

# Public Building Commission of Chicago



## **Meeting Minutes**

**October 6, 2021**

**2:00 PM**

**Rescheduled Annual Meeting of the  
Board of Commissioners of the  
Public Building Commission of Chicago  
Over a Virtual Platform with  
Limited In Person Attendance**

## **Board of Commissioners**

**Lori E. Lightfoot, Chairman**

**Olga Camargo**

**Kimberly Du Buclet**

**James F. Ellis, Jr.**

**Avis LaVelle**

**Jose G. Maldonado, Jr.**

**Toni Preckwinkle**

**Arnold Randall**

**Samuel Wm. Sax**

**Lucino Sotelo**

**David Todd Whittley**

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE RESCHEDULED ANNUAL MEETING OF THE  
BOARD OF COMMISSIONERS HELD OVER A VIRTUAL PLATFORM WITH  
LIMITED IN PERSON ATTENDANCE ON OCTOBER 6, 2021 AT 2:00 P.M.**

**The following Commissioners were present:**

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

- Oath of Office administered to Commissioner Du Buclet at Item A4 of the Agenda
- Commissioner Preckwinkle joined the meeting at Item A8 of the Agenda

**Attendees present were:**

Carina E. Sánchez

A. Fredd	R. Manning	T. Foucher-Weekley
L. Giderof	L. Neal	A. Wiggins
R. Giderof	K. Nulph	M. Witry
R. Koehler	B. Payne	H. Ziegler
L. Lypson	J. Sublett	

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

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

Next, Chairman Lightfoot presented to the Board for consideration of approval the minutes of the Rescheduled Board Meeting held on August 4, 2021. The reading of said minutes,

which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the August 4, 2021 meeting were unanimously approved.

The next item on the agenda was the administration of the oath of office to Kimberly Du Buclet, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2026. The Oath of Office was administered to Kimberly Du Buclet for a term ending September 30, 2026 by Chairman Lightfoot. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8599**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Kimberly Du Buclet, appointee of the Metropolitan Water Reclamation District of Greater Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2026.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
James F. Ellis, Jr., Avis LaVelle,  
Jose G. Maldonado, Jr., Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo,  
and David Todd Whittley – 9

**Commissioners voting in the negative:**

None

The Commissioners were next presented for consideration of approval a Resolution commending Mariyana T. Spyropoulos for her service as a Commissioner of the Public Building Commission of Chicago. The following Resolution was read into the record by the Executive Director:

**RESOLUTION NO. 8600**

**WHEREAS**, Mariyana T. Spyropoulos was first elected Commissioner of the Metropolitan Water Reclamation District of Greater Chicago (“MWRD”) in 2010 and reelected in 2016. Ms. Spyropoulos was also elected as the MWRD Chair of Finance in 2013 and as the Board President in 2015 and 2017; and

**WHEREAS**, on January 11, 2011, Ms. Spyropoulos was appointed as a Commissioner of the Public Building Commission of Chicago (“PBC”); and

**WHEREAS**, Commissioner Spyropoulos has provided invaluable leadership to the Commission and the citizens served by the PBC through her participation on the Administrative Operations Committee 2013-2014 and as the PBC Treasurer 2015-2016; and

**WHEREAS**, in addition to her volunteer service to the PBC, Ms. Spyropoulos has demonstrated an unwavering commitment to serving communities across Chicago and Cook County as a member of the Chicago Sierra Club, the John Marshall Alumni Board, Hellenic Bar Association, Women’s Bar Association, the Sankofa House Board, amongst others, and by engaging and speaking with groups throughout the City of Chicago and Cook County; and

**WHEREAS**, Ms. Spyropoulos has received numerous awards including the Illinois Water Environment Association Public Official Award and is honored to be the recipient this month of the Public Official Award from the Water Environment Federation; and

**WHEREAS**, during her tenure on the PBC Board, she facilitated the PBC’s mission of providing sustainable facilities to improve the quality of life for residents by partnering with the PBC on a large-scale Energy Retrofit Program for MWRD. PBC conducted an Investment Grade Energy Audit for MWRD and completed Retrofit Projects at the 125<sup>th</sup> Street Pumping Station, the Calumet, and Stickney Water Reclamation Plants, as well as numerous Energy Efficiency Projects; and

**WHEREAS**, Ms. Spyropoulos is the daughter of Ted and Erika Spyropoulos and grew up on Chicago’s South Side and attended Chicago Public Schools. She earned her law degree at John Marshall Law School and her MBA from Loyola University Chicago; and

**NOW, THEREFORE, BE IT RESOLVED** that Mariyana T. Spyropoulos is hereby commended by the Chairman, members of the Board of Commissioners and the Executive Director for her leadership and dedicated service to the Public Building Commission and the citizens of the City of Chicago and Cook County; and

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to present an appropriate copy of this resolution to Mariyana T. Spyropoulos commemorating her outstanding service as Commissioner of the Board of Commissioners of the Public Building Commission of Chicago.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Arnold Randall, Samuel Wm. Sax,  
Lucino Sotelo and David Todd Whittley – 10

**Commissioners voting in the negative:**

None

The next item on the agenda was the nomination and election of the Chairman and Officers of the Public Building Commission of Chicago for terms ending September 30, 2022, as follows:

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

The next item on the agenda was the appointment by the Chairman of the Public Building Commission of Chicago of the Chairman and Members of the PBC Audit Committee, as follows:

Chairman	David Todd Whittley
Member	Samuel Wm. Sax
Member	Arnold Randall

Next, the Chairman of the Public Building Commission appointed the Chairman and Members of the PBC Administrative Operations Committee, as follows:

Chairman	Jose Maldonado, Jr.
Member	Arnold Randall
Member	Olga Camargo

Commissioner Maldonado then presented a report by the Administrative Operations (AO) Committee regarding its virtual meeting held on October 4, 2021 which is summarized as follows:

The Executive Director introduced the PBC's vaccine policy and the proposed 2022 PBC Administrative Budget and the Richard J. Daley Center Operating and Capital Budget. The Director of Finance then gave a detailed analysis of the PBC's 2022 Administrative Budget and the Daley Center 2022 Operating and Capital Budgets.

The Chief of Staff reported on nine (9) task order awards for Specialty Consultant services to previously appointed firms which were included in the electronic documents provided to the Board of Commissioners. She also reported on recommendations for Design Build Services for the Joint Public Safety Training Campus for Phases 1A and 2 and the recommendation to approve an AOR/EOR for the Morgan Shoal Project.

The Chief of Staff reported on a recommendation to approve eleven (11) amendments to professional services agreements which are included in the materials provided to the Board of Commissioners for the following services:

- Insurance Brokerage for Categories 1, 2 and 3
- Property Management at the Richard J. Daley Center
- Comprehensive Digital Document Printing – three firms
- Information Technology
- Project Development – three firms
- Cost Estimating - four firms
- Construction Signage - two firms
- Constructability Review - four firms
- Architect of Record - twenty-three firms
- Engineer of Record

The Chief Development Officer reported on Field Orders and two Change Orders approved since the last board meeting, as follows:

- A Change Order for liquidated damages in the credit amount of (\$76,287.89) at the Zapata Elementary School Annex Project.
- A Change Order for issue for construction revisions including civil, landscaping, mechanical and electrical disciplines in the amount of \$584,001.14 at the Salt Dome Facility at Grand Avenue.

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

A copy of the Task Order Report is attached hereto as **Exhibit “A.”**

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

**RESOLUTION NO. 8601**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the amendments to various professional services agreements as indicated on the document entitled, “Proposed Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “B.”**

**Commissioners voting in the affirmative:**

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

**Commissioners voting in the negative:**

None

**RESOLUTION NO. 8602**

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

**Commissioners voting in the affirmative:**

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

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of the Public Building Commission of Chicago's Vaccination Policy. The Executive Director advised the Commissioners that PBCC has taken proactive measures over the last 19 months to keep employees and others safe in light of the global coronavirus (COVID-19) pandemic. In furtherance of its goals of protecting and supporting the health and safety of employees and others, and preventing transmission to members of the community, it is recommended that PBCC adopt the form of COVID-19 Vaccination Policy, attached to the minutes as **Exhibit "D"**.

She further noted that PBCC's COVID-19 Vaccination Policy is based on guidance from the Centers for Disease Control (CDC) and other regulatory agencies. It is consistent with the policies and guidelines that have been established by other local, state, and federal agencies to protect employees and contractors by requiring vaccination against COVID-19. It is designed for use together with other COVID-19 prevention measures, including: wearing face masks; social distancing; providing disinfecting products; requiring quarantine in accordance with CDC or IDPH guidelines; and testing under appropriate circumstances. In summary, PBCC's COVID-19 Vaccination Policy requires all employees, including temporary workers and contractors, to be fully vaccinated against COVID-19 and provide proof of a COVID-19 vaccination by October 29, 2021, unless an exemption is granted as an accommodation by PBCC. Exemptions include a Disability Accommodation, a Medical Accommodation, or a Religious Accommodation. A person is considered "fully vaccinated" when it has been at least 14 days following receipt of the second dose in a two-dose COVID-19 vaccine series (e.g., Pfizer or Moderna) or at least 14 days following receipt of one dose of a single-dose COVID-19 vaccine (e.g., Johnson & Johnson).

During the discussion that ensued following the presentation by the Executive Director, it was noted that the PBC Vaccination Policy includes an exemption based upon a Medical Accommodation. Thereupon, it was moved and seconded that the Public Building Commission adopt the following Resolution:

**RESOLUTION NO. 8603**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the COVID-19 Mandatory Vaccination Policy, as set forth in the document entitled, “Public Building Commission of Chicago COVID-19 Mandatory Vaccination Policy” and attached to the minutes of this meeting as **Exhibit “D”**.

**BE IF FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to take such action as may be necessary in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo  
and David Todd Whittley - 11

**Commissioners voting in the negative:**

None

The next item on the agenda was a presentation of a report by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners regarding her attendance along with Chairman Lightfoot and other community leaders at the official opening and a tour of the new John Hancock College Preparatory High School located in the Garfield Ridge neighborhood on the southwest side of Chicago.

The new state-of-the-art building replaces the previous Hancock High School and includes a variety of classroom settings to enhance the learning experience along with a series of

campus features and support spaces that will allow student to grow both academically and socially. The Design Build Team, KR Miller/ALL Masonry JV, was recognized for its hard work on the project. Having a Minority Prime Contractor such as ALL Masonry, as part of the Joint Venture team, was paramount. As a result, this JV team achieved over 40% MBE/WBE participation. This included 26 MBE/WBE firms for an investment of over \$25M. There were, 111 community residents who worked on the construction of the Project in a variety of trades, and approximately 13,000 hours of work were completed by residents of the 13<sup>th</sup> Ward. The new facility will reinforce the school's importance as a community anchor and vital part of the neighborhood, while students have an opportunity to enjoy a space for learning and academic activities.

Also, the Executive reported that she had joined Mayor Lightfoot and members of her cabinet to commemorate Hispanic Heritage Month to celebrate the histories, cultures, and contributions of American citizens whose ancestors came from Mexico, Spain, and Latin America.

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

The next item on the agenda was consideration of approval of the Public Building Commission's 2022 Administrative Budget. During her tenure the Executive Director has provided extensive reports regarding PBC's critical financial crossroads and the cost savings and efficiencies put in place to realign the organizational structure. However, the Executive Director notes that PBC has reached the point where no amount of cost savings will financially support the agency without additional work from other agencies. PBC's main source of revenue is generated through project administrative fees from the construction budget of Work-In-Place ("WIP") and is based on a three (3%) percent administrative fee earned on a portion of the WIP.

For example, on the award winning \$19.1M Chinatown Branch Library project, the PBC administrative fee was \$260,298, or approximately \$166 per day over the four (4) year duration of the project. For this fee, PBC provided its full services to successfully complete the project including, but not limited to, administration, finance, controls, outreach, and procurement.

The Executive Director further advised that, since PBC is a non-taxing body, it relies on projects assigned from the City and other Sister Agencies to generate revenue. Current work in place stems from projects in the final stages of construction and/or which were undertaken in 2018 or 2019. PBC forecasts a drastic decrease in WIP for budget year 2021 and 2022. In 2020, PBC's actual WIP was \$251M. For 2021, the PBC calculates a drastic decrease to \$137M, and a similar WIP of \$133M for 2022. She noted that Chicago Public Schools has been PBC's most active client with the last major capital partnership happening in 2018 with the FY19 capital projects. However, no major CPS capital program has been assigned to the PBC since 2019. PBC's work from AIS has increased but based on CPS's and other sister agencies current announced capital improvement plans, no full undertakings have been assigned to the PBC in 2021.

Executive Director Sanchez further advised that, based on the current WIP levels, PBC surplus generated over the past few years will be used to offset the deficiencies of the 2022 budgeted expenses. Without further work announced between the remaining 2021 year and mid-2022, nor any announcements of upcoming projects being transferred to the PBC, PBC will exhaust the surplus in the 2022 budgeted year. This will have a devastating effect on PBC and critically damage the diverse local workforce/business opportunities for MBE/WBE firms that the PBC has nurtured in its delivery of construction and professional services. PBC is at its

smallest staffing levels in 10 years. Even with rising costs, the proposed 2022 administrative budget of \$8,462,249 remains flat.

In summary, she noted that, with the PBC's main source of revenue being generated through project administrative fees from the construction budget of work in place, PBC will not be able to sustain the organization past budget year 2022.

There was extensive discussion among the Executive Director and Commissioners regarding the need to identify additional projects for 2022 and beyond so that the PBC can continue to effectively deliver high quality facilities on behalf of its clients. Chairman Lightfoot urged the use of PBC by other governmental agencies so that the "ripple effect" from PBC on WBE/MBE firms could continue to sustain and invigorate communities throughout the City of Chicago.

Following discussion, and upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8604**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Public Building Commission of Chicago's 2022 Administrative Budget, as set forth on **Exhibit "E"**, a copy of which is attached to the minutes of this meeting and incorporated herein by reference.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo  
and David Todd Whittley - 11

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the proposed Richard J. Daley Center 2022 Operating and Capital Budget. The Executive Director summarized the annual budget developed by MB Real Estate, the Property Manager for the Richard J. Daley Center to cover the operating and maintenance costs for the building, as well as a budget for capital projects to maintain and upgrade the 56-year-old facility. The overall goals for 2022 are to continue to ensure the security and health safety of all the building occupants. The Daley Center's total 2022 Operating expense budget is \$19,616,871 which reflects an increase of 3.45% increase over the 2021 budget. Additional services for elevated levels of cleaning along with increased security staffing associated with COVID-19 mitigation efforts contributed to the increase to the building's operating budget. PBC is working closely with the building manager, the City, County and State on protocols to ensure a safe environment to individuals visiting the Richard J. Daley Center. A portion of the operating budget increase is also related to the annual increases in utility expenses and union cleaning, security, and engineering wages. The Capital Budget for the Daley Center includes \$4,050,000 includes exterior façade repairs, lobby and common area security upgrades, plaza sealant and granite replacements.

Together, the 2022 PBC Administrative and Daley Center Budgets affirm the commitment to look to the future of the PBC by prudent budgeting while striving to ensure everyone's safety and health. Special Thanks were extended by the Executive Director to the PBC Finance team, led by Tanya Foucher-Weekley, for their hard work on compiling the proposed 2022 budgets.

Following discussion, upon motion duly made and seconded, the following resolution was passed:

**RESOLUTION NO. 8605**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Richard J. Daley Center 2022 Operating and Capital Budgets, as set forth on **Exhibit “F”**, a copy of which is attached to the minutes of this meeting and incorporated herein by reference.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo  
and David Todd Whittley - 11

**Commissioners voting in the negative:**

None

The next item on the agenda was a request from the Board of Education (the “Board”) for the Public Building Commission (“PBC”) to convey title to property located adjacent to the Edgebrook School to the Chicago Park District (“Park District”) in exchange for property to be conveyed to the Board by the Park District to consolidate title to the property. and to the Board. The Commissioners were advised that, in order to relieve overcrowding at the Edgebrook School, PBC entered into an Intergovernmental Agreement with the Park District and the Board which provided that the Park District would exchange a portion of the Edgebrook Park property that it owned so that the PBC would be able to construct an addition on the north end of the Edgebrook School. PBC has completed the construction of the Edgebrook Addition and transferred possession to the Board. By Board Report No. 20-0527-RS6, the Board has requested that the PBC complete the property exchange with the Park District and convey vacant property to the Park District in exchange for the Edgebrook Addition property which will be conveyed to the Board. PBC will also convey the remaining Edgebrook School property to the Board (i.e.,

City of Chicago in Trust for the Use of Schools) to consolidate title to Edgebrook School and Edgebrook Park. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8606**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the request by the Board of Education to consolidate title to the Edgebrook School site by exchanging and conveying title to certain parcels of property located in the vicinity of the Edgebrook School and Edgebrook Park, as legally described on **Exhibit “G”** hereof, to the Chicago Park District and the City of Chicago in Trust for the Use of Schools (i.e., the Board of Education of the City of Chicago).

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

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 11

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of a Revised Undertaking Request from the Board of Education (“BOE”) for the Chicago Public Schools (“CPS”) FY19 Capital Plan. The Public Building Commission previously undertook the development of various CPS capital projects pursuant to Partial Undertaking funding authority approved by the BOE and then by the PBC in the Fall 2018. Following approval, PBC and CPS worked collaboratively on the scope and schedules for the Projects to support the completion of the Projects. The revised

Undertaking Requests approves a PBC budget of \$462,830,723.66 for the FY19 Program, including: Expansions and New Annexes (BOE Resolution 21-0728-RS 10, 7/28/2021); Renovation Projects (BOE Resolution 21-0728-RS-11, 7/28/2021); and New Construction Projects (BOE Resolution 19-0626-RS7, 6/26/2019). The Public Building Commission budget does not include items to be provided by the User Agency, including but not limited to: fixtures, furniture, and equipment (FF&E), CPS Project Management, CPS IT equipment and textbooks. Funding sources will be identified by CPS to include, without limitation, CPS Capital Funds, State Funds and Tax Increment Financing (TIF), which will be coordinated by CPS. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION 8607**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Revised Undertaking Request from the Chicago Public Schools for a Public Building Commission Budget of \$462,830,723.26 for the delivery of the following Chicago Public Schools, namely:

FY19 Program Expansions and New Annexes (BOE Resolution 21-0728-RS10, 7/28/2021)

- Decatur ES, 7030 N. Sacramento Avenue
- Dirksen ES, 8601 W. Foster Avenue
- McCutcheon ES, 4865 N. Sheridan Road
- McDade ES, 8801 S. Indiana Avenue
- Palmer ES, 5051 N. Kenneth Avenue
- Poe ES, 10538 S. Langley Avenue
- Rogers ES, 7345 N. Washtenaw Avenue
- Waters ES, 4540 N. Campbell Avenue

FY19 Renovation Projects (BOE Resolution 21-0728-RS11, 7/28/2021)

- J. Locke ES, 2828 N. Oak Park Avenue
- Lovett ES, 6333 W. Bloomingdale Avenue
- Kenwood HS, 5015 S. Blackstone Avenue
- Washington HS, 3535 E. 114<sup>th</sup> Street
- Brooks HS Turf (Athletic Amenities), 250 E. 111<sup>th</sup> Street
- Corliss HS, 821 E. 103<sup>rd</sup> Street
- Prosser HS, 2148 N. Long Avenue
- Dore Pre-K Expansion, 6108 S. Natoma Avenue
- Rickover HS, 5700 W. Berteau Avenue

- Wendell Phillips Academy High School Annex [Phillips HS Athletic Amenities], 244 E. Pershing Road

New Construction (BOE Resolution 19-0626-RS7, 6/26/2019)

- Belmont Cragin Elementary School, 6112 W. Fullerton Avenue
- Hancock Replacement School, 5437 W. 64<sup>th</sup> Place

**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:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 11

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval a Revised Undertaking Request from the City of Chicago for the Joint Public Safety Training Campus Phase 1A: Outlot Restaurant Area located at 4443 West Chicago Avenue. The Public Building Commission completed a Feasibility Study pursuant to a Formulation Request approved on October 1, 2000 in the amount of \$250,000. Upon completion of the Study, an Undertaking Request for funding in the amount of \$7,000,000 was approved by the Board of Commissioners on February 9, 2021. The City of Chicago then has approved a Revised Undertaking Request in the sum of \$15,500,000 for the Project, which will include the planning, design and construction of the Outlot Restaurant Area including restaurants and associated site development. Upon motion duly made, and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8608**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby approves the Revised Undertaking Request from the City of Chicago for the Joint Public Safety Training Campus Phase 1A: Outlot Restaurant Area located at 4443 West Chicago Avenue in the sum of \$15,500,000.00.

**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:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 9

**Commissioners voting in the negative:**

Toni Preckwinkle and Arnold Randall - 2

The next item on the agenda was consideration of approval to appoint a firm to provide Design-Build Services for the Joint Public Safety Training Campus Phase 1A: Outlot Restaurant Area located at 4443 West Chicago Avenue (the “Project”). The Public Building Commission solicited proposals for Design-Build Services for the Project and used a two-phase procurement process to select the Design-Builder. Two responses were received from Design-Builders in response to the required public advertisement for Phase I – Qualifications. After review of the Phase I responses, the Evaluation Committee recommended both firms to provide responses to the Phase II – Technical and Cost Proposal and provide an oral presentation to the Evaluation Committee. The firms were evaluated using the following criteria: quality of design concepts; compliance with Project objectives; project management plan; overall compliance and responsiveness to design parameters; quality and durability of products and materials used;

overall constructability and quality of proposed project; quality and validity of proposed design and construction schedule; innovation demonstrated in meeting the scope and performance criteria; MBE/WBE Participation; Guaranteed Maximum Project Cost Proposal; interview; and overall compliance and responsiveness of proposed services. After careful evaluation of recent experience, and in consultation with the User Agency, it was the consensus of the Evaluation Committee to recommend that the Commission appoint BOWA Construction to provide Design-Build Services for the Joint Public Safety Training Campus Phase 1A: Outlot Restaurant Area Project. It was noted that BOWA Construction has committed to exceed the MBE/WBE goal of 30% and 6% for the Project, which includes design and construction services. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8609**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby appoints BOWA Construction to provide Design-Build Services for the Joint Public Safety Training Campus Phase 1A: Outlot Restaurant Area Project located at 4443 West Chicago Avenue pursuant to a Design-Build Agreement to complete the initial design and commence pre-construction services and a Guaranteed Maximum Price (GMP) to be negotiated to complete the design and construction of the Project within the total approved budget.

**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 such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
 Kimberly Du Buclet, James F. Ellis, Jr.,  
 Avis LaVelle, Jose G. Maldonado, Jr.,  
 Samuel Wm. Sax, Lucino Sotelo and  
 David Todd Whittley - 9

**Commissioners voting in the negative:**

Toni Preckwinkle and Arnold Randall - 2

Next, the Commissioners were presented with consideration of approval of a Revised Undertaking Request from the City of Chicago for the Joint Public Safety Training Campus Phase 2: Outdoor Scenario Structures, located at 4443 West Chicago Avenue. An Undertaking Request for funding authority in the amount of \$20,000,000.00 was approved by the Board of Commissioners in September 2010. After further review and consideration, it was determined to request approval of revised funding authority of \$33,000,000.00, which will include the design and construction of the outdoor scenario structures. Accordingly, upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8610**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby approves the Revised Undertaking Request from the City of Chicago for the Joint Public Safety Training Campus Phase 2A: Outdoor Scenario Structures located at 4443 West Chicago Avenue in the sum of \$33,000,000.00.

**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:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 9

**Commissioners voting in the negative:**

Toni Preckwinkle and Arnold Randall – 2

The next item on the agenda was consideration of approval to appoint a firm to provide Design-Build Services for the Joint Public Safety Training Campus Phase 2: Outdoor Scenario Structures located at 4443 West Chicago Avenue (the “Project”). The Public Building Commission solicited proposals for Design-Build Services for the Project using a two-phase procurement process to select the Design-Builder. The Commission received three (3) responses from Design-Builders in response to the required public advertisement for Phase I – Qualifications. After review of the Phase I responses, the Evaluation Committee recommended two (2) firms to provide responses to the Phase II – Technical and Cost Proposal and provide an oral presentation to the Evaluation Committee. The firms were evaluated using the following criteria: quality of design concepts; compliance with Project objectives; project management plan; overall compliance and responsiveness to design parameters; quality and durability of products and materials used; overall constructability and quality of proposed project; quality and validity of proposed design and construction schedule; innovation demonstrated in meeting the scope and performance criteria; MBE/WBE Participation; Guaranteed Maximum Project Cost Proposal; interview; and overall compliance and responsiveness of proposed services. After careful evaluation of recent experience, and in consultation with the User Agency, it was the consensus of the Evaluation Committee to recommend that the Commission appoint Berglund Brown & Momen to provide Design-Build Services for the Joint Public Safety Training Campus Phase 02: Outdoor Scenario Structures. It was noted that Berglund Brown & Momen has committed to exceed the MBE/WBE goal of 30% and 6% for the Project, which includes design and construction services. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8611**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby appoints Berglund Brown & Momem to provide Design-Build Services for the Joint Public Safety Training Campus Phase 02: Outdoor Scenario Structures Project located at 4443 West Chicago Avenue pursuant to a Design-Build Agreement to complete the initial design and commence pre-construction services and a Guaranteed Maximum Price (GMP) to be negotiated to complete the design and construction of the Project within the total approved budget.

**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 such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 9

**Commissioners voting in the negative:**

Toni Preckwinkle and Arnold Randall - 2

The next item on the agenda was consideration of approval of the appointment of the Architect of Record for the Morgan Shoal Project located at the Lake Michigan waterfront between 45<sup>th</sup> and 51<sup>st</sup> Street. Pursuant to a PBC Alert sent to over 8,000 interested parties and a virtual informational session, PBC received five (5) submissions from firms interested in serving as the AOR/EOR for the Project. An Evaluation Committee comprised of knowledgeable and experienced staff from the Chicago Park District, the Chicago Department of Transportation and the PBC reviewed the initial submissions based upon project experience, proposed project team and project approach. Three (3) firms were selected to attend follow-up interviews. After careful evaluation and consideration, it was the consensus of the Evaluation Committee to recommend

that the Commission appoint SmithGroup + Stantec as Architect of Record/Engineer of Record for the Project and further recommend the issuance of a new Task Order based Master Agreement for the amount of Five Million Dollars (\$5,000,000.00). Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8612**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby appoints SmithGroup + Stantec as Architect of Record/Engineer of Record for the Morgan Shoal Project located at the Lake Michigan waterfront between 45<sup>th</sup> and 51<sup>st</sup> Street pursuant to the issuance of a new Task Order based Master Agreement for the amount not to exceed Five Million (\$5,000,000.00) Dollars.

**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 such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
Kimberly Du Buclet, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley - 11

**Commissioners voting in the negative:**

None

Finally, the Commissioners were presented with consideration of approval of a Partial Undertaking Request from the City of Chicago Department of Assets, Information and Services (AIS) for work associated with the planning, design and construction activities for the following upcoming projects: Fire Engine Company 106 – District 2; Fire Engine Company 68; 9<sup>th</sup> District Police Station; Richard J. Daley Library; Juvenile Intervention and Support Facility; Fire Engine Company 101; Fire Engine Company 86; 11<sup>th</sup> District Police Station; Garfield Center; Chicago

Center for Green Technology; Fire Engine Company 60; Lakeview Health Center; Fire Engine Company 1; Lee Animal Control; Pershing Road West Building; Mable Manning Library; Sachs Clinic; Pershing Road East Building; Pershing Road Center Building; Sherman Park Library; NPV Gymnastics Center (Building B); NPV – Chapel Building F; NPV – Administration Building C; Fire Engine Company 89; Fire Engine Company 62; Fire Engine Company 93; Roseland Neighborhood Health Center; Fire Engine Company 71; Fire Engine Company 63.

The projects will include a high degree of cooperation between the PBC and AIS as the project requirements/scope, schedule and budget considerations are developed by PBC for AIS review for a Project Undertaking budget in an amount not to exceed \$14,760,000.00. Following discussion, and upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8613**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby approves the request from the City of Chicago Department of Assets, Information and Services of a Partial Undertaking Request in the amount of \$14,760,000.00 for the following Projects:

<b>Building Name</b>	<b>Building Address</b>
Fire Engine Company 106-District 2	3401 N. Elston Avenue
Fire Engine Company 68	5258 W. Grand Avenue
9 <sup>th</sup> District Police Station	3120 S. Halsted Street
Richard J. Daley Library	3400 S. Halsted Street
Juvenile Intervention and Support Facility	3900 S. California Avenue
Fire Engine Company 101	2236 W. 69 <sup>th</sup> Street
Fire Engine Company 86	3918 N. Harlem Avenue
11 <sup>th</sup> District Police Station	3151 W. Harrison Street
Garfield Center	10 S. Kedzie Avenue
Chicago Center for Green Technology	445 N. Sacramento Blvd.
Fire Engine Company 60	1150 E. 55 <sup>th</sup> Street
Lakeview Health Center	2849-61 N. Clark Street
Fire Engine Company 1	419 S. Wells Street
Lee Animal Control	2741 S. Western Avenue
Pershing Road West Building	1869 W. Pershing Road
Mable Manning Library	6 S. Hoyne Street
Sachs Clinic	2160 W. Ogden Avenue
Pershing Road East Building	176 W. Pershing Road

Pershing Road Center Building	1819 W. Pershing Road
Sherman Park Library	5440 S. Racine Avenue
NPV Gymnastics Center (Building B)	5801 N. Pulaski Road
NPV – Chapel Building F	5801 N. Pulaski Road
NPV – Administration Building C	5801 N. Pulaski Road
Fire Engine Company 89	3945 W. Peterson
Fire Engine Company 62	34 E. 114 <sup>th</sup> Street
Fire Engine Company 93	330 W. 104 <sup>th</sup> Street
Roseland Neighborhood Health Center	200 E. 115 <sup>th</sup> Street
Fire Engine Company 71	6239 N. California Avenue
Fire Engine Company 63	1440 E. 67 <sup>th</sup> Street

**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 such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Olga Camargo,  
 Kimberly Du Buclet, James F. Ellis, Jr.,  
 Avis LaVelle, Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Arnold Randall,  
 Samuel Wm. Sax, Lucino Sotelo and  
 David Todd Whittley - 11

**Commissioners voting in the negative:**

None

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

APPROVED:

\_\_\_\_\_  
 Chairman

\_\_\_\_\_  
 Secretary



# Task Orders Awarded against Term Contracts

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

## October 2021

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Environmental Engineering Services	\$ 294,144.50
1	Environmental Renovation/Demolition Services	\$ 64,848.00
5	Surveyor Services	\$ 68,750.00
1	Material Testing	\$ 265,925.00
<b>9</b>		<b>\$ 693,667.50</b>

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Joint Public Safety Training Campus (JPSTC) Phase IA - Outlot Area	Environmental Engineering Services	Consulting Services	Wood Environment & Infrastructure Solutions, Inc.		\$ 190,980.50
Sauganash Elementary School Annex II	Environmental Renovation/Demolition Services	Consulting Services	Carnow, Conibear & Associates, Ltd.	WBE	\$ 64,848.00
Sauganash Elementary School Annex II	Environmental Engineering Services	Consulting Services	Carnow, Conibear & Associates, Ltd.	WBE	\$ 103,164.00
Richard J. Daley Branch Library	Surveyor Services	Consulting Services	Terra Engineering, Ltd.	WBE	\$ 9,500.00
Engine Company 71	Surveyor Services	Consulting Services	Weaver Consultants Group North Central, LLC		\$ 15,100.00
Sherman Park Branch Library	Surveyor Services	Consulting Services	Weaver Consultants Group North Central, LLC		\$ 12,700.00
Engine Company 86 Renovations	Surveyor Services	Consulting Services	V3 Companies, Ltd.		\$ 14,250.00
Engine Company 89 Renovations	Surveyor Services	Consulting Services	V3 Companies, Ltd.		\$ 17,200.00
Belmont Cragin Elementary School	Material Testing	Consulting Services	SEECO Consultants, Inc.		\$ 265,925.00

EXHIBIT "B"  
Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
October 4, 2021

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
1	PBC Administration	Mesirow Insurance Brokerage Services	PS2057A AM004	Insurance Brokerage Services Categories 1 and 3	This amendment renews the Insurance Brokerage Services for property/casualty and health benefits insurance coverage one year through October 2022. This amendment will increase the amount of the contract by \$116,000.  The scope of services included in this amendment are an extension of the services included in the original agreement.	\$696,000.00	<b>\$116,000.00</b>	\$812,000.00
2	PBC Administration	CS Insurance Strategies, Inc. (MBE)	PS2057B AM004	Insurance Brokerage Services Category 2	This amendment renews the Insurance Brokerage Services for crime, bonds, and directors & officers liability one year through October 2022. The original three year contract was for \$6,000 annually; this amendment will increase the amount of the contract by the annual \$6,000 amount.  The scope of services included in this amendment are an extension of the services included in the original agreement.	\$36,000.00	<b>\$6,000.00</b>	\$1,500,000.00
3	PBC Administration	MB Real Estate Services, Inc.	PS2099 AM001	Property Management Services at the Richard J. Daley Center	This amendment exercises MB Real Estate's 2022 option year for Property Management Services at the Richard J. Daley Center. This amendment will increase the amount of the contract by \$168,533.00.  The scope of services included in this amendment are an extension of the services included in the original agreement.	\$505,599.00	<b>\$168,533.00</b>	\$674,132.00
4	Program Wide	Multiple	PS3001A-C AM001	Comprehensive Digital Document Printing Services	This amendment extends the term of the following program-wide Agreements until the Compensation of the Agreement is exhausted. Task Orders to be issued on a Project-specific basis.  1. PS3001A - Aloha Document Services, inc.. dba Aloha Print Group 2. PS3001B - Cross Rhodes Reprographics 3. PS3001C - Cushing and Company  The scope of services included in this amendment are an extension of the services included in the original agreement.	\$500,000.00	<b>\$0.00</b>	\$500,000.00
5	PBC Administration	Catalyst Consulting Information Technology	PS3004 AM001	Information Technology Services	This amendment extends the term of the following Agreements through December 31, 2022.  The scope of services included in this amendment are an extension of the services included in the original agreement.	\$250,000.00	<b>\$50,000.00</b>	\$300,000.00

EXHIBIT "B"  
Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
October 4, 2021

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
6	Program-Wide	Multiple	PS3005A-C AM001	Project Development Services	<p>This amendment exercises the Consultant's term extension options through December 31, 2023. The scope of services included in this amendment are an extension of the services included in the original agreement.</p> <ol style="list-style-type: none"> <li>1. PS3005A - The Roderick Group Inc. d/b/a Ardmore Roderick Rodriguez and Associates Joint Venture</li> <li>2. PS3005B - Comprehensive Construction Consulting</li> <li>3. PS3005C - Cotter Consulting</li> </ol>	\$8,500,000.00	<b>\$8,500,000.00</b>	\$17,000,000.00
7	Program-Wide	Multiple	PS3008A-D AM001	Cost Estimating Services	<p>This amendment extends the term of the following program-wide Agreements until the Compensation included in the Agreement is exhausted. Task Orders to be issued on a Project-specific basis. The scope of services included in this amendment are an extension of the services included in the original agreement.</p> <ol style="list-style-type: none"> <li>1. PS3008A - CCS International, Inc.</li> <li>2. PS3008B - The Concord Group</li> <li>3. PS3008C - Rider Levett Bucknall</li> <li>4. PS3008D - Vistara Construction Services</li> </ol>	\$1,500,000.00	<b>\$0.00</b>	\$1,500,000.00
8	Program-Wide	Multiple	PS3014A-B AM001	Construction Signage Services	<p>This amendment extends the term of the following program-wide Agreements until the Compensation included in the Agreement is exhausted. Task Orders to be issued on a Project-specific basis. The scope of services included in this amendment are an extension of the services included in the original agreement.</p> <ol style="list-style-type: none"> <li>1. PS3014A - Sign A Rama</li> <li>2. PS3014B - Blueprint Shoppe</li> </ol>	\$100,000.00	<b>\$0.00</b>	\$100,000.00
9	Program-Wide	Multiple	PS3016A-D AM001	Constructability Review Services	<p>This amendment extends the term of the following program-wide Agreements until the Compensation included in the Agreement is exhausted. Task Orders to be issued on a Project-specific basis. The scope of services included in this amendment are an extension of the services included in the original agreement.</p> <ol style="list-style-type: none"> <li>1. PS3016A - A. Epstein and Sons International, Inc.</li> <li>2. PS3016B - Cullen Construction Management</li> <li>3. PS3016C - Globetrotters Engineering Corp.</li> <li>4. PS3016D - RADA Architects, Ltd.</li> </ol>	\$5,000,000.00	<b>\$0.00</b>	\$5,000,000.00

EXHIBIT "B"  
Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
October 4, 2021

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
10	Program-Wide	Multiple	PS3026-PS3042; PS3046; PS3050; PS3053 AM001	Architect of Record Services	<p>This amendment extends the term of the following program-wide Agreements until the Compensation included in the Agreement is exhausted. Task Orders to be issued on a Project-specific basis. The scope of services included in this amendment are an extension of the services included in the original agreement.</p> <ol style="list-style-type: none"> <li>1. PS3026 - Brook Architecture, Inc.</li> <li>2. PS3027 - Forma Architecture, Ltd.</li> <li>3. PS3028 - Tilton Kelly + Bell, LLC</li> <li>4. PS3029 - Globetrotters Engineering Corp</li> <li>5. PS3030 - Muller &amp; Muller Architects</li> <li>6. PS3031 - STL Architects, Inc.</li> <li>7. PS3032 - Moody Nolan, Inc.</li> <li>8. PS3033 - Bauer Latoza Studio</li> <li>9. PS3034 - RATIO Architects</li> <li>10. PS3035 - UrbanWorks</li> <li>11. PS3036 - Bailey Edward Design</li> <li>12. PS3037 - Harding Mode Joint Venture</li> <li>13. PS3038 - Milhouse Engineering &amp; Construction</li> <li>14. PS3039 - RADA Architects, Ltd.</li> <li>15. PS3040 - Altusworks, Inc.</li> <li>16. PS3041 - Wallin Gomez Architects</li> <li>17. PS3042 - Studio ARQ, LLC</li> <li>18. PS3046 - Koo, LLC</li> <li>19. PS3047 - Johnson &amp; Lee, Ltd.</li> <li>20. PS3048 - Onyx Architectural Services</li> <li>21. PS3049 - Doyle Architecture</li> <li>22. PS3050 - Brush Architects</li> <li>23. PS3053 - SMNG A Ltd.</li> </ol>	\$5,000,000.00	\$0.00	\$5,000,000.00
11	Program-Wide	HBK Engineering, LLC	PS3051 AM001	Engineer of Record Services	<p>This amendment extends the term of the program-wide Agreement until the Compensation included in the Agreement is exhausted. Task Orders to be issued on a Project-specific basis.</p> <p>The scope of services included in this amendment are an extension of the services included in the original agreement.</p>	\$5,000,000.00	\$0.00	\$5,000,000.00

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***RESCHEDULED ANNUAL BOARD MEETING – OCTOBER 6, 2021***

***CHANGE ORDERS***

**EXHIBIT "C"**  
**PUBLIC BUILDING COMMISSION**  
**SUMMARY REPORT OF CHANGE ORDERS (DBB)**  
**FOR PBC BOARD MEETING**  
**October 6, 2021**

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)
Zapata Elementary School Annex and Renovations 2728 S. Kostner Avenue Project Manager: Isaac Bishop	C1580	F.H. Paschen, SN Nielsen & Associates, LLC	\$15,972,000.00	(\$714,422.53)	\$15,257,577.47	(\$76,287.89)	\$15,181,289.58	-0.48%
Salt Dome Replacement Facility (Grand Avenue) 2555 West Grand Avenue Project Manager: Karina Aguilar	C1598	The George Sollitt Construction Company	\$8,338,814.00	\$0.00	\$8,338,814.00	\$584,001.14	\$8,922,815.14	7.00%

**PUBLIC BUILDING COMMISSION OF CHICAGO**

CHANGE ORDER

Zapata Elementary School Annex and Renovations

2728 S. Kostner Avenue

September 17, 2021 \*

**F.H. Paschen, SN Nielsen & Associates, LLC**

**5515 N. East River Road**

**Chicago, IL 60656**

CHNG	BULL	<b>CONTRACT NUMBER 1580</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$15,972,000.00
NUM		APPROVED CHANGE ORDERS	(\$714,422.53)
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$15,257,577.47</b>
003	1580-038	Liquidated Damages associated with Compliance Requirements. Other.	(\$76,287.89)

TOTAL CHANGE ADDITION	(\$76,287.89)
<hr/>	
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$15,181,289.58</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1580 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

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

\*Ratified at Next PBC Board Meeting

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

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

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

EXHIBIT "C"

**Project:** Zapata Annex  
**Base Bid:** \$15,972,000.00

**Contract No:** C1580  
**Data Date:** 8/24/2021

**Contractor:** F.H. Paschen, S.N. Nielsen  
**Adjusted Contract:** \$15,257,577.47

Total Hours		Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
<b>Journeyworkers</b>	<b>40,314.25</b>						
Minority		50	20,157	65.66	26,471.00	0	\$0.00
Female		0	0	1.97	793.50	0	\$0.00
<b>Apprentice</b>	<b>6,662.50</b>						
Minority		70	4,664	70.71	4,710.75	0	\$0.00
Female		15	999	16.61	1,106.50	0	\$0.00
<b>Laborer</b>	<b>10,947.20</b>						
Minority		70	7,663	91.01	9,962.95	0	\$0.00
Female		0	0	3.03	332.00	0	\$0.00
<b>City Residency</b>	<b>58,774.95</b>	50	29,387	40.00	23,509.50	10	\$76,287.89
<b>Community Hiring</b>	<b>58,774.95</b>	7.5	4,408	10.04	5,903.00	0.0	\$0.00

<b>Total Liquidated Damages</b>	<b>\$76,287.89</b>
---------------------------------	--------------------

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

# FINAL LIQUIDATED DAMAGES

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Salt Dome Replacement Facility (Grand Avenue)

2555 West Grand Avenue

August 19, 2021\*

**The George Sollitt Construction Company**

**790 N. Central Avenue**

**Chicago, IL 60191**

CHNG	BULL	<b>CONTRACT NUMBER 1598</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$8,338,814.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$8,338,814.00</b>
001	1598-001	Issue for Construction revisions, including civil, landscaping, mechanical and electrical disciplines. Error or Omission.	\$584,001.14

TOTAL CHANGE ADDITION	\$584,001.14
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$8,922,815.14</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1598 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

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

\*Ratified at Next PBC Board Meeting

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

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

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

EXHIBIT "D"



To: Members of the Public Building Commission of Chicago (PBCC)  
Board of Commissioners

From: Carina E. Sánchez, Executive Director

Re: Proposed Adoption of COVID-19 Vaccination Policy

Date: October 6, 2021

**Public Building Commission**  
**Richard J. Daley Center**  
**50 West Washington Street**  
**Room 200**  
**Chicago, Illinois 60602**  
**(312) 744-3090**  
**[pbcchicago.com](http://pbcchicago.com)**

**EXECUTIVE SUMMARY**

PBCC is committed to providing and maintaining a workplace that is free from known serious health and safety hazards. In light of the global coronavirus (COVID-19) pandemic, PBCC has taken proactive measures over the last 19 months to keep employees and others safe. In furtherance of its goals of protecting and supporting the health and safety of employees and others, and preventing transmission to members of the community, it is recommended that PBCC adopt the attached COVID-19 Vaccination Policy.

PBCC's COVID-19 Vaccination Policy is based on guidance from the Centers for Disease Control (CDC) and other regulatory agencies. It is consistent with the policies and guidelines that have been established by other local, state, and federal agencies to protect employees and contractors by requiring vaccination against COVID-19. It is designed for use together with other COVID-19 prevention measures, including: wearing face masks; social distancing; providing disinfecting products; requiring quarantine in accordance with CDC or IDPH guidelines; and testing under appropriate circumstances.

In summary, PBCC's COVID-19 Vaccination Policy requires all employees, including temporary workers and contractors, to be fully vaccinated against COVID-19 and provide proof of a COVID-19 vaccination by October 29, 2021, unless an exemption is granted as an accommodation by PBCC. Exemptions include a Disability Accommodation, a Medical Accommodation, or a Religious Accommodation. A person is considered "fully vaccinated" when it has been at least 14 days following receipt of the second dose in a two-dose COVID-19 vaccine series (e.g., Pfizer or Moderna) or at least 14 days following receipt of one dose of a single-dose COVID-19 vaccine (e.g., Johnson & Johnson).

Thank you for your review and consideration of this matter.

BOARD OF COMMISSIONERS

Chairman  
LORI E. LIGHTFOOT  
Mayor  
City of Chicago

OLGA CAMARGO  
Managing Partner  
TOROSO Investments, LLC

JAMES F. ELLIS, JR.  
Business Manager  
Laborers' Local 1001

AVIS LAVELLE  
President  
Chicago Park District

JOSÉ G. MALDONADO, JR.  
Business Representative/Organizer  
Chicago Regional Council of Carpenters

TONI PRECKWINKLE  
President  
Cook County Board of Commissioners

Treasurer  
ARNOLD RANDALL  
General Superintendent  
Forest Preserves of Cook County

SAMUEL Wm. SAX  
Chairman  
Financial Relations, Inc.

LUCINO SOTELO  
Member  
Chicago Board of Education

MARIYANA T. SPYROPOULOS  
Commissioner  
Metropolitan Water Reclamation  
District of Greater Chicago

DAVID TODD WHITTLEY  
Pastor  
Corinthian Temple Church of God in  
Christ

Secretary  
CARINA E. SÁNCHEZ  
Executive Director  
Public Building Commission

Assistant Treasurer  
TANYA FOUCHER-WEEKLEY

## **Public Building Commission of Chicago COVID-19 Mandatory Vaccination Policy**

Over the last 19 months, PBC has proactively taken measures to work through the COVID-19 pandemic with the goal of keeping employees of the PBC safe. The purpose of this policy is to minimize transmission of the coronavirus (COVID-19) in the workplace by providing additional protection to employees and thus assist in preventing transmission to members of the community.

Now that the Pfizer-BioNTech COVID-19 vaccine has been approved by the US Food and Drug Administration (FDA) and is readily available to the public, PBC is implementing a mandatory vaccination policy, subject to the limited medical and religious exemptions in this policy (explained below).

PBC requires all employees, including temporary workers and contractors, (“personnel”) to be fully vaccinated against COVID-19 and provide proof of a COVID-19 vaccination by October 29, 2021, unless an exemption from this policy is granted as an accommodation or otherwise by PBC Human Resources with guidance from our legal counsel. A person is “fully vaccinated” when it has been at least 14 days following receipt of the second dose in a two-dose COVID-19 vaccine series (e.g., Pfizer or Moderna) or at least 14 days following receipt of one dose of a single-dose COVID-19 vaccine (e.g., Johnson & Johnson).

This Mandatory Vaccination Policy is a key part of our overall strategy and commitment to maintaining a safe and healthy workplace in light of the COVID-19 pandemic. Both the City of Chicago and the State of Illinois are requiring employees and contractors to be vaccinated. PBC does a substantial amount of business with the City of Chicago. This policy is designed for use together with, and not as a substitute for, other COVID-19 prevention measures, including:

- Wearing face masks in accordance with government mandates, policies and/or laws, and the PBC Policies
- Social distancing
- Providing disinfecting products
- Requiring quarantine for anyone with direct exposure to COVID-19 or is symptomatic in accordance with CDC and the Illinois Department of Public Health guidelines.
- Testing when in contact with a confirmed case of COVID-19 and/or symptomatic.

### Exemptions

Under this policy, personnel may decline to get a coronavirus (COVID-19) vaccine if they apply for, and are approved by the PBC under one of the exemptions described below:

#### Medical Accommodation

In accordance with PBC’s Disability Accommodations Policy, PBC provides reasonable accommodations, absent undue hardship, to qualified individuals with disabilities that enable them to perform their job duties. Reasonable accommodation may include appropriate adjustment or modifications of employer policies, including this Mandatory Vaccination Policy.

## EXHIBIT "D"

If you believe you need an accommodation regarding this policy because of a disability, you are responsible for requesting a reasonable accommodation from the PBC by contacting PBC's Human Resources and providing the appropriate medical documentation signed by a licensed medical provider for consideration. The accommodation request form is available by contacting Human Resources. Some examples of conditions that may be considered for medical exemption include life threatening allergies to components of the vaccine and/or those who have immunosuppression conditions.

PBC reserves the right to request additional documentation supporting the need for an accommodation or request for any other exemption. PBC will keep confidential any medical information obtained in connection with your request for a reasonable accommodation or other exemption. However, we ask that you not provide any genetic information to PBC when responding to a request for additional information or providing proof of vaccination in compliance with this policy. The PBC will provide a portal system for personnel to confidentially upload proof of vaccination status to Human Resources.

### Religious Accommodation

The PBC provides reasonable accommodations, absent undue hardship, to employees with sincerely held religious beliefs, observances, or practices that conflict with getting vaccinated. If you believe you need an accommodation regarding this policy because of your sincerely held religious belief, you are responsible for submitting the Religious Accommodation Request form and requesting a reasonable accommodation from Human Resources.

### Determinations

The PBC makes determinations about requested medical and/or religious accommodations and exemptions on a case-by-case basis considering various factors and based on an individualized assessment in each situation. Human Resources consults with legal counsel in making exemption decisions. The PBC strives to make these determinations expeditiously and in a fair and nondiscriminatory manner and will inform you after a determination is made. If you have any questions about an accommodation or exemption request you made, please contact Human Resources and/or the Executive Director.

### COVID-19 Testing and Mask Requirements for Exempt Individuals

Personnel who do not receive a coronavirus (COVID-19) vaccination due to an approved exemption must provide signed written documentation confirming that they agree at all times, except when eating, to wear a mask on PBC's premises and/or work locations.

COVID-19 testing is required for all individuals unvaccinated due to an approved exemption, on a weekly basis beginning on November 1, 2021. A negative test result must be provided to Human Resources within 72 hours prior to the beginning of every work week. The PBC reserves the right to determine the appropriate testing required by this policy.

Personnel with approved exemptions are required to submit their test results, which must include the name of employee, name of facility/testing center, and date of testing to the Human Resources Department immediately upon obtaining the results. Personnel who have tested positive for

## EXHIBIT "D"

COVID-19 will be required to produce a doctor's note or other documentation, such as a negative COVID-19 test result, to verify that they are no longer contagious prior to returning to work. Refusing to provide COVID-19 test results may result in disciplinary action up to and/or including termination of employment and/or exclusion from any PBC work sites at the discretion of the PBC.

Personnel who have an approved exemption and are not in compliance with wearing a mask at all times, with the exception of during scheduled breaks to eat, are subject to disciplinary action up to and/or including termination of employment at the discretion of the PBC. Personnel who refuse to be tested pursuant to this policy and/or refuse proper mitigation strategies will not be permitted to enter the workplace and will be required to take an unpaid leave of absence for a period determined by PBC and/or may be terminated from employment at the PBC's discretion.

### Vaccine Policy

If an individual has not obtained an exemption as listed above, they must receive a government approved coronavirus (COVID-19) vaccine and provide written proof on or before October 29, 2021. Personnel are responsible for scheduling and obtaining all recommended doses of an FDA-approved COVID-19 vaccine or a COVID-19 vaccine granted Emergency Use Authorization by the FDA. You may get the vaccine during your regularly scheduled work hours. Pursuant to Ordinance SO2021-1219, PBC will provide Personnel up to four hours of paid leave time per vaccine injection. Personnel must continue to follow their department's usual time and attendance policies for notifying their respective supervisor that they will be absent from work for any period. In addition, personnel will be required to provide documentation showing that they received the vaccine to get their hours of paid leave time.

Pursuant to the CDC guidelines, you are considered "fully vaccinated" two weeks after completing the final dose of a two-dose vaccine (Pfizer or Moderna); or two weeks after receiving a single dose of a one-dose vaccine (Johnson & Johnson/Janssen). Personnel will be required to provide reliable proof of vaccination to the Human Resources Department and sign an attestation and consent form. Falsification of vaccine status will result in disciplinary action up to and/or including termination of employment.

New hires must present proof of coronavirus (COVID-19) immunization or comply with this mandatory policy no later than their start date. Any personnel without documentation of vaccination or approved exemption by October 30, 2021, will be considered noncompliant with COVID-19 vaccination requirements and is subject to disciplinary action up to and/or including termination of employment for violation of PBC policy.

All personnel, regardless of vaccination status, must continue to inform PBC of any exposure and/or positive test results and follow all CDC recommendations regarding quarantine.

If a booster shot for COVID-19 becomes available and is recommended by the CDC and/or the Illinois Department of Public Health, personnel will be expected to schedule and complete booster vaccinations within a reasonable amount of time as determined by the PBC with proof of the booster vaccination to be provided to the PBC.

PBC reserves its right to amend this policy at its discretion, at any time.

**Acknowledgment of Receipt and Consent**

I, \_\_\_\_\_ (employee name), acknowledge that on \_\_\_\_\_ (date), I received a copy of PBC’s Mandatory Vaccination Policy and that I read it, understand it, and agree to comply with it. I affirm by signing below that the COVID-19 vaccine card that I have provided to PBC is a true and correct copy of the card that I received from the health care provider(s) from whom I received my COVID-19 vaccination(s), and that I received the vaccinations on the date(s) indicated. I agree that, if the PBC requests, I will sign a release that will permit PBC to verify the accuracy of this card with the provider(s) and waive any rights I may have under the law (including but not limited to HIPAA and the ADA), for PBC to verify. I give the PBC my consent to share my vaccine status and verification to PBC Personnel with a need to know to implement and enforce COVID-19 safety protocols, and I authorize and give PBC consent to share this information to third parties where required by law or as a condition of providing services to clients.

I understand that falsification of the information or documentation pertaining to this policy can result in disciplinary action up to and/or including the termination of my employment and/or association with PBC. I understand that PBC has the right to interpret, administer, change, modify, or discontinue this policy at any time with or without notice. No statement or representation by a supervisor, partner, or manager or any other employee, whether oral or written, can supplement or modify this policy. Changes can only be made if approved in writing by the Board of Directors. I also understand that any delay or failure by the PBC to enforce any work policy or rule will not constitute a waiver of PBC's right to do so in the future. I understand that neither this policy nor any other communication by a management representative or any other employee, whether oral or written, is intended in any way to create a contract of employment and that this policy does not modify my at-will employment status. I also understand that if I refuse the vaccination and do not qualify for an exemption and/or refuse testing and other COVID-19 protocols, that I am subject to termination of employment if I am an employee of PBC and/or will no longer be permitted on PBC work sites if I am a contractor or other third party.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

EXHIBIT "E"

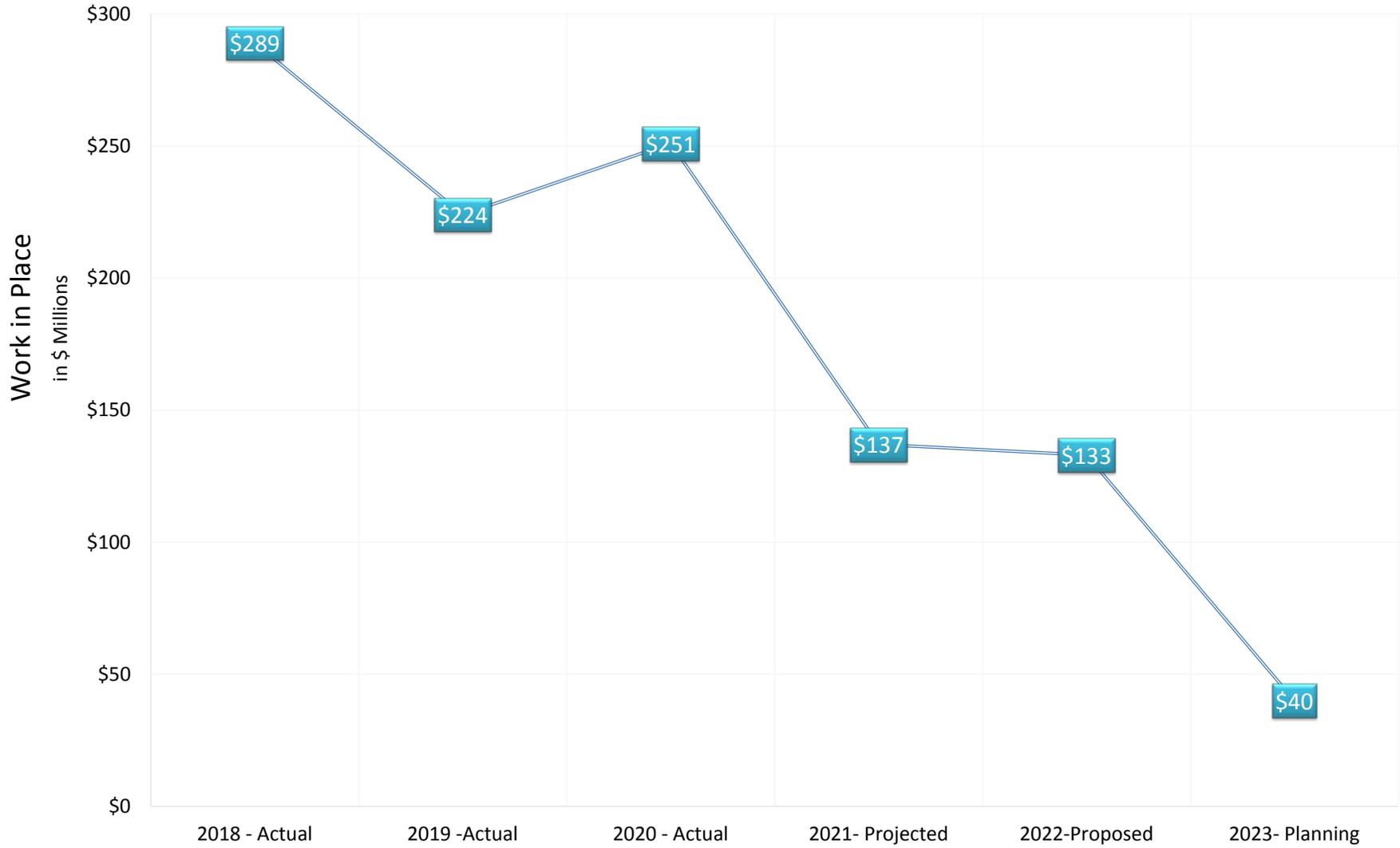
PUBLIC BUILDING COMMISSION OF CHICAGO

# 2022 Budget

October 6, 2021

EXHIBIT "E"

**PBC 2022 ADMINISTRATIVE BUDGET  
ANTICIPATED WORK IN PLACE (WIP)**



## PBC 2022 ADMINISTRATIVE BUDGET Work in Place 2018-2022

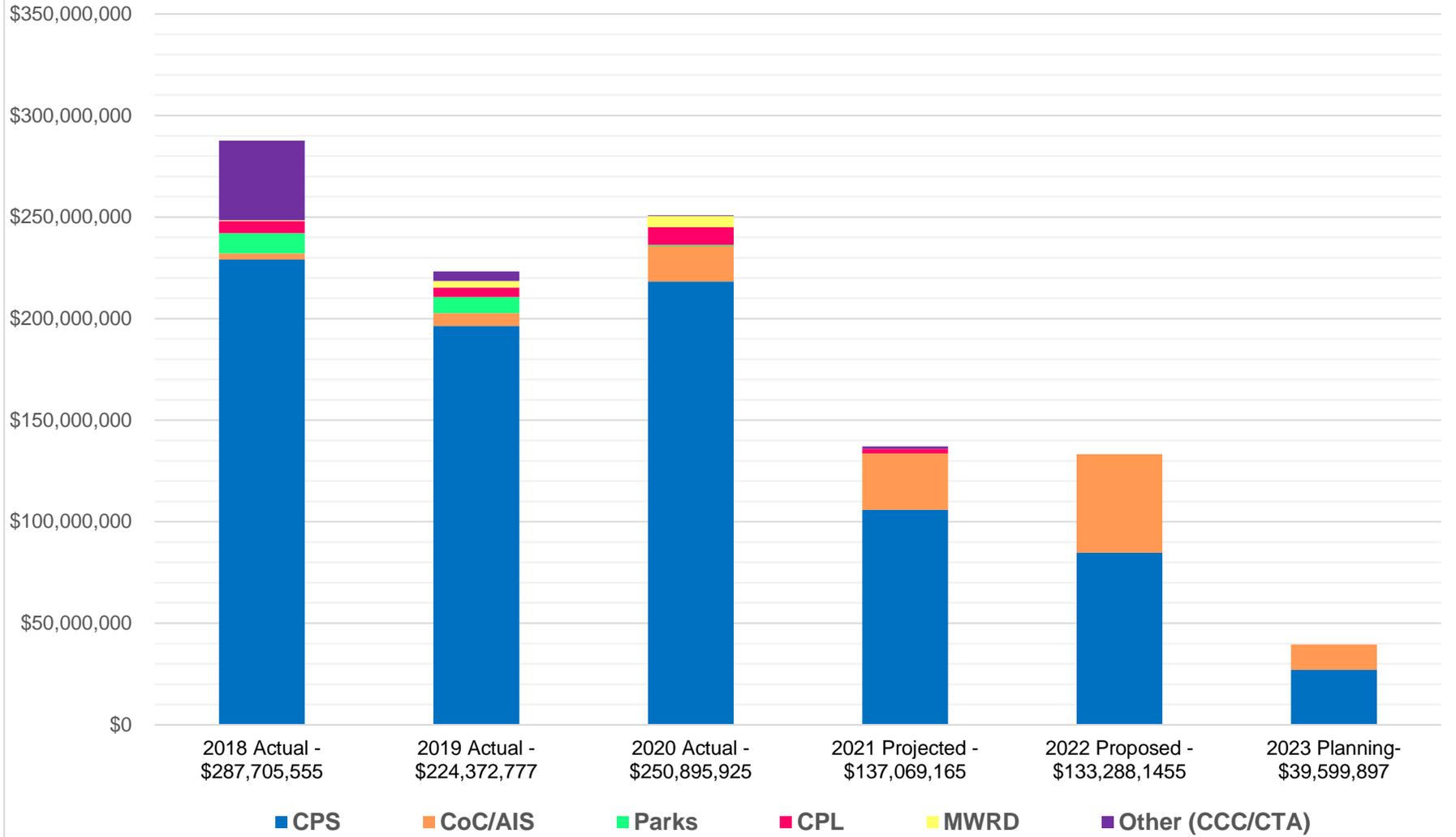


EXHIBIT "E"

**PBC 2022 ADMINISTRATIVE BUDGET**

**Estimate of Resources Available for 2022 Administrative Budget**

<b>PBC Administrative Fee Anticipated on Undertaken Active Projects</b>	<b>Direct Allocation for Project Management Services</b>	<b>Direct Allocation for Insurance Expenses</b>	<b>Total Resources Available for Admin Expense</b>
<b>\$4,497,291</b>	<b>\$1,050,000</b>	<b>\$687,000</b>	<b>\$6,234,291</b>

EXHIBIT "E"

# PBC 2022 ADMINISTRATIVE BUDGET

## Proposed 2022 Detail and Historical Resources

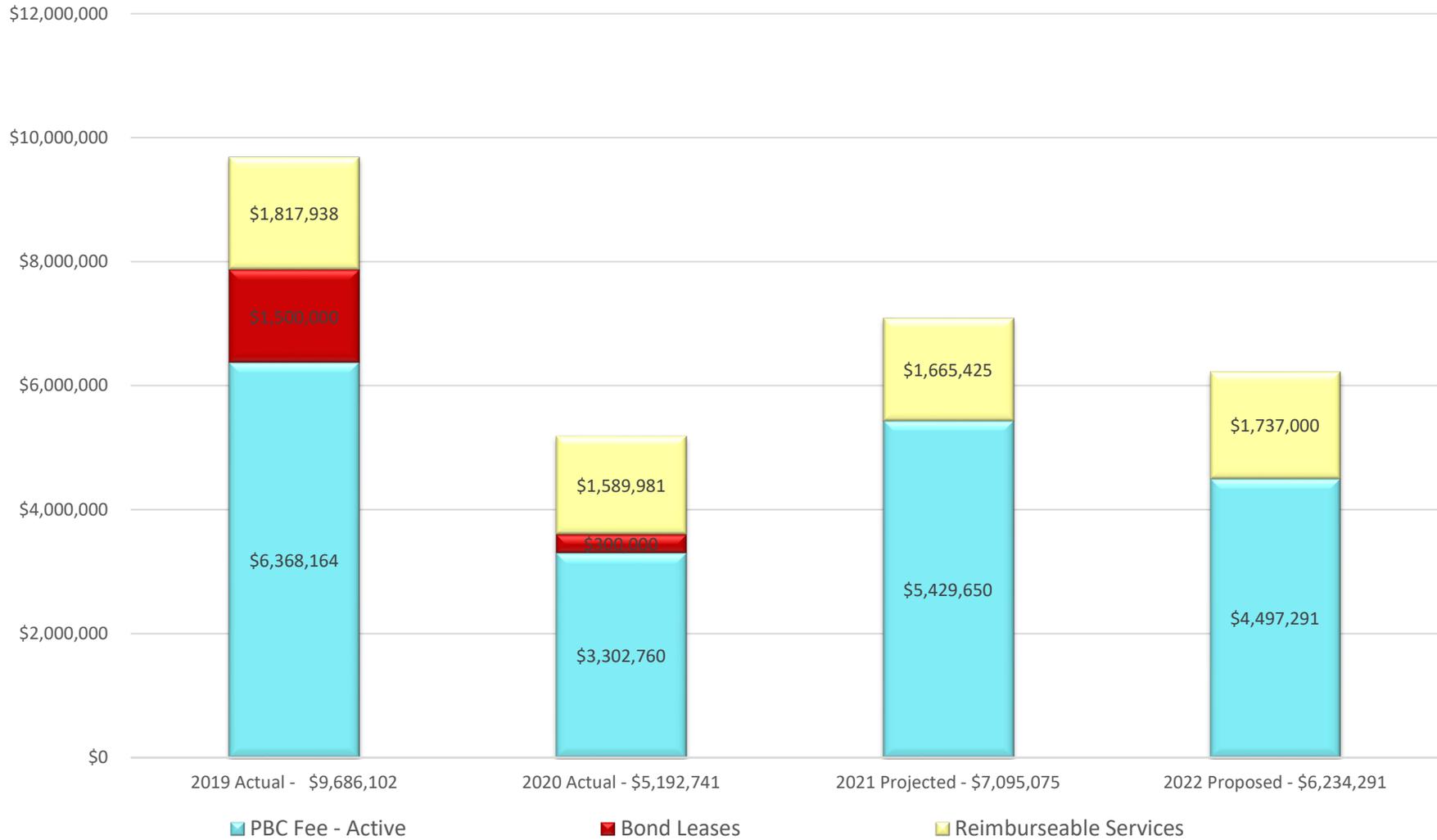


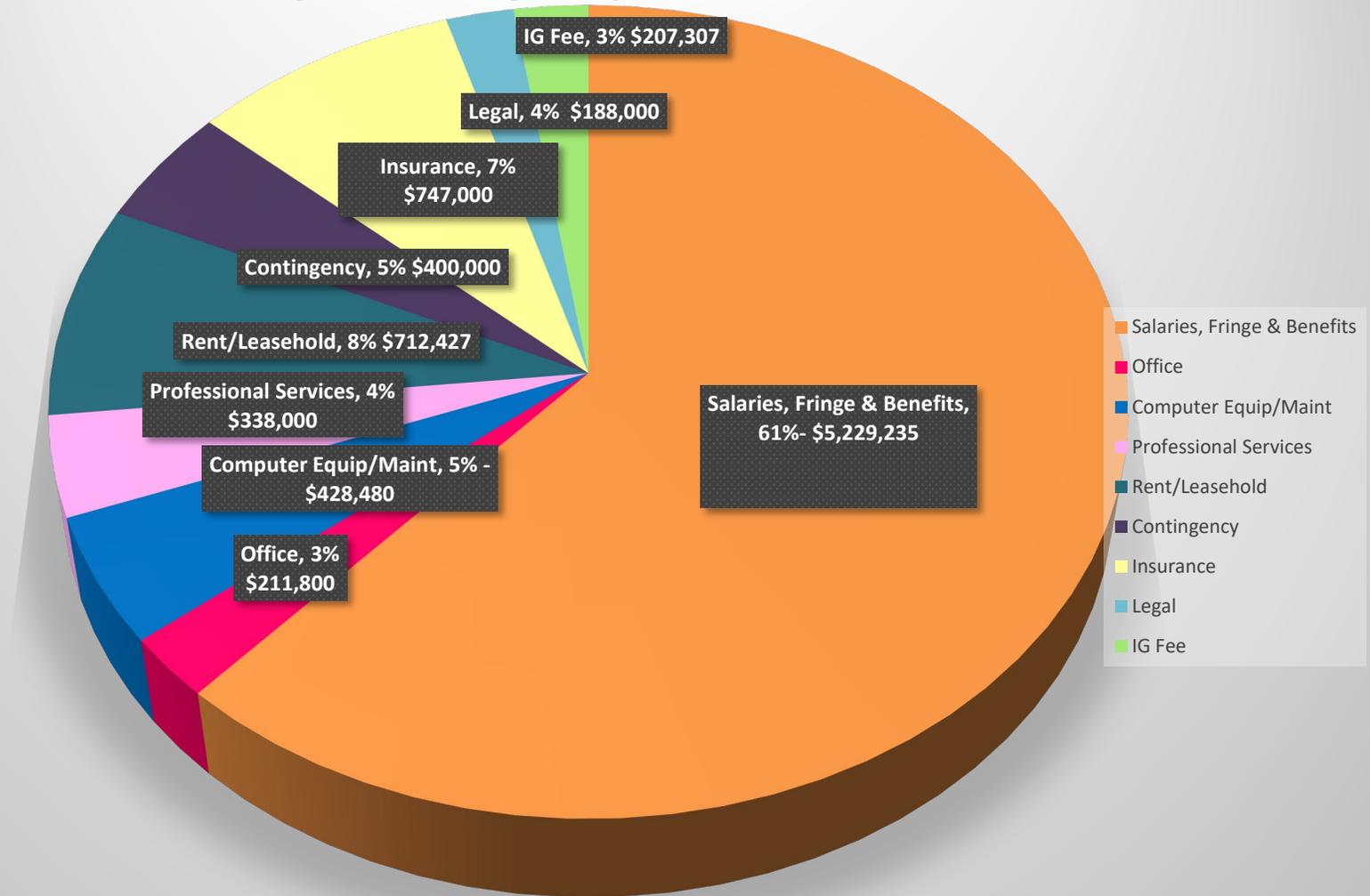
EXHIBIT "E"

Public Building Commission of Chicago  
2022 General Administrative Budget

	Approved 2019 Budget	Approved 2020 Budget	Approved 2021 Budget	Proposed 2022 Budget	Increase/ (Decrease) 2021 to 2022
<b>Personnel Services</b>					
<b>Salaries</b>	\$ 4,163,027	\$ 4,093,127	\$ 3,211,946	\$ 3,377,169	\$ 165,223
<b>Payroll Taxes</b>	\$ 243,926	\$ 240,609	\$ 189,092	\$ 198,958	\$ 9,866
<b>Medical Insurance</b>	\$ 974,250	\$ 1,020,300	\$ 1,166,250	\$ 1,196,875	\$ 30,625
<b>Severance Plan</b>	\$ 65,443	\$ 65,443	\$ 65,443	\$ 49,433	\$ (16,010)
<b>Retirement Contributions - PBC 401(a)</b>	\$ 280,000	\$ 240,000	\$ 180,000	\$ 230,000	\$ 50,000
<b>Retirement Contributions - Mun. Employees</b>	\$ 130,000	\$ 198,918	\$ 183,475	\$ 176,800	\$ (6,675)
<b>Total Personnel Services</b>	\$ 5,856,646	\$ 5,858,397	\$ 4,996,206	\$ 5,229,235	\$ 233,029
<b>Insurance</b>					
<b>Daley Center</b>	\$ 575,000	\$ 612,000	\$ 602,000	\$ 687,000	\$ 85,000
<b>General Insurance</b>	\$ 57,000	\$ 45,000	\$ 60,000	\$ 60,000	\$ -
<b>Total Insurance</b>	\$ 632,000	\$ 657,000	\$ 662,000	\$ 747,000	\$ 85,000
<b>Legal Fees</b>	\$ 385,000	\$ 341,000	\$ 256,000	\$ 188,000	\$ (68,000)
<b>Inspector General Legal Fees</b>	\$ 267,057	\$ 215,040	\$ 208,502	\$ 207,307	\$ (1,195)
<b>Professional Services Fees</b>	\$ 420,000	\$ 437,000	\$ 349,000	\$ 338,000	\$ (11,000)
<b>Rent/Leasehold Improvements</b>	\$ 778,279	\$ 808,718	\$ 822,064	\$ 712,427	\$ (109,637)
<b>Office and Other Admin Expenses</b>	\$ 246,000	\$ 268,000	\$ 233,500	\$ 211,800	\$ (21,700)
<b>Computer Maintenance, Equipment &amp; Software</b>	\$ 531,810	\$ 535,332	\$ 470,000	\$ 428,480	\$ (41,520)
<b>Contingency/Business Development</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ 400,000	\$ (100,000)
<b>Total Budget</b>	\$ 9,616,792	\$ 9,620,487	\$ 8,497,272	\$ 8,462,249	\$ (35,023)

EXHIBIT "E"

**PBC 2022 ADMINISTRATIVE BUDGET**  
**2022 Proposed Budget Expenditures - \$8,462,249**



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

**2022 Annual Budget Executive Summary**

**Introduction**

The Public Building Commission of Chicago and MB Real Estate Services Inc are pleased to present the 2022 Operating and Capital Budget for the Richard, J. Daley Center. The 2022 operating expense budget of \$19,616,871 reflects an increase of 3.45% over the 2021 Budget of \$18,962,468.

The 3.45% increase in operating expenses equates to \$654,403 and is primarily a result of annual increases to utility expenses stemming from enhanced operations of the building's mechanical systems. Annual increases to union cleaning, security and engineering wages are also contributing factors.

Elevated levels of cleaning and disinfection, along with increased security staffing are all COVID-19 mitigation efforts that started in 2021 and are projected to continue through all of 2022 and represent \$1,440,000 of the projected increase in operating expenses.

The 2021 Capital Improvement Plan included projects such as exterior façade repairs, lobby and common area security upgrades and plaza sealant and granite replacements. Each of these projects will continue into 2022, along with other upgrades. The Capital Improvement Plan for 2022 totals \$4,050,000 which represents a 40.63% increase over the 2021 Capital Improvement Plan budget.

One of the primary operating goals for 2021 was the procurement of tenancy for 2<sup>nd</sup> Floor and Lower-Level vacancies. The building was able to successfully execute intergovernmental agreements with the State of Illinois Liquor Control Commission (ILCC) and State of Illinois Workers Compensation Commission (IWCC).

Leasing of these vacancies provides Cook County, City of Chicago and the Public Building Commission with some rental relief as the ILCC and IWCC are paying their proportionate shares of the building's operating expenses as of July 2021.

The Percentage for Operating Expense Allocation for 2022 are as follows: Cook County – 94.92%, City of Chicago – 0.344%, Public Building Commission – 2.985%, ILCC – 0.739% and IWCC – 1.008%

## BUDGET SUMMARY

<b>OPERATING BUDGET</b>	<b>2021 BUDGET</b>	<b>2022 BUDGET</b>	<b>% CHANGE 2020 BUDGET TO 2021 BUDGET</b>	<b>% CHANGE 2020 BUDGET TO 2021 BUDGET</b>
<b>REVENUE</b>				
BASE RENT (1)	\$18,962,466	\$19,616,871	\$654,405	3.45%
RETAIL INCOME (2)	\$120,464	\$73,200	(\$47,264)	-39.23%
OTHER INCOME (3)	\$168,224	\$167,024	(\$1,200)	-0.71%
INCOME FROM SERVICES RESOLD (4)	\$732,996	\$572,757	(\$160,239)	-21.86%
<b>TOTAL REVENUE</b>	<b>\$19,984,150</b>	<b>\$20,429,852</b>	<b>\$445,701</b>	<b>2.23%</b>
<b>EXPENSES</b>				
UTILITIES EXPENSE	\$2,957,077	\$3,710,141	\$753,064	25.47%
CLEANING EXPENSE	\$5,376,487	\$4,703,681	\$672,806	-12.51%
SECURITY EXPENSE	\$3,562,926	\$4,029,451	\$466,525	13.09%
MECHANICAL MAINTENANCE	\$4,319,197	\$4,597,970	\$278,773	6.45%
BUILDING GENERAL	\$1,088,632	\$901,780	(\$186,852)	-17.16%
ADMINISTRATIVE EXPENSE	\$1,029,669	\$1,023,849	(\$5,820)	-0.57%
INSURANCE	\$628,480	\$650,000	\$21,520	3.42%
<b>SUBTOTAL BLDG OPERATING EXPENSES</b>	<b>\$18,962,468</b>	<b>\$19,616,871</b>	<b>\$654,403</b>	<b>3.45%</b>
<b>REIMBURSABLE EXPENSES</b>				
COST OF SERVICES RESOLD	\$732,996	\$572,757	(\$160,239)	-21.86%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
<b>SUBTOTAL REIMBURSABLE EXPENSES</b>	<b>\$732,996</b>	<b>\$572,757</b>	<b>(\$160,239)</b>	<b>-21.86%</b>
<b>NET OPERATING AUTHORIZATION REQUIRED</b>	<b>\$19,695,464</b>	<b>\$20,189,628</b>	<b>\$494,163</b>	<b>2.51%</b>
<b>CAPITAL BUDGET</b>	<b>\$2,880,000</b>	<b>\$4,050,000</b>	<b>\$1,170,000</b>	<b>40.63%</b>
<b>TOTAL DALEY CENTER BUDGET</b>	<b>\$22,575,464</b>	<b>\$24,239,628</b>	<b>\$1,664,163</b>	<b>7.37%</b>

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

- The \$654,405 increase in Base Rent is representative of the increase in operating expenses of which Cook County, City of Chicago, the Public Building Commission, ILCC and IWCC fund their proportionate shares.
- The \$47,264 decrease in Retail Income is due to the projected retail vacancy on the Concourse Level. Starbucks' lease expired in August 2021 and the space is being actively marketed with hopes of tenancy by 1<sup>st</sup> quarter 2022.
- The \$160,239 decrease in Income from Services Resold stems from lower projected steam usage for Cook County and the City of Chicago in 2022. 2020 steam usage reconciliation credits will also decrease overall revenues for tenant steam usage reimbursements.
- The \$753,064 increase in Utilities Expense is a direct result of enhanced usage of the building's mechanical systems as minimum air volumes have increased throughout the building and more fresh air is introduced. These changes are in response to the COVID-19 pandemic and ultimately increase electrical and natural gas consumption.
- The \$672,806 decrease to Cleaning Expense is primarily reflective of the reclassification of COVID-19 cleaning, and disinfecting costs as additional cleaning staffing will be expensed towards the Security account in 2022. All COVID-19 related expenses will be applied to a separate expense account within the security expense category in 2022.
- The \$466,525 increase in Security Expense is due to the removal of several contingencies for 2022 COVID-19 related expenses included within the security expense category. Operating efficiencies for COVID-19 related expenses have been established, resulting in reduced costs. The reclassification of COVID-19 cleaning, and disinfecting costs is also a factor, as additional cleaning staffing, amongst other contingencies will be expensed towards the Security account in 2022.
- The \$278,773 increase in Mechanical Maintenance stems from annual union wage increases for engineering staff, expanded scopes for annual infrared testing of electrical equipment and emergency generators and projected replacements of variable frequency drives for the building's fan systems.
- The \$186,852 decrease to Building General Expense results from the reclassification of costs associated with the installation and rental of exterior plaza tenting used to protect building visitors and tenants from external elements during health screening processes. These expenses have been removed from the 2022 budget in their entirety.
- The \$160,239 decrease to Cost of Services Resold is due to the reconciliation of 2020 steam charges for Cook County and the City of Chicago. The 2020 reconciliation has yielded credits due to each tenant which has been applied to their charges for 2022 projected consumption.

**Capital Improvement Plan**

The 2022 Capital Improvement Budget includes \$4,050,000 for the projects listed below:

1. Elevator Upgrades - **\$250,000**
  - i. Replacement and repair of any costly elevator components that are not covered under the operations maintenance agreement
2. ASHRAE Audit Recommendations - **\$250,000**
  - i. Implementation of recommendations resulting from an ASHRAE Level II Audit completed in 2021
3. Replace Lower-Level Drain Line to Sheriff's Lower-Level Locker Room - **\$250,000**
  - i. Drain line serving the lower-level men's locker room is ruptured and needs to be replaced
4. Retrofit City Hall/County Building Pedway Revolving Doors - **\$300,000**
  - i. Concourse Level revolving doors need upgraded components
5. Retrofit Revolving Doors in Southwest and Southeast Lobby - **\$300,000**
  - i. Lobby Level revolving doors need upgraded components
6. Façade Louver Repairs - **\$200,000**
  - i. Repairs to the outside air louver systems on the West side of the building
7. Plaza Sealant and Joint Replacements - **\$200,000**
  - i. Replacement of plaza granite sealant, along with replacement of any damaged granite throughout the exterior plaza
8. Re-lining of Cooling Towers - **\$1,000,000**
  - i. Replace and repair the existing inner lining cells of the cooling towers
9. Electric Vehicles Charging Stations - **\$100,000**
  - i. Installation of electric vehicle charging stations within the building's dock and lower-level parking garage
10. 31<sup>st</sup> Floor Generator Load Transfer to the 27<sup>th</sup> Floor Generator - **\$200,000**
  - i. 31<sup>st</sup> floor generator loads will be transferred to the larger 27<sup>th</sup> floor generator. Additional life safety systems will be added to the 27<sup>th</sup> floor generator as well
11. Security Upgrades - **\$1,000,000**
  - i. Upgrades to the building's security systems resulting from Cook County's threat assessment recommendations

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 Budget Summary**

<b>COOK COUNTY</b>		<b>2022 Funding %*</b>	<b>2021 Funding %*</b>
BASE RENT	\$18,621,119		
STEAM CHARGES	\$239,483		
2022 CAPITAL PROJECTS	\$3,844,422		
<b>TOTAL COUNTY</b>	<b>\$22,705,024</b>	<b>94.924%</b>	<b>95.88%</b>
<b>CITY OF CHICAGO</b>			
BASE RENT	\$67,482		
STEAM CHARGES	\$333,274		
2022 CAPITAL PROJECTS	\$13,932		
<b>TOTAL CITY</b>	<b>\$414,688</b>	<b>0.344%</b>	<b>0.35%</b>
<b>PBCC</b>			
BASE RENT	\$585,564		
2022 CAPITAL PROJECTS	\$120,893		
<b>TOTAL PBCC</b>	<b>\$706,456</b>	<b>2.985%</b>	<b>3.76%</b>
<b>ILLINOIS WORKERS COMPENSATION COMMISSION</b>			
BASE RENT	\$197,738		
2022 CAPITAL PROJECTS	\$40,824		
<b>TOTAL IWCC</b>	<b>\$238,562</b>	<b>1.008%</b>	<b>0.00%</b>
<b>ILLINOIS LIQUOR CONTROL COMMISSION</b>			
BASE RENT	\$144,969		
2022 CAPITAL PROJECTS	\$29,930		
<b>TOTAL ILCC</b>	<b>\$174,898</b>	<b>0.739%</b>	<b>0.00%</b>
<b>TOTAL FUNDING:</b>	<b>\$24,239,628</b>	<b>100.00%</b>	<b>100.00%</b>

\*Note: Percentage based on 2021 square footage occupied.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
<b>REVENUE</b>					
BASE RENT	\$19,616,871	\$18,962,466	\$18,962,466	\$654,405	3.45%
RETAIL INCOME	\$73,200	\$120,464	\$93,664	(\$20,464)	-21.85%
OTHER INCOME	\$167,024	\$168,224	\$168,224	(\$1,200)	-0.71%
INCOME FROM SERVICES RESOLD	\$572,757	\$732,996	\$732,996	(\$160,239)	-21.86%
<b>TOTAL REVENUE</b>	<b>\$20,429,852</b>	<b>\$19,984,150</b>	<b>\$19,957,350</b>	<b>\$472,502</b>	<b>2.37%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE	\$3,710,141	\$2,957,077	\$2,957,077	\$753,064	25.47%
CLEANING EXPENSE	\$4,703,681	\$5,376,487	\$4,490,487	\$213,194	4.75%
SECURITY EXPENSE	\$4,029,451	\$3,562,926	\$4,727,755	(\$698,304)	-14.77%
MECHANICAL MAINTENANCE	\$4,597,970	\$4,319,197	\$4,336,197	\$261,773	6.04%
BUILDING GENERAL	\$901,780	\$1,088,632	\$792,093	\$109,687	13.85%
ADMINISTRATIVE EXPENSE	\$1,023,849	\$1,029,669	\$1,036,015	(\$12,166)	-1.17%
INSURANCE	\$650,000	\$628,480	\$628,480	\$21,520	3.42%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$19,616,871</b>	<b>\$18,962,466</b>	<b>\$18,968,104</b>	<b>\$648,767</b>	<b>3.42%</b>
COST OF SERVICES RESOLD	\$572,757	\$732,996	\$732,996	(\$160,239)	-21.86%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL EXPENSES</b>	<b>\$20,189,628</b>	<b>\$19,695,462</b>	<b>\$19,701,100</b>	<b>\$488,528</b>	<b>2.48%</b>

## EXHIBIT "F"

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

3 YEAR BUDGET COMPARISON	PROPOSED 2022 BUDGET	2021 BUDGET	2020 BUDGET	\$ VARIANCE 2022 BUDGET VS. 2021 BUDGET	% VARIANCE 2022 BUDGET VS. 2021 BUDGET
<b>REVENUE</b>					
BASE RENT	\$19,616,871	\$18,962,466	\$16,199,821	\$654,405	3.45%
RETAIL INCOME	\$73,200	\$120,464	\$162,852	(\$47,264)	-39.23%
OTHER INCOME	\$167,024	\$168,224	\$168,224	(\$1,200)	-0.71%
INCOME FROM SERVICES RESOLD	\$572,757	\$732,996	\$993,526	(\$160,239)	-21.86%
<b>TOTAL REVENUE</b>	<b>\$20,429,852</b>	<b>\$19,984,150</b>	<b>\$17,524,423</b>	<b>\$445,702</b>	<b>2.23%</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>					
UTILITIES EXPENSE	\$3,710,141	\$2,957,077	\$2,743,182	\$753,064	25.47%
CLEANING EXPENSE	\$4,703,681	\$5,376,487	\$4,536,442	(\$672,806)	-12.51%
SECURITY EXPENSE	\$4,029,451	\$3,562,926	\$2,677,511	\$466,525	13.09%
MECHANICAL MAINTENANCE	\$4,597,970	\$4,319,197	\$4,136,491	\$278,773	6.45%
BUILDING GENERAL	\$901,780	\$1,088,632	\$775,770	(\$186,852)	-17.16%
ADMINISTRATIVE EXPENSE	\$1,023,849	\$1,029,669	\$1,033,023	(\$5,820)	-0.57%
INSURANCE	\$650,000	\$628,480	\$628,480	\$21,520	3.42%
<b>SUBTOTAL BUILDING OPERATING EXPENSES</b>	<b>\$19,616,871</b>	<b>\$18,962,468</b>	<b>\$16,530,899</b>	<b>\$654,403</b>	<b>3.45%</b>
COST OF SERVICES RESOLD (TAB X)	\$572,757	\$732,996	\$993,526	(\$160,239)	-21.86%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
<b>TOTAL EXPENSES</b>	<b>\$20,189,628</b>	<b>\$19,695,464</b>	<b>\$17,524,425</b>	<b>\$494,164</b>	<b>2.51%</b>

## EXHIBIT "F"

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

	<b>PROPOSED 2022 BUDGET</b>	<b>COOK COUNTY EXPENSE SHARE</b>	<b>PUBLIC BUILDING COMMISSION EXPENSE SHARE</b>	<b>CITY OF CHICAGO EXPENSE SHARE</b>	<b>ILLINOIS WORKERS COMPENSATION COMMISSION</b>	<b>ILLINOS LIQUOR CONTROL COMMISSION</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>						
UTILITIES EXPENSE	\$3,710,141	\$3,521,814	\$110,748	\$12,763	\$37,398	\$27,418
CLEANING EXPENSE	\$4,703,681	\$4,464,922	\$140,405	\$16,181	\$47,413	\$34,760
SECURITY EXPENSE	\$4,029,451	\$3,824,916	\$120,279	\$13,861	\$40,617	\$29,778
MECHANICAL MAINTENANCE	\$4,597,970	\$4,364,577	\$137,249	\$15,817	\$46,348	\$33,979
BUILDING GENERAL	\$901,780	\$856,005	\$26,918	\$3,102	\$9,090	\$6,664
ADMINISTRATIVE EXPENSE	\$1,023,849	\$971,878	\$30,562	\$3,522	\$10,320	\$7,566
INSURANCE	\$650,000	\$617,006	\$19,403	\$2,236	\$6,552	\$4,804
<b>TOTAL BUILDING OPERATING EXPENSES</b>	<b>\$19,616,871</b>	<b>\$18,621,119</b>	<b>\$585,564</b>	<b>\$67,482</b>	<b>\$197,738</b>	<b>\$144,969</b>

## EXHIBIT "F"

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

	<b>COOK COUNTY PROPOSED 2022 BUDGET EXPENSE SHARE</b>	<b>COOK COUNTY 2021 BUDGET EXPENSE SHARE</b>	<b>COOK COUNTY 2020 BUDGET EXPENSE SHARE</b>
<b>OPERATING AND REIMBURSABLE EXPENSES</b>			
UTILITIES EXPENSE	\$3,521,814	\$2,835,482	\$2,630,382
CLEANING EXPENSE	\$4,464,922	\$5,155,406	\$4,349,904
SECURITY EXPENSE	\$3,824,916	\$3,416,418	\$2,567,412
MECHANICAL MAINTENANCE	\$4,364,577	\$4,141,592	\$3,966,398
BUILDING GENERAL	\$856,005	\$1,043,867	\$743,870
ADMINISTRATIVE EXPENSE	\$971,878	\$987,329	\$990,545
INSURANCE	\$617,006	\$602,637	\$602,637
<b>TOTAL BUILDING OPERATING EXPENSES</b>	<b>\$18,621,119</b>	<b>\$18,182,731</b>	<b>\$15,851,148</b>



## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL  
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2022	No. of Employees Budget 2021	Building Staff Expense	Contract Employee Expense
<b>Cleaning Staff:</b>		<b>69</b>	<b>69</b>		<b>\$4,245,620</b>
contract employees	Day	14	14		
contract employees	Night	49	49		
contract employees	COVID-19 Disinfecting	6	6		
<b>Security Staff:</b>		<b>47</b>	<b>47</b>		<b>\$2,410,131</b>
contract employees	Director	1	1		
building employee	Administrative	0	0		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	3	3		
contract employees	Supervisory Guards	4	4		
contract employees	Guards	23	23		
contract employees	COVID-19 Health Screening	15	15		
<b>Engineers:</b>		<b>18</b>	<b>18</b>		<b>\$2,961,719</b>
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	15	15		
building employee	Apprentice	0	0		
<b>Carpenter:</b>		<b>1</b>	<b>1</b>	<b>\$204,406</b>	
<b>Elevator Personnel:</b>		<b>1</b>	<b>1</b>	<b>\$110,214</b>	
building employee	Tenant Coordinator	1	1		
<b>Administrative:</b>		<b>5</b>	<b>5</b>	<b>\$607,642</b>	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Special Events Manager	1	1		
building employee	Administrative Assistant	1	1		
<b>TOTAL PAYROLL:</b>		<b>141</b>	<b>141</b>	<b>\$922,263</b>	<b>\$9,617,471</b>

\*2021 Security Personnel totals adjusted after completion of 2021 Operating Budget. Initial 2021 Budget did not reflect COVID Screening Personnel

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$18,621,119	\$18,182,730	\$18,182,730	\$438,389	2.41%
2. BASE RENT CITY	\$67,482	\$65,989	\$65,989	\$1,493	2.26%
3. BASE RENT PBCC	\$585,564	\$713,747	\$713,747	(\$128,183)	-17.96%
4. BASE RENT IWCC	\$197,738	\$0	\$95,568	\$102,170	0.00%
5. BASE RENT ILCC	\$144,969	\$0	\$70,068	\$74,901	0.00%
6. RETAIL INCOME	\$61,200	\$101,264	\$87,264	(\$26,064)	-29.87%
7. SPECIAL EVENTS INCOME	\$167,024	\$167,024	\$167,024	\$0	100.00%
8. RETAIL PERCENTAGE RENT	\$12,000	\$19,200	\$6,400	\$5,600	87.50%
9. INCOME FROM SERVICES RESOLD	\$572,757	\$732,996	\$732,996	(\$160,239)	-21.86%
<b>TOTAL</b>	<b>\$20,429,852</b>	<b>\$19,982,950</b>	<b>\$20,121,786</b>	<b>\$308,066</b>	<b>1.53%</b>

1. Based on 94.924% for Cook County occupancy. Proportionate share decreases in 2022 with new tenants, ILCC and IWCC
2. Based on 0.344% occupancy for City of Chicago. Proportionate share decreases in 2022 with new tenants, ILCC and IWCC
3. Based on 2.985% occupancy for Public Building Commission of Chicago. Proportionate share decreases in 2022 with new tenants, ILCC and IWCC
4. Based on 1.008% occupancy for Illinois Workers Compensation Commission. IWCC began rental payments in July 2021.
5. Based on 0.739% occupancy for Illinois Liquor Control Commission. ILCC began rental payments in July 2021.
6. Retail rent summary:
  - 12th floor surety bondsmen (total of 6): \$4,200 bondsmen (\$350.00 per month), \$25,200 total
  - Distributed Antenna Systems Rent: \$24,200 (\$2,000 per month) represents 1 cellular carrier
  - ATM Machines: \$1,000 monthly. 2022 revenue of \$12,000
  - 2022 Budget does not assume any revenue for Starbucks space as they plan to leave the building at lease expiration in August 2021.
7. Special events revenue for plaza events and displays
8. Percentage rent for vending machines, \$1,000 per month. Lower projected income for 2022 as a result of reduced foot traffic throughout the building.
9. Services resold to tenants, identified as reimbursable expenses.
  - Steam \$772K (metered) - In addition to credits from 2020 steam reconciliation of \$200K

**RICHARD J. DALEY CENTER 2022 OPERATING BUDGET BY OCCUPANTS**

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

**REVENUE****BASE RENTS**

3000-105 BASE RENT COUNTY (94.924%)	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$1,551,760	\$18,621,119
3000-110 BASE RENT IWCC (1.008%)	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$16,478	\$197,738
3000-115 BASE RENT ILCC (0.739%)	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$12,081	\$144,969
3000-110 BASE RENT CITY (0.344%)	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$67,482
3000-115 BASE RENT PBCC (2.985%)	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$48,797	\$585,564

<b>TOTAL BASE RENT</b>	<b>\$1,634,739</b>	<b>\$19,616,871</b>											
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**OTHER RENTAL INCOME**

3100-100 RETAIL RENTAL INCOME	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$61,200
3100-150 RETAIL RENT - PERCENTAGE	\$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
3100-175 SPECIAL EVENTS INCOME	\$750	\$75	\$3,712	\$8,212	\$30,525	\$18,150	\$12,300	\$19,575	\$12,375	\$17,475	\$750	\$43,125	\$167,024

<b>OTHER RENTAL INCOME</b>	<b>\$6,850</b>	<b>\$6,175</b>	<b>\$9,812</b>	<b>\$14,312</b>	<b>\$36,625</b>	<b>\$24,250</b>	<b>\$18,400</b>	<b>\$25,675</b>	<b>\$18,475</b>	<b>\$23,575</b>	<b>\$6,850</b>	<b>\$49,225</b>	<b>\$240,224</b>
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**OTHER INCOME**

3400-241 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$0	\$110,712	\$100,923	\$42,893	\$20,444	\$13,726	\$13,705	\$12,564	\$10,300	\$43,453	\$73,338	\$130,698	\$572,757
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<b>OTHER INCOME</b>	<b>\$0</b>	<b>\$110,712</b>	<b>\$100,923</b>	<b>\$42,893</b>	<b>\$20,444</b>	<b>\$13,726</b>	<b>\$13,705</b>	<b>\$12,564</b>	<b>\$10,300</b>	<b>\$43,453</b>	<b>\$73,338</b>	<b>\$130,698</b>	<b>\$572,757</b>
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<b>TOTAL REVENUE</b>	<b>\$1,641,589</b>	<b>\$1,751,627</b>	<b>\$1,745,474</b>	<b>\$1,691,945</b>	<b>\$1,691,808</b>	<b>\$1,672,715</b>	<b>\$1,666,845</b>	<b>\$1,672,978</b>	<b>\$1,663,515</b>	<b>\$1,701,767</b>	<b>\$1,714,927</b>	<b>\$1,814,662</b>	<b>\$20,429,852</b>
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## RICHARD J. DALEY CENTER 2022 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>OPERATING EXPENSES</b>													
<b>1. UTILITIES EXPENSE</b>													
4200-150 ELECTRICITY	\$200,892	\$163,905	\$167,944	\$176,427	\$164,904	\$207,908	\$223,216	\$230,449	\$264,893	\$208,931	\$204,909	\$236,941	\$2,451,318
4200-200 GAS	\$142,329	\$125,805	\$111,441	\$75,439	\$47,952	\$36,306	\$34,794	\$35,223	\$35,113	\$50,785	\$95,118	\$127,961	\$918,267
4200-250 TENANT STEAM	\$0	(\$110,712)	(\$100,923)	(\$42,893)	(\$20,444)	(\$13,726)	(\$13,705)	(\$12,564)	(\$10,300)	(\$43,453)	(\$73,338)	(\$130,698)	(\$572,757)
4200-600 WATER	\$29,328	\$28,544	\$23,280	\$27,821	\$21,337	\$17,170	\$29,572	\$4,286	\$34,459	\$28,178	\$23,156	\$23,414	\$290,545
4200-955 LOAN INTEREST	\$46,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,313	\$0	\$0	\$0	\$87,752
4200-960 LOAN PRINCIPAL	\$264,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,071	\$0	\$0	\$0	\$535,016
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$683,933</b>	<b>\$207,542</b>	<b>\$201,742</b>	<b>\$236,794</b>	<b>\$213,749</b>	<b>\$247,657</b>	<b>\$273,877</b>	<b>\$257,394</b>	<b>\$635,548</b>	<b>\$244,441</b>	<b>\$249,845</b>	<b>\$257,618</b>	<b>\$3,710,141</b>
<b>2. CLEANING EXPENSE</b>													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$77,887	\$934,644
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$271,748	\$271,748	\$271,748	\$271,748	\$321,748	\$271,748	\$271,748	\$271,748	\$271,748	\$271,748	\$271,748	\$271,748	\$3,310,976
4000-211 ADDITIONAL CLEANING SERVICES	\$4,000	\$4,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$4,000	\$4,000	\$28,000
4000-700 WINDOW WASHING SERVICE CONTRACT	\$4,821	\$4,821	\$4,821	\$22,291	\$4,821	\$4,821	\$15,116	\$4,821	\$22,291	\$4,821	\$4,821	\$4,821	\$103,085
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$6,787	\$6,787	\$6,787	\$6,787	\$7,058	\$7,058	\$7,058	\$7,058	\$7,058	\$7,058	\$7,058	\$7,058	\$83,616
4000-215 CLEANING-SUPP/MATERIALS	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$19,680	\$236,160
4000-212 UNIFORMS	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
<b>TOTAL CLEANING EXPENSE</b>	<b>\$385,523</b>	<b>\$385,523</b>	<b>\$383,023</b>	<b>\$400,493</b>	<b>\$433,294</b>	<b>\$383,294</b>	<b>\$393,589</b>	<b>\$383,294</b>	<b>\$400,764</b>	<b>\$383,294</b>	<b>\$385,794</b>	<b>\$385,794</b>	<b>\$4,703,681</b>
<b>3. SECURITY DEPARTMENT</b>													
4400-200 SECURITY CONTRACT SERVICE	\$194,579	\$194,579	\$194,579	\$194,579	\$203,977	\$203,977	\$203,977	\$203,977	\$203,977	\$203,977	\$203,977	\$203,977	\$2,410,131
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	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$10,000	\$75,650	\$4,000	\$5,500	\$19,000	\$4,000	\$3,020	\$141,170
4400-400 SECURITY SUPPLIES AND MATERIALS	\$4,400	\$900	\$2,300	\$2,050	\$900	\$1,900	\$1,400	\$1,400	\$1,200	\$1,900	\$900	\$900	\$20,150
4400-700 FIRE SAFETY R&M EXPENSE	\$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
4400-800 COVID-19 RELATED EXPENSE	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$1,440,000
<b>TOTAL SECURITY EXPENSE</b>	<b>\$324,479</b>	<b>\$320,979</b>	<b>\$322,379</b>	<b>\$322,129</b>	<b>\$330,377</b>	<b>\$337,377</b>	<b>\$402,527</b>	<b>\$330,877</b>	<b>\$332,177</b>	<b>\$346,377</b>	<b>\$330,377</b>	<b>\$329,397</b>	<b>\$4,029,451</b>

**RICHARD J. DALEY CENTER 2022 MONTHLY OPERATING BUDGET BY CATEGORY**

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
<b><u>4. MECHANICAL MAINTENANCE DEPARTMENT</u></b>													
<b><u>ELECTRICAL R&amp;M</u></b>													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$40,000	\$65,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$155,500
4100-480 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL ELECTRICAL R &amp; M EXPENSE</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$44,000</b>	<b>\$69,500</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$203,500</b>
<b><u>PLUMBING R &amp; M</u></b>													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
<b>TOTAL PLUMBING R &amp; M EXPENSE</b>	<b>\$3,000</b>	<b>\$36,000</b>											
<b><u>HVAC R &amp; M</u></b>													
4100-300 HVAC-CONTRACT SERVICE	\$12,338	\$12,338	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$12,422	\$148,893
4100-301 HVAC-CONTROLS CONTRACT	\$5,051	\$5,051	\$5,051	\$5,051	\$5,051	\$5,051	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$61,502
4100-315 HVAC-SUPPLIES/MATERIALS	\$6,250	\$6,250	\$31,250	\$6,250	\$9,050	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$102,800
4100-310 REPAIRS & MAINTENANCE	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$94,200
4100-100 HVAC-PAYROLL	\$228,690	\$250,232	\$223,506	\$223,506	\$231,454	\$323,777	\$231,141	\$231,141	\$231,141	\$231,141	\$231,141	\$324,848	\$2,961,719
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
<b>TOTAL HVAC R &amp; M EXPENSE</b>	<b>\$260,929</b>	<b>\$282,471</b>	<b>\$280,829</b>	<b>\$255,829</b>	<b>\$266,576</b>	<b>\$356,100</b>	<b>\$263,612</b>	<b>\$263,612</b>	<b>\$263,612</b>	<b>\$263,612</b>	<b>\$263,612</b>	<b>\$357,320</b>	<b>\$3,378,115</b>
<b><u>ELEVATOR R &amp; M</u></b>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$77,820	\$77,820	\$77,820	\$80,933	\$80,933	\$80,933	\$80,933	\$80,933	\$80,933	\$80,933	\$80,933	\$80,933	\$961,855
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$18,500	\$0	\$0	\$0	\$0	\$0	\$0	\$18,500
<b>TOTAL ELEVATOR R &amp; M EXPENSE</b>	<b>\$77,820</b>	<b>\$77,820</b>	<b>\$77,820</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$99,433</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$80,933</b>	<b>\$980,355</b>
<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$350,749</b>	<b>\$372,291</b>	<b>\$370,649</b>	<b>\$348,761</b>	<b>\$359,509</b>	<b>\$502,532</b>	<b>\$417,045</b>	<b>\$356,545</b>	<b>\$356,545</b>	<b>\$356,545</b>	<b>\$356,545</b>	<b>\$450,252</b>	<b>\$4,597,970</b>

**RICHARD J. DALEY CENTER 2022 MONTHLY OPERATING BUDGET BY CATEGORY**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>5. BUILDING GENERAL DEPARTMENT</b>													
<b><u>PAINTING R &amp; M</u></b>													
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
<b>SUBTOTAL PAINTING AND R &amp; M EXPENSE</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$72,000</b>
<b><u>CARPENTERS R &amp; M</u></b>													
4100-931 CARPENTRY PAYROLL	\$15,724	\$15,724	\$15,724	\$15,724	\$15,724	\$15,724	\$23,585	\$15,724	\$15,724	\$15,724	\$15,724	\$23,585	\$204,406
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
<b>SUBTOTAL CARPENTER R &amp; M EXPENSE</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$23,745</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$15,884</b>	<b>\$23,745</b>	<b>\$206,326</b>
<b><u>SERVICES AND SUPPLIES</u></b>													
4100-830 GEN BUILD SUPPLIES MATERIALS	\$1,800	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$1,825	\$21,875
4300-100 LANDSCAPING	\$0	\$0	\$5,202	\$5,202	\$5,202	\$5,202	\$5,202	\$5,202	\$5,202	\$5,202	\$0	\$0	\$41,616
4000-500 CONTRACT SVC-TRASH REMOVAL	\$4,000	\$8,200	\$4,000	\$4,300	\$4,500	\$4,500	\$4,500	\$4,800	\$4,500	\$4,500	\$4,300	\$4,000	\$56,100
4100-805 EXTERMINATOR SERVICES	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
4100-810 CONTRACT SVC-METAL MAINT.	\$500	\$500	\$500	\$17,000	\$5,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$500	\$29,500
4100-845 GENERAL BUILDING REPAIRS	\$3,846	\$2,000	\$13,099	\$12,000	\$8,647	\$2,000	\$2,000	\$2,000	\$17,846	\$22,994	\$16,696	\$2,020	\$105,148
4100-840 GLASS REPLACEMENT	\$19,000	\$0	\$69,000	\$0	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$164,000
4100-826 DIRECTORY STRIPS, AND SIGNS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	\$8,478	\$8,478	\$8,478	\$8,478	\$8,478	\$8,478	\$12,717	\$8,478	\$8,478	\$8,478	\$8,478	\$12,717	\$110,214
4800-010 FURNITURE REPAIR	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
4800-020 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
4800-030 CARPET	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$51,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$68,000
<b>TOTAL BUILDING GENERAL SERVICES &amp; SUPPLIES</b>	<b>\$41,374</b>	<b>\$24,753</b>	<b>\$105,854</b>	<b>\$52,555</b>	<b>\$56,402</b>	<b>\$78,755</b>	<b>\$49,494</b>	<b>\$26,555</b>	<b>\$61,101</b>	<b>\$47,249</b>	<b>\$54,549</b>	<b>\$24,812</b>	<b>\$623,453</b>
<b>TOTAL DEPARTMENTAL EXPENSE</b>	<b>\$63,258</b>	<b>\$46,637</b>	<b>\$127,738</b>	<b>\$74,439</b>	<b>\$78,286</b>	<b>\$100,639</b>	<b>\$79,239</b>	<b>\$48,439</b>	<b>\$82,985</b>	<b>\$69,133</b>	<b>\$76,433</b>	<b>\$54,557</b>	<b>\$901,780</b>

## RICHARD J. DALEY CENTER 2022 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<b>6. ADMINISTRATION EXPENSES</b>													
4500-580 OFFICE SUPPLIES	\$6,595	\$2,095	\$2,595	\$2,095	\$2,095	\$2,095	\$2,095	\$2,095	\$2,095	\$2,095	\$2,095	\$2,095	\$30,140
4500-520 TELEPHONE	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$22,680
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	\$4,717	\$4,717	\$7,217	\$12,217	\$4,717	\$4,717	\$4,717	\$4,717	\$4,717	\$4,717	\$4,717	\$4,717	\$66,604
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000	\$65,000
4500-414 ENVIRONMENTAL FEES	\$0	\$8,000	\$7,500	\$0	\$0	\$0	\$0	\$8,000	\$2,150	\$0	\$0	\$0	\$25,650
4500-100 ADMINISTRATIVE PAYROLL	\$36,849	\$36,849	\$76,657	\$36,849	\$36,849	\$36,849	\$55,273	\$36,849	\$36,849	\$36,849	\$36,849	\$55,273	\$518,843
4500-101 ADMINISTRATIVE BENEFITS	\$9,867	\$6,578	\$6,578	\$6,578	\$6,578	\$6,578	\$9,867	\$6,578	\$6,578	\$6,578	\$6,578	\$9,867	\$88,799
4500-590 STACKING PLAN AND BLDG SFT CALC	\$575	\$3,075	\$575	\$575	\$3,075	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$11,900
4500-700 ADMINISTRATIVE EXPENSE	\$1,100	\$1,100	\$13,600	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$25,700
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$75,637</b>	<b>\$78,348</b>	<b>\$130,656</b>	<b>\$75,348</b>	<b>\$70,348</b>	<b>\$67,848</b>	<b>\$89,561</b>	<b>\$75,848</b>	<b>\$69,998</b>	<b>\$67,848</b>	<b>\$67,848</b>	<b>\$154,561</b>	<b>\$1,023,849</b>
<b>7. INSURANCE EXPENSE</b>													
4700-010 INSURANCE	\$145,729	\$7,849	\$7,849	\$145,729	\$7,849	\$7,849	\$149,729	\$7,849	\$7,849	\$145,729	\$7,849	\$8,137	\$650,000
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$145,729</b>	<b>\$7,849</b>	<b>\$7,849</b>	<b>\$145,729</b>	<b>\$7,849</b>	<b>\$7,849</b>	<b>\$149,729</b>	<b>\$7,849</b>	<b>\$7,849</b>	<b>\$145,729</b>	<b>\$7,849</b>	<b>\$8,137</b>	<b>\$650,000</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$2,029,307</b>	<b>\$1,419,168</b>	<b>\$1,544,035</b>	<b>\$1,603,693</b>	<b>\$1,493,412</b>	<b>\$1,647,197</b>	<b>\$1,805,569</b>	<b>\$1,460,246</b>	<b>\$1,885,867</b>	<b>\$1,613,368</b>	<b>\$1,474,691</b>	<b>\$1,640,318</b>	<b>\$19,616,871</b>
<b>REIMBURSABLE EXPENSE</b>													
4900-140 COST OF STEAM RESOLD COUNTY	\$0	\$34,890	\$50,527	\$17,019	\$9,742	\$5,931	\$2,381	\$2,259	\$3,244	\$14,665	\$33,340	\$65,484	\$239,483
4900-150 COST OF STEAM RESOLD CITY	\$0	\$75,823	\$50,396	\$25,874	\$10,702	\$7,795	\$11,324	\$10,305	\$7,056	\$28,787	\$39,999	\$65,213	\$333,274
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REIMBURSABLE EXPENSE</b>	<b>\$0</b>	<b>\$110,712</b>	<b>\$100,923</b>	<b>\$42,893</b>	<b>\$20,444</b>	<b>\$13,726</b>	<b>\$13,705</b>	<b>\$12,564</b>	<b>\$10,300</b>	<b>\$43,453</b>	<b>\$73,338</b>	<b>\$130,698</b>	<b>\$572,757</b>
<b>CONTINGENCY</b>	<b>\$0</b>												
<b>TOTAL OPERATING AND NON-OPERATING</b>	<b>\$2,029,307</b>	<b>\$1,529,881</b>	<b>\$1,644,959</b>	<b>\$1,646,586</b>	<b>\$1,513,856</b>	<b>\$1,660,923</b>	<b>\$1,819,274</b>	<b>\$1,472,810</b>	<b>\$1,896,167</b>	<b>\$1,656,821</b>	<b>\$1,548,029</b>	<b>\$1,771,015</b>	<b>\$20,189,628</b>
<b>OPERATING SURPLUS OR (DEFICIT)</b>	<b>\$387,718</b>	<b>(\$221,746)</b>	<b>(\$100,516)</b>	<b>(\$45,358)</b>	<b>(\$177,952)</b>	<b>(\$11,792)</b>	<b>\$152,429</b>	<b>(\$200,168)</b>	<b>\$232,652</b>	<b>(\$44,946)</b>	<b>(\$166,898)</b>	<b>(\$43,647)</b>	<b>(\$240,224)</b>

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. ELECTRICITY	\$2,451,318	\$1,855,431	\$1,855,431	\$595,887	32.12%
2. NATURAL GAS	\$918,267	\$872,711	\$872,711	\$45,556	5.22%
3. TENANT STEAM USAGE	(\$572,757)	(\$728,096)	(\$728,096)	\$155,339	-21.33%
4. WATER	\$290,545	\$321,955	\$321,955	(\$31,410)	-9.76%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$622,768	\$635,076	\$635,076	(\$12,308)	-1.94%
<b>TOTAL</b>	<b>\$3,710,141</b>	<b>\$2,957,077</b>	<b>\$2,957,077</b>	<b>\$753,064</b>	<b>25.47%</b>

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates. Variance is a result of increased 2022 usage stemming from the COVID-19 pandemic and enhanced ventilation efforts and intake of outside air requiring conditioning.
2. See Natural Gas Budget based on utility consultant usage projections and existing procurement rates. Variance is a result of increased usage and air intake requiring daily conditioning.
3. See Natural Gas Budget Worksheet (2022 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 2020 steam usage. Credits owed by City and County totals \$200K and will be applied against 2022 charges. Variance is due to reconciliation credits or charges that vary from year to year based on City Hall/County Bldg usage.
4. See Water Budget Worksheet. Variance stems from decreased demand during the COVID-19 pandemic.
5. Energy Performance Contracting Loan (March 2011 through September 2025). Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses.

**RICHARD J. DALEY CENTER**  
**ELECTRIC BUDGET WORKSHEET**  
**2022**

Month	Electricity Usage (kwh)	Total Cost @ Fixed Contract Energy Rate (\$)	Percent Bought @ Variable Energy Rate (%)	Distribution Loss Charges (\$)	Transmission Service Charges (\$)	Reserve Capacity Charges (\$)	Renewable Portfolio Standard Charges (\$)	Electric Utility Distribution Charges (\$)	Utility Taxes (\$)	Subtotal	Contingency Variance	Total
January	1,843,056	\$52,103	0%	\$3,105	\$24,863	\$62,424	\$74	\$43,482	\$5,274	\$191,325	\$9,566	\$200,892
February	1,468,236	\$41,507	0%	\$2,474	\$19,807	\$49,729	\$59	\$38,262	\$4,263	\$156,100	\$7,805	\$163,905
March	1,507,312	\$42,612	0%	\$2,540	\$20,334	\$51,053	\$60	\$38,981	\$4,368	\$159,947	\$7,997	\$167,944
April	1,486,130	\$42,013	0%	\$2,504	\$20,048	\$50,335	\$59	\$48,755	\$4,311	\$168,025	\$8,401	\$176,427
May	1,307,006	\$36,949	0%	\$2,202	\$17,632	\$44,268	\$52	\$52,121	\$3,827	\$157,051	\$7,853	\$164,904
June	1,672,220	\$47,274	0%	\$2,818	\$22,558	\$56,638	\$67	\$63,840	\$4,813	\$198,007	\$9,900	\$207,908
July	1,810,082	\$51,171	0%	\$3,050	\$24,418	\$61,307	\$72	\$67,382	\$5,186	\$212,587	\$10,629	\$223,216
August	1,905,385	\$53,865	0%	\$3,210	\$25,704	\$64,535	\$76	\$66,641	\$5,443	\$219,475	\$10,974	\$230,449
September	2,195,090	\$62,055	0%	\$3,698	\$29,612	\$74,348	\$88	\$76,254	\$6,224	\$252,279	\$12,614	\$264,893
October	1,704,897	\$48,197	0%	\$2,873	\$22,999	\$57,745	\$68	\$62,199	\$4,901	\$198,982	\$9,949	\$208,931
November	1,757,492	\$49,684	0%	\$2,961	\$23,709	\$59,526	\$70	\$54,158	\$5,043	\$195,152	\$9,758	\$204,909
December	2,141,724	\$60,547	0%	\$3,609	\$28,892	\$72,540	\$86	\$53,905	\$6,080	\$225,658	\$11,283	\$236,941

Annual Totals	20,798,630	\$587,977	0%	\$35,043	\$280,574	\$704,450	\$832	\$665,980	\$59,733	\$2,334,589	\$116,729	\$2,451,318
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EXHIBIT "F"

Projected 2022 Natural Gas Budget  
 Facility: Richard J Daley Center

Fixed Price/therm (January - March)	\$0.3005
Variable Price/therm (January - March)	\$0.0000
Fixed Price/therm (April - December)	\$0.3005
Delivery & Tax/therm	\$0.2426
Total Cost/therm	\$0.6316
Effective Tax Rate	3.2%
Variance	5%

Month	Projected Usage	Fixed Gas Cost	Utility Charges	Taxes	Subtotal	Allowed Variance	Total
January	271,733	\$81,656	\$50,517	\$3,379	\$135,552	\$6,778	\$142,329
February	223,765	\$67,241	\$49,296	\$3,277	\$119,814	\$5,991	\$125,805
March	190,979	\$57,389	\$45,762	\$2,983	\$106,134	\$5,307	\$111,441
April	115,265	\$34,637	\$35,115	\$2,095	\$71,847	\$3,592	\$75,439
May	46,854	\$14,080	\$29,927	\$1,662	\$45,669	\$2,283	\$47,952
June	17,347	\$5,213	\$27,873	\$1,491	\$34,577	\$1,729	\$36,306
July	14,233	\$4,277	\$27,408	\$1,452	\$33,137	\$1,657	\$34,794
August	16,027	\$4,816	\$27,288	\$1,442	\$33,546	\$1,677	\$35,223
September	15,284	\$4,593	\$27,397	\$1,451	\$33,441	\$1,672	\$35,113
October	55,813	\$16,772	\$29,933	\$1,662	\$48,367	\$2,418	\$50,785
November	160,217	\$48,145	\$39,946	\$2,497	\$90,588	\$4,529	\$95,118
December	246,798	\$74,163	\$44,802	\$2,903	\$121,868	\$6,093	\$127,961
<b>TOTAL</b>	<b>1,374,315</b>	<b>\$412,982</b>	<b>\$435,264</b>	<b>\$26,294</b>	<b>\$874,540</b>	<b>\$43,727</b>	<b>\$918,267</b>

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
FIRST FIVE MONTHS OF 2021**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
<b>JAN</b>	246,687	69,724	71,420	105,543
<b>FEB</b>	275,252	70,608	73,525	131,119
<b>MAR</b>	167,968	46,430	46,309	75,229
<b>APR</b>	92,766	15,639	23,776	53,351
<b>MAY</b>	46,414	8,952	9,834	27,628
<b>TOTAL</b>	<b>829,087</b>	<b>211,353</b>	<b>224,864</b>	<b>392,870</b>

**RICHARD J. DALEY CENTER  
TOTAL THERMS DISTRIBUTED  
LAST SEVEN MONTHS OF 2020**

MONTH	PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
<b>JUN</b>	16,456	5,450	7,163	3,843
<b>JUL</b>	14,591	2,188	10,406	1,997
<b>AUG</b>	13,634	2,076	9,469	2,089
<b>SEPT</b>	15,080	2,981	6,484	5,615
<b>OCT</b>	91,117	13,476	26,453	51,188
<b>NOV</b>	138,859	30,636	36,755	71,468
<b>DEC</b>	229,374	60,174	59,925	109,275
<b>TOTAL</b>	<b>519,111</b>	<b>116,981</b>	<b>156,655</b>	<b>245,475</b>

**RICHARD J. DALEY CENTER  
NATURAL GAS BUDGET WORKSHEET  
2022**

*PROJECTION OF 2022 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2021 actual, June-December 2020 actual)*

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2022 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	246,687	69,724	71,420	105,543	271,733	0.5238	\$142,329
FEB	275,252	70,608	73,525	131,119	223,765	0.5622	\$125,805
MAR	167,968	46,430	46,309	75,229	190,979	0.5835	\$111,441
APR	92,766	15,639	23,776	53,351	115,265	0.6545	\$75,439
MAY	46,414	8,952	9,834	27,628	46,854	1.0234	\$47,952
JUN	16,456	5,450	7,163	3,843	17,347	2.0929	\$36,306
JUL	14,591	2,188	10,406	1,997	14,233	2.4446	\$34,794
AUG	13,634	2,076	9,469	2,089	16,027	2.1978	\$35,223
SEPT	15,080	2,981	6,484	5,615	15,284	2.2974	\$35,113
OCT	91,117	13,476	26,453	51,188	55,813	0.9099	\$50,785
NOV	138,859	30,636	36,755	71,468	160,217	0.5937	\$95,118
DEC	229,374	60,174	59,925	109,275	246,798	0.5185	\$127,961
<b>TOTAL</b>	<b>1,348,198</b>	<b>328,334</b>	<b>381,519</b>	<b>638,345</b>	<b>1,374,315</b>	<b>1.200</b>	<b>\$918,267</b>

AVERAGE FUEL COST PER THERM

\$ 0.67

- NOTE:  
1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.  
2. STEAM PROJECTIONS ARE BASED ON 2021 ACTUAL USAGE THROUGH MAY AND 2020 ACTUAL USAGE JUNE THROUGH DECEMBER.

<b>BUDGET SUMMARY</b>														
<b>2022 BUDGET FUELING COST</b>	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
GROSS FUEL COST	\$ 142,329	\$ 125,805	\$ 111,441	\$ 75,439	\$ 47,952	\$ 36,306	\$ 34,794	\$ 35,223	\$ 35,113	\$ 50,785	\$ 95,118	\$ 127,961	\$ 918,267	
<b>TOTAL FUELING COST</b>	<b>\$ 142,329</b>	<b>\$ 125,805</b>	<b>\$ 111,441</b>	<b>\$ 75,439</b>	<b>\$ 47,952</b>	<b>\$ 36,306</b>	<b>\$ 34,794</b>	<b>\$ 35,223</b>	<b>\$ 35,113</b>	<b>\$ 50,785</b>	<b>\$ 95,118</b>	<b>\$ 127,961</b>	<b>\$ 918,267</b>	

<b>BUDGET SUMMARY</b>														
<b>2022 BUDGET TENANT STEAM COST</b>	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
RESOLD TO COUNTY	\$ 75,877	\$ 76,839	\$ 50,527	\$ 17,019	\$ 9,742	\$ 5,931	\$ 2,381	\$ 2,259	\$ 3,244	\$ 14,665	\$ 33,340	\$ 65,484	\$ 357,309	
2020 COUNTY STEAM RECONCILIATION (DUE)	(75,877)	(41,949)	-	-	-	-	-	-	-	-	-	-	(117,826)	
2022 STEAM CHARGE	\$ -	\$ 34,890	\$ 50,527	\$ 17,019	\$ 9,742	\$ 5,931	\$ 2,381	\$ 2,259	\$ 3,244	\$ 14,665	\$ 33,340	\$ 65,484	\$ 239,483	
RESOLD TO CITY	\$ 77,723	\$ 80,014	\$ 50,396	\$ 25,874	\$ 10,702	\$ 7,795	\$ 11,324	\$ 10,305	\$ 7,056	\$ 28,787	\$ 39,999	\$ 65,213	\$ 415,188	
2020 CITY STEAM RECONCILIATION (DUE)	(77,723)	(4,191)	-	-	-	-	-	-	-	-	-	-	(81,914)	
2022 STEAM CHARGE	\$ -	\$ 75,823	\$ 50,396	\$ 25,874	\$ 10,702	\$ 7,795	\$ 11,324	\$ 10,305	\$ 7,056	\$ 28,787	\$ 39,999	\$ 65,213	\$ 333,274	
<b>TOTAL TENANT STEAM COST</b>	<b>\$ -</b>	<b>\$ 110,712</b>	<b>\$ 100,923</b>	<b>\$ 42,893</b>	<b>\$ 20,444</b>	<b>\$ 13,726</b>	<b>\$ 13,705</b>	<b>\$ 12,564</b>	<b>\$ 10,300</b>	<b>\$ 43,453</b>	<b>\$ 73,338</b>	<b>\$ 130,698</b>	<b>\$ 572,757</b>	

**Steam Reconciliation - 2020**

Applied to 2022 Tenant Steam Charges

**City of Chicago**

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Due to/from City of Chicago)
January	78,660.00	59,080.00	19,580.00	83,329.00	\$ 51,248.42	\$ (32,080.58)
February	59,390.00	54,232.00	5,158.00	62,915.00	\$ 46,121.11	\$ (16,793.89)
March	55,144.00	52,669.00	2,475.00	58,417.00	\$ 44,378.83	\$ (14,038.17)
April	23,304.00	30,861.00	(7,557.00)	24,687.00	\$ 28,043.50	\$ 3,356.50
May	15,794.00	15,941.00	(147.00)	16,732.00	\$ 17,636.67	\$ 904.67
June	6,787.00	7,163.00	(376.00)	7,190.00	\$ 11,666.43	\$ 4,476.43
July	4,715.00	10,406.00	(5,691.00)	4,995.00	\$ 16,948.32	\$ 11,953.32
August	5,480.00	9,469.00	(3,989.00)	5,805.00	\$ 16,709.67	\$ 10,904.67
September	5,281.00	6,484.00	(1,203.00)	5,594.00	\$ 10,792.93	\$ 5,198.93
October	31,218.00	26,453.00	4,765.00	33,071.00	\$ 24,768.31	\$ (8,302.69)
November	57,376.00	36,755.00	20,621.00	60,782.00	\$ 31,840.51	\$ (28,941.49)
December	64,073.00	59,925.00	4,148.00	67,876.00	\$ 49,326.66	\$ (18,549.34)
<b>Totals</b>	<b>407,222.00</b>	<b>369,438.00</b>	<b>37,784.00</b>	<b>\$ 431,395.00</b>	<b>\$ 349,481.36</b>	<b>\$ (81,913.64)</b>

**Cook County**

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to/from Cook County)
January	73,223.00	57,292.00	15,931.00	77,570.00	\$ 49,697.43	\$ (27,872.57)
February	64,497.00	54,208.00	10,289.00	68,326.00	\$ 46,100.70	\$ (22,225.30)
March	46,539.00	48,916.00	(2,377.00)	49,302.00	\$ 41,216.56	\$ (8,085.44)
April	18,548.00	23,254.00	(4,706.00)	19,649.00	\$ 21,130.99	\$ 1,481.99
May	5,602.00	4,657.00	945.00	5,935.00	\$ 5,152.37	\$ (782.63)
June	5,332.00	5,450.00	(118.00)	5,649.00	\$ 8,876.45	\$ 3,227.45
July	6,481.00	2,188.00	4,293.00	6,866.00	\$ 3,563.61	\$ (3,302.39)
August	6,364.00	2,076.00	4,288.00	6,742.00	\$ 3,663.46	\$ (3,078.54)
September	5,755.00	2,981.00	2,774.00	6,097.00	\$ 4,962.02	\$ (1,134.98)
October	27,799.00	13,476.00	14,323.00	29,449.00	\$ 12,617.77	\$ (16,831.23)
November	51,722.00	30,636.00	21,086.00	54,792.00	\$ 26,539.68	\$ (28,252.32)
December	57,115.00	60,174.00	(3,059.00)	60,505.00	\$ 49,531.62	\$ (10,973.38)
<b>Totals</b>	<b>368,977.00</b>	<b>305,308.00</b>	<b>63,669.00</b>	<b>\$ 390,882.00</b>	<b>\$ 273,052.66</b>	<b>\$ (117,826.34)</b>

**RICHARD J. DALEY CENTER  
WATER BILL SUMMARY  
2020-2021**

## History of 2020 and 2021 Billings

2021	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/17-1/21	1/21-2/24	2/24-3/22	3/19-4/20	4/20-5/19	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	\$7,459.78	\$6,832.66	\$6,517.20	\$7,166.56	\$5,383.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,359
587564	\$16,002.64	\$16,002.64	\$12,107.06	\$15,090.56	\$11,686.40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,889
<b>Total</b>	<b>\$23,462</b>	<b>\$22,835</b>	<b>\$18,624</b>	<b>\$22,257</b>	<b>\$17,069</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$104,249</b>

2020	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/16	1/16-2/21	2/21-3/24	3/19-4/21	4/21-5/21	5/21-6/19	6/19-7/22	7/22-8/24	8/24-9/23	9/23-10/21	10/21-11/19	11/19-12/17	
Dept. of Water													
587563	\$4,117.42	\$5,715.12	\$4,761.26	\$6,899.44	\$6,398.66	\$6,251.24	\$7,158.46	\$0.00	\$8,290.42	\$7,435.34	\$5,869.20	\$5,969.42	\$68,866
587564	\$9,443.02	\$13,202.74	\$15,340.92	\$13,512.76	\$14,673.24	\$7,484.90	\$16,499.46	\$3,428.58	\$19,276.48	\$15,106.82	\$12,655.52	\$12,761.40	\$153,386
<b>Total</b>	<b>\$13,560</b>	<b>\$18,918</b>	<b>\$20,102</b>	<b>\$20,412</b>	<b>\$21,072</b>	<b>\$13,736</b>	<b>\$23,658</b>	<b>\$3,429</b>	<b>\$27,567</b>	<b>\$22,542</b>	<b>\$18,525</b>	<b>\$18,731</b>	<b>\$222,252</b>

Total Billing January - May 2021 \$104,249

Total Billing January - June 2020 \$94,065

% Increase 2019 to 2020 10.83%

2022 budgeted at 1.25% increase over January to May 2021 and June to December 2020 actual expenses.

2021	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$29,328	\$28,544	\$23,280	\$27,821	\$21,337	\$17,170	\$29,572	\$4,286	\$34,459	\$28,178	\$23,156	\$23,414	\$290,545

**RICHARD J. DALEY CENTER  
STEAM COST ANALYSIS  
2022**

PROJECTED OUTPUT:            1,374,315            THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2022 PROJECTION)	\$0.6682
B. ELECTRICITY - \$0.12 PER KWHR	\$0.1179
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$4,000 PER YEAR	\$0.0029
E. BOILER MAINTENANCE AND REPAIR @ \$7,500 PER YEAR	\$0.0055
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$64.50	\$0.2929
<b><u>TOTAL COST</u></b>	<b>\$1.09</b>

Note: C through E are estimates based on historical averages

EXHIBIT "F"  
**RICHARD J. DALEY CENTER**  
**OPERATIONS AND MAINTENANCE BUDGET**  
**2022 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2021 BUDGET VS. 2020 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$4,245,620	\$4,030,695	\$4,030,695	\$214,925	5.33%
2. ADDITIONAL CLEANING SERVICES	\$28,000	\$906,000	\$20,000	\$8,000	40.00%
3. CLEANING SUPPLIES	\$236,160	\$254,040	\$254,040	(\$17,880)	-7.04%
4. UNIFORMS	\$7,200	\$6,200	\$6,200	\$1,000	16.13%
5. WINDOW WASHING COSTS	\$103,085	\$99,408	\$99,408	\$3,677	3.70%
6. WINDOW RIG SERVICE CONTRACT	\$83,616	\$80,144	\$80,144	\$3,472	4.33%
<b>TOTAL</b>	<b>\$4,703,681</b>	<b>\$5,376,487</b>	<b>\$4,490,487</b>	<b>\$213,194</b>	<b>4.75%</b>

- 1 . Contract costs consist of labor per attached worksheet-union increases included. Daytime supervision costs were not included in 2021 Budget, but are included within 2022 Budget
2. Additional cleaning contingency for projects above and beyond the normal scope of services for building projects, plaza events and snow removal. Variance reflects increased snow removal costs based on historical expenses.
- 3 . Represents cleaning chemicals, paper towels, tissue, waste liner expense and amortized costs for cleaning equipment. COVID-19 contingencies have been removed from the 2022 Budget.
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.
6. Preventative maintenance service contract - \$6,787 per month.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. SECURITY CONTRACT SERVICE	\$2,410,131	\$3,373,406	\$2,353,405	\$56,726	2.41%
2. SECURITY - SUPPLIES/MATERIALS	\$20,150	\$12,350	\$12,350	\$7,800	63.16%
3. SECURITY REPAIRS & MAINTENANCE	\$141,170	\$168,170	\$145,000	(\$3,830)	-2.64%
4. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,000	\$0	0.00%
5. FIRE SAFETY R&M EXPENSE	\$12,000	\$3,000	\$3,000	\$9,000	300.00%
6. COVID-19 EXPENSES	\$1,440,000	\$0	\$2,208,000	(\$768,000)	-34.78%
<b>TOTAL</b>	<b>\$4,029,451</b>	<b>\$3,562,926</b>	<b>\$4,727,755</b>	<b>(\$698,304)</b>	<b>-14.77%</b>

1. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
2. Security Supplies and Materials includes: Key card stock, AED equipment maintenance and misc. supplies.
3. Contract for testing of the fire pump system, sprinkler and standpipe system, dry pipe sprinkler system, special suppression systems, fire alarm and voice communications systems, smoke proof tower windows and portable fire extinguishers. licensing fees, repair contingencies and UPS battery replacements.
4. Additional security contingency.
5. Fore safety equipment repair contingency.
6. COVID-19 pandemic expenses for cleaning, health screening and other contingencies. 2022 contingencies have been reduced and tenting expenses are no longer included.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

<b>MECHANICAL MAINTENANCE BUDGET</b>	<b>PROPOSED 2022 BUDGET</b>	<b>2021 BUDGET</b>	<b>2021 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>	<b>% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>
1. ELECTRICAL MAINTENANCE	\$203,500	\$90,000	\$107,000	\$96,500	90.19%
2. PLUMBING MAINTENANCE	\$36,000	\$35,000	\$35,000	\$1,000	2.86%
3. HVAC MAINTENANCE	\$3,378,115	\$3,259,573	\$3,259,573	\$118,542	3.64%
4. ELEVATOR MAINTENANCE	\$980,355	\$934,624	\$934,624	\$45,731	4.89%
<b>TOTAL</b>	<b>\$4,597,970</b>	<b>\$4,319,197</b>	<b>\$4,336,197</b>	<b>\$261,773</b>	<b>6.04%</b>

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

EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

<b>ELECTRICAL BUDGET</b>	<b>PROPOSED 2022 BUDGET</b>	<b>2021 BUDGET</b>	<b>2021 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>	<b>% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>
1. ELECTRICAL SUPPLIES & MATERIALS	\$48,000	\$42,000	\$42,000	\$6,000	14.29%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$155,500	\$48,000	\$65,000	\$90,500	139.23%
<b>TOTAL</b>	<b>\$203,500</b>	<b>\$90,000</b>	<b>\$107,000</b>	<b>\$96,500</b>	<b>90.19%</b>

1. Represents budget for lamps and supplies plus the cost for any minor tool replacements.

2. Assumes a \$4K per month contingency in maintenance expense.

Increased costs ate a result of the expanded scopes of work associated with annual infared and emergency generator testing included within 2022 Budget,

## EXHIBIT "F"

**RICHARD J.  
DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$36,000	\$35,000	\$35,000	(\$1,000)	-2.86%
<b>TOTAL</b>	<b>\$36,000</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>(\$1,000)</b>	<b>-2.86%</b>

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

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. ON SITE LABOR	\$2,961,719	\$2,865,006	\$2,865,006	\$96,713	3.38%
2. CONTRACT SERVICE	\$148,893	\$145,665	\$145,665	\$3,228	2.22%
3. SUPPLIES & MATERIALS	\$94,200	\$93,960	\$93,960	\$240	0.26%
4. CONTROL CONTRACT	\$61,502	\$68,442	\$68,442	(\$6,940)	-10.14%
5. HVAC REPAIRS & MAINTENANCE	\$102,800	\$77,500	\$77,500	\$25,300	32.65%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
<b>TOTAL</b>	<b>\$3,378,115</b>	<b>\$3,259,573</b>	<b>\$3,259,573</b>	<b>\$118,542</b>	<b>3.64%</b>

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.  
Variance due to increased wages and benefits per Local 399 Union agreement for 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. 2022 Budget also includes replacement of (1) VFD for fan systems.
6. Based on negotiated agreement for uniform cleaning and maintenance.

## 2022 ENGINEERING LABOR

Description		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Annualized
<b>Key Measures</b>														
Employees		12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
Regular Hours Per Employee		160.00	160.00	160.00	160.00	160.00	240.00	160.00	160.00	160.00	160.00	160.00	240.00	2,080.00
Total Regular Hours		1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	2,880.00	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	2,880.00	24,960.00
Vacation Coverage (346)		28.83	28.83	28.83	28.83	28.83	28.83	28.83	28.83	28.83	28.83	28.83	28.83	346.00
Holiday Pay ST (152)		12.67	12.67	12.67	12.67	12.67	12.67	12.67	12.67	12.67	12.67	12.67	12.67	152.00
Holiday Coverage OT (288)		24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	288.00
Personal/Sick Coverage Overtime (662)		55.17	55.17	55.17	55.17	55.17	55.17	55.17	55.17	55.17	55.17	55.17	55.17	662.00
Special Projects (Snow Melting - Testing) OT (80)		6.67	6.67	6.67	6.67	6.67	6.67	6.67	6.67	6.67	6.67	6.67	6.67	80.00
Total Regular Hours + Overtime Hours		2047.33	2047.33	2047.33	2047.33	2047.33	3007.33	2047.33	2047.33	2047.33	2047.33	2047.33	3007.33	26,488.01
<b>Payroll</b>														
	Employees													
Chief Engineer	1.00	9,918	9,918	9,918	9,918	10,190	15,286	10,190	10,190	10,190	10,190	10,190	15,286	131,384
Assistant Chief Engineer	1.00	7,710	7,710	7,710	7,710	7,922	11,882	7,922	7,922	7,922	7,922	7,922	11,882	102,136
Engineer	2.00	15,002	15,002	15,002	15,002	15,411	23,117	15,411	15,411	15,411	15,411	15,411	23,117	198,708
Engineer	8.00	56,077	56,077	56,077	56,077	57,613	86,419	57,613	57,613	57,613	57,613	57,613	86,419	742,824
Total Payroll	12.00	88,707	88,707	88,707	88,707	91,136	136,704	91,136	91,136	91,136	91,136	91,136	136,704	1,175,052
<b>Other Labor</b>														
Holiday Pay ST (152)		555	555	555	555	570	570	570	570	570	570	570	570	6,781
Holiday Coverage OT (288)		1,598	1,598	1,598	1,598	1,642	1,642	1,642	1,642	1,642	1,642	1,642	1,642	19,529
Personal/Sick Coverage Overtime (662)		3,674	3,674	3,674	3,674	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	44,890
Special Projects (Snow Melting - Testing) OT (80)		444	444	444	444	456	456	456	456	456	456	456	456	5,425
Bonuses		0	13,000	0	0	0	0	0	0	0	0	0	0	13,000
Total Other Labor		6,271	19,271	6,271	6,271	6,443	6,443	6,443	6,443	6,443	6,443	6,443	6,443	113,088
Total Payroll & Other Labor		96,898	109,898	96,898	96,898	99,552	145,120	99,552	99,552	99,552	99,552	99,552	145,120	1,288,140
<b>Total Taxes and Insurance</b>														
		24,917	25,466	19,885	19,885	20,420	29,602	20,420	20,420	20,420	20,420	20,420	29,602	271,877
<b>Union Benefits</b>														
Health & Welfare		15,696	15,696	15,696	15,696	15,696	15,696	16,632	16,632	16,632	16,632	16,632	16,632	193,968
Pension		11,219	11,219	11,219	11,219	11,834	17,382	11,834	11,834	11,834	11,834	11,834	17,382	150,644
Training		1,120	1,120	1,120	1,120	1,120	1,120	1,224	1,224	1,224	1,224	1,224	1,224	14,064
Total Union Benefits		28,035	28,035	28,035	28,035	28,650	34,198	29,690	29,690	29,690	29,690	29,690	35,238	358,676
<b>Other Charges</b>														
GWT		74,587	82,006	74,586	74,586	78,579	108,129	77,226	77,226	77,226	77,226	77,226	108,129	986,735
Subtotal		224,437	245,405	219,404	219,404	227,200	317,049	226,887	226,887	226,887	226,887	226,887	318,089	2,905,425
<b>Fees</b>														
Safety Fee		749	817	724	724	743	1,045	748	748	748	748	748	1,050	9,592
Overhead Fee		749	817	724	724	743	1,045	748	748	748	748	748	1,050	9,592
Profit Fee		2,997	3,268	2,896	2,896	2,972	4,178	2,993	2,993	2,993	2,993	2,993	4,199	38,371
GWT Facility Services Fee		1,678	1,845	1,678	1,678	1,768	2,433	1,738	1,738	1,738	1,738	1,738	2,433	22,201
Total Fees		6,173	6,747	6,022	6,022	6,226	8,701	6,227	6,227	6,227	6,227	6,227	8,732	79,756
Total Estimate		228,690	250,232	223,506	223,506	231,454	323,777	231,141	231,141	231,141	231,141	231,141	324,848	2,961,719

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$961,855	\$918,124	\$918,124	\$43,731	4.76%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	\$18,500	\$16,500	\$16,500	\$2,000	12.12%
<b>TOTAL</b>	<b>\$ 980,355</b>	<b>\$934,624</b>	<b>\$934,624</b>	<b>\$45,731</b>	<b>4.89%</b>

1. Maintenance of buildings 43 elevators and escalators located at the lobby, 6th, 7th and 8th floor levels of the building.
2. Third-party inspection and AIC fees.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,000	\$12,000	\$0	0.00%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$60,000	\$60,000	\$0	0.00%
3. CARPENTRY PAYROLL	\$204,406	\$199,722	\$199,722	\$4,684	2.35%
4. CARPENTRY SUPPLIES & UNIFORMS	\$1,920	\$1,920	\$1,920	\$0	0.00%
5. EXTERMINATION SERVICES	\$7,200	\$7,092	\$7,092	\$108	1.52%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$110,214	\$105,976	\$105,976	\$4,238	4.00%
7. MAINTENANCE SUPPLIES	\$21,875	\$21,900	\$21,900	(\$25)	-0.11%
8. EXTERIOR DOORS INSPECTION AND REPAIR	\$42,000	\$42,000	\$42,000	\$0	0.00%
9. GENERAL BUILDING REPAIRS	\$63,148	\$361,539	\$65,000	(\$1,852)	-2.85%
10. METAL MAINTENANCE	\$29,500	\$20,783	\$20,783	\$8,717	41.94%
11. GLASS REPAIRS	\$164,000	\$114,000	\$114,000	\$50,000	43.86%
12. WASTE REMOVAL	\$56,100	\$74,100	\$74,100	(\$18,000)	-24.29%
13. SIGNS & DIRECTORY STRIPS	\$6,000	\$3,000	\$3,000	\$3,000	100.00%
14. LANDSCAPING	\$41,616	\$33,600	\$33,600	\$8,016	23.86%
15. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
16. FURNITURE REPAIR	\$10,800	\$10,000	\$10,000	\$800	8.00%
17. CARPET	\$68,000	\$18,000	\$18,000	\$50,000	277.78%
<b>TOTAL</b>	<b>\$901,780</b>	<b>\$1,088,632</b>	<b>\$792,093</b>	<b>\$109,687</b>	<b>13.85%</b>

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

10. Routine metal maintenance and vandalism repair. Some metal maintenance was deferred in 2021 due to the COVID pandemic.
11. Window and mylar repair and replacement. \$50K attic stock purchase included in 2022 Budget
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.  
Variance stems from new waste removal contract at reduced costs
13. Includes miscellaneous signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.  
Variance is a result of procurement of new 2020 agreement resulting in increased costs
15. Includes miscellaneous wood refinishing for building furniture.
16. Includes miscellaneous repairs to building furniture
17. Includes replacements of building carpet and purchase of attic stock at \$50K.

EXHIBIT "F"

**RICHARD J. DALEY CENTER  
CARPENTER PAYROLL COSTS  
2022 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	\$55.35	\$57.35	\$48,708	\$68,820	
	Subtotal Wages	1			\$48,708	\$68,820	
	Add Allowance of 4% for Overtime				\$1,948	\$2,753	
	<b>Total Wages &amp; Allowance</b>				<b>\$50,656</b>	<b>\$71,573</b>	<b>\$122,229</b>
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		\$3,418	\$4,829	
	Medicare	1.53%	of labor		\$777	\$1,098	
	City Head Tax	\$0	per employee		\$0	\$0	
	<b>Total Taxes &amp; Insurance</b>				<b>\$7,576</b>	<b>\$10,614</b>	<b>\$18,190</b>
<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$58,232</b>	<b>\$82,187</b>	<b>\$140,419</b>	
BENEFITS	Union						
	Total Fringe Benefits (includes H&W, Pension, etc.)	\$30.47	per hour		\$26,814	\$37,173	
	<b>Total Benefits</b>				<b>\$26,814</b>	<b>\$37,173</b>	<b>\$63,987</b>
<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$85,046</b>	<b>\$119,361</b>	<b>\$204,406</b>	
<b>TOTAL YEARLY COST</b>					<b>\$85,046</b>	<b>\$119,361</b>	<b>\$204,406</b>

EXHIBIT "F"

**RICHARD J. DALEY CENTER  
ELEVATOR STARTERS PAYROLL COSTS  
2022 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	\$37.54	\$39.42	\$30,032	\$50,454	
	<b>Subtotal Wages</b>	<b>1</b>			<b>\$30,032</b>	<b>\$50,454</b>	
	Add Allowance of 2% for Overtime				\$601	\$1,009	
	<b>Total Wages &amp; Allowance</b>				<b>\$30,633</b>	<b>\$51,463</b>	<b>\$82,095</b>
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		\$2,067	\$3,472	
	Medicare	1.53%	of labor		\$470	\$790	
	City Head Tax	\$0	per employee		\$0	\$0	
		<b>Total Taxes &amp; Insurance</b>				<b>\$5,226</b>	<b>\$9,641</b>
	<b>Total Wages, Taxes &amp; Insurance</b>				<b>\$35,859</b>	<b>\$61,103</b>	<b>\$96,962</b>
BENEFITS	<b>Union</b>						
	Health & Welfare	\$785.20	per month per employee		\$3,141	\$6,282	
	Pension	\$319.12	per month		\$1,276	\$2,553	
		<b>Total Benefits</b>				<b>\$4,417</b>	<b>\$8,835</b>
	<b>Total Wages, Taxes, Insurance &amp; Benefits</b>				<b>\$40,276</b>	<b>\$69,938</b>	<b>\$110,214</b>
	<b>TOTAL YEARLY COST</b>				<b>\$40,276</b>	<b>\$69,938</b>	<b>\$110,214</b>

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$607,642	\$620,634	\$620,634	(\$12,992)	-2.09%
2. OTHER ADMINISTRATIVE OFFICE EXPENSE	\$11,900	\$11,200	\$11,200	\$700	6.25%
3. OFFICE SUPPLIES	\$30,140	\$27,888	\$27,888	\$2,252	8.08%
4. MANAGEMENT FEES	\$168,533	\$168,533	\$168,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$25,650	\$30,650	\$20,000	\$5,650	28.25%
6. LEGAL FEES	\$65,000	\$65,000	\$65,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$66,604	\$73,004	\$90,000	(\$23,396)	-26.00%
8. ADMIN OTHER EXPENSE	\$25,700	\$10,800	\$10,800	\$14,900	137.96%
9. TELEPHONE SERVICE	\$22,680	\$21,960	\$21,960	\$720	3.28%
<b>TOTAL</b>	<b>\$1,023,849</b>	<b>\$1,029,669</b>	<b>\$1,036,015</b>	<b>(\$12,166)</b>	<b>-1.17%</b>

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Management staff salaries and benefits</li> <li>2. Annual update of stacking plan and square footage calculation.</li> <li>3. Administrative expense includes BOMA Membership, Yardi accounting software fees and office copy machine expenses.</li> <li>4. Management fee expense per agreement.</li> <li>5. Bi-annual indoor air quality testing, IEPA annual permit fee, ACM training and Spill Prevention and Control training</li> </ol> | <ol style="list-style-type: none"> <li>6. Based on PBC supplied estimate.</li> <li>7. FESOP reporting requirements, annual evacuation submittals and utility procurement Variance stems from expenses for a building wide life safety threat assessment costs budgeted in 2021, not included in 2022 Budget.</li> <li>8. Bank fees and administrative contingencies.</li> <li>9. Management office phone services, plaza Wifi and building staff cell phones</li> </ol> |
|---|---|

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
ADMINISTRATION PAYROLL COSTS  
2022 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			\$ 319,044		
3	Administration			\$ 199,799		
<b>5</b>	<b>WEEKLY TOTALS</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 518,843</b>	<b>\$518,843</b>	
<b>TOTAL ANNUAL LABOR</b>						<b>\$518,843</b>
<b><u>PAYROLL TAXES AND INSURANCE</u></b>						
	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		\$ 7,523	
	WC INSURANCE	1.92%	of labor		\$ 9,962	
	City Head Tax	\$0.00	per employee		\$ -	
<b>TOTAL TAXES AND INSURANCE</b>						<b>\$ 28,237</b>
<b><u>HEALTH AND WELFARE</u></b>						
	Group Health/Cobra				\$ 36,295	
	Long Term Disability				\$ 8,301	
	401(k) Program				\$ 6,736	
	Flex Spending				\$ 260	
	Payroll Fees				\$ 1,290	
	Life/AD&D/Travel				\$ 7,679	
<b>TOTAL H/W AND PENSION</b>						<b>\$ 60,561</b>
<b>TOTAL ANNUAL DIRECT COST</b>						<b>\$607,642</b>

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

INSURANCE	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$650,000	\$628,480	\$628,480	\$21,520	3.42%
<b>TOTAL</b>	<b>\$650,000</b>	<b>\$628,480</b>	<b>\$628,480</b>	<b>\$21,520</b>	<b>3.42%</b>

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

	2022 Proposed Budget	2021 Budget
Property Insurance*	\$221,520	\$221,520
Liability Insurance*	\$330,000	\$330,000
TULIP Insurance Coverage	\$4,000	\$0
MB General Liability Reimbursement	\$67,488	\$67,488
MB Professional Liability Reimbursement	\$22,000	\$22,000
MB Pollution	\$4,992	\$4,992
	<b>\$650,000</b>	<b>\$646,000</b>

\*PBCC supplied.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

<b>FACILITIES EXPENSE</b>	<b>PROPOSED 2022 BUDGET</b>	<b>2021 BUDGET</b>	<b>2021 PROJECTED ACTUAL</b>	<b>\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>	<b>% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL</b>
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
2. FURNITURE REPAIR	\$10,800	\$10,000	\$10,000	(\$800)	-8.00%
3. CARPET	\$68,000	\$18,000	\$60,000	(\$8,000)	-13.33%
<b>TOTAL</b>	<b>\$81,800</b>	<b>\$31,000</b>	<b>\$73,000</b>	<b>(\$8,800)</b>	<b>-12.05%</b>

1. Based on 2021 contingency for expenditures.
2. Based on 2021 contingency for expenditures.
2. Based on 2021 contingency for expenditures.

## EXHIBIT "F"

**RICHARD J. DALEY CENTER  
OPERATIONS AND MAINTENANCE BUDGET  
2022 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2022 BUDGET	2021 BUDGET	2021 PROJECTED ACTUAL	\$ VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL	% VARIANCE 2022 BUDGET VS. 2021 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$572,757	\$728,096	\$728,096	(\$155,339)	-21.33%
2. COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$4,900	\$4,900	(\$4,900)	-100.00%
<b>TOTAL</b>	<b>\$572,757</b>	<b>\$732,996</b>	<b>\$732,996</b>	<b>(\$160,239)</b>	<b>-21.86%</b>

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

**RICHARD J. DALEY CENTER  
2022 CAPITAL BUDGET  
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE	IWCC PRORATA SHARE	ILCC PRORATA SHARE
	100.00%	94.92%	0.34%	2.99%	1.01%	0.0074%
<b>ELEVATOR UPGRADES</b>	<b>\$250,000</b>	<b>\$237,310</b>	<b>\$860</b>	<b>\$7,463</b>	<b>\$2,520</b>	<b>\$1,848</b>
<i>Capital Program Management Project</i> Replacement and repair of any costly elevator components that are not covered under the maintenance agreement.						
<b>ASHRAE AUDIT RECOMMENDATIONS</b>	<b>\$250,000</b>	<b>\$237,310</b>	<b>\$860</b>	<b>\$7,463</b>	<b>\$2,520</b>	<b>\$1,848</b>
<i>Capital Program Management Project</i> Implementation of recommendations resulting from 2021 ASHRAE Level 2 Audit						
<b>REPLACE LOWER LEVEL DRAINLINE TO SHERIFF'S LL LOCKER ROOM</b>	<b>\$250,000</b>	<b>\$237,310</b>	<b>\$860</b>	<b>\$7,463</b>	<b>\$2,520</b>	<b>\$1,848</b>
<i>Capital Program Management Project</i> Drain line serving the lower level men's locker room is ruptured and needs to be replaced						
<b>RETROFIT CITY HALL/COUNTY BUILDING PEDWAY REVOLVING DOORS</b>	<b>\$300,000</b>	<b>\$284,772</b>	<b>\$1,032</b>	<b>\$8,955</b>	<b>\$3,024</b>	<b>\$2,217</b>
<i>Capital Program Management Project</i> Concourse level revolving doors will receive upgraded components.						
<b>RETROFIT REVOLVING DOORS IN SOUTHWEST AND SOUTHEAST LOBBY</b>	<b>\$300,000</b>	<b>\$284,772</b>	<b>\$1,032</b>	<b>\$8,955</b>	<b>\$3,024</b>	<b>\$2,217</b>
<i>Capital Program Management Project</i> Lobby level revolving doors will receive upgraded components.						
<b>FAÇADE LOUVER REPAIRS</b>	<b>\$200,000</b>	<b>\$189,848</b>	<b>\$688</b>	<b>\$5,970</b>	<b>\$2,016</b>	<b>\$1,478</b>
<i>Capital Program Management Project</i> Repairs to the outside air louver systems on the West side of the building						
<b>PLAZA SEALANT AND JOINT REPLACEMENTS</b>	<b>\$200,000</b>	<b>\$189,848</b>	<b>\$688</b>	<b>\$5,970</b>	<b>\$2,016</b>	<b>\$1,478</b>
<i>Capital Program Management Project</i> Replacement of plaza granite sealant, along with replacement of any damaged granite throughout the exterior plaza						
<b>RE-LINING OF COOLING TOWERS</b>	<b>\$1,000,000</b>	<b>\$949,240</b>	<b>\$3,440</b>	<b>\$29,850</b>	<b>\$10,080</b>	<b>\$7,390</b>
<i>Capital Program Management Project</i> Replace and repair the existing inner lining cells of the cooling towers						
<b>ELECTRIC VEHICLE CHARGING STATIONS</b>	<b>\$100,000</b>	<b>\$94,924</b>	<b>\$344</b>	<b>\$2,985</b>	<b>\$1,008</b>	<b>\$739</b>
<i>Capital Program Management Project</i> Installation of electric vehicle charging stations within the building's dock and lower level parking garage						
<b>31ST FLOOR GENERATOR LOAD TRANSFER TO 27TH FLOOR GENERATOR</b>	<b>\$200,000</b>	<b>\$189,848</b>	<b>\$688</b>	<b>\$5,970</b>	<b>\$2,016</b>	<b>\$1,478</b>
<i>Capital Program Management Project</i> Electrical loads for life safety equipment currently connected to the 31st floor generator will be disconnected and transferred to a larger life safety generator formerly serving the 27th floor. Additional life safety systems will also be added to the 27th floor generator.						
<b>SECURITY UPGRADES</b>	<b>\$1,000,000</b>	<b>\$949,240</b>	<b>\$3,440</b>	<b>\$29,850</b>	<b>\$10,080</b>	<b>\$7,390</b>
<i>Capital Program Management Project</i> Upgrades to the building's security systems resulting from Cook County's threat assessment.						
<b>TOTAL 2022 CAPITAL BUDGET</b>	<b>\$4,050,000</b>	<b>\$3,844,422</b>	<b>\$13,932</b>	<b>\$120,893</b>	<b>\$40,824</b>	<b>\$29,930</b>

**PROPERTY TO BE CONVEYED BY THE PUBLIC BUILDING  
COMMISSION OF CHICAGO TO THE CHICAGO PARK DISTRICT**

**Property:** Edgebrook Park and Edgebrook School Addition

**Street Address:** Vicinity of North Central Avenue and North Ionia  
Avenue, Chicago, Illinois

**Permanent Index Number:** 10-33-318-001 (Part of)

**Legal Description:**

**Parcel B-1: 15,336 S.F.**

THAT PART OF LOTS 36 AND 39, IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION, LYING EASTERLY OF THE CENTERLINE OF NORTH CENTRAL AVENUE, IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS OPENED FOR STREETS), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF N. CENTRAL AVE, (AS OCCUPIED) DISTANT NORTHEASTERLY 187.32 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE OF N. CENTRAL AVE. AND THE NORTHERLY LINE OF W. HIAWATHA AVE. (AS OCCUPIED); THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF N. CENTRAL AVE. A DISTANCE OF 49.47 FEET TO A POINT, SAID POINT DISTANT 386.13 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID EASTERLY LINE OF N. CENTRAL AVE. AND THE SOUTHERLY LINE OF W. IONIA AVE. (AS OCCUPIED); THENCE SOUTHEASTERLY ALONG A LINE 225.86 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 362.89 FEET TO A POINT 300.00 FEET WESTERLY OF THE WESTERLY LINE OF N. MINNEHAHA AVE., THENCE WESTERLY 77.09 FEET TO A POINT 178.67 FEET NORTHERLY OF SAID NORTHERLY LINE OF W. HIAWATHA AVE. AND 361.11 FEET WESTERLY OF THE WESTERLY LINE OF N. MINNEHAHA AVE.; THENCE NORTHWESTERLY ALONG A LINE 178.67 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 287.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**Parcel B-2: 8,667 S.F. To correct a discrepancy in the 1991 Deed from the Board of Education to the Chicago Park District for Edgebrook Park**

THAT PART OF LOTS 36 AND 39, IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION, LYING EASTERLY OF THE CENTERLINE OF NORTH CENTRAL AVENUE, IN

EXHIBIT "G"

SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS OPENED FOR STREETS), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF N. CENTRAL AVE. (AS OCCUPIED); DISTANT NORTHEASTERLY 236.79 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE OF N. CENTRAL AVE. AND THE NORTHERLY LINE OF W. HIAWATHA AVE. (AS OCCUPIED); THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF N. CENTRAL AVE. A DISTANCE OF 50.07 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT 300.00 FEET WESTERLY OF THE WESTERLY LINE OF N. MINNEHAHA AVE. AND ALSO 225.86 FEET NORTHERLY OF THE NORTHERLY LINE OF W. HIAWATHA AVE. A DISTANCE OF 380.93 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 362.89 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**REMAINING EDGEBROOK SCHOOL PROPERTY TO BE CONVEYED BY PBC TO THE CITY OF CHICAGO IN TRUST FOR USE OF SCHOOLS**

THAT PART OF LOTS 36 AND 39 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION LYING EASTERLY OF THE CENTERLINE OF NORTH CENTRAL AVENUE IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS OPENED FOR STREETS) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF N. MINNEHAHA AVE. (AS OCCUPIED) DISTANT SOUTHWESTERLY 157.35 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE OF N. MINNEHAHA AVE. AND THE SOUTHERLY LINE OF W. IONIA AVE. (AS OCCUPIED); THENCE NORTHWESTERLY ALONG A LINE 436.75 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 143.67 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE 143.67 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF N. MINNEHAHA, A DISTANCE OF 106.75 FEET TO A POINT 330.00 FEET NORTHERLY OF THE NORTHERLY LINE OF W. HIAWATHA AVE. (AS OCCUPIED); THENCE NORTHWESTERLY ALONG A LINE 330.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 110.03 FEET TO A POINT; THENCE WESTERLY 67.79 FEET TO A POINT 280.34 FEET NORTHERLY OF SAID NORTHERLY LINE OF W. HIAWATHA AVE. AND 300.00 FEET WESTERLY OF SAID WESTERLY LINE OF N. MINNEHAHA AVE.; THENCE SOUTHWESTERLY ALONG A LINE 300.00 FEET WESTERLY OF AND PARALLEL WITH SAID N. MINNEHAHA AVE., A DISTANCE OF 54.48 FEET TO A POINT; THENCE WESTERLY 77.09 FEET TO A POINT 178.67 FEET NORTHERLY OF SAID NORTHERLY LINE OF

EXHIBIT "G"

W. HIAWATHA AVE. AND 361.11 FEET WESTERLY OF SAID WESTERLY LINE OF N. MINNEHAHA AVE.; THENCE NORTHWESTERLY ALONG A LINE 178.67 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 287.08 FEET TO A POINT ON THE EASTERLY LINE OF N. CENTRAL AVE. AS OCCUPIED (SAID POINT DISTANT 435.60 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID EASTERLY LINE OF N. CENTRAL AVE. AND THE SOUTHERLY LINE OF W. IONIA AVE. AS OCCUPIED); THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF N. CENTRAL AVE., A DISTANCE OF 187.32 FEET TO THE INTERSECTION OF SAID EASTERLY LINE OF N. CENTRAL AVE. AND SAID NORTHERLY LINE OF W. HIAWATHA AVE.; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 592.50 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE OF W. HIAWATHA AVE. AND SAID WESTERLY LINE OF N. MINNEHAHA AVE.; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID N. MINNEHAHA AVE., A DISTANCE OF 436.75 FEET TO THE POINT OF BEGINNING.

**EXCEPT THAT PART DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT ON THE WESTERLY LINE OF N. MINNEHAHA AVE. (AS OCCUPIED) DISTANT SOUTHWESTERLY 157.35 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE OF N. MINNEHAHA AVE. AND THE SOUTHERLY LINE OF W. IONIA AVE. (AS OCCUPIED); THENCE NORTHWESTERLY ALONG A LINE 436.75 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF W. HIAWATHA AVE. (AS OCCUPIED) A DISTANCE OF 143.67 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE 143.67 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF N. MINNEHAHA, A DISTANCE OF 106.75 FEET TO A POINT 330.00 FEET NORTHERLY OF SAID NORTHERLY LINE OF W. HIAWATHA AVE.; THENCE SOUTHEASTERLY ALONG A LINE 330.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF W. HIAWATHA AVE., A DISTANCE OF 143.67 FEET TO A POINT ON SAID WESTERLY LINE OF N. MINNEHAHA AVE. (SAID POINT DISTANT 330.0 FEET NORTHEASTERLY FROM THE INTERSECTION OF SAID WESTERLY LINE OF N. MINNEHAHA AVE. AND SAID NORTHERLY LINE OF W. HIAWATHA AVE.); THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF N. MINNEHAHA, A DISTANCE OF 106.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.