

**REPORT TO THE  
ILLINOIS GENERAL ASSEMBLY  
BY THE ILLINOIS SPORTS FACILITIES AUTHORITY  
MARCH 1, 2021**

**I. Background**

The Illinois Sports Facilities Authority (the “Authority”) is pleased to submit this report made in connection with renovations and repairs at Guaranteed Rate Field. This report is submitted pursuant to the requirements of the Illinois Sports Facilities Authority Act, as amended, particularly those provisions related to the development and implementation of minority and female business and employment programs. These programs represent goals established by the General Assembly related to construction.

Section 9(5) (“Section 9(5)”) of the Illinois Sports Facilities Authority Act, as amended, provides:

"In connection with the prequalification of general contractors for the construction of a new stadium facility or the reconstruction, renovation, remodeling, extension, or improvement of all or substantially all of an existing facility, the Authority shall require submission of a commitment detailing how the general contractor will expend 25% or more of the dollar value of the general contract with one or more minority business enterprises and 5% or more of the dollar value with one or more female business enterprises."

Section 9(5) (the “Section”) also requires the Authority to establish and maintain a program designed to promote equal employment opportunities which specifies the goals and methods for increasing participation by minorities and women in a representative mix of the job classifications required to perform the respective contracts. Finally, the Section requires the Authority to file an annual report with the General Assembly detailing its implementation of these statutory requirements.

In 2020, the Authority, in conjunction with the Chicago White Sox, completed repairs and renovations of Guaranteed Field as described below. The Authority had previously determined to apply the provisions of Section 9(5) to contract work at Guaranteed Rate Field. This report describes the nature of the renovation and repairs as well as the Authority's implementation of the requirements of the Act with respect to minority and female business enterprise contracting and employment practices during these projects.

**Guaranteed Rate Field Renovations and Repairs**

The Authority worked with the Chicago White Sox on a variety of capital repair and renovation projects during 2020. Most of the construction projects consisted of capital repairs for the LED field light upgrades, Scoreboard control room, video surveillance improvements, security perimeter upgrades, tv truck dock upgrades, tv truck

dock electric upgrades, trainers locker room upgrades, elevator/escalator maintenance, plumbing, HVAC, concrete, lighting, sod replacement, BAS system upgrade, security barricade system, diversity consultant services and mechanical engineering services.

The Authority with the Chicago White Sox entered into multiple contracts with trade contractors to perform the work described above. Bidders were required to provide information during the bid and selection process that would permit it to determine that the requirements of Section 9(5) would be met.

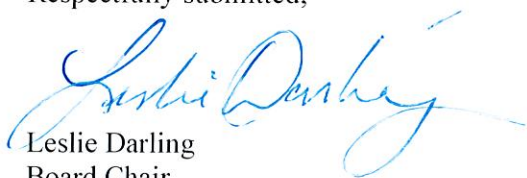
The dollar value of the trade contracts for non-specialized work awarded and completed during 2020 for projects \$25,000 and above was \$2,084,558.90. The participation goals were 25.00% MBE and 5.00% WBE. Actual average participation was 38% MBE and 7% WBE. The breakdown of MBE/WBE participation by project was as follows:

**MBE/WBE Participation - With CWS Trade Billings  
Calendar Year 2020**

Project	Contract Value	MBE Participation			WBE Participation		
		MBE Proposed Participation	MBE %	MBE \$	WBE Proposed Participation	WBE %	WBE \$
Elevator/Escalator Maintenance	\$ 105,562.53	25%	17.3%	\$ 18,238.66	5%	1.6%	\$ 1,668.30
Waste & Vent Piping PIX	\$ 383,251.58	25%	24.8%	\$ 95,110.00	5%	5.2%	\$ 20,079.50
Mechanical Engineering Consultant	\$ 26,355.00	25%	0.0%	\$ -	5%	0.0%	\$ -
Security Perimeter Upgrades Surveillance Consulting	\$ 46,417.02	25%	100.0%	\$ 46,417.02	5%	0.0%	\$ -
Video Surveillance Maintenance and Consulting	\$ 578,201.10	25%	100.0%	\$ 578,201.10	5%	0.0%	\$ -
TV Truck Dock Upgrade Consulting	\$ 34,932.83	25%	100.0%	\$ 34,932.83	5%	0.0%	\$ -
HVAC - Air Handling Units PX	\$ 770,547.00	25%	31.3%	\$ 240,860.00	5%	14.5%	\$ 111,522.00
BAS System Upgrade	\$ 100,990.00	25%	0.0%	\$ -	5%	0.0%	\$ -
TV Truck Dock Upgrade	\$ 763,936.00	25%	47.3%	\$ 361,200.00	5%	0.0%	\$ -
TV Truck Dock Upgrade Electrical Work	\$ 128,911.00	25%	0.0%	\$ -	5%	40.8%	\$ 52,564.00
Elevator Driver Upgrades	\$ 47,803.02	25%	0.0%	\$ -	5%	0.0%	\$ -
Rope Gripper Install	\$ 27,911.38	25%	0.0%	\$ -	5%	0.0%	\$ -
Freight Elevator Emergency Repair	\$ 105,281.03	25%	0.0%	\$ -	5%	0.0%	\$ -
Replace Elevator Roof Tower Elevators #7-10	\$ 50,000.00	25%	0.0%	\$ -	5%	0.0%	\$ -
Scoreboard Control Room Upgrades Phase III	\$ 625,396.31	25%	19.6%	\$ 122,708.00	5%	3.8%	\$ 23,870.00
LED Lighting Upgrades PIII	\$ 50,907.00	25%	0.0%	\$ -	5%	100.0%	\$ 50,907.00
Owners Representative Consulting	\$ 26,667.22	25%	0.0%	\$ -	5%	0.0%	\$ -
Security Perimeter Upgrades Consultant	\$ 31,006.36	25%	0.0%	\$ -	5%	0.0%	\$ -
Security Perimeter Upgrades Engineer	\$ 74,712.08	25%	0.0%	\$ -	5%	0.0%	\$ -
100/500 Level Bed Joint Replacement	\$ 284,483.22	25%	0.0%	\$ -	5%	0.0%	\$ -
LED Field Lighting Upgrades	\$ 2,181,040.00	25%	19.4%	\$ 422,169.00	5%	0.0%	\$ -
Purchase of LED Lights	\$ 79,334.78	25%	0.0%	\$ -	5%	100.0%	\$ 79,334.78
LED Lighting Consultant	\$ 33,111.85	25%	0.0%	\$ -	5%	100.0%	\$ 33,111.85
Trainers Locker Room Upgrades PI	\$ 102,480.00	25%	30.1%	\$ 30,849.00	5%	3.4%	\$ 3,500.00
GRC Window Track Repairs	\$ 46,220.00	25%	0.0%	\$ -	5%	0.0%	\$ -
Sod Replacement 50%	\$ 88,400.00	25%	0.0%	\$ -	5%	0.0%	\$ -
CWS Trade Billings Electrician	\$ 40,847.31	25%	100.0%	\$ 40,847.31	5%	0.0%	\$ -
CWS Trade Billings Carpenter	\$ 27,206.90	25%	0.0%	\$ -	5%	0.0%	\$ -
CWS Trade Billings Plumber	\$ 93,025.98	25%	100.0%	\$ 93,025.98	5%	0.0%	\$ -
	<b>6,954,939</b>		<b>30%</b>	<b>\$ 2,084,558.90</b>		<b>5%</b>	<b>\$ 376,557.43</b>
Proprietary Systems/Sole Source Contract	<b>(1,453,911)</b>						
	<b>5,501,028</b>		<b>38%</b>	<b>\$ 2,084,558.90</b>		<b>7%</b>	<b>\$ 376,557.43</b>

Please contact me with any questions regarding the information above.

Respectfully submitted,



Leslie Darling  
Board Chair  
Illinois Sports Facilities Authority