

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2018

The rescheduled meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 1, 2018 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel
Olga Camargo
Frank Clark
Jose G. Maldonado
Toni Preckwinkle
Arnold Randall
Jesse Ruiz
Samuel Wm. Sax
Mariyana Spyropoulos - 9

Also present was:

Carina E. Sánchez

J. Beatty	L. Lypson	N. Perez
J. Borkman	L. McGuire	K. Purcell
N. Castillo	A. Marti	F. Rico
A. Fredd	J. Martinez	K. Robinson
L. Giderof	G. Moreno	J. Rodriguez
R. Giderof	J. Muench	E. Scanlan
S. Hendrich	L. Neal	T. Foucher-Weekley
G. Johnson	E. O'Keefe	A. Wiggins
A. Joseph	B. Payne	M. Witry
K. LeJeune	K. Pensack	

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

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. Kathryn Pensack had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of

Commissioners on January 11, 2011. Kathryn Pensack provided comments regarding climate change and the need for the Public Building Commission to promote carbon-free energy and solar panels in the construction and development of public schools and other improvements throughout the City of Chicago.

Next, the Chairman presented to the Board of Commissioners for consideration of approval the minutes of the regular board meeting held on September 11, 2018. 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 11, meeting were unanimously approved.

Next, the Oath of Office was administered to Frank M. Clark, appointee of the Board of Education, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2023. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8471

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Frank M. Clark, appointee of the Board of Education of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The Oath of Office was next administered to Jesse H. Ruiz, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2023. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8472

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Jesse H. Ruiz, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was the nomination and election of officers of the Public Building Commission of Chicago for terms ending September 30, 2019, as follows:

Rahm Emanuel	Chairman
Lori Ann Lypson	Secretary
Lindy F. McGuire	Assistant Secretary
Arnold Randall	Treasurer
Tanya Foucher-Weekley	Assistant Treasurer

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

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations Committee meeting held on September 30, 2019 which is summarized as follows:

The Executive Director provided a summary of the proposed PBC 2019 Administrative Budget and the Richard J. Daley Center Operating and Capital Budget.

The Director of Finance gave a detailed analysis of the budgets as well as cost savings and efficiencies that are being implemented. The Executive Director will provide details during her budget presentation.

The Chief of Staff reported on the following recommendations:

Task order awards for Architect of Record Services to Ross Barney Architects, a Women Business Enterprise firm, for the Merlo Branch Library Project in the sum of \$386,500 and to STL Architects, a MBE firm, for the Read Dunning Salt Storage Facility Project in the sum of \$7,500.

The Guaranteed Maximum Price (GMP) in the sum of \$76,366,713 for Design Build services to UJAMAA Power II, a MBE firm, for the South Side High School Project attached hereto as **Exhibit "A"**.

Approval to award term contracts to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing for Comprehensive Digital Construction Document Printing services and Construction Cost Estimating Services to CCS International, Inc. The Concord Group, Rider Levett Bucknall and Vistara Construction Services.

The Chief Development Officer reported on field orders for various projects and recommended approval of change orders as follows: a credit in the sum of (\$49,063) for unused commission contingency for the Ebinger Elementary School Site Prep Project and a credit for liquidated damages in the sum of (\$12,618) for the Lincoln Elementary School Project; and a change order in the total sum of \$157,068 for site restoration at the south playlot and a credit for unused site work allowance for the Jamieson Elementary School Annex Project.

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

A copy of the Task Order 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. 8473

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue change orders to construction contracts for the projects and services as indicated on the document entitled, “Proposed Change Order Report for PBC Board Meeting” and attached to the minutes of this meeting as **Exhibit “C”**.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval to award term Contracts to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing for Comprehensive Digital Construction Document Printing Services to the Public Building Commission. The Commissioners were advised that four proposals for the services were received in response to the public advertisement, and that the responses were evaluated based upon each firm’s experience and past performance, qualifications of key personnel, pricing, references, financial capacity and Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) utilization plan. Based upon the review, the Evaluation Committee recommended the award of term contracts to provide Comprehensive Digital Construction Document Printing Services to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8474

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to award term contracts to Comprehensive Digital Construction Document Printing Services to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing, to be administered on a task order basis, for an amount not to exceed \$500,000 and a term of three (3) years with two successive one year extensions.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to term award contracts to CCS International, Inc. The Concord Group, Rider Levett Bucknall, and Vistara Construction Services to provide Construction Cost Estimating Services to the Public Building Commission of Chicago. Six firms responded to public advertisements for firms interested in providing the services and were evaluated on the basis of the following criteria: experience and past performance, qualifications of key personnel, pricing, references, financial capacity and Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) utilization plan. Based upon the review, the Evaluation Committee recommended the award of term contracts to CCS International, Inc. The Concord Group, Rider Levett Bucknall, and Vistara Construction Services

to provide Construction Cost Estimating Services to the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8475

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to award term contracts to CCS International, Inc. (MBE), The Concord Group, Rider Levett Bucknall, and Vistara Construction Services to provide cost estimating services to the Public Building Commission of Chicago, to be administered on a task order basis, for an amount not to exceed \$1,500,000 for a term on three (3) years with two successive one year extensions.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that the Public Building Commission hosted a delegation of approximately 20 architects, engineers and other construction experts from Hangzhou City, China regarding construction activities and projects undertaken by the Public Building Commission in the City of Chicago. She also advised that the Public Building Commission conducted an information session regarding Letters of Interest and Qualifications (LIQ) for Architecture and Engineering services on September 20, 2018 at the

Harold Washington Library Auditorium. Further, a Pre-Submission Conference for JOC Services RFP was held on September 26, 2018.

Following discussion, the Executive Director's report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2019 Administrative Budget for the Public Building Commission. The Executive Director reported to the Commissioners that the proposed 2019 Public Building Commission Administrative Budget was \$9,616,792, which is approximately four per cent less than the 2018 budget. She advised the Commissioners regarding the reduction in revenues derived from bond lease revenue, which generates only \$1.5 million annually and will expire completely in 2020. Currently the Public Building Commission's primary resource for funding is through its Administrative Fees. She noted further that the level of resources for the Commission's administrative budget fluctuates as PBC's workload (WIP) fluctuates and that the estimated 2019 WIP for undertakings and anticipated projects is \$268 million of which \$119 million is from projects in planning. The Executive Director committed to continue to take necessary action to ensure fiscal responsibility and solvency for the Commission.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2019 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit "D"**.

RESOLUTION NO. 8476

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2019 Consolidated Administrative Expense Budget in the total amount of \$9,616,792 attached hereto as **Exhibit "D"** is hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2019 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the proposed Daley Center operating budget for 2019 is \$15,921,648, which represents a minimal increase of 0.90% over the 2018 budget. The resulting rental rate for the Daley Center is \$12.50 per square foot which compares favorably to comparable commercial real estate in downtown Chicago. For 2019, cost savings in the operating budget are expected to result from reductions in utilities and tenant steam, and projected increases stem from annual increases to union cleaning, security services, engineering wages and commercial liability insurance. The 2019 Capital Improvement Budget includes \$5,095,458 for new projects such as Building Automation System Upgrades, Façade and Louver Repairs, Security Upgrades and Repairs to the Clark Street Stairway. The percentage for Operating Expense Allocation for 2019 are as follows: Cook County – 95.88%, City of Chicago – 0.34%, and Public Building Commission – 3.76%. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8477

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2019, namely: \$15,921,648 and \$5,095,458, respectively, for a total 2019 budget amount of \$21,017,016.

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, 2019 to December 31, 2019 attached hereto collectively as **Exhibit "E."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts 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 2019 Operating and Capital Budgets for the fiscal year January 1, 2019 to December 31, 2019.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the Board of Education for the delivery of twelve capital projects as follows:

- Brooks College Prep Academy Turf Field Repairs, 250 E. 111th Street
- Corliss High School Renovation, 821 E. 103rd Street
- Dore Elementary School Pre-K Expansion, 6108 S. Natoma
- Kenwood Academy High School Renovation, 5015 S. Blackstone Avenue
- Locke Elementary School Renovation, 2828 N. Oak Park Avenue
- Lovett Elementary School Renovation, 6333 W. Bloomingdale Avenue
- Phillips Academy High School Athletic Amenities, 244 E. Pershing Road
- Prosser Career Academy Renovations, 2148 N. Long Avenue
- Washington High School Renovation, 3535 E. 114th Street
- Rickover High School Education Program
- New Belmont Cragin Replacement School
- New Hancock Replacement School

The proposed budget for the Partial Undertaking is \$228,240,000 and does not include items to be provided by CPS such as fixtures, furniture and equipment, CPS project

management, IT equipment and text books. Funds for the Partial Undertaking will be identified by the Chicago Public Schools including, but not limited to, CPS Capital Funds and State Funds. PBC will work collaboratively with CPS to further define the scope and schedule that can be achieved within the available funds for each of the Projects. PBC's scope of services for the projects may include but is not limited to Planning through Construction and Closeout.

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

RESOLUTION NO. 8478

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Partial Undertaking Request from the Chicago Public Schools for the delivery of twelve Chicago Public Schools, namely: Brooks College Prep Academy Turf Field; Corliss High School Renovation; Dore Elementary School Pre-K Expansion; Kenwood Academy High School Renovation; Locke Elementary School Renovation; Lovett Elementary School Renovation; Phillips Academy High School Athletic Amenities; Prosser Career Academy Renovation; Washington High School Renovation; Rickover High School Education Program; New Belmont Cragin Replacement School; and New Hancock Replacement School, for a Partial Undertaking Budget of \$228,240,000 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of a Revised Undertaking Request from the Board of Education for the William Jones College Preparatory

High School Project. The Commissioners were advised that the Board of Education passed a resolution authorizing the Public Building Commission to negotiate and enter into a settlement agreement with Walsh Construction Company II, LLC for the full and complete Project close-out and resolution of all outstanding change orders. Following such negotiations, the Public Building Commission was requested to approve the revised Undertaking Request of \$128,451,218 to close out the William Jones College Preparatory High School. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8479

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Revised Undertaking Request from the Chicago Public Schools to negotiate a settlement agreement, close out and resolve all outstanding change orders necessary in order to close out the Williams Jones College Preparatory High School Project in the amount of \$128,451,218 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Finally, the Board of Commissioners were presented with consideration of approval of a Revised Undertaking Request from the City of Chicago for the Read Dunning Salt Dome Storage Structure Project located at 4121 North Oak Park Avenue. Following approval of an Undertaking

Request approved by the Department of Fleet and Facility Management (2FM) and the Office of Budget Management (OBM) in July 2018, the Public Building Commission in collaboration with 2FM finalized the scope, schedule and other requirements and determined that a Revised Undertaking Budget in the amount of \$4,100,000 was necessary to complete delivery of the Project. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8480

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Revised Undertaking Request from the City of Chicago to complete the delivery of the Read Dunning Salt Storage Structure located at 4121 North Oak Park Avenue for the sum of \$4,100,000 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

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

APPROVED:

Secretary

Chairman



Design-Build Agreement Report

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

October 2018

Project Name	Service Provided	MBE/WBE	Firm	Client
South Side High School	Design-Build Services	EBE (MBE) Ujamaa Construction	Ujamaa Power II a Project Specific Joint Venture	Chicago Public Schools

Board Authority (6/13/17)	Initial GMP	Board Authority (8/14/18)	GMP
\$66,000,000	\$29,833,118	\$82,500,000	\$76,366,713



TASK ORDERS AWARDED TO APPOINTED AOR FIRMS

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

City of Chicago, & Chicago Public Library- October 2018					
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount	Total Term Commitment To-Date
Merlo Branch Library	Ross Barney Architects, P.C.	WBE	Architect of Record Services	\$386,500.00	\$386,500.00
Read Dunning Salt Storage Facility	STL Architects	MBE	Architect of Record Services	\$7,500.00	\$520,811.88

PUBLIC BUILDING COMMISSION OF CHICAGO

ANNUAL BOARD MEETING – OCTOBER 1, 2018

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 1, 2018

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)
Closeout								
Ebinger ES Annex & Renovation - Site Preparation 7350 W. Pratt Avenue Project Manager: Nasir Siddiqui	C1585	Friedler Construction Company	\$1,294,800.00	\$0.00	\$1,294,800.00	(\$49,063.00)	\$1,245,737.00	-3.79%
Lincoln Elementary School Annex & Renovation 615 W. Kemper Project Manager: Andy Horn	C1561	Blinderman Meccor Joint Venture	\$14,020,000.00	\$600,408.36	\$14,620,408.36	(\$12,618.00)	\$14,607,790.36	-0.09%
Jamieson Elementary School Annex & Renovation 5650 N. Mozart Avenue Project Manager: Andy Horn	C1567	Old Veteran Construction, Inc.	\$12,989,000.00	\$70,826.00	\$13,059,826.00	\$157,068.00	\$13,216,894.00	1.21%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Ebinger Elementary School Annex & Renovation – Site Preparation

7350 W. Pratt Avenue

October 1, 2018

Friedler Construction Company

1001 N. Milwaukee

Chicago, Illinois 60642

CHNG	BULL	CONTRACT NUMBER 1585	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,294,800.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$1,294,800.00
001	1585-004S	Deduct unused amount of Commission Contingency. Other.	(\$49,063.00)

TOTAL CHANGE ADDITION	(\$49,063.00)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,245,737.00
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1585 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lincoln Elementary School Annex

615 Kemper Place

October 1, 2018

Blinderman – Meccor Joint Venture

224 N. DesPlaines Street, Suite 650

Chicago, IL 60661

CHNG	BULL	CONTRACT NUMBER C1561	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$14,020,000.00
NUM		APPROVED CHANGE ORDERS	4600,408.36
ADJUSTED CONTRACT PRICE TO DATE			\$14,620,408.36
006	1561-129	Liquidated Damages associated with hiring commitments. Other.	(\$12,618.00)

TOTAL CHANGE ADDITION	(\$12,618.00)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$14,607,790.36

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1561 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

Project: Lincoln E.S.
Base Bid: \$14,020,000.00

Contract No: C1561
Data Date: 9/24/2018

Contractor: Blinderman Meccor JV
Adjusted Contract: \$14,620,408.36

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	60,602.00						
Minority		25	15,151	37.10	22,485.00	0	\$0.00
Female		2	1,212	3.79	2,294.00	0	\$0.00
Apprentice	4,585.50						
Minority		50	2,293	80.81	3,705.50	0	\$0.00
Female		10	459	6.75	309.50	3	\$12,618.00
Laborer	9,054.50						
Minority		50	4,527	69.15	6,261.00	0	\$0.00
Female		0	0	1.73	156.50	0	\$0.00
City Residency	80,711.00	50	40,356	51.45	41,529.50	0	\$0.00
Community Hiring	80,711.00	7.5	6,053	9.80	7907.00	0.0	\$0.00
Total Liquidated Damages							\$12,618.00

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

*Based on pending CO

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Jamieson Elementary School Annex

5650 N. Mozart Avenue

October 1, 2018

Old Veteran Construction, Inc.

10942 S. Halsted Street

Chicago, Illinois 60628

CHNG	BULL	CONTRACT NUMBER C1567	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,989,000.00
NUM		APPROVED CHANGE ORDERS	\$70,826.00
ADJUSTED CONTRACT PRICE TO DATE			\$13,059,826.00
004	1567-038	Site restoration at south playlot. Other.	\$171,817.00
004	1567-063	Deduct unused site work allowance. Other.	(\$14,749.00)

TOTAL CHANGE ADDITION

\$157,068.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$13,216,894.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1567 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By _____

Executive Director _____



PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT D & E

20 19 Budget

Annual Board Meeting
October 1, 2018



Public Building Commission Board of Commissioners



Mayor Rahm Emanuel, Chairman

- Olga Camargo
- Frank M. Clark
- José G. Maldonado, Jr.
- Toni Preckwinkle
- Arnold Randall
- Jesse H. Ruiz
- Samuel Wm. Sax
- Mariyana T. Spyropoulos
- David Todd Whittley

Carina E. Sánchez, Executive Director

Public Building Commission Table of Contents



1. Executive Summary
2. PBC Administrative Budget
3. Richard J. Daley Center Operating and Capital Budget

Public Building Commission

1. Executive Summary



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

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

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

Project Budgets: Developed and Approved as Project Requests are received from client agencies.

The Undertaking Budget - Allows the PBC to enter into the Planning, Design, Site Preparation, and Construction Phases. The undertaking budget includes all of the costs PBC intends to incur in the delivery of the project. The PBC undertaking is the commitment to scope, schedule, and budget.

Public Building Commission

2. PBC Administrative Budget



The proposed PBC Administrative Budget for 2018 is \$9,616,792.

Approval of the PBC's proposed Administrative Budget for 2019 provides the authority for the PBC to deliver its core mission of developing and implementing capital projects on behalf of its client agencies.

The PBC's primary resource for funding is through Administrative Fees. Previously, bond lease revenue covered up to two thirds of the budget. However, as the bond series have been retired, the lease revenues have declined to the point where they only generate \$1.5M annually and in 2020 the bond lease revenue will completely retire.

The level of resources fluctuates as the PBC's workload (WIP) fluctuates. In total, the estimated 2019 WIP for undertakings and anticipated projects is \$268M of which \$119M is from projects in planning.

The proposed Administrative Budget for 2019 was developed to provide technical and professional support to deliver the PBC's projected Program, while also providing for resources to further business development. The proposed 2019 Budget is 4% less than 2018.

PBC 2019 ADMINISTRATIVE BUDGET

Estimate of Resources Available for 2019 Administrative Budget

Administrative Lease Allocation Revenue Bonds	PBC Administrative Fee Anticipated on Completed Projects	PBC Administrative Fee Anticipated on Undertaken Active Projects	Direct Allocation for Project Management Services	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
\$1,500,000	\$451,689	\$6,518,230	\$1,650,000	\$535,000	\$10,654,919

Allocations Required by Bond Resolutions

Source of Lease Payment - Client	Administrative Expense Account (1)	2019 Lease Payment	To Debt Service Account (2)	To Renewal & Replacement Account (3)	To Surplus Account (4)
1990 - Series A Bonds - Chicago Public Schools	\$300,000	\$29,868,700	\$28,568,700	\$1,000,000	\$0
1993 - Series A Bonds - Chicago Public Schools	\$ 1,200,000	\$ 21,445,800	\$ 20,237,650	\$0	\$8,150
	\$1,500,000	\$51,314,500	\$48,806,350	\$1,000,000	\$8,150

(1) Portion of Lease Payment allocated to the Admin Expense Account for funding PBCC Admin Expense per the lease. Expenses in excess of the annual lease payment are funded from the Surplus Account, then the Renewal and Replacement Account.

(2) Allocation for bond principal and interest per the debt service schedules.

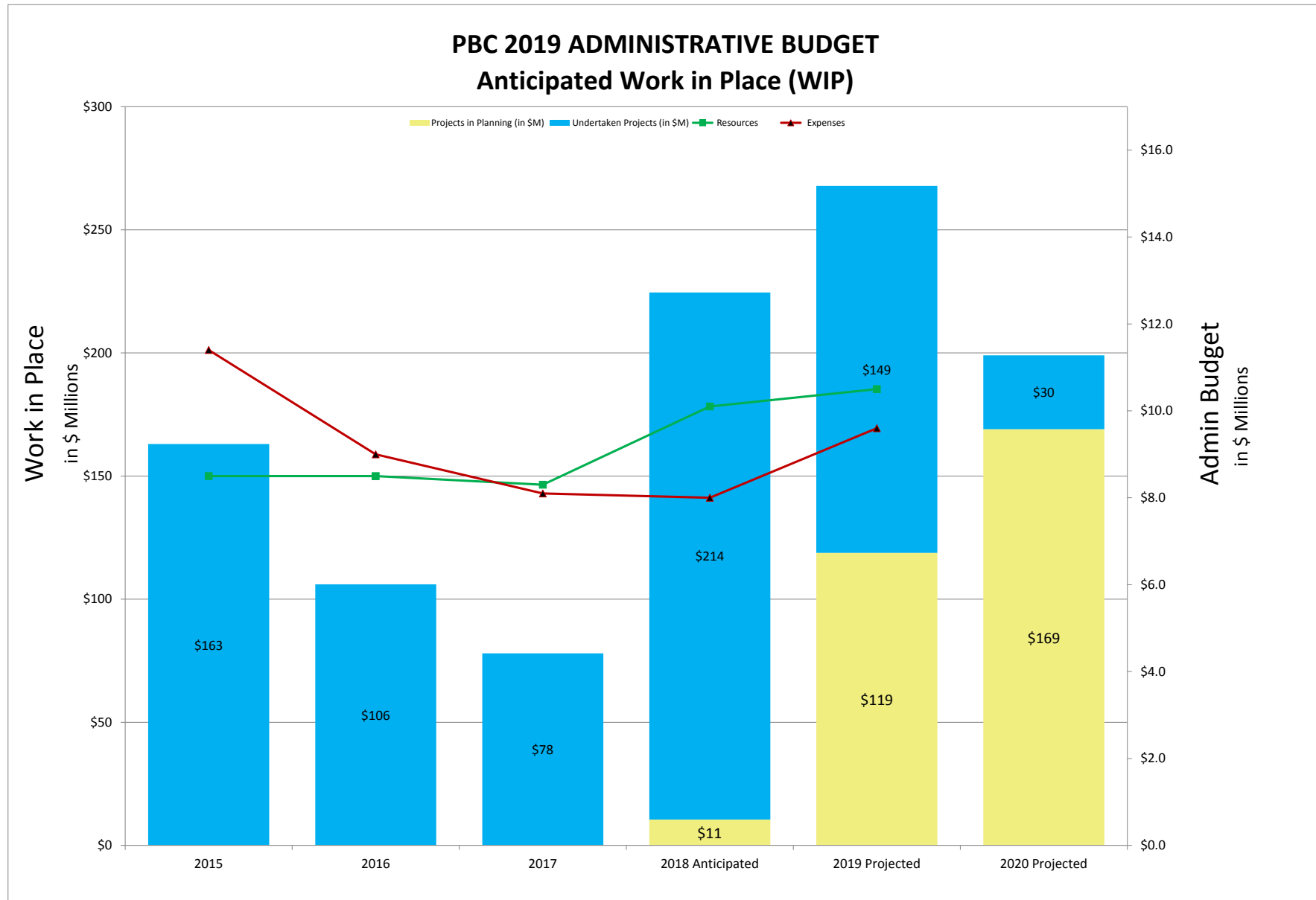
(3) Allocation to Trustee held accounts for renewing, replacing and improving properties named in the lease agreement.

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

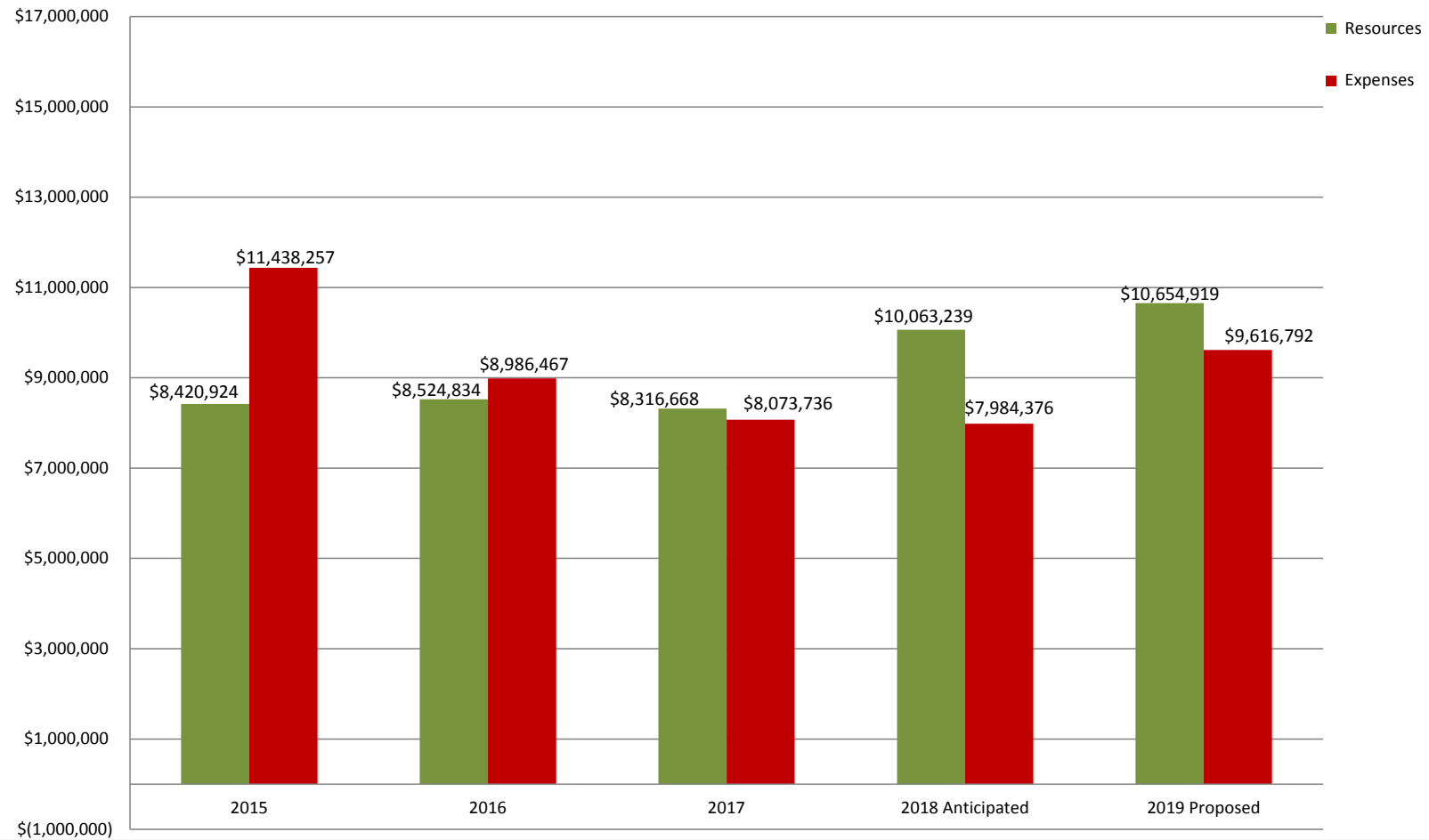
PBC 2019 ADMINISTRATIVE BUDGET

Proposed 2019 Detail and Historical Resources





PBC 2019 ADMINISTRATIVE BUDGET Historical Resources vs Expenditures

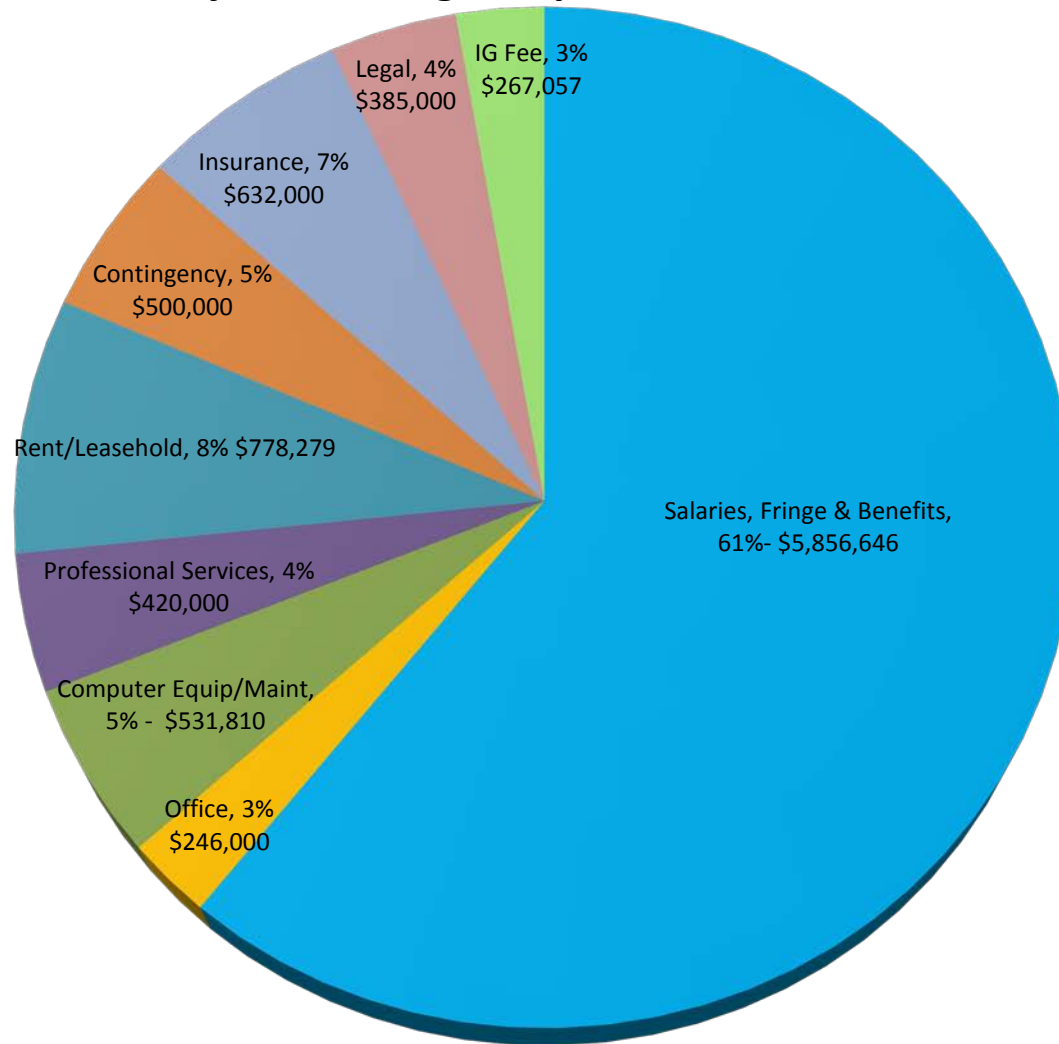


**Public Building Commission of Chicago
2019 General Administrative Budget**

9/25/2018 version


	Approved 2017 Budget	Approved 2018 Budget	Proposed 2019 Budget	Increase/ (Decrease) 2018 to 2019
Personnel Services				
Salaries	\$ 4,809,400	\$ 4,633,750	\$ 4,163,027	\$ (470,723)
Payroll Taxes	296,075	266,963	243,926	\$ (23,036)
Medical Insurance	927,320	975,025	974,250	\$ (775)
Severance Plan	65,443	65,443	65,443	\$ -
Retirement Contributions - PBC 401(a)	316,487	297,631	280,000	\$ (17,631)
Retirement Contributions - Mun. Employees	93,600	101,400	130,000	\$ 28,600
Total Personnel Services	\$ 6,508,325	\$ 6,340,211	\$ 5,856,646	\$ (483,565)
Insurance				
Daley Center	\$ 425,000	\$ 400,000	\$ 575,000	\$ 175,000
General Insurance	85,000	65,000	57,000	\$ (8,000)
Total Insurance	\$ 510,000	\$ 465,000	\$ 632,000	\$ 167,000
Legal Fees	\$ 540,500	\$ 485,000	\$ 385,000	\$ (100,000)
Inspector General Legal Fees	\$ 210,510	\$ 265,210	\$ 267,057	\$ 1,847
Professional Services Fees	\$ 482,900	\$ 446,731	\$ 420,000	\$ (26,731)
Rent/Leasehold Improvements	\$ 690,921	\$ 776,087	\$ 778,279	\$ 2,192
Office and Other Admin Expenses	\$ 305,000	\$ 276,200	\$ 246,000	\$ (30,200)
Computer Maintenance, Equipment & Software	\$ 526,032	\$ 497,252	\$ 531,810	\$ 34,558
Contingency/Business Development	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Budget	\$ 10,274,188	\$ 10,051,691	\$ 9,616,792	\$ (434,899)

PBC 2019 ADMINISTRATIVE BUDGET
2019 Projected Budget Expenditures - \$9,616,792



Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget



The PBC, through its building manager, MB Real Estate, develops an annual Budget to cover the operating and maintenance costs for the Daley Center, as well as a Budget for capital projects which support in maintaining and upgrading the 50-year old facility. The Daley Center Operating and Capital Budgets are approved at the PBC's Annual Meeting. Both components are allocated amongst its tenants: Cook County, the City of Chicago, and the PBC based on the square footage of space each occupies.


The proposed Operating Budget for 2019 is \$15,921,648 which is a .90% increase over the 2019 budget.

For 2019, costs savings the operating budget are expected to result from reductions in utilities and tenant steam. Projected increases stem from annual increases to union cleaning, security services, engineering wages and commercial liability insurance.

The resulting rental rate is \$12.50 per square foot, an extremely competitive rate given the location and landmark quality of the building when compared to similar types of buildings in the Loop.

Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget



A facility condition assessment for the building was performed in 2017. Capital projects required for necessary facility repairs were identified in the assessment and are included in the proposed 2019 Capital Budget in the amount of \$5,095,458:

- \$600K for Building Automation System Upgrades
- \$75K for Concrete sealer and traffic topping re-application at dock and Lower Level parking area
- \$190K for Elastomeric roof coating re-application
- \$1,000,000 for Façade and louver repairs
- \$103K for Plaza sealant joint replacements
- \$2,000,000 for Security upgrades
- \$250K for Elevator Upgrades
- \$697K for repairs to Clark Street Stairway
- \$180K for Re-lining of Cooling Towers

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

2019 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and MB Real Estate Services Inc are pleased to present the 2019 Operating and Capital Budget for the Richard, J. Daley Center. The 2019 operating expense budget of \$15,921,648 reflects a minimal increase of 0.90% over the 2018 Budget of \$15,779,771.

The 0.90% increase in operating expenses equates to \$141,879 and is a result of annual increases to union cleaning, security and engineering wages and increased property and liability insurance premiums. These increases are primarily offset by lower projected costs for utilities stemming from procurement of decreased electric and gas commodities. Furthermore, 2017 tenant steam usage reconciliations will yield additional utility expense credits of \$290K in 2019.

The Percentage for Operating Expense Allocation for 2018 are as follows: Cook County – 95.88%, City of Chicago – 0.348% and Public Building Commission - 3.76%.

Operating Goals

The overall goals for 2019 are to continue to operate the Richard J. Daley Center at the same high level of service while undertaking projects to improve the operating efficiencies, increase Energy Star rating, enhance building security levels, assess and competitively bid building services, sustain plaza event revenue levels, increase MBE/WBE participation and pursue BOMA's TOBY award for 2019. To achieve these goals we plan on undertaking the following projects:

- **Energy Conservation Measures:**

Performance metrics for Energy Star's rating system and algorithm that drives the 1 to 100 Energy Star score have recently changed. Prior to 2018, the EPA was using energy data from 2003. This data was replaced by 2012 energy survey results in August 2018. As a result, the building's Energy Star score has been reduced to 69 from 90.

Unfortunately, Energy Star requires a rating of 75 to achieve their annual designation. Working in conjunction with the building's engineering staff, ComEd and energy consultants, we will create and pursue several energy conservation projects to lower the building's energy consumption and regain the Energy Star designation.

- **Elevator Maintenance RFP:**

The current elevator maintenance service agreement with Schindler Elevator is set to expire in 2019. In preparation of the request for proposal process, we will contract a consultant to perform a maintenance audit of the service agreement and elevator equipment. From there, the consultant will develop an RFP package to be competitively bid and awarded by the first quarter of 2019.

- **Security Assessment:**

Cook County plans to perform security risk assessments for a vast majority of their facilities. This assessment will include the Richard Daley Center. As a result of the assessment, a list of recommended upgrades will be considered for the building and a contingency to implement the same is included within the 2019 Capital Improvement Plan.

- **MBE/WBE Participation:**

In efforts of increasing the building's minority participation levels for both operating and capital expenses, there are several steps that will be taken. First, we will work closely with several organizations that support minority business to solicit interest for projects within the building. Secondly, we plan to host an open house for minority vendors to review all building services and ongoing capital improvement plan.

BUDGET SUMMARY

OPERATING BUDGET	2018 BUDGET	2019 BUDGET	% CHANGE 2018 BUDGET TO 2019 BUDGET	% CHANGE 2018 BUDGET TO 2019 BUDGET
REVENUE				
BASE RENT	\$15,677,151	\$15,585,534	(\$91,617)	-0.58%
RETAIL INCOME	\$97,020	\$334,916	\$237,896	245.20%
OTHER INCOME	\$5,600	\$1,200	(\$4,400)	-78.57%
INCOME FROM SERVICES RESOLD	\$704,496	\$995,807	\$291,311	41.35%
TOTAL REVENUE	\$16,484,267	\$16,917,457	\$433,189	2.63%
EXPENSES				
UTILITIES EXPENSE	\$3,179,597	\$2,702,253	(\$477,344)	-15.01%
CLEANING EXPENSE	\$4,295,822	\$4,369,418	\$73,596	1.71%
SECURITY EXPENSE	\$2,185,401	\$2,346,001	\$160,600	7.35%
MECHANICAL MAINTENANCE	\$3,971,589	\$3,962,333	(\$9,256)	-0.23%
BUILDING GENERAL	\$874,921	\$884,504	\$9,583	1.10%
ADMINISTRATIVE EXPENSE	\$802,953	\$1,028,661	\$225,708	28.11%
INSURANCE	\$469,488	\$628,480	\$158,992	33.86%
SUBTOTAL BLDG OPERATING EXPENSES	\$15,779,771	\$15,921,648	\$141,879	0.90%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$704,496	\$995,807	\$291,311	41.35%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$704,496	\$995,807	\$291,311	41.35%
NET OPERATING AUTHORIZATION REQUIRED	\$16,484,267	\$16,917,454	\$433,189	2.63%
CAPITAL BUDGET	\$4,945,458	\$5,095,458	\$150,000	3.03%

Budget Variance Explanations

When compared to the 2018 Operating Budget, 2019 operating expenses are anticipated to increase by 0.90% or \$141,879. Below are explanations for the variances between the 2018 and 2019 Operating budget operating accounts meeting a variance threshold of \$5K and 5%.

- The \$237,896 increase in Retail Income is a result of the reclassification of special events revenues which are now categorized as income, rather than offsets against the building's administrative payroll expense. Retail Income also includes projected revenues associated with the Distributed Antenna Systems agreement which are scheduled to commence in 2019.
- Similar to Retail Income, there is a \$225,708 increase in Administrative Expense which is also tied to the reclassification of plaza event revenues. Prior to 2019, all plaza event fees would offset administrative payroll expenses. Starting in 2019, plaza event revenues will be classified as income and applied towards an income account.
- The \$291,311 increase in Income from Services Resold is due to projected increases for Cook County and City of Chicago steam costs which is based on recent historical usage. Furthermore, 2017 steam reconciliations have also increased the projected costs for Cook County and City of Chicago steam in 2019.
- The \$477,344 decrease in Utilities results from recent procurement of electric and gas commodities which have yielded very favorable market rates. In 2018, a very conservative approach was taken towards the natural gas and electric budgets as the building was in the process of competitively bidding 3rd party utility procurement consulting services. As a result, a conservative approach was taken towards the 2018 utility budget.
- The \$160,600 increase in Security Expense stems from annual increases to labor rates and expanded testing levels for the building's life safety systems.
- The \$158,992 increase in Insurance Expense is primarily a function of the anticipated rise in Property and Liability coverage which are procured by the Public Building Commission.

Capital Improvement Plan

The 2019 Capital Improvement Budget includes \$5,095,458 for new projects such as Building Automation System Upgrades, Façade and Louver Repairs, Security Upgrades and Repairs to Clark Street Stairway.

In 2019, we will be continuing most of the projects identified in the 2017 Property Condition Assessment (PCA). In 2017, performed the PCA and developed a new 5-year capital plan which commenced in 2018. See the list of capital projects anticipated for 2019 below:

1. **Building Automation System Upgrades - \$600,000**
 - i. Upgrades to the building's automation system. 2017 Property Condition Assessment reported that the automation system needs to be upgraded as controls and hardware are no longer manufactured and obsolete.
2. **Concrete Sealer and Traffic Topping Re-Application at Dock and Lower Level Parking Area - \$75,000**
 - i. 50,000 square feet of concrete flooring systems at the dock and lower level parking garage areas.
3. **Elastomeric Roof Coating Re-Application - \$190,000**
 - i. 50,000 square feet replacement of existing roofing systems
4. **Façade and Louver Repairs - \$1,000,000**
 - i. Water infiltration and deterioration of outside air intake louvers.
5. **Plaza Sealant Joint Replacements - \$103,458**
 - i. Replacement of existing exterior plaza sealant joints.
6. **Security Upgrades - \$2,000,000**
 - i. Miscellaneous upgrade to the building's security systems and infrastructure resulting from Cook County's security risk assessment
7. **Elevator Upgrades - \$250,000**
 - i. Replacement and repair of any costly elevator components that are not covered under the operations maintenance agreement
8. **Repairs to Clark Street Stairway - \$697,000**
 - i. Investigate and perform repairs to the vertical displacement between granite, cracks in granite and corrosion staining at Clark Street stairway.
9. **Re-lining of Cooling Towers - \$180,000**
 - i. Installation of new lining system within 7 of the building's 12 cooling towers.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 Budget Summary**

COOK COUNTY		2019 Funding %*	2018 Funding %*
BASE RENT	\$14,944,656		
STEAM CHARGES	\$456,175		
PACKAGE UNIT MAINTENANCE	\$4,900		
2019 CAPITAL PROJECTS	\$4,885,984		
TOTAL COUNTY	\$20,291,715	95.88%	95.88%
CITY OF CHICAGO			
BASE RENT	\$54,238		
STEAM CHARGES	\$534,732		
2019 CAPITAL PROJECTS	\$17,834		
TOTAL CITY	\$606,804	0.35%	0.35%
PBCC			
BASE RENT	\$586,639		
2019 CAPITAL PROJECTS	\$191,640		
TOTAL PBCC	\$778,280	3.76%	3.76%
TOTAL FUNDING:	\$21,676,799	100.00%	100.00%

*Note: Percentage based on 2018 square footage occupied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$15,585,534	\$15,677,151	\$15,484,634	\$100,900	0.65%
RETAIL INCOME	\$334,916	\$97,020	\$84,090	\$250,826	298.28%
OTHER INCOME	\$1,200	\$5,600	\$3,200	(\$2,000)	-62.50%
INCOME FROM SERVICES RESOLD	\$995,807	\$704,496	\$642,692	\$353,115	54.94%
TOTAL REVENUE	\$16,917,457	\$16,484,267	\$16,214,616	\$702,841	4.33%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,702,253	\$3,179,597	\$3,025,597	(\$323,344)	-10.69%
CLEANING EXPENSE	\$4,369,418	\$4,295,822	\$4,293,322	\$76,095	1.77%
SECURITY EXPENSE	\$2,346,001	\$2,185,402	\$2,235,401	\$110,600	4.95%
MECHANICAL MAINTENANCE	\$3,962,333	\$3,971,589	\$4,096,588	(\$134,255)	-3.28%
BUILDING GENERAL	\$884,504	\$874,921	\$906,921	(\$22,417)	-2.47%
ADMINISTRATIVE EXPENSE	\$1,028,661	\$802,953	\$802,953	\$225,708	28.11%
INSURANCE	\$628,480	\$469,488	\$623,488	\$4,992	0.80%
SUBTOTAL BUILDING OPERATING EXPENSES	\$15,921,650	\$15,779,772	\$15,984,270	(\$62,621)	-0.39%
COST OF SERVICES RESOLD	\$995,807	\$642,692	\$642,692	\$353,115	54.94%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$16,917,457	\$16,422,464	\$16,626,962	\$290,495	1.75%

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

3 YEAR BUDGET COMPARISON	PROPOSED 2019 BUDGET	2018 BUDGET	2017 BUDGET	\$ VARIANCE 2019 BUDGET VS. 2018 BUDGET	% VARIANCE 2019 BUDGET VS. 2018 BUDGET
REVENUE					
BASE RENT	\$15,585,534	\$15,677,151	\$15,484,634	(\$91,617)	-0.58%
RETAIL INCOME	\$334,916	\$97,020	\$84,090	\$237,896	245.20%
OTHER INCOME	\$1,200	\$5,600	\$5,600	(\$4,400)	-78.57%
INCOME FROM SERVICES RESOLD	\$995,807	\$704,496	\$642,692	\$291,311	41.35%
TOTAL REVENUE	\$16,917,457	\$16,484,267	\$16,217,016	\$433,190	2.63%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,702,253	\$3,179,597	\$3,002,230	(\$477,344)	-15.01%
CLEANING EXPENSE	\$4,369,418	\$4,295,822	\$4,158,402	\$73,596	1.71%
SECURITY EXPENSE	\$2,346,001	\$2,185,401	\$2,026,021	\$160,600	7.35%
MECHANICAL MAINTENANCE	\$3,962,333	\$3,971,589	\$4,149,342	(\$9,256)	-0.23%
BUILDING GENERAL	\$884,504	\$874,921	\$968,692	\$9,583	1.10%
ADMINISTRATIVE EXPENSE	\$1,028,661	\$802,953	\$910,423	\$225,708	28.11%
INSURANCE	\$628,480	\$469,488	\$514,488	\$158,992	33.86%
SUBTOTAL BUILDING OPERATING EXPENSES	\$15,921,650	\$15,779,771	\$15,729,598	\$141,879	0.90%
COST OF SERVICES RESOLD (TAB X)	\$995,807	\$704,496	\$642,692	\$291,311	41.35%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$16,917,457	\$16,484,267	\$16,372,290	\$433,190	2.63%

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

	PROPOSED 2019 BUDGET	COOK COUNTY EXPENSE SHARE	PUBLIC BUILDING COMMISSION EXPENSE SHARE	CITY OF CHICAGO EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES				
UTILITIES EXPENSE	\$2,702,253	\$2,591,136	\$101,713	\$9,404
CLEANING EXPENSE	\$4,369,418	\$4,189,747	\$164,465	\$15,206
SECURITY EXPENSE	\$2,346,001	\$2,249,533	\$88,303	\$8,164
MECHANICAL MAINTENANCE	\$3,962,333	\$3,799,402	\$149,142	\$13,789
BUILDING GENERAL	\$884,504	\$848,133	\$33,293	\$3,078
ADMINISTRATIVE EXPENSE	\$1,028,661	\$986,363	\$38,719	\$3,580
INSURANCE	\$628,480	\$602,637	\$23,656	\$2,187
TOTAL BUILDING OPERATING EXPENSES	\$15,921,650	\$15,266,951	\$599,291	\$55,407

RICHARD J. DALEY CENTER 2019 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	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$14,944,656
COUNTY STEAM CHARGES	\$123,816	\$62,075	\$68,293	\$49,216	\$15,244	\$5,371	\$4,159	\$4,219	\$2,804	\$23,941	\$36,050	\$60,986	\$456,175
COUNTY PACKAGE UNIT MAINT.	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL COUNTY O & M CHARGES	\$1,369,613	\$1,307,871	\$1,314,090	\$1,295,013	\$1,261,040	\$1,251,167	\$1,249,955	\$1,250,016	\$1,248,600	\$1,269,738	\$1,281,846	\$1,306,782	\$15,405,731
CITY BASE RENT	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$54,238
CITY STEAM CHARGES	\$138,126	\$67,715	\$47,633	\$53,128	\$17,149	\$13,068	\$8,024	\$9,616	\$11,217	\$28,640	\$58,218	\$82,199	\$534,732
TOTAL CITY O & M CHARGES	\$142,646	\$72,235	\$52,153	\$57,647	\$21,668	\$17,588	\$12,544	\$14,136	\$15,737	\$33,160	\$62,738	\$86,719	\$588,970
PBCC BASE RENT	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$586,639
TOTAL PBCC O & M CHARGES	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$586,639

TOTAL BASE RENT:	\$15,585,534
TOTAL SERVICES RESOLD:	\$995,807
TOTAL TENANT CONTRIBUTIONS:	\$16,581,341

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2019	No. of Employees Budget 2018	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		64	65		\$3,893,711
contract employees	Day	15	16		
contract employees	Night	49	49		
Security Staff:		32	33	\$0	\$2,176,385
contract employees	Director	1	1		
building employee	Administrative	0	1		
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	21		\$2,584,775
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	15	18		
building employee	Apprentice	0	0		
Carpenter:		1	1	\$191,509	
Elevator Personnel:		1	2	\$99,213	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	0	1		
Administrative:		5	5	\$593,044	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Special Events Coordinator	1	1		
building employee	Administrative	1	1		
TOTAL PAYROLL:		121	127	\$883,766	\$8,654,871

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$14,944,656	\$15,032,506	\$14,827,320	\$117,336	0.79%
2. BASE RENT CITY	\$54,238	\$54,556	\$55,657	(\$1,419)	-2.55%
3. BASE RENT PBCC	\$586,639	\$590,088	\$601,657	(\$15,018)	-2.50%
4. RETAIL INCOME	\$148,692	\$65,820	\$64,890	\$83,802	129.14%
5. SPECIAL EVENTS INCOME	\$167,024	\$0	\$0	\$167,024	100.00%
6. RETAIL PERCENTAGE RENT	\$19,200	\$31,200	\$19,200	\$0	0.00%
7. XEROX MACHINES	\$0	\$4,400	\$2,000	(\$2,000)	-100.00%
8. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$995,807	\$704,496	\$642,692	\$353,115	54.94%
TOTAL	\$16,917,457	\$16,484,267	\$16,214,616	\$702,841	4.33%

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 7): \$3,960 bondsmen (\$330.00 per month), \$27,720 total
Starbucks: \$3,231.25 monthly. 2019 revenue of \$38,775
Distributed Antenna Systems Rent: \$43,200 (\$7,200 per month) represents rent for 3 cellular carriers beginning in July 2019
ATM Machines: \$1,000 monthly. 2019 revenue of \$12,000
5. Special events revenue previously classified as a credit against administrative expenses, will be classified as income in 2019
6. Percentage rent for vending machines, \$1,600 per month.
7. Due to decreased activity and transactions, the copy machines agreement was terminated in 2018
8. \$100 per month from Starbucks for waste hauling.
9. Services resold to tenants, identified as reimbursable expenses.
Steam \$990,907 (metered) - In addition to charges from 2017 steam reconciliation

RICHARD J. DALEY CENTER 2019 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>REVENUE</u>													
<u>BASE RENTS</u>													
3000-105 BASE RENT COUNTY (95.88%)	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$1,245,388	\$14,944,656
3000-110 BASE RENT CITY (0.348%)	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$4,520	\$54,238
3000-115 BASE RENT PBCC (3.76%)	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$48,887	\$586,639
TOTAL BASE RENT	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$1,298,794	\$15,585,534
<u>OTHER RENTAL INCOME</u>													
3100-100 RETAIL RENTAL INCOME	\$8,191	\$8,191	\$8,191	\$8,191	\$8,191	\$15,391	\$15,391	\$15,391	\$15,391	\$15,391	\$15,391	\$15,391	\$148,692
0000-000 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
3100-150 RETAIL RENT - PERCENTAGE	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200
OTHER RENTAL INCOME	\$10,541	\$9,866	\$13,503	\$18,003	\$40,316	\$35,141	\$29,291	\$36,566	\$29,366	\$34,466	\$17,741	\$60,116	\$334,916
<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	\$262,351	\$130,199	\$116,335	\$102,752	\$32,801	\$18,848	\$12,591	\$14,243	\$14,429	\$52,989	\$94,676	\$143,594	\$995,807
OTHER INCOME	\$262,451	\$130,299	\$116,435	\$102,852	\$32,901	\$18,948	\$12,691	\$14,343	\$14,529	\$53,089	\$94,776	\$143,694	\$997,007
TOTAL REVENUE	\$1,571,786	\$1,438,959	\$1,428,732	\$1,419,650	\$1,372,011	\$1,352,883	\$1,340,777	\$1,349,704	\$1,342,689	\$1,386,350	\$1,411,311	\$1,502,604	\$16,917,457

RICHARD J. DALEY CENTER 2019 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>OPERATING EXPENSES</u>													
<u>1. UTILITIES EXPENSE</u>													
4200-150 ELECTRICITY	\$166,907	\$135,938	\$139,309	\$145,692	\$135,624	\$171,156	\$183,858	\$190,062	\$218,504	\$172,163	\$169,423	\$196,822	\$2,025,458
4200-200 GAS	\$140,781	\$139,187	\$121,999	\$59,301	\$36,261	\$27,142	\$25,076	\$24,544	\$25,026	\$36,289	\$80,754	\$102,320	\$818,679
4200-250 TENANT STEAM	(\$261,943)	(\$129,790)	(\$115,926)	(\$102,344)	(\$32,392)	(\$18,439)	(\$12,183)	(\$13,835)	(\$14,020)	(\$52,581)	(\$94,268)	(\$143,185)	(\$990,907)
4200-600 WATER	\$21,156	\$15,774	\$29,250	\$14,706	\$24,223	\$31,726	\$25,320	\$27,640	\$25,155	\$23,535	\$18,750	\$27,184	\$284,419
4200-955 LOAN INTEREST	\$73,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,016	\$0	\$0	\$0	\$142,080
4200-960 LOAN PRINCIPAL	\$209,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,286	\$0	\$0	\$0	\$422,524
TOTAL UTILITIES EXPENSE	\$349,204	\$161,108	\$174,632	\$117,355	\$163,716	\$211,585	\$222,071	\$228,411	\$536,967	\$179,406	\$174,659	\$183,141	\$2,702,253
<u>2. CLEANING EXPENSE</u>													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$72,845	\$874,145
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$251,631	\$3,019,567
4000-211 ADDITIONAL CLEANING SERVICES	\$700	\$700	\$700	\$550	\$550	\$500	\$500	\$500	\$500	\$500	\$600	\$600	\$6,900
4000-700 WINDOW WASHING SERVICE CONTRACT	\$7,040	\$5,632	\$7,040	\$25,774	\$5,632	\$22,832	\$5,632	\$5,632	\$32,138	\$5,632	\$5,632	\$7,040	\$135,656
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$6,035	\$6,035	\$11,035	\$6,035	\$6,275	\$6,275	\$6,275	\$6,275	\$11,275	\$6,275	\$6,275	\$6,275	\$84,340
4000-215 CLEANING-SUPP/MATERIALS	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$20,218	\$242,610
4000-212 UNIFORMS	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$6,200
TOTAL CLEANING EXPENSE	\$358,985	\$357,577	\$363,985	\$377,569	\$357,667	\$374,817	\$357,617	\$357,617	\$389,123	\$357,617	\$357,717	\$359,125	\$4,369,418
<u>3. SECURITY DEPARTMENT</u>													
4400-200 SECURITY CONTRACT SERVICE	\$184,595	\$176,595	\$176,595	\$176,595	\$181,860	\$181,860	\$183,048	\$183,048	\$183,048	\$183,048	\$183,048	\$183,048	\$2,176,385
4400-210 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4400-310 SECURITY REPAIRS AND MAINTENANCE	\$4,833	\$4,833	\$4,833	\$4,833	\$4,833	\$10,833	\$4,833	\$4,833	\$6,333	\$13,333	\$76,483	\$3,853	\$144,666
4400-400 SECURITY SUPPLIES AND MATERIALS	\$1,000	\$500	\$5,500	\$1,650	\$500	\$1,500	\$1,000	\$1,000	\$800	\$1,500	\$500	\$500	\$15,950
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	\$191,178	\$182,678	\$187,678	\$183,828	\$187,943	\$194,943	\$189,631	\$189,631	\$190,931	\$198,631	\$260,781	\$188,151	\$2,346,001

RICHARD J. DALEY CENTER 2019 MONTHLY OPERATING BUDGET BY CATEGORY

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
4. MECHANICAL MAINTENANCE DEPARTMENT													
<u>ELECTRICAL R&M</u>													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$6,917	\$83,004
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$8,166	\$8,166	\$8,166	\$8,166	\$8,166	\$8,166	\$15,666	\$8,166	\$8,166	\$8,166	\$8,166	\$8,166	\$105,492
4100-480 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$15,083	\$15,083	\$15,083	\$15,083	\$15,083	\$15,083	\$22,583	\$15,083	\$15,083	\$15,083	\$15,083	\$15,083	\$188,496
<u>PLUMBING R & M</u>													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$27,204
TOTAL PLUMBING R & M EXPENSE	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$2,267	\$27,204
<u>HVAC R & M</u>													
4100-300 HVAC-CONTRACT SERVICE	\$12,631	\$12,631	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$12,836	\$153,622
4100-301 HVAC-CONTROLS CONTRACT	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$5,525	\$66,300
4100-315 HVAC-SUPPLIES/MATERIALS	\$3,750	\$3,750	\$3,750	\$3,750	\$6,250	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$47,500
4100-310 REPAIRS & MAINTENANCE	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$93,720
4100-100 HVAC-PAYROLL	\$316,993	\$205,796	\$190,913	\$190,913	\$190,913	\$198,125	\$203,685	\$285,475	\$203,807	\$196,858	\$196,858	\$204,439	\$2,584,775
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL HVAC R & M EXPENSE	\$347,459	\$236,262	\$221,584	\$221,584	\$224,084	\$228,796	\$234,356	\$316,146	\$234,478	\$227,529	\$227,529	\$235,110	\$2,954,917
<u>ELEVATOR R & M</u>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$781,416
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$0	\$0	\$10,300
TOTAL ELEVATOR R & M EXPENSE	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$65,118	\$75,418	\$65,118	\$65,118	\$65,118	\$791,716
TOTAL DEPARTMENTAL EXPENSE	\$429,927	\$318,730	\$304,052	\$304,052	\$306,552	\$311,264	\$324,324	\$398,614	\$327,246	\$309,997	\$309,997	\$317,578	\$3,962,333

RICHARD J. DALEY CENTER 2019 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	\$14,731	\$14,731	\$22,097	\$14,731	\$14,731	\$14,731	\$14,731	\$14,731	\$22,097	\$14,731	\$14,731	\$14,731	\$191,509
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	\$14,891	\$14,891	\$22,257	\$14,891	\$14,891	\$14,891	\$14,891	\$14,891	\$22,257	\$14,891	\$14,891	\$14,891	\$193,429
<u>SERVICES AND SUPPLIES</u>													
4100-830 GEN BUILD SUPPLIES MATERIALS	\$1,409	\$1,409	\$21,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$36,908
4300-100 LANDSCAPING	\$0	\$0	\$5,741	\$5,741	\$5,741	\$9,241	\$5,741	\$5,741	\$5,741	\$5,741	\$0	\$0	\$49,428
4000-500 CONTRACT SVC-TRASH REMOVAL	\$3,934	\$7,534	\$3,934	\$4,234	\$4,434	\$4,434	\$4,434	\$4,734	\$4,434	\$4,434	\$4,234	\$3,934	\$54,708
4100-805 EXTERMINATOR SERVICES	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$521	\$6,252
4100-810 CONTRACT SVC-METAL MAINT.	\$1,000	\$1,000	\$1,000	\$16,450	\$4,450	\$2,815	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$32,715
4100-845 GENERAL BUILDING REPAIRS	\$14,846	\$11,387	\$9,301	\$27,250	\$6,346	\$4,500	\$4,500	\$4,500	\$18,500	\$27,457	\$20,570	\$4,520	\$153,677
4100-840 GLASS REPLACEMENT	\$16,100	\$6,982	\$6,982	\$16,100	\$6,982	\$6,982	\$16,100	\$6,982	\$6,982	\$16,100	\$6,982	\$16,100	\$129,374
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	\$7,632	\$7,632	\$11,448	\$7,632	\$7,632	\$7,632	\$7,632	\$7,632	\$11,448	\$7,632	\$7,632	\$7,632	\$99,213
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	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$40,800
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$50,175	\$41,198	\$65,069	\$84,070	\$42,248	\$42,267	\$46,070	\$37,252	\$54,768	\$69,027	\$47,081	\$39,849	\$619,075
TOTAL DEPARTMENTAL EXPENSE	\$71,067	\$62,090	\$93,326	\$104,962	\$63,140	\$63,159	\$66,962	\$58,144	\$83,025	\$89,919	\$67,973	\$60,741	\$884,504

RICHARD J. DALEY CENTER 2019 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>6. ADMINISTRATION EXPENSES</u>													
4500-580 OFFICE SUPPLIES	\$5,815	\$1,815	\$2,315	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,854	\$1,854	\$1,854	\$1,854	\$26,436
4500-520 TELEPHONE	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$19,800
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	\$18,617	\$3,617	\$25,517	\$11,117	\$3,617	\$3,617	\$3,617	\$3,617	\$3,617	\$3,617	\$3,617	\$3,617	\$87,804
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000	\$65,000
4500-414 ENVIRONMENTAL FEES	\$0	\$7,647	\$20,500	\$0	\$0	\$0	\$0	\$7,647	\$2,150	\$0	\$0	\$0	\$37,944
4500-100 ADMINISTRATIVE PAYROLL	\$36,125	\$36,125	\$89,843	\$36,125	\$36,125	\$36,125	\$36,125	\$36,125	\$54,188	\$36,125	\$36,125	\$36,125	\$505,283
4500-101 ADMINISTRATIVE BENEFITS	\$6,751	\$6,751	\$10,126	\$6,751	\$6,751	\$6,751	\$6,751	\$6,751	\$10,126	\$6,751	\$6,751	\$6,751	\$87,761
4500-590 STACKING PLAN AND BLDG SFT CALC	\$950	\$3,450	\$950	\$950	\$2,750	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$15,700
4500-700 ADMINISTRATIVE EXPENSE	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400
TOTAL ADMINISTRATIVE EXPENSE	\$85,153	\$76,300	\$166,146	\$73,653	\$67,953	\$66,153	\$66,153	\$73,800	\$89,780	\$66,192	\$66,192	\$131,192	\$1,028,661
<u>7. INSURANCE EXPENSE</u>													
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	\$1,625,862	\$1,166,331	\$1,297,667	\$1,301,767	\$1,154,819	\$1,229,769	\$1,371,106	\$1,314,065	\$1,624,921	\$1,342,110	\$1,245,167	\$1,248,064	\$15,921,650
<u>REIMBURSABLE EXPENSE</u>													
4900-140 COST OF STEAM RESOLD COUNTY	\$123,816	\$62,075	\$68,293	\$49,216	\$15,244	\$5,371	\$4,159	\$4,219	\$2,804	\$23,941	\$36,050	\$60,986	\$456,175
4900-150 COST OF STEAM RESOLD CITY	\$138,126	\$67,715	\$47,633	\$53,128	\$17,149	\$13,068	\$8,024	\$9,616	\$11,217	\$28,640	\$58,218	\$82,199	\$534,732
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL REIMBURSABLE EXPENSE	\$262,351	\$130,199	\$116,335	\$102,752	\$32,801	\$18,848	\$12,591	\$14,243	\$14,429	\$52,989	\$94,676	\$143,594	\$995,807
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$1,888,213	\$1,296,530	\$1,414,002	\$1,404,520	\$1,187,619	\$1,248,617	\$1,383,698	\$1,328,308	\$1,639,350	\$1,395,099	\$1,339,843	\$1,391,658	\$16,917,457
OPERATING SURPLUS OR (DEFICIT)	\$316,427	(\$142,429)	(\$14,730)	(\$15,130)	(\$184,392)	(\$104,266)	\$42,921	(\$21,396)	\$296,660	\$8,749	(\$71,468)	(\$110,946)	\$0

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. ELECTRICITY	\$2,025,458	\$2,147,588	\$1,993,588	\$31,870	1.60%
2. NATURAL GAS	\$818,679	\$891,808	\$891,808	(\$73,129)	-8.20%
3. TENANT STEAM USAGE	(\$990,907)	(\$699,596)	(\$699,596)	(\$291,311)	41.64%
4. WATER	\$284,419	\$293,378	\$293,378	(\$8,960)	-3.05%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$564,604	\$546,418	\$546,418	\$18,186	3.33%
TOTAL	\$2,702,253	\$3,179,597	\$3,025,597	(\$323,344)	-10.69%

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates.
2. See Natural Gas Budget based on utility consultant usage projections and existing procurement rates.
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 2017 steam usage. Additional charges owed by City and County totals \$94K and will be added to 2018 steam 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.
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.

**RICHARD J. DALEY CENTER
ELECTRIC BUDGET WORKSHEET
2019**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED	1,417,735	1,129,412	1,159,471	1,143,177	1,005,389	1,286,323	1,392,371	1,465,681	1,688,531	1,311,459	1,351,917	1,647,480	15,998,946
FIXED CONTRACT ENERGY COSTS	\$43,524	\$34,673	\$35,596	\$35,096	\$30,865	\$39,490	\$42,746	\$44,996	\$51,838	\$40,262	\$41,504	\$50,578	\$491,168
DISTRIBUTION LOSS CHARGES	\$2,594	\$2,067	\$2,122	\$2,092	\$1,840	\$2,354	\$2,548	\$2,682	\$3,090	\$2,400	\$2,474	\$3,014	\$29,277
TRANSMISSION SERVICE CHARGES	\$25,531	\$20,338	\$20,880	\$20,586	\$18,105	\$23,164	\$25,074	\$26,394	\$30,407	\$23,617	\$24,345	\$29,668	\$288,109
RESERVE CAPACITY CHARGES	\$49,748	\$39,631	\$40,686	\$40,114	\$35,279	\$45,137	\$48,858	\$51,431	\$59,251	\$46,019	\$47,439	\$57,810	\$561,403
RENEWABLE PORTFOLIO CHARGES	\$57	\$45	\$46	\$46	\$40	\$51	\$56	\$59	\$68	\$52	\$54	\$66	\$640
DISTRIBUTION CHARGES	\$33,448	\$29,432	\$29,985	\$37,504	\$40,093	\$49,108	\$51,832	\$51,262	\$58,657	\$47,845	\$41,660	\$41,645	\$512,471
UTILITY TAXES	\$4,057	\$3,279	\$3,360	\$3,316	\$2,944	\$3,702	\$3,989	\$4,187	\$4,788	\$3,770	\$3,879	\$4,677	\$45,948
CONTINGENCY VARIANCE	\$7,948	\$6,473	\$6,634	\$6,938	\$6,458	\$8,150	\$8,755	\$9,051	\$10,405	\$8,198	\$8,068	\$9,364	\$96,442
TOTAL COSTS PER KWHR	0.1177	0.1204	0.1201	0.1274	0.1349	0.1331	0.1320	0.1297	0.1294	0.1313	0.1253	0.1195	
NET ELECTRIC COST	\$166,907	\$135,938	\$139,309	\$145,692	\$135,624	\$171,156	\$183,858	\$190,062	\$218,504	\$172,163	\$169,423	\$196,822	\$2,025,458
2019 ELECTRIC BUDGET	\$166,907	\$135,938	\$139,309	\$145,692	\$135,624	\$171,156	\$183,858	\$190,062	\$218,504	\$172,163	\$169,423	\$196,822	\$2,025,458

Projected 2019 Natural Gas Budget

Month	Usage	Variable Priced Volume	Fixed Gas Cost	Variable Priced Gas Cost	Utility Charges	Taxes	Subtotal	Allowed Variance	Total
January	270,807	143,040	\$33,065	\$57,116	\$40,517	\$3,379	\$134,077	\$6,704	\$140,781
February	257,422	142,120	\$33,237	\$56,749	\$39,296	\$3,277	\$132,559	\$6,628	\$139,187
March	218,686	122,180	\$28,658	\$48,786	\$35,762	\$2,983	\$116,189	\$5,809	\$121,999
April	101,976	0	\$29,267	\$0	\$25,115	\$2,095	\$56,477	\$2,824	\$59,301
May	45,107	0	\$12,946	\$0	\$19,927	\$1,662	\$34,535	\$1,727	\$36,261
June	22,598	0	\$6,486	\$0	\$17,873	\$1,491	\$25,850	\$1,292	\$27,142
July	17,498	0	\$5,022	\$0	\$17,408	\$1,452	\$23,882	\$1,194	\$25,076
August	16,185	0	\$4,645	\$0	\$17,288	\$1,442	\$23,375	\$1,169	\$24,544
September	17,374	0	\$4,986	\$0	\$17,397	\$1,451	\$23,834	\$1,192	\$25,026
October	45,176	0	\$12,966	\$0	\$19,933	\$1,662	\$34,561	\$1,728	\$36,289
November	154,931	0	\$44,465	\$0	\$29,946	\$2,497	\$76,908	\$3,845	\$80,754
December	208,163	0	\$59,743	\$0	\$34,802	\$2,903	\$97,448	\$4,872	\$102,320
TOTAL	1,375,923	407,340	\$275,486	\$162,651	\$315,264	\$26,294	\$779,695	\$38,985	\$818,679

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2018**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION			TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER			
JAN	286,258	78,091	85,558	122,609	\$ 125,255	0.4376	76.20%
FEB	272,945	60,643	66,153	146,149	\$ 138,503	0.5074	75.20%
MAR	215,293	66,718	46,534	102,041	\$ 119,696	0.5560	77.07%
APR	175,999	48,081	51,902	76,016	\$ 103,626	0.5888	80.00%
MAY	40,871	14,892	16,753	9,226	\$ 37,538	0.9185	78.00%
TOTAL	991,366	268,425	266,900	456,041	\$ 524,618		

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2017**

MONTH	PRODUCED	DISTRIBUTION			TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER			
JUN	19,918	5,247	12,767	1,904	\$ 28,825	1.4472	69.08%
JUL	13,175	4,063	7,839	1,273	\$ 25,893	1.9653	76.69%
AUG	16,215	4,122	9,394	2,699	\$ 25,996	1.6032	53.47%
SEPT	15,273	2,739	10,958	1,576	\$ 35,561	2.3284	66.77%
OCT	58,658	23,389	27,979	7,290	\$ 37,649	0.6418	71.88%
NOV	169,760	35,218	56,875	77,667	\$ 78,555	0.4627	75.21%
DEC	245,491	59,579	80,303	105,609	\$ 106,365	0.4333	77.20%
TOTAL	538,490	134,357	206,115	198,018	\$ 338,844		

**RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2019**

PROJECTION OF 2019 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-April 2018 actual, May-December 2017 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2019 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	286,258	78,091	85,558	122,609	270,807	0.5199	\$140,781
FEB	272,945	60,643	66,153	146,149	257,422	0.5407	\$139,187
MAR	215,293	66,718	46,534	102,041	218,686	0.5579	\$121,999
APR	175,999	48,081	51,902	76,016	101,976	0.5815	\$59,301
MAY	40,871	14,892	16,753	9,226	45,107	0.8039	\$36,261
JUN	19,918	5,247	12,767	1,904	22,598	1.2011	\$27,142
JUL	13,175	4,063	7,839	1,273	17,498	1.4331	\$25,076
AUG	16,215	4,122	9,394	2,699	16,185	1.5165	\$24,544
SEPT	15,273	2,739	10,958	1,576	17,374	1.4404	\$25,026
OCT	58,658	23,389	27,979	7,290	45,176	0.8033	\$36,289
NOV	169,760	35,218	56,875	77,667	154,931	0.5212	\$80,754
DEC	245,491	59,579	80,303	105,609	208,163	0.4915	\$102,320
TOTAL	1,529,856	402,782	473,015	654,059	1,375,923	0.868	\$818,679

AVERAGE FUEL COST PER THERM \$ 0.60

- NOTE:
 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
 2. STEAM PROJECTIONS ARE BASED ON 2018 ACTUAL USAGE THROUGH APRIL AND 2017 ACTUAL USAGE MAY THROUGH DECEMBER.

BUDGET SUMMARY																										
2019 BUDGET FUELING COST	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		TOTAL	
GROSS FUEL COST	\$	140,781	\$	139,187	\$	121,999	\$	59,301	\$	36,261	\$	27,142	\$	25,076	\$	24,544	\$	25,026	\$	36,289	\$	80,754	\$	102,320	\$	818,679
TOTAL FUELING COST	\$	140,781	\$	139,187	\$	121,999	\$	59,301	\$	36,261	\$	27,142	\$	25,076	\$	24,544	\$	25,026	\$	36,289	\$	80,754	\$	102,320	\$	818,679

BUDGET SUMMARY														
2019 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
RESOLD TO COUNTY	\$ 79,935	\$ 62,075	\$ 68,293	\$ 49,216	\$ 15,244	\$ 5,371	\$ 4,159	\$ 4,219	\$ 2,804	\$ 23,941	\$ 36,050	\$ 60,986	\$ 412,293	
2017 COUNTY STEAM RECONCILIATION (DUE)	\$ 43,881.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,881	
2019 STEAM CHARGE	\$ 123,816	\$ 62,075	\$ 68,293	\$ 49,216	\$ 15,244	\$ 5,371	\$ 4,159	\$ 4,219	\$ 2,804	\$ 23,941	\$ 36,050	\$ 60,986	\$ 456,175	
RESOLD TO CITY	\$ 87,578	\$ 67,715	\$ 47,633	\$ 53,128	\$ 17,149	\$ 13,068	\$ 8,024	\$ 9,616	\$ 11,217	\$ 28,640	\$ 58,218	\$ 82,199	\$ 484,185	
2017 CITY STEAM RECONCILIATION (DUE)	\$ 50,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,548	
2019 STEAM CHARGE	\$ 138,126	\$ 67,715	\$ 47,633	\$ 53,128	\$ 17,149	\$ 13,068	\$ 8,024	\$ 9,616	\$ 11,217	\$ 28,640	\$ 58,218	\$ 82,199	\$ 534,732	
TOTAL TENANT STEAM COST	\$ 261,943	\$ 129,790	\$ 115,926	\$ 102,344	\$ 32,392	\$ 18,439	\$ 12,183	\$ 13,835	\$ 14,020	\$ 52,581	\$ 94,268	\$ 143,185	\$ 990,907	

Steam Reconciliation - 2017

Applied to 2019 Tenant Steam Charges

City of Chicago

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Due from City of Chicago)
January	76,787.00	78,668.00	(1,881.00)	\$ 80,249.00	\$ 67,962.00	\$ (12,287.00)
February	52,453.00	53,944.00	(1,491.00)	\$ 54,818.00	\$ 48,341.93	\$ (6,476.07)
March	47,447.00	52,892.00	(5,445.00)	\$ 49,586.00	\$ 49,821.37	\$ 235.37
April	32,891.00	26,274.00	6,617.00	\$ 34,374.00	\$ 25,158.37	\$ (9,215.63)
May	18,905.00	25,212.00	(6,307.00)	\$ 19,757.00	\$ 29,811.26	\$ 10,054.26
June	14,338.00	12,767.00	1,571.00	\$ 14,984.00	\$ 18,366.00	\$ 3,382.00
July	11,077.00	7,839.00	3,238.00	\$ 11,576.00	\$ 13,074.50	\$ 1,498.50
August	12,489.00	9,394.00	3,095.00	\$ 13,052.00	\$ 15,895.29	\$ 2,843.29
September	12,703.00	10,958.00	1,745.00	\$ 13,276.00	\$ 12,247.86	\$ (1,028.14)
October	14,724.00	27,979.00	(13,255.00)	\$ 15,388.00	\$ 36,573.90	\$ 21,185.90
November	37,457.00	56,875.00	(19,418.00)	\$ 39,146.00	\$ 56,059.67	\$ 16,913.67
December	50,800.00	80,303.00	(29,503.00)	\$ 53,091.00	\$ 76,532.53	\$ 23,441.53
Totals	382,071.00	443,105.00	(61,034.00)	\$ 399,297.00	\$ 449,844.68	\$ 50,547.68

Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to Cook County)
January	59,651.00	59,083.00	568.00	\$ 62,341.00	\$ 51,042.00	\$ (11,299.00)
February	46,339.00	39,765.00	6,574.00	\$ 48,428.00	\$ 35,635.41	\$ (12,792.59)
March	33,231.00	45,121.00	(11,890.00)	\$ 34,729.00	\$ 42,501.51	\$ 7,772.51
April	32,274.00	21,091.00	11,183.00	\$ 33,729.00	\$ 20,195.45	\$ (13,533.55)
May	6,667.00	20,047.00	(13,380.00)	\$ 6,968.00	\$ 23,704.04	\$ 16,736.04
June	2,380.00	5,247.00	(2,867.00)	\$ 2,487.00	\$ 7,548.08	\$ 5,061.08
July	4,847.00	4,063.00	784.00	\$ 5,066.00	\$ 6,776.59	\$ 1,710.59
August	2,257.00	4,122.00	(1,865.00)	\$ 2,359.00	\$ 6,974.71	\$ 4,615.71
September	2,259.00	2,739.00	(480.00)	\$ 2,361.00	\$ 3,061.00	\$ 700.00
October	8,466.00	23,389.00	(14,923.00)	\$ 8,848.00	\$ 30,573.89	\$ 21,725.89
November	22,662.00	35,218.00	(12,556.00)	\$ 23,684.00	\$ 34,713.14	\$ 11,029.14
December	42,701.00	59,579.00	(16,878.00)	\$ 44,626.00	\$ 56,781.59	\$ 12,155.59
Totals	263,734.00	319,464.00	(55,730.00)	\$ 275,626.00	\$ 319,507.41	\$ 43,881.41

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2017-2018**

History of 2017 and 2018 Billings

2018	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	\$7,546	-\$1,488	\$6,927	\$2,826	\$6,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,037
587564	\$9,379	\$14,107	\$16,473	\$8,939	\$13,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,050
Total	\$16,925	\$12,619	\$23,400	\$11,765	\$19,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,087

2017	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	\$3,690	\$4,674	\$4,956	\$4,826	\$5,124	\$7,892	\$6,203	\$6,646	\$5,900	\$5,629	\$4,410	\$8,261	\$68,211
587564	\$9,927	\$10,614	\$11,513	\$11,178	\$11,628	\$17,489	\$14,053	\$15,466	\$14,224	\$13,199	\$10,590	\$13,486	\$153,367
Total	\$13,617	\$15,288	\$16,469	\$16,004	\$16,752	\$25,381	\$20,256	\$22,112	\$20,124	\$18,828	\$15,000	\$21,747	\$221,578

Total Billing January - May 2018 \$84,087

Total Billing January - June 2017 \$78,130

% Increase 2017 to 2018 7.62%

2019 budgeted at 1.25% increase over January to May 2018 and June to December actual expenses.

2019	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$21,156	\$15,774	\$29,250	\$14,706	\$24,223	\$31,726	\$25,320	\$27,640	\$25,155	\$23,535	\$18,750	\$27,184	\$284,419

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2019**

PROJECTED OUTPUT: 1,375,923 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2019 PROJECTION)	\$0.5950
B. ELECTRICITY - \$0.12 PER KWHR	\$0.1267
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	\$0.2925
<u>TOTAL COST</u>	\$1.02

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$3,893,711	\$3,846,518	\$3,846,518	\$47,193	1.23%
2. ADDITIONAL CLEANING SERVICES	\$6,900	\$6,900	\$6,900	\$0	0.00%
3. CLEANING SUPPLIES	\$242,610	\$237,488	\$237,488	\$5,122	2.16%
4. UNIFORMS	\$6,200	\$8,700	\$6,200	\$0	0.00%
5. WINDOW WASHING COSTS	\$135,656	\$114,728	\$114,728	\$20,928	18.24%
6. WINDOW RIG SERVICE CONTRACT	\$84,340	\$81,488	\$81,488	\$2,852	3.50%
TOTAL	\$4,369,418	\$4,295,822	\$4,293,322	\$76,095	1.77%

- 1 . Contract costs consist of labor per attached worksheet-union increases included. Variance due to increased wages and benefits per Union agreement.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for building projects, plaza events and snow removal.
- 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 new contract resulting from 2017 procurement process which yielded increases costs due to new LEED requirements and increases in union wages and benefits
6. Preventative maintenance service contract - \$6,035 per month.

**Daley Center
Day Staff**

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	Supervisor	40.0	52.2	2,088.00	\$ 22.75	\$ 47,502.00
Custodian	Day Custodian	440.0	52.2	22,968.00	\$ 18.25	\$ 419,166.00
Lead	Lead	40.0	52.2	2,088.00	\$ 19.25	\$ 40,194.00
Custodian	Day Custodian	80.0	52.2	4,176.00	\$ 15.85	\$ 66,189.60
Custodian	Day Custodian	-	52.2	-		\$ -
Custodian	Day Custodian	-	52.2	-		\$ -
total hours				31,320.00		

SUBTOTAL: Base Labor	\$ 573,051.60
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Vacation replacement total: \$ 29,106.00

TOTAL ANNUALIZED LABOR	\$ 602,157.60
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FICA	\$	46,065.06
SUI	\$	2,818.80
FUI	\$	780.00
WC	\$	24,086.30
GL	\$	7,225.89
Health & Welfare	\$	173,316.60
Pension	\$	35,879.40

SUBTOTAL: Taxes & Fringes	\$ 290,172.05
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TOTAL PAYROLL & RELATED	\$ 892,329.65
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TOTAL ANNUAL COSTS	\$ 892,329.65
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Overhead/Profit	\$ 26,814.89
2019 Staffing Reduction	\$ (45,000.00)

TOTAL CHARGE	(Annual)	\$ 874,144.54
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MONTHLY CHARGE	\$ 72,845.38
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**Daley Center
Night 2019**

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Custodian	Custodian	1,720.0	52.2	89,784.00	\$ 18.25	\$ 1,638,558.00
custodian	Custodian	80.0	52.2	4,176.00	\$ 16.35	\$ 68,277.60
custodian	Custodian	80.0	52.2	4,176.00	\$ 15.85	\$ 66,189.60
						\$ -
						\$ -

total hours 98,136.00

SUBTOTAL: Base Labor	\$ 1,773,025.20
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Vacation replacement total: \$ 102,405.60

TOTAL ANNUALIZED LABOR	\$ 1,875,430.80
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FICA	\$ 143,470.46
SUI	\$ 8,832.24
FUI	\$ 2,444.00
WC	\$ 75,017.23
GL	\$ 22,505.17
Health & Welfare	\$ 543,058.68
Pension	\$ 112,422.12

SUBTOTAL: Taxes & Fringes	\$ 907,749.90
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TOTAL PAYROLL & RELATED	\$ 2,783,180.70
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Cleaning Supplies	\$ 52,704.00
Required Equipment	\$ 57,970.21
Sweeper Gas	\$ 3,200.00
phone	\$ 2,700.00
Quality Program	\$ 4,500.00

SUBTOTAL: Operating Expenses	\$ 121,074.21
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TOTAL ANNUAL COSTS	\$ 2,904,254.91
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Overhead/Profit	\$ 87,268.65
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TOTAL CHARGE (Annual)	\$ 2,991,523.56
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MONTHLY CHARGE	\$ 249,293.63
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**Daley Center
Night 2019**

Supervision

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	Supervisor	40.0	52.2	2,088.00	\$ 21.55	\$ 44,996.40
1 Manager	Manager	40.0	52.2	2,088.00	\$ 27.85	\$ 58,150.80
total hours				4,176.00		

SUBTOTAL: Base Labor	\$ 103,147.20
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Vacation replacement total:	\$ -
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TOTAL ANNUALIZED LABOR	\$ 103,147.20
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FICA	\$ 7,890.76
SUI	\$ 375.84
FUI	\$ 104.00
WC	\$ 4,125.89
GL	\$ 1,237.77
Health & Welfare	\$ 23,108.88
Pension	\$ 4,783.92

SUBTOTAL: Taxes & Fringes	\$ 41,627.06
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TOTAL PAYROLL & RELATED	\$ 144,774.26
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Cleaning Supplies
Uniforms
Required Equipment

SUBTOTAL: Operating Expenses	\$ -
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TOTAL ANNUAL COSTS	\$ 144,774.26
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Overhead/Profit	\$ 4,343.23
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TOTAL CHARGE (Annual)	\$ 149,117.48
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MONTHLY CHARGE	\$ 12,426.46
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**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	\$0	\$65,681	\$65,681	(\$65,681)	-100.00%
2. SECURITY CONTRACT SERVICE	\$2,176,385	\$1,977,530	\$2,027,530	\$148,855	7.34%
3. SECURITY - SUPPLIES/MATERIALS	\$15,950	\$10,042	\$10,042	\$5,908	58.83%
4. SECURITY REPAIRS & MAINTENANCE	\$144,666	\$123,148	\$123,148	\$21,518	17.47%
5. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,000	\$0	0.00%
6. FIRE SAFETY R&M EXPENSE	\$3,000	\$3,000	\$3,000	\$0	0.00%
TOTAL	\$2,346,001	\$2,185,402	\$2,235,401	\$110,600	4.95%

1. Represents salary for administrative personnel to assist security team.
2. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
Variance also represents the inclusion of vacation coverage costs in 2018. These costs were avoided in 2017 due to payout of vacation to the guards in 2016 as part of contract with new provider, Premier Security. Variance also reflects (1) additional security staff to operate the freight elevator.
3. Security Supplies and Materials includes: Key card stock, AED equipment maintenance and misc. supplies. 2019 Budget includes expenses for ongoing maintenance and parts for new drug and bomb detection devices used at the Dearborn street entrance ramp
4. Contract for testing of the fire pump system, sprinkler and standpipe system, dry pipe sprinkler system, special suppression systems, fire alarm and voice communications systems, smoke proof tower windows and portable fire extinguishers. licensing fees, repair contingencies and UPS battery replacements.
Variance due to special testing of the building's sprinkler systems which is required every 5 years.
5. Additional security contingency.
6. Fire safety equipment repair contingency

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$188,496	\$187,996	\$212,996	(\$24,500)	-11.50%
2. PLUMBING MAINTENANCE	\$27,204	\$27,204	\$27,204	\$0	0.00%
3. HVAC MAINTENANCE	\$2,954,917	\$2,941,242	\$3,041,241	(\$86,324)	-2.84%
4. ELEVATOR MAINTENANCE	\$791,716	\$815,147	\$815,147	(\$23,431)	-2.87%
TOTAL	\$3,962,333	\$3,971,589	\$4,096,588	(\$134,255)	-3.28%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	\$83,004	\$83,004	\$83,004	\$0	0.00%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$105,492	\$104,992	\$129,992	(\$24,500)	-18.85%
TOTAL	\$188,496	\$187,996	\$212,996	(\$24,500)	-11.50%

1. Represents budget for lamps and supplies plus the cost for any minor tool replacements.
 2. Assumes a \$8K per month contingency in maintenance expense.
- Variance is a result of reduced contingencies based upon decreases in historical averages.

**RICHARD J.
DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$27,204	\$27,204	\$27,204	\$0	0.00%
TOTAL	\$27,204	\$27,204	\$27,204	\$0	0.00%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. ON SITE LABOR	\$2,584,775	\$2,534,222	\$2,634,221	(\$49,446)	-1.88%
2. CONTRACT SERVICE	\$153,622	\$146,520	\$146,520	\$7,102	4.85%
3. SUPPLIES & MATERIALS	\$93,720	\$91,600	\$91,600	\$2,120	2.31%
4. CONTROL CONTRACT	\$66,300	\$66,300	\$66,300	\$0	0.00%
5. HVAC REPAIRS & MAINTENANCE	\$47,500	\$93,600	\$93,600	(\$46,100)	-49.25%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
TOTAL	\$2,954,917	\$2,941,242	\$3,041,241	(\$86,324)	-2.84%

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.
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.
Variance due to reduced supply contingencies based on decreased historical averages. Most repairs are handled by in house engineering staff
6. Based on negotiated agreement for uniform cleaning and maintenance.

2019 Engineering Labor

Description		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Annualized
Key Measures														
Employees		19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00
Regular Hours Per Employee		240.00	160.00	160.00	160.00	160.00	160.00	160.00	240.00	160.00	160.00	160.00	160.00	2,080.00
Total Regular Hours		4,560.00	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	4,560.00	3,040.00	3,040.00	3,040.00	3,040.00	39,520.00
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)		104.00					40.00	24.00		40.00			24.00	232.00
Holiday Work (OT)		216.00					48.00	48.00		48.00			72.00	432.00
Personal/Sick Coverage		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 Projects (Snow Melting Testing) 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		5,016.00	3,176.00	3,176.00	3,176.00	3,176.00	3,264.00	3,248.00	4,696.00	3,264.00	3,176.00	3,176.00	3,272.00	41,816.00
Payroll	Employees													
Chief Engineer	1.00	14,098	9,398	9,398	9,398	9,398	9,398	9,682	14,522	9,682	9,682	9,682	9,682	124,020
Assistant Chief Engineer	1.00	10,958	7,306	7,306	7,306	7,306	7,306	7,526	11,290	7,526	7,526	7,526	7,526	96,408
Engineer	2.00	21,322	14,214	14,214	14,214	14,214	14,214	14,640	21,960	14,640	14,640	14,640	14,640	187,552
Assistant Chief Engineer	1.00	10,661	7,107	7,107	7,107	7,107	7,107	7,320	10,980	7,320	7,320	7,320	7,320	93,776
Engineer	14.00	139,474	92,982	92,982	92,982	92,982	92,982	95,782	143,674	95,782	95,782	95,782	95,782	1,226,968
Total Payroll	19.00	196,513	131,007	131,007	131,007	131,007	131,007	134,950	202,426	134,950	134,950	134,950	134,950	1,728,724
Other Labor	Employees													
Vacation Coverage OT		2,793	2,793	2,793	2,793	2,793	2,793	2,876	2,876	2,876	2,876	2,876	2,876	34,016
Holiday Pay (ST)		6,703	0	0	0	0	2,578	1,593	0	2,655	0	0	1,593	15,122
Holiday Work (OT)		13,921	0	0	0	0	3,094	3,186	0	3,186	0	0	4,779	28,167
Personal/Sick Coverage		0	0	0	0	0	0	0	0	0	0	0	0	0
Special Projects (Snow Melting Testing) OT		645	645	645	645	645	645	664	664	664	664	664	664	7,850
Bonuses		0	11,000	0	0	0	0	0	0	0	0	0	0	11,000
2019 Projected Staffing Reduction		(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	(10,833)	11,000
Total Other Labor		13,228	3,604	-7,396	-7,396	-7,396	-1,724	-2,514	-7,293	-1,452	-7,293	-7,293	-921	107,154
Total Payroll & Other Labor		209,741	134,611	123,611	123,611	123,611	129,283	132,436	195,133	133,498	127,657	127,657	134,029	1,694,878
Total Taxes and Insurance		48,979	25,590	22,140	22,140	22,140	23,019	23,532	33,250	23,697	22,792	22,792	23,779	313,850
Union Benefits														
Health & Welfare		21,394	21,394	21,394	21,394	21,394	21,394	22,382	22,382	22,382	22,382	22,382	22,382	262,656
Pension		25,732	16,293	16,293	16,293	16,293	16,744	17,312	24,305	16,203	16,203	16,203	16,203	214,077
Training		1,444	1,444	1,444	1,444	1,444	1,444	1,615	1,615	1,615	1,615	1,615	1,615	18,354
Total Union Benefits		48,570	39,131	39,131	39,131	39,131	39,582	41,309	48,302	40,200	40,200	40,200	40,200	495,087
Subtotal		307,290	199,332	184,882	184,882	184,882	191,884	197,277	276,685	197,395	190,649	190,649	198,008	2,503,815
Fees														
Safety Fee		1,617	1,077	1,005	1,005	1,005	1,040	1,068	1,465	1,069	1,035	1,035	1,072	13,493
Overhead Fee		1,617	1,077	1,005	1,005	1,005	1,040	1,068	1,465	1,069	1,035	1,035	1,072	13,493
Profit Fee		6,469	4,310	4,021	4,021	4,021	4,161	4,272	5,860	4,274	4,139	4,139	4,287	53,974
Total Fees		9,703	6,464	6,031	6,031	6,031	6,241	6,408	8,790	6,412	6,209	6,209	6,431	80,960
Total Estimate		316,993	205,796	190,913	190,913	190,913	198,125	203,685	285,475	203,807	196,858	196,858	204,439	2,584,775

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$781,416	\$804,861	\$804,861	(\$23,445)	-2.91%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	\$10,300	\$10,286	\$10,286	\$14	0.14%
TOTAL	\$ 791,716	\$815,147	\$815,147	(\$23,431)	-2.87%

1. Proposed 2019 Budget based on service contract with Schindler Elevator Corporation for elevator service and escalator service for lobby, 6th, 7th, and 8th floors. Service to be competitively bid in 2018 with new service contract starting in April 2019.
2. Third-party inspection and AIC fees.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,504	\$12,504	(\$504)	-4.03%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$84,996	\$84,996	(\$24,996)	-29.41%
3. CARPENTRY PAYROLL	\$191,509	\$186,779	\$186,779	\$4,730	2.53%
4. CARPENTRY SUPPLIES & UNIFORMS	\$1,920	\$1,920	\$1,920	\$0	0.00%
5. EXTERMINATION SERVICES	\$6,252	\$6,252	\$6,252	\$0	0.00%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$99,213	\$95,498	\$95,498	\$3,715	3.89%
7. MAINTENANCE SUPPLIES	\$36,908	\$13,950	\$33,950	\$2,958	8.71%
8. EXTERIOR DOORS INSPECTION AND REPAIR	\$42,000	\$42,000	\$42,000	\$0	0.00%
9. GENERAL BUILDING REPAIRS	\$111,677	\$105,797	\$125,797	(\$14,120)	-11.22%
10. METAL MAINTENANCE	\$32,715	\$39,715	\$31,715	\$1,000	3.15%
11. GLASS REPAIRS	\$129,374	\$129,374	\$129,374	\$0	0.00%
12. WASTE REMOVAL	\$54,708	\$49,908	\$49,908	\$4,800	9.62%
13. SIGNS & DIRECTORY STRIPS	\$3,000	\$3,000	\$3,000	\$0	0.00%
14. LANDSCAPING	\$49,428	\$49,428	\$49,428	\$0	0.00%
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	\$40,800	\$40,800	\$40,800	\$0	0.00%
TOTAL	\$884,504	\$874,921	\$906,921	(\$22,417)	-2.47%

1. Painting materials purchased directly to avoid upcharge.
2. Third party contractor for all building painting.
Variance due to reduced painting of judges chamber and anti chamber areas
3. See attached detail. Collective Bargaining Agreement with Carpenters.
2019 Increase due to increases in health, welfare and pension benefits .
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service.
6. Based on 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 regular maintenance the newly installed barrier systems at the Dearborn and Clark street ramps

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.
13. Includes miscellaneous signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.
15. Includes miscellaneous wood refinishing for building furniture.
16. Includes miscellaneous repairs to building furniture
17. Includes replacements of building carpet.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2019 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	\$49.35	\$51.35	\$43,428	\$62,647	
	Subtotal Wages	1			\$43,428	\$62,647	
	Add Allowance of 4% for Overtime				\$1,737	\$2,506	
	Total Wages & Allowance				\$45,165	\$65,153	\$110,318
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		\$3,047	\$4,396	
	Medicare	1.53%	of labor		\$693	\$1,000	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$7,121	\$10,083	\$17,204
	Total Wages, Taxes & Insurance				\$52,286	\$75,236	\$127,522
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				\$79,100	\$112,409	\$191,509
	TOTAL YEARLY COST				\$79,100	\$112,409	\$191,509

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2019 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	\$32.50	\$34.13	\$22,750	\$47,775	
	Subtotal Wages	1			\$22,750	\$47,775	
	Add Allowance of 2% for Overtime				\$455	\$956	
	Total Wages & Allowance				\$23,205	\$48,731	\$71,936
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		\$1,566	\$3,288	
	Medicare	1.53%	of labor		\$356	\$748	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$4,611	\$9,414	\$14,025
	Total Wages, Taxes & Insurance				\$27,816	\$58,145	\$85,961
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				\$32,233	\$66,979	\$99,213
	TOTAL YEARLY COST				\$32,233	\$66,979	\$99,213

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$593,044	\$529,620	\$529,620	\$63,424	11.98%
2. PLAZA EVENT REVENUE CREDIT	\$0	(\$167,024)	(\$167,024)	\$167,024	-100.00%
3. OTHER ADMINISTRATIVE OFFICE EXPENSE	\$15,700	\$8,340	\$8,340	\$7,360	88.25%
4. OFFICE SUPPLIES	\$26,436	\$21,036	\$21,036	\$5,400	25.67%
5. MANAGEMENT FEES	\$168,533	\$188,533	\$188,533	(\$20,000)	-10.61%
6. ENVIRONMENTAL TESTING	\$37,944	\$27,644	\$27,644	\$10,300	37.26%
7. LEGAL FEES	\$65,000	\$65,000	\$65,000	\$0	0.00%
8. OTHER PROFESSIONAL FEES	\$87,804	\$102,804	\$102,804	(\$15,000)	-14.59%
9. ADMIN OTHER EXPENSE	\$14,400	\$14,400	\$14,400	\$0	0.00%
10. TELEPHONE SERVICE	\$19,800	\$12,600	\$12,600	\$7,200	57.14%
TOTAL	\$1,028,661	\$802,953	\$802,953	\$225,708	28.11%

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events
2. Plaza Event Revenue, which offset Administrative expenses in 2018, now classified as revenue and budgeted within income accounts fees.
3. Annual update of stacking plan and square footage calculation. Variance is due to 2019 costs for updates to all CAD files
4. Administrative expense includes BOMA Membership, Yardi accounting software fees and office copy machine expenses.

5. Management fee expense per agreement.
6. Bi-annual indoor air quality testing, IEPA annual permit fee, ACM training and Spill Prevention and Control training
Variance is a result of 2019 updates to the building's Environmental O&M plan
7. Based on PBC supplied estimate.
8. FESOP reporting requirements, engineering oversight, emergency first responder, on site personnel manual and training, cleaning specifications and façade ordinance compliance.
Variance due to 2018 consulting services for elevator consulting and RFP development.
9. Bank fees and administrative contingencies.
10. 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

**RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2019 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			\$ 281,628		
3	Administration			\$ 223,655		
5	WEEKLY TOTALS	0	\$ -	\$ 505,283	\$505,283	
TOTAL ANNUAL LABOR						\$505,283
<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		\$ 7,327	
	WC INSURANCE	1.92%	of labor		\$ 9,701	
	City Head Tax	\$0.00	per employee		\$ -	
<u>TOTAL TAXES AND INSURANCE</u>						\$ 27,780
<u>HEALTH AND WELFARE</u>						
	Group Health/Cobra				\$ 36,295	
	Long Term Disability				\$ 8,085	
	401(k) Program				\$ 6,566	
	Flex Spending				\$ 260	
	Payroll Fees				\$ 1,290	
	Life/AD&D/Travel				\$ 7,486	
<u>TOTAL H/W AND PENSION</u>						\$ 59,981
<u>TOTAL ANNUAL DIRECT COST</u>						\$593,044

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

INSURANCE	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$628,480	\$469,488	\$623,488	\$4,992	0.80%
TOTAL	\$628,480	\$469,488	\$623,488	\$4,992	0.80%

1. Based on actual insurance figures for year, plus pollution coverage:
\$150,000 claim reserve not included in 2018 figures.

	2019 Proposed Budget	2018 Budget
Property Insurance*	\$200,000	\$200,000
Liability Insurance*	\$330,000	\$180,000
TULIP Insurance Coverage	\$4,000	\$0
MB General Liability Reimbursement	\$67,488	\$67,200
MB Professional Liability Reimbursement	\$22,000	\$22,000
MB Pollution	\$4,992	\$288
	\$628,480	\$469,488

*PBCC supplied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 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 2019 contingency for expenditures.
2. Based on 2019 contingency for expenditures.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2019 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2019 BUDGET	2018 BUDGET	2018 PROJECTED ACTUAL	\$ VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL	% VARIANCE 2019 BUDGET VS. 2018 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$990,907	\$543,664	\$543,664	\$447,243	82.26%
2. COUNTY PACKAGE UNIT MAINTENANCE	\$4,900	\$4,900	\$4,900	\$0	0.00%
TOTAL	\$995,807	\$548,564	\$548,564	\$447,243	81.53%

1. See Gas account detail. Variance is due to increased usage from 2017/2018, which is used for 2019 Budget. Also, the charges for the 2017 steam reconciliation have been applied to the 2019 charges.
2. County's prorata share, Murphy & Miller package units maintenance contract.

**RICHARD J. DALEY CENTER
2019 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%
BUILDING AUTOMATION SYSTEM UPGRADES	\$600,000	\$575,334	\$2,100	\$22,566
<i>Capital Program Management Project</i> Upgrades to the building's automation system. 2017 Property Condition Assessment reported that automation system needs to be upgraded as controls and hardware are no longer manufactured and obsolete.				
CONCRETE SEALER AND TRAFFIC TOPPING RE-APPLICATION AT DOCK AND LOWER LEVEL PARKING AREA	\$75,000	\$71,917	\$263	\$2,821
<i>Capital Program Management Project</i> 50,000 sq ft of concrete flooring systems at the Dock and Lower Level parking garage levels.				
ELASTOMERIC ROOF COATING RE-APPLICATION	\$190,000	\$182,189	\$665	\$7,146
<i>Capital Program Management Project</i> 50,000 sq ft replacement of existing roofing systems.				
FAÇADE AND LOUVER REPAIRS	\$1,000,000	\$958,890	\$3,500	\$37,610
<i>Capital Program Management Project</i> Water infiltration and deterioration of outside air intake louvers.				
PLAZA SEALANT JOINT REPLACEMENTS	\$103,458	\$99,205	\$362	\$3,891
<i>Capital Program Management Project</i> Replacement of existing exterior plaza sealant joints				
SECURITY UPGRADES	\$2,000,000	\$1,917,780	\$7,000	\$75,220
<i>Capital Program Management Project</i> Miscellaneous upgrade to the building's security systems and infrastructure				
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.				
REPAIRS TO CLARK STREET STAIRWAY	\$697,000	\$668,346	\$2,440	\$26,214
<i>Capital Program Management Project</i> Investigate and perform repairs to the vertical displacement between granite, cracks in granite, corrosion staining at Clark Street stairway.				
RE-LINING OF COOLING TOWERS	\$180,000	\$172,600	\$630	\$6,770
<i>Capital Program Management Project</i> Installation of new lining systems within 7 of the building's 12 cooling towers				
TOTAL 2019 CAPITAL BUDGET	\$5,095,458	\$4,885,984	\$17,834	\$191,640