

Public Building Commission of Chicago



Meeting Minutes

October 1, 2024

2:30 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.

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 1, 2024 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Kari K. Steele
David T. Whittley - 7

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	G. Herrera	K. Newman
J. Borkman	J. Higgins	B. Payne*
C. Coleman	G. Johnson	F. Rico
Q. Edwards	J. Joiner	M. Robinson
D. Flanagan	L. Lypson	J. Rodriguez
A. Fredd	R. Manning*	T. Foucher-Weekley
L. Giderof	P. Montenegro	R. Williams
H. Gleason	L. Neal	M. Witry

***Remote Participation**

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

Thereupon, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act and the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Kenneth Newman had previously registered to provide comments during the public participation period. Mr. Newman provided comments urging the Public Building Commission to take an active role in the building of athletic facilities throughout the City of Chicago and the elimination of athletic deserts in certain

areas of the City of Chicago. He also commended the proposed construction of a new field house on the west side of Chicago.

Following the conclusion of the public participation period, the Commissioners were presented with consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on September 10, 2024. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 10, 2024 board meeting were unanimously approved.

The next item on the agenda was the nomination and election of the Chairman and Officers of the Public Building Commission of Chicago for terms ending September 30, 2025. 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

Next, the Commissioners were provided with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on September 25, 2024. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Executive Director provided an introduction for the proposed 2025 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 Director of Procurement reported on a task order award for Environmental Engineering Specialty Consultant Services to a previously appointed firm. He also reported on the Construction Manager and Design Build Guaranteed Maximum Price Reports for various projects.

The Director of Procurement reported on a recommendation to approve amendments as follows:

- Photographic Documentation services to Munsterman Services, LLC dba Multivista

- Design Architect services to FGM Architects, Legat Architects, Inc., and SMNGA, Ltd.
- Audit Services to Deloitte & Touche, LLC

The Executive Director reported there were no Field Orders above the reporting threshold and provided a recommendation to ratify a Change Order in the amount of \$75,603.62 for the Belmont Cragin Elementary School Project. He also reported on various outreach opportunities. He also reported on various outreach opportunities.

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

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

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

A copy of the Design Build Guaranteed Maximum Price (GMP) Report is attached hereto as **Exhibit “C”**.

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

RESOLUTION NO. 8742

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves and ratifies the change order for the Project as indicated on the document entitled, “Proposed Amendments to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “D”**.

Commissioners voting in the affirmative:

Brandon Johnson, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 7

Commissioners voting in the negative:

None

RESOLUTION NO. 8743

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

Commissioners voting in the affirmative:

Brandon Johnson, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 7

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He advised the Commissioners of his participation on September 19, 2024 as a panelist on behalf of the Public Building Commission during HACIA’s Vertical Design Panel and Networking Event along with representatives from Capital Development Board, University of Illinois Chicago and DuPage County. This event provided an opportunity to discuss transformative projects that are shaping Chicago’s landscape, spotlight innovative designs and construction opportunities and to support HACIA, one of the assist agencies that has worked collaboratively with the Public Building Commission to support minority and female owned businesses. Moreover, on September 26, 2024, the Public Building Commission convened its Fourth (4th) Annual Assist Agencies Conference as a follow up to its efforts to work in partnership with the assist agencies to develop strategies to support minority and female owned businesses. The intent of the conference was to provide updates regarding

input and key discussion points from the June 27, 2024 conference, procurement opportunities, continued support for minority and female owned businesses and enhanced outreach efforts.

In response to a prior inquiry from the Chairman, the Executive Director provided a report regarding the positive impact of the Public Building Commission's community hiring initiatives. The Executive Director advised that the Public Building Commission establishes the City residency and community hiring requirements for each construction project awarded by the Commission and then collaborates with its contractors to determine the anticipated resources required to perform the work by trade. Since May 2023, nearly 6,800 hours have been worked by community residents on Public Building Commission projects. The Public Building Commission supports the hiring initiatives by scheduling community hiring events, both in-person and virtually, for community residents who are interested in working on Public Building Commission projects in order to connect residents with hiring managers and provide information about the diverse opportunities in the construction industry. The Public Building Commission has hosted ten (10) community hiring sessions since May 2023 to provide job seekers with the opportunity to engage with hiring managers to make the application process more accessible. The hiring events are open to all persons interested in working on Public Building Commission projects and are posted on PBC's web-site and social media platforms in addition to being shared with the Assist Agencies, community organizations and aldermanic offices. The Executive Director's presentation also featured Nevaeh Del Real, a west town resident who is a City Colleges Dawson Institute student and first year apprentice. She is a cement mason who was hired by Sumit Construction during one of the Public Building Commission's hiring events. Sumit Construction sponsored Nevaeh's apprenticeship and she is now a member of Local 502 with aspirations of one day opening her own masonry construction firm. The Executive Director stated that the Public Building Commission would continue to support local hiring because it fosters workforce

development and strengthened ties between construction projects undertaken by the Public Building Commission and local communities. Finally, the Executive Director reported that the Public Building Commission had scheduled two Virtual Community Hiring Sessions – on October 8, 2024 and October 10, 2024 – for Package 2 of CDOT Capital Program – Alleys (Various Locations).

The Chairman provided additional comments regarding the work that the Public Building Commission is doing with the City Colleges of Chicago. He noted reports from Chancellor Salgado that enrollment is up significantly at the City Colleges and that most of the new registrants are African-American males between the ages of 18 and 24 who are often recruited during high school. He further noted that there is a tremendous interest in construction work and the importance of the work that is being done to reach prospective students sooner and to ensure that they are prepared for work opportunities.

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

The next item on the agenda was consideration of approval of the Public Building Commission's 2025 Administrative Budget. The Executive Director expressed appreciation to the Chairman and Commissioners for their guidance and leadership over the past year which has resulted in a positive outlook for the Public Building Commission. As a result of renewing relationships with its municipal partners and strategic planning, he reported that there was a balanced budget for 2024 and that 2025 is trending upward. His report included two (2) different scenarios including the information provided during the 2023 annual meeting and the current year. His presentation included a slide entitled, "PBC 2025 Administrative Budget Anticipated Work In Place (WIP)", which showed that the current WIP projects for 2024 and 2025 have increased significantly. The current WIP projected WIP for 2024 is \$149 million, which is an increase of \$75 million over the amount reported in 2023. For 2025, the anticipated WIP is

anticipated at \$183 million, which represents an increase of approximately \$140 million over last year. Next, his presentation included a chart which depicted the projected fiscal 2025 WIP by agency based on amount and percentage of total. The chart illustrates how the Public Building Commission has diversified its portfolio with new clients on a variety of different projects to further create a more positive outlook for the agency. He noted that the Public Building Commission is no longer operating at a deficit and is projected to end fiscal year 2024 and 2025 with a budgetary balance between expenses and resources.

Executive Director Giderof then reported that the proposed 2025 Administrative Budget had an overall increase of 2 percent, or approximately \$175,000 from the 2024 budget. The total administrative budget for 2025 is approximately \$8.5 million. He noted that the Public Building Commission remained committed to upholding its standards of excellence, delivering projects that matter and continuing to be a beacon of fiscal responsibility and effective public service. The Public Building Commission will continue to explore innovative solutions, strengthen its partnerships, and prioritize all projects to provide maximum benefits to all residents. Chairman Johnson noted that there were candid discussions last year regarding the proposed budget and anticipated WIP, and expressed appreciation for the diligent work to project a more positive budget outlook. Thereupon, on motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8744

BE IT RESOLVED by the Board of Commissioners that the proposed Public Building Commission 2025 Administrative Budget, as set forth on **Exhibit “F”**, attached to the minutes of this meeting and incorporated herein by reference, is hereby approved.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,

Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 7

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the proposed Richard J. Daley Center 2025 Operating and Capital Budget. Executive Director Giderof advised the Commissioners that the Public Building Commission in conjunction with Transwestern Commercial Services Illinois, LLC (“Transwestern”), the property manager for the Richard J. Daley Center (“Daley Center”), had developed an annual budget which includes the operating and maintenance costs for the Daley Center as well as a budget for Capital Projects which support maintaining and upgrading the 59-year-old facility. The 2025 Operating Expense Budget for the Daley Center is \$21,760,788, which reflects an increase of 4.39% or \$915,527.00 over 2024, primarily as a result of annual increases in utility expenses, building mechanical systems, and union wage increases for cleaning, security and engineering. He noted that one of the goals for 2024 was to procure a tenant for the retail space located on the concourse level of the Daley Center and that a lease had been executed with Café Descartes to occupy the space formerly occupied by Starbucks that would benefit occupants and visitors in and around the Daley Center. It is anticipated that Café Descartes will occupy the space during the fourth (4th) quarter of this year.

He reported that the 2025 Capital Improvement Plan budget for the Daley Center totals \$2,783,209, which represents a \$1,008,791 decrease over the 2024 Capital Improvement Plan budget. There are seven 2024 capital projects that are being carried over into 2025.

Executive Director Giderof stated that the 2025 Public Building Commission Administrative Budget and the Daley Center’s 2025 Operating and Capital Budgets affirm the

Public Building Commission’s commitment and dedication to prudent budgeting while striving to ensure safety and health. Finally, he expressed appreciation to Transwestern and the Public Building Commission’s Finance Team led by Tanya Foucher-Weekley for their work on the proposed 2025 budgets. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8745

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Richard J. Daley Center 2025 Operating and Capital Budgets, as set forth on **Exhibit “F”**, a copy of which is attached to the minutes of this meeting and incorporated herein by reference

Commissioners voting in the affirmative

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

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval of an Undertaking Request from the Chicago Park District for the Kells Park Fieldhouse Project located at 3201 West Chicago Avenue. The Executive Director advised the Commissioners that the Chicago Park District had identified an Undertaking Budget of \$17,000,000 and that the Park District will coordinate all funding sources and land acquisition. The Public Building Commission will work collaboratively with the Park District to confirm the program, scope and schedule that can be accommodated within the available budget. Executive Director Giderof expressed appreciation to the Chicago Park District for the opportunity to work together on this important investment for the community. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8746

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request from the Chicago Park District for the Kells Park Fieldhouse Project located at 3201 West Chicago for an undertaking budget of \$ 17,000,000.

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

Commissioners voting in the affirmative

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

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



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 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Engineering	\$ 52,138.80
		\$ 52,138.80

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Malcolm X College Learning Center (Washington Park)	Environmental Engineering	Consulting	ECS Midwest, LLC		\$ 52,138.80



EXHIBIT A.

August 28, 2024

Via E-Mail: dkwasiborski@ecslimited.com

David Kwasiborski
ECS Midwest, LLC
216 West Jackson Blvd., Suite 1050
Chicago, IL 60606

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

Acting Executive Director
RAY GIDEROF

RE: Contract / Task Order
Number: 03740-PS3080D-001
Project Number and Name: 03740 Malcolm X College Learning Center
(Washington Park)
Services: Environmental Engineering Services
User Agency: The Board of Trustees of Community College
District No. 508

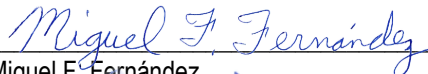
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080D for Environmental Engineering 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 12, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

- \$43,449.00 Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost
- \$8,689.80 Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

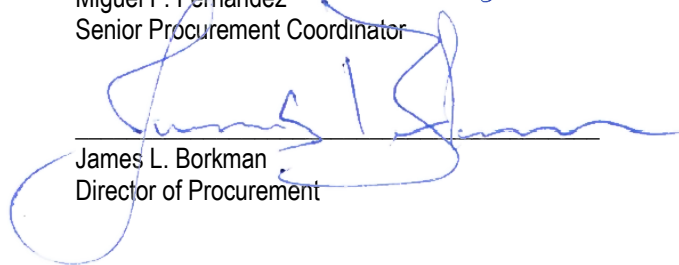
The value of this Task Order is a not-to-exceed fee of **\$52,138.80** for Environmental Engineering Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

08/28/2024

Date



James L. Borkman
Director of Procurement

08/29/2024

Date



Recommendation of Award - Environmental Engineering Services

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

Date: August 13, 2024

To: James Borkman
Director of Procurement

From: Kerl LaJeune
Deputy Director of Planning and Design

Distribution: Miguel Fernandez
03740-03-04-01

Subject: Recommendation of Award
MXC Allied Health Learning Center
ECS Midwest, LLC
Environmental Engineering Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **ECS Midwest, LLC** who has been pre-qualified to provide Environmental Engineering Services as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (I) Phase I Environmental Site Assessment;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Electromagnetic (EM) / Ground Penetrating Radar (GPR) Survey;
- (V) Test Pit Investigation;
- (VI) Phase II Environmental Site Assessment;
- (VII) and Remediation Cost Estimate.

On August 12, 2024, **ECS Midwest, LLC** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$43,449.00, to complete the scope of work and \$8,689.80 in contingency costs, for a total proposed amount of \$52,138.80.

Based on the review, we recommend that **ECS Midwest, LLC** be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

ECS Midwest, LLC should be assigned a Task Order, in the not-to-exceed amount of **\$43,449.00, with \$8,689.80 in contingency, for a total of \$52,138.80.**

End of Memorandum



Construction Manager Report

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

Oct-24

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Decatur Classical School Annex & Renovations	PS3021A	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$11,655,853.24	\$ 20,750,000.00	\$ 22,389,600.00	\$ 22,066,015.00	\$ 21,216,772.83	
McDade Classical School Annex & Renovations	PS3021C	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$7,850,000.00	\$ 12,605,000.00	\$ 12,994,910.00	\$ 12,597,801.98		
Palmer Elementary School Annex & Renovations	PS3021D	Chicago Public Schools	Blinderman Construction	Construction Manager Services	Dec-18	\$9,200,000.00	\$ 17,800,000.00	\$ 18,390,450.00	\$ 18,018,515.00	\$ 17,832,278.39	
Poe Classical School Annex & Renovations	PS3021E	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$6,000,000.00	\$ 13,978,000.00	\$ 15,010,250.00			
Rogers Elementary School Annex & Renovations	PS3021F	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Dec-18	\$10,100,000.00	\$16,160,000.00	\$ 16,879,926.00	\$ 16,407,835.59		
Dirksen Elementary School Annex & Renovations	PS3021B	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$18,000,000.00	\$ 29,000,000.00	\$ 32,139,100.00	\$ 32,370,405.00	\$ 32,070,564.22	\$ 32,727,104.67
Waters Elementary School Annex & Renovations	PS3025I	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$7,400,000.00	\$ 22,780,000.00	\$ 24,632,390.00	\$ 24,650,357.83		
Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities	PS3025A	Chicago Public Schools	BOWA	Construction Manager Services	Feb-19	\$3,160,000.00	\$ 7,300,000.00	\$ 7,643,050.00	\$ 7,479,338.56		
Charles A. Prosser Career Academy Renovations	PS3025F	Chicago Public Schools	Bulley & Andrews	Construction Manager Services	Feb-19	\$11,300,000.00	\$ 12,550,000.00	\$ 12,633,000.00	\$ 12,681,200.00		
Rickover High School Education Program	PS3025G	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Feb-19	\$14,600,000.00	\$ 17,619,489.34	\$ 25,116,698.00	\$ 26,579,675.00	\$ 26,713,871.29	
George Henry Corliss High School Renovations	PS3025B	Chicago Public Schools	F.H. Paschen	Construction Manager Services	Feb-19	\$7,410,000.00	\$ 16,170,000.00	\$ 16,720,000.00	\$ 16,209,072.00	\$ 15,983,875.84	
Kenwood Academy High School Renovations	PS3025C	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$3,800,000.00	\$ 10,760,000.00	\$ 11,434,000.00	\$ 11,981,175.00	\$ 12,301,709.72	\$ 12,588,971.48
Josephine Locke Elementary School Renovations	PS3025D	Chicago Public Schools	Berglund Construction	Construction Manager Services	Feb-19	\$6,329,632.13	\$ 23,500,000.00	\$ 24,160,000.00	\$ 24,605,176.49		
Joseph Lovett Elementary School	PS3025E	Chicago Public Schools	Blinderman/ALL JV	Construction Manager Services	Feb-19	\$1,600,000.00	\$ 817,375.14				
George Washington High School Renovations	PS3025H	Chicago Public Schools	Ujamaa Construction, Inc.	Construction Manager Services	Feb-19	\$6,400,000.00	\$10,200,000.00	\$10,168,685.00	\$ 10,090,062.98	\$ 9,841,631.20	

Oct-24

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Lakeview Health Center	PS3075	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$959,660.00	\$ 1,088,499.14				
North Park Village (NPV) Chapel - Building F	PS3078	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$732,180.00					
North Park Village (NPV) Gymnastics Center - Building B	PS3076	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$755,375.00					
North Park Village (NPV) Administration - Building C	PS3077	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,195,475.00					
Juvenile Intervention and Support Center	PS3069	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$850,600.00	\$ 1,133,127.85				
Pershing Road West Building and Tunnel Upgrades	PS3072	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$9,552,255.00					
Pershing Center Building Upgrades	PS3071	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$8,342,010.00					
Pershing East Building Upgrades	PS3070	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,502,035.00	\$ 125,994.54				



Design Build Report

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

Oct-24

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Hancock Replacement School	PS3022	Chicago Public Schools	KRM/ALL Joint Venture	Design Build Services	Mar-19	\$36,516,786.00	\$ 74,035,000.00	\$ 75,658,605.00	\$ 73,472,975.00	\$ 72,310,222.15	
Engine Company 115	PS3020	City of Chicago (2FM)	Ujamaa/Trice JV	Design Build Services	Mar-24	\$10,716,936.00	\$ 21,674,405.00	\$ 22,345,675.00	\$ 23,779,450.45		
Joint Public Safety Training Campus - Phase 1A	PS3056	City of Chicago (2FM)	Bowa Construction	Design Build Services	Oct-21	\$12,235,815.00	\$ 15,611,507.08				
Joint Public Safety Training Campus - Phase 2	PS3057	City of Chicago (2FM)	Berglund/Brown & Momen JV	Design Build Services	Oct-21	\$22,800,000.00	\$ 30,107,500.00	\$ 36,047,199.98			

EXHIBIT D.
Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
September 25, 2024

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
1	Program Wide	Munsterman Services, LLC dba Multivista	PS2074R AM006	Photographic Documentation Services	This amendment extends the term through December 31, 2025. Task Orders to be issued on a Project-specific basis. The scope of services in this amendment are an extension of the services included in the original agreement.	\$1,250,000.00	\$0.00	\$1,250,000.00
2	Program Wide	Multiple	PS2048A-C AM006	Design Architect Services	This amendment extends the term of the following program-wide Agreements through December 31, 2025. Task Orders to be issued on a Project-specific basis. 1. FGM Architects, Inc. (PS2048A) 2. Legat Architects, Inc. (PS2048B) 3. SMNG-A Ltd (PS2048C) The scope of services in this amendment are an extension of the services included in the original agreement.	\$5,000,000.00	\$0.00	\$5,000,000.00
3	PBC Administration	Deloitte & Touche LLP	PS3045 AM003	Audit Services	This amendment exercises the Consultant's FY2025 option year for Audit Services. The scope of services included in this amendment are an extension of the services included in the original agreement.	\$1,500,000.00	\$0.00	\$1,500,000.00

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – OCTOBER 1, 2024
CHANGE ORDER REPORT

EXHIBIT E.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
October 1, 2024

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small>	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
Belmont Cragin Elementary School 6112 West Fullerton Avenue Project Manager: Paulo Hernandez	C1599	Sollitt Sachi Joint Venture	\$33,373,000.00	\$231,874.61	\$33,604,874.61	\$75,603.62	\$33,680,478.23	0.92%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Belmont Cragin Elementary School

6112 West Fullerton Avenue

September 11, 2024*

Sollitt / Sachi Joint Venture
790 N. Central Avenue
Chicago, Illinois 60191

CHNG	BULL	CONTRACT NUMBER C1599	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$33,373,000.00
NUM		APPROVED CHANGE ORDERS	\$231,874.61
ADJUSTED CONTRACT PRICE TO DATE			\$33,604,874.61
008	1599-056	Provide labor, materials and equipment to install a second expansion tank in the Mechanical Room. Error / Omission.	\$75,603.62

TOTAL CHANGE ADDITION	\$75,603.62
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$33,680,478.23


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1599 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

*Ratified at Next Board Meeting

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

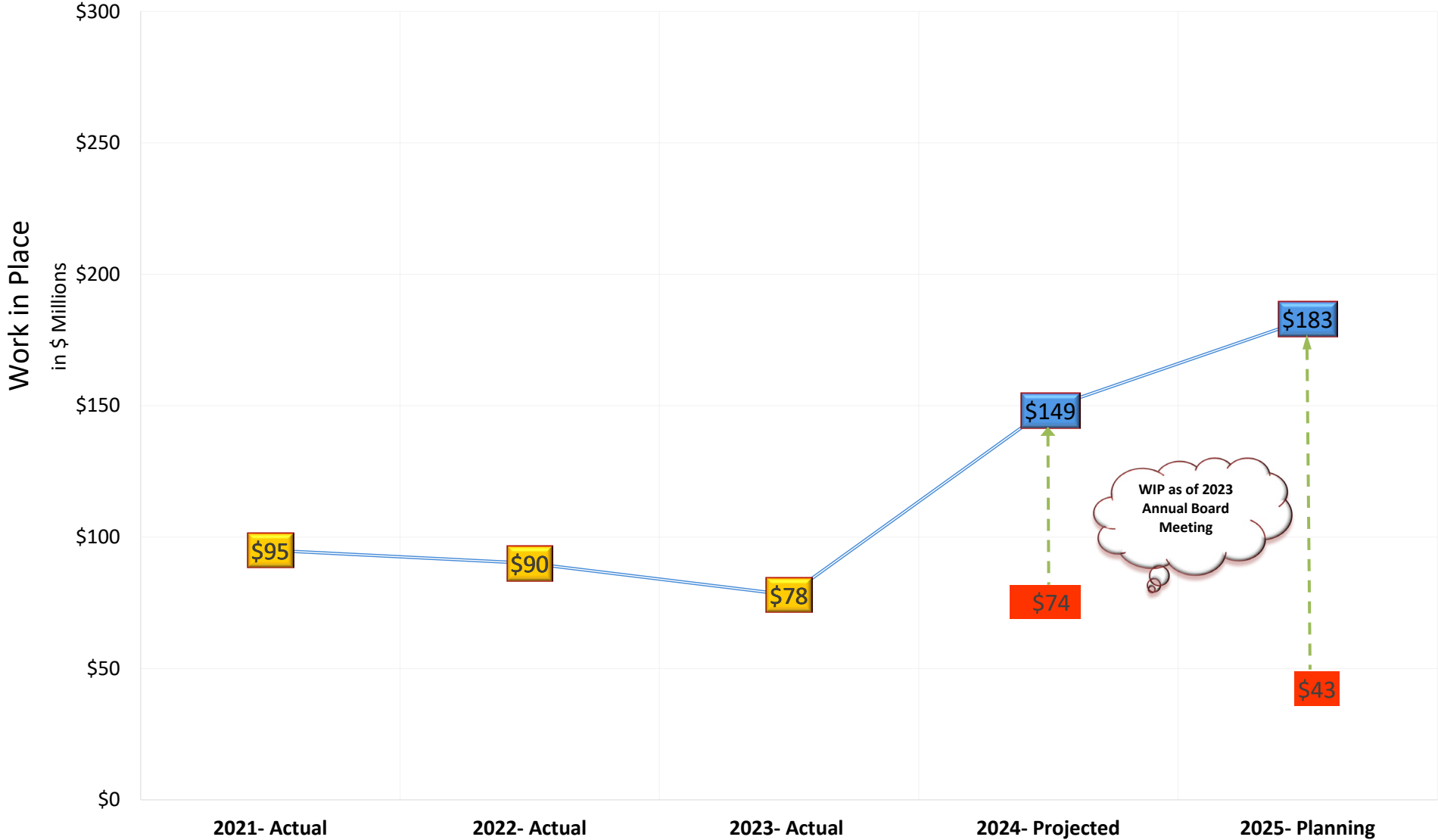
2025 Budget

Board of Commissioners Meeting
October 1, 2024



PBC 2025 ADMINISTRATIVE BUDGET ANTICIPATED WORK IN PLACE (WIP)

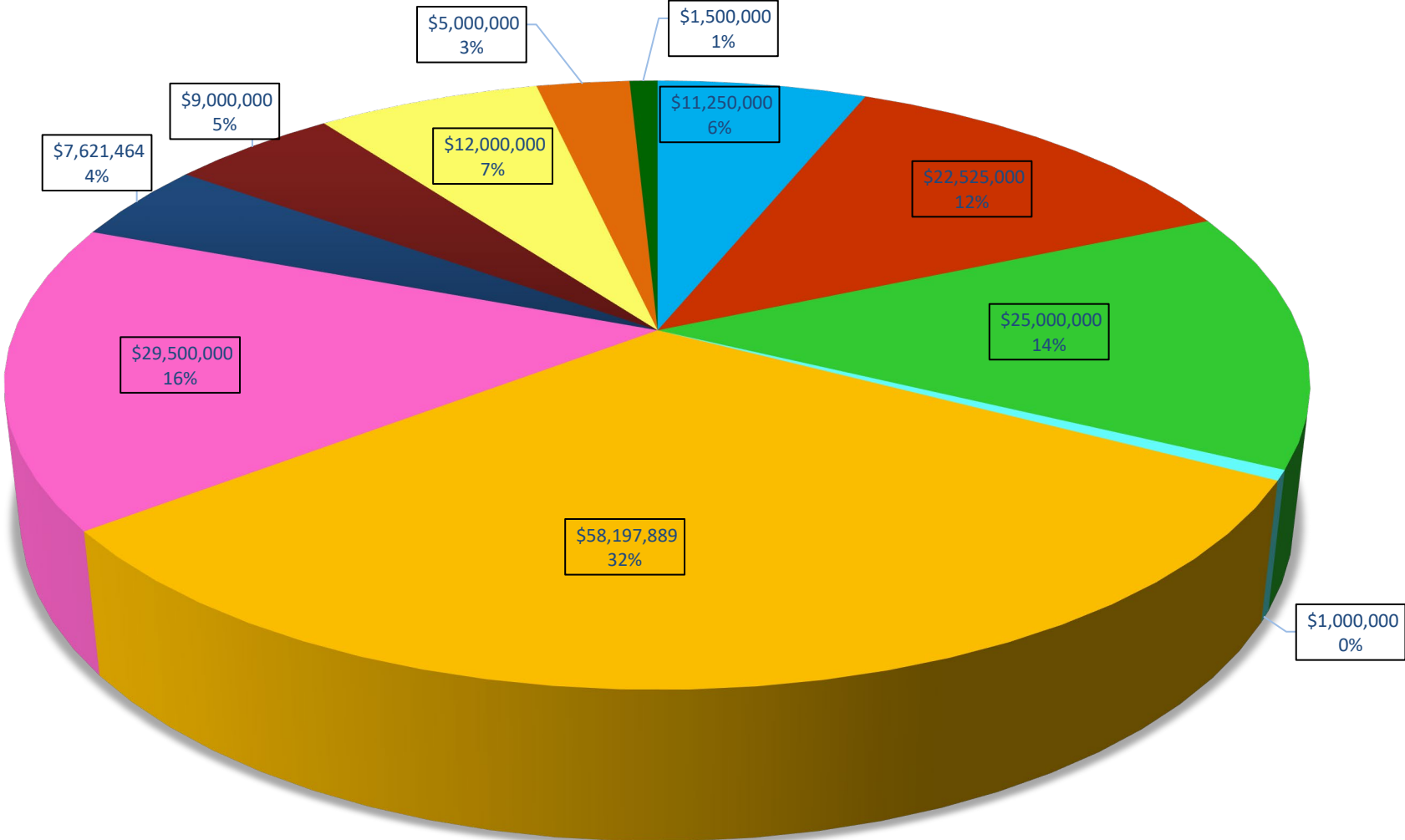
PUBLIC BUILDING COMMISSION OF CHICAGO | RICHARD J. DALEY CENTER | 50 WEST WASHINGTON STREET, ROOM 200 | CHICAGO, ILLINOIS 60602 | (312) 744-3090 | PBCCHICAGO.COM





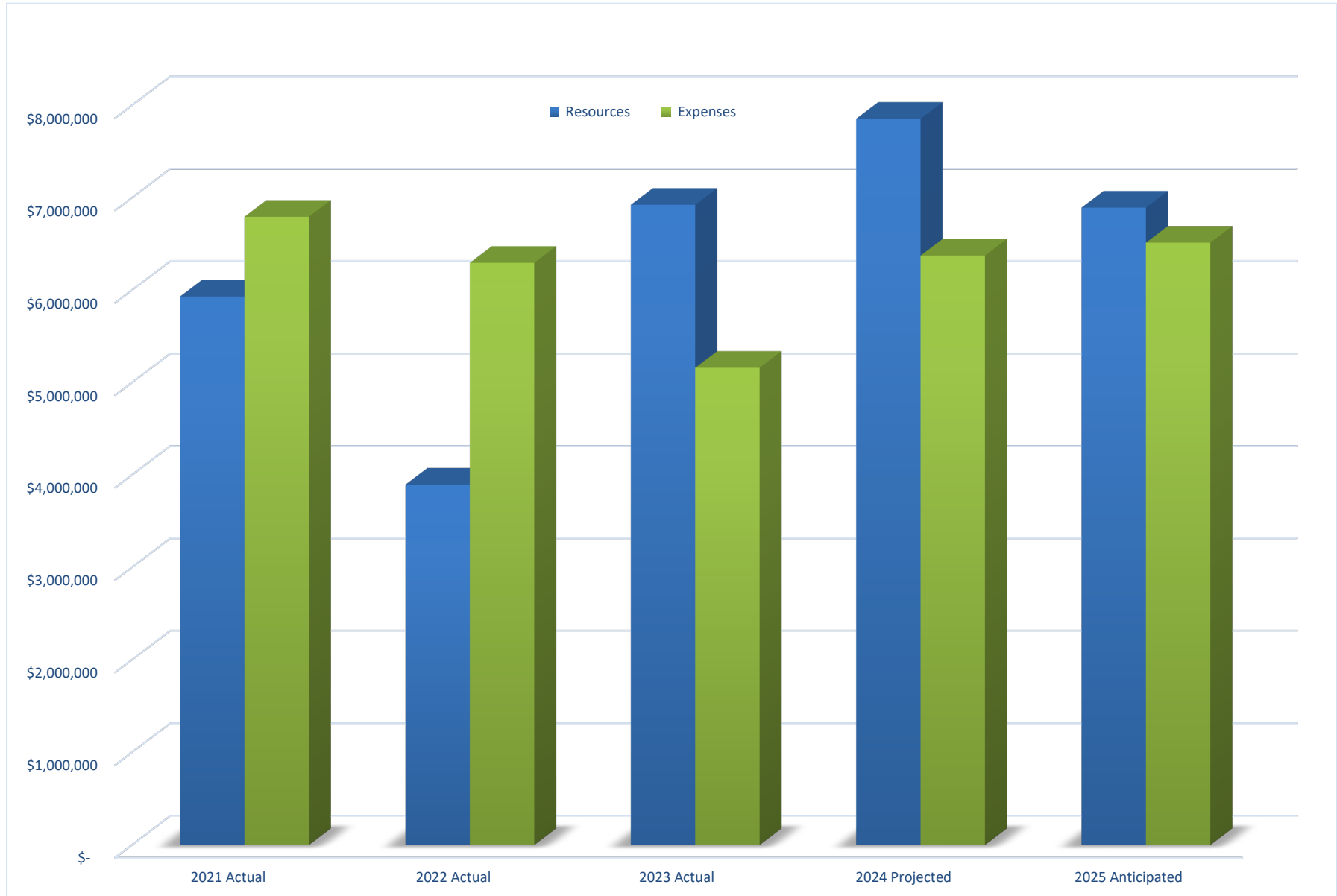
PBC 2025 Administrative Budget Projected WIP by Agency

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



- CPS Projects
- City of Chicago - 2FM CIP, MOPD
- City of Chicago - 2FM & CFD
- Chicago Public Library
- City of Chicago - CDOT
- City Colleges
- Forest Preserve District of Cook County
- Chicago Park District
- City of Chicago - DWM
- City of Chicago - DFSS
- City of Chicago - DPD

EXHIBIT F.
PBC 2025 ADMINISTRATIVE BUDGET
Historical Resources vs Expenditures





**Public Building Commission of Chicago
2025 General Administrative Budget**

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

	Approved 2021 Budget	Approved 2022 Budget	Approved 2023 Budget	Approved 2024 Budget	Proposed 2025 Budget	Increase/ (Decrease) 2024 to 2025
Personnel Services						
Salaries	\$ 3,211,946	\$ 3,377,169	\$ 3,185,798	\$ 3,190,797	\$ 3,272,021	2%
Payroll Taxes	\$ 189,092	\$ 198,958	\$ 197,519	\$ 220,165	\$ 229,180	4%
Medical Insurance	\$ 1,166,250	\$ 1,196,875	\$ 1,196,875	\$ 1,200,875	\$ 1,054,000	-14%
Severance Plan	\$ 65,443	\$ 49,433	\$ 49,433	\$ 49,433	\$ 49,433	0%
Retirement Contributions - PBC 401(a)	\$ 180,000	\$ 230,000	\$ 150,000	\$ 198,024	\$ 220,884	10%
Retirement Contributions - Mun. Employees	\$ 183,475	\$ 176,800	\$ 180,000	\$ 206,567	\$ 331,386	38%
Total Personnel Services	\$ 4,996,206	\$ 5,229,235	\$ 4,959,625	\$ 5,065,861	\$ 5,156,904	2%
Insurance						
Daley Center	\$ 602,000	\$ 687,000	\$ 735,788	\$ 761,000	\$ 877,000	13%
General Insurance	\$ 60,000	\$ 60,000	\$ 72,000	\$ 72,000	\$ 80,000	10%
Total Insurance	\$ 662,000	\$ 747,000	\$ 807,788	\$ 833,000	\$ 957,000	13%
Legal Fees	\$ 256,000	\$ 188,000	\$ 182,000	\$ 182,000	\$ 140,000	-30%
Inspector General Legal Fees	\$ 208,502	\$ 207,307	\$ 202,400	\$ 204,117	\$ 205,683	1%
Professional Services Fees	\$ 349,000	\$ 338,000	\$ 342,000	\$ 354,000	\$ 382,000	7%
Rent/Leasehold Improvements	\$ 822,064	\$ 712,427	\$ 707,268	\$ 736,590	\$ 732,639	-1%
Office and Other Admin Expenses	\$ 233,500	\$ 211,800	\$ 203,750	\$ 171,750	\$ 174,800	2%
Computer Maintenance, Equipment & Software	\$ 470,000	\$ 428,480	\$ 452,683	\$ 452,144	\$ 426,145	-6%
Contingency/Business Development	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	0%
Total Budget	\$ 8,497,272	\$ 8,462,249	\$ 8,257,514	\$ 8,399,462	\$ 8,575,171	2%

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

2025 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and Transwestern Commercial Services Illinois, L.L.C. are pleased to present the 2025 Operating and Capital Budget for the Richard J. Daley Center. The 2025 operating expense budget of \$21,760,788 reflects an increase of 4.39%.

The increase in operating expenses equates to \$915,257 and is primarily a result of annual increases in utility expenses. There are higher increases with electricity, the higher electric rate is due in part to a fee for Carbon Free Energy Resource charge as well as an increase in the capacity charge and distribution charge. Union scale wage increases for cleaning, security and engineering are also contributing factors.

The Capital Improvement Plan included projects such as building security enhancements, relining of the building cooling towers, electric vehicle (EV) charging station installations, boiler feed water replacement, and plaza fountain rebuild. The Capital Improvement Plan for 2025 totals \$2,783,209 which represents a \$1,008,791 decrease over the 2024 Capital Improvement Plan budget. There are also seven 2024 capital projects that are being carry overed into 2025.

One of the primary operating goals for 2024 was the procurement of tenancy for the retail space on the Concourse Level. The building has executed a lease with a Café Descartes to replace Starbucks. Café Descartes ownership is working to have the store opened in Q4 of 2024.

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 2025 are as follows: Cook County – 94.92%, City of Chicago – 0.344%, Public Building Commission – 2.985%, ILCC – 0.739% and IWCC – 1.008%

BUDGET SUMMARY

	2024	2025	\$ CHANGE	% CHANGE
OPERATING BUDGET	BUDGET	BUDGET	2025 BUDGET TO	2025 BUDGET TO
			2024 BUDGET	2024 BUDGET
REVENUE				
BASE RENT (1)	\$20,845,532	\$21,760,788	\$915,257	4.39%
RETAIL INCOME (2)	\$73,200	\$79,958	\$6,758	9.23%
OTHER INCOME (3)	\$226,204	\$226,204	\$0	0.00%
INCOME FROM SERVICES RESOLD (4)	\$665,244	\$484,434	(\$180,809)	-27.18%
TOTAL REVENUE	\$21,810,179	\$22,551,384	\$741,204	3.40%
EXPENSES				
UTILITIES EXPENSE	\$3,905,820	\$4,310,074	\$404,254	10.35%
CLEANING EXPENSE	\$4,961,601	\$5,233,170	\$271,569	5.47%
SECURITY EXPENSE	\$3,593,283	\$3,746,191	\$152,907	4.26%
MECHANICAL MAINTENANCE	\$5,246,121	\$5,256,668	\$10,547	0.20%
BUILDING GENERAL	\$1,064,770	\$1,077,634	\$12,864	1.21%
ADMINISTRATIVE EXPENSE	\$1,188,191	\$1,242,388	\$54,198	4.56%
INSURANCE	\$885,745	\$894,663	\$8,918	1.01%
SUBTOTAL BLDG OPERATING EXPENSES	\$20,845,532	\$21,760,788	\$915,257	4.39%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$665,244	\$484,434	(\$180,809)	-27.18%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$665,244	\$484,434	(\$180,809)	-27.18%
NET OPERATING AUTHORIZATION REQUIRED	\$21,510,775	\$22,245,223	\$734,446	3.41%
CAPITAL BUDGET	\$3,792,000	\$2,783,209	\$1,008,791	-26.60%
TOTAL DALEY CENTER BUDGET	\$25,302,775	\$25,028,432	\$274,345	-1.08%

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

- The Retail Income increased \$6,758 due to the concourse level lease signing by Café Descartes.
- The \$180,809 decrease in Income from Services Resold stems from lower projected usage for Cook County and the City of Chicago in 2025. 2023 steam usage reconciliation credits will also decrease overall revenues for tenant steam usage reimbursements.
- The \$404,254 increase in Utilities Expense is due to an increase electricity cost. Illinois approved a Carbon Free Energy Resource Adjustment that could result in an increase of more than \$125,856 per year. The Energy Performance loan principal and interest increased as per the schedule.
- The \$271,569 increase in Cleaning Expense partly due to large raise that was agreed upon in the latest SEIU Local One Cleaners collective bargaining agreement. There was also an increase in the contingency for the cleaning supplies.

Capital Improvement Plan

The 2025 Capital Improvement Budget includes \$2,783,209 for the projects listed below:

1. Common Area ADA Upgrade - **\$500,000**
 - a. Common areas to become ADA compliant including signage, plumbing and doors.
2. Building Security Enhancements - **\$827,209**
 - 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 - **\$250,000**
 - a. Change courtroom lighting and lighting grate above judge's bench.
5. Building Riser Infrastructure Assessment - **\$250,000**
 - a. Assess the current electrical and plumbing risers.
6. Security Entry/Exit Dock Door Replacement - **\$150,000**
 - a. Replace two 15-year-old doors.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 Budget Summary**

COOK COUNTY		2025 Funding %*	2024 Funding %*
BASE RENT	\$20,656,211		
STEAM CHARGES	\$157,652		
2025 CAPITAL PROJECTS	\$2,641,933		
TOTAL COUNTY	\$23,455,796	94.924%	94.924%
CITY OF CHICAGO			
BASE RENT	\$74,857		
STEAM CHARGES	\$326,782		
2025 CAPITAL PROJECTS	\$9,574		
TOTAL CITY	\$411,213	0.344%	0.344%
PBCC			
BASE RENT	\$649,560		
2025 CAPITAL PROJECTS	\$83,079		
TOTAL PBCC	\$732,638	2.985%	2.985%
ILLINOIS WORKERS COMPENSATION COMMISSION			
BASE RENT	\$219,349		
2025 CAPITAL PROJECTS	\$28,055		
TOTAL IWCC	\$247,403	1.008%	1.008%
ILLINOIS LIQUOR CONTROL COMMISSION			
BASE RENT	\$160,812		
2025 CAPITAL PROJECTS	\$20,568		
TOTAL ILCC	\$181,380	0.739%	0.739%
TOTAL FUNDING:	\$25,028,432	100.00%	100.00%

*Note: Percentage based on 2024-2025 square footage occupied.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$21,760,788	\$20,845,532	\$20,481,360	\$1,279,428	6.25%
RETAIL INCOME	\$79,958	\$73,200	\$62,707	\$17,251	27.51%
OTHER INCOME	\$226,204	\$226,204	\$253,128	(\$26,924)	-10.64%
INCOME FROM SERVICES RESOLD	\$484,434	\$665,244	\$638,919	(\$154,485)	-24.18%
TOTAL REVENUE	\$22,551,384	\$21,810,179	\$21,436,114	\$1,115,270	5.20%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$4,310,074	\$3,905,820	\$4,255,373	\$54,700	1.29%
CLEANING EXPENSE	\$5,233,170	\$4,961,601	\$5,024,097	\$209,074	4.16%
SECURITY EXPENSE	\$3,746,191	\$3,593,283	\$3,615,590	\$130,601	3.61%
MECHANICAL MAINTENANCE	\$5,256,668	\$5,246,121	\$5,064,961	\$191,708	3.78%
BUILDING GENERAL	\$1,077,634	\$1,064,770	\$989,140	\$88,493	8.95%
ADMINISTRATIVE EXPENSE	\$1,242,388	\$1,188,191	\$1,223,470	\$18,918	1.55%
INSURANCE	\$894,663	\$885,745	\$722,649	\$172,014	23.80%
SUBTOTAL BUILDING OPERATING EXPENSES	\$21,760,788	\$20,845,532	\$20,895,281	\$865,508	4.14%
COST OF SERVICES RESOLD	\$484,434	\$665,244	\$638,919	(\$154,485)	-24.18%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$22,245,223	\$21,510,775	\$21,534,200	\$711,023	3.30%

EXHIBIT G.

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

3 YEAR BUDGET COMPARISON	PROPOSED 2025 BUDGET	2024 BUDGET	2023 BUDGET	\$ VARIANCE 2025 BUDGET VS. 2024 BUDGET	% VARIANCE 2025 BUDGET VS. 2024 BUDGET
REVENUE					
BASE RENT	\$21,760,788	\$20,845,532	\$19,902,064	\$915,257	4.39%
RETAIL INCOME	\$79,958	\$73,200	\$73,200	\$6,758	9.23%
OTHER INCOME	\$226,204	\$226,204	\$167,024	\$0	0.00%
INCOME FROM SERVICES RESOLD	\$484,434	\$665,244	\$801,731	(\$180,809)	-27.18%
TOTAL REVENUE	\$22,551,384	\$21,810,179	\$20,944,019	\$741,205	3.40%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$4,310,074	\$3,905,820	\$3,862,039	\$404,254	10.35%
CLEANING EXPENSE	\$5,233,170	\$4,961,601	\$4,819,325	\$271,569	5.47%
SECURITY EXPENSE	\$3,746,191	\$3,593,283	\$3,531,671	\$152,907	4.26%
MECHANICAL MAINTENANCE	\$5,256,668	\$5,246,121	\$4,763,300	\$10,547	0.20%
BUILDING GENERAL	\$1,077,634	\$1,064,770	\$1,047,916	\$12,864	1.21%
ADMINISTRATIVE EXPENSE	\$1,242,388	\$1,188,191	\$1,155,952	\$54,198	4.56%
INSURANCE	\$894,663	\$885,745	\$721,862	\$8,918	1.01%
SUBTOTAL BUILDING OPERATING EXPENSES	\$21,760,788	\$20,845,532	\$19,902,065	\$915,257	4.39%
COST OF SERVICES RESOLD (TAB X)	\$484,434	\$665,244	\$801,731	(\$180,809)	-27.18%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$22,245,223	\$21,510,775	\$20,703,796	\$734,447	3.41%

EXHIBIT G.

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

	PROPOSED 2025 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	\$4,310,074	\$4,091,294	\$128,656	\$14,827	\$43,446	\$31,851
CLEANING EXPENSE	\$5,233,170	\$4,967,535	\$156,210	\$18,002	\$52,750	\$38,673
SECURITY EXPENSE	\$3,746,191	\$3,556,034	\$111,824	\$12,887	\$37,762	\$27,684
MECHANICAL MAINTENANCE	\$5,256,668	\$4,989,840	\$156,912	\$18,083	\$52,987	\$38,847
BUILDING GENERAL	\$1,077,634	\$1,022,933	\$32,167	\$3,707	\$10,863	\$7,964
ADMINISTRATIVE EXPENSE	\$1,242,388	\$1,179,325	\$37,085	\$4,274	\$12,523	\$9,181
INSURANCE	\$894,663	\$849,250	\$26,706	\$3,078	\$9,018	\$6,612
TOTAL BUILDING OPERATING EXPENSES	\$21,760,788	\$20,656,211	\$649,560	\$74,857	\$219,349	\$160,812

EXHIBIT G.

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

	COOK COUNTY PROPOSED 2025 BUDGET EXPENSE SHARE	COOK COUNTY 2024 BUDGET EXPENSE SHARE	COOK COUNTY 2023 BUDGET EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES			
UTILITIES EXPENSE	\$4,091,294	\$3,707,560	\$3,666,002
CLEANING EXPENSE	\$4,967,535	\$4,709,751	\$4,574,696
SECURITY EXPENSE	\$3,556,034	\$3,410,888	\$3,352,403
MECHANICAL MAINTENANCE	\$4,989,840	\$4,979,828	\$4,521,515
BUILDING GENERAL	\$1,022,933	\$1,010,723	\$994,723
ADMINISTRATIVE EXPENSE	\$1,179,325	\$1,127,878	\$1,097,276
INSURANCE	\$849,250	\$840,785	\$685,220
TOTAL BUILDING OPERATING EXPENSES	\$20,656,211	\$19,787,413	\$18,891,835

EXHIBIT G.

RICHARD J. DALEY CENTER 2025 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	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$1,721,351	\$20,656,211
COUNTY STEAM CHARGES	\$0	\$19,599	\$40,275	\$13,586	\$1,066	\$809	\$779	\$337	\$66	\$5,508	\$26,009	\$49,619	\$157,652
TOTAL COUNTY O & M CHARGES	\$1,721,351	\$1,740,949	\$1,761,626	\$1,734,937	\$1,722,416	\$1,722,160	\$1,722,130	\$1,721,688	\$1,721,416	\$1,726,859	\$1,747,360	\$1,770,970	\$20,813,863
IWCC BASE RENT	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$219,349
TOTAL IWCC O & M CHARGES	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$18,279	\$219,349
ILCC BASE RENT	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$160,812
TOTAL ILCC O & M CHARGES	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$13,401	\$160,812
CITY BASE RENT	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$6,238	\$74,857
CITY STEAM CHARGES	\$79,714	\$45,625	\$40,017	\$24,098	\$5,490	\$6,295	\$6,819	\$9,916	\$7,118	\$20,753	\$29,162	\$51,775	\$326,782
TOTAL CITY O & M CHARGES	\$85,952	\$51,863	\$46,255	\$30,336	\$11,728	\$12,533	\$13,058	\$16,154	\$13,356	\$26,991	\$35,400	\$58,013	\$401,639
PBCC BASE RENT	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$649,560
TOTAL PBCC O & M CHARGES	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$54,130	\$649,560

TOTAL BASE RENT: \$21,760,788
TOTAL SERVICES RESOLD: \$484,434
TOTAL TENANT CONTRIBUTIONS: \$22,245,223

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2025	No. of Employees Budget 2024	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		68	68		\$4,677,685
contract employees	Day	15	15		
contract employees	Night	49	49		
contract employees	COVID-19 Disinfecting	4	4		
Security Staff:		32	32		\$2,862,892
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		\$3,338,498
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	\$245,558	
Elevator Personnel:		1	1	\$115,354	
building employee	Tenant Coordinator	1	1		
Administrative:		5	5	\$706,282	
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		
TOTAL PAYROLL:		125	125	\$1,067,195	\$10,879,074

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$20,656,211	\$19,787,413	\$19,787,412	\$868,798	4.39%
2. BASE RENT CITY	\$74,857	\$71,709	\$71,709	\$3,148	4.39%
3. BASE RENT PBCC	\$649,560	\$622,239	\$622,239	\$27,320	4.39%
4. BASE RENT IWCC	\$219,349	\$210,123	\$210,123	\$9,226	4.39%
5. BASE RENT ILCC	\$160,812	\$154,048	\$154,048	\$6,764	4.39%
6. RETAIL INCOME	\$55,958	\$49,200	\$40,800	\$15,158	37.15%
7. SPECIAL EVENTS INCOME	\$226,204	\$226,204	\$220,579	\$5,625	2.55%
8. RETAIL PERCENTAGE RENT	\$24,000	\$24,000	\$21,907	\$2,093	9.56%
9. INCOME FROM SERVICES RESOLD	\$484,434	\$665,244	\$638,919	(\$154,485)	-24.18%
TOTAL	\$22,551,384	\$21,810,179	\$21,767,736	\$783,648	3.60%

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 4): \$4,200 bondsmen (\$350.00 per month) \$16,800 total
 Distributed Antenna Systems Rent: \$24,200 (\$2,000 per month) represents 1 cellular carrier
 Retail tenant executing a 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 \$484K (metered) - In addition to credits from 2024 steam reconciliation of \$87K

EXHIBIT G.

RICHARD J. DALEY CENTER 2025 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
REVENUE													
BASE RENTS													
4006-000 BASE RENT COUNTY (94.924%)	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$1,721,350.90	\$20,656,210.79
4008-000 BASE RENT IWCC (1.008%)	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$18,279.06	\$219,348.75
4008-000 BASE RENT ILCC (0.739%)	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$13,401.02	\$160,812.23
4007-000 BASE RENT CITY (0.344%)	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$6,238.09	\$74,857.11
4009-000 BASE RENT PBCC (2.985%)	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$54,129.96	\$649,559.53
TOTAL BASE RENT	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$1,813,399	\$21,760,788
OTHER RENTAL INCOME													
4010-050 RETAIL RENTAL INCOME	\$4,633.75	\$4,633.75	\$4,633.75	\$4,633.75	\$4,633.75	\$4,633.75	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$55,957.50
4030-000 RETAIL RENT - PERCENTAGE	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00
4049-000 SPECIAL EVENTS INCOME	\$86,129.00	\$150.00	\$300.00	\$10,875.00	\$5,000.00	\$18,150.00	\$12,300.00	\$19,575.00	\$12,375.00	\$17,475.00	\$750.00	\$43,125.00	\$226,204.00
OTHER RENTAL INCOME	\$92,763	\$6,784	\$6,934	\$17,509	\$11,634	\$24,784	\$18,993	\$26,268	\$19,068	\$24,168	\$7,443	\$49,818	\$306,162
OTHER INCOME													
4120-007 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$79,714.39	\$65,223.25	\$80,291.47	\$37,683.89	\$6,555.26	\$7,104.13	\$7,598.22	\$10,253.40	\$7,183.61	\$26,260.79	\$55,171.39	\$101,394.41	\$484,434.20
OTHER INCOME	\$79,714	\$65,223	\$80,291	\$37,684	\$6,555	\$7,104	\$7,598	\$10,253	\$7,184	\$26,261	\$55,171	\$101,394	\$484,434
TOTAL REVENUE	\$1,985,876	\$1,885,406	\$1,900,624	\$1,868,592	\$1,831,588	\$1,845,287	\$1,839,990	\$1,849,920	\$1,839,650	\$1,863,827	\$1,876,013	\$1,964,611	\$22,551,384

		Percentages Based on 2013's Re-measurement		Management Fee	
County Percentage	89.95%	3000-105 BASE RENT COUNTY (94.924%)	14,044.44	94.924%	13,331.54
City Percentage	6.35%	3000-111 BASE RENT IWCC (1.008%)	14,044.44	1.008%	141.57
PBC Percentage	3.70%	3000-111 BASE RENT ILCC (0.739%)	14,044.44	0.739%	103.79
		3000-110 BASE RENT CITY (0.344%)	14,044.44	0.344%	48.31
		3000-115 BASE RENT PBCC (2.985%)	14,044.44	2.985%	419.23
				Funding Fee	
		3000-105 BASE RENT COUNTY (94.924%)	1,648,951.00		1,635,619.46
		3000-111 BASE RENT IWCC (1.008%)	17,510.00		17,368.43
		3000-111 BASE RENT ILCC (0.739%)	12,837.00		12,733.21
		3000-110 BASE RENT CITY (0.344%)	5,976.00		5,927.69
		3000-115 BASE RENT PBCC (2.985%)	51,853.00		51,433.77
				<u>1,737,127.00</u>	

EXHIBIT G.

RICHARD J. DALEY CENTER 2025 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
OPERATING EXPENSES													
1. UTILITIES EXPENSE													
5755-000 ELECTRICITY	\$229,736	\$194,463	\$193,313	\$202,385	\$178,499	\$233,323	\$255,945	\$265,423	\$266,557	\$202,191	\$194,172	\$246,255	\$2,662,262
5775-000 GAS	\$173,261	\$148,478	\$130,792	\$87,119	\$52,700	\$38,063	\$36,236	\$36,847	\$36,662	\$56,440	\$111,352	\$152,968	\$1,060,918
5805-000 TENANT STEAM	(\$79,714)	(\$65,223)	(\$80,291)	(\$37,684)	(\$6,555)	(\$7,104)	(\$7,598)	(\$10,253)	(\$7,184)	(\$26,261)	(\$55,171)	(\$101,394)	(\$484,434)
5800-000 WATER	\$33,252	\$37,952	\$23,227	\$28,679	\$30,804	\$24,339	\$41,593	\$35,712	\$38,123	\$28,230	\$32,957	\$29,698	\$384,566
6560-000 LOAN INTEREST	\$0	\$12,913	\$0	\$0	\$0	\$0	\$0	\$6,518	\$0	\$0	\$0	\$0	\$19,431
6605-000 LOAN PRINCIPAL	\$0	\$330,468	\$0	\$0	\$0	\$0	\$0	\$336,863	\$0	\$0	\$0	\$0	\$667,331
TOTAL UTILITIES EXPENSE	\$356,535	\$659,050	\$267,041	\$280,499	\$255,448	\$288,621	\$326,175	\$671,109	\$334,159	\$260,601	\$283,310	\$327,527	\$4,310,074
2. CLEANING EXPENSE													
5115-000 CLEANING CONTRACT SERVICE - DAY	\$88,685	\$88,685	\$88,685	\$89,921	\$89,921	\$89,921	\$89,957	\$89,957	\$89,957	\$89,957	\$89,957	\$89,957	\$1,075,561
5120-000 CLEANING CONTRACT SERVICE - NIGHT	\$284,803	\$284,803	\$284,803	\$298,024	\$353,024	\$298,024	\$299,774	\$299,774	\$299,774	\$299,774	\$299,774	\$299,774	\$3,602,124
5112-000 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
5635-000 WINDOW WASHING SERVICE CONTRACT	\$5,120	\$5,120	\$6,985	\$38,735	\$5,815	\$5,120	\$38,735	\$6,985	\$5,120	\$5,120	\$17,365	\$5,120	\$145,340
5230-000 WINDOW WASHING RIG SERVICE CONTRACT	\$7,425	\$7,425	\$7,425	\$7,425	\$7,676	\$7,676	\$7,676	\$7,676	\$7,676	\$7,676	\$7,676	\$7,676	\$91,111
5125-000 CLEANING-SUPP/MATERIALS	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$23,553	\$282,635
5140-000 UNIFORMS	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
TOTAL CLEANING EXPENSE	\$414,286	\$414,286	\$413,651	\$459,858	\$482,189	\$426,494	\$461,895	\$430,145	\$428,280	\$428,280	\$443,025	\$430,780	\$5,233,170
3. SECURITY DEPARTMENT													
5620-000 SECURITY CONTRACT SERVICE	\$241,568	\$214,727	\$237,734	\$230,065	\$246,758	\$235,006	\$246,756	\$242,839	\$238,922	\$242,839	\$238,922	\$246,756	\$2,862,892
5620-050 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
5355-000 SECURITY REPAIRS AND MAINTENANCE	\$6,990	\$5,990	\$6,990	\$6,990	\$5,990	\$13,990	\$6,990	\$5,990	\$8,490	\$36,059	\$5,990	\$103,640	\$214,099
5250-000 SECURITY SUPPLIES AND MATERIALS	\$8,675	\$1,025	\$6,450	\$4,175	\$9,025	\$12,725	\$2,675	\$3,800	\$4,175	\$7,925	\$1,025	\$2,125	\$63,800
5377-000 FIRE SAFETY R&M EXPENSE	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$17,400
5547-000 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	\$307,683	\$272,192	\$301,624	\$291,680	\$312,223	\$312,171	\$306,871	\$303,079	\$302,037	\$337,273	\$296,387	\$402,971	\$3,746,191

EXHIBIT G.

RICHARD J. DALEY CENTER 2025 MONTHLY OPERATING BUDGET BY CATEGORY

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R&M													
5220-000 ELECTRICIAN - SUPPLIES/MATERIALS	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$78,000
5525-000 ELECTRICIAN - REPAIRS/MAINTENANCE	\$5,000	\$5,000	\$20,000	\$5,000	\$5,000	\$5,000	\$90,000	\$5,000	\$20,000	\$5,000	\$5,000	\$5,000	\$175,000
0000-000 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$11,500	\$11,500	\$26,500	\$11,500	\$11,500	\$11,500	\$96,500	\$11,500	\$26,500	\$11,500	\$11,500	\$11,500	\$253,000
PLUMBING R & M													
5470-000 PLUMBING REP/MAINT O/S SERVICES	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$51,000
TOTAL PLUMBING R & M EXPENSE	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$4,250	\$51,000
HVAC R & M													
5400-000 HVAC-CONTRACT SERVICE	\$23,142	\$1,167	\$10,581	\$23,142	\$1,167	\$10,581	\$23,142	\$1,167	\$10,581	\$23,142	\$1,167	\$10,581	\$139,557
5545-000 HVAC-CONTRACTS CONTRACT	\$18,243	\$0	\$0	\$18,243	\$0	\$0	\$19,189	\$0	\$0	\$19,179	\$0	\$0	\$74,853
5225-000 HVAC-SUPPLIES/MATERIALS	\$6,500	\$6,500	\$31,500	\$6,500	\$12,200	\$6,500	\$36,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$138,700
5400-000 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
5016-000 HVAC-PAYROLL	\$344,178	\$280,989	\$258,741	\$258,741	\$262,788	\$263,353	\$263,248	\$348,432	\$263,248	\$268,284	\$263,248	\$263,248	\$3,338,498
5265-000 UNIFORMS	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
TOTAL HVAC R & M EXPENSE	\$405,529	\$302,122	\$314,289	\$320,092	\$289,621	\$293,901	\$355,545	\$369,565	\$293,796	\$330,571	\$284,381	\$293,796	\$3,853,208
ELEVATOR R & M													
5345-000 ELEVATORS-CONTRACT SERVICE	\$87,537	\$87,537	\$87,537	\$87,537	\$91,039	\$91,039	\$91,039	\$91,039	\$91,039	\$91,039	\$91,039	\$91,039	\$1,078,461
5400-001 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$21,000	\$0	\$0	\$0	\$0	\$0	\$21,000
TOTAL ELEVATOR R & M EXPENSE	\$87,537	\$87,537	\$87,537	\$87,537	\$91,039	\$91,039	\$112,039	\$91,039	\$91,039	\$91,039	\$91,039	\$91,039	\$1,099,461
TOTAL DEPARTMENTAL EXPENSE	\$508,817	\$405,410	\$432,576	\$423,380	\$396,410	\$400,689	\$568,334	\$476,354	\$415,584	\$437,360	\$391,170	\$400,584	\$5,256,668

EXHIBIT G.

RICHARD J. DALEY CENTER 2025 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>													
5235-000 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
5435-000 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>													
5018-000 CARPENTRY PAYROLL	\$21,057	\$18,310	\$19,239	\$22,822	\$19,226	\$19,043	\$21,900	\$19,995	\$19,995	\$21,900	\$19,043	\$20,948	\$243,478
5265-000 CARPENTRY UNIFORMS	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
5275-000 CARPENTRY SUPPLIES	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
SUBTOTAL CARPENTER R & M EXPENSE	\$21,222	\$18,475	\$19,404	\$22,987	\$19,391	\$19,208	\$22,065	\$20,160	\$20,160	\$22,065	\$19,208	\$21,113	\$245,458
<u>SERVICES AND SUPPLIES</u>													
5260-000 GEN BUILD SUPPLIES MATERIALS	\$3,825	\$1,350	\$1,350	\$3,825	\$1,350	\$1,350	\$3,825	\$1,350	\$1,350	\$3,825	\$1,350	\$1,350	\$26,100
5535-000 LANDSCAPING	\$0	\$0	\$0	\$6,195	\$6,195	\$6,195	\$6,195	\$6,195	\$6,195	\$6,195	\$6,195	\$0	\$49,560
5135-000 CONTRACT SVC-TRASH REMOVAL	\$4,950	\$4,950	\$9,150	\$5,250	\$5,550	\$5,550	\$5,550	\$5,850	\$5,550	\$5,550	\$5,250	\$4,950	\$68,100
5595-000 EXTERMINATOR SERVICES	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
5362-000 CONTRACT SVC-METAL MAINT.	\$1,850	\$600	\$600	\$19,350	\$5,100	\$3,600	\$1,850	\$600	\$600	\$1,850	\$600	\$600	\$37,200
5645-000 GENERAL BUILDING REPAIRS	\$17,083	\$6,833	\$11,033	\$25,378	\$24,283	\$4,283	\$15,083	\$8,283	\$24,283	\$39,878	\$20,033	\$4,283	\$200,742
5361-000 GLASS REPLACEMENT	\$19,570	\$0	\$69,570	\$0	\$19,570	\$0	\$19,570	\$0	\$19,570	\$0	\$19,570	\$0	\$167,420
5415-000 DIRECTORY STRIPS, AND SIGNS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
5348-000 ELEVATOR STARTERS PAYROLL EXPENSE	\$13,275	\$8,850	\$9,850	\$8,850	\$8,850	\$8,850	\$8,850	\$13,275	\$8,850	\$8,850	\$8,850	\$8,850	\$116,054
6725-000 FURNITURE REPAIR	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
5640-000 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
5320-000 CARPET	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$51,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$68,000
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$64,304	\$26,334	\$105,304	\$72,599	\$74,649	\$83,579	\$64,674	\$39,304	\$70,149	\$69,899	\$65,599	\$23,784	\$760,176
TOTAL DEPARTMENTAL EXPENSE	\$91,526	\$50,809	\$130,707	\$101,586	\$100,040	\$108,787	\$92,738	\$65,464	\$96,309	\$97,963	\$90,807	\$50,896	\$1,077,634

EXHIBIT G.

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													
6175-000 OFFICE SUPPLIES	\$4,795	\$4,595	\$2,095	\$2,095	\$4,595	\$2,095	\$2,100	\$2,100	\$2,600	\$2,100	\$2,100	\$2,100	\$33,370
6210-000 TELEPHONE	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$24,720
5855-000 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
6180-000 OTHER PROFESSIONAL FEES	\$52,414	\$1,500	\$4,250	\$27,500	\$1,500	\$1,500	\$10,400	\$1,500	\$1,500	\$9,500	\$1,500	\$1,500	\$114,564
6590-000 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
5406-000 ENVIRONMENTAL FEES	\$4,000	\$7,200	\$22,519	\$0	\$0	\$0	\$0	\$8,000	\$0	\$0	\$0	\$0	\$41,719
5015-100 ADMINISTRATIVE PAYROLL	\$57,369	\$86,680	\$39,680	\$39,680	\$39,680	\$39,680	\$39,680	\$59,396	\$39,680	\$39,680	\$39,680	\$39,680	\$560,569
5025-100 ADMINISTRATIVE BENEFITS	\$16,755	\$11,220	\$11,220	\$11,220	\$11,220	\$11,220	\$11,220	\$16,755	\$11,220	\$11,220	\$11,220	\$11,220	\$145,713
6131-000 ADMINISTRATIVE OTHER OFFICE EXPENSE	\$5,250	\$1,750	\$1,750	\$5,250	\$1,750	\$1,750	\$5,250	\$1,750	\$1,750	\$5,250	\$1,750	\$1,750	\$35,000
6615-000 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	\$157,812	\$130,175	\$103,444	\$102,975	\$75,975	\$73,475	\$85,880	\$106,731	\$73,980	\$84,980	\$73,480	\$173,480	\$1,242,388
7. INSURANCE EXPENSE													
6020-000 INSURANCE	\$9,145	\$9,145	\$204,220	\$9,145	\$9,145	\$204,220	\$9,145	\$9,145	\$208,845	\$9,145	\$9,145	\$204,220	\$894,663
TOTAL INSURANCE EXPENSE	\$9,145	\$9,145	\$204,220	\$9,145	\$9,145	\$204,220	\$9,145	\$9,145	\$208,845	\$9,145	\$9,145	\$204,220	\$894,663
TOTAL OPERATING EXPENSE	\$1,845,804	\$1,941,067	\$1,853,263	\$1,669,121	\$1,631,429	\$1,814,458	\$1,851,038	\$2,062,027	\$1,859,195	\$1,655,602	\$1,587,325	\$1,990,459	\$21,760,788
REIMBURSABLE EXPENSE													
5511-000 COST OF STEAM RESOLD COUNTY	\$0	\$19,599	\$40,275	\$13,586	\$1,066	\$809	\$779	\$337	\$66	\$5,508	\$26,009	\$49,619	\$157,652
5511-010 COST OF STEAM RESOLD CITY	\$79,714	\$45,625	\$40,017	\$24,098	\$5,490	\$6,295	\$6,819	\$9,916	\$7,118	\$20,753	\$29,162	\$51,775	\$326,782
0000-000 COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REIMBURSABLE EXPENSE	\$79,714	\$65,223	\$80,291	\$37,684	\$6,555	\$7,104	\$7,598	\$10,253	\$7,184	\$26,261	\$55,171	\$101,394	\$484,434
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$1,925,518	\$2,006,290	\$1,933,555	\$1,706,805	\$1,637,985	\$1,821,562	\$1,858,637	\$2,072,280	\$1,866,379	\$1,681,862	\$1,642,496	\$2,091,854	\$22,245,223
OPERATING SURPLUS OR (DEFICIT)	(\$60,358)	\$120,884	\$32,930	(\$161,786)	(\$193,603)	(\$23,725)	\$18,647	\$222,361	\$26,729	(\$181,965)	(\$233,517)	\$127,243	(\$306,161)

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. ELECTRICITY	\$2,662,262	\$2,426,825	\$2,426,825	\$235,437	9.70%
2. NATURAL GAS	\$1,060,918	\$1,118,016	\$1,226,411	(\$165,493)	-13.49%
3. TENANT STEAM USAGE	(\$484,434)	(\$665,244)	(\$413,814)	(\$70,620)	17.07%
4. WATER	\$384,566	\$361,474	\$372,527	\$12,039	3.23%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$686,762	\$664,748	\$643,424	\$43,338	6.74%
TOTAL	\$4,310,074	\$3,905,820	\$4,255,373	\$54,700	1.29%

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates. Increased electric rates for 2025. Building continues the COVID-19 enhanced ventilation efforts. Variance is due, in part, to a new monthly charge. Carbon Free Energy Resource Adjustment. Building is using the same usage in 2024 due to the COVID-19 enhanced ventilation efforts.
2. See Natural Gas Budget based on utility consultant usage projections and existing rates. Variance is a result of decreased gas rates to be locked in for 2025 and increased annual Energy Resource Adjustment.
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 \$87K and will be applied against 2025 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 and additional projected usage.
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 G.

**RICHARD J. DALEY CENTER
ELECTRIC BUDGET WORKSHEET
2025**

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 (\$)	Carbon Free Energy Resource Adj. (\$)	Utility Taxes (\$)	Subtotal	Contingency Variance
January	1,898,863	\$93,747	0%	\$5,587	\$20,887	\$34,180	\$5,943	\$41,810	\$11,773	\$4,868	\$218,796	\$10,940
February	1,593,933	\$78,692	0%	\$4,690	\$17,533	\$28,691	\$4,989	\$36,790	\$9,882	\$3,935	\$185,203	\$9,260
March	1,573,149	\$77,666	0%	\$4,629	\$17,305	\$28,317	\$4,924	\$37,481	\$9,754	\$4,032	\$184,107	\$9,205
April	1,565,369	\$77,282	0%	\$4,606	\$17,219	\$28,177	\$4,900	\$46,880	\$9,705	\$3,979	\$192,748	\$9,637
May	1,283,618	\$63,372	0%	\$3,777	\$14,120	\$23,105	\$4,018	\$50,116	\$7,958	\$3,533	\$169,999	\$8,500
June	1,725,291	\$85,178	0%	\$5,077	\$18,978	\$31,055	\$5,400	\$61,385	\$10,697	\$4,442	\$222,212	\$11,111
July	1,921,625	\$94,871	0%	\$5,654	\$21,138	\$34,589	\$6,015	\$64,790	\$11,914	\$4,787	\$243,758	\$12,188
August	2,026,448	\$100,046	0%	\$5,963	\$22,291	\$36,476	\$6,343	\$64,078	\$12,564	\$5,024	\$252,784	\$12,639
September	1,928,423	\$95,206	0%	\$5,674	\$21,213	\$34,712	\$6,036	\$73,321	\$11,956	\$5,746	\$253,864	\$12,693
October	1,414,709	\$69,844	0%	\$4,163	\$15,562	\$25,465	\$4,428	\$59,806	\$8,771	\$4,524	\$192,563	\$9,628
November	1,414,308	\$69,824	0%	\$4,162	\$15,557	\$25,458	\$4,427	\$52,075	\$8,769	\$4,655	\$184,926	\$9,246
December	1,953,668	\$96,453	0%	\$5,749	\$21,490	\$35,166	\$6,115	\$51,831	\$12,113	\$5,612	\$234,529	\$11,726
Annual Totals	20,299,400	\$1,002,181	0%	\$59,730	\$223,293	\$365,389	\$63,537	\$640,364	\$125,856	\$55,138	\$2,535,489	\$126,774

Fixed Contract Energy Rate \$/kWh(1)	0.04937
Distribution Loss Factor % (2)	5.96%
Unit Transmission Service Charge \$/kWh (3)	0.011
Unit Reserve Capacity Charge \$/kWh (4)	0.018
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 4/08/2024 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 4/08/2023 from Supply Proposal
(4) Unit Reserve Capacity Charge Obtained from DE on 4/08/2023 from Supply Proposal
(5) Unit Renewable Portfolio Standard Charge on ComEd Invoice Discovered by TW Engineering
(6) Electric Utility Distribution Charges increased 3% versus 2024 to cover other ComEd increases
(7) ComEd Carbon Free Resource Adjustment Cost is Added to the budget @ \$.0062/kwh.

EXHIBIT G.

Projected 2025 Natural Gas Budget
 Facility: Richard J Daley Center

Date: 4/09/2024

Fixed Price/therm (January - Dec)	\$0.40
Variable Price/therm (January - March)	\$0.00
Fixed Price/therm (April - December)	\$0.40
Delivery & Tax/therm	\$0.33
Total Cost/therm	\$0.73
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	279,885	279,885	279,885	\$111,114	\$50,517	\$3,379	\$165,010	\$8,251	\$173,261
February	223,765	223,765	223,765	\$88,835	\$49,296	\$3,277	\$141,408	\$7,070	\$148,478
March	190,979	190,979	190,979	\$75,819	\$45,762	\$2,983	\$124,564	\$6,228	\$130,792
April	115,265	115,265	115,265	\$45,760	\$35,115	\$2,095	\$82,970	\$4,149	\$87,119
May	46,854	46,854	46,854	\$18,601	\$29,927	\$1,662	\$50,190	\$2,510	\$52,700
June	17,347	17,347	17,347	\$6,887	\$27,873	\$1,491	\$36,251	\$1,813	\$38,063
July	14,233	14,233	14,233	\$5,651	\$27,408	\$1,452	\$34,511	\$1,726	\$36,236
August	16,027	16,027	16,027	\$6,363	\$27,288	\$1,442	\$35,093	\$1,755	\$36,847
September	15,284	15,284	15,284	\$6,068	\$27,397	\$1,451	\$34,916	\$1,746	\$36,662
October	55,813	55,813	55,813	\$22,158	\$29,933	\$1,662	\$53,753	\$2,688	\$56,440
November	160,217	160,217	160,217	\$63,606	\$39,946	\$2,497	\$106,049	\$5,302	\$111,352
December	246,798	246,798	246,798	\$97,979	\$44,802	\$2,903	\$145,684	\$7,284	\$152,968
TOTAL	1,382,467	1,382,467	1,382,467	\$548,839	\$435,264	\$26,294	\$1,010,397	\$50,520	\$1,060,917

\$57,099

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2024**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JAN	269,734	65,668	57,536	146,530
FEB	184,248	49,708	42,477	92,063
MAR	157,105	37,496	37,256	82,353
APR	86,554	12,649	22,435	51,470
MAY	12,746	992	5,111	6,643
TOTAL	710,387	166,513	164,815	379,059

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2023**

MONTH	PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JUN	13,622	753	5,861	7,008
JUL	13,826	725	6,349	6,753
AUG	14,198	314	9,232	4,653
SEPT	13,352	61	6,627	6,660
OCT	64,250	5,128	19,321	39,801
NOV	151,525	24,215	27,150	100,160
DEC	197,429	46,196	48,203	103,030
TOTAL	468,202	77,392	122,743	268,065

EXHIBIT G.

RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2025

PROJECTION OF 2025 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2024 actual, June-December 2023 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2023 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	269,734	65,668	57,536	146,530	279,885	0.6190	\$173,261
FEB	184,248	49,708	42,477	92,063	223,765	0.6635	\$148,478
MAR	157,105	37,496	37,256	82,353	190,979	0.6849	\$130,792
APR	86,554	12,649	22,435	51,470	115,265	0.7558	\$87,119
MAY	12,746	992	5,111	6,643	46,854	1.1248	\$52,700
JUN	13,622	753	5,861	7,008	17,347	2.1942	\$38,063
JUL	13,826	725	6,349	6,753	14,233	2.5459	\$36,236
AUG	14,198	314	9,232	4,653	16,027	2.2991	\$36,847
SEPT	13,352	61	6,627	6,660	15,284	2.3987	\$36,662
OCT	64,250	5,128	19,321	39,801	55,813	1.0112	\$56,440
NOV	151,525	24,215	27,150	100,160	160,217	0.6950	\$111,352
DEC	197,429	46,196	48,203	103,030	246,798	0.6198	\$152,968
TOTAL	1,178,589	243,905	287,558	647,124	1,382,467	1.301	\$1,060,918

AVERAGE FUEL COST PER THERM \$ 0.77

NOTE:

1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2024 ACTUAL USAGE THROUGH MAY AND 2023 ACTUAL USAGE JUNE THROUGH DECEMBER.

BUDGET SUMMARY														
2025 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
GROSS FUEL COST	\$ 173,261	\$ 148,478	\$ 130,792	\$ 87,119	\$ 52,700	\$ 38,063	\$ 36,236	\$ 36,847	\$ 36,662	\$ 56,440	\$ 111,352	\$ 152,968	\$ 1,060,918	
TOTAL FUELING COST	\$ 173,261	\$ 148,478	\$ 130,792	\$ 87,119	\$ 52,700	\$ 38,063	\$ 36,236	\$ 36,847	\$ 36,662	\$ 56,440	\$ 111,352	\$ 152,968	\$ 1,060,918	

BUDGET SUMMARY														
2025 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
RESOLD TO COUNTY	\$ 70,534	\$ 53,392	\$ 40,275	\$ 13,586	\$ 1,066	\$ 809	\$ 779	\$ 337	\$ 66	\$ 5,508	\$ 26,009	\$ 49,619	\$ 261,979	
2023 COUNTY STEAM RECONCILIATION (DUE)	(70,534)	(33,793)	-	-	-	-	-	-	-	-	-	-	(104,327)	
2025 STEAM CHARGE	\$ -	\$ 19,598.51	\$ 40,274.63	\$ 13,586.35	\$ 1,065.51	\$ 808.80	\$ 778.73	\$ 337.27	\$ 65.52	\$ 5,508.01	\$ 26,009.44	\$ 49,619.34	\$ 157,652	
RESOLD TO CITY	\$ 61,800	\$ 45,625	\$ 40,017	\$ 24,098	\$ 5,490	\$ 6,295	\$ 6,819	\$ 9,916	\$ 7,118	\$ 20,753	\$ 29,162	\$ 51,775	\$ 308,867	
2023 CITY STEAM RECONCILIATION (DUE)	17,915	-	-	-	-	-	-	-	-	-	-	-	17,915	
2025 STEAM CHARGE	\$ 79,714.39	\$ 45,624.74	\$ 40,016.84	\$ 24,097.54	\$ 5,489.75	\$ 6,295.33	\$ 6,819.49	\$ 9,916.13	\$ 7,118.09	\$ 20,752.78	\$ 29,161.94	\$ 51,775.07	\$ 326,782	
TOTAL TENANT STEAM COST	\$ 79,714.39	\$ 65,223.25	\$ 80,291.47	\$ 37,683.89	\$ 6,555.26	\$ 7,104.13	\$ 7,598.22	\$ 10,253.40	\$ 7,183.61	\$ 26,260.79	\$ 55,171.39	\$ 101,394.41	\$ 484,434	

Steam Reconciliation - 2023

Applied to 2025 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	62,922.00	51,918.00	11,004.00	38,208.00	\$62,006.52	\$23,798.52
February	50,264.00	50,865.00	-601	69,199.00	\$109,601.18	\$40,402.18
March	48,039.00	46,851.00	1,188.00	66,136.00	\$57,941.87	(\$8,194.13)
April	34,966.00	28,858.00	6,108.00	48,138.00	\$38,705.11	(\$9,432.89)
May	14,271.00	11,107.00	3,164.00	19,647.00	\$14,933.66	(\$4,713.34)
June	7,948.00	5,861.00	2,087.00	10,942.00	\$16,815.68	\$5,873.68
July	9,249.00	6,349.00	2,900.00	12,733.00	\$17,947.67	\$5,214.67
August	7,038.00	9,232.00	-2,194.00	9,689.00	\$35,173.92	\$25,484.92
September	7,259.00	6,627.00	632	9,994.00	\$16,208.53	\$6,214.53
October	18,348.00	19,321.00	-973	25,260.00	\$19,108.40	(\$6,151.60)
November	47,491.00	27,150.00	20,341.00	65,381.00	\$26,851.25	(\$38,529.75)
December	49,880.00	48,203.00	1,677.00	68,670.00	\$46,617.91	(\$22,052.09)
Totals	357,675.00	312,342.00	45,333.00	\$443,998.00	\$461,911.70	\$17,914.70

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	59,066.00	52,901.00	6,165.00	81,317.00	\$63,180.53	(\$18,136.47)
February	53,835.00	50,762.00	3,073.00	74,115.00	\$109,374.24	\$35,259.24
March	49,621.00	46,279.00	3,342.00	68,314.00	\$57,234.46	(\$11,079.54)
April	30,619.00	14,244.00	16,375.00	42,154.00	\$19,104.43	(\$23,049.57)
May	2,888.00	5,821.00	-2,933.00	3,976.00	\$7,826.49	\$3,850.49
June	1,473.00	753	720	2,028.00	\$2,160.42	\$132.42
July	992	725	267	1,366.00	\$2,049.47	\$683.47
August	2,035.00	314	1,721.00	2,802.00	\$1,196.34	(\$1,605.66)
September	1,984.00	61	1,923.00	2,731.00	\$149.20	(\$2,581.80)
October	6,696.00	5,128.00	1,568.00	9,218.00	\$5,071.57	(\$4,146.43)
November	51,188.00	24,215.00	26,973.00	70,471.00	\$23,948.55	(\$46,522.45)
December	59,423.00	46,196.00	13,227.00	81,808.00	\$44,676.91	(\$37,131.09)
Totals	319,820.00	247,399.00	72,421.00	\$440,300.00	\$335,972.61	(\$104,327.39)

EXHIBIT G.

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2024-2025**

History of 2023 and 2024 Billings

2024	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/21-1/23	1/23-2/22	2/22-3/18	3/18-4/16	4/16-5/17	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	\$9,966.50	\$12,099.58	\$7,061.88	\$8,795.56	\$9,440.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,364
587564	\$21,702.94	\$24,044.82	\$15,058.66	\$18,517.40	\$19,896.66	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,220
Total	\$31,669	\$36,144	\$22,121	\$27,313	\$29,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,584

2023	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/16-1/17	1/17-2/21	2/21-3/20	3/20-4/19	4/19-5/19	5/19-6/15	6/15-7/19	7/19-8/17	8/17-9/19	9/19-10/18	10/18-11/21	11/21-12/21	
Dept. of Water													
587563	\$8,790.78	\$8,721.60	\$6,845.88	\$8,504.92	\$8,012.80	\$7,569.54	\$12,825.70	\$10,874.18	\$11,509.60	\$8,151.12	\$9,975.52	\$8,986.16	\$110,768
587564	\$18,869.46	\$18,852.14	\$14,720.44	\$17,727.88	\$17,088.80	\$15,610.00	\$26,786.08	\$23,137.12	\$24,798.16	\$18,734.84	\$21,412.46	\$19,297.58	\$237,035
Total	\$27,660	\$27,574	\$21,566	\$26,233	\$25,102	\$23,180	\$39,612	\$34,011	\$36,308	\$26,886	\$31,388	\$28,284	\$347,803

Total Billing January - May 2024 \$146,584

Total Billing June - December 2023 \$219,668

% Increase 2023 to 2024 -33.27%

2025 budgeted at 5% increase over January to May 2024 and June to December 2023 actual expenses.

2025	January	February	March	April	May	June	July	August	September	October	November	December	Total
	\$33,252	\$37,952	\$23,227	\$28,679	\$30,804	\$24,339	\$41,593	\$35,712	\$38,123	\$28,230	\$32,957	\$29,698	\$384,566

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2025**

PROJECTED OUTPUT: 1,382,467 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2022 PROJECTION)	\$0.7674
B. ELECTRICITY - \$0.12 PER KWHR	\$0.0062
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	\$0.0054
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$64.50	\$0.2911
<u>TOTAL COST</u>	\$1.07

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$4,677,685	\$4,460,013	\$4,498,381	\$179,303	3.99%
2. ADDITIONAL CLEANING SERVICES	\$28,000	\$28,000	\$23,879	\$4,121	17.26%
3. CLEANING SUPPLIES	\$282,635	\$252,635	\$272,235	\$10,399	3.82%
4. UNIFORMS	\$8,400	\$7,200	\$7,420	\$980	13.20%
5. WINDOW WASHING COSTS	\$145,340	\$125,615	\$135,772	\$9,568	7.05%
6. WINDOW RIG SERVICE CONTRACT	\$91,111	\$88,138	\$86,409	\$4,702	5.44%
TOTAL	\$5,233,170	\$4,961,601	\$5,024,097	\$209,074	4.16%

1. Contract costs consist of labor per attached worksheet-union increases included. Daytime supervision costs is included in 2025 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, and trash 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-monthly lobby upper panels service, and weekly on the lobby lower panels.
6. Preventative maintenance service contract - \$7,425 per month. Variance is due to the 5yr Rig Inspection does not need to be completed 2025

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL	% VARIANCE 2024 BUDGET VS. 2023 PROJECTED ACTUAL
1. SECURITY CONTRACT SERVICE	\$2,862,892	\$2,726,648	\$2,746,212	\$116,679	4.25%
2. SECURITY - SUPPLIES/MATERIALS	\$63,800	\$57,475	\$61,214	\$2,586	4.22%
3. SECURITY REPAIRS & MAINTENANCE	\$214,099	\$204,899	\$192,390	\$21,709	11.28%
4. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$17,762	(\$11,762)	-66.22%
5. FIRE SAFETY R&M EXPENSE	\$17,400	\$16,262	\$26,603	(\$9,203)	-34.59%
6. COVID-19 EXPENSES	\$582,000	\$582,000	\$571,409	\$10,591	1.85%
TOTAL	\$3,746,191	\$3,593,283	\$3,615,590	\$130,601	3.61%

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.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$253,000	\$212,200	\$216,231	\$36,769	17.00%
2. PLUMBING MAINTENANCE	\$51,000	\$48,000	\$49,231	\$1,769	3.59%
3. HVAC MAINTENANCE	\$3,853,208	\$3,927,075	\$3,746,089	\$107,118	2.86%
4. ELEVATOR MAINTENANCE	\$1,099,461	\$1,058,847	\$1,053,410	\$46,051	4.37%
TOTAL	\$5,256,668	\$5,246,121	\$5,064,961	\$191,708	3.78%

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

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	\$78,000	\$72,000	\$86,910	(\$8,910)	-10.25%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$175,000	\$140,200	\$129,321	\$45,679	35.32%
TOTAL	\$253,000	\$212,200	\$216,231	\$36,769	17.00%

1. Increased contingency to \$6,500K per month, supply purchases and costs are rising.
2. Increased contingency to \$5,000 per month for maintenance expense.
Variance is a result of the increased cost of the test and the setup for the infrared scanning of breaker panels.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$51,000	\$48,000	\$49,231	(\$1,769)	-3.59%
TOTAL	\$51,000	\$48,000	\$49,231	(\$1,769)	-3.59%

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
2025 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. ON SITE LABOR	\$3,338,498	\$3,424,764	\$3,240,264	\$98,234	3.03%
2. CONTRACT SERVICE	\$139,557	\$136,144	\$135,722	\$3,835	2.83%
3. SUPPLIES & MATERIALS	\$152,000	\$152,000	\$136,083	\$15,917	11.70%
4. CONTROL CONTRACT	\$74,853	\$69,367	\$83,212	(\$8,360)	-10.05%
5. HVAC REPAIRS & MAINTENANCE	\$138,700	\$135,800	\$142,527	(\$3,827)	-2.69%
6. UNIFORMS	\$9,600	\$9,000	\$8,281	\$1,319	15.93%
TOTAL	\$3,853,208	\$3,927,075	\$3,746,089	\$107,118	2.86%

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. 2025 Budget also includes contingency for the replacement of (2) VFDs for fan systems.
6. Based on negotiated agreement for uniform cleaning and maintenance.

2025 ENGINEERING LABOR

Description		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Annualized
Key Measures														
Employees		18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
Regular Hours Per Employee		240.00	160.00	160.00	160.00	160.00	160.00	160.00	240.00	160.00	160.00	160.00	160.00	2,080.00
Total Regular Hours		4,320.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	4,320.00	2,880.00	2,880.00	2,880.00	2,880.00	37,440.00
Vacation Coverage Overtime (526)		43.83	43.83	43.83	43.83	43.83	43.83	43.83	43.83	43.83	43.83	43.83	43.83	526.00
Holiday Pay (ST) (228)		19	19	19	19	19	19	19	19	19	19	19	19	228.00
Holiday Coverage Overtime (504)		42	42	42	42	42	42	42	42	42	42	42	42	504.00
Personal/Sick Coverage Overtime (734)		61.17	61.17	61.17	61.17	61.17	61.17	61.17	61.17	61.17	61.17	61.17	61.17	734.00
Special Projects (180)		15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Total Regular + Other Hours		4,501.00	3,061.00	3,061.00	3,061.00	3,061.00	3,061.00	3,061.00	4,501.00	3,061.00	3,061.00	3,061.00	3,061.00	39,612.00
Payroll														
	Employees													
Chief Engineer (\$69.54 & \$71.14)	1.00	\$16,690	\$11,126	\$11,126	\$11,126	\$11,126	\$11,382	\$11,382	\$17,074	\$11,382	\$11,382	\$11,382	\$11,382	\$146,563
Asst Chief Engineer (\$61.36 & \$62.96)	2.00	\$29,453	\$19,635	\$19,635	\$19,635	\$19,635	\$20,147	\$20,147	\$30,221	\$20,147	\$20,147	\$20,147	\$20,147	\$259,098
Engineer (\$59.73 & \$61.33)	2.00	\$28,670	\$19,114	\$19,114	\$19,114	\$19,114	\$19,114	\$19,114	\$28,670	\$19,114	\$19,114	\$19,114	\$19,114	\$248,477
Engineer (\$55.91 & 57.51)	7.00	\$93,929	\$62,619	\$62,619	\$62,619	\$62,619	\$64,467	\$64,467	\$96,701	\$64,467	\$64,467	\$64,467	\$64,467	\$827,910
Engineer (\$55.91 & 57.51)	6.00	\$80,510	\$53,674	\$53,674	\$53,674	\$53,674	\$55,258	\$55,258	\$82,886	\$55,258	\$55,258	\$55,258	\$55,258	\$709,637
Total Payroll	18.00	\$249,252	\$166,168	\$166,168	\$166,168	\$166,168	\$170,368	\$170,368	\$255,552	\$170,368	\$170,368	\$170,368	\$170,368	\$2,191,684
Other Labor														
Vacation Coverage Overtime (526)		\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$47,860
Holiday Pay (ST) (228)		\$1,135	\$1,135	\$1,135	\$1,135	\$1,135	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$13,831
Holiday Coverage Overtime (526)		\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$4,032	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$47,229
Personal/Sick Coverage Overtime (734)		\$5,481	\$5,481	\$5,481	\$5,481	\$5,481	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$66,794
Special Projects (180) & Bonuses		\$896	\$20,896	\$896	\$896	\$896	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$30,919
Total Other Labor		\$15,365	\$35,365	\$15,365	\$15,365	\$15,365	\$15,777	\$15,672	\$15,672	\$15,672	\$15,672	\$15,672	\$15,672	\$206,633
Total Payroll & Other Labor		\$264,617	\$201,533	\$181,533	\$181,533	\$181,533	\$186,145	\$186,040	\$271,224	\$186,040	\$186,040	\$186,040	\$186,040	\$2,398,317
Taxes, Burden and Insurance														
		\$26,401	\$26,296	\$24,048	\$24,048	\$28,095	\$24,048	\$24,048	\$24,048	\$24,048	\$29,084	\$24,048	\$24,048	\$302,260
Union Benefits														
Health & Welfare		\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$27,900	\$334,800
Pension		\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$23,760	\$285,120
Training		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Union Benefits		\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$53,160	\$637,920
Other Charges														
Contingency		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Charges		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimate														
		344,178	280,989	258,741	258,741	262,788	263,353	263,248	348,432	263,248	268,284	263,248	263,248	3,338,497

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$1,078,461	\$1,040,347	\$1,034,290	\$44,171	4.27%
2. NON CONTRACT REPAIRS AND INSPECTIONS	\$21,000	\$18,500	\$19,120	\$1,880	9.83%
TOTAL	\$ 1,099,461	\$1,058,847	\$1,053,410	\$46,051	4.37%

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. Variance is due to an increase in cost for third-party inspection and AIC fees.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,000	\$11,436	\$564	4.93%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$60,000	\$39,891	\$20,109	50.41%
3. CARPENTRY PAYROLL	\$243,478	\$240,842	\$225,761	\$17,717	7.85%
4. CARPENTRY SUPPLIES & UNIFORMS	\$1,980	\$1,920	\$1,420	\$560	39.44%
5. EXTERMINATION SERVICES	\$7,200	\$7,200	\$8,930	(\$1,730)	-19.37%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$116,054	\$112,270	\$109,856	\$6,198	5.64%
7. MAINTENANCE SUPPLIES	\$26,100	\$21,587	\$25,334	\$766	3.02%
8. GENERAL BUILDING REPAIRS	\$200,742	\$203,071	\$207,959	(\$7,217)	-3.47%
9. METAL MAINTENANCE	\$37,200	\$36,700	\$23,759	\$13,441	56.57%
10. GLASS REPAIRS	\$167,420	\$166,280	\$142,777	\$24,643	17.26%
11. WASTE REMOVAL	\$68,100	\$57,900	\$67,193	\$907	1.35%
12. SIGNS & DIRECTORY STRIPS	\$6,000	\$6,000	\$5,161	\$839	16.25%
13. LANDSCAPING	\$49,560	\$47,200	\$51,980	(\$2,420)	-4.66%
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	\$68,000	\$78,000	\$59,632	\$8,368	14.03%
TOTAL	\$1,077,634	\$1,064,770	\$989,140	\$88,493	8.95%

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.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2025 BUDGET**

STAFFING

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		10.47	10.89	\$9,214	\$13,068	
Fees and Profit		6.06	6.30	\$5,333	\$7,560	
Total Taxes & Insurance				\$14,546	\$20,628	\$35,174
Total Wages, Taxes & Overhead				\$65,862	\$92,711	\$158,572
Union						
Total Fringe Benefits (includes H&W, Pension, etc.)		\$43.80	45.51	\$38,544	\$51,839	
Total Benefits				\$38,544	\$51,839	\$90,383
Total Wages, Taxes, Overhead & Benefits				\$104,406	\$144,549	\$245,558
TOTAL YEARLY COST				\$104,406	\$144,549	\$245,558

3rd PARTY FEES
INSURANCE AND
OVERHEAD

BENEFITS

EXHIBIT G.

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2025 BUDGET**

	Position	Personnel	Hourly Rate Jan-May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Day Supervisor	1	\$35.50	\$36.50	\$29,560	\$46,720	
	Subtotal Wages	1			\$29,560	\$46,720	
	Add Overtime Allowance				\$1,575	\$2,025	
	Total Wages & Allowance				\$31,149	\$48,745	\$79,894
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				\$34,914	\$53,521	\$88,435
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				\$43,558	\$70,810	\$115,354
	TOTAL YEARLY COST				\$43,558	\$70,810	\$115,354

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$706,282	\$680,078	\$678,269	\$28,013	4.13%
2. SOFTWARE SYSTEMS	\$35,000	\$12,800	\$19,409	\$15,591	80.33%
3. OFFICE SUPPLIES	\$33,370	\$39,440	\$41,394	(\$8,024)	-19.38%
4. MANAGEMENT FEES	\$168,533	\$168,533	\$168,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$41,719	\$33,300	\$37,964	\$3,755	9.89%
6. LEGAL FEES	\$100,000	\$100,000	\$100,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$114,564	\$112,200	\$145,889	(\$31,325)	-21.47%
8. ADMIN OTHER EXPENSE	\$18,200	\$18,200	\$9,818	\$8,382	85.37%
9. TELEPHONE SERVICE	\$24,720	\$23,640	\$22,195	\$2,525	11.38%
TOTAL	\$1,242,388	\$1,188,191	\$1,223,470	\$18,918	1.55%

1. Management staff salaries and benefits. Including staff raises and increases in benefit costs.
2. Reclassed Yardi fees, miscellaneous accounting fees. Annual update of stacking plan/square footage calculation was reclassified
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 G.

RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2025 BUDGET

ADMINISTRATION PAYROLL COSTS

RICHARD J. DALEY CENTER
50 WEST WASHINGTON, SUITE 1203
BUDGET FOR LABOR AND RELATED COSTS
FROM JANUARY 2025 THROUGH DECEMBER 2025

	Jan-25 Month 1	Feb-25 Month 2	Mar-25 Month 3	Apr-25 Month 4	May-25 Month 5	Jun-25 Month 6	Jul-25 Month 7	Aug-25 Month 8	Sep-25 Month 9	Oct-25 Month 10	Nov-25 Month 11	Dec-25 Month 12	Totals Year 1
Regular pay	57,118.62	39,430.49	39,430.49	39,430.49	39,430.49	39,430.49	39,430.49	59,145.75	39,430.49	39,430.49	39,430.49	39,430.49	510,569.27
Overtime pay	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Bonus	0.00	47,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,000.00
Total Payroll	57,368.62	86,680.49	39,680.49	39,680.49	39,680.49	39,680.49	39,680.49	59,395.75	39,680.49	39,680.49	39,680.49	39,680.49	560,569.27
Social security	3,380.12	2,253.41	2,253.41	2,253.41	2,253.41	2,253.41	2,253.41	3,380.12	2,253.41	2,253.41	2,253.41	2,253.41	29,294.34
Medicare	790.58	527.05	527.05	527.05	527.05	527.05	527.05	790.58	527.05	527.05	527.05	527.05	6,851.66
Federal unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADP service fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HR allocation charge	1,000.00	750.00	750.00	750.00	750.00	750.00	750.00	1,000.00	750.00	750.00	750.00	750.00	9,500.00
COBRA administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equifax unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Benefits	155.52	103.68	103.68	103.68	103.68	103.68	103.68	155.52	103.68	103.68	103.68	103.68	1,347.84
Total Payroll Tax and Related C	5,326.22	3,634.14	3,634.14	3,634.14	3,634.14	3,634.14	3,634.14	5,326.22	3,634.14	3,634.14	3,634.14	3,634.14	46,993.84
Health insurance	3,667.83	2,445.22	2,445.22	2,445.22	2,445.22	2,445.22	2,445.22	3,667.83	2,445.22	2,445.22	2,445.22	2,445.22	31,787.86
Life insurance	121.28	80.86	80.86	80.86	80.86	80.86	80.86	121.28	80.86	80.86	80.86	80.86	1,051.16
AD&D	19.19	12.79	12.79	12.79	12.79	12.79	12.79	19.19	12.79	12.79	12.79	12.79	166.28
FSA & HSA admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LTD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401K	430.90	287.27	287.27	287.27	287.27	287.27	287.27	430.90	287.27	287.27	287.27	287.27	3,734.50
Workers comp	501.14	334.09	334.09	334.09	334.09	334.09	334.09	501.14	334.09	334.09	334.09	334.09	4,343.18
Travel accident insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Additional Burden	6,688.80	4,425.87	4,425.87	4,425.87	4,425.87	4,425.87	4,425.87	6,688.80	4,425.87	4,425.87	4,425.87	4,425.87	57,636.30
Broker renewal & CPE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Union benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefits	11,429.14	7,586.10	7,586.10	7,586.10	7,586.10	7,586.10	7,586.10	11,429.14	7,586.10	7,586.10	7,586.10	7,586.10	98,719.28
Total Budgeted Costs	74,123.98	97,900.73	50,900.73	50,900.73	50,900.73	50,900.73	50,900.73	76,151.11	50,900.73	50,900.73	50,900.73	50,900.73	706,282.39

Pay Periods	3	2	2	2	2	2	2	3	2	2	2	2	26
-------------	---	---	---	---	---	---	---	---	---	---	---	---	----

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

INSURANCE	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$894,663	\$885,745	\$722,649	\$172,014	23.80%
TOTAL	\$894,663	\$885,745	\$722,649	\$172,014	23.80%

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

	2025 Proposed Budget	2024 Budget
Property Insurance*	\$221,520	\$221,520
Liability Insurance*	\$558,783	\$394,900
TULIP Insurance Coverage	\$4,625	\$4,200
TW General Liability Reimbursement	\$79,000	\$79,000
TW Professional Liability Reimbursement	\$25,235	\$25,235
TW Pollution	\$5,500	\$5,500
	\$894,663	\$730,355

*PBCC supplied.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2025 BUDGET	2024 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
2. FURNITURE REPAIR	\$10,800	\$10,800	\$10,132	(\$668)	-6.59%
3. CARPET	\$68,000	\$78,000	\$76,996	\$8,996	11.68%
TOTAL	\$81,800	\$91,800	\$90,128	\$8,328	9.24%

1. Based on 2025 contingency for expenditures.
2. Based on 2025 contingency for expenditures.
3. Based on 2025 contingency and \$50K for attic stock carpet. Variance is due to removing \$10K for elevator carpeting.

EXHIBIT G.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2025 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2025 BUDGET	2023 BUDGET	2024 PROJECTED ACTUAL	\$ VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL	% VARIANCE 2025 BUDGET VS. 2024 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$484,434	\$665,244	\$755,855	(\$271,421)	-35.91%
2. COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	0.00%
TOTAL	\$484,434	\$665,244	\$755,855	(\$271,421)	-35.91%

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 G.

**RICHARD J. DALEY CENTER
2025 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%
<i>2024 Carryover \$250,000</i> 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
COURTROOM LIGHTING UPGRADE <i>Capital Program Management Project</i> Remove of courtroom lighting screens, make safe. Install new LED lighting.	\$250,000	\$237,310	\$860	\$7,463	\$2,520	\$1,848
ADA Common Area Upgrades <i>Capital Program Management Project</i> Common areas to become ADA compliant including signage, plumbing, doors.	\$500,000	\$474,620	\$1,720	\$14,925	\$5,040	\$3,695
<i>2024 Carryover \$1,000,000.00</i> Re-Lining Cooling Towers <i>Capital Program Management Project</i> Re-line the water pans of the cooling towers, repairing all needed holes and patches.	\$0	\$0	\$0	\$0	\$0	\$0
<i>2024 Carryover \$250,000.00</i> PLAZA FOUNTAIN REBUILD <i>Capital Program Management Project</i> Refurbish the plaza fountain, including lighting, pipes, and heads.	\$0	\$0	\$0	\$0	\$0	\$0
<i>2024 Carryover \$ 350,000.00</i> 27th FLOOR GENERATOR LOAD TRANSFER <i>Capital Program Management Project</i> Transfer additional electrical load to 27th floor generator.	\$0	\$0	\$0	\$0	\$0	\$0
BUILDING SECURITY ENHANCEMENTS <i>Capital Program Management Project</i> Upgrade security in lobby and thru the public areas	\$827,209	\$785,220	\$2,846	\$24,692	\$8,338	\$6,113
<i>2024 Carryover \$100,000.00</i> 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
<i>2024 Carryover \$307,000.00</i> Retrofit (6) Revolving Doors in the Southwest Lobby <i>Capital Program Management Project</i> Retrofit revolving doors in southwest lobby, parts to repair are unavailable.	\$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
EV Charging Station Installation <i>Capital Program Management Project</i> Install Charging Stations in the Lower-Level Garage and Concourse Level Dock	\$106,000	\$100,619	\$365	\$3,164	\$1,068	\$783
COOLING TOWER INTERIOR CEMENT DECK REVIEW & STABILIZATION <i>Capital Program Management Project</i> Parts of the cement ceiling breaking loose on cooling tower floor. Need to stabilize and make safe. 2025 Fees are for Design Only	\$100,000	\$94,924	\$344	\$2,985	\$1,008	\$739
BUILDING RISER INFRASTRUCTURE ASSESSMENT <i>Capital Program Management Project</i> Assess the current electrical and plumbing risers at the Daley Center. Design Portion Only	\$250,000	\$237,310	\$860	\$7,463	\$2,520	\$1,848
<i>Carryover \$75,000.00</i> 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
<i>Carryover \$100,000.00</i> WATER CONTROLS FOR THE 19TH FLOOR WATER <i>Capital Program Management Project</i> Existing valves are original to the building and are starting to fail.	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY ENTRY/EXIT DOCK DOOR REPLACEMENT <i>Capital Program Management Project</i> Replace entry and exit security rolling loading dock doors.	\$150,000	\$142,386	\$516	\$4,478	\$1,512	\$1,109
<i>No Carryover if the \$200,000 is paid in 2024.</i> ERIE CITY BOILER VALVE REPLACEMENT <i>Capital Program Management Project</i> Replace two 30-year-old boiler gas valves.	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL 2025 CAPITAL BUDGET	\$2,783,209	\$2,641,933	\$9,574	\$83,079	\$28,055	\$20,568

EXHIBIT G.

BUDGET SUMMARY

OPERATING BUDGET	2024 BUDGET	2025 BUDGET	\$ CHANGE 2025 BUDGET TO 2024 BUDGET	% CHANGE 2025 BUDGET TO 2024 BUDGET
REVENUE				
BASE RENT (1)	\$20,845,532	\$21,760,788	\$915,257	4.39%
RETAIL INCOME (2)	\$73,200	\$79,958	\$6,758	9.23%
OTHER INCOME (3)	\$226,204	\$226,204	\$0	0.00%
INCOME FROM SERVICES RESOLD (4)	\$665,244	\$484,434	(\$180,809)	-27.18%
TOTAL REVENUE	\$21,810,179	\$22,551,384	\$741,204	3.40%
EXPENSES				
UTILITIES EXPENSE	\$3,905,820	\$4,310,074	\$404,254	10.35%
CLEANING EXPENSE	\$4,961,601	\$5,233,170	\$271,569	5.47%
SECURITY EXPENSE	\$3,593,283	\$3,746,191	\$152,907	4.26%
MECHANICAL MAINTENANCE	\$5,246,121	\$5,256,668	\$10,547	0.20%
BUILDING GENERAL	\$1,064,770	\$1,077,634	\$12,864	1.21%
ADMINISTRATIVE EXPENSE	\$1,188,191	\$1,242,388	\$54,198	4.56%
INSURANCE	\$885,745	\$894,663	\$8,918	1.01%
SUBTOTAL BLDG OPERATING EXPENSES	\$20,845,532	\$21,760,788	\$915,257	4.39%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$665,244	\$484,434	(\$180,809)	-27.18%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$665,244	\$484,434	(\$180,809)	-27.18%
NET OPERATING AUTHORIZATION REQUIRED	\$21,510,775	\$22,245,223	\$734,446	3.41%
CAPITAL BUDGET	\$3,792,000	\$2,783,209	\$1,008,791	-26.60%
TOTAL DALEY CENTER BUDGET	\$25,302,775	\$25,028,432	\$274,345	-1.08%