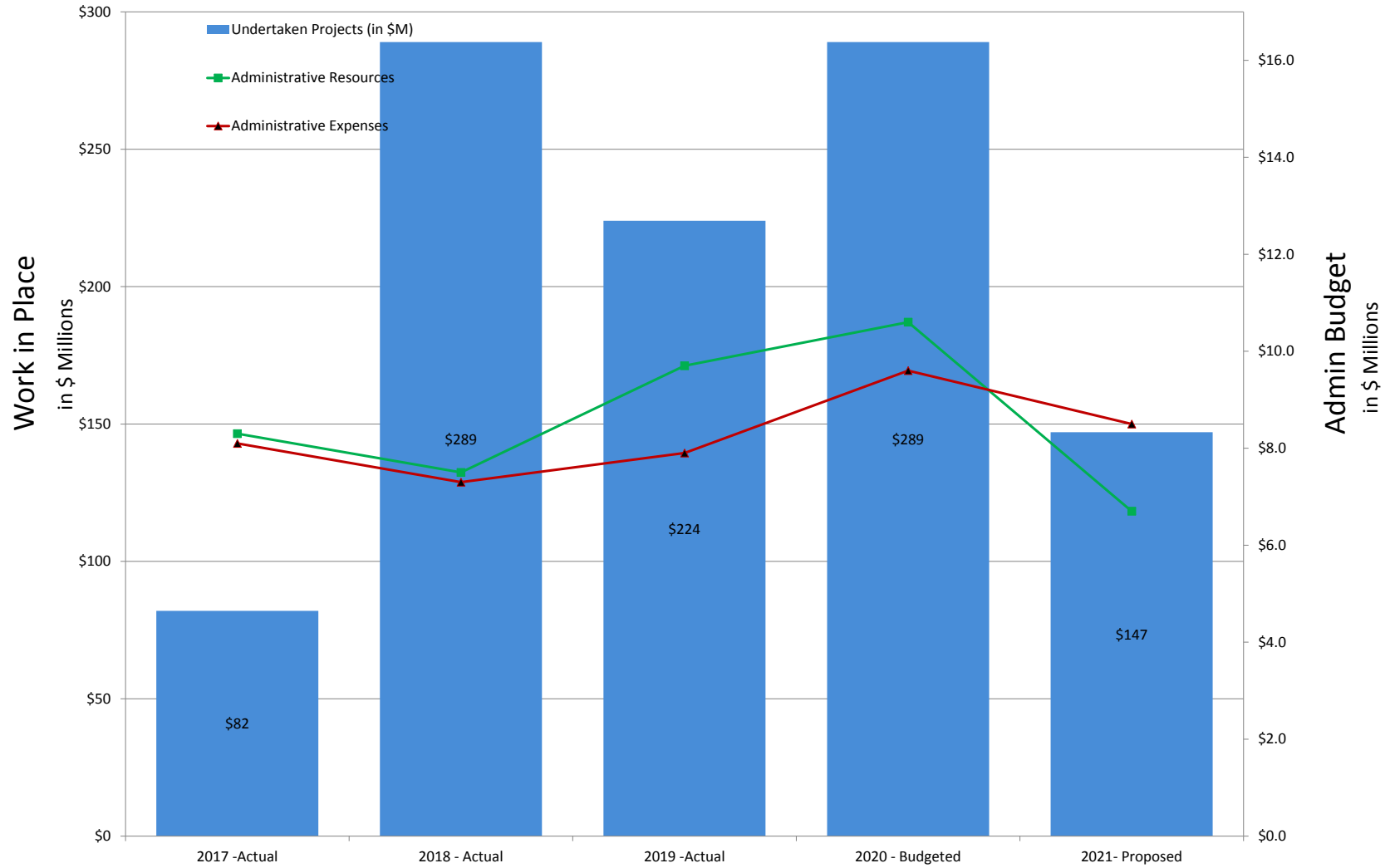
PUBLIC BUILDING COMMISSION of Chicago

Board Meeting

2021 Budget

10.1.2020

PBC 2021 ADMINISTRATIVE BUDGET Anticipated Work in Place (WIP)

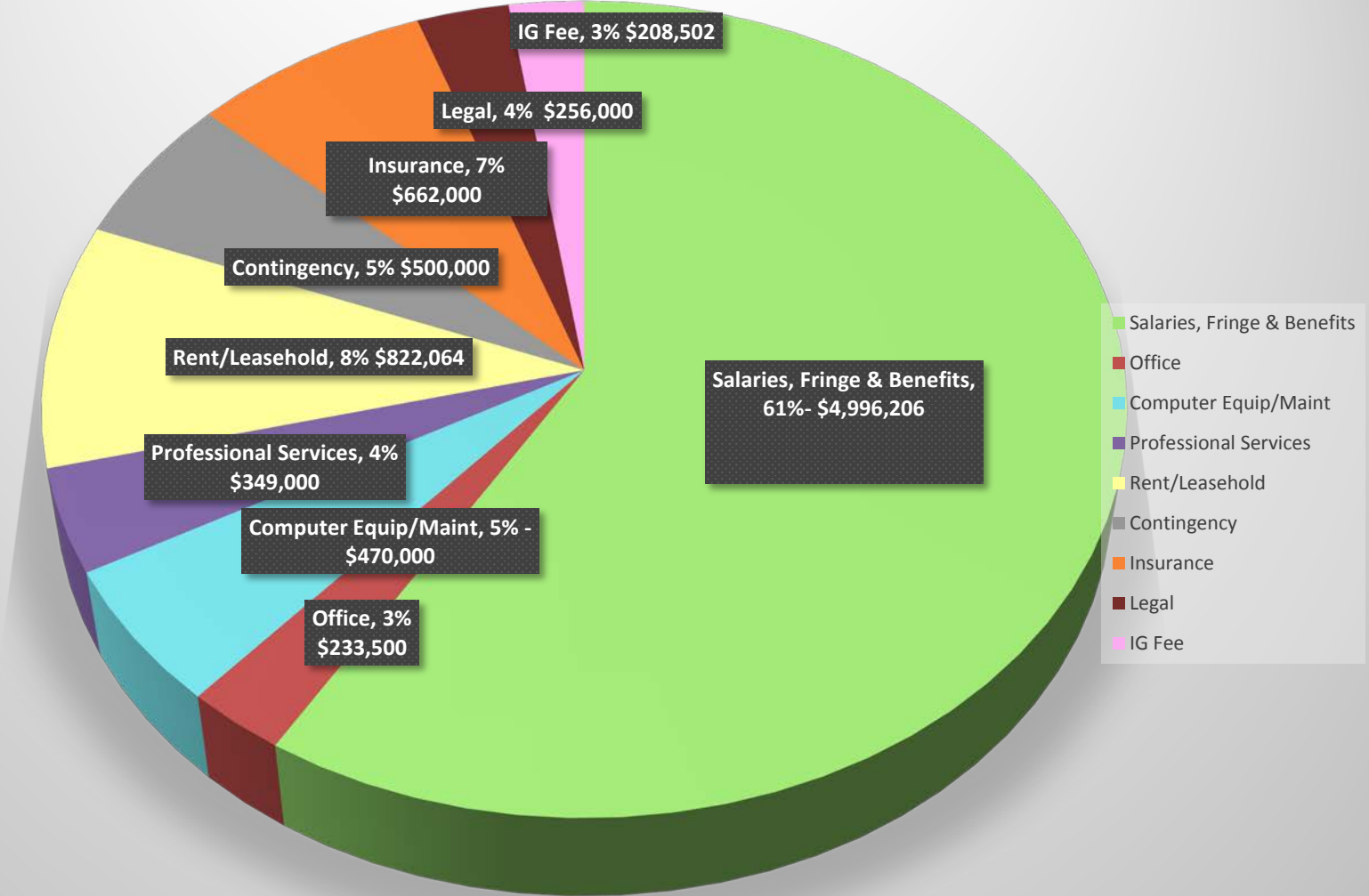


**Public Building Commission of Chicago
2021 General Administrative Budget**

9/28/2020 version

| | Approved 2019 Budget | Approved 2020 Budget | Approved 2021 Budget | Increase/ (Decrease) 2020 to 2021 |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--|
| Personnel Services | | | | |
| Salaries | \$ 4,163,027 | \$ 4,093,127 | \$ 3,211,946 | \$ (881,181) |
| Payroll Taxes | \$ 243,926 | \$ 240,609 | \$ 189,092 | \$ (51,518) |
| Medical Insurance | \$ 974,250 | \$ 1,020,300 | \$ 1,166,250 | \$ 145,950 |
| Severance Plan | \$ 65,443 | \$ 65,443 | \$ 65,443 | \$ - |
| Retirement Contributions - PBC 401(a) | \$ 280,000 | \$ 240,000 | \$ 180,000 | \$ (60,000) |
| Retirement Contributions - Mun. Employees | \$ 130,000 | \$ 198,918 | \$ 183,475 | \$ (15,443) |
| Total Personnel Services | \$ 5,856,646 | \$ 5,858,397 | \$ 4,996,206 | \$ (862,191) |
| Insurance | | | | |
| Daley Center | \$ 575,000 | \$ 612,000 | \$ 602,000 | \$ (10,000) |
| General Insurance | \$ 57,000 | \$ 45,000 | \$ 60,000 | \$ 15,000 |
| Total Insurance | \$ 632,000 | \$ 657,000 | \$ 662,000 | \$ 5,000 |
| Legal Fees | \$ 385,000 | \$ 341,000 | \$ 256,000 | \$ (85,000) |
| Inspector General Legal Fees | \$ 267,057 | \$ 215,040 | \$ 208,502 | \$ (6,538) |
| Professional Services Fees | \$ 420,000 | \$ 437,000 | \$ 349,000 | \$ (88,000) |
| Rent/Leasehold Improvements | \$ 778,279 | \$ 808,718 | \$ 822,064 | \$ 13,346 |
| Office and Other Admin Expenses | \$ 246,000 | \$ 268,000 | \$ 233,500 | \$ (34,500) |
| Computer Maintenance, Equipment & Software | \$ 531,810 | \$ 535,332 | \$ 470,000 | \$ (65,332) |
| Contingency/Business Development | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ - |
| Total Budget | \$ 9,616,792 | \$ 9,620,487 | \$ 8,497,272 | \$ (1,123,215) |

PBC 2021 ADMINISTRATIVE BUDGET 2021 Proposed Budget Expenditures - \$8,478,926



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

2021 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and MB Real Estate Services Inc are pleased to present the 2021 Operating and Capital Budget for the Richard, J. Daley Center. The 2021 operating expense budget of \$18,962,467 reflects an increase of 14.71% over the 2020 Budget of \$16,530,899.

The 14.71% increase in operating expenses equates to \$2,431,568 and is a result of annual increases to union cleaning, security and engineering wages. Additionally, additional services associated with COVID-19 pandemic screening and mitigation have created substantial increases to the building's operating budget.

Elevated levels of cleaning and disinfection, along with increased security staffing and exterior plaza tenting are all efforts that the building is planning to continue throughout 2021. These COVID-19 mitigation factors represent \$2,250,000 of the projected increase in operating expenses.

The 2021 Capital Improvement Plan is \$2,065,458 lower than the improvements budgeted for 2020. The projected decreased in capital projects offsets the increase in operating expenses, creating a minimal increase in operating and capital expenses of 0.60%.

The Percentage for Operating Expense Allocation for 2020 are as follows: Cook County – 95.88%, City of Chicago – 0.348% and Public Building Commission - 3.76%.

Operating Goals

The overall goals for 2021 are to continue to ensure the security and health safety of all building occupants, pursue renewable energy measures, bolster building safety and emergency preparedness and complete construction of lower level and 2nd floor vacancies. New leases for 20,000rsf of vacancy have been executed in 2020.

- **Health and Security Safety:**

In 2020, the building developed pandemic screening plans which include health screening questioning, temperature screening and facial coverings for all building tenants and visitors. Tenting has also been installed in the exterior plaza to protect occupants from the elements while awaiting screening measures

These measures will be continued in 2021 as the building continues to follow the recommendations of the Centers for Disease Control (CDC).

- **Renewable Energy:**

In collaboration with Cook County sustainability efforts, the Daley Center will participate in the County's procurement of renewable energy services which may include solar panel systems.

- **Lower Level and 2nd Floor Tenancy:**

In 2020, 20,000 square feet of vacant space on the lower level and 2nd floor was leased to the Illinois Liquor and Workers Compensation Commissions. Construction is

anticipated to commence in January 2021 and the commissions should occupy their new space by the end of the first quarter.

BUDGET SUMMARY

| OPERATING BUDGET | 2020 BUDGET | 2021 BUDGET | % CHANGE 2020 BUDGET TO 2021 BUDGET | % CHANGE 2020 BUDGET TO 2021 BUDGET |
|---|------------------------|------------------------|--|--|
| REVENUE | | | | |
| BASE RENT (1) | \$16,199,821 | \$18,962,467 | \$2,762,646 | 17.05% |
| RETAIL INCOME (2) | \$162,852 | \$120,464 | (\$42,388) | -26.03% |
| OTHER INCOME (3) | \$168,224 | \$168,224 | \$0 | 0.00% |
| INCOME FROM SERVICES RESOLD (4) | \$993,526 | \$732,996 | (\$260,530) | -26.22% |
| TOTAL REVENUE | \$17,524,423 | \$19,984,151 | \$2,459,727 | 14.04% |
| EXPENSES | | | | |
| UTILITIES EXPENSE | \$2,743,182 | \$2,957,076 | \$213,894 | 7.80% |
| CLEANING EXPENSE | \$4,536,442 | \$5,376,487 | \$840,045 | 18.52% |
| SECURITY EXPENSE | \$2,677,511 | \$3,562,926 | \$885,415 | 33.07% |
| MECHANICAL MAINTENANCE | \$4,136,491 | \$4,319,197 | \$182,706 | 4.42% |
| BUILDING GENERAL | \$775,770 | \$1,088,631 | \$312,861 | 40.33% |
| ADMINISTRATIVE EXPENSE | \$1,033,023 | \$1,029,669 | (\$3,354) | -0.32% |
| INSURANCE | \$628,480 | \$628,480 | \$0 | 0.00% |
| SUBTOTAL BLDG OPERATING EXPENSES | \$16,530,899 | \$18,962,465 | \$2,431,568 | 14.71% |
| REIMBURSABLE EXPENSES | | | | |
| COST OF SERVICES RESOLD | \$993,526 | \$732,996 | (\$260,530) | -26.22% |
| OPERATING CONTINGENCY | \$0 | \$0 | \$0 | 0.00% |
| SUBTOTAL REIMBURSABLE EXPENSES | \$993,526 | \$732,996 | (\$260,530) | -26.22% |
| NET OPERATING AUTHORIZATION REQUIRED | \$17,524,425 | \$19,695,460 | \$2,171,037 | 12.39% |
| CAPITAL BUDGET | \$4,945,458 | \$2,880,000 | \$2,065,458 | -41.76% |
| TOTAL DALEY CENTER BUDGET | \$22,469,883 | \$22,575,460 | \$105,579 | 0.47% |

Budget Variance Explanations (\$5k and 5%)

- The \$2,762,646 increase in Base Rent is representative of the increase in operating expenses of which Cook County, City of Chicago and the Public Building

Commission fund their proportionate shares.

- The \$42,388 decrease in Retail Income stems from the anticipated reduction in distributed antenna systems rent. In 2020, revenues for 4 cellular carriers was budgeted, yet only 1 cellular carrier agreement has been executed to date.
- The \$260,530 decrease in Income from Services Resold stems from lower projected steam usage for Cook County and the City of Chicago in 2021. 2019 steam usage reconciliation credits will also decrease overall revenues for tenant steam usage reimbursements.
- The \$213,894 increase in Utilities Expense is a direct result of the decrease in projected tenant steam usage for 2021, which is credited against the building's utility expense account.
- The \$840,045 increase to Cleaning Expense is reflective of additional day and night personnel required to provide enhanced cleaning and disinfecting services during the COVID-19 pandemic.
- The \$885,415 increase in Security Expense is due to additional security personnel required to perform health screening services during the COVID-19 pandemic.
- The \$321,051 increase to Building General Expense results from costs associated with the installation and rental of exterior plaza tenting used to protect building visitors and tenants from external elements during health screening processes.

Capital Improvement Plan

The 2021 Capital Improvement Budget includes \$2,880,000 for new projects such as drainage repairs, revolving door retrofits, lighting retrofits and upgrades to the building's life safety systems.

See the list of capital projects anticipated for 2021 below:

1. Replace Northeast Plaza #6 Stair Sewer Line - **\$300,000**
 - i. Stairway sewer line is ruptured and in need of replacement
2. Replace Lower Level Drain line - **\$500,000**
 - i. Drain line serving the lower level men's locker room is ruptured and in need of replacement
3. Retrofit Pedway Revolving Doors - **\$300,000**
 - i. Pedway revolving doors leading into City Hall/County Building need upgraded components
4. Retrofit Lobby Revolving Doors - **\$300,000**
 - i. Southeast and Southwest lobby revolving doors need upgraded components
5. 27th Floor Lighting BAS Retrofit - **\$1,000,000**
 - i. 27th Floor lighting will be tied into the building's automation systems
6. Elevator Upgrades - **\$250,000**
 - i. Replacement and repair of any costly elevator components that are not covered under the operations maintenance agreement

7. 27th Floor Generator Upgrades - **\$200,000**
 - i. 31st floor generator loads will be transferred to the larger 27th floor generator. Additional life safety systems will be added to the 27th floor generator as well

8. Security Upgrades - **\$1,000,000**
 - i. Upgrades to the building's security systems resulting from Cook County's threat assessment recommendations

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 Budget Summary**

| COOK COUNTY | | 2020 Funding %* | 2019 Funding %* |
|--------------------------|---------------------|------------------------|------------------------|
| BASE RENT | \$18,182,730 | | |
| STEAM CHARGES | \$334,161 | | |
| PACKAGE UNIT MAINTENANCE | \$4,900 | | |
| 2020 CAPITAL PROJECTS | \$2,761,603 | | |
| TOTAL COUNTY | \$21,283,394 | 95.88% | 95.88% |
| CITY OF CHICAGO | | | |
| BASE RENT | \$65,989 | | |
| STEAM CHARGES | \$393,935 | | |
| 2020 CAPITAL PROJECTS | \$10,080 | | |
| TOTAL CITY | \$470,005 | 0.35% | 0.35% |
| PBCC | | | |
| BASE RENT | \$713,747 | | |
| 2020 CAPITAL PROJECTS | \$108,317 | | |
| TOTAL PBCC | \$822,064 | 3.76% | 3.76% |
| <hr/> | | | |
| TOTAL FUNDING: | \$22,575,463 | 100.00% | 100.00% |

*Note: Percentage based on 2020 square footage occupied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET SUMMARY**

| BUDGET SUMMARY | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|---|---------------------------------|---------------------|----------------------------------|--|---|
| REVENUE | | | | | |
| BASE RENT | \$18,962,467 | \$16,199,821 | \$16,199,821 | \$2,762,646 | 17.05% |
| RETAIL INCOME | \$120,464 | \$162,852 | \$109,000 | \$11,464 | 10.52% |
| OTHER INCOME | \$168,224 | \$168,224 | \$51,200 | \$117,024 | 228.56% |
| INCOME FROM SERVICES RESOLD | \$732,996 | \$993,526 | \$743,526 | (\$10,530) | -1.42% |
| TOTAL REVENUE | \$19,984,151 | \$17,524,423 | \$17,103,547 | \$2,880,604 | 16.84% |
| OPERATING AND REIMBURSABLE EXPENSES | | | | | |
| UTILITIES EXPENSE | \$2,957,076 | \$2,743,182 | \$2,663,181 | \$293,895 | 11.04% |
| CLEANING EXPENSE | \$5,376,487 | \$4,536,442 | \$4,310,441 | \$1,066,046 | 24.73% |
| SECURITY EXPENSE | \$3,562,926 | \$2,677,511 | \$2,681,110 | \$881,816 | 32.89% |
| MECHANICAL MAINTENANCE | \$4,319,197 | \$4,136,491 | \$4,218,491 | \$100,706 | 2.39% |
| BUILDING GENERAL | \$1,088,631 | \$775,770 | \$775,770 | \$312,861 | 40.33% |
| ADMINISTRATIVE EXPENSE | \$1,029,669 | \$1,033,023 | \$1,033,023 | (\$3,354) | -0.32% |
| INSURANCE | \$628,480 | \$628,480 | \$628,480 | \$0 | 0.00% |
| SUBTOTAL BUILDING OPERATING EXPENSES | \$18,962,467 | \$16,530,897 | \$16,310,497 | \$2,651,970 | 16.26% |
| COST OF SERVICES RESOLD | \$732,996 | \$993,526 | \$743,526 | (\$10,530) | -1.42% |
| OPERATING CONTINGENCY | \$0 | \$0 | \$0 | \$0 | 0.00% |
| TOTAL EXPENSES | \$19,695,463 | \$17,524,423 | \$17,054,023 | \$2,641,440 | 15.49% |

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

| 3 YEAR BUDGET COMPARISON | PROPOSED 2021 BUDGET | 2020 BUDGET | 2019 BUDGET | \$ VARIANCE 2021 BUDGET VS. 2020 BUDGET | % VARIANCE 2021 BUDGET VS. 2020 BUDGET |
|---|-------------------------|---------------------|---------------------|---|--|
| REVENUE | | | | | |
| BASE RENT | \$18,962,467 | \$16,199,821 | \$15,585,534 | \$2,762,646 | 17.05% |
| RETAIL INCOME | \$120,464 | \$162,852 | \$167,892 | (\$42,388) | -26.03% |
| OTHER INCOME | \$168,224 | \$168,224 | \$168,224 | \$0 | 0.00% |
| INCOME FROM SERVICES RESOLD | \$732,996 | \$993,526 | \$995,807 | (\$260,530) | -26.22% |
| TOTAL REVENUE | \$19,984,151 | \$17,524,423 | \$16,917,457 | \$2,459,728 | 14.04% |
| OPERATING AND REIMBURSABLE EXPENSES | | | | | |
| UTILITIES EXPENSE | \$2,957,076 | \$2,743,182 | \$2,702,253 | \$213,894 | 7.80% |
| CLEANING EXPENSE | \$5,376,487 | \$4,536,442 | \$4,369,418 | \$840,045 | 18.52% |
| SECURITY EXPENSE | \$3,562,926 | \$2,677,511 | \$2,346,002 | \$885,415 | 33.07% |
| MECHANICAL MAINTENANCE | \$4,319,197 | \$4,136,491 | \$3,962,333 | \$182,706 | 4.42% |
| BUILDING GENERAL | \$1,088,631 | \$775,770 | \$884,504 | \$312,861 | 40.33% |
| ADMINISTRATIVE EXPENSE | \$1,029,669 | \$1,033,023 | \$1,028,661 | (\$3,354) | -0.32% |
| INSURANCE | \$628,480 | \$628,480 | \$628,480 | \$0 | 0.00% |
| SUBTOTAL BUILDING OPERATING EXPENSES | \$18,962,467 | \$16,530,899 | \$15,921,651 | \$2,431,568 | 14.71% |
| COST OF SERVICES RESOLD (TAB X) | \$732,996 | \$993,526 | \$995,807 | (\$260,530) | -26.22% |
| OPERATING CONTINGENCY | \$0 | \$0 | \$0 | \$0 | 0.00% |
| TOTAL EXPENSES | \$19,695,463 | \$17,524,425 | \$16,917,458 | \$2,171,038 | 12.39% |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE EXPENSE SHARES**

| | PROPOSED 2021 BUDGET | COOK COUNTY EXPENSE SHARE | PUBLIC BUILDING COMMISSION EXPENSE SHARE | CITY OF CHICAGO EXPENSE SHARE |
|--|---------------------------------|--------------------------------------|---|--|
| OPERATING AND REIMBURSABLE EXPENSES | | | | |
| UTILITIES EXPENSE | \$2,957,076 | \$2,835,481 | \$111,304 | \$10,291 |
| CLEANING EXPENSE | \$5,376,487 | \$5,155,406 | \$202,371 | \$18,710 |
| SECURITY EXPENSE | \$3,562,926 | \$3,416,418 | \$134,109 | \$12,399 |
| MECHANICAL MAINTENANCE | \$4,319,197 | \$4,141,592 | \$162,575 | \$15,031 |
| BUILDING GENERAL | \$1,088,631 | \$1,043,867 | \$40,976 | \$3,788 |
| ADMINISTRATIVE EXPENSE | \$1,029,669 | \$987,329 | \$38,757 | \$3,583 |
| INSURANCE | \$628,480 | \$602,637 | \$23,656 | \$2,187 |
| TOTAL BUILDING OPERATING EXPENSES | \$18,962,467 | \$18,182,730 | \$713,747 | \$65,989 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE EXPENSE SHARES**

| | COOK COUNTY PROPOSED 2021 BUDGET EXPENSE SHARE | COOK COUNTY 2020 BUDGET EXPENSE SHARE | COOK COUNTY 2019 BUDGET EXPENSE SHARE |
|--|---|--|--|
| OPERATING AND REIMBURSABLE EXPENSES | | | |
| UTILITIES EXPENSE | \$2,835,481 | \$2,630,382 | \$2,591,136 |
| CLEANING EXPENSE | \$5,155,406 | \$4,349,903 | \$4,189,747 |
| SECURITY EXPENSE | \$3,416,418 | \$2,567,412 | \$2,249,534 |
| MECHANICAL MAINTENANCE | \$4,141,592 | \$3,966,399 | \$3,799,402 |
| BUILDING GENERAL | \$1,043,867 | \$743,870 | \$848,133 |
| ADMINISTRATIVE EXPENSE | \$987,329 | \$990,545 | \$986,363 |
| INSURANCE | \$602,637 | \$602,637 | \$602,637 |
| TOTAL BUILDING OPERATING EXPENSES | \$18,182,730 | \$15,851,148 | \$15,266,952 |

Exhibit F.

RICHARD J. DALEY CENTER 2020 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 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$18,182,730 |
| COUNTY STEAM CHARGES | \$22,668 | \$67,929 | \$49,016 | \$19,535 | \$5,900 | \$5,616 | \$6,826 | \$6,703 | \$6,061 | \$29,278 | \$54,474 | \$60,154 | \$334,161 |
| COUNTY PACKAGE UNIT MAINT. | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$4,900 |
| TOTAL COUNTY O & M CHARGES | \$1,538,304 | \$1,583,565 | \$1,564,651 | \$1,535,171 | \$1,521,536 | \$1,521,252 | \$1,522,462 | \$1,522,338 | \$1,521,697 | \$1,544,914 | \$1,570,110 | \$1,575,790 | \$18,521,791 |
| CITY BASE RENT | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$65,989 |
| CITY STEAM CHARGES | \$47,889 | \$62,550 | \$58,078 | \$24,544 | \$16,634 | \$7,148 | \$4,966 | \$5,772 | \$5,562 | \$32,879 | \$60,429 | \$67,483 | \$393,935 |
| TOTAL CITY O & M CHARGES | \$53,389 | \$68,049 | \$63,578 | \$30,043 | \$22,134 | \$12,647 | \$10,465 | \$11,271 | \$11,061 | \$38,378 | \$65,928 | \$72,982 | \$459,925 |
| PBCC BASE RENT | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$713,747 |
| TOTAL PBCC O & M CHARGES | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$713,747 |

| | |
|------------------------------------|--------------|
| TOTAL BASE RENT: | \$18,962,467 |
| TOTAL SERVICES RESOLD: | \$732,996 |
| TOTAL TENANT CONTRIBUTIONS: | \$19,695,463 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL
PERSONNEL ROSTER**

| Department | Title | No. of Employees Budget 2021 | No. of Employees Budget 2020 | Building Staff Expense | Contract Employee Expense |
|----------------------------|----------------------------|------------------------------|------------------------------|------------------------|---------------------------|
| Cleaning Staff: | | 64 | 64 | | \$4,030,695 |
| contract employees | Day | 15 | 15 | | |
| contract employees | Night | 49 | 49 | | |
| Security Staff: | | 32 | 32 | | \$3,373,406 |
| contract employees | Director | 1 | 1 | | |
| building employee | Administrative | 0 | 0 | | |
| contract employees | Security Manager | 1 | 1 | | |
| contract employees | Roving Supervisors | 3 | 3 | | |
| contract employees | Supervisory Guards | 4 | 4 | | |
| contract employees | Guards | 23 | 23 | | |
| Engineers: | | 18 | 18 | | \$2,865,006 |
| building employee | Chief Engineer | 1 | 1 | | |
| building employee | Assistant Chief Engineer | 2 | 2 | | |
| building employee (1) | Engineer | 15 | 15 | | |
| building employee | Apprentice | 0 | 0 | | |
| Carpenter: | | 1 | 1 | \$199,722 | |
| Elevator Personnel: | | 1 | 1 | \$105,976 | |
| building employee | Tenant Coordinator | 1 | 1 | | |
| Administrative: | | 5 | 5 | \$620,634 | |
| 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 Assistant | 1 | 1 | | |
| TOTAL PAYROLL: | | 121 | 121 | \$926,332 | \$10,269,107 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

| REVENUE BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|---|-------------------------|---------------------|--------------------------|--|---|
| 1. BASE RENT COUNTY | \$18,182,730 | \$15,533,685 | \$15,533,685 | \$2,649,045 | 17.05% |
| 2. BASE RENT CITY | \$65,989 | \$56,375 | \$56,375 | \$9,614 | 17.05% |
| 3. BASE RENT PBCC | \$713,747 | \$609,761 | \$609,761 | \$103,986 | 17.05% |
| 4. RETAIL INCOME | \$101,264 | \$143,652 | \$95,000 | \$6,264 | 6.59% |
| 5. SPECIAL EVENTS INCOME | \$167,024 | \$167,024 | \$50,000 | \$117,024 | 100.00% |
| 6. RETAIL PERCENTAGE RENT | \$19,200 | \$19,200 | \$14,000 | \$5,200 | 37.14% |
| 7. INCOME FROM SERVICE RESOLD TO TENANT | \$1,200 | \$1,200 | \$1,200 | \$0 | 0.00% |
| 8. INCOME FROM SERVICES RESOLD | \$732,996 | \$993,526 | \$743,526 | (\$10,530) | -1.42% |
| TOTAL | \$19,984,151 | \$17,524,423 | \$17,103,547 | \$2,880,604 | 16.84% |

1. Based on 95.888% occupancy. See summary detail attached.
2. Based on 0.348% occupancy. See summary detail attached.
3. Based on 3.764% occupancy. See summary detail attached.
4. Retail rent summary:
 - 12th floor surety bondsmen (total of 6): \$4,200 bondsmen (\$350.00 per month), \$25,200 total
 - Starbucks: \$3,231.25 monthly. 2021 revenue of \$40,064
 - Distributed Antenna Systems Rent: \$24,200 (\$2,000 per month) represents 1 cellular carrier
 - ATM Machines: \$1,000 monthly. 2021 revenue of \$12,000
5. Special events revenue for plaza events and displays
6. Percentage rent for vending machines, \$1,600 per month.
7. \$100 per month from Starbucks for waste hauling.
8. Services resold to tenants, identified as reimbursable expenses.
 - Steam \$728K (metered) - In addition to credits from 2019 steam reconciliation

Exhibit F.

RICHARD J. DALEY CENTER 2020 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> |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| <u>REVENUE</u> | | | | | | | | | | | | | |
| <u>BASE RENTS</u> | | | | | | | | | | | | | |
| 3000-105 BASE RENT COUNTY (95.88%) | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$1,515,228 | \$18,182,730 |
| 3000-110 BASE RENT CITY (0.348%) | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$5,499 | \$65,989 |
| 3000-115 BASE RENT PBCC (3.76%) | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$59,479 | \$713,747 |
| TOTAL BASE RENT | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$1,580,206 | \$18,962,467 |
| <u>OTHER RENTAL INCOME</u> | | | | | | | | | | | | | |
| 3100-100 RETAIL RENTAL INCOME | \$8,331 | \$8,331 | \$8,331 | \$8,331 | \$8,331 | \$8,331 | \$8,331 | \$8,331 | \$8,654 | \$8,654 | \$8,654 | \$8,654 | \$101,264 |
| 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 |
| 3100-175 SPECIAL EVENTS INCOME | \$750 | \$75 | \$3,712 | \$8,212 | \$30,525 | \$18,150 | \$12,300 | \$19,575 | \$12,375 | \$17,475 | \$750 | \$43,125 | \$167,024 |
| OTHER RENTAL INCOME | \$10,681 | \$10,006 | \$13,643 | \$18,143 | \$40,456 | \$28,081 | \$22,231 | \$29,506 | \$22,629 | \$27,729 | \$11,004 | \$53,379 | \$287,488 |
| <u>OTHER INCOME</u> | | | | | | | | | | | | | |
| 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 | \$70,966 | \$130,888 | \$107,502 | \$44,487 | \$22,943 | \$13,172 | \$12,200 | \$12,883 | \$12,032 | \$62,566 | \$115,312 | \$128,045 | \$732,996 |
| OTHER INCOME | \$71,066 | \$130,988 | \$107,602 | \$44,587 | \$23,043 | \$13,272 | \$12,300 | \$12,983 | \$12,132 | \$62,666 | \$115,412 | \$128,145 | \$734,196 |
| TOTAL REVENUE | \$1,661,953 | \$1,721,199 | \$1,701,451 | \$1,642,936 | \$1,643,704 | \$1,621,559 | \$1,614,737 | \$1,622,694 | \$1,614,966 | \$1,670,600 | \$1,706,621 | \$1,761,730 | \$19,984,151 |

Exhibit F.

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

| | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | ANNUAL BUDGET |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|
| OPERATING EXPENSES | | | | | | | | | | | | | |
| 1. UTILITIES EXPENSE | | | | | | | | | | | | | |
| 4200-150 ELECTRICITY | \$151,857 | \$123,949 | \$126,999 | \$133,555 | \$124,952 | \$157,501 | \$169,076 | \$174,502 | \$200,577 | \$158,241 | \$155,071 | \$179,152 | \$1,855,431 |
| 4200-200 GAS | \$122,842 | \$121,323 | \$107,362 | \$111,233 | \$41,777 | \$30,713 | \$29,263 | \$29,657 | \$29,561 | \$44,433 | \$86,705 | \$117,839 | \$872,711 |
| 4200-250 TENANT STEAM | (\$70,558) | (\$130,479) | (\$107,094) | (\$44,079) | (\$22,535) | (\$12,764) | (\$11,792) | (\$12,474) | (\$11,623) | (\$62,157) | (\$114,903) | (\$127,637) | (\$728,096) |
| 4200-600 WATER | \$21,613 | \$26,856 | \$20,519 | \$21,031 | \$22,805 | \$26,689 | \$31,005 | \$34,938 | \$46,064 | \$17,108 | \$27,773 | \$25,555 | \$321,955 |
| 4200-955 LOAN INTEREST | \$72,457 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$66,455 | \$0 | \$0 | \$0 | \$138,912 |
| 4200-960 LOAN PRINCIPAL | \$245,081 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$251,083 | \$0 | \$0 | \$0 | \$496,164 |
| TOTAL UTILITIES EXPENSE | \$543,292 | \$141,649 | \$147,786 | \$221,741 | \$166,999 | \$202,139 | \$217,552 | \$226,622 | \$582,117 | \$157,624 | \$154,645 | \$194,910 | \$2,957,076 |
| 2. CLEANING EXPENSE | | | | | | | | | | | | | |
| 4000-201 CLEANING CONTRACT SERVICE - DAY | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$69,858 | \$838,296 |
| 4000-202 CLEANING CONTRACT SERVICE - NIGHT | \$264,117 | \$264,117 | \$264,117 | \$264,117 | \$287,117 | \$264,117 | \$264,117 | \$264,117 | \$264,117 | \$264,117 | \$264,117 | \$264,117 | \$3,192,399 |
| 4000-211 ADDITIONAL CLEANING SERVICES | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$75,500 | \$906,000 |
| 4000-700 WINDOW WASHING SERVICE CONTRACT | \$4,168 | \$4,168 | \$4,168 | \$20,632 | \$4,168 | \$20,632 | \$4,168 | \$4,168 | \$20,632 | \$4,168 | \$4,168 | \$4,168 | \$99,408 |
| 4100-882 WINDOW WASHING RIG SERVICE CONTRACT | \$6,527 | \$6,527 | \$6,527 | \$6,527 | \$6,527 | \$6,787 | \$6,787 | \$6,787 | \$6,787 | \$6,787 | \$6,787 | \$6,787 | \$80,144 |
| 4000-215 CLEANING-SUPP/MATERIALS | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$21,170 | \$254,040 |
| 4000-212 UNIFORMS | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$517 | \$6,200 |
| TOTAL CLEANING EXPENSE | \$441,856 | \$441,856 | \$441,856 | \$458,320 | \$464,856 | \$458,580 | \$442,116 | \$442,116 | \$458,580 | \$442,116 | \$442,116 | \$442,116 | \$5,376,487 |
| 3. SECURITY DEPARTMENT | | | | | | | | | | | | | |
| 4400-200 SECURITY CONTRACT SERVICE | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$281,117 | \$3,373,406 |
| 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 | \$31,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$10,000 | \$75,650 | \$4,000 | \$5,500 | \$19,000 | \$4,000 | \$3,020 | \$168,170 |
| 4400-400 SECURITY SUPPLIES AND MATERIALS | \$1,000 | \$500 | \$1,900 | \$1,650 | \$500 | \$1,500 | \$1,000 | \$1,000 | \$800 | \$1,500 | \$500 | \$500 | \$12,350 |
| 4400-100 SECURITY PAYROLL EXPENSE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 4400-700 FIRE SAFETY R&M EXPENSE | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$3,000 |
| TOTAL SECURITY EXPENSE | \$313,867 | \$286,367 | \$287,767 | \$287,517 | \$286,367 | \$293,367 | \$358,517 | \$286,867 | \$288,167 | \$302,367 | \$286,367 | \$285,387 | \$3,562,926 |

Exhibit F.

RICHARD J. DALEY CENTER 2020 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 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$42,000 |
| 4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$48,000 |
| 4100-480 ELECTRICIAN - UNIFORMS | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL ELECTRICAL R & M EXPENSE | \$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 |
| <u>PLUMBING R & M</u> | | | | | | | | | | | | | |
| 4100-610 PLUMBING REP/MAINT O/S SERVICES | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$35,000 |
| TOTAL PLUMBING R & M EXPENSE | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$35,000 |
| <u>HVAC R & M</u> | | | | | | | | | | | | | |
| 4100-300 HVAC-CONTRACT SERVICE | \$12,049 | \$12,049 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$12,157 | \$145,665 |
| 4100-301 HVAC-CONTROLS CONTRACT | \$5,643 | \$5,643 | \$5,643 | \$5,643 | \$5,643 | \$5,643 | \$5,764 | \$5,764 | \$5,764 | \$5,764 | \$5,764 | \$5,764 | \$68,442 |
| 4100-315 HVAC-SUPPLIES/MATERIALS | \$6,250 | \$6,250 | \$6,250 | \$6,250 | \$8,750 | \$6,250 | \$6,250 | \$6,250 | \$6,250 | \$6,250 | \$6,250 | \$6,250 | \$77,500 |
| 4100-310 REPAIRS & MAINTENANCE | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$7,830 | \$93,960 |
| 4100-100 HVAC-PAYROLL | \$226,229 | \$222,692 | \$217,029 | \$217,029 | \$217,029 | \$217,029 | \$314,022 | \$223,948 | \$223,948 | \$223,948 | \$223,948 | \$338,156 | \$2,865,006 |
| 4100-151 UNIFORMS | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$750 | \$9,000 |
| TOTAL HVAC R & M EXPENSE | \$258,751 | \$255,214 | \$249,659 | \$249,659 | \$252,159 | \$249,659 | \$346,772 | \$256,699 | \$256,699 | \$256,699 | \$256,699 | \$370,906 | \$3,259,573 |
| <u>ELEVATOR R & M</u> | | | | | | | | | | | | | |
| 4100-200 ELEVATORS-CONTRACT SERVICE | \$74,827 | \$74,824 | \$74,827 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$918,124 |
| 4100-210 VANDALISM AND NON CONTRACT REPAIRS | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,500 | \$0 | \$0 | \$0 | \$16,500 |
| TOTAL ELEVATOR R & M EXPENSE | \$74,827 | \$74,824 | \$74,827 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$77,072 | \$93,572 | \$77,072 | \$77,072 | \$77,072 | \$934,624 |
| TOTAL DEPARTMENTAL EXPENSE | \$343,994 | \$340,454 | \$334,902 | \$337,147 | \$339,647 | \$337,147 | \$434,261 | \$344,188 | \$360,688 | \$344,188 | \$344,188 | \$458,395 | \$4,319,197 |

Exhibit F.

RICHARD J. DALEY CENTER 2020 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 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$60,000 |
| SUBTOTAL PAINTING AND R & M EXPENSE | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$72,000 |
| <u>CARPENTERS R & M</u> | | | | | | | | | | | | | |
| 4100-931 CARPENTRY PAYROLL | \$15,363 | \$15,363 | \$15,363 | \$15,363 | \$15,363 | \$15,363 | \$23,045 | \$15,363 | \$15,363 | \$15,363 | \$15,363 | \$23,045 | \$199,722 |
| 4100-934 CARPENTRY UNIFORMS | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$35 | \$420 |
| 4100-930 CARPENTRY SUPPLIES | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$1,500 |
| SUBTOTAL CARPENTER R & M EXPENSE | \$15,523 | \$15,523 | \$15,523 | \$15,523 | \$15,523 | \$15,523 | \$23,205 | \$15,523 | \$15,523 | \$15,523 | \$15,523 | \$23,205 | \$201,642 |
| <u>SERVICES AND SUPPLIES</u> | | | | | | | | | | | | | |
| 4100-830 GEN BUILD SUPPLIES MATERIALS | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$1,825 | \$21,900 |
| 4300-100 LANDSCAPING | \$0 | \$0 | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$0 | \$0 | \$33,600 |
| 4000-500 CONTRACT SVC-TRASH REMOVAL | \$5,500 | \$9,700 | \$5,500 | \$5,800 | \$6,000 | \$6,000 | \$6,000 | \$6,300 | \$6,000 | \$6,000 | \$5,800 | \$5,500 | \$74,100 |
| 4100-805 EXTERMINATOR SERVICES | \$546 | \$546 | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 | \$600 | \$7,092 |
| 4100-810 CONTRACT SVC-METAL MAINT. | \$0 | \$0 | \$0 | \$15,524 | \$3,444 | \$1,815 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,783 |
| 4100-845 GENERAL BUILDING REPAIRS | \$28,846 | \$33,987 | \$31,801 | \$35,600 | \$28,846 | \$27,000 | \$27,000 | \$27,000 | \$42,846 | \$50,290 | \$43,303 | \$27,020 | \$403,539 |
| 4100-840 GLASS REPLACEMENT | \$19,000 | \$0 | \$19,000 | \$0 | \$19,000 | \$0 | \$19,000 | \$0 | \$19,000 | \$0 | \$19,000 | \$0 | \$114,000 |
| 4100-826 DIRECTORY STRIPS, AND SIGNS | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$250 | \$3,000 |
| 4100-220 ELEVATOR STARTERS PAYROLL EXPENSE | \$8,152 | \$8,152 | \$8,152 | \$8,152 | \$8,152 | \$8,152 | \$12,228 | \$8,152 | \$8,152 | \$8,152 | \$8,152 | \$12,228 | \$105,976 |
| 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 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$18,000 |
| TOTAL BUILDING GENERAL SERVICES & SUPPLIES | \$66,702 | \$57,043 | \$73,911 | \$74,534 | \$74,900 | \$52,425 | \$73,686 | \$50,910 | \$85,456 | \$73,900 | \$81,513 | \$50,006 | \$814,990 |
| TOTAL DEPARTMENTAL EXPENSE | \$88,226 | \$78,567 | \$95,435 | \$96,058 | \$96,424 | \$73,949 | \$102,891 | \$72,434 | \$106,980 | \$95,424 | \$103,037 | \$79,211 | \$1,088,631 |

Exhibit F.

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

| | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | ANNUAL BUDGET |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| 6. ADMINISTRATION EXPENSES | | | | | | | | | | | | | |
| 4500-580 OFFICE SUPPLIES | \$5,949 | \$1,949 | \$2,449 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$1,949 | \$27,888 |
| 4500-520 TELEPHONE | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$1,830 | \$21,960 |
| 4500-300 MANAGEMENT FEES | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$14,044 | \$168,533 |
| 4500-730 OTHER PROFESSIONAL FEES | \$3,217 | \$3,217 | \$30,117 | \$10,717 | \$3,217 | \$3,217 | \$3,217 | \$3,217 | \$3,217 | \$3,217 | \$3,217 | \$3,217 | \$73,004 |
| 4500-410 LEGAL FEES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$65,000 | \$65,000 |
| 4500-414 ENVIRONMENTAL FEES | \$0 | \$8,000 | \$12,500 | \$0 | \$0 | \$0 | \$0 | \$8,000 | \$2,150 | \$0 | \$0 | \$0 | \$30,650 |
| 4500-100 ADMINISTRATIVE PAYROLL | \$37,777 | \$37,777 | \$77,585 | \$37,777 | \$37,777 | \$37,777 | \$56,666 | \$37,777 | \$37,777 | \$37,777 | \$37,777 | \$56,666 | \$530,912 |
| 4500-101 ADMINISTRATIVE BENEFITS | \$9,969 | \$6,646 | \$6,646 | \$6,646 | \$6,646 | \$6,646 | \$9,969 | \$6,646 | \$6,646 | \$6,646 | \$6,646 | \$9,969 | \$89,722 |
| 4500-590 STACKING PLAN AND BLDG SFT CALC | \$575 | \$3,075 | \$575 | \$575 | \$2,375 | \$575 | \$575 | \$575 | \$575 | \$575 | \$575 | \$575 | \$11,200 |
| 4500-700 ADMINISTRATIVE EXPENSE | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$10,800 |
| TOTAL ADMINISTRATIVE EXPENSE | \$74,262 | \$77,439 | \$146,647 | \$74,439 | \$68,739 | \$66,939 | \$89,150 | \$74,939 | \$69,089 | \$66,939 | \$66,939 | \$154,150 | \$1,029,669 |
| 7. INSURANCE EXPENSE | | | | | | | | | | | | | |
| 4700-010 INSURANCE | \$140,349 | \$7,849 | \$7,849 | \$140,349 | \$7,849 | \$7,849 | \$144,349 | \$7,849 | \$7,849 | \$140,349 | \$7,849 | \$8,137 | \$628,480 |
| TOTAL INSURANCE EXPENSE | \$140,349 | \$7,849 | \$7,849 | \$140,349 | \$7,849 | \$7,849 | \$144,349 | \$7,849 | \$7,849 | \$140,349 | \$7,849 | \$8,137 | \$628,480 |
| TOTAL OPERATING EXPENSE | \$1,945,846 | \$1,374,181 | \$1,462,243 | \$1,615,571 | \$1,430,881 | \$1,439,970 | \$1,788,837 | \$1,455,014 | \$1,873,469 | \$1,549,007 | \$1,405,140 | \$1,622,307 | \$18,962,467 |
| REIMBURSABLE EXPENSE | | | | | | | | | | | | | |
| 4900-140 COST OF STEAM RESOLD COUNTY | \$22,668 | \$67,929 | \$49,016 | \$19,535 | \$5,900 | \$5,616 | \$6,826 | \$6,703 | \$6,061 | \$29,278 | \$54,474 | \$60,154 | \$334,161 |
| 4900-150 COST OF STEAM RESOLD CITY | \$47,889 | \$62,550 | \$58,078 | \$24,544 | \$16,634 | \$7,148 | \$4,966 | \$5,772 | \$5,562 | \$32,879 | \$60,429 | \$67,483 | \$393,935 |
| 4900-160 COUNTY PACKAGE UNIT MAINTENANCE | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$408 | \$4,900 |
| TOTAL REIMBURSABLE EXPENSE | \$70,966 | \$130,888 | \$107,502 | \$44,487 | \$22,943 | \$13,172 | \$12,200 | \$12,883 | \$12,032 | \$62,566 | \$115,312 | \$128,045 | \$732,996 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL OPERATING AND NON-OPERATING | \$2,016,813 | \$1,505,069 | \$1,569,745 | \$1,660,058 | \$1,453,824 | \$1,453,142 | \$1,801,037 | \$1,467,897 | \$1,885,501 | \$1,611,572 | \$1,520,452 | \$1,750,352 | \$19,695,463 |
| OPERATING SURPLUS OR (DEFICIT) | \$354,860 | (\$216,130) | (\$131,706) | \$17,122 | (\$189,880) | (\$168,416) | \$186,301 | (\$154,797) | \$270,535 | (\$59,028) | (\$186,170) | (\$11,378) | (\$288,688) |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| UTILITIES BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|-------------------------------------|-------------------------|--------------------|--------------------------|--|---|
| 1. ELECTRICITY | \$1,855,431 | \$1,953,767 | \$1,753,767 | \$101,664 | 5.80% |
| 2. NATURAL GAS | \$872,711 | \$872,711 | \$772,711 | \$100,000 | 12.94% |
| 3. TENANT STEAM USAGE | (\$728,096) | (\$988,626) | (\$738,626) | \$10,530 | -1.43% |
| 4. WATER | \$321,955 | \$321,955 | \$291,954 | \$30,001 | 10.28% |
| 5. ENERGY PERFORMANCE CONTRACT LOAN | \$635,076 | \$583,375 | \$583,375 | \$51,701 | 8.86% |
| TOTAL | \$2,957,076 | \$2,743,182 | \$2,663,181 | \$293,895 | 11.04% |

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates. Variance is a result of decreased 2020 usage stemming from energy conservation measures and reduced demand during the COVID-19 pandemic.
2. See Natural Gas Budget based on utility consultant usage projections and existing procurement rates. Variance is a result of decreased usage during the COVID-19 pandemic.
3. See Natural Gas Budget Worksheet (2019 Budget Tenant Steam Cost). Includes all costs for City Hall and County Building steam usage.
These costs are offset against the overall utility expense category.
Also, includes reconciliation performed for 2019 steam usage. Credits owed by City and County totals \$89K and will be applied against 2021 charges.
Variance is due to reconciliation credits or charges that vary from year to year based on City Hall/County Bldg usage.
4. See Water Budget Worksheet.
Variance stems from decreased demand during the COVID-19 pandemic.
5. Energy Performance Contracting Loan (March 2011 through September 2025). Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses.

Exhibit F.

RICHARD J. DALEY CENTER

ELECTRIC BUDGET WORKSHEET
2021

| Month | Electricity Usage (kwh) | Total Cost @ Fixed Contract Energy Rate (\$) | Percent Bought @ Variable Energy Rate (%) | Distribution Loss Charges (\$) | Transmission Service Charges (\$) | Reserve Capacity Charges (\$) | Renewable Portfolio Standard Charges (\$) | Electric Utility Distribution Charges (\$) | Utility Taxes (\$) | Subtotal | Contingency Variance | Total |
|---------------|-------------------------|--|---|--------------------------------|-----------------------------------|-------------------------------|---|--|--------------------|-------------|----------------------|-------------|
| January | 1,417,735 | \$37,045 | 0% | \$2,208 | \$19,125 | \$48,685 | \$57 | \$33,448 | \$4,057 | \$144,625 | \$7,231 | \$151,857 |
| February | 1,129,412 | \$29,512 | 0% | \$1,759 | \$15,236 | \$38,784 | \$45 | \$29,432 | \$3,279 | \$118,046 | \$5,902 | \$123,949 |
| March | 1,159,471 | \$30,297 | 0% | \$1,806 | \$15,641 | \$39,816 | \$46 | \$29,985 | \$3,360 | \$120,952 | \$6,048 | \$126,999 |
| April | 1,143,177 | \$29,871 | 0% | \$1,780 | \$15,421 | \$39,257 | \$46 | \$37,504 | \$3,316 | \$127,195 | \$6,360 | \$133,555 |
| May | 1,005,389 | \$26,271 | 0% | \$1,566 | \$13,563 | \$34,525 | \$40 | \$40,093 | \$2,944 | \$119,002 | \$5,950 | \$124,952 |
| June | 1,286,323 | \$33,612 | 0% | \$2,003 | \$17,352 | \$44,172 | \$51 | \$49,108 | \$3,702 | \$150,001 | \$7,500 | \$157,501 |
| July | 1,392,371 | \$36,383 | 0% | \$2,168 | \$18,783 | \$47,814 | \$56 | \$51,832 | \$3,989 | \$161,025 | \$8,051 | \$169,076 |
| August | 1,465,681 | \$38,298 | 0% | \$2,283 | \$19,772 | \$50,331 | \$59 | \$51,262 | \$4,187 | \$166,192 | \$8,310 | \$174,502 |
| September | 1,688,531 | \$44,121 | 0% | \$2,630 | \$22,778 | \$57,984 | \$68 | \$58,657 | \$4,788 | \$191,026 | \$9,551 | \$200,577 |
| October | 1,311,459 | \$34,268 | 0% | \$2,042 | \$17,692 | \$45,036 | \$52 | \$47,845 | \$3,770 | \$150,705 | \$7,535 | \$158,241 |
| November | 1,351,917 | \$35,326 | 0% | \$2,105 | \$18,237 | \$46,425 | \$54 | \$41,660 | \$3,879 | \$147,686 | \$7,384 | \$155,071 |
| December | 1,647,480 | \$43,049 | 0% | \$2,566 | \$22,225 | \$56,574 | \$66 | \$41,465 | \$4,677 | \$170,621 | \$8,531 | \$179,152 |
| Annual Totals | 15,998,946 | \$418,052 | 0% | \$24,916 | \$215,826 | \$549,404 | \$640 | \$512,291 | \$45,948 | \$1,767,077 | \$88,354 | \$1,855,431 |

Exhibit F.

Projected 2021 Natural Gas Budget
 Facility: Richard J Daley Center

| Month | Usage (1) | Estimated Storage (3) | Fixed Price Volume | Variable Priced Volume (4) | Fixed Gas Cost | Variable Priced Gas Cost (5) | Utility Charges | Taxes | Subtotal | Allowed Variance (6) | Total |
|--------------|------------------|-----------------------|--------------------|----------------------------|------------------|------------------------------|------------------|-----------------|------------------|----------------------|------------------|
| January | 271,733 | 0 | 237,270 | 0 | \$68,096 | \$0 | \$45,517 | \$3,379 | \$116,992 | \$5,850 | \$122,842 |
| February | 223,765 | 0 | 236,840 | 0 | \$67,973 | \$0 | \$44,296 | \$3,277 | \$115,546 | \$5,777 | \$121,323 |
| March | 190,979 | 0 | 203,850 | 0 | \$58,505 | \$0 | \$40,762 | \$2,983 | \$102,250 | \$5,112 | \$107,362 |
| April | 115,265 | 0 | 101,976 | 0 | \$28,727 | \$0 | \$75,115 | \$2,095 | \$105,937 | \$5,297 | \$111,233 |
| May | 46,854 | 0 | 46,854 | 0 | \$13,199 | \$0 | \$24,927 | \$1,662 | \$39,788 | \$1,989 | \$41,777 |
| June | 17,347 | 0 | 17,347 | 0 | \$4,887 | \$0 | \$22,873 | \$1,491 | \$29,251 | \$1,463 | \$30,713 |
| July | 14,233 | 0 | 14,233 | 0 | \$4,009 | \$0 | \$22,408 | \$1,452 | \$27,869 | \$1,393 | \$29,263 |
| August | 16,027 | 0 | 16,027 | 0 | \$4,515 | \$0 | \$22,288 | \$1,442 | \$28,245 | \$1,412 | \$29,657 |
| September | 15,284 | 0 | 15,284 | 0 | \$4,306 | \$0 | \$22,397 | \$1,451 | \$28,154 | \$1,408 | \$29,561 |
| October | 55,813 | 0 | 55,813 | 0 | \$15,723 | \$0 | \$24,933 | \$1,662 | \$42,318 | \$2,116 | \$44,433 |
| November | 160,217 | 0 | 160,217 | 0 | \$45,133 | \$0 | \$34,946 | \$2,497 | \$82,576 | \$4,129 | \$86,705 |
| December | 246,798 | 0 | 246,798 | 0 | \$69,523 | \$0 | \$39,802 | \$2,903 | \$112,228 | \$5,611 | \$117,839 |
| TOTAL | 1,374,315 | 0 | 1,352,509 | 0 | \$384,595 | \$0 | \$420,264 | \$26,294 | \$831,153 | \$41,558 | \$872,711 |

Exhibit F.

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2020**

| MONTH | TOTAL THERMS PRODUCED | DISTRIBUTION | | |
|--------------|-----------------------------|----------------|----------------|-----------------|
| | | COUNTY | CITY | DALEY CENTER |
| JAN | 239,719 | 57,292 | 59,080 | 123,347 |
| FEB | 226,807 | 54,208 | 54,232 | 118,367 |
| MAR | 182,158 | 48,916 | 52,669 | 80,573 |
| APR | 113,835 | 23,254 | 30,861 | 59,720 |
| MAY | 46,203 | 4,657 | 15,941 | 25,605 |
| TOTAL | 808,722 | 188,327 | 212,783 | 407,612 |

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2019**

| MONTH | PRODUCED | DISTRIBUTION | | |
|--------------|----------------|----------------|----------------|-----------------|
| | | COUNTY | CITY | DALEY CENTER |
| JUN | 13,677 | 2,128 | 6,359 | 5,190 |
| JUL | 13,351 | 2,001 | 10,196 | 1,154 |
| AUG | 13,503 | 1,090 | 7,737 | 4,676 |
| SEPT | 13,368 | 3,338 | 8,726 | 1,304 |
| OCT | 93,157 | 23,342 | 30,554 | 39,261 |
| NOV | 199,041 | 54,575 | 57,204 | 87,262 |
| DEC | 203,734 | 55,061 | 47,054 | 101,619 |
| TOTAL | 549,831 | 141,535 | 167,830 | 240,466 |

Exhibit F.

**RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2021**

PROJECTION OF 2021 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2020 actual, June-December 2019 actual)

| MONTH | PROJECTED STEAM PRODUCED | THERM DISTRIBUTION | | | TOTAL PROJ THERMS | COST PER THERM | 2021 TOTAL FUEL BUDGET |
|--------------|--------------------------|--------------------|----------------|----------------|-------------------|----------------|------------------------|
| | | COUNTY | CITY | DALEY CENTER | | | |
| JAN | 239,719 | 73,223 | 78,660 | 123,347 | 271,733 | 0.4521 | \$122,842 |
| FEB | 226,807 | 64,497 | 59,390 | 118,367 | 223,765 | 0.5422 | \$121,323 |
| MAR | 182,158 | 46,539 | 55,144 | 80,573 | 190,979 | 0.5622 | \$107,362 |
| APR | 113,835 | 18,548 | 23,304 | 59,720 | 115,265 | 0.9650 | \$111,233 |
| MAY | 46,203 | 5,602 | 15,794 | 25,605 | 46,854 | 0.8916 | \$41,777 |
| JUN | 13,677 | 5,332 | 6,787 | 5,190 | 17,347 | 1.7705 | \$30,713 |
| JUL | 13,351 | 6,481 | 4,715 | 1,154 | 14,233 | 2.0560 | \$29,263 |
| AUG | 13,503 | 6,364 | 5,480 | 4,676 | 16,027 | 1.8504 | \$29,657 |
| SEPT | 13,368 | 5,755 | 5,281 | 1,304 | 15,284 | 1.9341 | \$29,561 |
| OCT | 93,157 | 27,799 | 31,218 | 39,261 | 55,813 | 0.7961 | \$44,433 |
| NOV | 199,041 | 51,722 | 57,376 | 87,262 | 160,217 | 0.5412 | \$86,705 |
| DEC | 203,734 | 57,115 | 64,073 | 101,619 | 246,798 | 0.4775 | \$117,839 |
| TOTAL | 1,358,553 | 368,977 | 407,222 | 648,078 | 1,374,315 | 1.070 | \$872,711 |

AVERAGE FUEL COST PER THERM \$ 0.64

- NOTE:
 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
 2. STEAM PROJECTIONS ARE BASED ON 2020 ACTUAL USAGE THROUGH MAY AND 2019 ACTUAL USAGE JUNE THROUGH DECEMBER.

| BUDGET SUMMARY | | | | | | | | | | | | | |
|---------------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| 2020 BUDGET FUELING COST | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | TOTAL |
| GROSS FUEL COST | \$ 122,842 | \$ 121,323 | \$ 107,362 | \$ 111,233 | \$ 41,777 | \$ 30,713 | \$ 29,263 | \$ 29,657 | \$ 29,561 | \$ 44,433 | \$ 86,705 | \$ 117,839 | \$ 872,711 |
| TOTAL FUELING COST | \$ 122,842 | \$ 121,323 | \$ 107,362 | \$ 111,233 | \$ 41,777 | \$ 30,713 | \$ 29,263 | \$ 29,657 | \$ 29,561 | \$ 44,433 | \$ 86,705 | \$ 117,839 | \$ 872,711 |

| BUDGET SUMMARY | | | | | | | | | | | | | |
|--|------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|
| 2020 BUDGET TENANT STEAM COST | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | TOTAL |
| RESOLD TO COUNTY | \$ 77,119 | \$ 67,929 | \$ 49,016 | \$ 19,535 | \$ 5,900 | \$ 5,616 | \$ 6,826 | \$ 6,703 | \$ 6,061 | \$ 29,278 | \$ 54,474 | \$ 60,154 | \$ 388,612 |
| 2019 COUNTY STEAM RECONCILIATION (DUE) | (54,451) | - | - | - | - | - | - | - | - | - | - | - | (54,451) |
| 2021 STEAM CHARGE | \$ 22,668 | \$ 67,929 | \$ 49,016 | \$ 19,535 | \$ 5,900 | \$ 5,616 | \$ 6,826 | \$ 6,703 | \$ 6,061 | \$ 29,278 | \$ 54,474 | \$ 60,154 | \$ 334,161 |
| RESOLD TO CITY | \$ 82,846 | \$ 62,550 | \$ 58,078 | \$ 24,544 | \$ 16,634 | \$ 7,148 | \$ 4,966 | \$ 5,772 | \$ 5,562 | \$ 32,879 | \$ 60,429 | \$ 67,483 | \$ 428,892 |
| 2019 CITY STEAM RECONCILIATION (DUE) | (34,956) | - | - | - | - | - | - | - | - | - | - | - | (34,956) |
| 2021 STEAM CHARGE | \$ 47,889 | \$ 62,550 | \$ 58,078 | \$ 24,544 | \$ 16,634 | \$ 7,148 | \$ 4,966 | \$ 5,772 | \$ 5,562 | \$ 32,879 | \$ 60,429 | \$ 67,483 | \$ 393,935 |
| TOTAL TENANT STEAM COST | \$ 70,558 | \$ 130,479 | \$ 107,094 | \$ 44,079 | \$ 22,535 | \$ 12,764 | \$ 11,792 | \$ 12,474 | \$ 11,623 | \$ 62,157 | \$ 114,903 | \$ 127,637 | \$ 728,096 |

Steam Reconciliation - 2019

Applied to 2021 Tenant Steam Charges

City of Chicago

| Month | Budgeted Usage | Actual Usage | Difference | Budgeted Billback (Tenant's payment) | RJDC Costs Incurred | Revenue Difference (Due to/from City of Chicago) |
|---------------|-------------------|-------------------|------------------|---|----------------------|---|
| January | 85,558.00 | 78,660.00 | 6,898.00 | \$ 87,578.00 | \$ 70,672.00 | \$ (16,906.00) |
| February | 66,153.00 | 59,390.00 | 6,763.00 | \$ 67,715.00 | \$ 64,712.47 | \$ (3,002.53) |
| March | 46,534.00 | 55,144.00 | (8,610.00) | \$ 47,633.00 | \$ 62,820.97 | \$ 15,187.97 |
| April | 51,902.00 | 23,304.00 | 28,598.00 | \$ 53,128.00 | \$ 23,998.70 | \$ (29,129.30) |
| May | 16,753.00 | 15,974.00 | 779.00 | \$ 17,149.00 | \$ 20,463.00 | \$ 3,314.00 |
| June | 12,767.00 | 6,359.00 | 6,408.00 | \$ 13,068.00 | \$ 15,231.05 | \$ 2,163.05 |
| July | 7,839.00 | 10,196.00 | (2,357.00) | \$ 8,024.00 | \$ 25,691.08 | \$ 17,667.08 |
| August | 9,394.00 | 7,737.00 | 1,657.00 | \$ 9,616.00 | \$ 19,699.54 | \$ 10,083.54 |
| September | 10,958.00 | 8,726.00 | 2,232.00 | \$ 11,217.00 | \$ 21,928.02 | \$ 10,711.02 |
| October | 27,979.00 | 30,554.00 | (2,575.00) | \$ 28,640.00 | \$ 31,561.30 | \$ 2,921.30 |
| November | 56,875.00 | 57,204.00 | (329.00) | \$ 58,218.00 | \$ 51,424.09 | \$ (6,793.91) |
| December | 80,303.00 | 47,054.00 | 33,249.00 | \$ 82,199.00 | \$ 41,026.45 | \$ (41,172.55) |
| Totals | 473,015.00 | 400,302.00 | 72,713.00 | \$ 484,184.00 | \$ 449,228.67 | \$ (34,956.33) |

Cook County

| Month | Budgeted Usage | Actual Usage | Difference | Budgeted Billback (Tenant's payment) | RJDC Costs Incurred | Revenue Difference (Credit Due to/from Cook County) |
|---------------|-------------------|-------------------|------------------|---|----------------------|--|
| January | 78,091.00 | 73,223.00 | 4,868.00 | \$ 79,935.00 | \$ 65,787.13 | \$ (14,147.87) |
| February | 60,643.00 | 64,497.00 | (3,854.00) | \$ 62,075.00 | \$ 70,277.15 | \$ 8,202.15 |
| March | 66,718.00 | 46,539.00 | 20,179.00 | \$ 68,293.00 | \$ 53,018.01 | \$ (15,274.99) |
| April | 48,081.00 | 18,548.00 | 29,533.00 | \$ 49,216.00 | \$ 19,100.92 | \$ (30,115.08) |
| May | 14,892.00 | 5,602.00 | 9,290.00 | \$ 15,244.00 | \$ 7,176.27 | \$ (8,067.73) |
| June | 5,247.00 | 2,128.00 | 3,119.00 | \$ 5,371.00 | \$ 5,096.98 | \$ (274.02) |
| July | 4,063.00 | 2,001.00 | 2,062.00 | \$ 4,159.00 | \$ 5,041.96 | \$ 882.96 |
| August | 4,122.00 | 1,090.00 | 3,032.00 | \$ 4,219.00 | \$ 2,775.30 | \$ (1,443.70) |
| September | 2,739.00 | 3,338.00 | (599.00) | \$ 2,804.00 | \$ 8,388.24 | \$ 5,584.24 |
| October | 23,389.00 | 23,342.00 | 47.00 | \$ 23,941.00 | \$ 24,111.54 | \$ 170.54 |
| November | 35,218.00 | 54,575.00 | (19,357.00) | \$ 36,050.00 | \$ 49,060.73 | \$ 13,010.73 |
| December | 59,579.00 | 55,061.00 | 4,518.00 | \$ 60,986.00 | \$ 48,007.77 | \$ (12,978.23) |
| Totals | 402,782.00 | 349,944.00 | 52,838.00 | \$ 412,294.00 | \$ 357,842.00 | \$ (54,451.00) |

Exhibit F.

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2019-2020**

History of 2019 and 2020 Billings

| 2020 | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------|------------|------------|------------|------------|-------------|-------------|-----------------|
| | 12/21-1/17 | 1/17-2/13 | 2/13-3/22 | 3/22-4/20 | 4/20-5/16 | 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 | \$5,235 | \$6,410 | \$4,975 | \$4,967 | \$5,479 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$27,066 |
| 587564 | \$12,055 | \$15,075 | \$11,440 | \$11,858 | \$12,765 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$63,193 |
| Total | \$17,291 | \$21,485 | \$16,415 | \$16,825 | \$18,244 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$90,260 |

| 2019 | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| | 12/20-1/19 | 1/19-2/17 | 2/17-3/21 | 3/21-4/17 | 4/17-5/16 | 5/16-6/22 | 6/22-7/19 | 7/19-8/18 | 8/18-9/19 | 9/19-10/17 | 10/17-11/16 | 11/16-12/21 | |
| Dept. of Water | | | | | | | | | | | | | |
| 587563 | \$9,379 | -\$1,478 | \$6,927 | \$2,826 | \$6,226 | \$6,713 | \$7,711 | \$8,678 | \$11,337 | \$4,099 | \$6,788 | \$6,181 | \$75,387 |
| 587564 | \$7,546 | \$14,107 | \$16,473 | \$8,939 | \$13,152 | \$14,638 | \$17,093 | \$19,272 | \$25,514 | \$9,587 | \$15,430 | \$14,263 | \$176,014 |
| Total | \$16,925 | \$12,629 | \$23,400 | \$11,765 | \$19,378 | \$21,351 | \$24,804 | \$27,950 | \$36,851 | \$13,686 | \$22,218 | \$20,444 | \$251,401 |

Total Billing January - May 2020 \$90,260

Total Billing January - June 2019 \$84,097

% Increase 2019 to 2020 7.33%

2021 budgeted at 1.25% increase over January to May 2020 and June to December 2019 actual expenses.

| 2021 | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|-----------|
| Dept. of Water | \$21,613 | \$26,856 | \$20,519 | \$21,031 | \$22,805 | \$26,689 | \$31,005 | \$34,938 | \$46,064 | \$17,108 | \$27,773 | \$25,555 | \$321,955 |

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2021**

PROJECTED OUTPUT: 1,374,315 THERMS PER YEAR

| ITEM | COST PER THERM |
|---|----------------|
| A. FUEL (BASED ON 2021 PROJECTION) | \$0.6350 |
| B. ELECTRICITY - \$0.12 PER KWHR | \$0.1160 |
| 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 @ \$64.50 | \$0.2929 |
| <u>TOTAL COST</u> | \$1.05 |

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| CLEANING DEPARTMENT | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|---------------------------------|-------------------------|--------------------|--------------------------|--|---|
| 1. CONTRACTOR SERVICES | \$4,030,695 | \$4,085,791 | \$3,885,791 | \$144,904 | 3.73% |
| 2. ADDITIONAL CLEANING SERVICES | \$906,000 | \$18,000 | \$17,000 | \$889,000 | 5229.41% |
| 3. CLEANING SUPPLIES | \$254,040 | \$253,274 | \$253,274 | \$766 | 0.30% |
| 4. UNIFORMS | \$6,200 | \$6,200 | \$6,200 | \$0 | 0.00% |
| 5. WINDOW WASHING COSTS | \$99,408 | \$95,856 | \$70,856 | \$28,552 | 40.30% |
| 6. WINDOW RIG SERVICE CONTRACT | \$80,144 | \$77,320 | \$77,320 | \$2,824 | 3.65% |
| TOTAL | \$5,376,487 | \$4,536,442 | \$4,310,441 | \$1,066,046 | 24.73% |

- 1 . Contract costs consist of labor per attached worksheet-union increases included.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for building projects, plaza events and snow removal. Variance reflects additional cleaning staff for enhanced disinfecting services.
- 3 . Represents cleaning chemicals, paper towels, tissue, waste liner expense and amortized costs for cleaning equipment.
4. Based on negotiated agreement for uniform cleaning and maintenance.
5. Includes two exterior building window cleanings, one interior cleaning, bi-weekly lobby upper panels service, and bi-weekly on the lobby lower panels. Variance due to decreased 2020 services to offset unanticipated COVID-19 expenses.
6. Preventative maintenance service contract - \$6,787 per month.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| SECURITY AND LIFE SAFETY BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|-----------------------------------|-------------------------|--------------------|--------------------------|--|--|
| 1. SECURITY CONTRACT SERVICE | \$3,373,406 | \$2,494,490 | \$2,494,490 | \$878,916 | 35.23% |
| 2. SECURITY - SUPPLIES/MATERIALS | \$12,350 | \$12,350 | \$15,950 | (\$3,600) | -22.57% |
| 3. SECURITY REPAIRS & MAINTENANCE | \$168,170 | \$161,670 | \$161,670 | \$6,500 | 4.02% |
| 4. ADDITIONAL CONTRACT SERVICES | \$6,000 | \$6,000 | \$6,000 | \$0 | 0.00% |
| 5. FIRE SAFETY R&M EXPENSE | \$3,000 | \$3,000 | \$3,000 | \$0 | 0.00% |
| TOTAL | \$3,562,926 | \$2,677,511 | \$2,681,110 | \$881,816 | 32.89% |

1. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
Variance represents increased staffing required for health screening services during COVID-19.
2. Security Supplies and Materials includes: Key card stock, AED equipment maintenance and misc. supplies.
3. 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. licensing fees, repair contingencies and UPS battery replacements.
4. Additional security contingency.
5. Fire safety equipment repair contingency

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| MECHANICAL MAINTENANCE BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|--|---------------------------------|--------------------|----------------------------------|--|---|
| 1. ELECTRICAL MAINTENANCE | \$90,000 | \$90,000 | \$90,000 | \$0 | 0.00% |
| 2. PLUMBING MAINTENANCE | \$35,000 | \$35,000 | \$45,000 | (\$10,000) | -22.22% |
| 3. HVAC MAINTENANCE | \$3,259,573 | \$3,088,903 | \$3,088,903 | \$170,670 | 5.53% |
| 4. ELEVATOR MAINTENANCE | \$934,624 | \$922,588 | \$994,588 | (\$59,964) | -6.03% |
| TOTAL | \$4,319,197 | \$4,136,491 | \$4,218,491 | \$100,706 | 2.39% |

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| ELECTRICAL BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|-------------------------------------|-----------------------------|--------------------|------------------------------|--|---|
| 1. ELECTRICAL SUPPLIES & MATERIALS | \$42,000 | \$42,000 | \$42,000 | \$0 | 0.00% |
| 2. ELECTRICAL REPAIRS & MAINTENANCE | \$48,000 | \$48,000 | \$48,000 | \$0 | 0.00% |
| TOTAL | \$90,000 | \$90,000 | \$90,000 | \$0 | 0.00% |

1. Represents budget for lamps and supplies plus the cost for any minor tool replacements.
2. Assumes a \$4K per month contingency in maintenance expense.

**RICHARD J.
DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

| PLUMBING BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|------------------------|---------------------------------|--------------------|----------------------------------|--|---|
| 1. PLUMBING SUPPLIES | \$35,000 | \$35,000 | \$45,000 | \$10,000 | 22.22% |
| TOTAL | \$35,000 | \$35,000 | \$45,000 | \$10,000 | 22.22% |

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
2021 BUDGET DETAIL**

| HVAC MAINTENANCE BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|--------------------------------|-----------------------------|--------------------|------------------------------|--|---|
| 1. ON SITE LABOR | \$2,865,006 | \$2,698,553 | \$2,698,553 | \$166,453 | 6.17% |
| 2. CONTRACT SERVICE | \$145,665 | \$141,688 | \$141,688 | \$3,977 | 2.81% |
| 3. SUPPLIES & MATERIALS | \$93,960 | \$93,720 | \$93,720 | \$240 | 0.26% |
| 4. CONTROL CONTRACT | \$68,442 | \$68,442 | \$68,442 | \$0 | 0.00% |
| 5. HVAC REPAIRS & MAINTENANCE | \$77,500 | \$77,500 | \$77,500 | \$0 | 0.00% |
| 6. UNIFORMS | \$9,000 | \$9,000 | \$9,000 | \$0 | 0.00% |
| TOTAL | \$3,259,573 | \$3,088,903 | \$3,088,903 | \$170,670 | 5.53% |

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.
Variance due to increased wages and benefits per Union agreement, along with 2021 vacation coverage budget that was not included in year's past
2. Building portion of package units contract plus contract for main chillers service. This account is offset by package unit usage costs by the County of \$24K/year.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
4. Based on building automation system maintenance and water treatment costs.
5. Includes vibration testing for all equipment and annual boiler controls testing.
6. Based on negotiated agreement for uniform cleaning and maintenance.

Exhibit F.

2021 Engineering Labor

| Description | | Jan 2021 | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 2021 | Jul 2021 | Aug 2021 | Sep 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Annualized |
|--------------------------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|
| Key Measures | | | | | | | | | | | | | | |
| Employees | | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 |
| Regular Hours Per Employee | | 160.00 | 160.00 | 160.00 | 160.00 | 160.00 | 160.00 | 240.00 | 160.00 | 160.00 | 160.00 | 160.00 | 240.00 | 2,080.00 |
| Total Regular Hours | | 2,880.00 | 2,880.00 | 2,880.00 | 2,880.00 | 2,880.00 | 2,880.00 | 4,320.00 | 2,880.00 | 2,880.00 | 2,880.00 | 2,880.00 | 4,320.00 | 37,440.00 |
| Vacation Coverage OT | | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 43.33 | 520.00 |
| Holiday Pay ST | | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 19.33 | 232.00 |
| Holiday Coverage OT | | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 36.00 | 432.00 |
| Personal Sick Coverage OT | | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 82.67 | 992.00 |
| Special Project Snow Melt OT | | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 120.00 |
| Total Regular Hours + OT Hours | | 3,071.33 | 3,071.33 | 3,071.33 | 3,071.33 | 3,071.33 | 3,071.33 | 4,511.33 | 3,071.33 | 3,071.33 | 3,071.33 | 3,071.33 | 4,511.33 | 39,736.00 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Payroll | | | | | | | | | | | | | | |
| | Employees | | | | | | | | | | | | | |
| Chief Engineer | 1.00 | 9,949 | 9,949 | 9,949 | 9,949 | 9,949 | 9,949 | 15,312 | 10,208 | 10,208 | 10,208 | 10,208 | 15,312 | 131,150 |
| Assistant Chief Engineer | 1.00 | 7,765 | 7,765 | 7,765 | 7,765 | 7,765 | 7,765 | 11,904 | 7,936 | 7,936 | 7,936 | 7,936 | 11,904 | 102,142 |
| Assistant Chief Engineer | 1.00 | 7,523 | 7,523 | 7,523 | 7,523 | 7,523 | 7,523 | 11,578 | 7,718 | 7,718 | 7,718 | 7,718 | 11,578 | 99,166 |
| Engineer | 2.00 | 15,046 | 15,046 | 15,046 | 15,046 | 15,046 | 15,046 | 23,155 | 15,437 | 15,437 | 15,437 | 15,437 | 23,155 | 198,334 |
| Engineer | 13.00 | 91,395 | 91,395 | 91,395 | 91,395 | 91,395 | 91,395 | 140,681 | 93,787 | 93,787 | 93,787 | 93,787 | 140,681 | 1,204,880 |
| Total Payroll | 18.00 | 131,678 | 131,678 | 131,678 | 131,678 | 131,678 | 131,678 | 202,630 | 135,086 | 135,086 | 135,086 | 135,086 | 202,630 | 1,735,672 |
| | | | | | | | | | | | | | | |
| Other Labor | | | | | | | | | | | | | | |
| Vacation Coverage OT | | 2,913 | 2,913 | 2,913 | 2,913 | 2,913 | 2,913 | 2,990 | 2,990 | 2,990 | 2,990 | 2,990 | 2,990 | 35,414 |
| Holiday Pay ST | | 849 | 849 | 849 | 849 | 849 | 849 | 872 | 872 | 872 | 872 | 872 | 872 | 10,327 |
| Holiday Coverage OT | | 2,420 | 2,420 | 2,420 | 2,420 | 2,420 | 2,420 | 2,484 | 2,484 | 2,484 | 2,484 | 2,484 | 2,484 | 29,421 |
| Personal Sick Coverage OT | | 5,557 | 5,557 | 5,557 | 5,557 | 5,557 | 5,557 | 5,703 | 5,703 | 5,703 | 5,703 | 5,703 | 5,703 | 67,560 |
| Special Project Snow Melt OT | | 672 | 672 | 672 | 672 | 672 | 672 | 690 | 690 | 690 | 690 | 690 | 690 | 8,173 |
| Bonuses | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,000 | 20,000 |
| Total Other Labor | | 12,411 | 12,411 | 12,411 | 12,411 | 12,411 | 12,411 | 12,738 | 12,738 | 12,738 | 12,738 | 12,738 | 32,738 | 170,896 |
| Total Payroll & Other Labor | | 144,089 | 144,089 | 144,089 | 144,089 | 144,089 | 144,089 | 215,368 | 147,824 | 147,824 | 147,824 | 147,824 | 235,368 | 1,906,568 |
| | | | | | | | | | | | | | | |
| Total Taxes and Insurance | | 34,095 | 30,661 | 25,162 | 25,162 | 25,162 | 25,162 | 37,386 | 25,803 | 25,803 | 25,803 | 25,803 | 40,816 | 346,818 |
| | | | | | | | | | | | | | | |
| Union Benefits | | | | | | | | | | | | | | |
| Health & Welfare | | 22,446 | 22,446 | 22,446 | 22,446 | 22,446 | 22,446 | 23,526 | 23,526 | 23,526 | 23,526 | 23,526 | 23,526 | 275,832 |
| Pension | | 16,984 | 16,984 | 16,984 | 16,984 | 16,984 | 16,984 | 26,076 | 17,752 | 17,752 | 17,752 | 17,752 | 26,076 | 225,067 |
| Training | | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | 2,520 | 2,520 | 2,520 | 2,520 | 2,520 | 2,520 | 27,270 |
| Total Union Benefits | | 41,455 | 41,455 | 41,455 | 41,455 | 41,455 | 41,455 | 52,122 | 43,798 | 43,798 | 43,798 | 43,798 | 52,122 | 528,169 |
| | | | | | | | | | | | | | | |
| Subtotal | | 219,640 | 216,206 | 210,707 | 210,707 | 210,707 | 210,707 | 304,876 | 217,425 | 217,425 | 217,425 | 217,425 | 328,306 | 2,781,555 |
| Fees | | | | | | | | | | | | | | |
| Safety Fee | | 1,098 | 1,081 | 1,054 | 1,054 | 1,054 | 1,054 | 1,524 | 1,087 | 1,087 | 1,087 | 1,087 | 1,642 | 13,909 |
| Overhead Fee | | 1,098 | 1,081 | 1,054 | 1,054 | 1,054 | 1,054 | 1,524 | 1,087 | 1,087 | 1,087 | 1,087 | 1,642 | 13,909 |
| Profit Fee | | 4,393 | 4,324 | 4,214 | 4,214 | 4,214 | 4,214 | 6,098 | 4,349 | 4,349 | 4,349 | 4,349 | 6,566 | 55,633 |
| Total Fees | | 6,589 | 6,486 | 6,322 | 6,322 | 6,322 | 6,322 | 9,146 | 6,523 | 6,523 | 6,523 | 6,523 | 9,850 | 83,451 |
| | | | | | | | | | | | | | | |
| Total Estimate | | 226,229 | 222,692 | 217,029 | 217,029 | 217,029 | 217,029 | 314,022 | 223,948 | 223,948 | 223,948 | 223,948 | 338,156 | 2,865,006 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| ELEVATOR MAINTENANCE BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|--|-----------------------------|--------------------|------------------------------|--|---|
| 1. MAINTENANCE CONTRACT | \$918,124 | \$908,088 | \$980,088 | (\$61,964) | -6.32% |
| 2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS | \$16,500 | \$14,500 | \$14,500 | \$2,000 | 13.79% |
| TOTAL | \$ 934,624 | \$922,588 | \$994,588 | (\$59,964) | -6.03% |

1. Maintenance of buildings 43 elevators and escalators located at the lobby, 6th, 7th and 8th floor levels of the building.
Variance due to increased 2020 expenses resulting from unaccrued 2019 expense.
2. Third-party inspection and AIC fees.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL

| BUILDING GENERAL BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|---|-------------------------|------------------|--------------------------|--|---|
| 1. PAINTING SUPPLIES | \$12,000 | \$12,000 | \$12,000 | \$0 | 0.00% |
| 2. PAINTING SERVICES O/S CONTRACTOR | \$60,000 | \$60,000 | \$60,000 | \$0 | 0.00% |
| 3. CARPENTRY PAYROLL | \$199,722 | \$196,239 | \$196,239 | \$3,483 | 1.77% |
| 4. CARPENTRY SUPPLIES & UNIFORMS | \$1,920 | \$1,920 | \$1,920 | \$0 | 0.00% |
| 5. EXTERMINATION SERVICES | \$7,092 | \$6,510 | \$6,510 | \$582 | 8.94% |
| 6. ELEVATOR OPERATORS AND SUPERVISOR | \$105,976 | \$103,119 | \$103,119 | \$2,857 | 2.77% |
| 7. MAINTENANCE SUPPLIES | \$21,900 | \$19,164 | \$19,164 | \$2,736 | 14.28% |
| 8. EXTERIOR DOORS INSPECTION AND REPAIR | \$42,000 | \$42,000 | \$42,000 | \$0 | 0.00% |
| 9. GENERAL BUILDING REPAIRS | \$361,539 | \$61,539 | \$61,539 | \$300,000 | 487.50% |
| 10. METAL MAINTENANCE | \$20,783 | \$20,783 | \$20,783 | \$0 | 0.00% |
| 11. GLASS REPAIRS | \$114,000 | \$114,000 | \$114,000 | \$0 | 0.00% |
| 12. WASTE REMOVAL | \$74,100 | \$57,192 | \$57,192 | \$16,908 | 29.56% |
| 13. SIGNS & DIRECTORY STRIPS | \$3,000 | \$3,000 | \$3,000 | \$0 | 0.00% |
| 14. LANDSCAPING | \$33,600 | \$47,304 | \$47,304 | (\$13,704) | -28.97% |
| 15. WOOD MAINTENANCE | \$3,000 | \$3,000 | \$3,000 | \$0 | 0.00% |
| 16. FURNITURE REPAIR | \$10,000 | \$10,000 | \$10,000 | \$0 | 0.00% |
| 17. CARPET | \$18,000 | \$18,000 | \$18,000 | \$0 | 0.00% |
| TOTAL | \$1,088,631 | \$775,770 | \$775,770 | \$312,861 | 40.33% |

1. Painting materials purchased directly to avoid upcharge.
2. Third party contractor for all building painting.
3. See attached detail. Collective Bargaining Agreement with Carpenters.
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service.
6. Based on freight elevator operator supervisor position.
7. Includes trash receptacles, plaza furniture, lobby mats, work order system, etc.
8. Based on yearly inspections and repairs as required.
9. Contingency for general building repair and maintenance.
Variance due to exterior tenting to accommodate health screening services during the COVID-19 pandemic

10. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (1) courtroom floors at \$10,000 each.
11. Window and mylar repair and replacement.
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.
Variance stems from reduced waste consumption during the COVID-19 pandemic
13. Includes miscellaneous signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.
Variance is a result of procurement of new 2020 agreement resulting in cost savings
15. Includes miscellaneous wood refinishing for building furniture.
16. Includes miscellaneous repairs to building furniture
17. Includes replacements of building carpet.

Exhibit F.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2021 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 | \$53.35 | \$55.35 | \$46,948 | \$66,420 | |
| | Subtotal Wages | 1 | | | \$46,948 | \$66,420 | |
| | Add Allowance of 4% for Overtime | | | | \$1,878 | \$2,657 | |
| | Total Wages & Allowance | | | | \$48,826 | \$69,077 | \$117,903 |
| 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 | | \$3,294 | \$4,660 | |
| | Medicare | 1.53% | of labor | | \$749 | \$1,060 | |
| | City Head Tax | \$0 | per employee | | \$0 | \$0 | |
| | Total Taxes & Insurance | | | | \$7,424 | \$10,408 | \$17,832 |
| Total Wages, Taxes & Insurance | | | | \$56,250 | \$79,485 | \$135,735 | |
| 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 | | | | \$83,064 | \$116,658 | \$199,722 | |
| TOTAL YEARLY COST | | | | | \$83,064 | \$116,658 | \$199,722 |

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2021 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 | \$35.75 | \$37.54 | \$28,600 | \$48,048 | |
| | Subtotal Wages | 1 | | | \$28,600 | \$48,048 | |
| | Add Allowance of 2% for Overtime | | | | \$572 | \$961 | |
| | Total Wages & Allowance | | | | \$29,172 | \$49,009 | \$78,181 |
| TAXES AND INSURANCE AS % OF WAGES | FICA | 6.58% | of labor to | \$117,000 | \$2,567 | \$5,134 | |
| | FUI | 0.64% | of labor to | \$7,000 | \$15 | \$30 | |
| | SUI | 2.49% | of labor to | \$12,960 | \$108 | \$215 | |
| | Worker's Compensation | 6.75% | of labor | | \$1,968 | \$3,306 | |
| | Medicare | 1.53% | of labor | | \$448 | \$752 | |
| | City Head Tax | \$0 | per employee | | \$0 | \$0 | |
| | Total Taxes & Insurance | | | | \$5,105 | \$9,437 | \$14,543 |
| | Total Wages, Taxes & Insurance | | | | \$34,277 | \$58,446 | \$92,724 |
| BENEFITS | Union | | | | | | |
| | Health & Welfare | \$785.20 | per month per employee | | \$3,141 | \$6,282 | |
| | Pension | \$319.12 | per month | | \$1,276 | \$2,553 | |
| | Total Benefits | | | | \$4,417 | \$8,835 | \$13,252 |
| | Total Wages, Taxes, Insurance & Benefits | | | | \$38,695 | \$67,281 | \$105,976 |
| | TOTAL YEARLY COST | | | | \$38,695 | \$67,281 | \$105,976 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| ADMINISTRATIVE BUDGET | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|--|-------------------------|--------------------|--------------------------|--|---|
| 1. ADMINISTRATIVE PAYROLL & BENEFITS | \$620,634 | \$603,988 | \$603,988 | \$16,646 | 2.76% |
| 2. OTHER ADMINISTRATIVE OFFICE EXPENSE | \$11,200 | \$11,200 | \$11,200 | \$0 | 0.00% |
| 3. OFFICE SUPPLIES | \$27,888 | \$27,888 | \$27,888 | \$0 | 0.00% |
| 4. MANAGEMENT FEES | \$168,533 | \$168,533 | \$168,533 | \$0 | 0.00% |
| 5. ENVIRONMENTAL TESTING | \$30,650 | \$30,650 | \$30,650 | \$0 | 0.00% |
| 6. LEGAL FEES | \$65,000 | \$65,000 | \$65,000 | \$0 | 0.00% |
| 7. OTHER PROFESSIONAL FEES | \$73,004 | \$73,004 | \$73,004 | \$0 | 0.00% |
| 8. ADMIN OTHER EXPENSE | \$10,800 | \$30,800 | \$30,800 | (\$20,000) | -64.94% |
| 9. TELEPHONE SERVICE | \$21,960 | \$21,960 | \$21,960 | \$0 | 0.00% |
| TOTAL | \$1,029,669 | \$1,033,023 | \$1,033,023 | (\$3,354) | -0.32% |

- | | |
|--|--|
| <p>1. Management staff salaries and benefits</p> <p>2. Annual update of stacking plan and square footage calculation.</p> <p>3. Administrative expense includes BOMA Membership, Yardi accounting software fees and office copy machine expenses.</p> <p>4. Management fee expense per agreement.</p> <p>5. Bi-annual indoor air quality testing, IEPA annual permit fee, ACM training and Spill Prevention and Control training</p> | <p>6. Based on PBC supplied estimate.</p> <p>7. FESOP reporting requirements, engineering oversight, emergency Variance stems from expenses for a building wide life safety threat assessment budgeted for 2020.</p> <p>8. Bank fees and administrative contingencies.</p> <p>9. Management office phone services, plaza Wifi and building staff cell phones Variance is due to costs associated with internet/Wifi services on the exterior plaza</p> |
|--|--|

**RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2021 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 | | | \$ 314,282 | | |
| 3 | Administration | | | \$ 216,631 | | |
| 5 | WEEKLY TOTALS | 0 | \$ - | \$ 530,912 | \$530,912 | |
| TOTAL ANNUAL LABOR | | | | | | \$530,912 |
| <u>PAYROLL TAXES AND INSURANCE</u> | | | | | | |
| | FICA | 6.20% | of labor | \$ 134,500 | \$ 8,339 | |
| | F.U.I. | 0.60% | of labor to | \$ 7,000 | \$ 210 | |
| | S.U.I. | 3.40% | of labor to | \$ 12,960 | \$ 2,203 | |
| | Medicare | 1.45% | of labor | | \$ 7,698 | |
| | WC INSURANCE | 1.92% | of labor | | \$ 10,194 | |
| | City Head Tax | \$0.00 | per employee | | \$ - | |
| TOTAL TAXES AND INSURANCE | | | | | | \$ 28,644 |
| <u>HEALTH AND WELFARE</u> | | | | | | |
| | Group Health/Cobra | | | | \$ 36,295 | |
| | Long Term Disability | | | | \$ 8,495 | |
| | 401(k) Program | | | | \$ 6,886 | |
| | Flex Spending | | | | \$ 260 | |
| | Payroll Fees | | | | \$ 1,290 | |
| | Life/AD&D/Travel | | | | \$ 7,852 | |
| TOTAL H/W AND PENSION | | | | | | \$ 61,078 |
| TOTAL ANNUAL DIRECT COST | | | | | | \$620,634 |

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| INSURANCE | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|---------------------------------------|-------------------------|------------------|--------------------------|--|--|
| 1. PROPERTY, CASUALTY, & LIABILITY | \$628,480 | \$628,480 | \$628,480 | \$0 | 0.00% |
| TOTAL | \$628,480 | \$628,480 | \$628,480 | \$0 | 0.00% |

1. Based on actual insurance figures for year, plus pollution coverage:

| | 2021 Proposed Budget | 2020 Budget |
|---|----------------------|------------------|
| Property Insurance* | \$200,000 | \$200,000 |
| Liability Insurance* | \$330,000 | \$330,000 |
| TULIP Insurance Coverage | \$4,000 | \$0 |
| MB General Liability Reimbursement | \$67,488 | \$67,488 |
| MB Professional Liability Reimbursement | \$22,000 | \$22,000 |
| MB Pollution | \$4,992 | \$4,992 |
| | \$628,480 | \$624,480 |

*PBCB supplied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| FACILITIES EXPENSE | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 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 2020 contingency for expenditures.
2. Based on 2020 contingency for expenditures.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2021 BUDGET DETAIL**

| REIMBURSABLE EXPENSE | PROPOSED 2021 BUDGET | 2020 BUDGET | 2020 PROJECTED ACTUAL | \$ VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL | % VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL |
|------------------------------------|-------------------------|------------------|--------------------------|--|---|
| 1. COST OF STEAM RESOLD | \$728,096 | \$988,626 | \$738,626 | (\$10,530) | -1.43% |
| 2. COUNTY PACKAGE UNIT MAINTENANCE | \$4,900 | \$4,900 | \$4,900 | \$0 | 0.00% |
| TOTAL | \$732,996 | \$993,526 | \$743,526 | (\$10,530) | -1.42% |

1. See Gas account detail. Variance is due to increased varying steam usage for Cook County and City of Chicago
2. County's prorata share, Murphy & Miller package units maintenance contract.

Exhibit F.

**RICHARD J. DALEY CENTER
2021 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% |
| ELEVATOR UPGRADES | \$250,000 | \$239,723 | \$875 | \$9,403 |
| <i>Capital Program Management Project</i> Replacement and repair of any costly elevator components that are not covered under the maintenance agreement. | | | | |
| REPLACE NORTHEAST PLAZA #6 STAIR SEWER LINE | \$300,000 | \$287,667 | \$1,050 | \$11,283 |
| <i>Capital Program Management Project</i> Northeast plaza stairway sewer line is ruptured and needs to be replaced. | | | | |
| REPLACE LOWER LEVEL DRAINLINE TO SHERIFF'S LL LOCKER ROOM | \$500,000 | \$479,445 | \$1,750 | \$18,805 |
| <i>Capital Program Management Project</i> Drain line serving the lower level men's locker room is ruptured and needs to be replaced | | | | |
| RETROFIT (2) CITY HALL/COUNTY BUILDING PEDWAY REVOLVING DOORS | \$300,000 | \$287,667 | \$1,050 | \$11,283 |
| <i>Capital Program Management Project</i> Concourse level revolving doors will receive upgraded components. | | | | |
| RETROFIT (6) REVOLVING DOORS IN SOUTHWEST AND SOUTHEAST LOBBY | \$300,000 | \$287,667 | \$1,050 | \$11,283 |
| <i>Capital Program Management Project</i> Lobby level revolving doors will receive upgraded components. | | | | |
| 27TH FLOOR LIGHTING BAS RETROFIT | \$30,000 | \$28,767 | \$105 | \$1,128 |
| <i>Capital Program Management Project</i> 27th floor lighting systems will be tied into the building automation systems. | | | | |
| 31ST FLOOR GENERATOR LOAD TRANSFER TO 27TH FLOOR GENERATOR | \$200,000 | \$191,778 | \$700 | \$7,522 |
| <i>Capital Program Management Project</i> Electrical loads for life safety equipment currently connected to the 31st floor generator will be disconnected and transferred to a larger life safety generator formerly serving the 27th floor. Additional life safety systems will also be added to the 27th floor generator. | | | | |
| SECURITY UPGRADES | \$1,000,000 | \$958,890 | \$3,500 | \$37,610 |
| <i>Capital Program Management Project</i> Upgrades to the building's security systems resulting from Cook County's threat assessment. | | | | |
| TOTAL 2019 CAPITAL BUDGET | \$2,880,000 | \$2,761,603 | \$10,080 | \$108,317 |