

Public Building Commission of Chicago



Meeting Minutes

October 10, 2023

2:00 PM

Annual Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
In the Second Floor Board Room,
Richard J. Daley Center

Board of Commissioners

Brandon Johnson, Chairman

Samuel Wm. Sax

Toni Preckwinkle

Arnold Randall

Jose G. Maldonado, Jr.

David Todd Whittley

James F. Ellis, Jr.

Myetie H. Hamilton

Kari K. Steele

Jianan Shi

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD IN THE SECOND FLOOR BOARD ROOM
RICHARD J. DALEY CENTER
ON OCTOBER 10, 2023, AT 2:00 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
James F. Ellis, Jr.
Myetie H. Hamilton
Jose G. Maldonado, Jr.
Toni Preckwinkle
Samuel Wm. Sax
Kari K. Steele
David Todd Whittley – 8

Attendees present were:

Carina E. Sánchez

D. Arenas	R. Giderof	P. Montenegro
J. Beatty	M. Harris	J. Moreno
N. Young-Bey	G. Herrera	P. Natke
M. Young-Bey	J. Higgins	L. Neal
G. Blakemore	M. Jefferies	B. Payne
E. Brown	Ge. Johnson	L. Puig, Jr.
C. Conway	Gi. Johnson	R. Randall
P. Doyle	L. Lypson	M. Robinson
Q. Edwards	T. McElroy	T. Foucher-Weekley
N. Ehimwenman	R. Manning	R. Williams
L. Giderof	D. Matlock	M. Witry

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

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: George Blakemore; Ernest Brown, President, Brown & Momen; Luis Puig, Jr., President, All Construction; Nosa Ehimwenman, President, Bowa

Construction; Patricia Natke, Design Principal and President, UrbanWorks; Juan Moreno, President, JGMA; Thomas McElroy, President, Level-1 Global Solutions; Robin Randall, Principal, Legat Architects; and Melanie Jeffries, Millhouse Engineering. George Blakemore provided comments regarding the need for African Americans to receive equity in goods, services, and jobs. Ernest Brown, Luis Puig, Jr., Nosa Ehimwenman, Patricia Natke, Juan Moreno, Thomas McElroy, Robin Randall and Melanie Jeffries provided comments regarding opportunities that have been provided by the Public Building Commission of Chicago to each of their respective firms as minority-owned businesses and/or woman-owned businesses to provide architectural services and/or general construction work on various projects that were constructed by the Public Building Commission throughout the City of Chicago. It was noted by all the speakers that the Public Building Commission has facilitated efforts to promote diversity and equity among the construction industry in the City of Chicago, provide role models for youth in various communities and mentorship opportunities so that subcontractors could develop the skills and resources necessary to become prime contractors. Several of the speakers also expressed appreciation for the assistance and support provided by the staff of the Public Building Commission of Chicago.

Following the public comment period, Chairman Johnson presented to the Board for consideration of approval the minutes of the Regular Meeting of the Board of Commissioners held on September 12, 2023. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 12, 2023 board meeting were unanimously approved.

The next item on the agenda was the administration of the Oath of Office to Myetie H. Hamilton, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2028. The Oath of Office was administered to

Myetie H. Hamilton for a term ending September 30, 2028, by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8696

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Myetie H. Hamilton, appointee of the Chicago Park District County, as a Commissioner of the Public Building Commission for a term ending on September 30, 2028.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele
and David Todd Whittley – 7

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, 2024.

Upon motion duly made and seconded, the following officers were unanimously elected:

Chairman	Mayor Brandon Johnson
Secretary	Mary Pat Witry
Assistant Secretary	Jessica Higgins
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 to serve up to two (2) years and/or until their respective successors have been appointed, 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 to serve up to two (2) years and/or until their

respective successors have been appointed, as follows:

Chairman	Jose Maldonado, Jr.
Member	Arnold Randall

Next, the Commissioners were presented with consideration of approval of a Resolution honoring Joyce Chapman for her service to the Public Building Commission. Thereupon, the following Resolution was read by the Executive Director:

RESOLUTION NO. 8697

WHEREAS, the members of the Board of Commissioners of the Public Building Commission of Chicago (PBC) were saddened to learn of the death of their beloved and esteemed former Commissioner, Joyce Chapman on September 27, 2023; and

WHEREAS, Joyce Chapman was a long-time community organizer, a visionary, and public servant who committed her life to ensuring that children and families receive quality education, have productive public safety, adequate housing while raising her voice to support the most vulnerable residents; and

WHEREAS, Joyce Chapman was a tireless advocate for Chicago's far south side and served as the President of the Far South Chicago Coalition and founder of the Pullman Community Development Corporation as well as numerous other volunteer positions; and

WHEREAS, Joyce Chapman proudly served as the District Advisory Council President for the 5th District of the Chicago Police Department and was a firm believer that it is important to work with local police districts to ensure safety and enhance quality of life in the community; and

WHEREAS, on August 24, 2022, Joyce Chapman was appointed by the Chicago Board of Education to serve as the Board's representative on the Board of Commissioners of the Public Building Commission of Chicago; and

WHEREAS, Joyce Chapman was sworn-in as a Commissioner of the Public Building Commission of Chicago on September 13, 2022, and served with distinction; and

WHEREAS, on August 1, 2023, upon her departure from the Public Building Commission Board, Joyce Chapman was honored by Mayor Brandon Johnson and the Board of Commissioners of the PBC for her dedicated service to the citizens of the City of Chicago and Cook County; and

WHEREAS, Joyce Chapman will be fondly remembered by the Chairman, Commissioners, and staff of the Public Building Commission for her kindness, commitment to the community, and her ability to bring people together;

NOW, THEREFORE, BE IT RESOLVED that the Chairman and members of the Board of Commissioners of the Public Building Commission publicly note, with great sorrow, the death of Joyce Chapman, and extend our sincere condolences to her daughters, grandchildren, and her entire family, and further express our gratitude for her service to the city she loved.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to present this Resolution to the family of Joyce Chapman.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report from Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on October 6, 2023. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Executive Director provided an introduction for the proposed 2024 PBC Administrative Budget and the Richard J. Daley Center Operating and Capital Budget. The Director of Finance then gave a detailed analysis of the budgets.

The Deputy Director of Procurement reported on two (2) task order awards for Specialty Consultant Services to previously appointed firms. The Deputy Director of Procurement also reported on Architect of Record recommendations for various projects.

The Chief Development Officer reported on Field Orders issued.

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"**.

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners the Sauganash Elementary School has undergone selective interior renovations to the existing school and the construction of a new, three-story annex that will provide new classrooms, pre-k classrooms, classrooms for art, science, STEM, and music studies along with a two-position gymnasium and administrative offices, and landscaping. The project was designed and constructed by the Public Building Commission to achieve LEED-Silver certification. She expressed gratitude to the team that participated in the design and construction of the project and informed them that a ribbon-cutting ceremony would be held in the near future.

Executive Director Sanchez also shared with the Commissioners a photograph of Commissioner Preckwinkle addressing the Edgar Fellows Executive Leadership Training program and providing invaluable information about public policy to 40 leaders from throughout the State of Illinois at the University of Illinois in Champaign/Urbana. The Executive Director expressed appreciation for the wisdom that was shared by Commissioner Preckwinkle. Also displayed during the presentation by the Executive Director was a photograph of Mayor Johnson addressing a group during the National Hispanic Heritage Month Celebration on September 28, 2023. The event was held at the Chicago Cultural Center and recognized the achievements and contributions of the Latino community and the advocacy of civic and community leaders to the community. Finally, the Executive Director invited the Commissioners to a luncheon that would be hosted by the Public Building Commission on October 12, 2023, in celebration of National Hispanic Heritage Month.

The Executive Director's report was accepted.

The next item on the agenda was consideration of approval of the Public Building Commission's 2024 Administrative Budget. Commissioner Preckwinkle expressed concern that

there was a dramatic reduction in the Commission's work during the past three to four years and further declines were anticipated in 2023 and 2024 with a deficit in the budget for the year 2024. Commissioner Preckwinkle requested that the Executive Director provide a briefing to the Commissioners of the Public Building Commission regarding the proposed budget. She then moved that the proposed budget be referred to the Audit Committee for consideration, and the motion was seconded by Commissioner Sax. Thereupon, the following resolution was adopted:

RESOLUTION NO. 8698

BE IT RESOLVED by the Board of Commissioners that consideration of approval of the proposed Public Building Commission 2024 Administrative Budget is hereby referred to the Audit Committee of the Public Building Commission.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the proposed Richard J. Daley Center 2024 Operating and Capital Budget. The Executive Director advised the Commissioners that the 2024 operating budget of \$21,343,892 reflects an increase of 3.11% over the 2023 Budget of \$20,703,795. The increase in operating expenses amounts to \$643,096 and is primarily due to increases in utility expenses resulting from enhanced operations of the building's mechanical systems and increases in union cleaning, security, and engineering wages. The Executive Director further noted that elevated levels of cleaning and disinfection staffing due to COVID-19 mitigation began in 2021 and are projected to continue through 2024.

The Executive Director further advised that the Capital Improvement Plan for 2024 totals \$3,830,844, which represents an increase of \$194,454 over the 2023 Capital Improvement Plan budget. The 2024 Capital Improvement plan includes building security enhancements, private and semi-private porcelain upgrades, CTA granite wall re-leveling, courtroom lighting upgrades and boiler pressure reducing valve replacement. Further, one of the primary operating goals for 2024 was to procure a tenant for the retail space on the Concourse Level. Finally, the Executive Director expressed appreciation for the Public Building Commission's finance team, led by Tanya Foucher-Weekley, for its work in preparing the 2024 Operating and Capital Budgets for the Richard J. Daley Center. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8699

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Richard J. Daley Center 2024 Operating and Capital Budgets, as set forth on **Exhibit "B"**, a copy of which is attached to the minutes of this meeting and incorporated herein by reference

Commissioners voting in the affirmative

Chairman Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

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 for the Sauganash Elementary School Annex Project located at 6040 North Kilpatrick Avenue. The Commissioners were advised that the original

Undertaking amount of \$39,030,000 was subsequently amended by the Board of Education at its June 28, 2023, board meeting for a revised Undertaking amount of \$34,000,000 and that the Undertaking amount was being amended to reflect the revised amount approved by the Board of Education. Following approval of the Revised Undertaking, the Public Building Commission will continue to work collaboratively with the Chicago Public Schools on the remaining services associated with the Project. On motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8700

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Undertaking Request from the Board of Education for the Sauganash Elementary School Annex Project located at 6040 North Kilpatrick Avenue in the amount of \$34,000,000.

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 Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of a Revised Undertaking Request from the Department of Assets, Information and Services (AIS) for the Salt Dome Replacement Facility located at 2555 West Grand Avenue. The Executive Director advised the Commissioners that the Undertaking previously approved on December 11, 2019, was being revised to provide additional funding in the amount of \$745,000 for a revised total not

to exceed amount of \$12,745,000. All necessary approvals and coordination of the funding associated with the Revised Undertaking will be completed by AIS. On motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8701

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Undertaking Request from the Department of Assets, Information and Services for the Salt Dome Replacement Facility located at 2555 West Grand Avenue in the amount of \$12,745,000.

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 Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a Formulation Request from the City of Chicago to initiate a Feasibility Study associated with the Mayfair Branch Library located at 4400 West Lawrence Avenue (Project). The Commissioners were advised that the Chicago Public Library (CPL) and the Department of Assets, Management and Services (AIS) will work with the Public Building Commission to develop the Feasibility Study intended to evaluate construction options for the Project. Funding sources for the Project have been identified as TIF, which will be coordinated by the Office of Budget and Management and AIS. Upon completion of the Formulation Services, the Public Building Commission will provide a

summary report of construction options for review by CPL and AIS. On motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8702

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Formulation Request from the Chicago Public Library and the Department of Assets, Information and Services to initiate a Feasibility Study associated with the Mayfair Branch Library Project located at 4400 West Lawrence Avenue in the amount of not to exceed \$500,000.

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 Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of a firm to provide Architect of Record services for the Restroom Rehabilitation Project for the Forest Preserve District of Cook County (FPDCC). The Executive Director advised the Commissioners that, at the request of the FPDCC, the appointment of SMNG A, Ltd. (SMNG-A) was recommended as Architect of Record for the Project in partnership with Brook Architecture, Inc., a Minority and Women Business Enterprise (MBE/WBE), from commencement to completion of design and construction administration. SMNG A has demonstrated the following qualifications to be appointed as Architect of Record for the Project: recent and relevant experience with the design of restroom facilities; commitment to partnering with Brook Architecture, an MBE/WBE

firm; knowledgeable and experienced staff; commitment to maximizing the utilization of other MBE and WBE firms; and successful execution of similar projects. During the discussion that ensued, the Commissioners were advised by staff that Brook Architecture, Inc. would serve as lead architect for the Project. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8703

BE IT RESOLVED that the Board of Commissioners hereby appoints SMNG A, Ltd. as Architect of Record in partnership with Brook Architecture, Inc. for the Restroom Rehabilitation Project for the Forest Preserve District of Cook County under the existing Task Order based Master Agreement with the Public Building Commission.

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 Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to appoint a firm to provide Architect of Record services for the LED Lighting Replacement Project for the Forest Preserve District of Cook County (FPDCC). The Commissioners were advised by the Executive Director advised the Commissioners that the FPDCC recommended that the Public Building Commission appoint Urban Works, Ltd. (UrbanWorks), a Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) as Architect of Record for the Project based upon the following

qualifications of the firm: relevant experience with schematic design and audit of LED lighting systems; commitment to partnering with Milhouse Engineering, an MBE firm; knowledgeable and experienced staff; commitment to maximizing the utilization of other MBE and WBE firms; and successful execution of similar projects. Following discussion, and upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8704

BE IT RESOLVED that the Board of Commissioners hereby appoints UrbanWorks, Ltd., an MBE/WBE firm, as Architect of Record for the LED Lighting Replacement Project for the Forest Preserve District of Cook County under the existing Task Order based Master Agreement between the Public Building Commission and UrbanWorks, Ltd.

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 Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman



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

BOARD OF COMMISSIONERS

Chairman
BRANDON JOHNSON
Mayor
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SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.

TONI PRECKWINKLE
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Cook County Board of Commissioners

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

DAVID TODD WHITTLEY
Bishop
Corinthian Temple Church of God in
Christ

JAMES F. ELLIS, JR.
Retired
Laborers' Local 1001

MYETIE H. HAMILTON
President
Chicago Park District

KARI K. STEELE
President
Metropolitan Water Reclamation
District of Greater Chicago

JIANAN SHI
President
Chicago Board of Education

CARINA E. SÁNCHEZ
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

GEORGE MARQUISOS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

October 10, 2023

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Construction Material Testing and Inspection, among others. In December 2015 the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In February 2016, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed, and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

Staff respectfully submits the attached report of recent Specialty Consultant Service task order awards.

Sincerely

James L. Borkman
Director of Procurement



Exhibit A.

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 2023

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Construction Material Testing & Inspection	\$ 272,948.00
		\$ 272,948.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Dett Elementary School Annex	Material Testing	Consulting	ECS Midwest		\$ 244,975.00
Joint Public Safety Training Campus (JPSTC) Phase 2 Outdoor Scenario Training	Material Testing	Consulting	Princeton Technical Services, Inc.	MBE	\$ 27,973.00



Richard J. Daley Center
 50 West Washington Street
 Room 200
 Chicago, Illinois 60602
 (312) 744-3090
 Fax: (312) 744-8005
 www.pbcchicago.com

Chairman
 BRANDON JOHNSON
 Mayor
 City of Chicago

Executive Director
 CARINA E. SÁNCHEZ

Exhibit A.

September 13, 2023

Via E-Mail: sbierbaum@ecslimited.com

Scott Bierbaum
 ECS Midwest, LLC
 216 W. Jackson Blvd., Suite 1050
 Chicago, IL 60606

RE: Contract / Task Order
Number: 05445-PS2065B-001
Project Number and Name: 05445 Dett Elementary School Annex
Services: Construction Material Testing & Inspection
User Agency: Board of Education of the City of Chicago

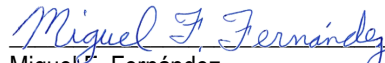
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2065B for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and ECS Midwest, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of ECS Midwest, LLC's revised Task Order proposal, dated August 21, 2023. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$244,975.00 Lump Sum Fee for Construction Material Testing & Inspection Services

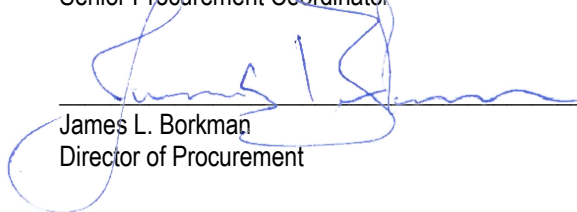
The value of this Task Order is a lump sum fee of **\$244,975.00** for Construction Material Testing & Inspection Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



 Miguel F. Fernandez
 Senior Procurement Coordinator

09/13/2023

 Date



 James L. Borkman
 Director of Procurement

09/13/2023

 Date



Memorandum

Date: August 23, 2023
To: James Borkman
Director of Procurement
From: Miriam Gutierrez
Project Manager
Distribution: M. Fernandez, PBC

File Code: 05445-02:03.04.07.01
Subject: Dett Elementary School Annex
ECS Midwest, LLC
Independent Testing Laboratory (ITL)

I have completed my review of the proposal submitted by ECS Midwest, LLC (ECS) to perform the following: Material Observation and Testing Services during the Construction phase.

PTS submitted a proposal, in the lump sum amount of \$244,975.00 to complete the scope of work.

Based on the review, I am recommending that ECS be selected to complete the work, due to the following:

- Provided a clear understanding of the project requirements,
- Project management and staffing plan;
- Provided fair and reasonable pricing; and
- Previous experience on other PBC projects.

I recommend that ECS should be provided a task order, in the lump sum amount of \$244,975.00.

End of Memorandum



Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
 BRANDON JOHNSON
 Mayor
 City of Chicago

Executive Director
 CARINA E. SÁNCHEZ

Exhibit A.

September 14, 2023

Via E-Mail: thughes@princetontechnical.com

Timothy Hughes
 Princeton Technical Services, Inc.
 2945 W. Harrison Street
 Chicago, IL 60607

RE: Contract / Task Order
Number: 04000-02-PS2065D-002
Project Number and Name: 04000-02 Joint Public Safety Training
 Campus (JPSTC) Ph. 2 Outdoor Scenario
 Training
Services: Construction Material Testing & Inspection
User Agency: City of Chicago – Assets, Information and
 Services

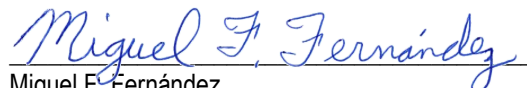
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2065D for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Princeton Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Princeton Technical Services, Inc.'s revised Task Order proposal, dated September 12, 2023. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$27,973.00 Additional Construction Material Testing & Inspection Services during the Vertical Construction phase

The value of this Task Order is a not-to-exceed fee of **\$27,973.00** for Construction Material Testing & Inspection Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


 Miguel F. Fernández
 Senior Procurement Coordinator

09/14/2023
 Date


 James L. Borkman
 Director of Procurement

09/15/2023
 Date



Memorandum

Date: September 11, 2023
To: James Borkman
Director of Procurement
From: Mark Lindstrom
Project Manager
Distribution: M. Fernandez, PBC

File Code: 04000-02:03.04.07.01
Subject: JPSTC Phase 2
Princeton Technical Services, Inc.
Independent Testing Laboratory (ITL)

I have completed my review of the proposal submitted by Princeton Technical Services, Inc. (PTS) to perform the following: Required Construction Material Testing and Inspection Services during the Vertical Construction phase.

PTS submitted a proposal, in the lump sum amount of \$27,973.00, to complete the scope of work.

Based on the review, I am recommending that PTS be selected to complete the work, due to the following:

- Provided a clear understanding of the project requirements,
- Project management and staffing plan;
- Provided fair and reasonable pricing; and
- Previous experience on other PBC projects.

I recommend that PTS should be provided a task order, in the not to exceed amount of \$27,973.00.

End of Memorandum

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

2024 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and Transwestern Commercial Services Illinois, Inc. are pleased to present the 2024 Operating and Capital Budget for the Richard J. Daley Center. The 2024 operating expense budget of \$21,343,892 reflects an increase of 3.11% over the 2023 Budget of \$20,703,795.

The 3.11% increase in operating expenses equates to \$643,096 and is primarily a result of annual increases in 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 staffing are all COVID-19 mitigation efforts that started in 2021 and are projected to continue through all of 2024.

The 2024 Capital Improvement Plan included projects such as building security enhancements, private and semi-private porcelain upgrades, CTA granite wall re-leveling, courtroom lighting upgrades, and boiler pressure reducing valve replacement. The Capital Improvement Plan for 2024 totals \$3,830,844 which represents a \$194,454 increase over the 2023 Capital Improvement Plan budget. The Security Enhancement project (Phase I) has a budget of \$2,474,844.

One of the primary operating goals for 2024 was the procurement of tenancy for the retail space on the Concourse Level. The building is in lease negotiations with several Café's to replace Starbucks.

Leasing this vacant space will provide a rent stream as well providing tenants and visitors with a convenient place for beverages and a snack without leaving the building.

The Percentage for Operating Expense Allocation for 2024 are as follows: Cook County – 94.92%, City of Chicago – 0.344%, Public Building Commission – 2.985%, ILCC – 0.739% and IWCC – 1.008%

EXHIBIT B.
BUDGET SUMMARY

OPERATING BUDGET	2023 BUDGET	2024 BUDGET	\$ CHANGE 2024 BUDGET TO 2023 BUDGET	% CHANGE 2024 BUDGET TO 2023 BUDGET
REVENUE				
BASE RENT (1)	\$19,902,064	\$20,845,532	\$943,468	4.74%
RETAIL INCOME (2)	\$73,200	\$73,200	\$0	0.00%
OTHER INCOME (3)	\$167,024	\$226,204	\$59,180	35.43%
INCOME FROM SERVICES RESOLD (4)	\$801,731	\$665,244	(\$136,487)	-17.02%
TOTAL REVENUE	\$20,944,019	\$21,810,179	\$866,159	4.14%
EXPENSES				
UTILITIES EXPENSE	\$3,862,039	\$3,905,820	\$43,780	1.13%
CLEANING EXPENSE	\$4,819,325	\$4,961,601	\$142,277	2.95%
SECURITY EXPENSE	\$3,531,671	\$3,593,283	\$61,613	1.74%
MECHANICAL MAINTENANCE	\$4,763,300	\$5,246,121	\$482,821	10.14%
BUILDING GENERAL ADMINISTRATIVE EXPENSE	\$1,047,916	\$1,064,770	\$16,855	1.61%
INSURANCE	\$721,862	\$885,745	\$163,883	22.70%
SUBTOTAL BLDG OPERATING EXPENSES	\$19,902,064	\$20,845,532	\$943,468	4.74%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$801,731	\$665,244	(\$136,487)	-17.02%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$801,731	\$665,244	(\$136,487)	-17.02%
NET OPERATING AUTHORIZATION REQUIRED	\$20,703,795	\$21,510,775	\$806,979	3.90%
CAPITAL BUDGET	\$3,792,000	\$3,830,844	\$38,844	1.02%
TOTAL DALEY CENTER BUDGET	\$24,495,795	\$25,341,619	\$845,823	3.45%

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

- The \$136,487 decrease in Income from Services Resold stems from lower projected gas costs for Cook County and the City of Chicago in 2024. 2023 steam usage reconciliation credits will also decrease overall revenues for tenant steam usage reimbursements.
- The \$482,821 increase in Mechanical Maintenance is due to the expanded scopes for annual infrared testing of all electrical equipment and projected replacements of variable frequency drives for the building's fan systems. A higher change in pay rate to the operating engineers. The operating engineers were historically paid the negotiated BOMA operating engineer rate. Now we are budgeting the local 399 wage.
- The increase to Building General Expense results from outsourcing the carpenter labor to a third-party vendor and a granite repair contingency for the east stairwell.
- The \$32,239 increase to Administrative Expense is a result of staff payroll increases. A correction of a 2023 under budgeted benefit expense.
- The \$163,883 is an increase of insurance premiums based on 2023 actuals.

Capital Improvement Plan

The 2024 Capital Improvement Budget includes \$3,830,844 for the projects listed

below: Toilet Upgrades Phase I - **\$156,000**

- a. Current private and semi-private toilets are obsolete, proactively change out selected units for re-use.

2. Building Security Enhancements - **\$2,474,844**

- a. Upgrade security both lobbies and through the public areas.

3. CTA Granite Wall Re-Leveling - **\$600,000**

- a. Level existing granite wall that has shifted.

4. Courtroom Lighting Upgrade - **\$200,000**

- a. Change courtroom lighting and lighting grate above judge's bench.

5. Pressure reducing valve replacement - **\$200,000**

- a. Replace two PRV's on existing induction pumps for perimeter heat.

6. Boiler (Erie City) valve replacement - **\$200,000**

- a. Replace two 30-year-old boiler gas valves.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 Budget Summary**

COOK COUNTY			
		2024 Funding %*	2023 Funding %*
BASE RENT	\$19,787,413		
STEAM CHARGES	\$299,570		
2024 CAPITAL PROJECTS	\$3,636,390		
TOTAL COUNTY	\$23,723,373	94.924%	94.924%
CITY OF CHICAGO			
BASE RENT	\$71,709		
STEAM CHARGES	\$365,674		
2024 CAPITAL PROJECTS	\$13,178		
TOTAL CITY	\$450,561	0.344%	0.344%
PBCC			
BASE RENT	\$622,239		
2024 CAPITAL PROJECTS	\$114,351		
TOTAL PBCC	\$736,590	2.985%	2.985%
ILLINOIS WORKERS COMPENSATION COMMISSION			
BASE RENT	\$210,123		
2024 CAPITAL PROJECTS	\$38,615		
TOTAL IWCC	\$248,738	1.008%	1.008%
ILLINOIS LIQUOR CONTROL COMMISSION			
BASE RENT	\$154,048		
2024 CAPITAL PROJECTS	\$28,310		
TOTAL ILCC	\$182,358	0.739%	0.739%
TOTAL FUNDING:	\$25,341,619	100.00%	100.00%

*Note: Percentage based on 2024 square footage occupied.

EXHIBIT B.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$20,845,532	\$19,902,064	\$19,554,372	\$1,291,160	6.60%
RETAIL INCOME	\$73,200	\$73,200	\$69,752	\$3,448	4.94%
OTHER INCOME	\$226,204	\$167,024	\$168,224	\$57,980	34.47%
INCOME FROM SERVICES RESOLD	\$665,244	\$801,731	\$801,730	(\$136,486)	-17.02%
TOTAL REVENUE	\$21,810,179	\$20,944,019	\$20,594,078	\$1,216,101	5.91%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,905,820	\$3,862,039	\$3,691,785	\$214,035	5.80%
CLEANING EXPENSE	\$4,961,601	\$4,819,325	\$4,772,325	\$189,276	3.97%
SECURITY EXPENSE	\$3,593,283	\$3,531,671	\$3,356,574	\$236,709	7.05%
MECHANICAL MAINTENANCE	\$5,246,121	\$4,763,300	\$4,662,004	\$584,117	12.53%
BUILDING GENERAL	\$1,064,770	\$1,047,916	\$893,515	\$171,255	19.17%
ADMINISTRATIVE EXPENSE	\$1,188,191	\$1,155,952	\$1,014,054	\$174,137	17.17%
INSURANCE	\$885,745	\$721,862	\$722,649	\$163,096	22.57%
SUBTOTAL BUILDING OPERATING EXPENSES	\$20,845,532	\$19,902,064	\$19,112,906	\$1,732,626	9.07%
COST OF SERVICES RESOLD	\$665,244	\$801,731	\$801,730	(\$136,486)	-17.02%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$21,510,775	\$20,703,795	\$19,914,636	\$1,596,139	8.01%

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

3 YEAR BUDGET COMPARISON	PROPOSED 2024 BUDGET	2023 BUDGET	2022 BUDGET	\$ VARIANCE 2024 BUDGET VS. 2023 BUDGET	% VARIANCE 2024 BUDGET VS. 2023 BUDGET
REVENUE					
BASE RENT	\$20,845,532	\$19,902,064	\$16,199,821	\$943,468	4.74%
RETAIL INCOME	\$73,200	\$73,200	\$162,852	\$0	0.00%
OTHER INCOME	\$226,204	\$167,024	\$168,224	\$59,180	35.43%
INCOME FROM SERVICES RESOLD	\$665,244	\$801,731	\$993,526	(\$136,487)	-17.02%
TOTAL REVENUE	\$21,810,179	\$20,944,019	\$17,524,423	\$866,160	4.14%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$3,905,820	\$3,862,039	\$2,743,182	\$43,780	1.13%
CLEANING EXPENSE	\$4,961,601	\$4,819,325	\$4,536,442	\$142,277	2.95%
SECURITY EXPENSE	\$3,593,283	\$3,531,671	\$2,677,511	\$61,613	1.74%
MECHANICAL MAINTENANCE	\$5,246,121	\$4,763,300	\$4,136,491	\$482,821	10.14%
BUILDING GENERAL	\$1,064,770	\$1,047,916	\$775,770	\$16,855	1.61%
ADMINISTRATIVE EXPENSE	\$1,188,191	\$1,155,952	\$1,033,023	\$32,239	2.79%
INSURANCE	\$885,745	\$721,862	\$628,480	\$163,883	22.70%
SUBTOTAL BUILDING OPERATING EXPENSES	\$20,845,532	\$19,902,064	\$16,530,899	\$943,468	4.74%
COST OF SERVICES RESOLD (TAB X)	\$665,244	\$801,731	\$993,526	(\$136,487)	-17.02%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$21,510,775	\$20,703,795	\$17,524,425	\$806,980	3.90%

EXHIBIT B.

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

	PROPOSED 2024 BUDGET	COOK COUNTY EXPENSE SHARE	PUBLIC BUILDING COMMISSION EXPENSE SHARE	CITY OF CHICAGO EXPENSE SHARE	ILLINOIS WORKERS COMPENSATION COMMISSION	ILLINOS LIQUOR CONTROL COMMISSION
OPERATING AND REIMBURSABLE EXPENSES						
UTILITIES EXPENSE	\$3,905,820	\$3,707,560	\$116,589	\$13,436	\$39,371	\$28,864
CLEANING EXPENSE	\$4,961,601	\$4,709,751	\$148,104	\$17,068	\$50,013	\$36,666
SECURITY EXPENSE	\$3,593,283	\$3,410,888	\$107,260	\$12,361	\$36,220	\$26,554
MECHANICAL MAINTENANCE	\$5,246,121	\$4,979,828	\$156,597	\$18,047	\$52,881	\$38,769
BUILDING GENERAL	\$1,064,770	\$1,010,723	\$31,783	\$3,663	\$10,733	\$7,869
ADMINISTRATIVE EXPENSE	\$1,188,191	\$1,127,878	\$35,467	\$4,087	\$11,977	\$8,781
INSURANCE	\$885,745	\$840,785	\$26,439	\$3,047	\$8,928	\$6,546
TOTAL BUILDING OPERATING EXPENSES	\$20,845,532	\$19,787,413	\$622,239	\$71,709	\$210,123	\$154,048

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

	COOK COUNTY PROPOSED 2024 BUDGET EXPENSE SHARE	COOK COUNTY 2023 BUDGET EXPENSE SHARE	COOK COUNTY 2022 BUDGET EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES			
UTILITIES EXPENSE	\$3,707,560	\$3,666,002	\$3,521,814
CLEANING EXPENSE	\$4,709,751	\$4,574,696	\$4,464,922
SECURITY EXPENSE	\$3,410,888	\$3,352,403	\$3,824,916
MECHANICAL MAINTENANCE	\$4,979,828	\$4,521,515	\$4,364,577
BUILDING GENERAL	\$1,010,723	\$994,723	\$856,005
ADMINISTRATIVE EXPENSE	\$1,127,878	\$1,097,276	\$971,878
INSURANCE	\$840,785	\$685,220	\$617,006
TOTAL BUILDING OPERATING EXPENSES	\$19,787,413	\$18,891,835	\$18,621,119

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$19,787,413
COUNTY STEAM CHARGES	\$0	\$70,994	\$57,168	\$17,595	\$7,191	\$1,162	\$2,448	\$1,836	\$4,146	\$18,968	\$44,850	\$73,213	\$299,570
TOTAL COUNTY O & M CHARGES	\$1,648,951	\$1,719,945	\$1,706,119	\$1,666,546	\$1,656,142	\$1,650,113	\$1,651,399	\$1,650,787	\$1,653,097	\$1,667,919	\$1,693,801	\$1,722,164	\$20,086,982
IWCC BASE RENT	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$210,123
TOTAL IWCC O & M CHARGES	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$210,123
ILCC BASE RENT	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$154,048
TOTAL ILCC O & M CHARGES	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$154,048
CITY BASE RENT	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$71,709
CITY STEAM CHARGES	\$21,310	\$62,833	\$57,874	\$35,648	\$13,720	\$6,142	\$8,567	\$9,863	\$11,539	\$20,605	\$46,050	\$71,524	\$365,674
TOTAL CITY O & M CHARGES	\$27,285	\$68,809	\$63,850	\$41,624	\$19,696	\$12,118	\$14,542	\$15,838	\$17,515	\$26,580	\$52,026	\$77,500	\$437,382
PBCC BASE RENT	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$622,239
TOTAL PBCC O & M CHARGES	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$622,239

TOTAL BASE RENT: \$20,845,532
TOTAL SERVICES RESOLD: \$665,244
TOTAL TENANT CONTRIBUTIONS: \$21,510,775

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2024	No. of Employees Budget 2023	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		68	69		\$4,460,013
contract employees	Day	15	14		
contract employees	Night	49	49		
contract employees	COVID-19 Disinfecting	4	6		
Security Staff:		32	32		\$2,726,648
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	3	3		
contract employees	Guards	22	22		
contract employees	COVID-19 Roving Patrol	2	2		
Engineers:		18	18		\$3,424,764
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	15	15		
building employee	Apprentice	0	0		
Carpenter:		1	1	\$237,369	
Elevator Personnel:		1	1	\$112,270	
building employee	Tenant Coordinator	1	1		
Administrative:		5	5	\$680,078	
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		
		11			
TOTAL PAYROLL:		125	126	\$1,029,716	\$10,611,425

EXHIBIT B.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$19,787,413	\$18,891,840	\$18,891,840	\$895,573	4.74%
2. BASE RENT CITY	\$71,709	\$68,460	\$68,460	\$3,249	4.75%
3. BASE RENT PBCC	\$622,239	\$594,072	\$594,072	\$28,167	4.74%
4. BASE RENT IWCC	\$210,123	\$200,613	\$105,318	\$104,805	0.00%
5. BASE RENT ILCC	\$154,048	\$147,076	\$77,214	\$76,834	0.00%
6. RETAIL INCOME	\$49,200	\$61,200	\$46,400	\$2,800	6.03%
7. SPECIAL EVENTS INCOME	\$226,204	\$167,024	\$220,579	\$5,625	2.55%
8. RETAIL PERCENTAGE RENT	\$24,000	\$12,000	\$23,352	\$648	2.77%
9. INCOME FROM SERVICES RESOLD	\$665,244	\$572,757	\$801,730	(\$136,486)	-17.02%
TOTAL	\$21,810,179	\$20,715,042	\$20,828,965	\$981,214	4.71%

1. Based on 94.924% for Cook County occupancy. Proportionate share decreased in 2022 with new tenants, ILCC and IWCC
2. Based on 0.344% occupancy for City of Chicago. Proportionate share decreased in 2022 with new tenants, ILCC and IWCC
3. Based on 2.985% occupancy for Public Building Commission of Chicago. Proportionate share decreased 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
 - Retail tenant possible but not under lease.
7. Special events revenue for plaza events and displays
8. Percentage rent for vending machines, \$1,000 per month. Same projected income for 2024.
ATM Machines: \$1,000 monthly. 2024 revenue of \$12,000
9. Services resold to tenants, identified as reimbursable expenses.
Steam \$665K (metered) - In addition to credits from 2023 steam reconciliation of \$100K

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 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%)	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$1,648,951	\$19,787,413
3000-111 BASE RENT IWCC (1.008%)	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$17,510	\$210,123
3000-111 BASE RENT ILCC (0.739%)	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$154,048
3000-110 BASE RENT CITY (0.344%)	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$5,976	\$71,709
3000-115 BASE RENT PBCC (2.985%)	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$51,853	\$622,239
TOTAL BASE RENT	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$1,737,128	\$20,845,532
OTHER RENTAL INCOME													
3100-100 RETAIL RENTAL INCOME	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$49,200
3100-150 RETAIL RENT - PERCENTAGE	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
3100-175 SPECIAL EVENTS INCOME	\$86,129	\$150	\$300	\$10,875	\$5,000	\$18,150	\$12,300	\$19,575	\$12,375	\$17,475	\$750	\$43,125	\$226,204
OTHER RENTAL INCOME	\$92,229	\$6,250	\$6,400	\$16,975	\$11,100	\$24,250	\$18,400	\$25,675	\$18,475	\$23,575	\$6,850	\$49,225	\$299,404
OTHER INCOME													
3400-241 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$21,310	\$133,826.53	\$115,042.15	\$53,243.28	\$20,910.92	\$7,304.24	\$11,015.04	\$11,698.16	\$15,684.42	\$39,572.38	\$90,899.73	\$144,737.19	\$665,244
OTHER INCOME	\$21,310	\$133,827	\$115,042	\$53,243	\$20,911	\$7,304	\$11,015	\$11,698	\$15,684	\$39,572	\$90,900	\$144,737	\$665,244
TOTAL REVENUE	\$1,850,666	\$1,877,204	\$1,858,570	\$1,807,346	\$1,769,139	\$1,768,682	\$1,766,543	\$1,774,501	\$1,771,287	\$1,800,275	\$1,834,877	\$1,931,090	\$21,810,179

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
OPERATING EXPENSES													
1. UTILITIES EXPENSE													
4200-150 ELECTRICITY	\$208,168	\$176,316	\$175,373	\$184,293	\$163,369	\$213,137	\$233,553	\$241,916	\$243,876	\$185,400	\$177,581	\$223,843	\$2,426,825
4200-200 GAS	\$167,704	\$166,114	\$146,645	\$86,826	\$55,110	\$38,956	\$36,968	\$37,672	\$37,448	\$59,312	\$119,595	\$165,666	\$1,118,016
4200-250 TENANT STEAM	(\$21,310)	(\$133,827)	(\$115,042)	(\$53,243)	(\$20,911)	(\$7,304)	(\$11,015)	(\$11,698)	(\$15,684)	(\$39,572)	(\$90,900)	(\$144,737)	(\$665,244)
4200-600 WATER	\$30,426	\$30,331	\$23,723	\$28,781	\$27,612	\$27,024	\$38,413	\$25,625	\$41,503	\$36,417	\$26,765	\$24,854	\$361,474
4200-955 LOAN INTEREST	\$0	\$24,926	\$0	\$0	\$0	\$0	\$0	\$18,977	\$0	\$0	\$0	\$0	\$43,903
4200-960 LOAN PRINCIPAL	\$0	\$307,448	\$0	\$0	\$0	\$0	\$0	\$313,397	\$0	\$0	\$0	\$0	\$620,845
TOTAL UTILITIES EXPENSE	\$384,988	\$571,309	\$230,698	\$246,657	\$225,180	\$271,812	\$297,919	\$625,888	\$307,143	\$241,556	\$233,042	\$269,626	\$3,905,820
2. CLEANING EXPENSE													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$82,332	\$82,332	\$82,332	\$88,712	\$88,712	\$88,712	\$88,712	\$88,712	\$88,712	\$88,712	\$88,712	\$88,712	\$1,045,403
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$272,528	\$272,528	\$272,528	\$283,003	\$333,003	\$283,003	\$283,003	\$283,003	\$283,003	\$283,003	\$283,003	\$283,003	\$3,414,610
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	\$4,750	\$4,750	\$5,380	\$31,220	\$4,750	\$6,495	\$31,220	\$5,380	\$4,750	\$4,750	\$17,420	\$4,750	\$125,615
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$7,201	\$7,201	\$7,201	\$7,201	\$7,417	\$7,417	\$7,417	\$7,417	\$7,417	\$7,417	\$7,417	\$7,417	\$88,138
4000-215 CLEANING-SUPP/MATERIALS	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$21,053	\$252,635
4000-212 UNIFORMS	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
TOTAL CLEANING EXPENSE	\$392,464	\$392,464	\$390,594	\$433,289	\$457,035	\$408,780	\$433,505	\$407,665	\$407,035	\$407,035	\$422,205	\$409,535	\$4,961,601
3. SECURITY DEPARTMENT													
4400-200 SECURITY CONTRACT SERVICE	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$227,221	\$2,726,648
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	\$5,990	\$5,990	\$6,990	\$26,790	\$5,990	\$12,990	\$5,990	\$5,990	\$8,490	\$35,059	\$5,990	\$78,640	\$204,899
4400-400 SECURITY SUPPLIES AND MATERIALS	\$6,200	\$1,025	\$2,450	\$12,200	\$1,025	\$11,625	\$3,200	\$11,175	\$1,325	\$5,200	\$1,025	\$1,025	\$57,475
4400-700 FIRE SAFETY R&M EXPENSE	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,367	\$1,225	\$16,262
4400-800 COVID-19 RELATED EXPENSE	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500	\$582,000
TOTAL SECURITY EXPENSE	\$289,778	\$284,603	\$287,028	\$316,578	\$284,603	\$302,203	\$286,778	\$294,753	\$287,403	\$317,846	\$284,603	\$357,111	\$3,593,283

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R&M													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$89,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$140,200
4100-480 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$95,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$212,200
PLUMBING R & M													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$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
TOTAL PLUMBING R & M EXPENSE	\$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
HVAC R & M													
4100-300 HVAC-CONTRACT SERVICE	\$22,392	\$1,167	\$10,167	\$22,392	\$1,167	\$10,581	\$22,392	\$1,167	\$10,581	\$22,392	\$1,167	\$10,581	\$136,144
4100-301 HVAC-CONTROLS CONTRACT	\$17,342	\$0	\$0	\$17,342	\$0	\$0	\$17,342	\$0	\$0	\$17,342	\$0	\$0	\$69,367
4100-315 HVAC-SUPPLIES/MATERIALS	\$6,500	\$6,500	\$31,500	\$6,500	\$9,300	\$6,500	\$36,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$135,800
4100-310 REPAIRS & MAINTENANCE	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$12,667	\$152,000
4100-100 HVAC-PAYROLL	\$270,845	\$291,171	\$264,785	\$264,785	\$372,235	\$264,785	\$264,785	\$264,785	\$264,785	\$372,235	\$264,784	\$264,784	\$3,424,764
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL HVAC R & M EXPENSE	\$330,495	\$312,254	\$319,869	\$324,435	\$396,118	\$295,283	\$354,435	\$285,868	\$295,283	\$431,885	\$285,867	\$295,282	\$3,927,075
ELEVATOR R & M													
4100-200 ELEVATORS-CONTRACT SERVICE	\$84,170	\$84,170	\$84,170	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$1,040,347
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$18,500	\$0	\$0	\$0	\$0	\$0	\$18,500
TOTAL ELEVATOR R & M EXPENSE	\$84,170	\$84,170	\$84,170	\$87,537	\$87,537	\$87,537	\$106,037	\$87,537	\$87,537	\$87,537	\$87,537	\$87,537	\$1,058,847
TOTAL DEPARTMENTAL EXPENSE	\$429,265	\$411,024	\$418,639	\$426,573	\$498,256	\$397,420	\$560,073	\$388,006	\$397,420	\$534,023	\$388,005	\$397,419	\$5,246,121

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
5. BUILDING GENERAL DEPARTMENT													
<u>PAINTING R & M</u>													
4100-861 PAINTING SUPPLIES & MATERIALS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
4100-860 PAINTING - CONTRACTOR	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
SUBTOTAL PAINTING AND R & M EXPENSE	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
<u>CARPENTERS R & M</u>													
4100-931 CARPENTRY PAYROLL	\$19,840	\$18,939	\$19,239	\$22,822	\$19,840	\$18,941	\$20,835	\$20,835	\$18,941	\$21,782	\$18,941	\$19,888	\$240,842
4100-934 CARPENTRY UNIFORMS	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$420
4100-930 CARPENTRY SUPPLIES	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
SUBTOTAL CARPENTER R & M EXPENSE	\$20,000	\$19,099	\$19,399	\$22,982	\$20,000	\$19,101	\$20,995	\$20,995	\$19,101	\$21,942	\$19,101	\$20,048	\$242,762
<u>SERVICES AND SUPPLIES</u>													
4100-830 GEN BUILD SUPPLIES MATERIALS	\$2,225	\$725	\$725	\$2,225	\$725	\$725	\$5,669	\$725	\$725	\$2,225	\$725	\$4,169	\$21,587
4300-100 LANDSCAPING	\$0	\$0	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$0	\$0	\$47,200
4000-500 CONTRACT SVC-TRASH REMOVAL	\$4,100	\$4,100	\$8,300	\$4,400	\$4,700	\$4,700	\$4,700	\$5,000	\$4,700	\$4,700	\$4,400	\$4,100	\$57,900
4100-805 EXTERMINATOR SERVICES	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
4100-810 CONTRACT SVC-METAL MAINT.	\$1,850	\$600	\$600	\$19,350	\$5,100	\$3,100	\$1,850	\$600	\$600	\$1,850	\$600	\$600	\$36,700
4100-845 GENERAL BUILDING REPAIRS	\$19,463	\$5,362	\$11,660	\$24,508	\$25,362	\$5,362	\$16,508	\$9,362	\$22,562	\$37,502	\$20,058	\$5,362	\$203,071
4100-840 GLASS REPLACEMENT	\$19,000	\$0	\$69,000	\$0	\$19,570	\$0	\$19,570	\$0	\$19,570	\$0	\$19,570	\$0	\$166,280
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	\$8,559	\$8,559	\$9,559	\$8,559	\$12,839	\$8,559	\$8,559	\$8,559	\$8,559	\$8,559	\$12,839	\$8,559	\$112,270
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	\$11,500	\$1,500	\$51,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$78,000
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$58,947	\$23,096	\$109,494	\$78,692	\$77,946	\$82,096	\$66,506	\$33,896	\$66,366	\$64,486	\$61,942	\$26,540	\$750,008
TOTAL DEPARTMENTAL EXPENSE	\$84,948	\$48,195	\$134,893	\$107,674	\$103,946	\$107,197	\$93,501	\$60,891	\$91,467	\$92,428	\$87,043	\$52,588	\$1,064,770

EXHIBIT B.

RICHARD J. DALEY CENTER 2024 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
4500-580 OFFICE SUPPLIES	\$8,270	\$1,745	\$1,745	\$5,570	\$1,745	\$1,745	\$5,570	\$1,745	\$2,245	\$5,570	\$1,745	\$1,745	\$39,440
4500-520 TELEPHONE	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$1,970	\$23,640
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	\$48,050	\$1,500	\$4,000	\$31,550	\$1,500	\$1,500	\$9,050	\$1,500	\$1,500	\$9,050	\$1,500	\$1,500	\$112,200
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
4500-414 ENVIRONMENTAL FEES	\$4,000	\$2,150	\$17,000	\$0	\$0	\$0	\$0	\$8,000	\$2,150	\$0	\$0	\$0	\$33,300
4500-100 ADMINISTRATIVE PAYROLL	\$37,184	\$37,184	\$77,899	\$38,900	\$58,349	\$38,900	\$38,900	\$38,900	\$38,900	\$38,900	\$58,349	\$38,900	\$541,261
4500-101 ADMINISTRATIVE BENEFITS	\$11,494	\$11,404	\$14,582	\$11,271	\$12,738	\$11,026	\$11,026	\$11,026	\$11,026	\$11,026	\$11,827	\$10,371	\$138,817
4500-590 ADMINISTRATIVE OTHER OFFICE EXPENSE	\$650	\$3,150	\$650	\$650	\$3,150	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$12,800
4500-700 ADMINISTRATIVE EXPENSE	\$1,125	\$1,125	\$5,825	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$18,200
TOTAL ADMINISTRATIVE EXPENSE	\$126,787	\$74,272	\$137,715	\$105,080	\$94,622	\$70,960	\$82,335	\$78,960	\$73,610	\$82,335	\$91,211	\$170,305	\$1,188,191
7. INSURANCE EXPENSE													
4700-010 INSURANCE	\$8,208	\$8,208	\$203,408	\$8,499	\$8,499	\$203,575	\$8,499	\$8,499	\$207,775	\$8,499	\$8,499	\$203,575	\$885,745
TOTAL INSURANCE EXPENSE	\$8,208	\$8,208	\$203,408	\$8,499	\$8,499	\$203,575	\$8,499	\$8,499	\$207,775	\$8,499	\$8,499	\$203,575	\$885,745
TOTAL OPERATING EXPENSE	\$1,716,438	\$1,790,074	\$1,802,976	\$1,644,349	\$1,672,140	\$1,761,946	\$1,762,608	\$1,864,661	\$1,771,852	\$1,683,722	\$1,514,607	\$1,860,158	\$20,845,532
REIMBURSABLE EXPENSE													
4900-140 COST OF STEAM RESOLD COUNTY	\$0	\$70,994	\$57,168	\$17,595	\$7,191	\$1,162	\$2,448	\$1,836	\$4,146	\$18,968	\$44,850	\$73,213	\$299,570
4900-150 COST OF STEAM RESOLD CITY	\$21,310	\$62,833	\$57,874	\$35,648	\$13,720	\$6,142	\$8,567	\$9,863	\$11,539	\$20,605	\$46,050	\$71,524	\$365,674
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REIMBURSABLE EXPENSE	\$21,310	\$133,827	\$115,042	\$53,243	\$20,911	\$7,304	\$11,015	\$11,698	\$15,684	\$39,572	\$90,900	\$144,737	\$665,244
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$1,737,747	\$1,923,901	\$1,918,018	\$1,697,593	\$1,693,051	\$1,769,251	\$1,773,623	\$1,876,360	\$1,787,536	\$1,723,294	\$1,605,506	\$2,004,895	\$21,510,775
OPERATING SURPLUS OR (DEFICIT)	(\$112,919)	\$46,696	\$59,448	(\$109,753)	(\$76,087)	\$569	\$7,081	\$101,859	\$16,249	(\$76,981)	(\$229,371)	\$73,805	(\$299,404)

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. ELECTRICITY	\$2,426,825	\$2,350,095	\$2,144,077	\$282,748	13.19%
2. NATURAL GAS	\$1,118,016	\$1,321,394	\$1,325,179	(\$207,163)	-15.63%
3. TENANT STEAM USAGE	(\$665,244)	(\$801,731)	(\$755,856)	\$90,612	-11.99%
4. WATER	\$361,474	\$348,858	\$334,961	\$26,513	7.92%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$664,748	\$643,424	\$643,424	\$21,324	3.31%
TOTAL	\$3,905,820	\$3,862,039	\$3,691,785	\$214,035	5.80%

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates. Increased electric rates for 2024. Building continues the COVID-19 enhanced ventilation efforts. Variance is an over-estimate of usage in 2023, Building is using the same usage in 2024 due to projected increased occupancy.
2. See Natural Gas Budget based on utility consultant usage projections and existing rates. Variance is a result of decreased gas rates locked in for 2024
3. See Natural Gas Budget Worksheet (2024 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 2023 steam usage. Credits owed by City and County totals \$108K and will be applied against 2024 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 increase budgeted cost from supplier.
5. Energy Performance Contracting Loan (March 2011 through September 2025). Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses.

EXHIBIT B.
RICHARD J. DALEY CENTER
ELECTRIC BUDGET WORKSHEET
 2024

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	1,898,863	\$94,734	0%	\$5,646	\$20,887	\$25,369	\$5,943	\$40,807	\$4,868	\$198,255	\$9,913	\$208,168
February	1,593,933	\$79,521	0%	\$4,739	\$17,533	\$21,295	\$4,989	\$35,907	\$3,935	\$167,920	\$8,396	\$176,316
March	1,573,149	\$78,484	0%	\$4,678	\$17,305	\$21,017	\$4,924	\$36,582	\$4,032	\$167,022	\$8,351	\$175,373
April	1,565,369	\$78,096	0%	\$4,655	\$17,219	\$20,913	\$4,900	\$45,755	\$3,979	\$175,517	\$8,776	\$184,293
May	1,283,618	\$64,040	0%	\$3,817	\$14,120	\$17,149	\$4,018	\$48,913	\$3,533	\$155,589	\$7,779	\$163,369
June	1,725,291	\$86,075	0%	\$5,130	\$18,978	\$23,050	\$5,400	\$59,912	\$4,442	\$202,987	\$10,149	\$213,137
July	1,921,625	\$95,870	0%	\$5,714	\$21,138	\$25,673	\$6,015	\$63,235	\$4,787	\$222,431	\$11,122	\$233,553
August	2,026,448	\$101,099	0%	\$6,026	\$22,291	\$27,073	\$6,343	\$62,540	\$5,024	\$230,396	\$11,520	\$241,916
September	1,928,423	\$96,209	0%	\$5,734	\$21,213	\$25,764	\$6,036	\$71,562	\$5,746	\$232,263	\$11,613	\$243,876
October	1,414,709	\$70,580	0%	\$4,207	\$15,562	\$18,901	\$4,428	\$58,371	\$4,524	\$176,572	\$8,829	\$185,400
November	1,414,308	\$70,560	0%	\$4,205	\$15,557	\$18,895	\$4,427	\$50,825	\$4,655	\$169,124	\$8,456	\$177,581
December	1,953,668	\$97,468	0%	\$5,809	\$21,490	\$26,101	\$6,115	\$50,587	\$5,612	\$213,184	\$10,659	\$223,843
Annual Totals	20,299,400	\$1,012,737	0%	\$60,359	\$223,293	\$271,200	\$63,537	\$624,995	\$55,138	\$2,311,259	\$115,563	\$2,426,822

Fixed Contract Energy Rate \$/kWh(1)	0.04989
Distribution Loss Factor % (2)	5.96%
Unit Transmission Service Charge \$/kWh (3)	0.011
Unit Reserve Capacity Charge \$/kWh (4)	0.01336
Renewable Portfolio Standard Charge \$/kWh (5)	0.00313
Contingency Variance % (6)	5.00%

- NOTES**
- (1) Fixed Electricity Rate set forth in Direct Energy Quote dated 4/31/2023 for above term
 - (2) ComEd Distribution Loss Factor for Daley Center Load Classification included in Electricity Rate
 - (3) Unit Transmission Charge Obtained from DE on 4/31/2023 from Supply Proposal
 - (4) Unit Reserve Capacity Charge Obtained from DE on 4/31/2023 from Supply Proposal
 - (5) Unit Renewable Portfolio Standard Charge on ComEd Invoice Discovered by MBRE Engineering
 - (6) Electric Utility Distribution Charges increased 2% versus 2022 to cover other ComEd increases

EXHIBIT B.

Projected 2024 Natural Gas Budget
 Facility: Richard J Daley Center

Date: 2/21/2022

Fixed Price/therm (January - Dec)	\$0.45
Variable Price/therm (January - March)	\$0.00
Fixed Price/therm (April - December)	\$0.45
Delivery & Tax/therm	\$0.24
Total Cost/therm	\$0.77
Effective Tax Rate	3.20%
Variance	5%

Month	Usage (1)	Deliveries (2)	Fixed Price Volume	Fixed Gas Cost	Utility Charges	Taxes	Subtotal	Allowed Variance (6)	Total
January	271,733	271,733	237,270	\$105,822	\$50,517	\$3,379	\$159,718	\$7,986	\$167,704
February	223,765	223,765	236,840	\$105,631	\$49,296	\$3,277	\$158,204	\$7,910	\$166,114
March	190,979	190,979	203,850	\$90,917	\$45,762	\$2,983	\$139,662	\$6,983	\$146,645
April	115,265	115,265	101,976	\$45,481	\$35,115	\$2,095	\$82,691	\$4,135	\$86,826
May	46,854	46,854	46,854	\$20,897	\$29,927	\$1,662	\$52,486	\$2,624	\$55,110
June	17,347	17,347	17,347	\$7,737	\$27,873	\$1,491	\$37,101	\$1,855	\$38,956
July	14,233	14,233	14,233	\$6,348	\$27,408	\$1,452	\$35,208	\$1,760	\$36,968
August	16,027	16,027	16,027	\$7,148	\$27,288	\$1,442	\$35,878	\$1,794	\$37,672
September	15,284	15,284	15,284	\$6,817	\$27,397	\$1,451	\$35,665	\$1,783	\$37,448
October	55,813	55,813	55,813	\$24,893	\$29,933	\$1,662	\$56,488	\$2,824	\$59,312
November	160,217	160,217	160,217	\$71,457	\$39,946	\$2,497	\$113,900	\$5,695	\$119,595
December	246,798	246,798	246,798	\$110,072	\$44,802	\$2,903	\$157,777	\$7,889	\$165,666
TOTAL	1,374,315	1,374,315	1,352,509	\$603,219	\$435,264	\$26,294	\$1,064,777	\$53,239	\$1,118,016

EXHIBIT B.

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2023**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JAN	231,990	52,901	51,918	127,171
FEB	208,000	50,762	50,865	106,373
MAR	204,219	46,279	46,851	111,089
APR	108,053	14,244	28,858	64,951
MAY	35,065	5,821	11,107	18,137
TOTAL	787,327	170,007	189,599	427,721

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2022**

MONTH	PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JUN	13,439	941	4,972	7,526
JUL	11,415	1,982	6,935	2,498
AUG	14,270	1,486	7,984	4,800
SEPT	18,774	3,356	9,341	6,077
OCT	70,991	15,355	16,680	38,956
NOV	157,490	36,307	37,279	83,904
DEC	268,974	59,268	57,901	151,805
TOTAL	555,353	118,695	141,092	295,566

EXHIBIT B.

RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2024

PROJECTION OF 2024 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2023 actual, June-December 2022 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2023 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	231,990	52,901	51,918	127,171	271,733	0.6172	\$167,704
FEB	208,000	50,762	50,865	106,373	223,765	0.7424	\$166,114
MAR	204,219	46,279	46,851	111,089	190,979	0.7679	\$146,645
APR	108,053	14,244	28,858	64,951	115,265	0.7533	\$86,826
MAY	35,065	5,821	11,107	18,137	46,854	1.1762	\$55,110
JUN	13,439	941	4,972	7,526	17,347	2.2457	\$38,956
JUL	11,415	1,982	6,935	2,498	14,233	2.5973	\$36,968
AUG	14,270	1,486	7,984	4,800	16,027	2.3505	\$37,672
SEPT	18,774	3,356	9,341	6,077	15,284	2.4501	\$37,448
OCT	70,991	15,355	16,680	38,956	55,813	1.0627	\$59,312
NOV	157,490	36,307	37,279	83,904	160,217	0.7465	\$119,595
DEC	268,974	59,268	57,901	151,805	246,798	0.6713	\$165,666
TOTAL	1,342,680	288,702	330,691	723,287	1,374,315	1.348	\$1,118,016

AVERAGE FUEL COST PER THERM \$ 0.81

- NOTE:
 1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
 2. STEAM PROJECTIONS ARE BASED ON 2023 ACTUAL USAGE THROUGH MAY AND 2022 ACTUAL USAGE JUNE THROUGH DECEMBER.

BUDGET SUMMARY	2024 BUDGET FUELING COST												TOTAL
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
GROSS FUEL COST	\$ 167,704	\$ 166,114	\$ 146,645	\$ 86,826	\$ 55,110	\$ 38,956	\$ 36,968	\$ 37,672	\$ 37,448	\$ 59,312	\$ 119,595	\$ 165,666	\$ 1,118,016
TOTAL FUELING COST	\$ 167,704	\$ 166,114	\$ 146,645	\$ 86,826	\$ 55,110	\$ 38,956	\$ 36,968	\$ 37,672	\$ 37,448	\$ 59,312	\$ 119,595	\$ 165,666	\$ 1,118,016

BUDGET SUMMARY	2024 BUDGET TENANT STEAM COST												TOTAL
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
RESOLD TO COUNTY	\$ 65,348	\$ 62,706	\$ 57,168	\$ 17,595	\$ 7,191	\$ 1,162	\$ 2,448	\$ 1,836	\$ 4,146	\$ 18,968	\$ 44,850	\$ 73,213	\$ 356,629
2022 COUNTY STEAM RECONCILIATION (DUE)	-(65,348)	8,288	-	-	-	-	-	-	-	-	-	-	-(57,060)
2024 STEAM CHARGE	-	70,994	57,168	17,595	7,191	1,162	2,448	1,836	4,146	18,968	44,850	73,213	299,570
RESOLD TO CITY	\$ 64,134	\$ 62,833	\$ 57,874	\$ 35,648	\$ 13,720	\$ 6,142	\$ 8,567	\$ 9,863	\$ 11,539	\$ 20,605	\$ 46,050	\$ 71,524	\$ 408,498
2022 CITY STEAM RECONCILIATION (DUE)	-(42,824)	-	-	-	-	-	-	-	-	-	-	-	-(42,824)
2024 STEAM CHARGE	\$ 21,310	\$ 62,833	\$ 57,874	\$ 35,648	\$ 13,720	\$ 6,142	\$ 8,567	\$ 9,863	\$ 11,539	\$ 20,605	\$ 46,050	\$ 71,524	\$ 365,674
TOTAL TENANT STEAM COST	\$ 21,310	\$ 133,827	\$ 115,042	\$ 53,243	\$ 20,911	\$ 7,304	\$ 11,015	\$ 11,698	\$ 15,684	\$ 39,572	\$ 90,900	\$ 144,737	\$ 665,244

Steam Reconciliation - 2022

Applied to 2024 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	71,420.00	62,922.00	8,498.00	77,723.00	\$ 53,178.52	\$ (24,544.48)
February	73,525.00	50,264.00	23,261.00	80,014.00	\$ 44,648.88	\$ (35,365.12)
March	46,309.00	48,039.00	(1,730.00)	50,396.00	\$ 44,758.00	\$ (5,638.00)
April	23,776.00	34,966.00	(11,190.00)	25,874.00	\$ 35,176.63	\$ 9,302.63
May	9,834.00	14,271.00	(4,437.00)	10,702.00	\$ 20,503.44	\$ 9,801.44
June	7,163.00	4,972.00	2,191.00	7,795.00	\$ 11,526.32	\$ 3,731.32
July	10,406.00	6,935.00	3,471.00	11,324.00	\$ 18,294.70	\$ 6,970.70
August	9,469.00	7,984.00	1,485.00	10,305.00	\$ 18,630.08	\$ 8,325.08
September	6,484.00	9,341.00	(2,857.00)	7,056.00	\$ 21,876.87	\$ 14,820.87
October	26,453.00	16,680.00	9,773.00	28,787.00	\$ 18,605.31	\$ (10,181.69)
November	36,755.00	37,279.00	(524.00)	39,999.00	\$ 34,569.80	\$ (5,429.20)
December	59,925.00	57,901.00	2,024.00	65,213.00	\$ 50,595.42	\$ (14,617.58)
Totals	381,519.00	351,554.00	29,965.00	\$ 415,188.00	\$ 372,363.97	\$ (42,824.03)

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	69,724.00	59,066.00	10,658.00	75,877.00	\$ 49,919.62	\$ (25,957.38)
February	70,608.00	53,835.00	16,773.00	76,839.00	\$ 47,820.96	\$ (29,018.04)
March	46,430.00	49,621.00	(3,191.00)	50,527.00	\$ 46,232.00	\$ (4,295.00)
April	15,639.00	30,619.00	(14,980.00)	17,019.00	\$ 30,803.45	\$ 13,784.45
May	8,952.00	2,888.00	6,064.00	9,742.00	\$ 4,149.25	\$ (5,592.75)
June	5,450.00	941.00	4,509.00	5,931.00	\$ 2,181.47	\$ (3,749.53)
July	2,188.00	1,982.00	206.00	2,381.00	\$ 5,228.56	\$ 2,847.56
August	2,076.00	1,486.00	590.00	2,259.00	\$ 3,467.47	\$ 1,208.47
September	2,981.00	3,356.00	(375.00)	3,244.00	\$ 7,859.84	\$ 4,615.84
October	13,476.00	15,355.00	(1,879.00)	14,665.00	\$ 17,127.31	\$ 2,462.31
November	30,636.00	36,307.00	(5,671.00)	33,340.00	\$ 33,668.44	\$ 328.44
December	60,174.00	59,268.00	906.00	65,484.00	\$ 51,789.94	\$ (13,694.06)
Totals	328,334.00	314,724.00	13,610.00	\$ 357,308.00	\$ 300,248.31	\$ (57,059.69)

EXHIBIT B.

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2023-2024**

History of 2022 and 2023 Billings

2023	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/15-1/17	1/17-2/21	2/21-3/20	3/20-4/19	4/19-5/19	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	\$8,790.78	\$8,721.60	\$6,845.88	\$8,470.92	\$8,012.80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,842
587564	\$18,869.46	\$18,852.14	\$14,720.44	\$17,693.88	\$17,088.80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,225
Total	\$27,660	\$27,574	\$21,566	\$26,165	\$25,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,067

2022	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/15-1/18	1/18-2/18	2/18-3/17	3/17-4/18	4/18-5/20	5/20-6/22	6/22-7/20	7/20-8/12	8/12-9/16	9/16-10/19	10/19-11/18	11/18-12/16	
Dept. of Water													
587563	\$6,577.42	\$8,001.58	\$6,593.86	\$8,734.26	\$9,228.14	\$7,664.44	\$11,669.12	\$6,577.92	\$11,928.48	\$10,424.42	\$7,667.06	\$7,027.44	\$102,094
587564	\$14,299.12	\$16,480.60	\$13,829.88	\$18,431.64	\$19,221.88	\$16,902.54	\$23,251.86	\$16,717.14	\$25,801.80	\$22,681.38	\$16,665.28	\$15,567.48	\$219,851
Total	\$20,877	\$24,482	\$20,424	\$27,166	\$28,450	\$24,567	\$34,921	\$23,295	\$37,730	\$33,106	\$24,332	\$22,595	\$321,945

Total Billing January - May 2023 \$128,067

Total Billing June - December 2022 \$200,546

% Increase 2022 to 2023 -36.14%

2024 budgeted at 10% increase over January to May 2023 and June to December 2022 actual expenses.

2024	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$30,426	\$30,331	\$23,723	\$28,781	\$27,612	\$27,024	\$38,413	\$25,625	\$41,503	\$36,417	\$26,765	\$24,854	\$361,474

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2024**

PROJECTED OUTPUT: 1,374,315 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2022 PROJECTION)	\$0.8135
B. ELECTRICITY - \$0.12 PER KWHR	\$0.1196
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$4,000 PER YEAR	\$0.0029
E. BOILER MAINTENANCE AND REPAIR @ \$7,500 PER YEAR	\$0.0055
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$64.50	\$0.2929
<u>TOTAL COST</u>	\$1.24

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$4,460,013	\$4,327,265	\$4,282,668	\$177,345	4.14%
2. ADDITIONAL CLEANING SERVICES	\$28,000	\$28,000	\$27,000	\$1,000	3.70%
3. CLEANING SUPPLIES	\$252,635	\$239,889	\$230,000	\$22,635	9.84%
4. UNIFORMS	\$7,200	\$7,200	\$6,620	\$580	8.76%
5. WINDOW WASHING COSTS	\$125,615	\$106,395	\$120,615	\$5,000	4.15%
6. WINDOW RIG SERVICE CONTRACT	\$88,138	\$110,576	\$105,422	(\$17,284)	-16.39%
TOTAL	\$4,961,601	\$4,819,325	\$4,772,325	\$189,276	3.97%

1. Contract costs consist of labor per attached worksheet-union increases included. Daytime supervision costs is included in 2024 budget.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for building projects, plaza events and snow removal.
3. Represents cleaning chemicals, paper towels, tissue, waste liner expense.
4. Based on negotiated agreement for uniform cleaning and maintenance.

5. Includes two exterior building window cleanings, including the ledges in drops 6 & 7 from the 9th floor to 2nd floor, one interior cleaning, bi-weekly lobby upper panels service, and bi-weekly on the lobby lower panels.
6. Preventative maintenance service contract - \$7,201 per month. Variance is due to the 5yr Rig Inspection does not need to be completed 2024

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. SECURITY CONTRACT SERVICE	\$2,726,648	\$2,580,339	\$2,556,534	\$170,114	6.65%
2. SECURITY - SUPPLIES/MATERIALS	\$57,475	\$56,062	\$52,716	\$4,759	9.03%
3. SECURITY REPAIRS & MAINTENANCE	\$204,899	\$161,270	\$153,578	\$51,321	33.42%
4. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$11,070	(\$5,070)	-45.80%
5. FIRE SAFETY R&M EXPENSE	\$16,262	\$18,000	\$11,267	\$4,995	44.33%
6. COVID-19 EXPENSES	\$582,000	\$710,000	\$571,409	\$10,591	1.85%
TOTAL	\$3,593,283	\$3,531,671	\$3,356,574	\$236,709	7.05%

1. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY and Management increases.
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.
Video equipment maintenance and video equipment and voice communications systems, smoke proof tower windows and portable fire extinguishers.
Licensing fees, repair contingencies and UPS battery replacements. Variance is due all additional equipment to be deployed during the Security Upgrade project is included.
4. Additional security contingency. Variance is due to higher than normal, security officers were needed to be on post in the judges elevator lobby.
5. Safety equipment repair contingency and unanticipated equipment repairs
6. COVID-19 pandemic expenses for cleaning and other contingencies. 2024 contingencies have been reduced by 10K per month.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$212,200	\$174,500	\$158,581	\$53,619	33.81%
2. PLUMBING MAINTENANCE	\$48,000	\$48,000	\$40,523	\$7,477	18.45%
3. HVAC MAINTENANCE	\$3,927,075	\$3,521,967	\$3,459,330	\$467,745	13.52%
4. ELEVATOR MAINTENANCE	\$1,058,847	\$100,332	\$1,003,570	\$55,277	5.51%
TOTAL	\$5,246,121	\$3,844,799	\$4,662,004	\$584,117	12.53%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	\$72,000	\$54,000	\$41,216	\$30,784	74.69%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$140,200	\$120,500	\$117,364	\$22,836	19.46%
TOTAL	\$212,200	\$174,500	\$158,580	\$53,620	33.81%

1. Increased contingency to 6K per month, supply purchases and costs are rising.
2. Assumes a \$4,600 per month contingency in maintenance expense.

Variance is a result of the increased cost of the test and the setup for the infrared scanning of breaker panels.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$48,000	\$48,000	\$40,523	(\$7,477)	-18.45%
TOTAL	\$48,000	\$48,000	\$40,523	(\$7,477)	-18.45%

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

The variance is including a contingency for replacing broken toilets. The building toilets are no longer being manufactured, as the equipment breaks new toilets will have to be purchased and installed.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. ON SITE LABOR	\$3,424,764	\$3,031,940	\$3,040,264	\$384,500	12.65%
2. CONTRACT SERVICE	\$136,144	\$131,509	\$130,438	\$5,706	4.37%
3. SUPPLIES & MATERIALS	\$152,000	\$153,200	\$121,453	\$30,547	25.15%
4. CONTROL CONTRACT	\$69,367	\$65,518	\$65,428	\$3,939	6.02%
5. HVAC REPAIRS & MAINTENANCE	\$135,800	\$130,800	\$94,131	\$41,669	44.27%
6. UNIFORMS	\$9,000	\$9,000	\$7,616	\$1,384	18.17%
TOTAL	\$3,927,075	\$3,521,967	\$3,459,330	\$467,745	13.52%

1. Based on Collective Bargaining Agreement for Local 399.
Variance due to RJDC to pay Local 399 wages and not the BOMA negotiated wages starting in 2024.
2. Building portion of package units contract plus contract for main chillers service.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
Additional 56K for HVAC filters due to COVID nightly air system purge.
4. Based on building automation system maintenance and water treatment costs.
5. Includes vibration testing for all equipment and annual boiler controls testing. 2024 Budget also includes contingency for the replacement of (2) VFDs for fan systems.
6. Based on negotiated agreement for uniform cleaning and maintenance.

EXHIBIT B.

2024 ENGINEERING LABOR

Description		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Annualized
Key Measures														
Employees		12	12	12	12	12	12	12	12	12	12	12	12	12
Regular Hours Per Employee		160	160	160	160	240	160	160	160	160	240	160	160	2,080.00
Total Regular Hours		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	2,880.00	1,920.00	1,920.00	24,960.00
Vacation Coverage Overtime (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
Holiday Pay (ST) (152)		12.667	12.667	12.667	12.667	12.667	12.667	12.667	12.667	12.667	12.667	12.667	12.667	152
Holiday Coverage Overtime (288)		24	24	24	24	24	24	24	24	24	24	24	24	288
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
Special Projects (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
Total Regular + Other Hours		2047.33	2047.33	2047.33	2047.33	3007.33	2047.33	2047.33	2047.33	2047.33	3007.33	2047.33	2047.33	26,488.01
Payroll	Employees													
Chief Engineer	1	10,573	10,573	10,573	10,573	15,859	10,573	10,573	10,573	10,573	15,859	10,573	10,573	137,448
Asst Chief Engineer	1	9,306	9,306	9,306	9,306	13,958	9,306	9,306	9,306	9,306	13,958	9,306	9,306	120,976
Engineer	1	9,051	9,051	9,051	9,051	13,577	9,051	9,051	9,051	9,051	13,577	9,051	9,051	117,664
Engineer	1	9,051	9,051	9,051	9,051	13,577	9,051	9,051	9,051	9,051	13,577	9,051	9,051	117,664
Engineer	8	67,674	67,674	67,674	67,674	101,510	67,674	67,674	67,674	67,674	101,510	67,674	67,674	879,760
Total Payroll	12	105,655	105,655	105,655	105,655	158,481	105,655	105,655	105,655	105,655	158,481	105,655	105,655	1,373,512
Other Labor														
Vacation Coverage Overtime (346)		2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	28,534
Holiday Pay (ST) (152)		670	670	670	670	670	670	670	670	670	670	670	670	8,036
Holiday Coverage Overtime (288)		1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	23,751
Personal/Sick Coverage Overtime (662)		4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	54,595
Special Projects (80) & Bonuses		550	20,550	550	550	550	550	550	550	550	550	550	550	26,600
Total Other Labor		10,126	30,126	10,126	10,126	10,126	10,126	10,126	10,126	10,126	10,126	10,126	10,126	141,516
Total Payroll & Other Labor		115,781	135,781	115,781	115,781	168,607	115,781	115,781	115,781	115,781	168,607	115,781	115,781	1,515,028
Total Taxes and Insurance		28,414	28,150	22,532	22,532	32,648	22,532	22,532	22,532	22,532	32,648	22,532	22,532	302,116
Union Benefits														
Health & Welfare		17,580	17,580	17,580	17,580	17,580	17,580	17,580	17,580	17,580	17,580	17,580	17,580	210,960
Pension		12,223	12,223	12,223	12,223	17,954	12,223	12,223	12,223	12,223	17,954	12,223	12,223	158,133
Training		1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	13,440
Total Union Benefits		30,923	30,923	30,923	30,923	36,654	30,923	30,923	30,923	30,923	36,654	30,923	30,923	382,533
Other Charges														
Email		10	10	10	10	10	10	10	10	10	10	10	10	120
Total Other Charges		10	10	10	10	10	10	10	10	10	10	10	10	120
Subtotal		175,128	194,864	169,246	169,246	237,919	169,246	169,246	169,246	169,246	237,919	169,246	169,246	2,199,797
Global Water Technology		88,471	88,471	88,471	88,471	124,379	88,471	88,471	88,471	88,471	124,379	88,471	88,471	1,133,471
Fees														
Safety Fee		876	974	846	846	1,190	846	846	846	846	1,190	846	846	10,998
Overhead Fee		876	974	846	846	1,190	846	846	846	846	1,190	846	846	10,998
Profit Fee		3,503	3,897	3,385	3,385	4,758	3,385	3,385	3,385	3,385	4,758	3,385	3,385	43,996
GWT Facility Fee		1,991	1,991	1,991	1,991	2,799	1,991	1,991	1,991	1,991	2,799	1,991	1,991	25,503
		7,246	7,836	7,068	7,068	9,937	7,068	7,068	7,068	7,068	9,937	7,068	7,068	91,495
Total Estimate		270,845	291,171	264,785	264,785	372,235	264,785	264,785	264,785	264,785	372,235	264,784	264,784	3,424,763

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$1,040,347	\$1,000,333	\$1,003,570	\$36,777	3.66%
2. NON CONTRACT REPAIRS AND INSPECTIONS	\$18,500	\$18,500	\$19,120	(\$620)	-3.24%
TOTAL	\$ 1,058,847	\$1,018,833	\$1,022,690	\$36,157	3.54%

1. Maintenance of buildings 43 elevators and escalators located at the lobby, 6th, 7th and 8th floor levels of the building.
3.8% increase in onsite maintenance.
2. Third-party inspection and AIC fees.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,000	\$8,572	\$3,428	39.99%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$60,000	\$49,923	\$10,077	20.19%
3. CARPENTRY PAYROLL	\$240,842	\$225,651	\$223,702	\$17,140	7.66%
4. CARPENTRY SUPPLIES & UNIFORMS	\$1,920	\$1,920	\$1,120	\$800	71.43%
5. EXTERMINATION SERVICES	\$7,200	\$7,200	\$7,429	(\$229)	-3.08%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$112,270	\$107,318	\$108,486	\$3,784	3.49%
7. MAINTENANCE SUPPLIES	\$21,587	\$21,587	\$31,032	(\$9,445)	-30.44%
8. GENERAL BUILDING REPAIRS	\$203,071	\$218,839	\$198,287	\$4,784	2.41%
9. METAL MAINTENANCE	\$36,700	\$36,700	\$13,700	\$23,000	167.88%
10. GLASS REPAIRS	\$166,280	\$166,280	\$89,203	\$77,077	86.41%
11. WASTE REMOVAL	\$57,900	\$57,300	\$50,186	\$7,714	15.37%
12. SIGNS & DIRECTORY STRIPS	\$6,000	\$6,000	\$4,618	\$1,382	29.93%
13. LANDSCAPING	\$47,200	\$45,320	\$39,575	\$7,625	19.27%
14. WOOD MAINTENANCE	\$3,000	\$3,000	\$1,750	\$1,250	71.43%
15. FURNITURE REPAIR	\$10,800	\$10,800	\$6,300	\$4,500	71.43%
16. CARPET	\$78,000	\$68,000	\$59,632	\$18,368	30.80%
TOTAL	\$1,064,770	\$1,047,915	\$893,515	\$171,255	19.17%

1. Painting materials purchased directly to avoid upcharge.
2. Third party contractor for all building painting.
3. See attached detail. Third party Contractor supplies the Union Carpenter. All union wages and benefits are included
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service, extermination services was bid and awarded in 2023
6. Based on Tenant Coordinator supervisor position.
7. Includes trash receptacles, plaza furniture, lobby mats, work order system, etc.
Variance is due to supply purchases were higher than historical averages.
8. Contingency for general building repair and maintenance. This includes the plaza tent rental and a paver replacement contingency.
9. Routine metal maintenance and vandalism repair. Increased contingency for vandalism issues have increased in past years. Did not perform revolving door metal maintenance in 2023, 6 new door are scheduled to replace existing doors.

10. Window and mylar repair and replacement. \$50K attic stock purchase included in 2024 budget. Current breakage is lower than historical averages.
11. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic and aluminum. Variance is from an assumed higher occupancy rate from previous year.
12. Includes miscellaneous signage. Contingency for new ADA building signage.
13. For landscaping services, includes costs for spring, summer and fall plantings.
14. Includes miscellaneous wood refinishing for building furniture.
15. Includes miscellaneous repairs to building furniture
16. Includes replacements of building carpet and purchase of attic stock at \$50K.

EXHIBIT B.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2024 BUDGET**

STAFFING

3rd PARTY FEES
INSURANCE AND
OVERHEAD

BENEFITS

Position	Personnel	Hourly Rate Jan- May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.- Dec.	Totals
Carpenter	1	\$56.07	\$58.88	\$49,342	\$69,310	
Subtotal Wages	1			\$49,342	\$69,310	
Add Allowance of 4% for Overtime				\$1,974	\$2,772	
Total Wages & Allowance				\$51,315	\$72,083	\$123,398
Overhead		9.55	10.03	\$8,404	\$12,036	
Fees and Profit		5.36	5.63	\$4,717	\$6,756	
Total Taxes & Insurance				\$13,121	\$18,792	\$31,913
Total Wages, Taxes & Overhead				\$64,436	\$90,875	\$155,311
Union						
Total Fringe Benefits (includes H&W, Pension, etc.)		41.75	43.84	\$36,740	\$49,835	
Total Benefits				\$36,740	\$49,835	\$86,575
Total Wages, Taxes, Overhead & Benefits				\$101,176	\$140,709	\$241,886
TOTAL YEARLY COST				\$101,176	\$140,709	\$237,369

EXHIBIT B.

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2024 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	\$34.50	\$34.95	\$28,760	\$44,736	
	Subtotal Wages	1			\$28,760	\$44,736	
	Add Overtime Allowance				\$1,375	\$1,925	
	Total Wages & Allowance				\$30,149	\$46,661	\$76,810
TAXES INSURANCE MISC FEES	FICA				\$2,023	\$2,833	
	FUI				\$52	\$0	
	SUI				\$360	\$0	
	Worker's Compensation				\$695	\$993	
	Medicare				\$440	\$675	
	Miscellaneous Fees				\$195	\$275	
	Total Taxes, Insurance, Fees				\$3,765	\$4,776	\$8,541
Total Wages, Taxes, Insurance & Fees				\$33,914	\$51,437	\$85,351	
BENEFITS	Union						
	Health & Welfare	\$985.20	per month per employee		\$3,941	\$7,882	
	Pension	\$1,175.89	per month		\$4,704	\$9,407	
	Total Benefits				\$8,644	\$17,289	\$25,933
Total Wages, Taxes, Insurance & Benefits				\$42,558	\$68,726	\$112,270	
TOTAL YEARLY COST					\$42,558	\$68,726	\$112,270

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$680,078	\$655,219	\$640,997	\$39,081	6.10%
2. OTHER ADMINISTRATIVE OFFICE EXPENSE	\$12,800	\$12,800	\$4,550	\$8,250	181.32%
3. OFFICE SUPPLIES	\$39,440	\$32,060	\$25,386	\$14,054	55.36%
4. MANAGEMENT FEES	\$168,533	\$168,533	\$168,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$33,300	\$33,300	\$28,494	\$4,806	16.87%
6. LEGAL FEES	\$100,000	\$100,000	\$35,000	\$65,000	185.71%
7. OTHER PROFESSIONAL FEES	\$112,200	\$112,200	\$80,549	\$31,651	39.29%
8. ADMIN OTHER EXPENSE	\$18,200	\$18,200	\$7,579	\$10,621	140.14%
9. TELEPHONE SERVICE	\$23,640	\$23,640	\$22,966	\$674	2.93%
TOTAL	\$1,188,191	\$1,155,952	\$1,014,054	\$174,137	17.17%

1. Management staff salaries and benefits. Including staff raises and increases in benefit costs.
2. Annual update of stacking plan and square footage calculation.
3. Administrative expense includes BOMA Membership, Yardi. accounting software fees and office copy machine expenses. Variance due to an increase cost of copier and Yardi licensing
4. Management fee expense per existing agreement.
5. Bi-annual indoor air quality testing, IEPA annual permit fee, ACM training and Spill Prevention and Control training

6. Based on PBC supplied estimate.
7. FESOP reporting requirements, annual evacuation submittals and utility procurement and 3rd party cost estimating.
8. Lease book updates and administrative contingencies.
9. Management office phone services, plaza Wi-Fi and building staff cell phones. Including a price increase for cellular service.

EXHIBIT B.

RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2024 BUDGET

ADMINISTRATION PAYROLL COSTS

RICHARD J. DALEY CENTER
50 WEST WASHINGTON, SUITE 1203
BUDGET FOR LABOR AND RELATED COSTS
FROM JANUARY 2024 THROUGH DECEMBER 2024

	Jan-24 Month 1	Feb-24 Month 2	Mar-24 Month 3	Apr-24 Month 4	May-24 Month 5	Jun-24 Month 6	Jul-24 Month 7	Aug-24 Month 8	Sep-24 Month 9	Oct-24 Month 10	Nov-24 Month 11	Dec-24 Month 12	Totals Year 1
Regular pay	36,717.45	36,717.45	38,414.73	38,414.73	57,622.09	38,414.73	38,414.73	38,414.73	38,414.73	38,414.73	57,622.09	38,414.73	495,996.92
Overtime pay	466.2	466.2	484.8	484.8	727.2	484.8	484.8	484.8	484.8	484.8	727.2	484.8	6,265.20
Bonus	0	0	38,999.00	0	0	0	0	0	0	0	0	0	38,999.00
Total Payroll	37,183.65	37,183.65	77,898.53	38,899.53	58,349.29	38,899.53	38,899.53	38,899.53	38,899.53	38,899.53	58,349.29	38,899.53	541,261.12
Social security	2,430.39	2,430.39	4,929.70	2,536.76	3,742.65	2,536.76	2,536.76	2,536.76	2,536.76	2,536.76	2,832.20	1,881.92	33,467.81
Medicare	12	539.16	1,129.53	564.04	846.06	564.04	564.04	564.04	564.04	564.04	846.06	564.04	7,321.09
Federal unemployment	176.93	28.87	0	0	0	0	0	0	0	0	0	0	205.8
State unemployment	976.08	506.53	184.37	0	0	0	0	0	0	0	0	0	1,666.98
ADP service fee	0	0	0	0	0	0	0	0	0	0	0	0	0
HR allocation charge	0	0	0	0	0	0	0	0	0	0	0	0	0
COBRA administration	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	41.16
Equifax unemployment	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	147
Training	40.82	40.82	40.82	40.82	40.82	40.82	40.82	40.82	40.82	40.82	40.82	40.82	489.84
Office 365/Email	117.6	117.6	117.6	117.6	117.6	117.6	117.6	117.6	117.6	117.6	117.6	117.6	1,411.20
Total Payroll Tax and Related C	3,769.50	3,679.05	6,417.70	3,274.90	4,762.81	3,274.90	3,274.90	3,274.90	3,274.90	3,274.90	3,852.36	2,620.06	44,750.88
Health insurance	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	7,139.89	85,678.68
Life insurance	57.72	57.72	60.24	60.24	60.24	60.24	60.24	60.24	60.24	60.24	60.24	60.24	717.84
AD&D	7.22	7.22	7.53	7.53	7.53	7.53	7.53	7.53	7.53	7.53	7.53	7.53	89.74
FSA & HSA admin	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	44.4
LTD	87.38	87.38	91.21	91.21	91.21	91.21	91.21	91.21	91.21	91.21	91.21	91.21	1,086.86
401K match	236.3	236.3	457.69	246.91	370.36	246.91	246.91	246.91	246.91	246.91	370.36	246.91	3,399.38
Workers comp	192.55	192.55	404.23	201.44	302.16	201.44	201.44	201.44	201.44	201.44	302.16	201.44	2,803.73
Travel accident insurance	0	0	0	245	0	0	0	0	0	0	0	0	245
Transportation	0	0	0	0	0	0	0	0	0	0	0	0	0
Broker renewal & CPE	0	0	0	0	0	0	0	0	0	0	0	0	0
Union benefits	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Benefits and Union Costs	7,724.76	7,724.76	8,164.49	7,995.92	7,975.09	7,750.92	7,750.92	7,750.92	7,750.92	7,750.92	7,975.09	7,750.92	94,065.63
Total Budgeted Costs	48,552.91	48,462.46	92,380.72	50,045.35	70,962.19	49,800.35	49,800.35	49,800.35	49,800.35	49,800.35	70,076.74	48,995.51	678,477.63
Pay Periods	2	2	2	2	3	2	2	2	2	2	2	3	2
													26

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2024 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2024 BUDGET	2023 BUDGET	2023 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$665,244	\$801,731	\$755,855	(\$90,611)	-11.99%
2. COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	0.00%
TOTAL	\$665,244	\$801,731	\$755,855	(\$90,611)	-11.99%

1. See Gas account detail. Variance is due to decrease in Natural Gas costs and decreased budgeted usage based on historical averages
2. County's prorata share, Advance Mechanical package units maintenance contract.

EXHIBIT B.

**RICHARD J. DALEY CENTER
2024 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%	94.924%	0.344%	2.985%	1.008%	0.739%
CONCOURSE AND LOWER LEVEL SEWER UPGRADES <i>Capital Program Management Project</i> Add clean out in CL-24 and cap abandon pipe in LL-08.	\$0	\$0	\$0	\$0	\$0	\$0
CHILLED WATER ISOLATION VALVE REPLACEMENT <i>Capital Program Management Project</i> Installation of chilled water isolation valves with new bypass.	\$0	\$0	\$0	\$0	\$0	\$0
TOILET UPGRADES—PHASE I <i>Capital Program Management Project</i> Current toilets installed in Judge's Chambers, Courtroom Jury deliberation rooms, and semi-private restrooms are obsolete.	\$156,000	\$148,081	\$537	\$4,657	\$1,572	\$1,153
PIGEON MITIGATION <i>Capital Program Management Project</i> Plaza pigeon control	\$0	\$0	\$0	\$0	\$0	\$0
PLAZA FOUNTAIN REBUILD <i>Capital Program Management Project</i> Refurbish the plaza fountain, including lighting, pipes, and heads.	\$0	\$0	\$0	\$0	\$0	\$0
REPLACE PUBLIC RESTROOM HAND DRYERS <i>Capital Program Management Project</i> Remove existing restroom hand dryers and install new energy efficient dryers.	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING SECURITY ENHANCEMENTS <i>Capital Program Management Project</i> Upgrade security in lobby and thru the public areas	\$2,474,844	\$2,349,221	\$8,513	\$73,874	\$24,946	\$18,289
REPLACE DEAIR AND SERGE TANK LEVEL GAGES <i>Capital Program Management Project</i> replace tank sight glasses blowdowns and remote monitoring electronics.	\$0	\$0	\$0	\$0	\$0	\$0
RE-LEVELING AND RE-COATING ACRYLIC ROOF <i>Capital Program Management Project</i> Every 3 to 5 years the roof requires maintenance to maintain the integrity of the roof system.	\$0	\$0	\$0	\$0	\$0	\$0
CTA GRANITE WALL RE-LEVELING <i>Capital Program Management Project</i> Exterior granite wall on the east side stairwell has shifted.	\$600,000	\$569,544	\$2,064	\$17,910	\$6,048	\$4,434
COURTROOM LIGHTING UPGRADE <i>Capital Program Management Project</i> Remove and replace existing diffusers and re-lamp to LED lighting in the courtrooms above the judge's benches.	\$200,000	\$189,848	\$688	\$5,970	\$2,016	\$1,478
REPLACE EXISTING TOWER HEAT TRACE AND CONTROLS <i>Capital Program Management Project</i> Current heat trace needs to be replaced, failed once in 2022. New system is required to prevent winter freezing.	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING RISER INFRASTRUCTURE ASSESSMENT <i>Capital Program Management Project</i> Assess the current electrical and plumbing risers at the Daley Center.	\$0	\$0	\$0	\$0	\$0	\$0
BOILER FEED WATER VALVE UPGRADE <i>Capital Program Management Project</i> Boiler feed water valves are starting to fail, a failed valve does not allow for the proper isolation of the equipment.	\$0	\$0	\$0	\$0	\$0	\$0
WATER CONTROLS FOR THE 19TH FLOOR WATER TANKS <i>Capital Program Management Project</i> Existing valves are original to the building and are starting to fail.	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE REDUCING VALVE REPLACEMENT <i>Capital Program Management Project</i> Replace two pressure reducing valves that will reduce pressure from 60 PSI to 20 PSI.	\$200,000	\$189,848	\$688	\$5,970	\$2,016	\$1,478
ERIE CITY BOILER VALVE REPLACEMENT <i>Capital Program Management Project</i> Replace two 30 year old boiler gas valves.	\$200,000	\$189,848	\$688	\$5,970	\$2,016	\$1,478
TOTAL 2024 CAPITAL BUDGET	40 \$3,830,844	\$3,636,390	\$13,178	\$114,351	\$38,615	\$28,310