

Public Building Commission of Chicago



Meeting Minutes

OCTOBER 1, 2025

2:30 PM

**Regular 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 Whittle

James F. Ellis, Jr.

Kari K. Steele

Robert Castaneda

Sean B. Harden

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD IN THE SECOND FLOOR BOARD ROOM
RICHARD J. DALEY CENTER
ON OCTOBER 1, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Robert Castaneda
James F. Ellis, Jr.
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Samuel Wm. Sax
Kari K. Steele
David Todd Whittley – 9

Attendees present were:

Ray Giderof, Executive Director

T. Bell	K. LaJeune	B. Payne
J. Beatty	L. Lypson	J. Powell
J. Borkman	Ge. Johnson	D. Taylor
P. Doyle	Gi. Johnson	T. Foucher-Weekley
D. Flanagan	R. Manning	A. Wiggins
L. Giderof	P. Montenegro	R. Williams
G. Herrera	L. Neal	M. Witry
J. Joiner	K. Newman	B. Zator

The meeting was called to order by the Chairman and the presence of a quorum was established. Chairman Johnson then advised that a public participation period would be 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 provided comments regarding the need for the Chicago Park District to install improved lighting and enhance the athletic facilities on several parks located throughout the City 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 9, 2025. 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 9, 2025 board meeting were unanimously approved.

The next item on the agenda was the administration of the Oath of Office to Toni Preckwinkle, appointee of the Board of Commissioners of Cook County, for a term ending September 30, 2030. The Oath of Office was administered to Toni Preckwinkle for a term ending September 30, 2030 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8799

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Toni Preckwinkle, appointee of the Board of Commissioners of the Cook County, as a Commissioner of the Public Building Commission for a term ending on September 30, 2030.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was the nomination and election of the Chairman and Officers of the Public Building Commission of Chicago for terms ending September 30, 2026. Upon motion duly made and seconded, the following officers were unanimously elected:

Chairman	Mayor Brandon Johnson
Secretary	Mary Pat Witry
Assistant Secretary	Jessica Higgins
Treasurer	Arnold Randall
Assistant Treasurer	Tanya Foucher-Weekley

The next item on the agenda was the appointment by the Chairman of the Public Building Commission of Chicago of the Chairman and Members of the PBC Audit Committee to serve up to two (2) years and/or until their respective successors have been appointed, as follows:

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

Next, the Chairman of the Public Building Commission appointed the Chairman and Members of the PBC Administrative Operations Committee to serve up to two (2) years and/or until their respective successors have been appointed, as follows:

Chairman	Jose Maldonado, Jr.
Member	Arnold Randall

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on September 25, 2025. The Administrative Operations Committee report is summarized as follows:

The Executive Director introduced the proposed 2026 PBC Administrative Budget and the 2026 Richard J. Daley Center Operating and Capital Budget. The Director of Finance provided a detailed analysis of both budgets. The Executive Director will present further details during his budget presentation.

The Director of Procurement reported on five task order awards for the following services:

- Environmental Renovation/Demolition
- Geotechnical Investigation and Reporting
- Traffic Study
- Construction Material Testing and Inspection Services

Next, the Executive Director recommended ratification of a Change Order in the credit amount of (\$1,018,101.82) for the CDOT Works Progress Administration Street Reconstruction Project on West 100th Street/South Homan Avenue and South Short Street. The Executive Director also reported on various outreach opportunities.

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

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

RESOLUTION NO. 8800

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Change Order as indicated on the document entitled, “Summary Report of Change Orders for PBC Board Meeting” and attached to the minutes of this meeting as **Exhibit “B”**.

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:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the acquisition of Hitchcock Design Group by RVi Planning + Landscape Architecture. Executive Director Giderof advised the Commissioners that in April 2024, the Board of Commissioners appointed Hitchcock Design Group (HDG) to provide various services to the Public Building Commission, including the Logan Square Plaza Project, under a Task Order Based Master Agreement PS3090. Recently, RVi Planning + Landscape Architect (“RVi”) Hitchcock Design Group initiated proceedings to

acquire HDG. In view of the pending acquisition, HDG requested approval to assign its Task Order Based Master Agreement to RVI in order to continue providing services on behalf of the Public Building Commission. Upon approval, HDG will continue to provide services to the Public Building Commission utilizing the same staff and guaranteeing the same or better level of service, including meeting and/or exceeding all Minority and Women Owned Business (MBE/WBE) goals. After due diligence reviews of RVI, by staff and confirmation that HDG will continue to provide the services under its Task Order Based Master Agreement, the Executive Director recommended that the Board of Commissioners approve the acquisition. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8801

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of Hancock Design Group by Rvi Planning + Landscape Architecture and the assignment of Task Order Based Master Agreement No. PS3090 between the Public Building Commission and Highcock Design Group to Rvi Planning + Landscape Architect.

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:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He advised the Commissioners regarding the following Public Building Commission activities and events that have occurred since the last board meeting:

- On September 10, 2025, the Public Building Commission attended the 20th Annual Business Conference hosted by the Illinois State Black Chamber of Commerce and participated in a panel discussion along with Department of Aviation Commissioner Michael McMurray, City of Chicago Chief Procurement Officer Sharla Roberts and Illinois Capital Development Board Executive Director T.J. Edwards. The panel discussion provided information regarding unlocking procurement opportunities with government agencies.
- On September 11, 2025, the Public Building Commission hosted a well-attended pre-submission conference in conjunction with a Request for Proposals (RFP) for Project Development Services. The RFP is due on October 7, 2025.
- Also on September 11, 2025, the Public Building Commission joined 19th Ward Alderman Matt O'Shea at a community meeting regarding the CDOT WPA Street Reconstruction Project in the vicinity of 114th Street and South Rockwell to Western Avenue. During the meeting, updates were provided to the community regarding the Project.
- On September 13, 2025, the Executive Director joined Mayor Johnson, 3rd Ward Alderman Pat Dowell, Department of Family and Support Services Commissioner Angela Green and representatives from the Department of Fleet and Facility Services along with hundreds of seniors to announce the development of a new Bronzeville Regional Senior Center located at 4711-4755 S. Calumet Avenue.

- On September 17th, PBC presented at the monthly meeting of the African American Contractors Association, another one of PBC's Assist Agencies. We shared details regarding PBC's current and upcoming procurement opportunities during the meeting.
- On September 22 and September 24, 2025, virtual community hiring events were held for CDOT's WPA Street Reconstruction Projects and Capital Alley Projects for 22 different locations.
- On September 25, 2025, the Public Building Commission made a presentation U.S. Minority Contractors Association ("Association"), one of the PBC Assist Agencies, to provide information regarding future procurement opportunities. Follow-up meetings have been scheduled between the Public Building Commission and the Association.
- Also on September 25, 2025, Café Descartes opened for business on the concourse level of the Richard J. Daley Center.

The final item on the Executive Director's report was an orientation session held at the Richard J. Daley Center on September 18, 2025 that was hosted by the Public Building Commission as part of its on-going student employment initiative for students currently enrolled in the Chicago Builds program. The event was attended by 76 students and provided them with an opportunity to explore meaningful career pathways in all aspects of the development of public improvements, including design, engineering, construction and program management. Representatives from various contractors and professional services firms attended and offered students the opportunity to network with experts and explore career options. Executive Director Giderof expressed appreciation to Mayor Johnson, President Hardin, President Steele and Commissioner Maldonado for their attendance, leadership and support of the Chicago Builds program. During the discussion that ensued, Mayor Johnson noted that this last month is indicative of where the PBC is going with a wide array of activities that occurred that included

young persons and senior citizens as well as the diverse make up of investments made by the PBC and all the various entities that the PBC has engaged with. Commissioner Maldonado applauded the Executive Director and his team for their work in the development of the session hosted by the PBC for the Chicago Builds program.

At the conclusion of the remarks and acknowledgements, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of the Public Building Commission's 2026 Administrative Budget. The Executive Director advised the Commissioners that the budget reflected a positive outlook for the Public Building Commission and that 2025 has been a year of continued momentum as new partnerships were welcomed and existing ones enhanced. Through mid-year 2025, the Public Building Commission has successfully completed \$42 million in projects and was projected to complete more than \$100 million in additional capital renovation and infrastructure development by the end of the year. The current program forecast for projects in planning, design and construction include nearly \$1.4 billion on behalf of the Chicago Department of Transportation, Chicago Park District, Chicago Public Schools, Chicago Public Library, Chicago Department of Fleet and Facility Management, Chicago Department of Water Management, Chicago Department of Family and Support Services, Forest Preserve District of Cook County and the City Colleges of Chicago. In addition, through 2025 the Public Building Commission remains committed to bringing resources, opportunities and jobs to communities by expansion of the jobs contracting program, award of multiple professional services agreements and construction contracts, connecting with industry experts and partners through the assist agencies, round table discussions and annual connection sessions along with implementing a meaningful and successful student hiring initiative. He acknowledged

the support and leadership of Chairman Johnson and the guidance from the Commissioners of the Public Building Commission.

Executive Director Giderof then directed the Commissioners to a table which depicted the PBC's 2026 Projected Work in Progress ("WIP") which projected total WIP for projects in the total amount of \$191 million for the following agencies: CPS; City of Chicago – CDOT; City of Chicago – DWM; City of Chicago – 2FM CIP, MOPD; City Colleges; City of Chicago – DFSS; City of Chicago – 2FM and CFD; Forest Preserve District of Cook County; Chicago Public Library; and Chicago Park District. He stated that for the years 2027 and 2028, it is expected that the amounts will increase with on-going pre-planning efforts and continued collaboration with PBC's partners. The Executive Director further noted that the Public Building Commission successfully closed the deficit balances from previous years and projected a balanced budget for 2026 which will allow the reserves to be rebuilt and move toward long-term sustainability. He stated that the proposed Administrative Budget for 2026 is \$8.7 million, which includes a modest 2 percent increase over the 2025 budget. Moreover, available resources for 2026 are projected to fully cover all administrative expenses. He then acknowledged the PBC Staff and thanked them for their hard work and unwavering dedication.

During the discussion that ensued, Commissioner Whittleby inquired about the increase in the costs of insurance and was advised that the increase reflected market conditions in the industry. Chairman Johnson acknowledged the work of Executive Director Giderof in responding to concerns about the budget in previous years and stated that the Public Building Commission was moving in the right direction. He then inquired about the availability of data to show the full economic impact of Public Building Commission projects in various neighborhoods for 2026 and previous years. Executive Director indicated that the PBC has data

on those that are employed through the awarded contracts and can look into local businesses.

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

RESOLUTION NO. 8802

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Public Building Commission of Chicago's 2026 Administrative Budget, a copy of which is attached to the minutes of this meeting as Exhibit "C".

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of the proposed Richard J. Daley 2026 Operating and Capital Budget prepared by the Daley Center's Property Manager, Transwestern Commercial Services Illinois, L.L.C. (Transwestern), in collaboration with the Public Building Commission. The Executive Director advised the Commissioners that the 2026 Operating Expense Budget of \$22,598,060 represents an increase of 3.85%, or \$837,271. The increase in the operating budget is primarily driven by annual increases in building repairs and maintenance expenses, utility expenses and union scale wage increases for cleaning, security and engineering. The 2026 Capital Improvement Budget totals \$2,025,000, which represents a \$1,767,000 decrease over the 2025 Capital Improvement Budget, reflecting completion of several capital projects in 2025. The Executive Director acknowledged the Public

Building Commission's commitment to fiscal responsibility and ensuring the safety and well being of all building occupants. He also expressed appreciation to Transwestern and the Public Building Commission's Finance Team led by Tanya Foucher-Weekley. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8803

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the proposed Richard J. Daley Center 2026 Operating and Capital Budget, a copy of which is attached to the minutes of this meeting as Exhibit "D"

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Wm. Sax, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval of a request from the Chicago Board of Education (the "Board") for the Public Building Commission to dedicate two (2) alleys, located on the former Louis Armstrong school property in the vicinity of 5345 West Congress Parkway to the City of Chicago. According to Board Report No. 25-0626-RS3, dated June 26, 2025, the two eighteen (18) foot strips of property located at the northwest and southeast corners of the former Armstrong school, as legally described on Exhibit A and depicted on Exhibit B (hereinafter, the "Alleys") are used by the public for ingress and egress to West Congress Parkway and West Harrison Street from and to neighboring properties property. In order to

provide continued alley access to and from West Congress Parkway and West Harrison Street from and to neighboring properties, the Board determined that it was in its best interest to officially dedicate the alleys and therefore authorized the Public Building Commission on behalf of the Board to dedicate the two North-South alleys to the City of Chicago. The Board Report further stated that the City of Chicago had agreed to accept the alleys in as-is condition and to be responsible for the maintenance, use and repair of the Alleys. Following inquiry and discussion, the following resolution was adopted:

RESOLUTION NO. 8804

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the request from the Chicago Board of Education to dedicate two (2) North-South parcels located at the northwest and southeast corners of the former Louis Armstrong school property in the vicinity of 5345 West Congress Parkway, as legally described on Exhibit “E” and depicted on Exhibit “F,” to the City of Chicago.

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

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Samuel Sax, Kari Steele and
David Todd Whittley - 9

Commissioners voting in the negative:

None

Commissioner Preckwinkle asked the representative from Chicago Public Schools if the former Louis Armstrong School was closed in 2013 and asked for additional information

regarding the proposed transfer. The representative from Chicago Public Schools responded that the school was closed in 2013 and provided a description of the title transfer for the two alleys.

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

Secretary

APPROVED:

Chairman



October 1, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

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

BOARD OF COMMISSIONERS

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.

TONI PRECKWINKLE
President
Cook County Board of Commissioners

Treasurer
ARNOLD RANDALL
Executive Director
Gaylord and Dorothy Donnelley
Foundation

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

DAVID TODD WHITTLEY
Bishop
Corinthian Temple Church of God
Christ

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

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

ROBERT CASTANEDA
Commissioner
Chicago Park District

SEAN B. HARDEN
President
Chicago Board of Education

RAY GIDEROFF
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

JESSICA HIGGINS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2023, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Environmental Renovation/Demolition, Geotechnical Investigation & Reporting, Traffic Study, and Construction Material Testing and Inspection Services, among others. In November 2023, the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In November 2023, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed, and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

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

Sincerely,

James L. Borkman
Director of Procurement



EXHIBIT A.
Task Orders Awarded against Term Contracts

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

October 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	\$ 51,018.00
1	Geotechnical Investigation & Reporting	\$ 63,384.00
2	Traffic Study	\$ 75,620.00
1	Construction Material Testing and Inspection	\$ 35,980.00
		\$ 226,002.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
DWM New Facility (4825 W. Lawrence)	Environmental Renovation/Demolition	Consulting	TEM Environmental, Inc.		\$ 51,018.00
Bronzeville Regional Senior Center	Geotechnical Investigation & Reporting	Consulting	Terracon Consultants, Inc.		\$ 63,384.00
DWM New Facility (4825 W. Lawrence)	Traffic Study	Consulting	DAMA Consultants, Inc.	MBE	\$ 35,767.00
Bronzeville Regional Senior Center	Traffic Study	Consulting	Thomas Engineering Group, LLC		\$ 39,853.00
CIP - Central Hearing Facility Roof & MEP Upgrades	Construction Material Testing and Inspection	Consulting	Princeton Technical Services, Inc.	MBE	\$ 35,980.00



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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

September 12, 2025

VIA EMAIL: kgeneser@tem-inc.com

Kathleen A. Geneser
TEM Environmental, Inc.
174 N. Brandon Drive
Glendale Heights, IL 60139

RE: Contract / Task Order
Number: 04029-PS3081H-001
Project Number and Name: 04029 DWM New Facility (4825 W. Lawrence)
Services: Environmental Renovation/Demolition
User Agency: City of Chicago – Department of Water Management

Dear Contractor/Vendor:

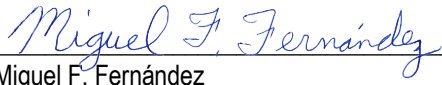
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081H for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and TEM Environmental, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of TEM Environmental, Inc.'s revised Task Order proposal, dated July 18, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


\$42,515.00 Not-To-Exceed Fee for Survey, Design and Construction Oversight Services as described in Attachment B – Schedule of Cost

\$8,503.00 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 **\$51,018.00** for Environmental Renovation/Demolition Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

09/12/2025
Date


James L. Borkman
Director of Procurement

09/12/2025
Date



Recommendation of Award - Environmental Reno/Demo 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: July 28, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
04029-03-04-04-01

Subject: Recommendation of Award
04029 - DWM New Facility
TEM Environmental, Inc.
Environmental Renovation/Demolition Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **TEM Environmental, Inc.** who has been pre-qualified to provide Environmental Renovation/Demolition, Design and Construction Oversight Services as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental reno/demo services:

1. Asbestos Containing Materials (ACM) Survey;
2. Lead Based Paint (LBP) Survey;
3. Hazardous Materials Survey;
4. Hazardous Materials Specifications;
5. Hazardous Materials Drawings;
6. ACM Abatement Specification Modification;
7. ACM Abatement Drawings;
8. LBP Mitigation Specification Modifications;
9. LBP Mitigation Drawings;
10. Design and Bid Meetings;

On July 18, 2025, **TEM Environmental, Inc.** submitted a revised 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 \$42,515.00, to complete the scope of work and \$8,503.00 in contingency costs, for a total proposed amount of \$51,018.00.

Based on the review, we recommend that **TEM Environmental, Inc.** 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.

TEM Environmental, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$42,515.00, with \$8,503.00 in contingency, for a total of \$51,018.00.**

End of Memorandum



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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

September 17, 2025

VIA EMAIL: CFarez@wangeng.com

Corina Farez`
Terracon Consultants, Inc.
650 West Lake Street, Suite 420
Chicago, IL 60661

RE: Contract / Task Order
Number: 10030-PS3082F-001
Project Number and Name: 10030 Bronzeville Regional Senior Center
Services: Geotechnical Investigation
User Agency: City of Chicago – Department of Fleet and
Facility Management (2FM) / Family and
Support Services (DFSS)

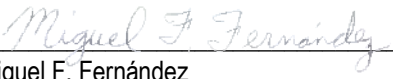
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3082F for Geotechnical Investigation Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Terracon Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Terracon Consultants, Inc.'s Task Order proposal, dated July 15, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


<u>\$52,820.00</u>	Not-To-Exceed Fee for Geotechnical Services as described in Attachment B – Schedule of Cost
<u>\$10,564.00</u>	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 **\$63,384.00** for Geotechnical Investigation Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

09/17/2025

Date


James L. Borkman
Director of Procurement

09/17/2025

Date



Recommendation of Award Geotechnical 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 5, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
10030-03-04-05-01

Subject: Recommendation of Award
DFSS Bronzeville Regional Senior Center
Terracon Consultants Inc.
Geotechnical Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Terracon Consultants Inc.** who has been pre-qualified to provide Geotechnical Services as required at the above-named Project. We have reviewed the proposal submitted to perform the required services.

On July 15, 2025, **Terracon Consultants Inc.** 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 \$52,820.00, to complete the scope of work and \$10,564.00 in contingency costs, for a total proposed amount of \$63,384.00.

Based on the review, we recommend that **Terracon Consultants Inc.** 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.

Terracon Consultants Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$52,820.00, with \$10,564.00 in contingency, for a total of \$63,384.00.**

End of Memorandum



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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

September 19, 2025

VIA EMAIL: bhafeez@damaconsultants.com

Bader Hafeez
DAMA Consultants, Inc.
2524 West Washington Blvd., Suite 2
Chicago, IL 60624

RE: Contract / Task Order
Number: 04029-PS3084A-001
Project Number and Name: 04029 DWM New Facility (4825 W. Lawrence)
Services: Traffic Study
User Agency: City of Chicago Department of Water Management

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3084A for Traffic Study Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and DAMA Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of DAMA Consultants, Inc.'s revised Task Order proposal, dated August 28, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$33,267.00 Not-To-Exceed Fee for Traffic Study Services as described in Attachment B – Schedule of Cost


\$2,500.00 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 \$35,767.00 for Traffic Study Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

09/19/2025

Date


James L. Borkman
Director of Procurement

09/19/2025

Date



Recommendation of Award – Traffic Study 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: September 10, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
04029-03-04-05-01

Subject: Recommendation of Award
04029 DWM Operations Facility
Dama Consultants, Inc.
Traffic Study Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Dama Consultants, Inc.** who has been pre-qualified to provide Traffic Study Services as required at the above-named Project. We have reviewed the proposal submitted to perform the required services.

On August 28, 2025, **Dama Consultants, Inc.** submitted a revised 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 \$33,267.00, to complete the scope of work and \$2,500.00, in contingency costs, for a total proposed amount of \$35,767.00.

Based on the review, we recommend that **Dama Consultants, Inc.** 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.

Dama Consultants, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$33,267.00, with \$2,500.00 in contingency, for a total of \$35,767.**

End of Memorandum



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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

September 22, 2025

VIA EMAIL: curtisc@thomas-engineering.com

Curtis Cornwell
Thomas Engineering Group, LLC
238 South Kenilworth Avenue, Suite 100
Oak Park, IL 60302

RE: **Contract / Task Order**
Number: 10030-PS3084G-001
Project Number and Name: 10030 Bronzeville Regional Senior Center
Services: Traffic Study
User Agency: City of Chicago – Department of Fleet and
Facility Management (2FM) / Family and
Support Services (DFSS)

Dear Contractor/Vendor:

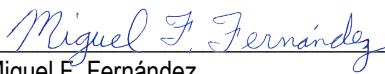
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3084G for Traffic Study Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Thomas Engineering Group, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Thomas Engineering Group, LLC's revised Task Order proposal, dated August 22, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


\$37,353.00 Not-To-Exceed Fee for Traffic Study Services as described in Attachment B – Schedule of Cost

\$2,500.00 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 **\$39,853.00** for Traffic Study Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

09/22/2025
Date


James L. Borkman
Director of Procurement

09/22/2025
Date



Recommendation of Award – Traffic Study 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: September 11, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
10030-03-04-05-01

Subject: Recommendation of Award
10030 - Bronzeville Regional Senior Center
Thomas Engineering Group, LLC
Traffic Study Scope of Services

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

On August 22, 2025, **Thomas Engineering Group, LLC** submitted a revised 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 \$37,353.00, to complete the scope of work and \$2,500.00 in contingency costs, for a total proposed amount of \$39,853.00.

Based on the review, we recommend that **Thomas Engineering Group, 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.

Thomas Engineering Group, LLC should be assigned a Task Order, in the not-to-exceed amount of **\$37,353.00, with \$2,500.00 in contingency, for a total of \$39,853.00.**

End of Memorandum



EXHIBIT A.

September 12, 2025

Via E-Mail: thughes@princetontechnical.com

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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

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

RE: Contract / Task Order
Number: 04044-PS3085E-001
Project Number and Name: 04044 CIP - Central Hearing Facility Roof &
MEP Upgrades
Services: Construction Material Testing & Inspection
User Agency: Department of Fleet and Facility Management

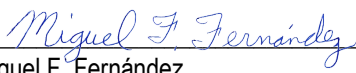
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3085E for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Princeton Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Princeton Technical Services, Inc.'s revised Task Order proposal, dated December 23, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$35,980.00 Lump Sum Fee for Construction Material Testing & Inspection Services as described in Attachment B Schedule of Cost

The value of this Task Order is a lump sum fee of \$35,980.00 for Construction Material Testing & Inspection Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

09/12/2025

Date



James L. Borkman
Director of Procurement

09/12/2025

Date



Recommendation of Award - ITL

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 25, 2025
To: James Borkman
Director of Procurement
From: Abiodun Johnson
Project Manager
Distribution: Miguel Fernandez
04044-03-04-05-01
Subject: Recommendation of Award
CIP – Central Hearing Facility Roof & MEP Upgrades
Princeton Technical Services, Inc.
Construction Material Testing and Inspection Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Princeton Technical Services who has been pre-qualified to provide Construction Material Testing and Inspection Services per the SOW as required at the above-named Project:

- A. Division 01 – General Requirements
- B. Division 03 – Concrete
- C. Division 05 – Metals
- D. Division 07 – Thermal and Moisture Protection
- E. Division 09 – Finishes

On December 23, 2024, Princeton Technical Services, Inc. submitted a final proposal which has been approved by PBC. The amount for this contract is being issued as a lump sum amount of **\$35,980.00**, to complete the scope of work.

Based on the review of the proposal, we recommend that Princeton Technical Services, Inc., 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 complying with the PBC's MBE/WBE Goals.

Princeton Technical Services, Inc. should be assigned a Task Order, in the lump sum amount of **\$35,980.00**, to complete these services.

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
ANNUAL BOARD MEETING – OCTOBER 1, 2025
CHANGE ORDER REPORT

EXHIBIT B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
October 1, 2025

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED CONTRACT 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>
Chicago Department of Transportation (CDOT) Works Progress Administration (WPA) Street Reconstruction (W. 100th Street / S. Homan Avenue / S. Short Street) Project Manager: Robert Ochi	C1609	Sumit Construction Company, Inc.	\$3,436,744.25	(\$100,000.00)	\$3,336,744.25	(\$1,018,101.82)	\$2,318,642.43	-32.53%

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Works Progress Administration ("WPA") Steet Reconstruction

(W. 100th St. / S. Homan Ave. / S. Short St.)

September 5, 2025*

Sumit Construction Co., Inc.
4150 W. Wrightwood Avenue
Chicago, IL 60639

CHNG	BULL	CONTRACT NUMBER C1609	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,436,744.25
NUM		APPROVED CHANGE ORDERS	(\$100,000.00)
ADJUSTED CONTRACT PRICE TO DATE			\$3,336,744.25
002	1609-002	Deduct unused Commission's Contract Contingency (All Locations). Other.	(\$490,440.04)

TOTAL CHANGE ADDITION	(\$490,440.04)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$2,846,304.21


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1609 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**CHANGE ORDER**

Works Progress Administration ("WPA") Steet Reconstruction

(W. 100th St. / S. Homan Ave. / S. Short St.)

September 23, 2025*

Sumit Construction Co., Inc.
4150 W. Wrightwood Avenue
Chicago, IL 60639

CHNG	BULL	CONTRACT NUMBER C1609	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,436,744.25
NUM		APPROVED CHANGE ORDERS	(\$590,440.04)
ADJUSTED CONTRACT PRICE TO DATE			\$2,846,304.21
003	1609-004	Reconciled Schedule of Prices (All Locations). Other.	(\$527,661.78)

TOTAL CHANGE ADDITION	(\$527,661.78)
-----------------------	----------------

ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$2,318,642.43
---	-----------------------

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1609
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

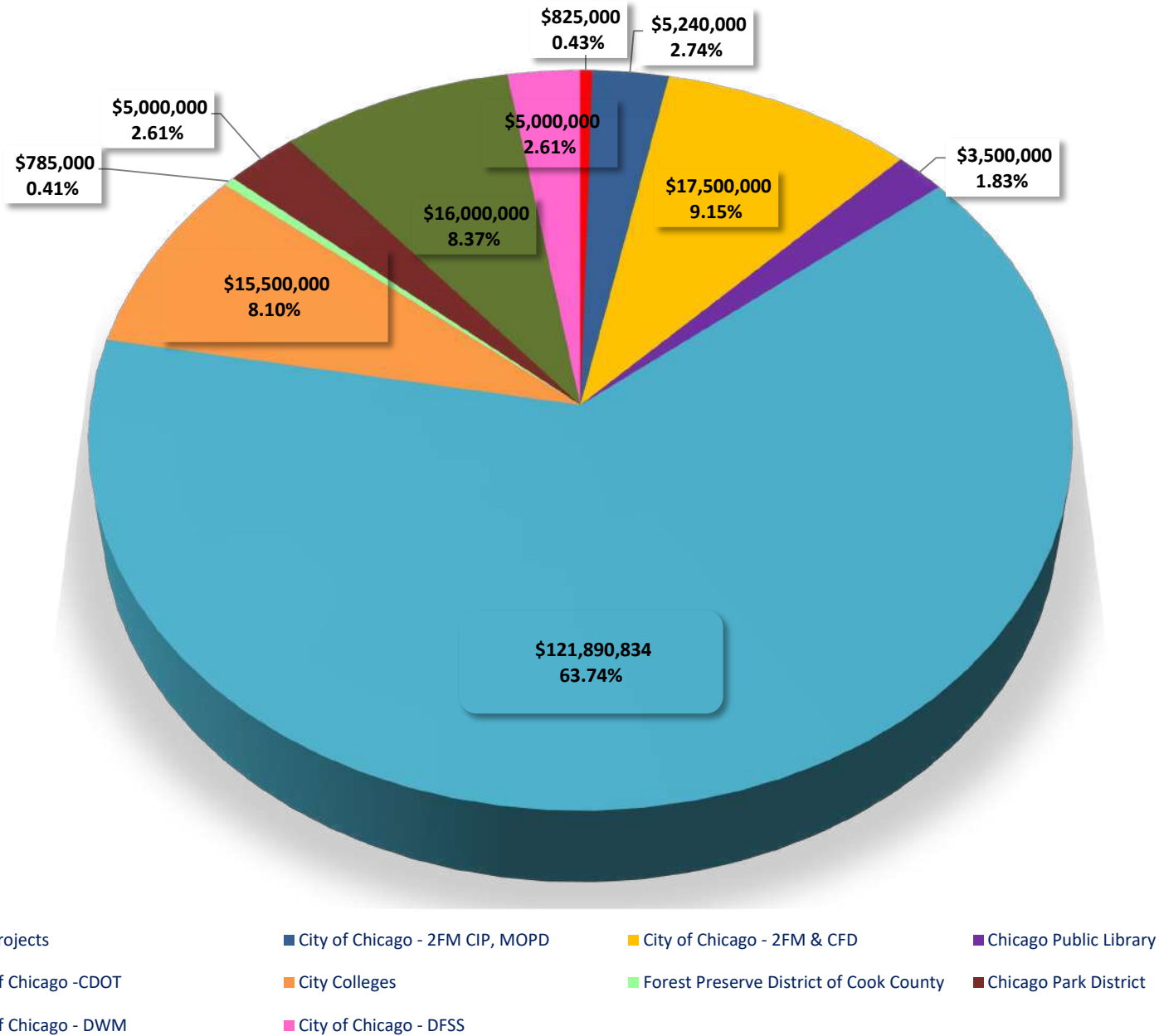
2026 Budget

Board of Commissioners Meeting
October 1st, 2025



PBC 2026 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



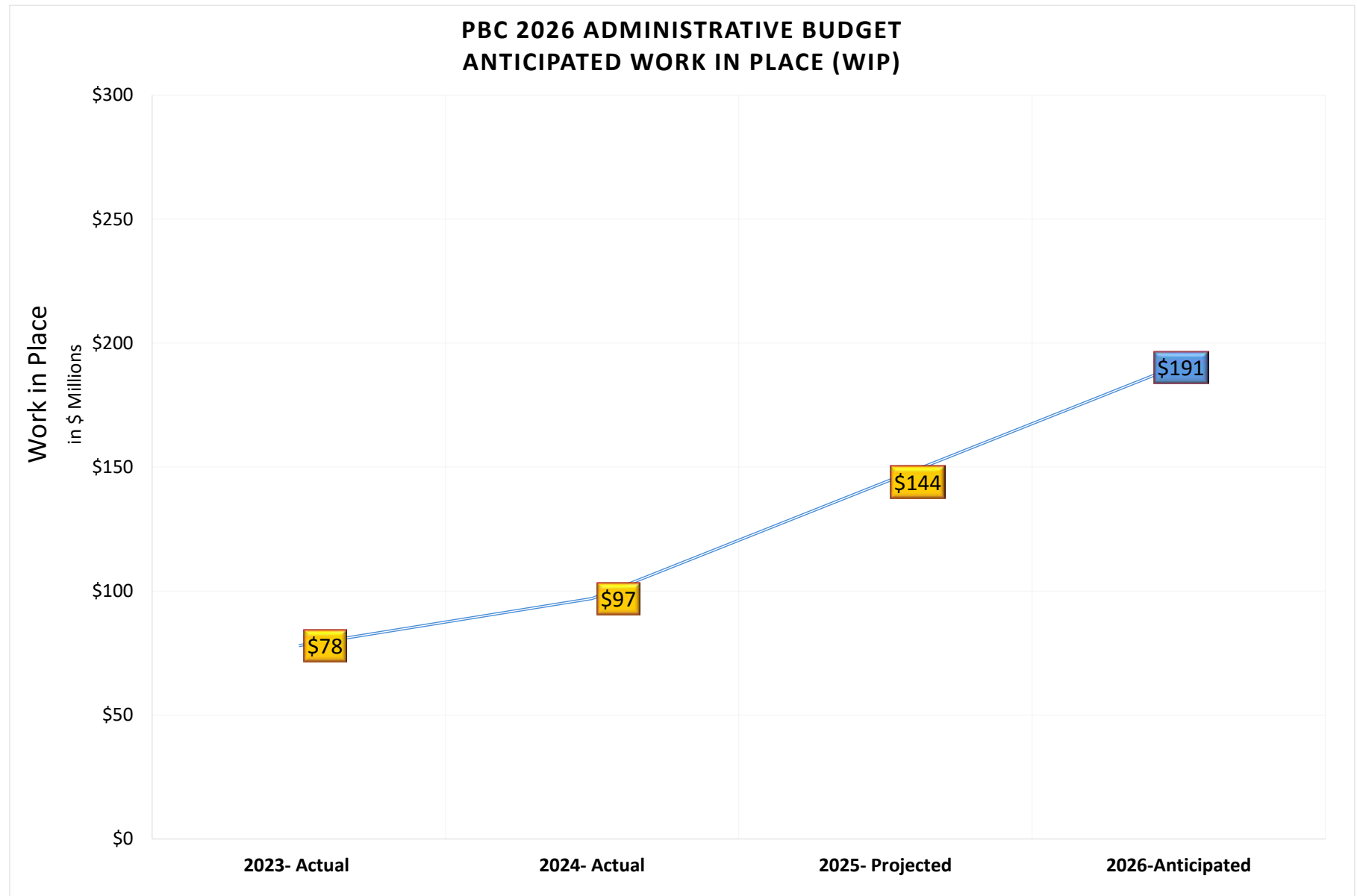
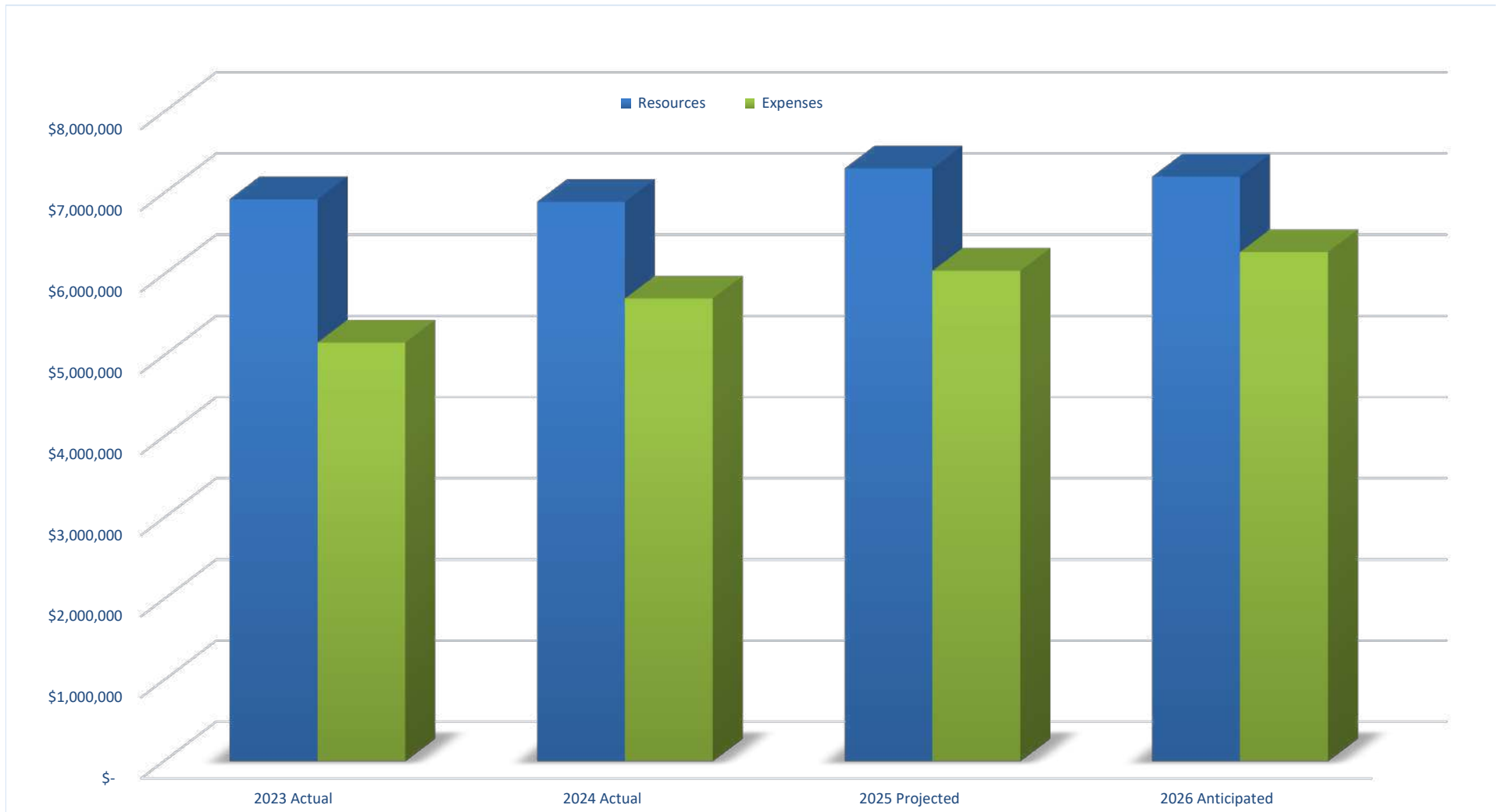


EXHIBIT C.
PBC 2026 ADMINISTRATIVE BUDGET
Historical Resources vs Expenditures





**Public Building Commission of Chicago
2026 General Administrative Budget**

09/23/2025 Version

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

	Approved 2023 Budget	Approved 2024 Budget	Approved 2025 Budget	Proposed 2026 Budget	Increase/ (Decrease) 2025 to 2026	Increase/ (Decrease) 2025 to 2026
Personnel Services						
Salaries	\$ 3,185,798	\$ 3,190,797	\$ 3,272,021	\$ 3,325,265	\$ 53,244	2%
Payroll Taxes	\$ 197,519	\$ 220,165	\$ 229,180	\$ 229,443	\$ 263	0%
Medical Insurance	\$ 1,196,875	\$ 1,200,875	\$ 1,054,000	\$ 1,035,000	\$ (19,000)	-2%
Severance Plan	\$ 49,433	\$ 49,433	\$ 49,433	\$ 49,433	\$ -	0%
Retirement Contributions - PBC 401(a)	\$ 150,000	\$ 198,024	\$ 220,884	\$ 208,000	\$ (12,884)	-6%
Retirement Contributions - Mun. Employees	\$ 180,000	\$ 206,567	\$ 331,386	\$ 342,567	\$ 11,181	3%
Total Personnel Services	\$ 4,959,625	\$ 5,065,861	\$ 5,156,904	\$ 5,189,708	\$ 32,804	1%
Insurance						
Daley Center	\$ 735,788	\$ 761,000	\$ 877,000	\$ 1,025,000	\$ 148,000	17%
General Insurance	\$ 72,000	\$ 72,000	\$ 80,000	\$ 70,000	\$ (10,000)	-13%
Total Insurance	\$ 807,788	\$ 833,000	\$ 957,000	\$ 1,095,000	\$ 138,000	14%
Legal Fees	\$ 182,000	\$ 182,000	\$ 140,000	\$ 135,000	\$ (5,000)	-4%
Inspector General Legal Fees	\$ 202,400	\$ 204,117	\$ 205,683	\$ 208,007	\$ 2,324	1%
Professional Services Fees	\$ 342,000	\$ 354,000	\$ 382,000	\$ 366,000	\$ (16,000)	-4%
Rent/Leasehold Improvements	\$ 707,268	\$ 736,590	\$ 732,639	\$ 734,998	\$ 2,359	0%
Office and Other Admin Expenses	\$ 203,750	\$ 171,750	\$ 174,800	\$ 208,750	\$ 33,950	19%
Computer Maintenance, Equipment & Software	\$ 452,683	\$ 452,144	\$ 426,145	\$ 415,175	\$ (10,970)	-3%
Contingency/Business Development	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	0%
Total Budget	\$ 8,257,514	\$ 8,399,462	\$ 8,575,171	\$ 8,752,638	\$ 177,467	2%

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

2026 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and Transwestern Commercial Services Illinois, L.L.C. are pleased to present the 2026 Operating and Capital Budget for the Richard J. Daley Center. The 2026 operating expense budget of \$22,598,060 reflects an increase of 3.85%.

The increase in operating expenses equates to \$837,271 and is primarily a result of annual increases in building repairs and utility expenses. There are higher increases in electricity, the higher electricity 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 the design replacing the existing Springfield boiler with a more efficient electric boiler, relining of the building cooling towers, replacement of the building fire pumps, chiller isolation valve replacement, and water heater upgrades. The Capital Improvement Plan for 2026 totals \$2,025,000 which represents a \$1,767,000 decrease over the 2025 Capital Improvement Plan budget. There are also several 2025 capital projects that are being carry overed into 2026.

The Percentage for Operating Expense Allocation for 2026 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				
	2025	2026	\$ CHANGE	% CHANGE
OPERATING BUDGET	BUDGET	BUDGET	2026 BUDGET TO	2026 BUDGET TO
			2025 BUDGET	2025 BUDGET
REVENUE				
BASE RENT (1)	\$21,760,788	\$22,598,060	\$837,271	3.85%
RETAIL INCOME (2)	\$79,958	\$80,839	\$881	1.10%
OTHER INCOME (3)	\$226,204	\$240,754	\$14,550	6.43%
INCOME FROM SERVICES RESOLD (4)	\$484,434	\$324,984	(\$159,450)	-32.91%
TOTAL REVENUE	\$22,551,384	\$23,244,636	\$693,251	3.07%
EXPENSES				
UTILITIES EXPENSE	\$4,310,074	\$4,551,394	\$241,320	5.60%
CLEANING EXPENSE	\$5,233,170	\$5,492,291	\$259,121	4.95%
SECURITY EXPENSE	\$3,746,191	\$3,557,888	(\$188,303)	-5.03%
MECHANICAL MAINTENANCE	\$5,256,668	\$5,488,439	\$231,771	4.41%
BUILDING GENERAL	\$1,077,634	\$1,151,940	\$74,306	6.90%
ADMINISTRATIVE EXPENSE	\$1,242,388	\$1,250,359	\$7,971	0.64%
INSURANCE	\$894,663	\$1,105,748	\$211,085	23.59%
SUBTOTAL BLDG OPERATING EXPENSES	\$21,760,788	\$22,598,060	\$837,271	3.85%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$484,434	\$324,984	(\$159,450)	-32.91%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$484,434	\$324,984	(\$159,450)	-32.91%
NET OPERATING AUTHORIZATION REQUIRED	\$22,245,223	\$22,923,044	\$677,820	3.05%
CAPITAL BUDGET	\$3,792,000	\$2,025,000	(\$1,767,000)	-46.60%
TOTAL DALEY CENTER BUDGET	\$26,037,223	\$24,948,044	(\$1,089,180)	-4.18%

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

- The Other Income increased \$14,550 due to the additional plaza usage for paid events.
- The \$159,450 decrease in Income from Services Resold stems from lower projected steam usage for Cook County and the City of Chicago in 2026. 2024 steam usage reconciliation credits will also decrease overall revenues for tenant steam usage reimbursements.
- The \$241,320 increase in Utilities Expense is mainly due to an increase electricity cost. The additional costs are for transmission services charges and reserve capacity charges being the largest increases.
- The \$259,121 increase in Cleaning Expense is partly due to the latest SEIU Local One Cleaners collective bargaining agreement salary increases and an increase in the contingency for the cleaning supplies. There is also an increase in the exterior window washing.
- The \$188,303 decrease in Security Expense is mainly due to the discontinuation of tower disinfection team.
- The \$231,771 increase in General Building Repairs is partly due to an increased contingency to replace equipment.
- The \$211,085 increase in Insurance is due to continued market increases annually for Daley Center commercial and property insurance policies.

Capital Improvement Plan

The 2026 Capital Improvement Budget includes **\$2,025,000** for the projects listed below:

1. Design of Springfield boiler replacement - **\$100,000**
 - a. Design to replace failed boiler, 2026 design and work to be completed in 2027.
2. Chiller isolation valve installation - **\$150,000**
 - a. Provide, install, test, new water isolation valves in the building cooling equipment.
3. Fire pump replacement - **\$430,000**
 - a. Source, install, test, and certify new fire pumps.
4. Courtroom lighting upgrade - **\$250,000**
 - a. Change the courtroom lighting and lighting grate above judge's bench.
5. Water heater upgrades - **\$250,000**
 - a. Replace the current water heaters with high efficiency water heaters.
6. Deck stabilization - **\$270,000**
 - a. Address the interior façade deterioration.

7. Boiler control upgrades - **\$270,000**
 - a. Install new controls, replacing old controls which have reached the end of useful life.
8. Electrical switch gear upgrades - **\$30,000**
 - a. Clean and torque old switch gear parts over 2026 & 2027.
9. Plumbing upgrades - **\$75,000**
 - a. Replace failing fixtures with newer, more efficient water conserving fixtures.
10. Air Compressor upgrades - **\$200,000**
 - a. Replace 2 of the 4 compressors that are currently running with the HVAC system.

EXHIBIT D.
BUDGET SUMMARY

OPERATING BUDGET	2025 BUDGET	2026 BUDGET	\$ CHANGE 2026 BUDGET TO 2025 BUDGET	% CHANGE 2026 BUDGET TO 2025 BUDGET
REVENUE				
BASE RENT (1)	\$21,760,788	\$22,598,060	\$837,271	3.85%
RETAIL INCOME (2)	\$79,958	\$80,839	\$881	1.10%
OTHER INCOME (3)	\$226,204	\$240,754	\$14,550	6.43%
INCOME FROM SERVICES RESOLD (4)	\$484,434	\$324,984	(\$159,450)	-32.91%
TOTAL REVENUE	\$22,551,384	\$23,244,636	\$693,251	3.07%
EXPENSES				
UTILITIES EXPENSE	\$4,310,074	\$4,551,394	\$241,320	5.60%
CLEANING EXPENSE	\$5,233,170	\$5,492,291	\$259,121	4.95%
SECURITY EXPENSE	\$3,746,191	\$3,557,888	(\$188,303)	-5.03%
MECHANICAL MAINTENANCE	\$5,256,668	\$5,488,439	\$231,771	4.41%
BUILDING GENERAL	\$1,077,634	\$1,151,940	\$74,306	6.90%
ADMINISTRATIVE EXPENSE	\$1,242,388	\$1,250,359	\$7,971	0.64%
INSURANCE	\$894,663	\$1,105,748	\$211,085	23.59%
SUBTOTAL BLDG OPERATING EXPENSES	\$21,760,788	\$22,598,060	\$837,271	3.85%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$484,434	\$324,984	(\$159,450)	-32.91%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$484,434	\$324,984	(\$159,450)	-32.91%
NET OPERATING AUTHORIZATION REQUIRED	\$22,245,223	\$22,923,044	\$677,820	3.05%
CAPITAL BUDGET	\$3,792,000	\$2,025,000	(\$1,767,000)	-46.60%
TOTAL DALEY CENTER BUDGET	\$26,037,223	\$24,948,044	(\$1,089,180)	-4.18%

EXHIBIT D.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 Budget Summary

COOK COUNTY		2026 Funding %*	2025 Funding %*
BASE RENT	\$21,450,982		
STEAM CHARGES	\$139,574		
2025 CAPITAL PROJECTS	\$1,922,211		
TOTAL COUNTY	\$23,512,767	94.924%	94.924%
CITY OF CHICAGO			
BASE RENT	\$77,737		
STEAM CHARGES	\$185,410		
2025 CAPITAL PROJECTS	\$6,966		
TOTAL CITY	\$270,113	0.344%	0.344%
PBCC			
BASE RENT	\$674,552		
2025 CAPITAL PROJECTS	\$60,446		
TOTAL PBCC	\$734,998	2.985%	2.985%
ILLINOIS WORKERS COMPENSATION COMMISSION			
BASE RENT	\$227,788		
2025 CAPITAL PROJECTS	\$20,412		
TOTAL IWCC	\$248,200	1.008%	1.008%
ILLINOIS LIQUOR CONTROL COMMISSION			
BASE RENT	\$167,000		
2025 CAPITAL PROJECTS	\$14,965		
TOTAL ILCC	\$181,964	0.739%	0.739%
TOTAL FUNDING:	\$24,948,044	100.00%	100.00%

*Note: Percentage based on 2025-2026 square footage occupied.

EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$22,598,060	\$21,760,788	\$21,380,627	\$1,217,432	5.69%
RETAIL INCOME	\$80,839	\$79,958	\$79,605	\$1,234	1.55%
OTHER INCOME	\$240,754	\$226,204	\$253,128	(\$12,374)	-4.89%
INCOME FROM SERVICES RESOLD	\$324,984	\$484,434	\$646,724	(\$321,740)	-49.75%
TOTAL REVENUE	\$23,244,636	\$22,551,384	\$22,360,084	\$884,552	3.96%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$4,551,394	\$4,310,074	\$4,382,427	\$168,967	3.86%
CLEANING EXPENSE	\$5,492,291	\$5,233,170	\$5,170,508	\$321,783	6.22%
SECURITY EXPENSE	\$3,557,888	\$3,746,191	\$3,464,679	\$93,209	2.69%
MECHANICAL MAINTENANCE	\$5,488,439	\$5,256,668	\$5,604,792	(\$116,353)	-2.08%
BUILDING GENERAL	\$1,151,940	\$1,077,634	\$1,025,429	\$126,511	12.34%
ADMINISTRATIVE EXPENSE	\$1,250,359	\$1,242,388	\$1,317,186	(\$66,826)	-5.07%
INSURANCE	\$1,105,748	\$894,663	\$722,649	\$383,099	53.01%
SUBTOTAL BUILDING OPERATING EXPENSES	\$22,598,060	\$21,760,788	\$21,687,670	\$910,390	4.20%
COST OF SERVICES RESOLD	\$324,984	\$484,434	\$646,724	(\$321,740)	-49.75%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$22,923,044	\$22,245,223	\$22,334,394	\$588,650	2.64%

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

3 YEAR BUDGET COMPARISON	PROPOSED 2026 BUDGET	2025 BUDGET	2024 BUDGET	\$ VARIANCE 2026 BUDGET VS. 2025 BUDGET	% VARIANCE 2026 BUDGET VS. 2025 BUDGET
REVENUE					
BASE RENT	\$22,598,060	\$21,760,788	\$20,845,532	\$837,271	3.85%
RETAIL INCOME	\$80,839	\$79,958	\$73,200	\$881	1.10%
OTHER INCOME	\$240,754	\$226,204	\$226,204	\$14,550	6.43%
INCOME FROM SERVICES RESOLD	\$324,984	\$484,434	\$665,244	(\$159,450)	-32.91%
TOTAL REVENUE	\$23,244,636	\$22,551,384	\$21,810,180	\$693,252	3.07%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$4,551,394	\$4,310,074	\$3,905,820	\$241,320	5.60%
CLEANING EXPENSE	\$5,492,291	\$5,233,170	\$4,961,601	\$259,121	4.95%
SECURITY EXPENSE	\$3,557,888	\$3,746,191	\$3,593,283	(\$188,303)	-5.03%
MECHANICAL MAINTENANCE	\$5,488,439	\$5,256,668	\$5,246,121	\$231,771	4.41%
BUILDING GENERAL	\$1,151,940	\$1,077,634	\$1,064,770	\$74,306	6.90%
ADMINISTRATIVE EXPENSE	\$1,250,359	\$1,242,388	\$1,188,191	\$7,971	0.64%
INSURANCE	\$1,105,748	\$894,663	\$885,745	\$211,085	23.59%
SUBTOTAL BUILDING OPERATING EXPENSES	\$22,598,060	\$21,760,788	\$20,845,531	\$837,271	3.85%
COST OF SERVICES RESOLD (TAB X)	\$324,984	\$484,434	\$665,244	(\$159,450)	-32.91%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$22,923,044	\$22,245,223	\$21,510,775	\$677,821	3.05%

EXHIBIT D.

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

	PROPOSED 2026 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	\$4,551,394	\$4,320,365	\$135,859	\$15,657	\$45,878	\$33,635
CLEANING EXPENSE	\$5,492,291	\$5,213,502	\$163,945	\$18,893	\$55,362	\$40,588
SECURITY EXPENSE	\$3,557,888	\$3,377,289	\$106,203	\$12,239	\$35,864	\$26,293
MECHANICAL MAINTENANCE	\$5,488,439	\$5,209,846	\$163,830	\$18,880	\$55,323	\$40,560
BUILDING GENERAL	\$1,151,940	\$1,093,468	\$34,385	\$3,963	\$11,612	\$8,513
ADMINISTRATIVE EXPENSE	\$1,250,359	\$1,186,891	\$37,323	\$4,301	\$12,604	\$9,240
INSURANCE	\$1,105,748	\$1,049,620	\$33,007	\$3,804	\$11,146	\$8,171
TOTAL BUILDING OPERATING EXPENSES	\$22,598,060	\$21,450,982	\$674,552	\$77,737	\$227,788	\$167,000

EXHIBIT D.

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

	COOK COUNTY PROPOSED 2026 BUDGET EXPENSE SHARE	COOK COUNTY 2025 BUDGET EXPENSE SHARE	COOK COUNTY 2024 BUDGET EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES			
UTILITIES EXPENSE	\$4,320,365	\$4,091,294	\$3,707,560
CLEANING EXPENSE	\$5,213,502	\$4,967,535	\$4,709,751
SECURITY EXPENSE	\$3,377,289	\$3,556,034	\$3,410,888
MECHANICAL MAINTENANCE	\$5,209,846	\$4,989,840	\$4,979,828
BUILDING GENERAL	\$1,093,468	\$1,022,933	\$1,010,723
ADMINISTRATIVE EXPENSE	\$1,186,891	\$1,179,325	\$1,127,878
INSURANCE	\$1,049,620	\$849,250	\$840,785
TOTAL BUILDING OPERATING EXPENSES	\$21,450,982	\$20,656,211	\$19,787,413

EXHIBIT D.

RICHARD J. DALEY CENTER 2026 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	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$1,787,582	\$21,450,982
COUNTY STEAM CHARGES	\$0	\$0	\$16,777	\$22,037	\$1,066	\$1,145	\$1,203	\$341	\$1,162	\$3,868	\$23,405	\$68,568	\$139,574
TOTAL COUNTY O & M CHARGES	\$1,787,582	\$1,787,582	\$1,804,359	\$1,809,619	\$1,788,648	\$1,788,727	\$1,788,785	\$1,787,923	\$1,788,744	\$1,791,450	\$1,810,987	\$1,856,150	\$21,590,556
IWCC BASE RENT	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$227,788
TOTAL IWCC O & M CHARGES	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$18,982	\$227,788
ILCC BASE RENT	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$167,000
TOTAL ILCC O & M CHARGES	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$13,917	\$167,000
CITY BASE RENT	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$6,478	\$77,737
CITY STEAM CHARGES	\$0	(\$0)	(\$0)	\$26,749	\$16,393	\$5,906	\$6,201	\$7,317	\$5,991	\$15,789	\$37,884	\$63,180	\$185,410
TOTAL CITY O & M CHARGES	\$6,478	\$6,478	\$6,478	\$33,227	\$22,871	\$12,384	\$12,679	\$13,795	\$12,469	\$22,267	\$44,362	\$69,659	\$263,147
PBCC BASE RENT	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$674,552
TOTAL PBCC O & M CHARGES	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$56,213	\$674,552

TOTAL BASE RENT:	\$22,598,060
TOTAL SERVICES RESOLD:	\$324,984
TOTAL TENANT CONTRIBUTIONS:	\$22,923,044

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2026	No. of Employees Budget 2025	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		64	68		\$4,923,097
contract employees	Day	14	14		
contract employees	Night	49	49		
contract employees	COVID-19 Disinfecting	1	4		
Security Staff:		37	37		\$3,152,289
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	27	27		
contract employees	Roving Patrol	2	2		
Engineers:		18	18		\$3,425,117
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	\$119,954	
building employee	Tenant Coordinator	1	1		
Administrative:		5	5	\$741,101	
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:		126	130	\$1,106,614	\$11,500,503

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$21,450,982	\$20,656,211	\$20,656,211	\$794,771	3.85%
2. BASE RENT CITY	\$77,737	\$74,857	\$74,857	\$2,880	3.85%
3. BASE RENT PBCC	\$674,552	\$649,560	\$649,560	\$24,993	3.85%
4. BASE RENT IWCC	\$227,788	\$219,349	\$219,348	\$8,440	3.85%
5. BASE RENT ILCC	\$167,000	\$160,812	\$160,812	\$6,188	3.85%
6. RETAIL INCOME	\$56,839	\$55,958	\$55,605	\$1,234	2.22%
7. SPECIAL EVENTS INCOME	\$240,754	\$226,204	\$273,276	(\$32,522)	-11.90%
8. RETAIL PERCENTAGE RENT	\$24,000	\$24,000	\$24,000	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$324,984	\$484,434	\$646,724	(\$321,740)	-49.75%
TOTAL	\$23,244,636	\$22,551,384	\$22,760,392	\$484,245	2.13%

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): \$4,200.00 bondsmen (\$350.00 per month) \$16,800.00 total
 - Distributed Antenna Systems Rent: \$24,200.00 (\$2,000.00 per month) represents 1 cellular carrier
 - Retail tenant rent \$16,038.00
7. Special events revenue for plaza events and displays
8. Percentage rent for vending machines, \$1,000 per month. Same projected income for 2025.
 - ATM Machines: \$1,000 monthly. 2026 revenue of \$12,000
9. Services resold to tenants, identified as reimbursable expenses.
 - Steam \$341,761.00 (metered) - In addition to credits from 2024 steam reconciliation.

EXHIBIT D.

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%)	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$1,787,581.85	\$21,450,982.20
4008-000 BASE RENT IWCC (1.008%)	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$18,982.37	\$227,788.44
4008-000 BASE RENT ILCC (0.739%)	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$13,916.64	\$166,999.66
4007-000 BASE RENT CITY (0.344%)	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$6,478.11	\$77,737.33
4009-000 BASE RENT PBCC (2.985%)	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$56,212.67	\$674,552.08
TOTAL BASE RENT	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$1,883,172	\$22,598,060
OTHER RENTAL INCOME													
4010-050 RETAIL RENTAL INCOME	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$4,692.50	\$4,780.62	\$4,780.62	\$4,780.62	\$4,780.62	\$4,780.62	\$4,780.62	\$56,838.72
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	\$3,000.00	\$10,875.00	\$12,000.00	\$23,000.00	\$12,300.00	\$19,575.00	\$12,375.00	\$17,475.00	\$750.00	\$43,125.00	\$240,754.00
OTHER RENTAL INCOME	\$92,822	\$6,843	\$9,693	\$17,568	\$18,693	\$29,693	\$19,081	\$26,356	\$19,156	\$24,256	\$7,531	\$49,906	\$321,593
OTHER INCOME													
4120-007 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$0.00	\$0.00	\$16,777.49	\$48,785.75	\$17,459.21	\$7,051.27	\$7,404.60	\$7,658.34	\$7,153.24	\$19,656.28	\$61,289.23	\$131,748.56	\$324,983.96
OTHER INCOME	\$0	\$0	\$16,777	\$48,786	\$17,459	\$7,051	\$7,405	\$7,658	\$7,153	\$19,656	\$61,289	\$131,749	\$324,984
TOTAL REVENUE													
TOTAL REVENUE	\$1,975,993	\$1,890,014	\$1,909,642	\$1,949,525	\$1,919,323	\$1,919,915	\$1,909,657	\$1,917,186	\$1,909,480	\$1,927,084	\$1,951,991	\$2,064,826	\$23,244,636

Percentages Based on 2013's Re-measurement		3000-105 BASE RENT COUNTY (94.924%)		14,044.44	94.924%	13,331.54
County Percentage	89.95%	3000-111 BASE RENT IWCC (1.008%)		14,044.44	1.008%	141.57
City Percentage	6.35%	3000-111 BASE RENT ILCC (0.739%)		14,044.44	0.739%	103.79
PBC Percentage	3.70%	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
		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
</						

EXHIBIT D.

RICHARD J. DALEY CENTER 2026 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>OPERATING EXPENSES</u>													
<u>1. UTILITIES EXPENSE</u>													
5755-000 ELECTRICITY	\$282,805	\$239,010	\$237,279	\$246,135	\$214,374	\$281,541	\$309,651	\$322,059	\$320,453	\$241,730	\$233,700	\$300,857	\$3,229,594
5775-000 GAS	\$204,118	\$173,148	\$151,847	\$99,827	\$57,865	\$39,976	\$37,805	\$38,614	\$38,347	\$62,594	\$129,016	\$180,177	\$1,213,334
5805-000 TENANT STEAM	(\$0)	\$0	(\$16,777)	(\$48,786)	(\$17,459)	(\$7,051)	(\$7,405)	(\$7,658)	(\$7,153)	(\$19,656)	(\$61,289)	(\$131,749)	(\$324,984)
5800-000 WATER	\$36,872	\$42,105	\$31,640	\$41,247	\$31,177	\$32,900	\$34,931	\$43,257	\$38,350	\$34,202	\$35,069	\$31,699	\$433,450
6560-000 LOAN INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6605-000 LOAN PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL UTILITIES EXPENSE	\$523,795	\$454,263	\$403,989	\$338,424	\$285,957	\$347,366	\$374,983	\$396,272	\$389,997	\$318,870	\$336,496	\$380,985	\$4,551,394
<u>2. CLEANING EXPENSE</u>													
5115-000 CLEANING CONTRACT SERVICE - DAY	\$94,906	\$94,906	\$97,559	\$97,559	\$97,559	\$97,577	\$97,827	\$97,827	\$97,827	\$97,827	\$97,827	\$97,827	\$1,167,027
5120-000 CLEANING CONTRACT SERVICE - NIGHT	\$299,974	\$299,974	\$299,974	\$309,378	\$375,878	\$309,378	\$310,252	\$310,252	\$310,252	\$310,252	\$310,252	\$310,252	\$3,756,070
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	\$5,380	\$5,380	\$7,340	\$40,680	\$6,110	\$5,380	\$40,680	\$7,340	\$5,380	\$5,380	\$18,240	\$5,380	\$152,670
5230-000 WINDOW WASHING RIG SERVICE CONTRACT	\$7,676	\$7,676	\$7,676	\$7,676	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984	\$94,574
5125-000 CLEANING-SUPP/MATERIALS	\$23,553	\$23,553	\$23,553	\$23,843	\$23,843	\$23,843	\$23,843	\$23,843	\$23,843	\$23,843	\$23,843	\$23,843	\$285,250
5140-000 UNIFORMS	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700
TOTAL CLEANING EXPENSE	\$436,215	\$436,215	\$438,327	\$481,362	\$513,599	\$446,387	\$482,811	\$449,471	\$447,511	\$447,511	\$462,871	\$450,011	\$5,492,291
<u>3. SECURITY DEPARTMENT</u>													
5620-000 SECURITY CONTRACT SERVICE	\$267,673	\$236,340	\$259,838	\$252,006	\$273,055	\$257,052	\$273,055	\$265,054	\$265,054	\$265,054	\$265,054	\$273,055	\$3,152,289
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	\$7,990	\$5,990	\$6,990	\$7,990	\$5,990	\$13,990	\$7,990	\$5,990	\$8,490	\$37,059	\$5,990	\$103,640	\$218,099
5250-000 SECURITY SUPPLIES AND MATERIALS	\$8,675	\$1,025	\$6,450	\$4,175	\$9,025	\$13,175	\$2,675	\$4,250	\$4,175	\$7,325	\$1,025	\$2,125	\$64,100
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	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000	\$9,000	\$100,000
TOTAL SECURITY EXPENSE	\$294,288	\$253,305	\$283,228	\$274,121	\$298,020	\$294,167	\$293,670	\$285,244	\$288,669	\$320,388	\$283,019	\$389,770	\$3,557,888

EXHIBIT D.

RICHARD J. DALEY CENTER 2026 MONTHLY OPERATING BUDGET BY CATEGORY

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
4. MECHANICAL MAINTENANCE DEPARTMENT													
<u>ELECTRICAL R&M</u>													
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	\$4,400	\$4,400	\$19,400	\$4,400	\$4,400	\$4,400	\$97,900	\$4,400	\$19,400	\$4,400	\$4,400	\$4,400	\$176,300
0000-000 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$10,900	\$10,900	\$25,900	\$10,900	\$10,900	\$10,900	\$104,400	\$10,900	\$25,900	\$10,900	\$10,900	\$10,900	\$254,300
<u>PLUMBING R & M</u>													
5470-000 PLUMBING REP/MAINT O/S SERVICES	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
TOTAL PLUMBING R & M EXPENSE	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
<u>HVAC R & M</u>													
5400-000 HVAC-CONTRACT SERVICE	\$28,887	\$1,167	\$10,739	\$28,887	\$1,167	\$10,739	\$29,097	\$1,167	\$10,739	\$29,097	\$1,167	\$10,739	\$163,588
5545-000 HVAC-CONTROLS CONTRACT	\$19,189	\$0	\$0	\$19,189	\$0	\$0	\$20,204	\$0	\$0	\$20,204	\$0	\$0	\$78,785
5225-000 HVAC-SUPPLIES/MATERIALS	\$32,500	\$7,500	\$32,500	\$7,500	\$13,200	\$7,500	\$62,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$200,700
5400-000 REPAIRS & MAINTENANCE	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$158,000
5016-000 HVAC-PAYROLL	\$352,020	\$288,527	\$264,279	\$264,279	\$268,326	\$270,453	\$359,368	\$270,711	\$270,711	\$275,747	\$270,711	\$269,985	\$3,425,117
5265-000 UNIFORMS	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
TOTAL HVAC R & M EXPENSE	\$446,562	\$311,160	\$321,484	\$333,821	\$296,659	\$302,658	\$485,135	\$293,344	\$302,916	\$346,514	\$293,344	\$302,190	\$4,035,790
<u>ELEVATOR R & M</u>													
5345-000 ELEVATORS-CONTRACT SERVICE	\$91,039	\$91,039	\$91,039	\$91,039	\$94,680	\$94,680	\$94,680	\$94,680	\$94,680	\$94,680	\$94,680	\$94,680	\$1,121,599
5400-001 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$22,750	\$0	\$0	\$0	\$0	\$0	\$22,750
TOTAL ELEVATOR R & M EXPENSE	\$91,039	\$91,039	\$91,039	\$91,039	\$94,680	\$94,680	\$117,430	\$94,680	\$94,680	\$94,680	\$94,680	\$94,680	\$1,144,349
TOTAL DEPARTMENTAL EXPENSE	\$553,001	\$417,599	\$442,923	\$440,260	\$406,740	\$412,739	\$711,466	\$403,425	\$427,997	\$456,595	\$403,425	\$412,271	\$5,488,439

EXHIBIT D.

RICHARD J. DALEY CENTER 2026 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>5. BUILDING GENERAL DEPARTMENT</u>													
<u>PAINTING R & M</u>													
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	\$20,649	\$19,666	\$22,632	\$24,967	\$19,666	\$22,898	\$22,898	\$20,816	\$21,857	\$22,898	\$20,816	\$22,898	\$262,658
5265-000 CARPENTRY UNIFORMS	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
5275-000 CARPENTRY SUPPLIES	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
SUBTOTAL CARPENTER R & M EXPENSE	\$20,839	\$19,856	\$22,822	\$25,157	\$19,856	\$23,088	\$23,088	\$21,006	\$22,047	\$23,088	\$21,006	\$23,088	\$264,938
<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	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
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	\$21,553	\$11,003	\$16,898	\$29,848	\$28,453	\$8,453	\$19,553	\$12,453	\$28,453	\$37,692	\$25,144	\$8,453	\$247,962
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	\$13,807	\$9,205	\$10,205	\$9,205	\$9,205	\$9,205	\$13,807	\$9,205	\$9,205	\$9,205	\$9,205	\$9,205	\$120,660
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	\$69,555	\$31,108	\$111,773	\$77,673	\$79,423	\$88,353	\$74,350	\$39,653	\$74,923	\$68,317	\$71,314	\$28,558	\$815,002
TOTAL DEPARTMENTAL EXPENSE	\$96,394	\$56,964	\$140,595	\$108,830	\$105,279	\$117,441	\$103,438	\$66,659	\$102,970	\$97,405	\$98,320	\$57,646	\$1,151,940

EXHIBIT D.

RICHARD J. DALEY CENTER 2026 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>6. ADMINISTRATION EXPENSES</u>													
6175-000 OFFICE SUPPLIES	\$5,106	\$4,606	\$2,106	\$2,106	\$4,606	\$2,106	\$2,106	\$2,106	\$2,606	\$2,106	\$2,106	\$2,106	\$33,772
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	\$49,664	\$2,650	\$5,400	\$25,900	\$2,650	\$2,650	\$7,650	\$2,650	\$2,650	\$7,650	\$2,650	\$2,650	\$114,814
6590-000 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$70,000
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	\$60,187	\$88,125	\$41,775	\$41,775	\$41,775	\$41,775	\$62,663	\$41,775	\$41,775	\$41,775	\$41,775	\$41,775	\$586,951
5025-100 ADMINISTRATIVE BENEFITS	\$17,299	\$11,989	\$11,989	\$11,989	\$11,989	\$11,989	\$11,989	\$16,965	\$11,989	\$11,989	\$11,989	\$11,989	\$154,150
6131-000 ADMINISTRATIVE OTHER OFFICE EXPENSE	\$5,625	\$1,875	\$1,875	\$5,625	\$1,875	\$1,875	\$5,625	\$1,875	\$1,875	\$5,625	\$1,875	\$1,875	\$37,500
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	\$159,110	\$133,674	\$107,593	\$104,624	\$80,124	\$77,624	\$107,262	\$90,601	\$78,124	\$86,374	\$77,624	\$147,624	\$1,250,359
<u>7. INSURANCE EXPENSE</u>													
6020-000 INSURANCE	\$9,145	\$9,145	\$256,992	\$9,145	\$9,145	\$256,992	\$9,145	\$9,145	\$261,617	\$9,145	\$9,145	\$256,992	\$1,105,748
TOTAL INSURANCE EXPENSE	\$9,145	\$9,145	\$256,992	\$9,145	\$9,145	\$256,992	\$9,145	\$9,145	\$261,617	\$9,145	\$9,145	\$256,992	\$1,105,748
TOTAL OPERATING EXPENSE	\$2,071,947	\$1,761,163	\$2,073,647	\$1,756,764	\$1,698,863	\$1,952,714	\$2,082,774	\$1,700,816	\$1,996,885	\$1,736,287	\$1,670,899	\$2,095,299	\$22,598,060
<u>REIMBURSABLE EXPENSE</u>													
5511-000 COST OF STEAM RESOLD COUNTY	\$0	\$0	\$16,777	\$22,037	\$1,066	\$1,145	\$1,203	\$341	\$1,162	\$3,868	\$23,405	\$68,568	\$139,574
5511-010 COST OF STEAM RESOLD CITY	\$0	(\$0)	(\$0)	\$26,749	\$16,393	\$5,906	\$6,201	\$7,317	\$5,991	\$15,789	\$37,884	\$63,180	\$185,410
0000-000 COUNTY PACKAGE UNIT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REIMBURSABLE EXPENSE	\$0	(\$0)	\$16,777	\$48,786	\$17,459	\$7,051	\$7,405	\$7,658	\$7,153	\$19,656	\$61,289	\$131,749	\$324,984
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$2,071,947	\$1,761,163	\$2,090,425	\$1,805,550	\$1,716,322	\$1,959,766	\$2,090,179	\$1,708,475	\$2,004,038	\$1,755,943	\$1,732,189	\$2,227,047	\$22,923,044
OPERATING SURPLUS OR (DEFICIT)	\$95,954	(\$128,851)	\$180,783	(\$143,975)	(\$203,001)	\$39,850	\$180,522	(\$208,711)	\$94,557	(\$171,141)	(\$219,803)	\$162,221	(\$321,593)

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. ELECTRICITY	\$3,229,594	\$2,662,262	\$2,681,643	\$547,951	20.43%
2. NATURAL GAS	\$1,213,334	\$1,060,918	\$1,365,036	(\$151,702)	-11.11%
3. TENANT STEAM USAGE	(\$324,984)	(\$484,434)	(\$731,979)	\$406,995	-55.60%
4. WATER	\$433,450	\$384,566	\$424,303	\$9,146	2.16%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$0	\$686,762	\$643,424	(\$643,424)	-100.00%
TOTAL	\$4,551,394	\$4,310,074	\$4,382,427	\$168,967	3.86%

- See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates. Increased electric rates for 2026.
Variance is due, in part, to a new monthly charge. An increase in Transmission Service Charges and Reserve Capacity Charges. Building is using the same usage in 2025.
- See Natural Gas Budget based on utility consultant usage projections and existing rates. Variance is partly due to an increase in gas rates to be locked in for 2026.
- 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 2024 steam usage. Credits owed to City and County will be applied against 2025 charges.
- See Water Budget Worksheet.
Variance stems from increase budgeted cost from supplier and additional projected usage.
- 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 D.
RICHARD J. DALEY CENTER
ELECTRIC BUDGET WORKSHEET
2026

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	\$100,032	0%	\$5,962	\$37,977	\$60,972	\$5,943	\$41,810	\$11,773	\$4,868	\$269,339	\$13,467
February	1,593,933	\$83,968	0%	\$5,005	\$31,879	\$51,181	\$4,989	\$36,790	\$9,882	\$3,935	\$227,629	\$11,381
March	1,573,149	\$82,873	0%	\$4,939	\$31,463	\$50,514	\$4,924	\$37,481	\$9,754	\$4,032	\$225,980	\$11,299
April	1,565,369	\$82,464	0%	\$4,915	\$31,307	\$50,264	\$4,900	\$46,880	\$9,705	\$3,979	\$234,414	\$11,721
May	1,283,618	\$67,621	0%	\$4,030	\$25,672	\$41,217	\$4,018	\$50,116	\$7,958	\$3,533	\$204,166	\$10,208
June	1,725,291	\$90,888	0%	\$5,417	\$34,506	\$55,399	\$5,400	\$61,385	\$10,697	\$4,442	\$268,135	\$13,407
July	1,921,625	\$101,231	0%	\$6,033	\$38,433	\$61,703	\$6,015	\$64,790	\$11,914	\$4,787	\$294,906	\$14,745
August	2,026,448	\$106,753	0%	\$6,362	\$40,529	\$65,069	\$6,343	\$64,078	\$12,564	\$5,024	\$306,723	\$15,336
September	1,928,423	\$101,589	0%	\$6,055	\$38,568	\$61,922	\$6,036	\$73,321	\$11,956	\$5,746	\$305,193	\$15,260
October	1,414,709	\$74,527	0%	\$4,442	\$28,294	\$45,426	\$4,428	\$59,806	\$8,771	\$4,524	\$230,219	\$11,511
November	1,414,308	\$74,506	0%	\$4,441	\$28,286	\$45,413	\$4,427	\$52,075	\$8,769	\$4,655	\$222,571	\$11,129
December	1,953,668	\$102,919	0%	\$6,134	\$39,073	\$62,732	\$6,115	\$51,831	\$12,113	\$5,612	\$286,530	\$14,327
Annual Totals	20,299,400	\$1,069,372	0%	\$63,735	\$405,988	\$651,814	\$63,537	\$640,364	\$125,856	\$55,138	\$3,075,803	\$153,790

Fixed Contract Energy Rate \$/kWh(1)	0.05268
Distribution Loss Factor % (2)	5.96%
Unit Transmission Service Charge \$/kWh (3)	0.02
Unit Reserve Capacity Charge \$/kWh (4)	0.03211
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 4/03/2025 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 4/03/2025 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 D.

Projected 2026 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	\$140,502	\$50,517	\$3,379	\$194,398	\$9,720	\$204,118
February	223,765	223,765	223,765	\$112,330	\$49,296	\$3,277	\$164,903	\$8,245	\$173,148
March	190,979	190,979	190,979	\$95,871	\$45,762	\$2,983	\$144,616	\$7,231	\$151,847
April	115,265	115,265	115,265	\$57,863	\$35,115	\$2,095	\$95,073	\$4,754	\$99,827
May	46,854	46,854	46,854	\$23,521	\$29,927	\$1,662	\$55,110	\$2,755	\$57,865
June	17,347	17,347	17,347	\$8,708	\$27,873	\$1,491	\$38,072	\$1,904	\$39,976
July	14,233	14,233	14,233	\$7,145	\$27,408	\$1,452	\$36,005	\$1,800	\$37,805
August	16,027	16,027	16,027	\$8,046	\$27,288	\$1,442	\$36,776	\$1,839	\$38,614
September	15,284	15,284	15,284	\$7,673	\$27,397	\$1,451	\$36,521	\$1,826	\$38,347
October	55,813	55,813	55,813	\$28,018	\$29,933	\$1,662	\$59,613	\$2,981	\$62,594
November	160,217	160,217	160,217	\$80,429	\$39,946	\$2,497	\$122,872	\$6,144	\$129,016
December	246,798	246,798	246,798	\$123,893	\$44,802	\$2,903	\$171,598	\$8,580	\$180,177
TOTAL	1,382,467	1,382,467	1,382,467	\$693,998	\$435,264	\$26,294	\$1,155,556	\$57,778	\$1,213,334

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2025**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JAN	268,110	60,252	57,833	150,025
FEB	230,392	42,360	45,538	142,494
MAR	161,655	43,598	45,528	72,529
APR	143,320	18,586	26,434	98,300
MAY	38,707	899	13,826	23,982
TOTAL	842,184	165,695	189,159	487,330

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2024**

MONTH	PRODUCED	DISTRIBUTION		
		COUNTY	CITY	DALEY CENTER
JUN	10,948	966	4,981	5,001
JUL	12,879	1,015	5,230	6,634
AUG	12,747	288	6,171	6,288
SEPT	11,506	980	5,053	5,473
OCT	44,142	3,262	13,316	27,564
NOV	122,640	19,740	31,951	70,949
DEC	243,976	57,830	53,286	132,860
TOTAL	458,838	84,081	119,988	254,769

EXHIBIT D.

RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2026

PROJECTION OF 2026 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2025 actual, June-December 2024 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2026 TOTAL FUEL BUDGET
		COUNTY	CITY	DALEY CENTER			
JAN	268,110	60,252	57,833	150,025	279,885	0.7293	\$204,118
FEB	230,392	42,360	45,538	142,494	223,765	0.7738	\$173,148
MAR	161,655	43,598	45,528	72,529	190,979	0.7951	\$151,847
APR	143,320	18,586	26,434	98,300	115,265	0.8661	\$99,827
MAY	38,707	899	13,826	23,982	46,854	1.2350	\$57,865
JUN	10,948	966	4,981	5,001	17,347	2.3045	\$39,976
JUL	12,879	1,015	5,230	6,634	14,233	2.6562	\$37,805
AUG	12,747	288	6,171	6,288	16,027	2.4093	\$38,614
SEPT	11,506	980	5,053	5,473	15,284	2.5090	\$38,347
OCT	44,142	3,262	13,316	27,564	55,813	1.1215	\$62,594
NOV	122,640	19,740	31,951	70,949	160,217	0.8053	\$129,016
DEC	243,976	57,830	53,286	132,860	246,798	0.7301	\$180,177
TOTAL	1,301,022	249,776	309,147	742,099	1,382,467	1.411	\$1,213,334

AVERAGE FUEL COST PER THERM \$ 0.88

- 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	\$	204,118	\$	173,148	\$	151,847	\$	99,827	\$	57,865	\$	39,976	\$	37,805	\$	38,614	\$	38,347	\$	62,594	\$	129,016	\$	180,177	\$	1,213,334
TOTAL FUELING COST	\$	204,118	\$	173,148	\$	151,847	\$	99,827	\$	57,865	\$	39,976	\$	37,805	\$	38,614	\$	38,347	\$	62,594	\$	129,016	\$	180,177	\$	1,213,334

BUDGET SUMMARY														
2025 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	
RESOLD TO COUNTY	\$ 71,440	\$ 50,226	\$ 51,693	\$ 22,037	\$ 1,066	\$ 1,145	\$ 1,203	\$ 341	\$ 1,162	\$ 3,868	\$ 23,405	\$ 68,568	\$ 296,156	
2023 COUNTY STEAM RECONCILIATION (DUE)	(71,440)	(50,226)	(\$34,916)	-	-	-	-	-	-	-	-	-	(156,581)	
2025 STEAM CHARGE	\$0.00	\$ 0.00	\$ 16,777.49	\$ 22,037.14	\$ 1,065.93	\$ 1,145.37	\$ 1,203.47	\$ 341.48	\$ 1,161.97	\$ 3,867.70	\$ 23,405.42	\$ 68,568.15	\$ 139,574	
RESOLD TO CITY	\$ 68,572	\$ 53,994	\$ 53,982	\$ 31,342	\$ 16,393	\$ 5,906	\$ 6,201	\$ 7,317	\$ 5,991	\$ 15,789	\$ 37,884	\$ 63,180	\$ 366,551	
2023 CITY STEAM RECONCILIATION (DUE)	(68,572)	(53,994)	(53,982)	(4,594)	-	-	-	-	-	-	-	-	(181,141)	
2025 STEAM CHARGE	\$ 0.00	\$0	\$0	\$ 26,748.61	\$ 16,393.28	\$ 5,905.90	\$ 6,201.13	\$ 7,316.86	\$ 5,991.27	\$ 15,788.58	\$ 37,883.82	\$ 63,180.40	\$ 185,410	
TOTAL TENANT STEAM COST	\$ 0.00	\$ (0.00)	\$ 16,777.49	\$ 48,785.75	\$ 17,459.21	\$ 7,051.27	\$ 7,404.60	\$ 7,658.34	\$ 7,153.24	\$ 19,656.28	\$ 61,289.23	\$ 131,748.56	\$ 324,984	

Steam Reconciliation - 2024

Applied to 2026 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	51,918.00	57,536.00	(5,618.00)	64,134.00	\$ 45,930.99	\$ (18,203.01)
February	50,865.00	42,477.00	8,388.00	62,833.00	\$ 33,909.39	\$ (28,923.61)
March	46,851.00	32,256.00	14,595.00	57,874.00	\$ 29,741.46	\$ (28,132.54)
April	28,858.00	22,435.00	6,423.00	35,648.00	\$ 17,909.86	\$ (17,738.14)
May	11,107.00	5,111.00	5,996.00	13,720.00	\$ 4,080.11	\$ (9,639.89)
June	4,972.00	4,981.00	(9.00)	6,142.00	\$ 3,976.33	\$ (2,165.67)
July	6,935.00	5,230.00	1,705.00	8,567.00	\$ 4,175.11	\$ (4,391.89)
August	7,984.00	6,171.00	1,813.00	9,863.00	\$ 4,926.31	\$ (4,936.69)
September	9,341.00	5,053.00	4,288.00	11,539.00	\$ 4,033.81	\$ (7,505.19)
October	16,680.00	13,316.00	3,364.00	20,605.00	\$ 10,630.16	\$ (9,974.84)
November	37,279.00	31,951.00	5,328.00	46,050.00	\$ 25,506.48	\$ (20,543.52)
December	57,901.00	53,286.00	4,615.00	71,524.00	\$ 42,538.21	\$ (28,985.79)
Totals	330,691.00	279,803.00	50,888.00	\$ 408,498.00	\$ 227,358.22	\$ (181,140.78)

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	52,901.00	65,668.00	(12,767.00)	65,348.00	\$ 52,422.76	\$ (12,925.24)
February	50,762.00	49,708.00	1,054.00	62,706.00	\$ 39,681.90	\$ (23,024.10)
March	46,279.00	37,496.00	8,783.00	57,168.00	\$ 29,933.06	\$ (27,234.94)
April	14,244.00	12,649.00	1,595.00	17,595.00	\$ 10,097.70	\$ (7,497.30)
May	5,821.00	992.00	4,829.00	7,191.00	\$ 791.91	\$ (6,399.09)
June	941.00	966.00	(25.00)	1,162.00	\$ 771.16	\$ (390.84)
July	1,982.00	1,015.00	967.00	2,448.00	\$ 810.27	\$ (1,637.73)
August	1,486.00	288.00	1,198.00	1,836.00	\$ 229.91	\$ (1,606.09)
September	3,356.00	980.00	2,376.00	4,146.00	\$ 782.33	\$ (3,363.67)
October	15,355.00	3,262.00	12,093.00	18,968.00	\$ 2,604.05	\$ (16,363.95)
November	36,307.00	19,740.00	16,567.00	44,850.00	\$ 15,758.44	\$ (29,091.56)
December	59,268.00	57,830.00	1,438.00	73,213.00	\$ 46,165.69	\$ (27,047.31)
Totals	288,702.00	250,594.00	38,108.00	\$ 356,629.00	\$ 200,049.18	\$ (156,581.82)

EXHIBIT D.

**RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2025-2026**

History of 2024 and 2025 Billings

2025	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/18-1/17	1/17-2/20	2/20-3/25	3/25-4/18	4/18-5/22	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	\$11,355.14	\$12,922.34	\$9,778.58	\$12,575.14	\$11,693.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,324
587564	\$23,761.30	\$27,177.22	\$20,354.78	\$26,708.02	\$25,103.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,104
Total	\$35,116	\$40,100	\$30,133	\$39,283	\$36,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,429

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	3/16-4/17	4/16-5/17	5/17-6/17	6/17-7/15	7/15-8/19	8/19-9/18	9/18-10/18	10/18-11/21	11/21-12/18	
Dept. of Water													
587563	\$9,966.50	\$12,099.58	\$7,061.88	\$9,440.00	\$9,440.00	\$10,096.16	\$10,698.20	\$13,091.24	\$11,139.26	\$9,356.26	\$10,060.08	\$9,712.88	\$122,162
587564	\$21,702.94	\$24,044.82	\$15,058.66	\$19,896.66	\$19,896.66	\$21,237.00	\$22,569.52	\$28,106.32	\$25,384.82	\$23,217.04	\$23,339.04	\$20,476.78	\$264,930
Total	\$31,669	\$36,144	\$22,121	\$29,337	\$29,337	\$31,333	\$33,268	\$41,198	\$36,524	\$32,573	\$33,399	\$30,190	\$387,092

Total Billing January - May 2025 \$181,429
Total Billing June - December 2024 \$238,485

% Increase 2023 to 2024 -23.92%

2026 budgeted at 5% increase over January to May 2025 and June to December 2024 actual expenses.

2026	January	February	March	April	May	June	July	August	September	October	November	December	Total
	\$36,872	\$42,105	\$31,640	\$41,247	\$31,177	\$32,900	\$34,931	\$43,257	\$38,350	\$34,202	\$35,069	\$31,699	\$433,450

**RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2026**

PROJECTED OUTPUT: 1,382,467 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2025 PROJECTION)	\$0.8777
B. ELECTRICITY - \$0.12 PER KWHR	\$0.0076
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>	\$1.19

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$4,923,097	\$4,677,685	\$4,625,608	\$297,489	6.43%
2. ADDITIONAL CLEANING SERVICES	\$28,000	\$28,000	\$26,979	\$1,021	3.78%
3. CLEANING SUPPLIES	\$285,250	\$282,635	\$267,814	\$17,436	6.51%
4. UNIFORMS	\$8,700	\$8,400	\$8,626	\$74	0.86%
5. WINDOW WASHING COSTS	\$152,670	\$145,340	\$148,498	\$4,172	2.81%
6. WINDOW RIG SERVICE CONTRACT	\$94,574	\$91,111	\$92,983	\$1,591	1.71%
TOTAL	\$5,492,291	\$5,233,170	\$5,170,508	\$321,783	6.22%

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 - \$7,983 per month. Variance is due to the 5yr Rig Inspection does not need to be completed 2026

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. SECURITY CONTRACT SERVICE	\$3,152,289	\$2,862,892	\$2,929,213	\$223,076	7.62%
2. SECURITY - SUPPLIES/MATERIALS	\$64,100	\$63,800	\$71,869	(\$7,769)	-10.81%
3. SECURITY REPAIRS & MAINTENANCE	\$218,099	\$214,099	\$210,390	\$7,709	3.66%
4. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,497	(\$497)	-7.65%
5. FIRE SAFETY R&M EXPENSE	\$17,400	\$17,400	\$19,813	(\$2,413)	-12.18%
6. COVID-19 EXPENSES	\$100,000	\$582,000	\$226,897	(\$126,897)	-55.93%
TOTAL	\$3,557,888	\$3,746,191	\$3,464,679	\$93,209	2.69%

1. Contract Service staff of 37 (35 security officers, 1 director and 1 manager). 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 covering plaza events and that cost is included with the event payment.
5. Safety equipment repair contingency and unanticipated equipment repairs
6. COVID-19 pandemic expenses for cleaning, hand driers and other contingencies.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$254,300	\$253,000	\$251,275	\$3,025	1.20%
2. PLUMBING MAINTENANCE	\$54,000	\$51,000	\$45,079	\$8,921	19.79%
3. HVAC MAINTENANCE	\$4,035,790	\$3,853,208	\$4,130,423	(\$94,633)	-2.29%
4. ELEVATOR MAINTENANCE	\$1,144,349	\$1,099,461	\$1,178,015	(\$33,666)	-2.86%
TOTAL	\$5,488,439	\$5,256,668	\$5,604,792	(\$116,353)	-2.08%

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

EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	\$78,000	\$78,000	\$83,456	(\$5,456)	-6.54%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$176,300	\$175,000	\$167,819	\$8,481	5.05%
TOTAL	\$254,300	\$253,000	\$251,275	\$3,025	1.20%

1. Increased contingency to \$6,500K per month, supply purchases and costs are rising.

2. Increased contingency to \$4,400 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, and equipment repair.

EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2026 BUDGET	2026 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$54,000	\$51,000	\$45,079	(\$8,921)	-19.79%
TOTAL	\$54,000	\$51,000	\$45,079	(\$8,921)	-19.79%

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
2026 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. ON SITE LABOR	\$3,425,117	\$3,338,498	\$3,420,005	\$5,112	0.15%
2. CONTRACT SERVICE	\$163,588	\$139,557	\$155,325	\$8,263	5.32%
3. SUPPLIES & MATERIALS	\$158,000	\$152,000	\$121,207	\$36,793	30.36%
4. CONTROL CONTRACT	\$78,785	\$74,853	\$87,539	(\$8,754)	-10.00%
5. HVAC REPAIRS & MAINTENANCE	\$200,700	\$138,700	\$340,202	(\$139,502)	-41.01%
6. UNIFORMS	\$9,600	\$9,600	\$6,145	\$3,455	56.22%
TOTAL	\$4,035,790	\$3,853,208	\$4,130,423	(\$94,633)	-2.29%

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 and steam plant maintenance.

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, water treatment costs boiler maintenance.

5. Includes vibration testing for all equipment and annual boiler controls testing. 2026 Budget also includes contingency for the replacement of (2) VFDs for fan systems.

6. Based on negotiated agreement for uniform cleaning and maintenance.

2026 ENGINEERING LABOR

Description		Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	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	240.00	160.00	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	4,320.00	2,880.00	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	4,501.00	3,061.00	3,061.00	3,061.00	3,061.00	3,061.00	39,612.00
Payroll	Employees													
Chief Engineer (\$71.14 & \$73.41)	1.00	\$17,074	\$11,382	\$11,382	\$11,382	\$11,382	\$11,382	\$17,618	\$11,746	\$11,746	\$11,746	\$11,746	\$11,746	\$150,332
Asst Chief Engineer (\$62.96 & \$65.23)	2.00	\$30,221	\$20,147	\$20,147	\$20,147	\$20,147	\$20,874	\$31,310	\$20,874	\$20,874	\$20,874	\$20,874	\$20,147	\$266,635
Engineer (\$61.33 & \$63.60)	2.00	\$29,438	\$19,626	\$19,626	\$19,626	\$19,626	\$20,352	\$30,528	\$20,352	\$20,352	\$20,352	\$20,352	\$20,352	\$260,581
Engineer (\$57.51 & \$59.78)	7.00	\$96,617	\$64,411	\$64,411	\$64,411	\$64,411	\$66,954	\$100,430	\$66,954	\$66,954	\$66,954	\$66,954	\$66,954	\$856,414
Engineer (\$57.51 & \$59.78)	6.00	\$82,814	\$55,210	\$55,210	\$55,210	\$55,210	\$57,389	\$86,083	\$57,389	\$57,389	\$57,389	\$57,389	\$57,389	\$734,069
Total Payroll	18.00	\$256,164	\$170,776	\$170,776	\$170,776	\$170,776	\$176,950	\$265,970	\$177,314	\$177,314	\$177,314	\$177,314	\$176,587	\$2,268,030
Other Labor														
Vacation Coverage Overtime (526)		\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$48,386
Holiday Pay (ST) (228)		\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$13,983
Holiday Coverage Overtime (526)		\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$47,755
Personal/Sick Coverage Overtime (734)		\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$67,528
Special Projects (180) & Bonuses		\$920	\$22,920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$33,039
Total Other Labor		\$15,777	\$37,777	\$15,777	\$15,777	\$15,777	\$15,777	\$15,672	\$15,672	\$15,672	\$15,672	\$15,672	\$15,672	\$210,691
Total Payroll & Other Labor		\$271,941	\$208,553	\$186,553	\$186,553	\$186,553	\$192,727	\$281,642	\$192,985	\$192,985	\$192,985	\$192,985	\$192,259	\$2,478,721
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		\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$27,918	\$335,016
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		\$0	\$0	\$0	\$0	\$28,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000
Total Union Benefits		\$51,678	\$51,678	\$51,678	\$51,678	\$79,678	\$51,678	\$51,678	\$51,678	\$51,678	\$51,678	\$51,678	\$51,678	\$648,136
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		350,020	286,527	262,279	262,279	294,326	268,453	357,368	268,711	268,711	273,747	268,711	267,985	3,429,117

EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$1,121,599	\$1,078,461	\$1,075,663	\$45,936	4.27%
2. NON CONTRACT REPAIRS AND INSPECTIONS	\$22,750	\$21,000	\$102,352	(\$79,602)	-77.77%
TOTAL	\$ 1,144,349	\$1,099,461	\$1,178,015	(\$33,666)	-2.86%

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
2026 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,000	\$10,536	\$1,464	13.90%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$60,000	\$39,813	\$20,187	50.70%
3. CARPENTRY PAYROLL	\$262,658	\$243,478	\$233,985	\$28,673	12.25%
4. CARPENTRY SUPPLIES & UNIFORMS	\$2,280	\$1,980	\$1,420	\$860	60.56%
5. EXTERMINATION SERVICES	\$10,200	\$7,200	\$8,930	\$1,270	14.22%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$120,660	\$116,054	\$100,690	\$19,970	19.83%
7. MAINTENANCE SUPPLIES	\$26,100	\$26,100	\$21,527	\$4,573	21.24%
8. GENERAL BUILDING REPAIRS	\$247,962	\$200,742	\$302,750	(\$54,788)	-18.10%
9. METAL MAINTENANCE	\$37,200	\$37,200	\$33,259	\$3,941	11.85%
10. GLASS REPAIRS	\$167,420	\$167,420	\$70,436	\$96,984	137.69%
11. WASTE REMOVAL	\$68,100	\$68,100	\$63,203	\$4,897	7.75%
12. SIGNS & DIRECTORY STRIPS	\$6,000	\$6,000	\$6,305	(\$305)	-4.84%
13. LANDSCAPING	\$49,560	\$49,560	\$49,560	\$0	0.00%
14. WOOD MAINTENANCE	\$3,000	\$3,000	\$2,650	\$350	13.21%
15. FURNITURE REPAIR	\$10,800	\$10,800	\$6,395	\$4,405	68.88%
16. CARPET	\$68,000	\$68,000	\$73,970	(\$5,970)	-8.07%
TOTAL	\$1,151,940	\$1,077,634	\$1,025,429	\$126,511	12.34%

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.
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 general repairs, paver replacement contingency, obsolete equipment repair.
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 2025, 6 new door are scheduled to replace existing doors.

10. Window and mylar repair and replacement. \$50K attic stock purchase included in 2025 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
2026 BUDGET**

	Position	Personnel	Hourly Rate Jan-May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Carpenter	1	\$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	
3rd PARTY FEES INSURANCE AND OVERHEAD							
	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
BENEFITS							
	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

EXHIBIT D.

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2026 BUDGET**

	Position	Personnel	Hourly Rate Jan-May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Day Supervisor	1	\$37.50	\$38.75	\$31,160	\$49,600	
	Subtotal Wages	1			\$31,160	\$49,600	
	Add Overtime Allowance				\$1,575	\$2,025	
	Total Wages & Allowance				\$32,749	\$51,625	\$84,374
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				\$36,514	\$56,401	\$92,915
BENEFITS	Union						
	Health & Welfare	\$995.20	per month per employee		\$3,981	\$7,962	
	Pension	\$1,175.89	per month		\$4,704	\$9,407	
	Total Benefits				\$8,684	\$17,369	\$26,053
	Total Wages, Taxes, Insurance & Benefits				\$45,198	\$73,770	\$119,954
	TOTAL YEARLY COST				\$45,198	\$73,770	\$119,954

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$741,101	\$706,282	\$757,993	(\$16,891)	-2.23%
2. SOFTWARE SYSTEMS	\$37,500	\$35,000	\$29,612	\$7,888	26.64%
3. OFFICE SUPPLIES	\$33,772	\$33,370	\$37,158	(\$3,386)	-9.11%
4. MANAGEMENT FEES	\$168,533	\$168,533	\$168,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$41,719	\$41,719	\$38,159	\$3,560	9.33%
6. LEGAL FEES	\$70,000	\$100,000	\$100,000	(\$30,000)	-30.00%
7. OTHER PROFESSIONAL FEES	\$114,814	\$114,564	\$148,952	(\$34,138)	-22.92%
8. ADMIN OTHER EXPENSE	\$18,200	\$18,200	\$18,629	(\$429)	-2.30%
9. TELEPHONE SERVICE	\$24,720	\$24,720	\$18,151	\$6,569	36.19%
TOTAL	\$1,250,359	\$1,242,388	\$1,317,186	(\$66,826)	-5.07%

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 D.

RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2026 BUDGET

ADMINISTRATION PAYROLL COSTS

RICHARD J. DALEY CENTER
50 WEST WASHINGTON, SUITE 1203
BUDGET FOR LABOR AND RELATED COSTS
FROM JANUARY 2026 THROUGH DECEMBER 2026

	Jan-26 Month 1	Feb-26 Month 2	Mar-26 Month 3	Apr-26 Month 4	May-26 Month 5	Jun-26 Month 6	Jul-26 Month 7	Aug-26 Month 8	Sep-26 Month 9	Oct-26 Month 10	Nov-26 Month 11	Dec-26 Month 12	Totals Year 1
Regular pay	59,771.53	39,847.69	41,487.16	41,487.16	41,487.16	41,487.16	62,230.73	41,487.16	41,487.16	41,487.16	41,487.16	41,487.16	535,234.39
Overtime pay	415.45	276.97	288.05	288.05	288.05	288.05	432.07	288.05	288.05	288.05	288.05	288.05	3,716.94
Bonus	0.00	48,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,000.00
Total Payroll	60,186.98	88,124.66	41,775.21	41,775.21	41,775.21	41,775.21	62,662.80	41,775.21	41,775.21	41,775.21	41,775.21	41,775.21	586,951.33
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	1000.58	795.41	795.41	795.41	795.41	795.41	795.41	1000.58	795.41	795.41	795.41	795.41	9,955.26
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	5,536.22	3,902.50	3,902.50	3,902.50	3,902.50	3,902.50	3,902.50	5,536.22	3,902.50	3,902.50	3,902.50	3,902.50	50,097.44
Health insurance	4,001.16	2,945.22	2,945.22	2,945.22	2,945.22	2,945.22	2,945.22	3,667.83	2,945.22	2,945.22	2,945.22	2,945.22	37,121.19
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	11,762.47	8,086.10	8,086.10	8,086.10	8,086.10	8,086.10	8,086.10	11,429.14	8,086.10	8,086.10	8,086.10	8,086.10	104,052.61
Total Budgeted Costs	77,485.67	100,113.26	53,763.81	53,763.81	53,763.81	53,763.81	74,651.40	58,740.57	53,763.81	53,763.81	53,763.81	53,763.81	741,101.38

Pay Periods	3	2	2	2	2	2	3	2	2	2	2	2	26
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EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

INSURANCE	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$1,105,748	\$894,663	\$722,649	\$383,099	53.01%
TOTAL	\$1,105,748	\$894,663	\$722,649	\$383,099	53.01%

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

	2026 Proposed Budget	2025 Budget
Property Insurance*	\$337,957	\$221,520
Liability Insurance*	\$653,431	\$558,783
TULIP Insurance Coverage	\$4,625	\$4,625
TW General Liability Reimbursement	\$79,000	\$79,000
TW Professional Liability Reimbursement	\$25,235	\$25,235
TW Pollution	\$5,500	\$5,500
	\$1,105,748	\$894,663

*PBCC supplied.

EXHIBIT D.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2026 BUDGET	2025 BUDGET	2025 PROJECTED ACTUAL	\$ VARIANCE 2026 BUDGET VS. 2025 PROJECTED ACTUAL	% VARIANCE 2026 BUDGET VS. 2025 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	\$68,000	\$76,996	\$8,996	11.68%
TOTAL	\$81,800	\$81,800	\$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.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2026 BUDGET DETAIL**

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 D.

**RICHARD J. DALEY CENTER
2026 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%
SPRINGFIELD BOILER REPLACEMENT—DESIGN <i>Capital Program Management Project</i> Replace failed boiler, 2026 design work to be completed in 2027.	\$100,000	\$94,924	\$344	\$2,985	\$1,008	\$739
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
CHILLER ISOLATION VALVE INSTALLATION <i>Capital Program Management Project</i> Provide, install, test, new water isolation valves in the cooling equipment.	\$150,000	\$142,386	\$516	\$4,478	\$1,512	\$1,109
FIRE PUMP REPLACEMENT <i>Capital Program Management Project</i> Source, install, test new fire pumps.	\$430,000	\$408,173	\$1,479	\$12,836	\$4,334	\$3,178
BOILER CONTROLS UPGRADES <i>Capital Program Management Project</i> Install new controls, replacing old controls that have reached the end of useful life.	\$270,000	\$256,295	\$929	\$8,060	\$2,722	\$1,995
DECK STABILIZATION <i>Capital Program Management Project</i> Address the interior façade deterioration and crumbling.	\$270,000	\$256,295	\$929	\$8,060	\$2,722	\$1,995
ELECTRICAL SWITCH GEAR UPGRADES—DESIGN <i>Capital Program Management Project</i> Clean and torque old switch gear parts over 2026 and 2027.	\$30,000	\$28,477	\$103	\$896	\$302	\$222
WATER HEATER UPGRADES <i>Capital Program Management Project</i> Replace current water heaters with high efficiency water heaters.	\$250,000	\$237,310	\$860	\$7,463	\$2,520	\$1,848
PLUMBING UPGRADES <i>Capital Program Management Project</i> Replace failing fixtures with newer more efficient water conserving fixtures.	\$75,000	\$71,193	\$258	\$2,239	\$756	\$554
AIR COMPRESSOR UPGRADES <i>Capital Program Management Project</i> Replace 2 of the 4 compressors that are currently running with the HVAC system	\$200,000	\$189,848	\$688	\$5,970	\$2,016	\$1,478
TOTAL 2026 CAPITAL BUDGET	\$2,025,000	\$1,922,211	\$6,966	\$60,446	\$20,412	\$14,965

25-0626-RS3

Agenda Date: 6/26/2025

**EXHIBIT A
PROPERTY TO BE DEDICATED BY THE
PUBLIC BUILDING COMMISSION OF CHICAGO
TO THE CITY OF CHICAGO FOR PUBLIC ALLEYS
(SUBJECT TO FINAL SURVEY AND TITLE REVIEW)**

LEGAL DESCRIPTION**ALLEY DEDICATION 1**

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 112, BEING ALSO THE SOUTHWEST CORNER OF LOT 7 IN FISCHER & ERLICHER'S SUBDIVISION OF LOT 111 IN SCHOOL TRUSTEE'S SUBDIVISION AFORESAID, RECORDED MAY 2, 1905 AS DOCUMENT 3689120; THENCE NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOT 112 AFORESAID 18.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 53 SECONDS WEST 156.51 FEET TO THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND AJJOINING LOT 7 AFORESAID EXTENDED WEST; THENCE SOUTH 89 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE EXTENDED WEST 18.00 FEET TO THE EAST LINE OF LOT 112 AFORESAID; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE 156.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,817 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.

ALLEY DEDICATION 2

THAT PART OF LOT 28 IN DAVIS AND SON'S SUBDIVISION (ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1890 AS DOCUMENT 1211104) OF LOTS 113 AND 114 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF LOT 28 AFORESAID 18.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 140.43 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 89 DEGREES 33 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE 18.00 FEET TO THE SOUTHWEST CORNER SAID LOT 28; THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF LOT 28 AFORESAID 140.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,528 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.

AFFECTED PINS:

16-16-121-063-0000 and 16-16-121-019-0000

ADDRESS:

5345 W. Congress Parkway Chicago, IL (Part of the Former Armstrong School Property)

EXHIBIT B

PLAT OF DEDICATION

PLAT OF DEDICATION

ALLEY DEDICATION 1

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1899, ANTI-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF LOT 112 BEING ALSO THE SOUTH-WEST CORNER OF LOT 7 IN FISCHER & KUCHNER'S SUBDIVISION OF LOT 111 IN SCHOOL TRUSTEE'S SUBDIVISION AFORESAID, RECORDED MAY 2, 1905 AS DOCUMENT 1211104; THENCE NORTH 80 DEGREES 14 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOT 112 AFORESAID 18.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 35 SECONDS WEST 155.51 FEET TO THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT 7 AFORESAID EXTENDED WEST; THENCE SOUTH 80 DEGREES 15 MINUTES 35 SECONDS EAST ALONG SAID NORTH LINE EXTENDED WEST 18.00 FEET TO THE EAST LINE OF LOT 112 AFORESAID; THENCE SOUTH 00 DEGREES 15 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE 155.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

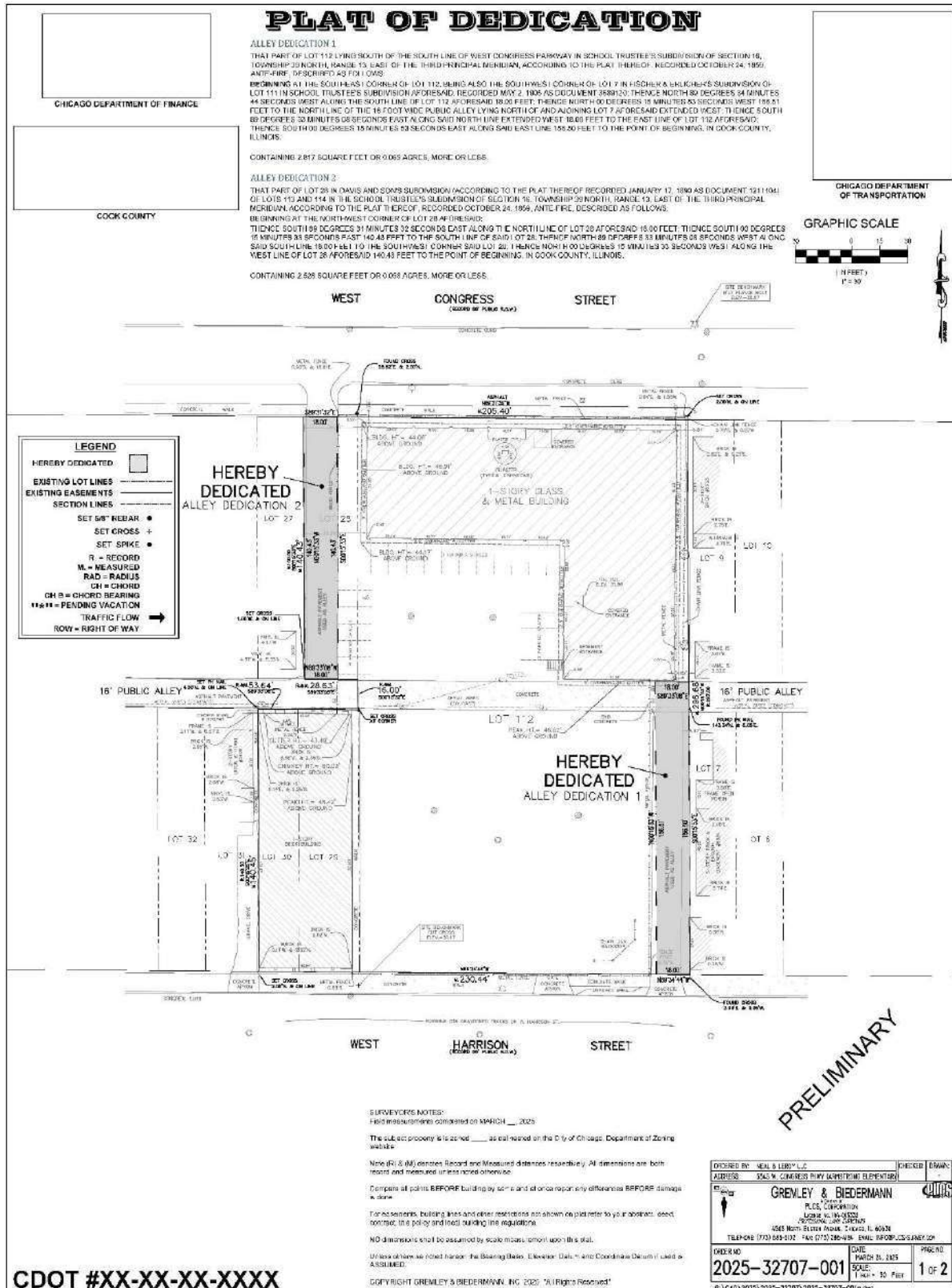
CONTAINING 2.817 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.

ALLEY DEDICATION 2

THAT PART OF LOT 28 IN DAVIS AND SOMS SUBDIVISION (ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1890 AS DOCUMENT 1211104) OF LOTS 110 AND 114 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1899, ANTI-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF LOT 28 AFORESAID; THENCE SOUTH 00 DEGREES 15 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF LOT 28 AFORESAID 15.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 140.43 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 80 DEGREES 15 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE 18.00 FEET TO THE SOUTH-WEST CORNER SAID LOT 28; THENCE NORTH 00 DEGREES 15 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF LOT 28 AFORESAID 140.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2.828 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.



PLAT OF DEDICATION

ALLEY DEDICATION 1

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 112, BEING ALSO THE SOUTHWEST CORNER OF LOT 7 IN FISCHER & ERLICHER'S SUBDIVISION OF LOT 111 IN SCHOOL TRUSTEE'S SUBDIVISION AFORESAID, RECORDED MAY 2, 1905 AS DOCUMENT 3689120; THENCE NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOT 112 AFORESAID 18.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 53 SECONDS WEST 156.51 FEET TO THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY LYING NORTH OF OF AND AJJOINING LOT 7 AFORESAID EXTENDED WEST; THENCE SOUTH 89 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE EXTENDED WEST 18.00 FEET TO THE EAST LINE OF LOT 112 AFORESAID; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE 156.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,817 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.

ALLEY DEDICATION 2

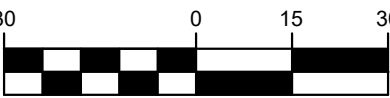
THAT PART OF LOT 28 IN DAVIS AND SON'S SUBDIVISION (ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1890 AS DOCUMENT 1211104) OF LOTS 113 AND 114 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID;
THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF LOT 28 AFORESAID 18.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 140.43 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 89 DEGREES 33 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE 18.00 FEET TO THE SOUTHWEST CORNER SAID LOT 28; THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF LOT 28 AFORESAID 140.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,528 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.

WEST CONGRESS STREET
(RECORD 66' PUBLIC R.O.W.)

CHICAGO DEPARTMENT
OF TRANSPORTATION

GRAPHIC SCALE



(IN FEET)
1" = 30'



LEGEND

HEREBY DEDICATED

EXISTING LOT LINES

EXISTING EASEMENTS

SECTION LINES

SET 5/8" REBAR

SET CROSS

SET SPIKE

R. = RECORD

M. = MEASURED

RAD = RADIUS

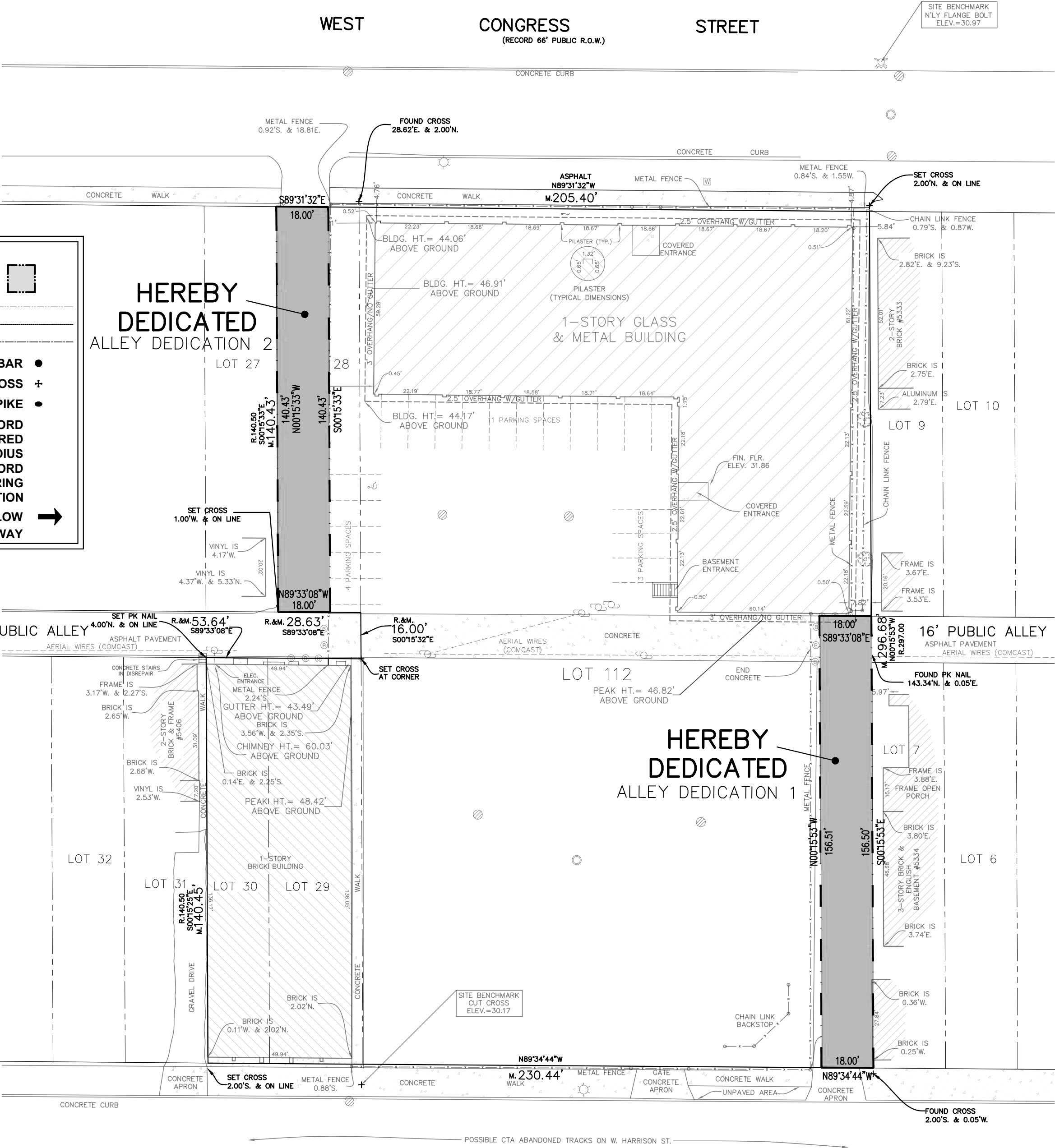
CH = CHORD

CH B = CHORD BEARING

*** = PENDING VACATION

TRAFFIC FLOW

ROW = RIGHT OF WAY



SURVEYOR'S NOTES:
Field measurements completed on MARCH __, 2025

The subject property is is zoned ____ as delineated on the City of Chicago, Department of Zoning website.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are both record and measured unless noted otherwise.

Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PRELIMINARY

ORDERED BY: NEAL & LEROY LLC	CHECKED: DRAWN:
ADDRESS: 5345 W. CONGRESS PKWY (ARMSTRONG ELEMENTARY)	
GREMLEY & BIEDERMANN A DIVISION OF PLCS, CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2025-32707-001	DATE: MARCH 24, 2025 SCALE: 1 INCH = 30 FEET
PAGE NO. 1 OF 2	

G:\CAD\2025\2025-32707\2025-32707-001a.dwg

CDOT #XX-XX-XX-XXXX