

REPORT TO THE  
ILLINOIS GENERAL ASSEMBLY  
BY THE ILLINOIS SPORTS FACILITIES AUTHORITY  
MARCH 1, 2020



**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 2019, 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

concrete, lighting, lobby security upgrades, sod replacement, extended field netting, security barricade system, diversity consultant services and structural 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 2019 for projects \$25,000 and above was \$5,952,840. The participation goals were 25.00% MBE and 5.00% WBE. Actual average participation was 28% MBE and 7% WBE. The breakdown of MBE/WBE participation by project was as follows:

MBE/WBE Participation - With CWS Trade Billings  
Calendar Year 2019

MBE Participation
WBE Participation

Project	Contract Value	MBE Proposed			WBE Proposed		
		Participation	MBE %	MBE \$	Participation	WBE %	WBE \$
Elevator/Escalator Maintenance	\$ 163,710.00	25%	28.1%	\$ 45,989.21	5%	3.7%	\$6,007.06
Waste & Vent Piping PVIII	\$ 439,215.00	25%	36.6%	\$ 160,751.00	5%	0.0%	\$0.00
HVAC Consultant	\$ 26,570.00	25%	0.0%	-	5%	0.0%	\$0.00
Access Control Phase III	\$ 124,582.00	25%	0.0%	-	5%	0.0%	\$0.00
Video Surveillance Maintenance and Consulting	\$ 548,050.59	25%	100.0%	\$ 548,050.59	5%	0.0%	\$0.00
HVAC - Air Handling Units PVIII	\$ 474,643.00	25%	20.9%	\$ 98,976.00	5%	17.9%	\$85,134.00
Gate 4 Lobby Security Upgrades	\$ 714,588.24	25%	36.3%	\$ 259,728.85	5%	3.3%	\$23,550.00
Kids Zone Stair Replacement	\$ 341,577.00	25%	34.7%	\$ 118,568.00	5%	0.0%	\$0.00
Scoreboard Control Room Upgrades Phase II	\$ 534,960.65	25%	1.3%	\$ 7,104.00	5%	0.0%	\$0.00
Scoreboard Control Room Upgrades Consultant	\$ 43,574.49	25%	0.0%	-	5%	0.0%	\$0.00
Structural Engineer Retainer	\$ 54,208.47	25%	0.0%	-	5%	0.0%	\$0.00
Owners Representative Consulting	\$ 47,818.53	25%	0.0%	-	5%	0.0%	\$0.00
100/500 Level Bed Joint Replacement	\$ 834,644.13	25%	20.5%	\$ 170,790.00	5%	8.7%	\$72,725.12
Seat Removal/Reinstall	\$ 41,601.53	25%	0.0%	-	5%	0.0%	\$0.00
MBE/WBE Compliance Consultant	\$ 29,465.95	25%	0.0%	-	5%	100.0%	\$29,465.95
FY19 GRF Painting	\$ 158,045.63	25%	5.9%	\$ 9,380.00	5%	6.3%	\$10,028.00
LED Field Lighting Upgrades Consultant	\$ 75,683.38	25%	0.0%	-	5%	0.0%	\$0.00
Purchase of LED Lights	\$ 111,328.86	25%	100.0%	-	5%	100.0%	\$111,328.86
Purchase of LED Parking Lot Pole Lights	\$ 86,958.57	25%	0.0%	-	5%	100.0%	\$86,958.57
100 Level Wayfinding Signage	\$ 108,241.00	25%	0.0%	-	5%	0.0%	\$0.00
Extend Netting to Foul Poles	\$ 108,357.60	25%	0.0%	-	5%	0.0%	\$0.00
Install New Field Wall Pads	\$ 28,282.00	25%	0.0%	-	5%	0.0%	\$0.00
Replace Infield and LF Sod	\$ 32,027.25	25%	0.0%	-	5%	0.0%	\$0.00
Replace Infield and LF Sod	\$ 43,792.00	25%	0.0%	-	5%	0.0%	\$0.00
Install Backstop Netting	\$ 149,041.00	25%	0.0%	-	5%	0.0%	\$0.00
Painting	\$ 57,426.05	25%	100.0%	\$ 57,426.05	5%	0.0%	\$0.00
Network Phone Switches Phase I	\$ 34,081.36	25%	0.0%	-	5%	0.0%	\$0.00
Network Phone Switches Phase II	\$ 90,902.65	25%	0.0%	-	5%	0.0%	\$0.00
Security Barricade System	\$ 98,885.00	25%	0.0%	-	5%	0.0%	\$0.00
Portable Barriers Purchase	\$ 99,118.00	25%	0.0%	-	5%	0.0%	\$0.00
Curtain Wall Repairs	\$ 61,702.20	25%	0.0%	-	5%	0.0%	\$0.00
CWS Trade Billings Electrician	\$ 92,231.27	25%	100.0%	\$ 92,231.27	5%	0.0%	\$0.00
CWS Trade Billings Engineer	\$ 34,180.10	25%	0.0%	-	5%	0.0%	\$0.00
CWS Trade Billings Carpenter	\$ 32,394.32	25%	0.0%	-	5%	0.0%	\$0.00
CWS Trade Billings Plumber	\$ 110,573.41	25%	100.0%	\$ 110,573.41	5%	0.0%	\$0.00
	<b>6,032,461</b>		<b>28%</b>	<b>\$ 1,679,568.38</b>		<b>7%</b>	<b>\$425,197.56</b>
Proprietary Systems/Sole Source Contracts	<b>(79,621)</b>						
	<b>5,952,840</b>		<b>28%</b>	<b>\$ 1,679,568.38</b>		<b>7%</b>	<b>\$425,197.56</b>

Please contact me with any questions regarding the information above.

Respectfully submitted,



Manuel Sanchez  
Board Chairman  
Illinois Sports Facilities Authority