PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 2, 2017

The annual meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on October 2, 2017 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Frank M. Clark
Jose G. Maldonado
Toni Preckwinkle
Arnold Randall
Jesse H. Ruiz
Samuel Wm. Sax
David Todd Whittley

Also present were:
Carina E. Sanchez

G.	Alvarez	Ge.	Johnson	F.	Rico
J.	Barrios	A.	Joseph	K.	Robinson
G.	Blakemore	G.	Klinzman	E.	Scanlan
J.	Borkman	K.	LaJeune	N.	Siddiqui
R.	Boss	T.	Love	E.	Fisk-Smith
N.	Castillo	L.	Lypson	K.	Smith
V.	Colla	A.	Maniscalco	R.	Taber
R.	DeVaughn	A.	Marti	T.	Foucher-Weekely
P.	Doyle	T.	Menchek	A.	Wiggins
L.	Fowle	L.	Neal	J.	Williams
L.	Giderof	B.	Payne	R.	Winston
R.	Giderof	N.	Perez	M.	Witry
L.	Granato	J.	Pietrzyk		
P.	Hernandez	K.	Purell		

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

The next item to be considered by the Board of Commissioners was to conduct a public participation period pursuant to Section 2.06(g) of the Open Meetings Act. George Blakemore had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Mr. Blakemore provided comments regarding the need for more employment opportunities and public contracts for the African-American community. He also provided comments relative to the sugar tax imposed on sweetened beverages.

At the conclusion of public participation period, Chairman Emanuel reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on September 12, 2017. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 12, 2017 meeting were unanimously approved.

Next was the administration of the oath of office to Arnold Randall, appointee of the Cook County Board of Commissioners, as a Commissioner of the Public Building Commission for a term ending on September 30, 2022. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8409

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Arnold Randall, appointee of the Cook County Board of Commissioners, as a board member of the Public Building Commission for a term ending on September 30, 2022.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
Jose G. Maldonado, Toni Preckwinkle,

Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8
Commissioners voting in the negative:

None

The Commissioners were next advised regarding the appointment by the Chairman of the Public Building Commission of the Chairman and Member of the PBC Administrative Operations Committee to serve as such for two (2) years and until their respective successors have been appointed, as follows:

Jose Maldonado, Jr.	Chairman
Arnold Randall	Member

Next, the Commissioners were advised of the appointment by the Chairman of the Public Building Commission of the Chairman and Members of the PBC Audit Committee for two (2) years and until their respective successors have been appointed, as follows:

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

The next item on the agenda was the nomination and election of officers for terms ending September 30, 2018, as follows:

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

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

Next, Commissioner Jose G. Maldonado, Jr. presented the report of the Administrative Operations (AO) Committee meeting held on September 21, 2017, which is summarized as follows:

The Executive Director provided a report on the procurement underway for Design Build Services at the new South Side High School Project. She also provided a summary of the proposed PBC 2018 Administrative Budget and the Richard J. Daley Center Operating and Capital Budget.

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

The Director of Procurement reported on the following specialty consultant task order awards:

- Task order awards to Amec Foster Wheeler Environment & Infrastructure, Inc. in the sum of $93,809.30 for environmental renovation/demolition services for the Esmond Elementary School Annex and $77,018.50 for environmental engineering services for the Mt. Greenwood Elementary School Annex.

- A task order award to Natural Resources Technology Corporation in the sum of $86,369.00 for environmental engineering services for the Prussing Elementary School Annex.

The Chief of Staff reported on the following amendments:

- An amendment to the Property Management Service agreement with MB Real Estate in the sum of $188,533.00. This amendment is a one-year extension of the existing contract through December 31, 2018.

- Amendments for Project Development Services to the following four firms.

    1. Ardmore Roderick, a MBE firm
    2. Cotter Consulting, a WBE firm
    3. Comprehensive Construction Consulting, a MBE firm and
    4. Rodriguez & Associates, a MBE

These amendments extend the term of the agreements through December 31, 2019 and increase the maximum compensation of each agreement by $2,000,000.00.

The Chief Development Officer provided a recommendation to approve a deductive change order for a credit in the sum of ($5,804.80) for liquidated damages associated with EEO goals at the Bell Elementary School Addition Project. He also reported that four field orders were approved and issued on one project.

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

A copy of the task orders issued to specialty consultants is attached as **Exhibit "A"**.

The report of the AO Committee was accepted.

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

RESOLUTION NO. 8410

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to Professional Services Agreements to various contracts as indicated on the document entitled "Proposed Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit "B"**.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
Jose G. Maldonado, Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

RESOLUTION NO. 8411

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a change order as indicated on the document entitled "Public Building Commission of Chicago Annual Board Meeting – October 2, 2017 Change Orders" and attached to the minutes of this meeting as **Exhibit "C"**.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera Jr.,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She provided the Commissioners with a rendering of the new, technologically advanced Richard J. Daley College Engineering and Advanced Manufacturing Center, which includes student services/academic support space, parking lot and demolition of seven temporary structures in support of the Mayor's "College to Careers" initiative.

The Executive Director's report were accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2018 Administrative Budget for the Public Building Commission. The Executive Director reported to the Commissioners that the proposed 2018 Public Building Commission Administrative Budget was $10,051,691, which is ($222,497) or approximately two per cent less than the 2017 budget. She advised the Commissioners regarding the reduction in revenues derived from bonds, which generate only $1.5 million annually and will expire completely in 2020. She noted further that the level of resources for the Commission's administrative budget fluctuates as PBC's workload (WIP) fluctuates and that the estimated 2018 WIP for undertakings and anticipated projects is $248 million. The Executive Director committed to continue to take necessary action to ensure fiscal responsibility and solvency for the Commission.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2018 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit "D".**

RESOLUTION NO. 8412

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2018 Consolidated Administrative Expense Budget in the total amount of $10,051,691 attached hereto as **Exhibit "D"** is hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
Jose G. Maldonado, Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2018 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the total Daley Center operating budget for 2018 is $15,779,771, which represents a .32 per cent increase over the 2017 budget. The resulting rental rate for the Daley Center is $12.39 per square foot. For 2018, cost savings in the operating budget are expected to result from reductions in building insurance, administrative expenses and general building expenses, and projected increases stem from rising utility costs, annual increases to security services and cleaning expenses. As a result of a facility condition assessment for the building performed in 2017, capital projects required for necessary facility repairs are included in the proposed 2018 Capital Budget in the sum of $4,945,458. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8413

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2018, namely: $15,779,769 and $4,945,458, respectively, for a total amount of $21,429,722.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operating and Capital Budget for the fiscal year January 1, 2018 to December 31, 2018 attached hereto collectively as **Exhibit "E."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the Richard J. Daley Center 2018 Operating and Capital Budgets for the fiscal year January 1, 2018 to December 31, 2018.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
Jose G. Maldonado, Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item on the agenda regarding the appointment of a firm to provide Design Build Services for the new South Side High School Project located at 6835 South Normal Boulevard was deferred.

Next, the Board of Commissioners was presented with a report by the Executive Director regarding the Partial Assignment of the System Integration Services Agreement with Motorola, Inc. to the City of Chicago Office of Emergency Management and Communications (OEMC). She advised the Commissioners that the OEMC has requested that the Public Building Commission assign all new Task Orders under the existing System Integration Services

Agreement between PBC and Motorola to OEMC, which will be entering into a new agreement with Motorola for Camera Infrastructure Program System Integration Services. Motorola will complete work on all existing Task Orders under the current contract.

The final item presented to the Board of Commissioners for consideration of approval was the appointment of STL Architects to provide Architect of Record Services for various projects undertaken by the Public Building Commission on behalf of the City of Chicago. The Executive Directors advised the Commissioners that staff had reviewed the Commission's Letters of Interest and Qualifications (LIQ) for firms interested in performing Architect of Record (AOR) services and, following review and evaluation, recommended appointment of STL Architects (MBE) to provide AOR services for various City of Chicago projects. The basis for the recommendation included the firm's recent and relevant experience on current PBC projects (including Read Dunning School), successful execution of projects with aggressive schedules and commitment to maximizing the utilization of MBE and WBE firms. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8414

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints STL Architects to provide Architect of Record Services for various projects undertaken by the Public Building Commission on behalf of the City of Chicago with the scope, schedule and scope to be negotiated and the final negotiated fee to be reported to the Board of Commissioners at a later date by the Executive Director.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,

Jose G. Maldonado, Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8
Commissioners voting in the negative:

None

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

_____
Secretary

APPROVED:

_____
Chairman

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 2017						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Esmond ES Annex	Environmental Reno/Demo	C		Amec Foster Wheeler Environment & Infrastructure, Inc.	$ 93,809.30	$ 118,836.30
Mt. Greenwood ES Annex II	Environmental Engineering	C		Amec Foster Wheeler Environment & Infrastructure, Inc.	$ 77,018.50	$ 104,608.50
Prussing ES Annex	Environmental Engineering	C		Natural Resources Technology Corporation	$ 86,369.00	$ 110,633.00

Specialty Consultant	TermsLimits Not To Exceed
Environmental - Category A, B, C	$ 1,500,000.00
Environmental - Reno/Demo	$ 1,000,000.00
Geotechnical	$ 750,000.00
Material Testing	$ 1,500,000.00
Surveying	$ 200,000.00
Traffic Study	$ 600,000.00
Commissioning	$ 500,000.00

Type - Legend
R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
September 21, 2017

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Program Wide	MB Real Estate Services, LLC	PS1902 AM003	Property Management Services	This amendment is a one-year extension of the existing contract through December 31, 2018 and increases the Maximum Compensation of the Agreement by $188,533.00. The scope of services in the amendment are an extension of the services included in the contract.	$942,665.00	$188,533.00	$1,131,198.00
2	Program Wide	Ardmore Roderick (MBE)	PS1994A AM004	Project Development Services	This amendment extends the term of the Agreement through December 31, 2019 and increases the maximum compensation of the Agreement by $2,000,000. The scope of services in this amendment are an extension of the services included in the original agreement.	$5,500,000.00	$2,000,000.00	$7,500,000.00
3	Program Wide	Cotter Consulting (WBE)	PS1994B AM004	Project Development Services	This amendment extends the term of the Agreement through December 31, 2019 and increases the maximum compensation of the Agreement by $2,000,000. The scope of services in this amendment are an extension of the services included in the original agreement.	$5,500,000.00	$2,000,000.00	$7,500,000.00
4	Program Wide	Comprehensive Construction Consulting (MBE)	PS1994C AM004	Project Development Services	This amendment extends the term of the Agreement through December 31, 2019 and increases the maximum compensation of the Agreement by $2,000,000. The scope of services in this amendment are an extension of the services included in the original agreement.	$5,500,000.00	$2,000,000.00	$7,500,000.00
5	Program Wide	Rodriguez & Associates (MBE)	PS1994D AM004	Project Development Services	This amendment extends the term of the Agreement through December 31, 2019 and increases the maximum compensation of the Agreement by $2,000,000. The scope of services in this amendment are an extension of the services included in the original agreement.	$5,500,000.00	$2,000,000.00	$7,500,000.00

EXHIBIT B

PUBLIC BUILDING COMMISSION OF CHICAGO

ANNUAL BOARD MEETING – October 2, 2017

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
OCTOBER 2, 2017

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	**CONTRACT**	**CONTRACTOR**	**ORIGINAL CONTRACT VALUE**	**PREVIOUSLY APPROVED BOARD CHANGES**	**CURRENT CONTRACT VALUE** (Including Previously Approved Changes)	**PROPOSED CHANGE ORDERS**	**ADJUSTED CONTRACT VALUE** (Including Approved Current Proposed Change Orders)	**APPROVED BOARD CHANGES %** (of Original Contract)
Closeout								
Bell Elementary School Addition 3730 N. Oakley Avenue Project Manager: Andy Horn	C1545R	Wight Construction	$7,256,000.00	($81,851.36)	$7,174,148.64	($5,804.80)	$7,168,343.84	-0.08%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Bell Elementary School Addition

3730 N. Oakley Avenue

October 2, 2017

Wight Construction
211 N. Clinton St., Suite 3N
Chicago, Illinois 60661

CHNG ORDR NUM	BULL NUM		
		CONTRACT NUMBER C1545R	
		ORIGINAL CONTRACT PRICE	$7,256,000.00
		APPROVED CHANGE ORDERS	($81,851.36)
		ADJUSTED CONTRACT PRICE TO DATE	**$7,174,148.64**
004	1545R-040	Liquidated Damages associated with EEO goals. Other.	($5,804.80)

TOTAL CHANGE ADDITION	($5,804.80)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$7,168,343.84**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1545R heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

_____ Reviewed By

_____ Executive Director

File: 05530-03-08-14-08
CO_PBC_October2017BoardC1545RNo040_20170915

Public Building Commission of Chicago
Workforce Liquidated Damages Report

Project:	**Bell Elementary**	**Contract No:**	**1545R**	**Contractor:**	**Wight & Company**
Base Bid:	**$7,256,000.00**	**Data Date:**	**8/28/2017**	**Adjusted Contract:**	**$7,174,148.64**

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	**30,496.25**						
Minority		50	15,248	53.84	16,418.25	0	$0.00
Female		10	3,050	8.00	2,135.25	2	$5,804.80
Apprentice	**2,654.00**						
Minority		50	1,327	62.70	1,664.00	0	$0.00
Female		10	265	30.37	806.00	0	$0.00
Laborer	**7,241.00**						
Minority		50	3,621	75.68	5,479.75	0	$0.00
Female		10	724	10.63	769.75	0	$0.00
City Residency	**42,876.25**	50	21,438	51.01	21,870.50	0	$0.00
Community Hiring	**42,876.25**	7.5	3,216	9.72	4,169.50	0.0	$0.00

Total Liquidated Damages	**$5,804.80**

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

Final October 2017 Board

***All payrolls are final**

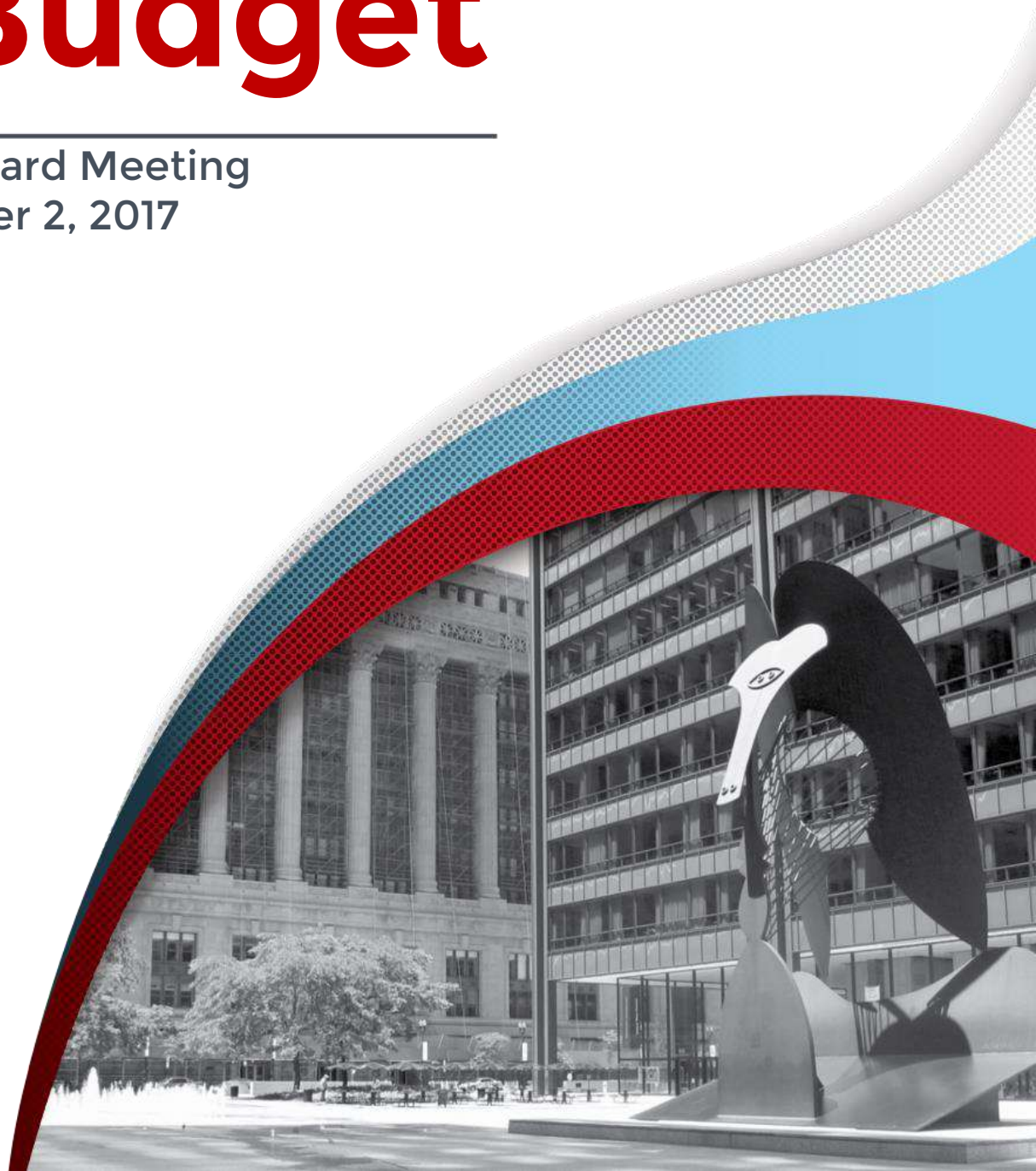
EXHIBIT D

PUBLIC BUILDING COMMISSION

PUBLIC BUILDING COMMISSION OF CHICAGO

2018 Budget

Annual Board Meeting
October 2, 2017



PBC 2018 ADMINISTRATIVE BUDGET

Estimate of Resources Available for 2018 Administrative Budget

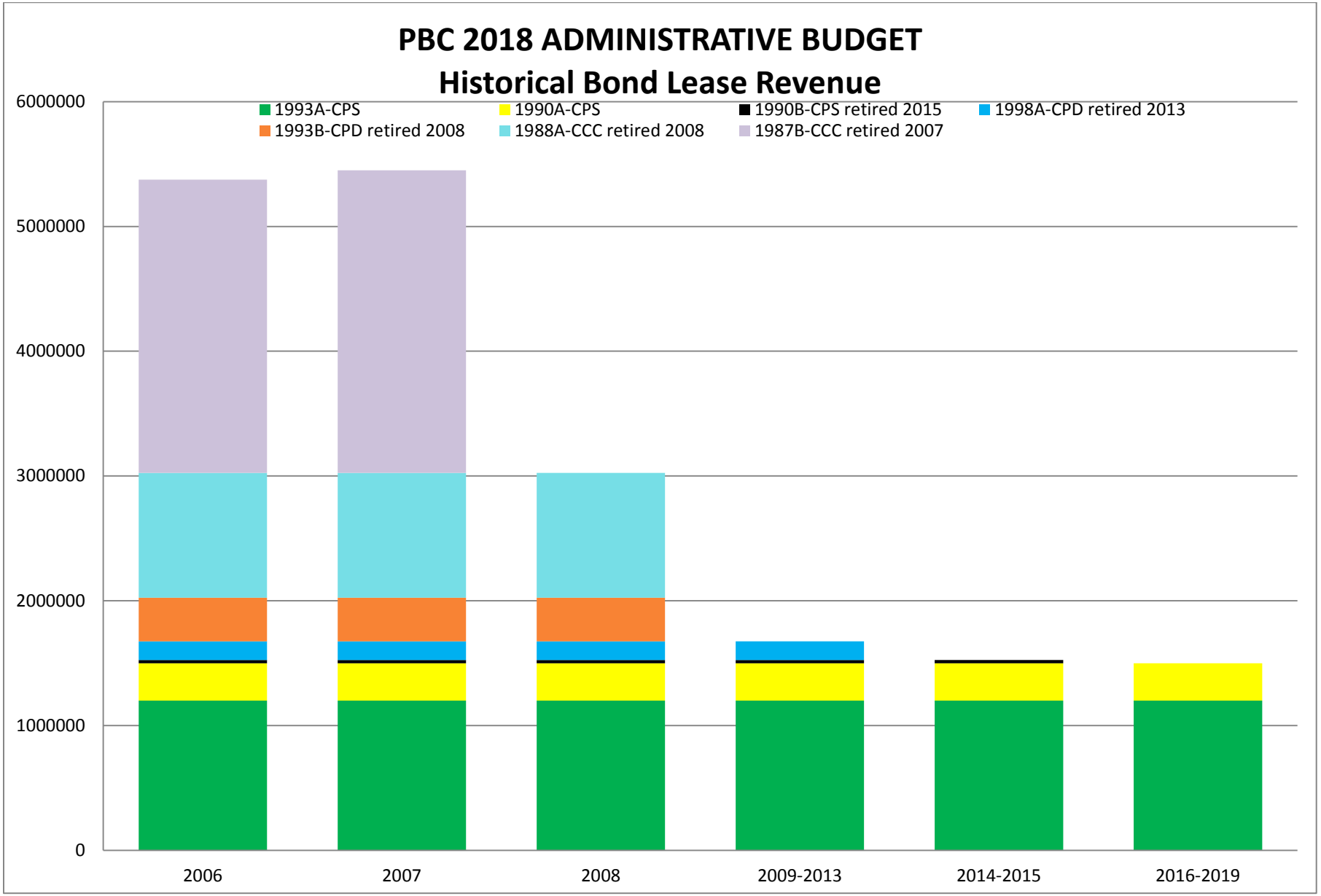
Administrative Lease Allocation Revenue Bonds	PBC Administrative Fee to be Collected Active Undertaken Projects	Direct Allocation for Project Management Services	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
$1,500,000	**$6,401,691**	**$1,750,000**	**$400,000**	**$10,051,691**

Allocations Required by Bond Resolutions

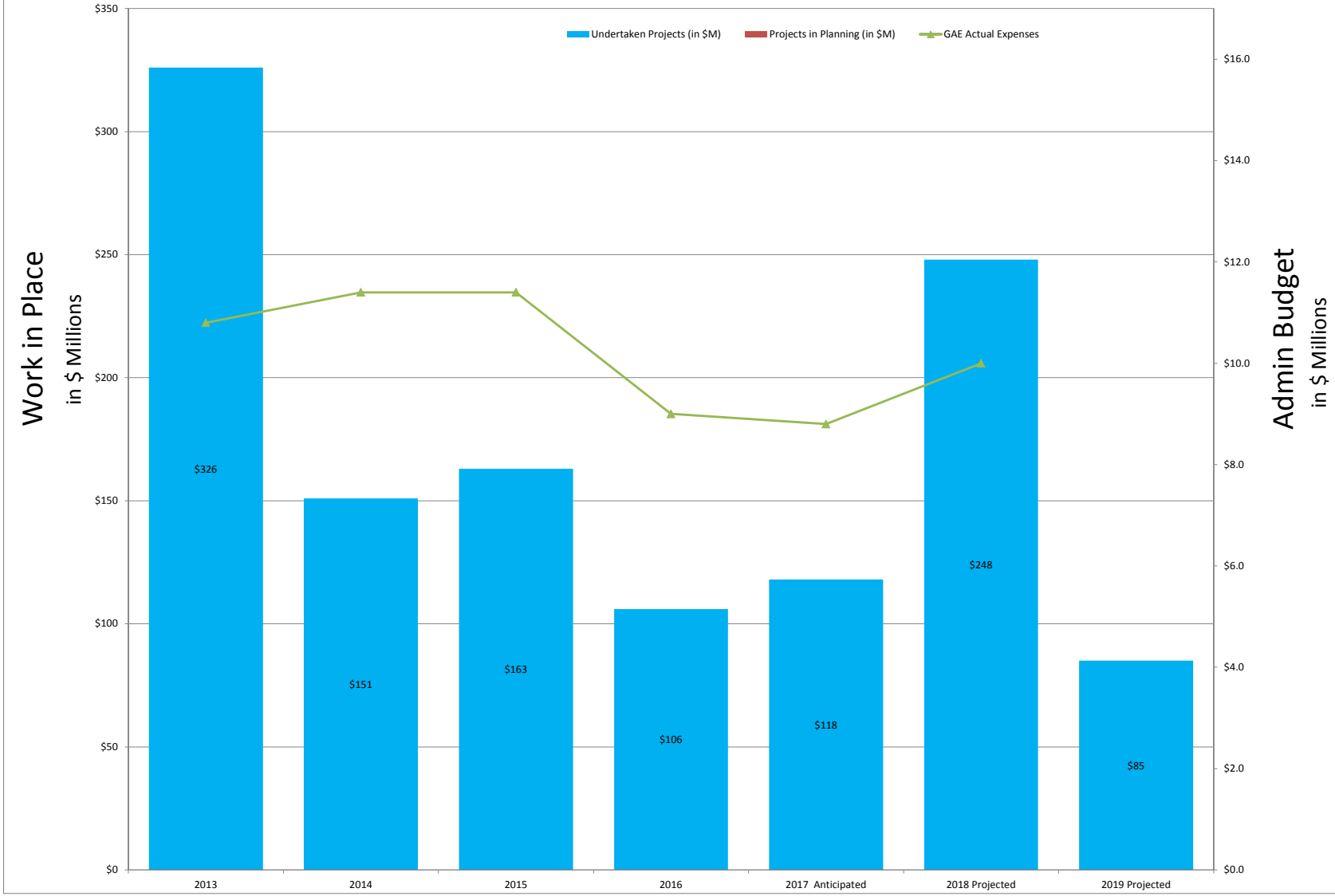
Source of Lease Payment - Client	Administrative Expense Account (1)	2018 Lease Payment	To Debt Service Account (2)	To Renewal & Replacement Account (3)	To Surplus Account (4)
1990 - Series A Bonds - Chicago Public Schools	$300,000	$29,985,125	$28,685,125	$1,000,000	$0
1993 - Series A Bonds - Chicago Public Schools	1,200,000	21,445,800	20,237,650	0	$8,150
	$1,500,000	**$51,430,925**	**$48,922,775**	**$1,000,000**	**$8,150**

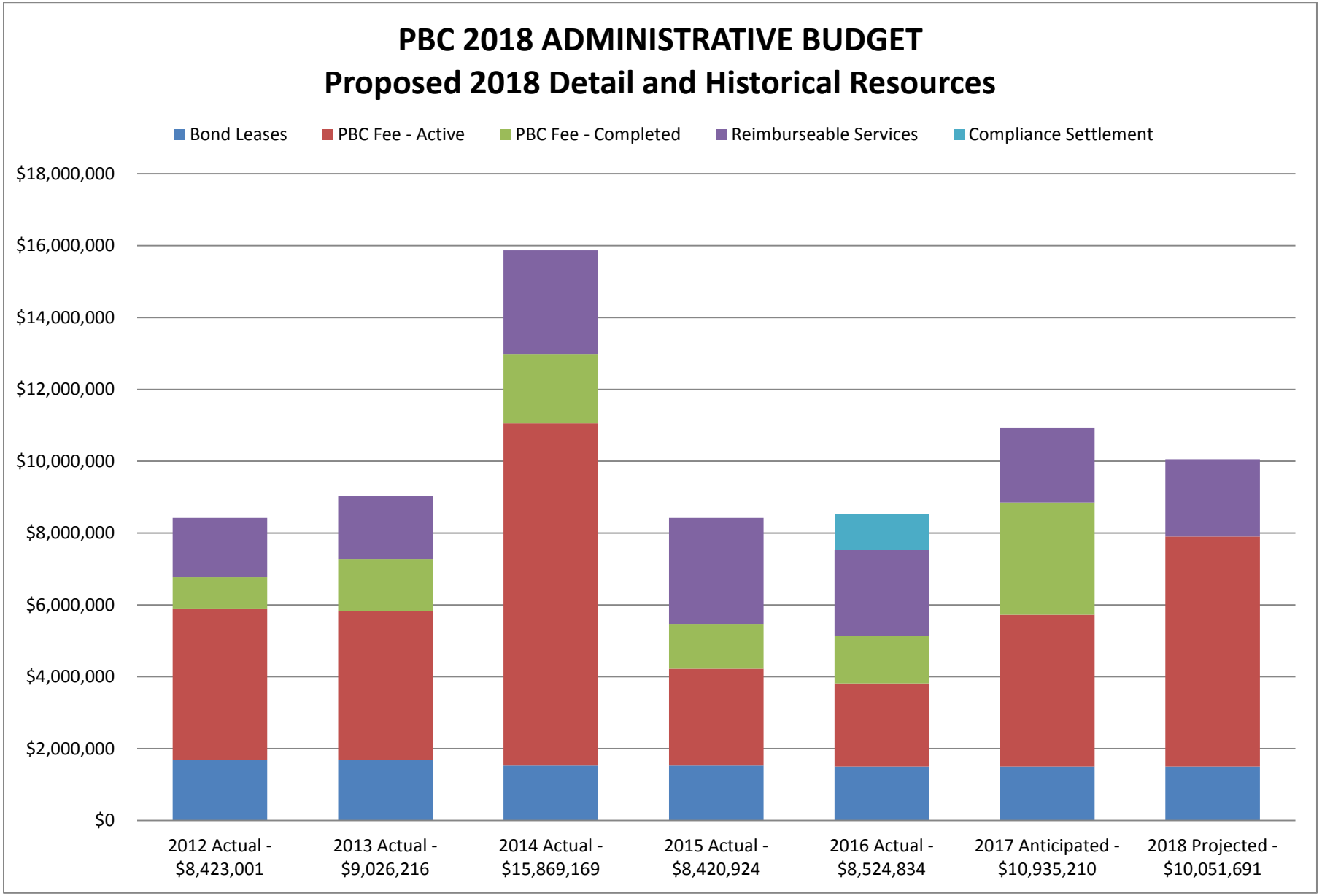
(1) Portion of Lease Payment allocated to the Admin Expense Account for funding PBCC Admin Expense per the lease. Expenses in excess of the annual lease payment are funded from the Surplus Account, then the Renewal and Replacement Account.
(2) Allocation for bond principal and interest per the debt service schedules.
(3) Allocation to Trustee held accounts for renewing, replacing and improving properties named in the lease agreement.
(4) Balance of allocation to Bond Resolution Trustee held Surplus Account.

EXHIBIT D


PBC 2018 ADMINISTRATIVE BUDGET
Historical Bond Lease Revenue
1993A-CPS
1990A-CPS
1990B-CPS retired 2015
1998A-CPD retired 2013
1993B-CPD retired 2008
1988A-CCC retired 2008
1987B-CCC retired 2007
6000000
5000000
4000000
3000000
2000000
1000000
0
2006
2007
2008
2009-2013
2014-2015
2016-2019

PBC 2018 ADMINISTRATIVE BUDGET
Anticipated Work in Place (WIP)



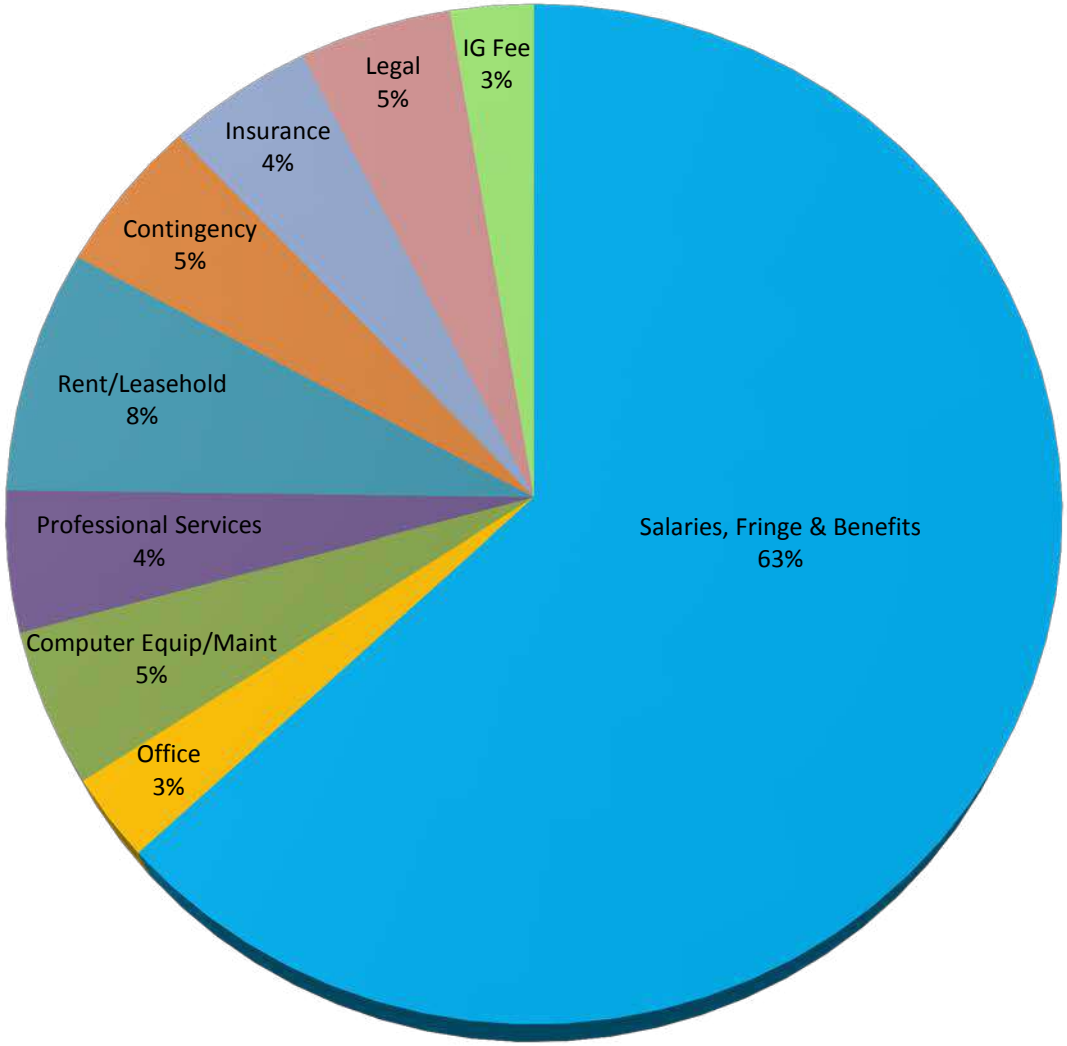

PBC 2018 ADMINISTRATIVE BUDGET
Proposed 2018 Detail and Historical Resources
Bond Leases
PBC Fee - Active
PBC Fee - Completed
Reimburseable Services
Compliance Settlement
$18,000,000
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
2012 Actual - $8,423,001
2013 Actual - $9,026,216
2014 Actual - $15,869,169
2015 Actual - $8,420,924
2016 Actual - $8,524,834
2017 Anticipated - $10,935,210
2018 Projected - $10,051,691

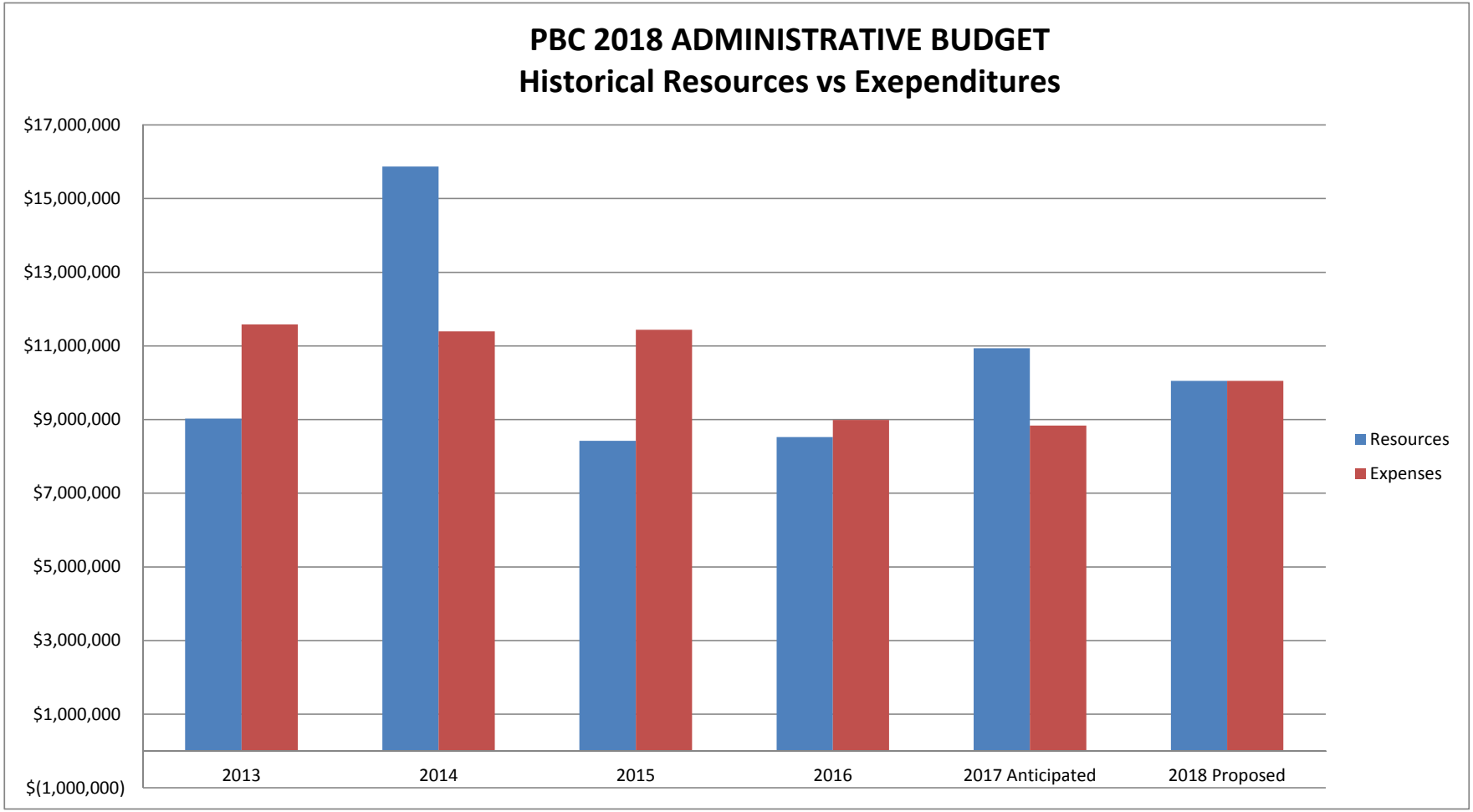
Public Building Commission of Chicago
2018 General Administrative Budget

9/18/2017 version

	Approved 2016 Budget	Approved 2017 Budget	Proposed 2018 Budget	Increase/ (Decrease) 2017 to 2018
Personnel Services				
Salaries	$ 5,999,000	$ 4,809,400	$ 4,633,750	$ (175,650)
Payroll Taxes	350,000	296,075	266,963	$ (29,113)
Medical Insurance	1,170,500	927,320	975,025	$ 47,705
Severance Plan	96,310	65,443	65,443	$ -
Retirement Contributions - PBC 401(a)	362,460	316,487	297,631	$ (18,856)
Retirement Contributions - Mun. Employees	181,230	93,600	101,400	$ 7,800
Total Personnel Services	$ 8,159,500	$ 6,508,325	$ 6,340,211	$ (168,114)
Insurance				
Daley Center	$ 525,000	$ 425,000	$ 400,000	$ (25,000)
General Insurance	90,000	85,000	65,000	$ (20,000)
Total Insurance	$ 615,000	$ 510,000	$ 465,000	$ (45,000)
Legal Fees	$ 675,500	$ 540,500	$ 485,000	$ (55,500)
Inspector General Fees	$ 225,746	$ 210,510	$ 265,210	$ 54,700
Professional Services Fees	$ 608,984	$ 482,900	$ 446,731	$ (36,169)
Rent/Leasehold Improvements	$ 653,016	$ 690,921	$ 776,087	$ 85,166
Office and Other Admin Expenses	$ 377,900	$ 305,000	$ 276,200	$ (28,800)
Computer Maintenance, Equipment & Software	$ 560,002	$ 526,032	$ 497,252	$ (28,780)
Contingency/Business Development	$ 500,000	$ 500,000	$ 500,000	$ -
Total Budget	$ 12,375,648	$ 10,274,188	$ 10,051,691	$ (222,497)

PBC 2018 ADMINISTRATIVE BUDGET
2018 Projected Budget Expenditures - $10,051,691




PBC 2018 ADMINISTRATIVE BUDGET
Historical Resources vs Exependitures
$17,000,000
$15,000,000
$13,000,000
$11,000,000
$9,000,000
$7,000,000
$5,000,000
$3,000,000
$1,000,000
$(1,000,000)
2013
2014
2015
2016
2017 Anticipated
2018 Proposed
Resources
Expenses

Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget

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

The proposed Operating Budget for 2018 is $15,779,771 which is a .32% increase over the 2017 budget.

For 2018, costs savings in the operating budget are expected to result from reductions in building insurance, administrative expenses and general building expenses. Projected increases stem from rising utility costs, annual increases to security services and cleaning expenses.

The resulting rental rate is $12.39 per square foot, an extremely competitive rate given the location and landmark quality of the building when compared to similar types of buildings in the Loop.

Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget

A facility condition assessment for the building was performed in 2017. Capital projects required for necessary facility repairs were identified in the assessment and are included in the proposed 2018 Capital Budget in the amount of $4,945,458:

$600K for Building Automation System Upgrades

$75K for Concrete sealer and traffic topping re-application at dock and Lower Level parking area

$190K for Elastomeric roof coating re-application

$350K for Emergency generator radiator replacement

$700K for exit ramp barrier system upgrades

$1,000,000 for Façade and louver repairs

$50K for High courtroom lighting upgrades

$103K for Plaza sealant joint replacements

$250K for Security upgrades

$500K for Façade access System Upgrades

$697K for repairs to Clark Street Stairway

$180K for Re-lining of Cooling Towers

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

2018 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and MB Real Estate Services is pleased to present the 2018 Operating and Capital Budget for the Richard, J. Daley Center. The operating expense budget of $15,779,771 reflects a minimal increase of 0.32% over the 2017 Budget of $15,729,598.

The 0.32% increase in operating expenses equates to $50,173 and is a result of rising utility costs, annual increases to cleaning wages and additional security staff to operate the building's freight elevator. Increases in other expense categories are primarily the result of annual changes to Union labor rates. These increases are primarily offset by lower administrative and mechanical maintenance expenses.

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

Operating Goals

The overall goals for 2018 are to continue to operate the Richard J. Daley Center at the same high level of service while undertaking projects to improve the operating efficiencies, lower costs and improve the working environment of the 30,000 people that access the building daily. To achieve these goals we plan on undertaking the following projects:

- **Utility Procurement:**
  During the 4th quarter of 2017, the building competitively bid consulting services for utility procurement. As a result of the pending request for proposal process, 2018 electrical and natural gas supplies will not be purchased until January 2018. Therefore, a conservative approach was taken towards the 2018 Budget, and we hope to experience some economies once the utilities are procured.

- **Outsourcing Engineering Services:**
  The building procured proposals for 3rd party engineering management services. As part of the proposal process, the lowest bidder, Able Engineering performed an assessment of staffing levels and recommended a reduction of 2 operating engineers.

- **Elevator Maintenance RFP:**
  The current elevator maintenance service agreement with Schindler Elevator is set to expire in 2019. In preparation of the request for proposal process, we will contract a consultant to perform a maintenance audit of the service agreement and elevator equipment. From there, the consultant will develop an RFP package to be competitively bid and awarded by the end of the year 2018.

- **27th Floor:**
  Cook County has taken over occupancy of approximately 50,000sf on the 27th in June of 2017. We will work with the County to complete the design and construction of the space in 1st quarter 2018.
- **Plaza Event Marketing and Revenue:**

In 2017, along with the PBC, we were able to update the plaza permit application and increase plaza event usage fees. A new brochure, Facebook and Twitter accounts were also created to market private events and weddings. As a result, we are projecting a 75% increase in plaza event revenue from $95K to $167K annually.

BUDGET SUMMARY

OPERATING BUDGET	2017 BUDGET	2018 BUDGET	% CHANGE 2017 BUDGET TO 2018 BUDGET	% CHANGE 2017 BUDGET TO 2018 BUDGET
REVENUE				
BASE RENT (1)	$15,484,634	$15,677,151	$192,517	1.24%
RETAIL INCOME (2)	$84,090	$97,020	$12,930	15.38%
OTHER INCOME (3)	$5,600	$5,600	$0	0.00%
INCOME FROM SERVICES RESOLD (4)	$642,692	$704,496	$61,804	9.62%
TOTAL REVENUE	**$16,217,016**	**$16,484,267**	**$267,250**	**1.65%**
EXPENSES				
UTILITIES EXPENSE	$3,002,230	$3,179,597	$177,367	5.91%
CLEANING EXPENSE	$4,158,402	$4,295,822	$137,420	3.30%
SECURITY EXPENSE	$2,026,021	$2,185,401	$159,380	7.87%
MECHANICAL MAINTENANCE	$4,149,342	$3,971,589	($177,753)	-4.28%
BUILDING GENERAL	$968,692	$874,921	($93,771)	-9.68%
ADMINISTRATIVE EXPENSE	$910,423	$802,953	($107,470)	-11.80%
INSURANCE	$514,488	$469,488	($45,000)	-8.75%
SUBTOAL BLDG OPERATING EXPENSES	**$15,729,598**	**$15,779,769**	**$50,173**	**0.32%**
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	$642,692	$704,496	$61,804	9.62%
OPERATING CONTINGENCY	$0	$0	$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	**$642,692**	**$704,496**	**$61,804**	**9.62%**
NET OPERATING AUTHORIZATION REQUIRED	**$16,372,290**	**$16,484,264**	**$111,976**	**0.68%**
CAPITAL BUDGET	**$2,325,800**	**$4,945,458**	**$2,619,658**	**112.63%**
TOTAL DALEY CENTER BUDGET	**$18,698,090**	**$21,429,722**	**$2,731,634**	**14.61%**

Budget Variance Explanations

When compared to the 2017 Operating Budget, 2018 operating expenses are anticipated to increase by 0.32% or $50K. Below are explanations for the variances between the 2017 and 2018 Operating budget operating accounts meeting a variance threshold of $5K and 5%.

- The $12,930 increase in Retail Income is a result of the new ATM license agreement with the Chicago Municipal Employees Credit Union (CMECU).

- The $61,804 increase in Income from Services Resold is due to a slight rise in natural gas and electrical rates. Both utilities are consumed during the transportation of steam to the County Building and City Hall.

- The $177,367 increase in Utilities results from a very conservative approach the building has taken to the natural gas and electric budgets. The building is currently competitively bidding 3rd party utility procurement consulting services. Once the proposal process is completed and a new agreement is reached, the utility commodities will be purchased for 2018. Hopefully, actual rates will be lower than the rates included within the 2018 budget.

- The $159,380 increase in Security Expense stems from annual increases to labor rates and vacation coverage expenses for all security staff. Vacation coverage costs were not included in the 2017 Budget as vacation time was paid out to the security staff in 2016 as part of new services agreement. Finally, the security staff will now operate 1 of the building's 2 freight elevators which will also increase 2018 security expense and decrease general building expense.

- The $93,771 decrease in Administrative Expense is a result of the anticipated increase to plaza event revenue. Plaza event revenue directly offsets the administrative salary expenses for the building.

- The $45,000 decrease in Insurance Expense is primarily a function of the anticipated reduced Property and Liability coverage which are procured by the Public Building Commission.

Capital Improvement Plan

The 2018 Capital Improvement Budget includes $4,945,458 for new projects such as Building Automation System Upgrades, Façade and Louver Repairs, Façade Access System Repairs, Exit Ramp Barrier Replacement and Repairs to Clark Street Stairway.

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

1. Building Automation System Upgrades - **$600,000**
    i. Upgrades to the building's automation system. 2017 Property Condition Assessment reported that the automation system needs to be upgraded as controls and hardware are no longer manufactured and obsolete.

2. Concrete Sealer and Traffic Topping Re-Application at Dock and Lower Level Parking Area - **$75,000**
    i. 50,000 square feet of concrete flooring systems at the dock and lower level parking garage areas.

3. Elastomeric Roof Coating Re-Application - **$190,000**
    i. 50,000 square feet replacement of existing roofing systems

4. Emergency Generator Radiator Replacement - **$350,000**
    i. Replacement of radiator that serves the emergency generator on the 31st floor.

5. Exit Ramp Barrier System Upgrades - **$700,000**
    i. Existing barriers are certified with a crash rating of K4, yet require a United States Department of State crash rating of K12.

6. Façade and Louver Repairs - **$1,000,000**
    i. Water infiltration and deterioration of outside air intake louvers.

7. High Court Room Lighting Upgrades - **$50,000**
    i. Upgrading to LED bulbs to save energy costs and extend the life of the bulbs which leads to less ongoing maintenance and intensive labor.

8. Plaza Sealant Joint Replacements - **$103,458**
    i. Replacement of existing exterior plaza sealant joints.

9. Security Upgrades - **$250,000**
    i. Miscellaneous upgrade to the building's security systems and infrastructure.

10. Façade Access System Upgrades - **$500,000**
    i. Full inspection and replacement of all necessary mechanical, electrical and structural components associated with the façade access system.

11. Repairs to Clark Street Stairway - **$697,000**
    i. Investigate and perform repairs to the vertical displacement between granite, cracks in granite and corrosion staining at Clark Street stairway.

12. Re-lining of Cooling Towers - **$180,000**
    i. Installation of new lining system within 7 of the building's 12 cooling towers.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 Budget Summary

COOK COUNTY		**2018 Funding %***	**2017 Funding %***
BASE RENT	$15,032,506		
STEAM CHARGES	$257,767		
PACKAGE UNIT MAINTENANCE	$4,900		
2018 CAPITAL PROJECTS	$4,742,150		
TOTAL COUNTY	**$20,037,324**	**95.88%**	**95.88%**
CITY OF CHICAGO			
BASE RENT	$54,556		
STEAM CHARGES	$441,829		
2018 CAPITAL PROJECTS	$17,309		
TOTAL CITY	**$513,695**	**0.35%**	**0.35%**
PBCC			
BASE RENT	$590,088		
2018 CAPITAL PROJECTS	$185,999		
TOTAL PBCC	**$776,087**	**3.76%**	**3.76%**
TOTAL FUNDING:	**$21,327,105**	**100.00%**	**100.00%**

*Note: Percentage based on 2017 square footage occupied.

EXHIBIT E

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET SUMMARY

BUDGET SUMMARY	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
REVENUE					
BASE RENT	$15,677,151	$15,484,634	$15,484,634	$192,517	1.24%
RETAIL INCOME	$97,020	$84,090	$84,090	$12,930	15.38%
OTHER INCOME	$5,600	$5,600	$5,600	$0	0.00%
INCOME FROM SERVICES RESOLD	$704,496	$642,692	$642,692	$61,804	9.62%
TOTAL REVENUE	**$16,484,267**	**$16,217,016**	**$16,217,016**	**$267,251**	**1.65%**
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	$3,179,597	$3,002,230	$3,002,230	$177,367	5.91%
CLEANING EXPENSE	$4,295,822	$4,158,402	$4,158,401	$137,421	3.30%
SECURITY EXPENSE	$2,185,401	$2,026,021	$2,036,882	$148,519	7.29%
MECHANICAL MAINTENANCE	$3,971,589	$4,149,342	$4,157,938	($186,349)	-4.48%
BUILDING GENERAL	$874,921	$968,692	$968,692	($93,771)	-9.68%
ADMINISTRATIVE EXPENSE	$802,953	$910,423	$910,422	($107,469)	-11.80%
INSURANCE	$469,488	$514,488	$514,488	($45,000)	-8.75%
SUBTOTAL BUILDING OPERATING EXPENSES	**$15,779,771**	**$15,729,598**	**$15,749,053**	**$30,718**	**0.20%**
COST OF SERVICES RESOLD	$704,496	$642,692	$642,692	$61,804	9.62%
OPERATING CONTINGENCY	$0	$0	$0	$0	0.00%
TOTAL EXPENSES	**$16,484,267**	**$16,372,290**	**$16,391,745**	**$92,522**	**0.56%**

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

3 YEAR BUDGET COMPARISON	PROPOSED 2018 BUDGET	2017 BUDGET	2016 BUDGET	$ VARIANCE 2018 BUDGET VS. 2017 BUDGET	% VARIANCE 2018 BUDGET VS. 2017 BUDGET
REVENUE					
BASE RENT	$15,677,151	$15,484,634	$14,621,771	$192,517	1.24%
RETAIL INCOME	$97,020	$84,090	$172,374	$12,930	15.38%
OTHER INCOME	$5,600	$5,600	$5,600	$0	0.00%
INCOME FROM SERVICES RESOLD	$704,496	$642,692	$548,564	$61,804	9.62%
TOTAL REVENUE	**$16,484,267**	**$16,217,016**	**$15,348,309**	**$267,251**	**1.65%**
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	$3,179,597	$3,002,230	$2,890,777	$177,367	5.91%
CLEANING EXPENSE	$4,295,822	$4,158,402	$3,861,163	$137,420	3.30%
SECURITY EXPENSE	$2,185,401	$2,026,021	$1,980,948	$159,380	7.87%
MECHANICAL MAINTENANCE	$3,971,589	$4,149,342	$4,106,770	($177,753)	-4.28%
BUILDING GENERAL	$874,921	$968,692	$989,581	($93,771)	-9.68%
ADMINISTRATIVE EXPENSE	$802,953	$910,423	$831,137	($107,470)	-11.80%
INSURANCE	$469,488	$514,488	$554,788	($45,000)	-8.75%
SUBTOTAL BUILDING OPERATING EXPENSES	**$15,779,771**	**$15,729,598**	**$15,215,163**	**$50,173**	**0.32%**
COST OF SERVICES RESOLD (TAB X)	$704,496	$642,692	$548,564	$61,804	9.62%
OPERATING CONTINGENCY	$0	$0	$0	$0	0.00%
TOTAL EXPENSES	**$16,484,267**	**$16,372,290**	**$15,763,727**	**$111,977**	**0.68%**

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE EXPENSE SHARES

	PROPOSED 2018 BUDGET	COOK COUNTY EXPENSE SHARE	PUBLIC BUILDING COMMSSION EXPENSE SHARE	CITY OF CHICAGO EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES				
UTILITIES EXPENSE	$3,179,597	$3,048,851	$119,680	$11,065
CLEANING EXPENSE	$4,295,822	$4,119,178	$161,695	$14,949
SECURITY EXPENSE	$2,185,401	$2,095,537	$82,258	$7,605
MECHANICAL MAINTENANCE	$3,971,589	$3,808,277	$149,491	$13,821
BUILDING GENERAL	$874,921	$838,944	$32,932	$3,045
ADMINISTRATIVE EXPENSE	$802,953	$769,936	$30,223	$2,794
INSURANCE	$469,488	$450,182	$17,672	$1,634
TOTAL BUILDING OPERATING EXPENSES	**$15,779,771**	**$15,130,907**	**$593,951**	**$54,914**

RICHARD J. DALEY CENTER 2018 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	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$15,032,506
COUNTY STEAM CHARGES	$12,917	$41,747	$47,370	$22,142	$21,046	$2,499	$4,828	$2,153	$2,140	$7,749	$24,741	$68,434	$257,767
COUNTY PACKAGE UNIT MAINT.	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$4,900
TOTAL COUNTY O & M CHARGES	**$1,266,034**	**$1,294,864**	**$1,300,487**	**$1,275,260**	**$1,274,163**	**$1,255,616**	**$1,257,945**	**$1,255,270**	**$1,255,257**	**$1,260,866**	**$1,277,858**	**$1,321,552**	**$15,295,173**
CITY BASE RENT	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$54,556
CITY STEAM CHARGES	$80,406	$56,633	$55,529	$27,584	$26,469	$15,053	$11,229	$15,453	$15,513	$24,775	$33,346	$79,840	$441,829
TOTAL CITY O & M CHARGES	**$84,953**	**$61,179**	**$60,075**	**$32,130**	**$31,015**	**$19,599**	**$15,776**	**$19,999**	**$20,059**	**$29,322**	**$37,893**	**$84,386**	**$496,385**
PBCC BASE RENT	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$590,088
TOTAL PBCC O & M CHARGES	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$49,174**	**$590,088**

TOTAL BASE RENT:	$15,677,151
TOTAL SERVICES RESOLD:	$704,496
TOTAL TENANT CONTRIBUTIONS:	$16,381,647

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL
PERSONNEL ROSTER

Department	Title	No. of Employees Budget 2018	No. of Employees Budget 2017	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		**63**	**60**		**$3,846,518**
contract employees	Day	16	15		
contract employees	Night	47	45		
Security Staff:		**33**	**33**	**$65,681**	**$1,977,530**
contract employees	Director	1	1		
building employee	Administrative	1	1		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	3	3		
contract employees	Supervisory Guards	4	4		
contract employees	Guards	23	23		
Engineers:		**21**	**21**	**$2,534,222**	
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	18	18		
building employee	Apprentice	0	0		
Carpenter:		**1**	**1**	**$186,779**	
Elevator Personnel:		**1**	**2**	**$95,498**	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	0	1		
Administrative:		**5**	**5**	**$362,596**	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Special Events Coordinator	1	1		
building employee	Administrative	1	1		
TOTAL PAYROLL:		**124**	**122**	**$3,244,776**	**$5,824,048**

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

REVENUE BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. BASE RENT COUNTY	$15,032,506	$14,827,320	$14,827,320	$205,186	1.38%
2. BASE RENT CITY	$54,556	$55,657	$55,657	($1,101)	-1.98%
3. BASE RENT PBCC	$590,088	$601,657	$601,657	($11,569)	-1.92%
4. RETAIL INCOME	$65,820	$64,890	$64,890	$930	1.43%
5. RETAIL PERCENTAGE RENT	$31,200	$19,200	$19,200	$12,000	62.50%
6. XEROX MACHINES	$4,400	$4,400	$4,400	$0	0.00%
7. INCOME FROM SERVICE RESOLD TO TENANT	$1,200	$1,200	$1,200	$0	0.00%
8. INCOME FROM SERVICES RESOLD	$704,496	$642,692	$642,692	$61,804	9.62%
TOTAL	**$16,484,267**	**$16,217,016**	**$16,217,016**	**$267,251**	**1.65%**

1. Based on 95.888% occupancy. See summary detail attached.
2. Based on 0.348% occupancy. See summary detail attached.
3. Based on 3.764% occupancy. See summary detail attached.
4. Retail rent summary, monthly rent:
   12th floor surety bondsmen (total of 7): $3,864 bondsmen ($322.00 per month), $27,048 total
   Starbucks: $3,231.25 monthly. 2018 revenue of $38,775.00
   ATM Machines: $1,000.00 monthly. 2018 revenue of $12,000.00
5. Percentage rent for vending machines, $1,600 per month.
6. Agreement with Multiple Business Systems for quarterly rent payments of $1,100
7. $100 per month from Starbucks for waste hauling.
8. Services resold to tenants, identified as reimbursable expenses.
   Steam $735,570 (metered) - Which is offset by credit applications for 2016 steam reconciliation

RICHARD J. DALEY CENTER 2018 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
REVENUE													
BASE RENTS													
3000-105 BASE RENT COUNTY (95.88%)	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$1,252,709	$15,032,506
3000-110 BASE RENT CITY (0.348%)	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$4,546	$54,556
3000-115 BASE RENT PBCC (3.76%)	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$49,174	$590,088
TOTAL BASE RENT	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$1,306,429	$15,677,151
OTHER RENTAL INCOME													
3100-100 RETAIL RENTAL INCOME	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$5,485	$65,820
3100-150 RETAIL RENT - PERCENTAGE	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$31,200
OTHER RENTAL INCOME	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$8,085	$97,020
OTHER INCOME													
3400-252 COPY MACHINES	$0	$0	$1,100	$0	$0	$1,100	$0	$0	$1,100	$0	$0	$1,100	$4,400
3400-208 SERVICE INCOME - RETAIL TENANT	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$1,200
3400-241 SERVICE INCOME-REIMBURSABLE FROM TENANTS	$93,732	$98,788	$103,307	$50,134	$47,923	$17,960	$16,466	$18,014	$18,060	$32,933	$58,495	$148,682	$704,496
OTHER INCOME	$93,832	$98,888	$104,507	$50,234	$48,023	$19,160	$16,566	$18,114	$19,260	$33,033	$58,595	$149,882	$710,096
TOTAL REVENUE	**$1,408,346**	**$1,413,403**	**$1,419,021**	**$1,364,749**	**$1,362,538**	**$1,333,674**	**$1,331,080**	**$1,332,629**	**$1,333,775**	**$1,347,547**	**$1,373,110**	**$1,464,397**	**$16,484,267**

RICHARD J. DALEY CENTER 2018 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
OPERATING EXPENSES													
1. UTILITIES EXPENSE													
4200-150 ELECTRICITY	$189,595	$160,864	$145,347	$148,538	$155,572	$196,077	$228,576	$221,215	$192,482	$168,406	$161,239	$179,677	$2,147,588
4200-200 GAS	$142,027	$140,095	$121,929	$67,719	$46,536	$36,832	$28,043	$31,947	$36,813	$40,452	$86,418	$112,997	$891,808
4200-250 TENANT STEAM	($93,324)	($98,380)	($102,899)	($49,726)	($47,515)	($17,551)	($16,057)	($17,606)	($17,652)	($32,524)	($58,087)	($148,274)	($699,596)
4200-600 WATER	$17,023	$19,111	$20,588	$20,007	$20,941	$26,555	$35,772	$38,517	$35,076	$21,989	$19,092	$18,710	$293,378
4200-955 LOAN INTEREST	$80,591	$0	$0	$0	$0	$0	$76,864	$0	$0	$0	$0	$0	$157,455
4200-960 LOAN PRINCIPAL	$192,618	$0	$0	$0	$0	$0	$196,345	$0	$0	$0	$0	$0	$388,963
TOTAL UTILITIES EXPENSE	**$528,531**	**$221,689**	**$184,965**	**$186,537**	**$175,534**	**$241,912**	**$549,542**	**$274,073**	**$246,719**	**$198,323**	**$208,661**	**$163,110**	**$3,179,597**
2. CLEANING EXPENSE													
4000-201 CLEANING CONTRACT SERVICE - DAY	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$74,409	$892,912
4000-202 CLEANING CONTRACT SERVICE - NIGHT	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$246,134	$2,953,606
4000-211 ADDITIONAL CLEANING SERVICES	$700	$700	$700	$550	$550	$500	$500	$500	$500	$500	$600	$600	$6,900
4000-700 WINDOW WASHING SERVICE CONTRACT	$3,696	$3,696	$5,040	$31,226	$3,696	$20,160	$3,696	$3,696	$28,230	$3,696	$3,696	$4,200	$114,728
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	$5,802	$5,802	$10,802	$5,802	$6,035	$6,035	$6,035	$6,035	$11,035	$6,035	$6,035	$6,035	$81,488
4000-215 CLEANING-SUPP/MATERIALS	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$19,791	$237,488
4000-212 UNIFORMS	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$8,700
TOTAL CLEANING EXPENSE	**$351,257**	**$351,257**	**$357,601**	**$378,637**	**$351,340**	**$367,754**	**$351,290**	**$351,290**	**$380,824**	**$351,290**	**$351,390**	**$351,894**	**$4,295,822**
3. SECURITY DEPARTMENT													
4400-200 SECURITY CONTRACT SERVICE	$168,917	$160,917	$160,917	$160,917	$164,117	$164,117	$166,272	$166,272	$166,272	$166,272	$166,272	$166,272	$1,977,530
4400-210 ADDITIONAL SECURITY SERVICES	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$6,000
4400-310 SECURITY REPAIRS AND MAINTENANCE	$5,456	$5,456	$5,456	$5,456	$5,456	$10,206	$47,106	$5,456	$6,956	$13,956	$5,594	$6,594	$123,148
4400-400 SECURITY SUPPLIES AND MATERIALS	$566	$566	$1,366	$1,216	$566	$1,066	$566	$1,066	$866	$1,066	$566	$566	$10,042
4400-100 SECURITY PAYROLL EXPENSE	$4,886	$4,886	$9,491	$4,886	$4,886	$4,886	$4,886	$4,886	$7,329	$4,886	$4,886	$4,886	$65,681
4400-700 FIRE SAFETY R&M EXPENSE	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
TOTAL SECURITY EXPENSE	**$180,575**	**$172,575**	**$177,980**	**$173,225**	**$175,775**	**$181,025**	**$219,580**	**$178,430**	**$182,173**	**$186,930**	**$178,068**	**$179,068**	**$2,185,401**

RICHARD J. DALEY CENTER 2018 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
4. MECHANICAL MAINTENANCE DEPARTMENT													
ELECTRICAL R&M													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$6,917	$83,004
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	$8,166	$8,166	$8,166	$8,166	$8,166	$8,166	$15,166	$8,166	$8,166	$8,166	$8,166	$8,166	$104,992
4100-480 ELECTRICIAN - UNIFORMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL ELECTRICAL R & M EXPENSE	**$15,083**	**$15,083**	**$15,083**	**$15,083**	**$15,083**	**$15,083**	**$22,083**	**$15,083**	**$15,083**	**$15,083**	**$15,083**	**$15,083**	**$187,996**
PLUMBING R & M													
4100-610 PLUMBING REP/MAINT O/S SERVICES	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$2,267	$27,204
TOTAL PLUMBING R & M EXPENSE	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$2,267**	**$27,204**
HVAC R & M													
4100-300 HVAC-CONTRACT SERVICE	$12,129	$12,129	$12,237	$12,237	$12,237	$12,237	$12,237	$12,237	$12,237	$12,237	$12,237	$12,129	$146,520
4100-301 HVAC-CONTROLS CONTRACT	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$5,525	$66,300
4100-315 HVAC-SUPPLIES/MATERIALS	$7,425	$7,425	$7,425	$7,425	$9,925	$7,425	$7,425	$7,425	$7,425	$7,425	$7,425	$7,425	$91,600
4100-310 REPAIRS & MAINTENANCE	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$7,800	$93,600
4100-100 HVAC-PAYROLL	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$211,185	$2,534,222
4100-151 UNIFORMS	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$9,000
TOTAL HVAC R & M EXPENSE	**$244,814**	**$244,814**	**$244,922**	**$244,922**	**$247,422**	**$244,922**	**$244,922**	**$244,922**	**$244,922**	**$244,922**	**$244,922**	**$244,814**	**$2,941,242**
ELEVATOR R & M													
4100-200 ELEVATORS-CONTRACT SERVICE	$65,118	$65,118	$65,118	$67,723	$67,723	$67,723	$67,723	$67,723	$67,723	$67,723	$67,723	$67,723	$804,861
4100-210 VANDALISM AND NON CONTRACT REPAIRS	$0	$0	$0	$0	$0	$3,786	$0	$0	$6,500	$0	$0	$0	$10,286
TOTAL ELEVATOR R & M EXPENSE	**$65,118**	**$65,118**	**$65,118**	**$67,723**	**$67,723**	**$71,509**	**$67,723**	**$67,723**	**$74,223**	**$67,723**	**$67,723**	**$67,723**	**$815,147**
TOTAL DEPARTMENTAL EXPENSE	**$327,282**	**$327,282**	**$327,390**	**$329,995**	**$332,495**	**$333,781**	**$336,995**	**$329,995**	**$336,495**	**$329,995**	**$329,995**	**$329,887**	**$3,971,589**

RICHARD J. DALEY CENTER 2018 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
5. BUILDING GENERAL DEPARTMENT													
PAINTING R & M													
4100-861 PAINTING SUPPLIES & MATERIALS	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$12,504
4100-860 PAINTING - CONTRACTOR	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$7,083	$84,996
SUBTOTAL PAINTING AND R & M EXPENSE	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$8,125**	**$97,500**
CARPENTERS R & M													
4100-931 CARPENTRY PAYROLL	$14,368	$14,368	$21,551	$14,368	$14,368	$14,368	$14,368	$14,368	$21,551	$14,368	$14,368	$14,368	$186,779
4100-934 CARPENTRY UNIFORMS	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$420
4100-930 CARPENTRY SUPPLIES	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$1,500
SUBTOTAL CARPENTER R & M EXPENSE	**$14,528**	**$14,528**	**$21,711**	**$14,528**	**$14,528**	**$14,528**	**$14,528**	**$14,528**	**$21,711**	**$14,528**	**$14,528**	**$14,528**	**$188,699**
SERVICES AND SUPPLIES													
4100-830 GEN BUILD SUPPLIES MATERIALS	$1,155	$1,155	$1,155	$1,155	$1,155	$1,155	$1,170	$1,170	$1,170	$1,170	$1,170	$1,170	$13,950
4300-100 LANDSCAPING	$0	$0	$0	$5,741	$5,741	$9,241	$5,741	$5,741	$5,741	$5,741	$5,741	$0	$49,428
4000-500 CONTRACT SVC-TRASH REMOVAL	$4,001	$4,001	$5,201	$4,001	$4,001	$4,001	$4,117	$4,117	$4,117	$4,117	$4,117	$4,117	$49,908
4100-805 EXTERMINATOR SERVICES	$521	$521	$521	$521	$521	$521	$521	$521	$521	$521	$521	$521	$6,252
4100-810 CONTRACT SVC-METAL MAINT.	$1,000	$1,000	$1,000	$1,000	$7,950	$2,815	$19,950	$1,000	$1,000	$1,000	$1,000	$1,000	$39,715
4100-845 GENERAL BUILDING REPAIRS	$13,000	$11,387	$4,500	$29,863	$4,500	$4,500	$4,500	$4,500	$18,500	$27,457	$20,570	$4,520	$147,797
4100-840 GLASS REPLACEMENT	$16,100	$6,982	$6,982	$16,100	$6,982	$6,982	$16,100	$6,982	$6,982	$16,100	$6,982	$16,100	$129,374
4100-826 DIRECTORY STRIPS, AND SIGNS	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	$7,346	$7,346	$11,019	$7,346	$7,346	$7,346	$7,346	$7,346	$11,019	$7,346	$7,346	$7,346	$95,498
4800-010 FURNITURE REPAIR	$833	$833	$833	$833	$833	$833	$833	$833	$833	$833	$833	$833	$10,000
4800-020 WOOD MAINTENANCE	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
4800-030 CARPET	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$3,400	$40,800
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	**$47,856**	**$37,125**	**$35,111**	**$70,460**	**$42,929**	**$41,294**	**$64,178**	**$36,110**	**$53,783**	**$68,185**	**$52,180**	**$39,507**	**$588,722**
TOTAL DEPARTMENTAL EXPENSE	**$70,509**	**$59,778**	**$64,948**	**$93,113**	**$65,582**	**$63,947**	**$86,831**	**$58,763**	**$83,620**	**$90,838**	**$74,833**	**$62,160**	**$874,921**

RICHARD J. DALEY CENTER 2018 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
4500-580 OFFICE SUPPLIES	$5,365	$1,365	$1,865	$1,365	$1,365	$1,365	$1,365	$1,365	$1,404	$1,404	$1,404	$1,404	$21,036
4500-520 TELEPHONE	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$12,600
4500-300 MANAGEMENT FEES	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$15,711	$188,533
4500-730 OTHER PROFESSIONAL FEES	$38,617	$3,617	$20,517	$11,117	$3,617	$3,617	$3,617	$3,617	$3,617	$3,617	$3,617	$3,617	$102,804
4500-410 LEGAL FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$65,000	$65,000
4500-414 ENVIRONMENTAL FEES	$0	$7,497	$10,500	$0	$0	$0	$0	$7,497	$2,150	$0	$0	$0	$27,644
4500-100 ADMINISTRATIVE PAYROLL	$31,083	$31,758	$78,248	$23,621	$1,308	$13,683	$19,533	$12,258	$35,375	$14,358	$31,083	-$11,292	$281,016
4500-101 ADMINISTRATIVE BENEFITS	$6,275	$6,275	$9,413	$6,275	$6,275	$6,275	$6,275	$6,275	$9,413	$6,275	$6,275	$6,275	$81,580
4500-590 STACKING PLAN AND BLDG SFT CALC	$570	$570	$570	$570	$2,070	$570	$570	$570	$570	$570	$570	$570	$8,340
4500-700 ADMINISTRATIVE EXPENSE	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$14,400
TOTAL ADMINISTRATIVE EXPENSE	**$99,872**	**$69,044**	**$139,074**	**$60,910**	**$32,597**	**$43,472**	**$49,322**	**$49,544**	**$70,490**	**$44,186**	**$60,911**	**$83,536**	**$802,953**
7. INSURANCE EXPENSE													
4700-010 INSURANCE	$102,433	$7,433	$7,433	$102,433	$7,433	$7,433	$102,433	$7,433	$7,433	$102,433	$7,433	$7,721	$469,488
TOTAL INSURANCE EXPENSE	**$102,433**	**$7,433**	**$7,433**	**$102,433**	**$7,433**	**$7,433**	**$102,433**	**$7,433**	**$7,433**	**$102,433**	**$7,433**	**$7,721**	**$469,488**
TOTAL OPERATING EXPENSE	**$1,660,458**	**$1,209,058**	**$1,259,391**	**$1,324,850**	**$1,140,755**	**$1,239,324**	**$1,695,993**	**$1,249,527**	**$1,307,753**	**$1,303,994**	**$1,211,291**	**$1,177,375**	**$15,779,771**
REIMBURSABLE EXPENSE													
4900-140 COST OF STEAM RESOLD COUNTY	$12,917	$41,747	$47,370	$22,142	$21,046	$2,499	$4,828	$2,153	$2,140	$7,749	$24,741	$68,434	$257,767
4900-150 COST OF STEAM RESOLD CITY	$80,406	$56,633	$55,529	$27,584	$26,469	$15,053	$11,229	$15,453	$15,513	$24,775	$33,346	$79,840	$441,829
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$408	$4,900
TOTAL REIMBURSABLE EXPENSE	**$93,732**	**$98,788**	**$103,307**	**$50,134**	**$47,923**	**$17,960**	**$16,466**	**$18,014**	**$18,060**	**$32,933**	**$58,495**	**$148,682**	**$704,496**
CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL OPERATING AND NON-OPERATING	**$1,754,190**	**$1,307,847**	**$1,362,698**	**$1,374,985**	**$1,188,679**	**$1,257,284**	**$1,712,459**	**$1,267,542**	**$1,325,814**	**$1,336,927**	**$1,269,786**	**$1,326,058**	**$16,484,267**
OPERATING SURPLUS OR (DEFICIT)	**$345,844**	**($105,556)**	**($56,323)**	**$10,236**	**($173,859)**	**($76,390)**	**$381,379**	**($65,087)**	**($7,961)**	**($10,620)**	**($103,323)**	**($138,339)**	**($0)**

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

UTILITIES BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. ELECTRICITY	$2,147,588	$1,924,054	$1,924,054	$223,534	11.62%
2. NATURAL GAS	$891,808	$901,948	$901,948	($10,140)	-1.12%
3. TENANT STEAM USAGE	($699,596)	($637,792)	($637,792)	($61,804)	9.69%
4. WATER	$293,378	$285,217	$285,217	$8,161	2.86%
5. ENERGY PERFORMANCE CONTRACT LOAN	$546,418	$528,802	$528,802	$17,616	3.33%
TOTAL	**$3,179,597**	**$3,002,230**	**$3,002,230**	**$177,367**	**5.91%**

1. See Electrical Budget Worksheet based on utility consultant projections and existing procurement. No purchases have been made for 2018 electricity as of July 2017. Therefore, 2018 Budget speculative market rates and historical usage averages.
2. See Natural Gas Budget Worksheets. Proposed 2018 Budget based on utility consultant projections and existing procurement.
3. See Natural Gas Budget Worksheet (2018 Budget Tenant Steam Cost). Includes all costs for City Hall and County steam usage.
   These costs are offset against the overall utility expense category.
   Also, includes reconciliation performed for 2016 steam usage. Credits owed to City and County totals $51K offset against their 2018 steam charges.
   Variance Explanation:
   Reconciliation credits or charges vary from year to year based on City Hall/County Bldg usage.
   Steam budget is based on prior year usage.
   2018 electrical and gas rates remain unhedged until completion of competitive bidding of utility consulting services. Therefore, utitity rates are speculative of 2018 market conditions.
4. See Water Budget Worksheet.
5. Energy Performance Contracting Loan (March 2011 through September 2025). Payments due in March and September. Funded by savings created and applied to utility and

RICHARD J. DALEY CENTER
ELECTRIC BUDGET WORKSHEET
2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
PROJECTED KWHRS USED	1,417,735	1,129,412	1,159,471	1,143,177	1,005,389	1,286,323	1,392,371	1,465,681	1,688,531	1,311,459	1,351,917	1,647,480	15,998,946
HEDGED TOTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
UNHEDGED TOTAL	$80,239	$62,767	$45,353	$45,485	$42,120	$52,939	$73,701	$69,680	$49,218	$37,377	$38,207	$51,946	$649,032
UTILITY CHARGES	$39,484	$36,700	$36,674	$39,921	$48,985	$57,542	$62,895	$60,199	$58,240	$47,521	$41,768	$41,241	$571,170
NON ENERGY CHARGES	$55,897	$49,613	$52,762	$51,858	$53,025	$71,357	$75,322	$75,078	$71,070	$71,719	$69,707	$73,257	$770,665
TAX	$4,947	$4,124	$3,637	$4,201	$4,034	$4,902	$5,773	$5,724	$4,788	$3,770	$3,879	$4,677	$54,456
ALLOWED VARIANCE	$9,028	$7,660	$6,921	$7,073	$7,408	$9,337	$10,885	$10,534	$9,166	$8,019	$7,678	$8,556	$102,265
TOTAL COSTS PER KWHR	0.1337	0.1424	0.1254	0.1299	0.1547	0.1524	0.1642	0.1509	0.1140	0.1284	0.1193	0.1091	
NET ELECTRIC COST	$189,595	$160,864	$145,347	$148,538	$155,572	$196,077	$228,576	$221,215	$192,482	$168,406	$161,239	$179,677	$2,147,588
2017 ELECTRIC BUDGET	$189,595	$160,864	$145,347	$148,538	$155,572	$196,077	$228,576	$221,215	$192,482	$168,406	$161,239	$179,677	$2,147,588

Daley Center Natural Gas Budget for Budget 2018

Estimated Operational Procurement 2018	Estimated Consumption	Total Costs	Total Dollars
January	**270,807**	**$0.5116**	**$142,027.00**
February	**257,422**	**$0.5307**	**$140,095.00**
March	**218,686**	**$0.5417**	**$121,929.00**
April	**101,976**	**$0.6300**	**$67,719.00**
May	**45,107**	**$1.0317**	**$46,536.00**
June	**22,598**	**$1.6299**	**$36,832.00**
July	**17,498**	**$1.6026**	**$28,043.00**
August	**16,185**	**$1.9739**	**$31,947.00**
September	**17,374**	**$2.1189**	**$36,813.00**
October	**45,176**	**$0.8954**	**$40,452.00**
November	**154,931**	**$0.5354**	**$86,418.00**
December	**208,163**	**$0.5261**	**$112,997.00**
	1,375,923		**$891,808.00**
Total Unit Cost Budget 2018/Therm	**$0.6330**		
Total Unit Cost w/out PGLC Transport Fees	**$0.6330**		

RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2017

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION COUNTY	CITY	DALEY CENTER	CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
JAN	255,581	59,083	78,668	117,830	$ 103,638	$ 103,638	0.4055	78.55%
FEB	174,230	39,765	53,944	80,521	$ 121,441	$ 121,441	0.6970	75.01%
MAR	191,430	45,121	52,892	93,417	$ 124,335	$ 124,335	0.6495	82.09%
APR	77,366	21,091	26,274	30,001	$ 57,602	$ 57,602	0.7445	64.21%
MAY	53,129	20,047	25,212	7,870	$ 49,786	$ 49,786	0.9371	65.64%
TOTAL	**751,736**	**185,107**	**236,990**	**329,639**	**$ 456,801**	**$ 456,801**	**$ 3.4336**	**60.92%**

RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2016

MONTH	PRODUCED	DISTRIBUTION COUNTY	CITY	DALEY CENTER	CONSTELLATION BILLING	TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
JUN	18,796	2,380	14,338	2,078	$ 29,623	$ 29,623	1.5761	59.71%
JUL	17,580	4,599	10,696	2,285	$ 28,996	$ 28,996	1.6494	68.74%
AUG	18,742	2,051	14,719	1,972	$ 28,969	$ 28,969	1.5457	59.27%
SEPT	18,655	2,038	14,776	1,841	$ 29,606	$ 29,606	1.5870	65.66%
OCT	37,358	7,381	23,599	6,378	$ 35,592	$ 35,592	0.9527	46.50%
NOV	102,247	23,566	31,763	46,918	$ 75,510	$ 75,510	0.7385	75.43%
DEC	271,604	65,185	76,049	130,370	$ 99,877	$ 99,877	0.3677	78.17%
TOTAL	**484,982**	**107,200**	**185,940**	**191,842**	**$ 328,173**	**$ 328,173**	**8.4171**	**37.79%**

RICHARD J. DALEY CENTER
NATURAL GAS BUDGET WORKSHEET
2018

PROJECTION OF 2018 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2017 actual, June-December 2016 actual)

MONTH	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION COUNTY	CITY	DALEY CENTER	TOTAL PROJ THERMS	COST PER THERM	2018 TOTAL FUEL BUDGET
JAN	255,581	59,083	78,668	117,830	270,807	0.5116	$138,555
FEB	174,230	39,765	53,944	80,521	257,422	0.5307	$136,623
MAR	191,430	45,121	52,892	93,417	218,686	0.5417	$118,457
APR	77,366	21,091	26,274	30,001	101,976	0.6300	$64,247
MAY	53,129	20,047	25,212	7,870	45,107	1.0317	$46,536
JUN	18,796	2,380	14,338	2,078	22,598	1.6299	$36,832
JUL	17,580	4,599	10,696	2,285	17,498	1.6026	$28,043
AUG	18,742	2,051	14,719	1,972	16,185	1.9739	$31,947
SEPT	18,655	2,038	14,776	1,841	17,374	2.1189	$36,813
OCT	37,358	7,381	23,599	6,378	45,176	0.8954	$40,452
NOV	102,247	23,566	31,763	46,918	154,931	0.5354	$82,946
DEC	271,604	65,185	76,049	130,370	208,163	0.5261	$109,525
TOTAL	**1,236,718**	**292,307**	**422,930**	**521,481**	**1,375,923**	**1.044**	**$870,973**

AVERAGE FUEL COST PER THERM **$ 0.63**

NOTE:
1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2017 ACTUAL USAGE THROUGH MAY AND 2016 ACTUAL USAGE JUNE THROUGH DECEMBER.

BUDGET SUMMARY

2018 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	$142,027	$140,095	$121,929	$67,719	$ 46,536	$ 36,832	$ 28,043	$ 31,947	$ 36,813	$ 40,452	$86,418	$112,997	$ 891,805
EPC SAVINGS	$ (3,472)	$ (3,472)	$ (3,472)	$ (3,472)	$ -	$ -	$ -	$ -	$ -	$ -	$ (3,472)	$ (3,472)	$ (20,835)
TOTAL FUELING COST	**$ 138,554**	**$ 136,622**	**$ 118,456**	**$ 64,246**	**$ 46,536**	**$ 36,832**	**$ 28,043**	**$ 31,947**	**$ 36,813**	**$ 40,452**	**$ 82,945**	**$ 109,524**	**$ 870,971**

BUDGET SUMMARY

2018 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	$ 62,028	$ 41,747	$ 47,370	$ 22,142	$ 21,046	$ 2,499	$ 4,828	$ 2,153	$ 2,140	$ 7,749	$ 24,741	$ 68,434	$ 306,878
2016 COUNTY STEAM RECONCILIATION (DUE)	$ (49,110.89)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (49,111)
2018 STEAM CHARGE	$ 12,917	$ 41,747	$ 47,370	$ 22,142	$ 21,046	$ 2,499	$ 4,828	$ 2,153	$ 2,140	$ 7,749	$ 24,741	$ 68,434	$ 257,767
RESOLD TO CITY	$ 82,589	$ 56,633	$ 55,529	$ 27,584	$ 26,469	$ 15,053	$ 11,229	$ 15,453	$ 15,513	$ 24,775	$ 33,346	$ 79,840	$ 444,012
2016 CITY STEAM RECONCILIATION (DUE)	$ (2,183)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (2,183)
2018 STEAM CHARGE	$ 80,406	$ 56,633	$ 55,529	$ 27,584	$ 26,469	$ 15,053	$ 11,229	$ 15,453	$ 15,513	$ 24,775	$ 33,346	$ 79,840	$ 441,829
TOTAL TENANT STEAM COST	**$ 93,324**	**$ 98,380**	**$ 102,899**	**$ 49,726**	**$ 47,515**	**$ 17,551**	**$ 16,057**	**$ 17,606**	**$ 17,652**	**$ 32,524**	**$ 58,087**	**$ 148,274**	**$ 699,596**

Steam Reconciliation - 2016

City of Chicago

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Due from City of Chicago)
January	65,484.00	76,787.00	(11,303.00)	$ 70,111.00	$ 61,723.48	$ (8,387.52)
February	71,319.00	52,463.00	18,856.00	$ 76,358.00	$ 40,716.16	$ (35,641.84)
March	47,260.00	47,447.00	(187.00)	$ 50,599.00	$ 45,262.00	$ (5,337.00)
April	25,213.00	32,891.00	(7,678.00)	$ 26,994.00	$ 32,437.01	$ 5,443.01
May	14,895.00	18,905.00	(4,010.00)	$ 15,947.00	$ 15,404.00	$ (543.00)
June	17,752.00	14,338.00	3,414.00	$ 19,006.00	$ 20,317.30	$ 1,311.30
July	13,673.00	10,696.00	2,977.00	$ 14,639.00	$ 16,521.88	$ 1,882.88
August	11,529.00	14,719.00	(3,190.00)	$ 12,344.00	$ 23,601.16	$ 11,257.16
September	10,121.00	14,776.00	(4,655.00)	$ 10,836.00	$ 22,683.34	$ 11,847.34
October	17,723.00	23,599.00	(5,876.00)	$ 18,975.00	$ 31,228.89	$ 12,253.89
November	44,142.00	31,763.00	12,379.00	$ 47,261.00	$ 27,396.61	$ (19,864.39)
December	49,116.00	76,049.00	(26,933.00)	$ 52,586.00	$ 76,181.15	$ 23,595.15
Totals	**388,227.00**	**414,433.00**	**(26,206.00)**	**$ 415,656.00**	**$ 413,472.98**	**$ (2,183.02)**

Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to Cook County)
January	57,576.00	59,651.00	(2,075.00)	$ 61,644.00	$ 47,949.10	$ (13,694.90)
February	59,396.00	46,339.00	13,057.00	$ 63,593.00	$ 35,963.00	$ (27,630.00)
March	44,389.00	33,231.00	11,158.00	$ 47,525.00	$ 31,700.68	$ (15,824.32)
April	17,696.00	31,274.00	(13,578.00)	$ 18,946.00	$ 30,842.33	$ 11,896.33
May	6,411.00	6,667.00	(256.00)	$ 6,864.00	$ 5,432.00	$ (1,432.00)
June	4,402.00	2,380.00	2,022.00	$ 4,713.00	$ 3,372.52	$ (1,340.48)
July	2,164.00	4,599.00	(2,435.00)	$ 2,317.00	$ 7,103.98	$ 4,786.98
August	1,443.00	2,051.00	(608.00)	$ 1,545.00	$ 3,288.00	$ 1,743.00
September	1,457.00	2,038.00	(581.00)	$ 1,560.00	$ 3,122.42	$ 1,562.42
October	9,358.00	7,381.00	1,977.00	$ 10,019.00	$ 9,767.38	$ (251.62)
November	40,936.00	23,566.00	17,370.00	$ 43,828.00	$ 20,326.43	$ (23,501.57)
December	47,376.00	65,185.00	(17,809.00)	$ 50,723.00	$ 65,298.27	$ 14,575.27
Totals	**292,604.00**	**284,362.00**	**8,242.00**	**$ 313,277.00**	**$ 264,166.11**	**$ (49,110.89)**

RICHARD J. DALEY CENTER
WATER BILL SUMMARY
2016-2017

History of Billings and 2017 Projection — 1/17-5/17 based on actual 1/16-5/16 activity with 25% increase, 6/17-12/17 projected as 6/16-12/16 actual with 25% increase

2017	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/19	1/19-2/17	2/17-3/21	3/21-4/17	4/17-5/16	5/12-6/14	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	$3,691	$4,674	$4,956	$4,827	$5,124			$0	$0	$0	$0	$0	$23,272
587564	$9,928	$10,614	$11,514	$11,178	$11,628			$0	$0	$0	$0	$0	$54,863
Total	$13,619	$15,288	$16,470	$16,005	$16,753	$0	$0	$0	$0	$0	$0	$0	$78,135

2016	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/18-1/15	1/28-2/20	2/16-3/17	3/17-4/15	4/15-5/12	5/12-6/14	6/14-7/15	7/15-8/18	8/18-9/23	9/23-10/18	10/19-11/18	11/18-12/20	
Dept. of Water													
587563	$567	$9,783	$9,188	$8,327	$9,059	$10,370	$19,032	$9,661	$8,685	$5,025	$4,240	$3,996	$97,932
587564	$6,489	$7,168	$8,533	$6,817	$5,666	$10,873	$9,585	$21,152	$19,376	$12,566	$11,034	$10,973	$130,230
Total	$7,056	$16,951	$17,721	$15,144	$14,724	$21,244	$28,617	$30,813	$28,061	$17,591	$15,273	$14,968	$228,163

Total Billing January - May 2017	$78,135
Total Billing January - June 2016	$71,595
% increase 2016 to 2017	9.13%

2018 budgeted at 1.25% increase over 2017 forecast.

2017	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	$22,728	$24,816	$26,293	$25,712	$26,646	$32,260	$41,477	$44,222	$40,781	$27,694	$24,797	$24,415	$361,840
EPC Savings	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($5,705)	($68,461)
Net Water Costs	$17,023	$19,111	$20,588	$20,007	$20,941	$26,555	$35,772	$38,517	$35,076	$21,989	$19,092	$18,710	$293,378

Energy Performance Contract Projected Savings and Loan Repayment Analysis

Savings Season	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Savings
Project													
Lighting Upgrades	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	1,082,327
Water Conservation - Public restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS Optimization	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	149,172
Chilled water variable primary flow	0	0	0	0	76,645	76,645	76,645	76,645	76,645	76,645	0	0	459,870
Two chiller upgrade	0	0	0	0	166,794	166,794	166,794	166,794	166,794	166,794	0	0	1,000,764
Chiller upgrade - Condenser water controls	0	0	0	0	0	0	0	0	0	0	0	0	0
AHU S3 and S4 VAV Boxes	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	605,772
New Boiler controls	13,377	13,377										13,377	40,132
AHU CHW coil isolation valves	84,646	84,646										84,646	253,939
Total KWH saved	251,130	251,130	153,106	153,106	396,545	396,545	396,545	396,545	396,545	396,545	153,106	251,130	3,591,976
Total KWH savings converted to dollars @ .10542 per KWH	$28,222	$28,222	$17,206	$17,206	$44,565	$44,564	$44,564	$44,564	$44,564	$44,564	$17,206	$28,222	$403,673
Water Conservation Savings @ 3.72 per gallon	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$5,705	$68,461
Natural Gas Savings	$3,472	$3,472	$3,472	$3,472	$0	$0	$0	$0	$0	$0	$3,472	$3,472	$20,835
O&M Savings	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$1,265	$15,185
Loan Interest and Principal payment	$0	$0	($273,209)	$0	$0	$0	$0	$0	($273,209)	$0	$0	$0	($546,418)
Net	$38,665	$38,665	($245,560)	$27,649	$51,535	$51,535	$51,535	$51,535	($221,674)	$51,535	$27,649	$38,665	($38,264)

RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2018

PROJECTED OUTPUT: 1,375,923 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2018 PROJECTION)	$0.6330
B. ELECTRICITY - $0.09 PER KWHR	$0.1354
C. WATER - LESS THAN $0.01 PER 1,000 LBS	$0.0010
D. WATER TREATMENT @ $4,000 PER YEAR	$0.0029
E. BOILER MAINTENANCE AND REPAIR @ $7,500 PER YEAR	$0.0055
F. OPERATIONS LABOR:	
6,240 MAN-HRS. ENGINEER @ $60.00	$0.2721
TOTAL COST	$1.05

Note: C through E are estimates based on historical

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

CLEANING DEPARTMENT	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	$3,846,518	$3,833,530	$3,833,530	$12,988	0.34%
2. ADDITIONAL CLEANING SERVICES	$6,900	$6,900	$6,900	$0	0.00%
3. CLEANING SUPPLIES	$237,488	$163,200	$163,200	$74,288	45.52%
4. UNIFORMS	$8,700	$8,700	$8,700	$0	0.00%
5. WINDOW WASHING COSTS	$114,728	$67,271	$67,271	$47,457	70.55%
6. WINDOW RIG SERVICE CONTRACT	$81,488	$78,800	$78,800	$2,688	3.41%
TOTAL	**$4,295,822**	**$4,158,401**	**$4,158,401**	**$137,421**	**3.30%**

1 . Contract costs consist of labor per attached worksheet-union increases included. Variance due to increased wages and benefits per Union agreement.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for Building projects and Plaza Events.
3 . Represents cleaning chemicals, paper towels, tissue and waste liner expense. 2018 expense includes amortized costs for new equipment.
4. Based on negotiated agreement for uniform cleaning and maintenance.
5. Includes two exterior building window cleanings, one interior cleanings, bi-weekly lobby upper panels service, and bi-weekly on the lobby lower panels.
6. Preventative maintenance service contract - $5,802 per month.

Daley Center
Day Cleaning Staff

2018

STAFF	NUMBER OF EMP	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	1	Supervisor	40.0	52.2	2,088.00	$ 22.35	$ 46,666.80
Custodian	11	Day Custodian	440.0	52.2	22,968.00	$ 17.85	$ 409,978.80
Lead	1	Lead	40.0	52.2	2,088.00	$ 18.85	$ 39,358.80
Custodian	2	Day Custodian	80.0	52.2	4,176.00	$ 15.45	$ 64,519.20
Total	**15**		**600.0**		**31,320.00**		

SUBTOTAL: Base Labor		**$ 560,523.60**
Vacation replacement total:	$ 28,322.00	
TOTAL ANNUALIZED LABOR	**$ 588,845.60**	
FICA	$ 45,046.69	
SUI	$ 2,624.40	
FUI	$ 780.00	
WC	$ 22,376.13	
GL	$ 7,066.13	
Health & Welfare	$ 162,786.60	
Pension	$ 35,879.40	
SUBTOTAL: Taxes & Fringes	**$ 276,559.35**	
TOTAL PAYROLL & RELATED	**$ 865,404.95**	
uniforma	$ 1,500.00	
SUBTOTAL: Operating Expenses	$ 1,500.00	
TOTAL ANNUAL COSTS	**$ 866,904.95**	
Overhead/Profit	$ 26,007.15	
TOTAL CHARGE (Annual)	**$ 892,912.10**	
MONTHLY CHARGE	**$ 74,409.34**	

Daley Center
Night Cleaning 2018

STAFF	NUMBER OF EMP	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Custodian	43	Custodian	1,720.0	52.2	89,784.00	$ 17.85	$ 1,602,644.40
custodian	2	Custodian	80.0	52.2	4,176.00	$ 15.95	$ 66,607.20
custodian	2	Custodian	80.0	52.2	4,176.00	$ 15.45	$ 64,519.20
Total	**47**		**1,880.0**		**98,136.00**		

SUBTOTAL: Base Labor		**$ 1,733,770.80**
Vacation replacement total:	$ 90,384.75	
TOTAL ANNUALIZED LABOR	**$ 1,824,155.55**	
FICA	$ 139,547.90	
SUI	$ 8,223.12	
FUI	$ 2,444.00	
WC	$ 69,317.91	
GL	$ 21,889.87	
Health & Welfare	$ 510,064.68	
Pension	$ 112,422.12	
SUBTOTAL: Taxes & Fringes	**$ 863,909.60**	
TOTAL PAYROLL & RELATED	**$ 2,688,065.15**	
Cleaning Supplies	$ 50,922.00	
Uniforms	$ 4,700.00	
Required Equipment	$ 57,970.21	
Sweeper Gas	$ 3,200.00	
phone	$ 2,700.00	
SUBTOTAL: Operating Expenses	$ 119,492.21	
TOTAL ANNUAL COSTS	**$ 2,807,557.36**	
Overhead/Profit	$ 84,226.72	
TOTAL CHARGE (Annual)	**$ 2,891,784.08**	
MONTHLY CHARGE	**$ 240,982.01**	

Daley Center
Supervision Night Cleaning 2018

Supervision

STAFF	NUMBER OF EMP	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	1	Supervisor	40.0	52.2	2,088.00	$ 21.15	$ 44,161.20
1 Manager	1	Manager	40.0	52.2	2,088.00	$ 27.45	$ 57,315.60
				total hours	4,176.00		

SUBTOTAL: Base Labor		**$ 101,476.80**
Vacation replacement total:	$ -	
TOTAL ANNUALIZED LABOR	**$ 101,476.80**	
FICA	$ 7,762.98	
SUI	$ 349.92	
FUI	$ 104.00	
WC	$ 3,856.12	
GL	$ 1,217.72	
Health & Welfare	$ 21,704.88	
Pension	$ 4,783.92	
SUBTOTAL: Taxes & Fringes	**$ 39,779.54**	
TOTAL PAYROLL & RELATED	**$ 141,256.34**	
Quality Control Program	$ 4,500.00	
SUBTOTAL: Operating Expenses	$ 4,500.00	
TOTAL ANNUAL COSTS	**$ 145,756.34**	
Overhead/Profit	$ 4,372.69	
TOTAL CHARGE (Annual)	**$ 150,129.03**	
MONTHLY CHARGE	**$ 12,510.75**	

Daley Center
Sick Days

2018

	STAFF							
15	Day							
47	Night							
62					total hours	-		

SUBTOTAL: Base Labor				**$ -**
	2018 only			
Anticipated Sick Days	3.75 Days	$	26,877.00	
	1860 Hours			
TOTAL ANNUALIZED LABOR		**$**	**26,877.00**	
FICA		$	2,056.09	
WC		$	1,021.33	
GL		$	322.52	
SUBTOTAL: Taxes & Fringes		**$**	**3,399.94**	
TOTAL PAYROLL & RELATED		**$**	**30,276.94**	
SUBTOTAL: Operating Expenses		$	-	
TOTAL ANNUAL COSTS		**$**	**30,276.94**	
Overhead/Profit		$	908.31	
TOTAL CHARGE	(Annual)	**$**	**31,185.25**	
MONTHLY CHARGE		**$**	**2,598.77**	

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. IN-HOUSE SECURITY STAFF	$65,681	$63,731	$63,731	$1,950	3.06%
2. SECURITY CONTRACT SERVICE	$1,977,530	$1,834,061	$1,834,061	$143,469	7.82%
3. SECURITY - SUPPLIES/MATERIALS	$10,042	$20,738	$25,000	($14,958)	-59.83%
4. SECURITY REPAIRS & MAINTENANCE	$123,148	$99,090	$109,090	$14,058	12.89%
5. ADDITIONAL CONTRACT SERVICES	$6,000	$6,000	$0	$6,000	0.00%
6. FIRE SAFETY R&M EXPENSE	$3,000	$2,400	$5,000	($2,000)	-40.00%
TOTAL	**$2,185,401**	**$2,026,021**	**$2,036,882**	**$148,519**	**7.29%**

1. Represents salary for administrative personnel to assist security team.
2. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
   Variance also represents the inclusion of vacation coverage costs in 2018. These costs were avoided in 2017 due to payout of vacation to the guards in 2016 as part of contract with new provider, Premier Security. Variance also reflects (1) additional security staff to operate the freight elevator.
3. Security Supplies and Materials includes: Key card stock, AED equipment maintenance and misc. supplies. 2017 Budget includes expenses for new wheelchairs, flags and badging system set up fees which will not be incurred in 2018.
4. Contract for testing of the fire pump system, sprinkler and standpipe system, dry pipe sprinkler system, special suppression systems, fire alarm and voice communications systems, smoke proof tower windows and portable fire extinguishers. $39K annually. Costs for security equipment software licensing fees, repair contingencies and UPS battery replacements which were not budgeted in 2017.
5. Additional security contingency.
6. Fire safety equipment repair contingency

RICHARD J. DALEY CENTER
SECURITY PAYROLL COSTS
2018 BUDGET

NO.	JOB CLASSIFICATION			PAYROLL	ANNUAL COST	ANNUAL TOTALS
1	Administrator			$ 48,564		
1				**$ 48,564**	**$ 48,564**	**$ 48,564**
	TOTAL ANNUAL LABOR					**$ 48,564**
	PAYROLL TAXES AND INSURANCE					
	FICA	6.20%	of labor	$ 117,000	**$ 7,254**	
	Medicare	1.45%	of labor		**$ 704**	
	F.U.I.	0.60%	of labor to	$ 7,000	**$ 42**	
	S.U.I.	2.45%	of labor to	$ 12,960	**$ 318**	
	WC INSURANCE	1.92%	of labor		**$ 932**	
	City Head Tax	$0.00	per person		**$ -**	
	Payroll Allocations/Services	$252.00	per person		**$ 252**	
	TOTAL TAXES AND INSURANCE					**$ 9,502**
	HEALTH AND WELFARE					
	Group Insurance/Cobra				**$ 5,584**	
	Long Term Disability				**$ 155**	
	401k				**$ 1,438**	
	Flexible Spending				**$ 54**	
	Payroll Fees				**$ 252**	
	Life/AD & D				**$ 132**	
	TOTAL H/W AND PENSION					**$ 7,615**
	TOTAL ANNUAL CHARGE					**$ 65,681**

ANNUAL SECURITY PAYROLL EXPENSE **$ 65,681**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	29	30	
Officer Name:	Ast. Director	Faulkner	Marshall	Kelly	Tate	Oprondek	Ross	Truman	Wilson	Walker	Burks	**Spencer**	Thomas	Anderson	Seymore	Lewis	Dunmore	Milla	McCown	Sargent	Bass	Cortes	Ellison	Tee Coleman		**Total Hours**
Postion																										
Seniority Date		7/29/1998	8/5/2011	3/8/2003	10/30/2012	2/1/1986	8/1/2004	3/1/2001	12/1/1996	7/5/2012	10/30/2014	2/18/2015	8/28/2014	3/20/2015	4/3/2015	2/12/2016	4/1/2016	3/18/2016	2/18/2011	10/6/2015	7/17/2015	9/11/2015	3/5/2014			
Hours Worked per Week	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	**960.00**
Vacation Hours	-	160.00	88.00	120.00	80.00	200.00	120.00	120.00	160.00	80.00	80.00	80.00	80.00	80.00	80.00	40.00	40.00	40.00	88.00	80.00	80.00	80.00	80.00	-	-	**2,056.00**
Holiday Hours	-	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	-	-	**1,584.00**
Personal Hours	-	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	-	-	**528.00**
Wage Rate	$ 26.61	$ 18.70	$ 14.55	$ 17.35	$ 14.15	$ 17.95	$ 16.35	$ 15.90	$ 17.95	$ 14.55	$ 13.80	$ 13.80	$ 13.80	$ 13.80	$ 13.80	$ 13.40	$ 13.40	$ 13.40	$ 14.90	$ 13.80	$ 13.80	$ 13.80	$ 13.80	$ 36.06	$ -	**15.58**
A. Direct Costs																										
FICA	$ 2.04	$ 1.63	$ 1.23	$ 1.49	$ 1.19	$ 1.60	$ 1.40	$ 1.36	$ 1.57	$ 1.22	$ 1.16	$ 1.16	$ 1.16	$ 1.16	$ 1.16	$ 1.10	$ 1.10	$ 1.10	$ 1.26	$ 1.16	$ 1.16	$ 1.16	$ 1.16	$ 2.76	$ -	$ 1.30
SUI	$ 1.40	$ 1.12	$ 0.84	$ 1.02	$ 0.82	$ 1.10	$ 0.96	$ 0.94	$ 1.08	$ 0.84	$ 0.80	$ 0.80	$ 0.80	$ 0.80	$ 0.80	$ 0.76	$ 0.76	$ 0.76	$ 0.86	$ 0.80	$ 0.80	$ 0.80	$ 0.80	$ 1.89	$ -	$ 0.89
FUTA	$ 0.21	$ 0.17	$ 0.13	$ 0.16	$ 0.12	$ 0.17	$ 0.15	$ 0.14	$ 0.16	$ 0.13	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.13	$ 0.12	$ 0.12	$ 0.12	$ 0.12	$ 0.29	$ -	$ 0.14
W/C	$ 0.81	$ 0.65	$ 0.49	$ 0.59	$ 0.48	$ 0.64	$ 0.56	$ 0.55	$ 0.63	$ 0.49	$ 0.46	$ 0.46	$ 0.46	$ 0.46	$ 0.46	$ 0.44	$ 0.44	$ 0.44	$ 0.50	$ 0.46	$ 0.46	$ 0.46	$ 0.46	$ 1.10	$ -	$ 0.52
GLI	$ 0.77	$ 0.62	$ 0.47	$ 0.56	$ 0.45	$ 0.61	$ 0.53	$ 0.52	$ 0.59	$ 0.46	$ 0.44	$ 0.44	$ 0.44	$ 0.44	$ 0.44	$ 0.42	$ 0.42	$ 0.42	$ 0.48	$ 0.44	$ 0.44	$ 0.44	$ 0.44	$ 1.05	$ -	$ 0.49
DIRECT LABOR TOTAL	$ 5.23	$ 4.20	$ 3.15	$ 3.82	$ 3.06	$ 4.11	$ 3.60	$ 3.50	$ 4.03	$ 3.14	$ 2.98	$ 2.98	$ 2.98	$ 2.98	$ 2.98	$ 2.83	$ 2.83	$ 2.83	$ 3.23	$ 2.98	$ 2.98	$ 2.98	$ 2.98	$ 7.09	$ -	$ 3.34
B. Indirect Hourly Costs																										
Non-Union Benefits (if applicable)	$ 5.32											$ -	$ -											$ 5.32		
Union Health / Welfare		$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78	$ 4.78			
Union Pension / 401k	$ -	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15	$ 1.15			
Training	$ -	$ 0.30	$ 0.24	$ 0.28	$ 0.23	$ 0.29	$ 0.26	$ 0.26	$ 0.29	$ 0.24	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.24	$ 0.22	$ 0.22	$ 0.22	$ 0.22			$ 0.23
Uniforms / Cleaning	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60	$ 0.60		
Personnel Selection	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10		
Vacation																										
Holidays	$ -	$ 0.67	$ 0.52	$ 0.62	$ 0.51	$ 0.64	$ 0.59	$ 0.57	$ 0.64	$ 0.52	$ 0.49	$ 0.49	$ 0.49	$ 0.49	$ 0.49	$ 0.48	$ 0.48	$ 0.48	$ 0.53	$ 0.49	$ 0.49	$ 0.49	$ 0.49			
Personal / & Birthdays	$ -	$ 0.22	$ 0.17	$ 0.20	$ 0.17	$ 0.21	$ 0.19	$ 0.19	$ 0.21	$ 0.17	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.17	$ 0.16	$ 0.16	$ 0.16	$ 0.16			
Non-Scheduled OT	$ -	$ 0.14	$ 0.11	$ 0.13	$ 0.11	$ 0.13	$ 0.12	$ 0.12	$ 0.13	$ 0.11	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.11	$ 0.10	$ 0.10	$ 0.10	$ 0.10			
Supplies																										
Head Tax (if applicable)																										
INDIRECT LABOR TOTAL	$ 6.02	$ 7.96	$ 7.67	$ 7.87	$ 7.64	$ 7.91	$ 7.79	$ 7.76	$ 7.91	$ 7.67	$ 7.61	$ 7.61	$ 7.61	$ 7.61	$ 7.61	$ 7.58	$ 7.58	$ 7.58	$ 7.69	$ 7.61	$ 7.61	$ 7.61	$ 7.61	$ 6.02	$ -	
C. COST - Subtotal Wage + A + B	$ 37.86	$ 30.86	$ 25.37	$ 29.04	$ 24.84	$ 29.97	$ 27.75	$ 27.17	$ 29.89	$ 25.36	$ 24.39	$ 24.39	$ 24.39	$ 24.39	$ 24.39	$ 23.82	$ 23.82	$ 23.82	$ 25.82	$ 24.39	$ 24.39	$ 24.39	$ 24.39	$ 49.17	$ -	
D. OVERHEAD	1.89	1.54	1.27	1.45	1.24	1.50	1.39	1.36	1.49	1.27	1.22	1.22	1.22	1.22	1.22	1.19	1.19	1.19	1.29	1.22	1.22	1.22	1.22	2.46	0.00	$ 1.90
E. PROFIT $	0.85	0.69	0.57	0.65	0.56	0.67	0.62	0.61	0.67	0.57	0.55	0.55	0.55	0.55	0.55	0.54	0.54	0.54	0.58	0.55	0.55	0.55	0.55	1.11	0.00	
BILL RATE	$ 40.61	$ 33.10	$ 27.21	$ 31.14	$ 26.64	$ 32.14	$ 29.76	$ 29.13	$ 32.06	$ 27.20	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 25.54	$ 25.54	$ 25.54	$ 27.69	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 52.73	$ -	
Discount (if applicable)																										
FINAL BILLING RATE	$ 40.61	$ 33.10	$ 27.21	$ 31.14	$ 26.64	$ 32.14	$ 29.76	$ 29.13	$ 32.06	$ 27.20	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 25.54	$ 25.54	$ 25.54	$ 27.69	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 52.73	$ -	$ 27.64
TOTAL Weekly COST	$ 1,624.28	$ 1,324.02	$ 1,088.37	$ 1,245.69	$ 1,065.72	$ 1,285.71	$ 1,190.30	$ 1,165.38	$ 1,282.32	$ 1,087.82	$ 1,046.42	$ 1,046.42	$ 1,046.42	$ 1,046.42	$ 1,046.42	$ 1,021.79	$ 1,021.79	$ 1,021.79	$ 1,107.72	$ 1,046.42	$ 1,046.42	$ 1,046.42	$ 1,046.42	$ 2,109.35	$ -	$ 28,059.82
Vacation Cost		$ 4,347.3	$ 1,872.6	$ 3,025.5	$ 1,657.0	$ 5,242.6	$ 2,859.3	$ 2,784.5	$ 4,180.5	$ 1,701.2	$ 1,618.4	$ 1,618.4	$ 1,618.4	$ 1,618.4	$ 1,618.4	$ 784.6	$ 784.6	$ 784.6	$ 1,915.1	$ 1,618.4	$ 1,618.4	$ 1,618.4	$ 1,618.4			$ 46,505.3
OT Rate	$ 56.85	$ 46.34	$ 38.09	$ 43.60	$ 37.30	$ 45.00	$ 41.66	$ 40.79	$ 44.88	$ 38.07	$ 36.62	$ 36.62	$ 36.62	$ 36.62	$ 36.62	$ 35.76	$ 35.76	$ 35.76	$ 38.77	$ 36.62	$ 36.62	$ 36.62	$ 36.62	$ 73.83	$ -	
HOL Rate	$ 91.37	$ 74.48	$ 61.22	$ 70.07	$ 59.95	$ 72.32	$ 66.95	$ 65.55	$ 72.13	$ 61.19	$ 58.86	$ 58.86	$ 58.86	$ 58.86	$ 58.86	$ 57.48	$ 57.48	$ 57.48	$ 62.31	$ 58.86	$ 58.86	$ 58.86	$ 58.86	$ 118.65	$ -	
Non-Worked HOL / VAC Rate:	$ 40.61	$ 33.10	$ 27.21	$ 31.14	$ 26.64	$ 32.14	$ 29.76	$ 29.13	$ 32.06	$ 27.20	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 25.54	$ 25.54	$ 25.54	$ 27.69	$ 26.16	$ 26.16	$ 26.16	$ 26.16	$ 52.73	$ -	

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	$187,996	$308,604	$180,892	$7,104	3.93%
2. PLUMBING MAINTENANCE	$27,204	$26,400	$30,000	($2,796)	-9.32%
3. HVAC MAINTENANCE	$2,941,242	$3,009,634	$3,155,139	($213,897)	-6.78%
4. ELEVATOR MAINTENANCE	$815,147	$762,132	$791,907	$23,240	2.93%
TOTAL	**$3,971,589**	**$4,106,770**	**$4,157,938**	**($186,349)**	**-4.48%**

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

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

ELECTRICAL BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	$83,004	$80,400	$80,400	$2,604	3.24%
2. ELECTRICAL REPAIRS & MAINTENANCE	$104,992	$95,004	$100,000	$4,992	4.99%
3. ELECTRICAL UNIFORMS	$0	$492	$492	($492)	-100.00%
TOTAL	**$187,996**	**$175,896**	**$180,892**	**$7,104**	**3.93%**

1. Represents budget for lamps and supplies plus the cost for any minor tool replacements.
   Also, includes cost for continued lighting upgrades for courtroom areas. LED lighting installed in all interior stairwells and lobby overhead signage in 2017.
2. Assumes a $8K per month contingency in maintenance expense.
3. Based on contracted services for uniform cleaning and replacement.

RICHARD J.
DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

PLUMBING BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	$27,204	$26,400	$30,000	$2,796	9.32%
TOTAL	**$27,204**	**$26,400**	**$30,000**	**$2,796**	**9.32%**

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

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

HVAC MAINTENANCE BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. ON SITE LABOR	$2,534,222	$2,726,382	$2,726,382	($192,160)	-7.05%
2. CONTRACT SERVICE	$146,520	$141,893	$141,893	$4,627	3.26%
3. SUPPLIES & MATERIALS	$91,600	$118,900	$118,900	($27,300)	-22.96%
4. CONTROL CONTRACT	$66,300	$68,964	$68,964	($2,664)	-3.86%
5. HVAC REPAIRS & MAINTENANCE	$93,600	$90,000	$90,000	$3,600	4.00%
6. UNIFORMS	$9,000	$9,000	$9,000	$0	0.00%
TOTAL	**$2,941,242**	**$3,155,139**	**$3,155,139**	**($213,897)**	**-6.78%**

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.
   Variance due to increased wages as part of new agreement between BOMA and Local 399.
2. Building portion of package units contract plus contract for main chillers service. This account is offset by package unit usage costs by the County of $24K/year.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
   Variance due to 2017 costs for upgrades to the building automation system of $30K which will not be included in the 2018 Budget.
4. Based on building automation system maintenance and water treatment costs.
5. Includes vibration testing for all equipment and annual boiler controls testing.

Richard J. Daley Center Proposed Engineering 2018 Monthly Cost Breakdown

Classification	Apprentice Engineer	Engineer	Assistant Chief Engineer	Chief Engineer	Other (Engineers w/ Differential)	Other (Senior Assistant Chief Engineer)	TOTAL
Number or Engineers at Class		14	1	1	2	1	19
Average Monthly Hours	173.33	173.33	173.33	173.33	173.33	173.33	
Hourly Rate of Pay		$ 40.31	$ 43.13	$ 56.95	$ 43.14	$ 44.36	
Monthly Labor Cost	$ -	$ 97,817.05	$ 7,475.72	$ 9,871.14	$ 14,954.91	$ 7,688.92	$ 137,807.75
Payroll Costs:							
Social Security Tax	$ -	$ 6,064.66	$ 463.49	$ 612.01	$ 927.20	$ 476.71	$ 8,544.08
Medicare Tax	$ -	$ 1,418.35	$ 108.40	$ 143.13	$ 216.85	$ 111.49	$ 1,998.21
Federal Unemployment Tax	$ -	$ 65.33	$ 4.67	$ 4.67	$ 9.33	$ 4.67	$ 88.67
State Unemployment Tax	$ -	$ 870.10	$ 62.15	$ 62.15	$ 124.30	$ 62.15	$ 1,180.85
Workers' Compensation Insurance	$ -	$ 5,869.02	$ 448.54	$ 592.27	$ 897.29	$ 461.34	$ 8,268.46
Health and Welfare	$ -	$ 15,036.00	$ 1,074.00	$ 1,074.00	$ 2,148.00	$ 1,074.00	$ 20,406.00
Pension and/or Annuity	$ -	$ 11,963.24	$ 854.52	$ 854.52	$ 1,709.03	$ 854.52	$ 16,235.82
Training Fund	$ -	$ 942.67	$ 67.33	$ 67.33	$ 134.67	$ 67.33	$ 1,279.33
Specify Other - General Liability Insurance	$ -	$ 1,809.62	$ 138.30	$ 182.62	$ 276.67	$ 142.24	$ 2,549.44
Specify Other - Payroll Processing Fee & ACA	$ -	$ 350.00	$ 25.00	$ 25.00	$ 50.00	$ 25.00	$ 475.00
Specify Other - Email Account	$ -	$ 140.00	$ 10.00	$ 10.00	$ 20.00	$ 10.00	$ 190.00
Specify Other							$ -
SUB-TOTAL PAYROLL COSTS	$ -	$ 44,528.98	$ 3,256.40	$ 3,627.69	$ 6,513.35	$ 3,289.45	$ 61,215.87
Overhead %							
0.50%	$ -	$ 711.73	$ 53.66	$ 67.49	$ 107.34	$ 54.89	$ 995.12
Safety %							
0.50%	$ -	$ 711.73	$ 53.66	$ 67.49	$ 107.34	$ 54.89	$ 995.12
Profit %							
2.00%	$ -	$ 2,875.39	$ 216.79	$ 272.68	$ 433.66	$ 221.76	$ 4,020.28
	-	-	-	-	-	-	$ -
TOTAL BID	$ -	$ 146,644.88	$ 11,056.24	$ 13,906.50	$ 22,116.60	$ 11,309.91	$ 205,034.14

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	$804,861	$773,907	$773,907	$30,954	4.00%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	$10,286	$18,000	$18,000	($7,714)	-42.86%
TOTAL	**$ 815,147**	**$791,907**	**$791,907**	**$23,240**	**2.93%**

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

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

BUILDING GENERAL BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. PAINTING SUPPLIES	$12,504	$12,000	$12,000	$504	4.20%
2. PAINTING SERVICES O/S CONTRACTOR	$84,996	$82,500	$82,500	$2,496	3.03%
3. CARPENTRY PAYROLL	$186,779	$183,314	$183,314	$3,465	1.89%
4. CARPENTRY SUPPLIES & UNIFORMS	$1,920	$4,020	$4,020	($2,100)	-52.24%
5. EXTERMINATION SERVICES	$6,252	$8,270	$8,270	($2,018)	-24.40%
6. ELEVATOR OPERATORS AND SUPERVISOR	$95,498	$159,039	$159,039	($63,541)	-39.95%
7. MAINTENANCE SUPPLIES	$13,950	$16,557	$16,557	($2,607)	-15.75%
8. EXTERIOR DOORS INSPECTION AND REPAIR	$42,000	$42,000	$42,000	$0	0.00%
9. GENERAL BUILDING REPAIRS	$105,797	$118,303	$118,303	($12,506)	-10.57%
10. METAL MAINTENANCE	$39,715	$29,500	$29,500	$10,216	34.63%
11. GLASS REPAIRS	$129,374	$124,000	$124,000	$5,374	4.33%
12. WASTE REMOVAL	$49,908	$48,718	$48,718	$1,191	2.44%
13. SIGNS & DIRECTORY STRIPS	$3,000	$6,500	$6,500	($3,500)	-53.85%
14. LANDSCAPING	$49,428	$45,972	$45,972	$3,456	7.52%
15. WOOD MAINTENANCE	$3,000	$3,000	$3,000	$0	0.00%
16. FURNITURE REPAIR	$10,000	$10,000	$10,000	$0	0.00%
17. CARPET	$40,800	$75,000	$75,000	($34,200)	-45.60%
TOTAL	**$874,921**	**$968,692**	**$968,692**	**($93,771)**	**-9.68%**

1. Painting materials purchased directly to avoid upcharge.
2. Third party contractor for all building painting.
3. See attached detail. Collective Barganing Agreement with Carpenters. 2017 Increase due to increases in health, welfare and pension benefits .
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service.
6. Based on freight elevator operator supervisor position. (2) elevator operators retired in 2017 and positions have been removed from 2018 Budget. Local One - Elevator Operators Union.
7. Includes trash receptacles, plaza furniture, lobby mats, work order system, etc.
8. Based on yearly inspections and repairs as required.
9. Contingency for general building repair and maintenance.
10. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (1) courtroom floors at $10,000 each. Variance due to refinishing of exterior stairwell handrails in 2018.
11. Window and mylar repair and replacement.
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.
13. Includes miscellaneous signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.
15. Includes miscellaneous wood refinishing for building furniture.
16. Includes misecllaneous repairs to building furniture
17. Includes replacements of building carpet. Variance is a result of anticipated decrease in carpet replacement requests from the Chief Judges Office in 2018.

RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2018 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	$47.35	$49.35	$41,668	$60,207	
	Subtotal Wages	**1**			**$41,668**	**$60,207**	
	Add Allowance of 4% for Overtime				$1,667	$2,408	
	Total Wages & Allowance				**$43,335**	**$62,615**	**$105,950**
TAXES AND	FICA	6.58%	of labor to	$117,000	$3,227	$4,474	
INSURANCE AS	FUI	0.64%	of labor to	$7,000	$19	$26	
% OF WAGES	SUI	2.49%	of labor to	$12,960	$135	$188	
	Worker's Compensation	6.75%	of labor		$2,924	$4,224	
	Medicare	1.53%	of labor		$665	$961	
	City Head Tax	$0	per employee		$0	$0	
	Total Taxes & Insurance				**$6,970**	**$9,873**	**$16,842**
	Total Wages, Taxes & Insurance				**$50,304**	**$72,488**	**$122,792**
BENEFITS	**Union**						
	Total Fringe Benefits (includes H&W, Pension, etc.)	$30.47	per hour		$26,814	$37,173	
	Total Benefits				**$26,814**	**$37,173**	**$63,987**
	Total Wages, Taxes, Insurance & Benefits				**$77,118**	**$109,661**	**$186,779**
	TOTAL YEARLY COST				**$77,118**	**$109,661**	**$186,779**

RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2018 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	$30.95	$32.50	$21,665	$45,497	
	Subtotal Wages	**1**			**$21,665**	**$45,497**	
	Add Allowance of 2% for Overtime				$433	$910	
	Total Wages & Allowance				**$22,098**	**$46,406**	**$68,505**
TAXES AND	FICA	6.58%	of labor to	$117,000	$2,567	$5,134	
INSURANCE AS	FUI	0.64%	of labor to	$7,000	$15	$30	
% OF WAGES	SUI	2.49%	of labor to	$12,960	$108	$215	
	Worker's Compensation	6.75%	of labor		$1,491	$3,131	
	Medicare	1.53%	of labor		$339	$712	
	City Head Tax	$0	per employee		$0	$0	
	Total Taxes & Insurance				**$4,519**	**$9,222**	**$13,741**
	Total Wages, Taxes & Insurance				**$26,618**	**$55,628**	**$82,246**
BENEFITS	**Union**						
	Health & Welfare	$785.20	per month per employee		$3,141	$6,282	
	Pension	$319.12	per month		$1,276	$2,553	
	Total Benefits				**$4,417**	**$8,835**	**$13,252**
	Total Wages, Taxes, Insurance & Benefits				**$31,035**	**$64,463**	**$95,498**
	TOTAL YEARLY COST				**$31,035**	**$64,463**	**$95,498**

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

ADMINISTRATIVE BUDGET	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	$529,620	$498,150	$498,150	$31,470	6.32%
2. PLAZA EVENT REVENUE CREDIT	($167,024)	($96,824)	($96,824)	($70,200)	72.50%
3. OTHER ADMINISTRATIVE OFFICE EXPENSE	$8,340	$7,500	$7,500	$840	11.20%
4. OFFICE SUPPLIES	$21,036	$19,664	$19,664	$1,372	6.98%
5. MANAGEMENT FEES	$188,533	$188,533	$188,533	$0	0.00%
6. ENVIRONMENTAL TESTING	$27,644	$23,050	$23,050	$4,594	19.93%
7. LEGAL FEES	$65,000	$100,000	$100,000	($35,000)	-35.00%
8. OTHER PROFESSIONAL FEES	$102,804	$150,705	$150,705	($47,901)	-31.78%
9. ADMIN OTHER EXPENSE	$14,400	$9,600	$9,600	$4,800	50.00%
10. TELEPHONE SERVICE	$12,600	$10,044	$10,044	$2,556	25.45%
TOTAL	**$802,953**	**$910,422**	**$910,422**	**($107,469)**	**-11.80%**

1. Salaries are offset by projected revenue for administrative fees associated with Plaza events - $96K.
   Variance is a result of increased administrative fees from plaza event revenue as commercial use has been permitted and current plaza rates will be significantly increased in 2018. This revenue offsets administrative payroll expense.
2. Plaza Event Revenue which will offset Administrative expenses expected to increase due to expanded plaza use and increase event fees.
3. Annual update of stacking plan and square footage calculation.
4. Administrative expense includes BOMA Membership, Yardi accounting software fees and office copy machine expenses.
5. 2018 project costs based on 2017 management fee expense.
6. Bi-annual indoor air quality testing, IEPA annual permit fee & ACM training. Spill Prevention and Control training will be included in 2018
7. Based on PBC supplied estimate.
8. FESOP reporting requirements, engineering oversight, emergency first responder, on site personnel manual and training, cleaning specifications and façade ordinance compliance.
   Variance due to 2017 consulting services for property condition assessment, LEED recertification and underground storage tank recertification. These projects are not included in the 2018 budget.
9. Anticipated increase in bank fees due to decreased operating account balance.
10. Based on new service agreements with FirstComm (internet) and Verizon Wireless.

RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2018 BUDGET

ADMINISTRATION PAYROLL COSTS

NO.	JOB CLASSIFICATION		HOURLY WAGE RATE	PAYROLL	ANNUAL COST	ANNUAL TOTALS
2	Management			$ 272,460		
3	Administration			$ 175,580		
5	**WEEKLY TOTALS**	**0**	**$ -**	**$ 448,040**	**$448,040**	
	TOTAL ANNUAL LABOR					**$448,040**
PAYROLL TAXES AND INSURANCE						
FICA		6.20%	of labor	$ 118,500	**$ 7,347**	
F.U.I.		0.60%	of labor to	$ 7,000	**$ 210**	
S.U.I.		2.15%	of labor to	$ 12,960	**$ 1,393**	
Medicare		1.45%	of labor		**$ 6,497**	
WC INSURANCE		1.92%	of labor		**$ 8,602**	
City Head Tax		$0.00	per employee		**$ -**	
	TOTAL TAXES AND INSURANCE					**$ 24,049**
HEALTH AND WELFARE						
Group Health/Cobra					**$ 36,295**	
Long Term Disability					**$ 7,169**	
401(k) Program					**$ 5,851**	
Flex Spending					**$ 260**	
Payroll Fees					**$ 1,290**	
Life/AD&D/Travel					**$ 6,667**	
	TOTAL H/W AND PENSION					**$ 57,531**
	TOTAL ANNUAL DIRECT COST					**$529,620**

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

INSURANCE	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	$469,488	$514,488	$514,488	($45,000)	-8.75%
TOTAL	**$469,488**	**$514,488**	**$514,488**	**($45,000)**	**-8.75%**

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

	2018 Proposed Budget	2017 Budget
Property Insurance*	$200,000	$200,000
Liability Insurance*	$180,000	$225,000
MB General Liability Reimbursement	$67,200	$67,200
MB Professional Liability Reimbursement	$22,000	$22,000
MB Pollution	$288	$288
	$469,488	$514,488

*PBCC supplied.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

FACILITIES EXPENSE	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. WOOD MAINTENANCE	$3,000	$3,000	$3,000	$0	0.00%
2. FURNITURE REPAIR	$10,000	$10,000	$10,000	$0	0.00%
TOTAL	**$13,000**	**$13,000**	**$13,000**	**$0**	**0.00%**

1. Based on 2018 contingency for expenditures.
2. Based on 2018 contingency for expenditures.

RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2018 BUDGET DETAIL

REIMBURSABLE EXPENSE	PROPOSED 2018 BUDGET	2017 BUDGET	2017 PROJECTED ACTUAL	$ VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL	% VARIANCE 2018 BUDGET VS. 2017 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	$699,596	$543,664	$543,664	$155,932	28.68%
2. COUNTY PACKAGE UNIT MAINTENANCE	$4,900	$4,900	$4,900	$0	0.00%
TOTAL	**$704,496**	**$548,564**	**$548,564**	**$155,932**	**28.43%**

1. See Gas account detail. Costs have decreased as a result of lower procured rates.
2. County's prorata share, Murphy & Miller package units maintenance contract.

RICHARD J. DALEY CENTER
2018 CAPITAL BUDGET
BUILDING IMPROVEMENTS

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
	100.00%	95.88%	0.35%	3.76%
BUILDING AUTOMATION SYSTEM UPGRADES *Capital Program Management Project* Upgrades to the building's automation system. 2017 Property Condition Assessment reported that automation system needs to be upgraded as controls and hardware are no longer manufactured and obselete.	**$600,000**	**$575,334**	**$2,100**	**$22,566**
CONCRETE SEALER AND TRAFFIC TOPPING RE-APPLICATION AT DOCK AND LOWER LEVEL PARKING AREA *Capital Program Management Project* 50,000 sq ft of concrete flooring systems at the Dock and Lower Level parking garage levels.	**$75,000**	**$71,917**	**$263**	**$2,821**
ELASTOMERIC ROOF COATING RE-APPLICATION *Capital Program Management Project* 50,000 sq ft replacement of existing roofing systems.	**$190,000**	**$182,189**	**$665**	**$7,146**
EM GENERATOR RADIATOR REPLACEMENT *Capital Program Management Project* Replacement of radiator that serves the emergency generator on the 31st Floor	**$350,000**	**$335,612**	**$1,225**	**$13,164**
EXIT RAMP BARRIER SYSTEM UPGRADES *Capital Program Management Project* Existing barriers are certified with a crash rating of K4, yet require a United States Department of State (DOS) crash rating of K12.	**$700,000**	**$671,223**	**$2,450**	**$26,327**
FAÇADE AND LOUVER REPAIRS *Capital Program Management Project* Water infiltration and deterioration of outside air intake louvers.	**$1,000,000**	**$958,890**	**$3,500**	**$37,610**
HIGH COURT ROOM LIGHTING UPGRADES *Capital Program Management Project* Upgrading to LED bulbs will save energy costs and extend the life of the bulbs, leading to less ongoing maintenance and intensive labor.	**$50,000**	**$47,945**	**$175**	**$1,881**
PLAZA SEALANT JOINT REPLACEMENTS *Capital Program Management Project* Replacement of existing exterior plaza sealant joints	**$103,458**	**$99,205**	**$362**	**$3,891**
SECURITY UPGRADES *Capital Program Management Project* Miscellaneous upgrade to the building's security systems and infrastructure	**$250,000**	**$239,723**	**$875**	**$9,403**
ELEVATOR UPGRADES *Capital Program Management Project* Replacement and repair of any costly elevator components that are not covered under the maintenance agreement.	**$250,000**	**$239,723**	**$875**	**$9,403**
FAÇADE ACCESS SYSTEM UPGRADES *Capital Program Management Project* Full inspection and replacement of all necessary mechanical, electrical and structural components assocaited with the façade access system	**$500,000**	**$479,445**	**$1,750**	**$18,805**

REPAIRS TO CLARK STREET STAIRWAY *Capital Program Management Project* Investigate and perform repairs to the vertical displacement between granite, cracks in granite, corrosion staining at Clark Street stairway.	**$697,000**	**$668,346**	**$2,440**	**$26,214**
RE-LINING OF COOLING TOWERS *Capital Program Management Project* Installatiion of new lining systems within 7 of the building's 12 cooling towers	**$180,000**	**$172,600**	**$630**	**$6,770**
TOTAL 2018 CAPITAL BUDGET	**$4,945,458**	**$4,742,150**	**$17,309**	**$185,999**

Public Building Commission

4. Project Budgeting

Project Budgets are approved by our Client and PBC Boards in order to facilitate project delivery.

Undertaking: The Undertaking Request and Budget, when approved by the Client and PBC Boards, codifies the overall program, budget, schedule, and conceptual design created through the Planning Phase, and allows the PBC to enter into the Design, Site Preparation, and Construction Phases. The undertaking budget includes all of the costs PBC intends to incur in the delivery of the project. The PBC undertaking is our commitment to our clients and the citizenry at large that the PBC will deliver each project – meeting and exceeding goals for scope, schedule and budget.

Administrative Fee: Among the costs in the project implementation portion of the project budget is the PBC Administrative Fee, a figure of 3% of the estimated construction costs of the project. Cumulatively, these Administrative Fees fund the majority of the PBC's Administrative Budget. The PBC's practice is to collect these fees at five installments:

1. Board approval of a project undertaking
2. Notice to proceed
3. 50% of construction progress
4. Substantial completion
5. Final project closeout.

These milestones allow for this source of revenue to reasonably match the PBC's application of resources on the project.