

**REPORT TO THE  
ILLINOIS GENERAL ASSEMBLY  
BY THE ILLINOIS SPORTS FACILITIES AUTHORITY  
MARCH 1, 2026**

**Background**

The Illinois Sports Facilities Authority (the "Authority") is pleased to submit this report made in connection with renovations and repairs at 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."

The Section requires the Authority to file an annual report with the General Assembly detailing its implementation of these statutory requirements.

In CY2025, the Authority, in conjunction with the Chicago White Sox, completed repairs and renovations of Rate 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 during these projects.

**Rate Field Renovations and Repairs**

The Authority worked with the Chicago White Sox on a variety of capital repair and renovation projects during 2025. The construction projects consisted of video surveillance improvements, repairing concrete bed & radial joints, repairing leaks throughout the ballpark, elevator modernization, elevator/escalator maintenance, plumbing, HVAC, sound room cooling, fire panel upgrades, ribbon board EM power upgrades, scoreboard control room work, façade restoration, door upgrades, new flooring, and carpentry work.

The dollar value of the work awarded and completed during 2025 for projects \$25,000 and above was \$8,506,406. The participation goals were 25% MBE and 5% WBE. Actual average participation was 41% MBE and 11% WBE. The breakdown of MBE/WBE participation by project is reported on the following page.

Respectfully submitted,



Francis Bilecki  
Chief Executive Officer  
Illinois Sports Facilities Authority

MBE/WBE Participation - With CWS Trade Billings  
Calendar Year 2025

Project	Contract Value	MBE Firms			WBE Firms		
		MBE Proposed Participation	MBE %	MBE \$	WBE Proposed Participation	WBE %	WBE \$
Elevator/Escalator Maintenance	198,913	25%	30.0%	59,727	5%	0.5%	1,053
Elevator #6 Modernization	490,549	25%	9.8%	47,975	5%	5.5%	27,183
Waste & Vent Piping FY25	730,473	25%	67.7%	494,819	5%	0.2%	1,600
Video Surveillance Consultant/Contractor	787,386	25%	100.0%	787,386	5%	0.0%	-
HVAC FY2025	1,080,755	25%	44.2%	477,868	5%	6.1%	66,095
Sound Room Cooling	411,432	25%	17.3%	71,080	5%	25.0%	102,900
HVAC - Air Handling Units FY24	399,548	25%	6.9%	27,720	5%	82.0%	327,455
Waste & Vent Piping Consultant	59,141	25%	100.0%	59,141	5%	0.0%	-
HVAC Consultant	31,165	25%	100.0%	31,165	5%	0.0%	-
HVAC Comissioning	33,645	25%	100.0%	33,645	5%	0.0%	-
Fire Panel Upgrade Phase II	435,274	25%	21.7%	94,370	5%	0.5%	2,308
Show Power Upgrades	213,179	25%	46.3%	98,734	5%	0.0%	-
PA/Ribbon Board EM Power Upgrades	324,432	25%	0.0%	-	5%	81.5%	264,432
Purchase UPS's/Batteries for PA/Ribbon Board Upgrades	125,486	25%	100.0%	125,486	5%	0.0%	-
Scoreboard Parts Maintenance	33,984	25%	0.0%	-	5%	0.0%	-
Door Upgrades-100 Level & Scout Lounge	183,588	25%	35.1%	64,385	5%	1.1%	2,007
Consultant Special Projects	26,048	25%	0.0%	-	5%	0.0%	-
Façade Restoration Phase III	140,085	25%	17.3%	24,286	5%	0.0%	-
Fire Panel Upgrade Engineer	32,290	25%	0.0%	-	5%	0.0%	-
Concrete Bed/Radial Joints	1,123,825	25%	35.6%	400,550	5%	8.2%	91,769
T&M Leak Repairs 2025	331,660	25%	0.0%	-	5%	0.0%	-
Gate 5 Bridge Repair	99,106	25%	0.0%	-	5%	9.2%	9,104
200 Level Kitchen Flooring Upgrade	37,500	25%	0.0%	-	5%	0.0%	-
PA/Ribbon Board EM Power Amp Relocations	65,033	25%	0.0%	-	5%	0.0%	-
Gate 4 Pipe Repair	48,235	25%	0.0%	-	5%	0.0%	-
Epoxy Lining of Overhead Storm Drain	29,775	25%	0.0%	-	5%	0.0%	-
Purchase Heaters for HVAC Project	35,505	25%	0.0%	-	5%	0.0%	-
Dugout Flooring Upgrade	64,736	25%	0.0%	-	5%	0.0%	-
CWS Trade Billings Electric	281,723	25%	100.0%	281,723	5%	0.0%	-
CWS Trade Billings Engineer	345,266	25%	0.0%	-	5%	0.0%	-
CWS Trade Billings Carpenter	128,725	25%	0.0%	-	5%	0.0%	-
CWS Trade Billings Plumber	271,928	25%	100.0%	271,928	5%	0.0%	-
MBE GOAL = 25%	<u>8,600,390</u>		<u>40%</u>	<u>3,451,987</u>		<u>10%</u>	<u>895,906</u>
WBE GOAL = 5%							
Scoreboard parts maintenance and PA/Ribbon Board EM Power Equipment	<u>(93,984)</u>				<u>895,906</u>		
	<u>8,506,406</u>		<u>41%</u>	<u>3,451,987</u>		<u>11%</u>	<u>895,906</u>