



City of Joliet

Public Assets Committee

Meeting Agenda - Final

Committee Members
Councilwoman Suzanna Ibarra, Chairperson
Councilman Joe Clement
Councilman Juan Moreno

Wednesday, February 25, 2026

5:00 PM

Executive Conference Room

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

Meeting Minutes Public Assets Committee 12/15/2025

[**TMP-9538**](#)

Attachments: [2501 M Public Assets Committee 25-12-15 Meeting Minutes.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

Recommendation to Award Payment for the Joliet Slammers Stadium Structural Steel Painting to Cosgrove Construction Inc. in the amount of \$409,660.00

[**TMP-9508**](#)

Attachments: [Slammers Stadium Steel Painting Redacted.pdf](#)

Recommendation to Approve Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of \$80,516.37. [TMP-9509](#)

Attachments: [COJ City Hall 3 1 2026.docx](#)

Slammers Update [TMP-9539](#)

Joliet Area Historical Museum Update [TMP-9540](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9538

Agenda Date: 2/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, December 15, 2025

5:00 PM

City Hall, Executive Conference Room

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Joe Clement

Councilman Juan Moreno

ROLL CALL

Also Present: Facilities Management Director Blaine Kline, Cultural Affairs & Special Events Director Ann Sylvester, Legal Assistant Katy Fyksen

Present Councilwoman Suzanna Ibarra, Councilman Joe Clement and Councilman Juan Moreno

APPROVAL OF MINUTES

Public Assets Minutes 11.4.2025

[TMP-9289](#)

Attachments: [11.4.2025 Public Asset Meeting Minutes.pdf](#)

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to approve Public Assets Minutes 11.4.2025. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

AGENDA ITEMS

Recommendation to Award Payment for the Bicentennial Park Theatre Stage Rigging Replacement to Grand Stage Company in the amount of \$117,000.00.

[TMP-9286](#)

Attachments: [Joliet Theatre Quote letter- 11-2025 Redacted.pdf](#)

Facilities Management Director Blaine Kline spoke about the stage rigging at Bicentennial Park, and awarding a contract to Grand Stage in the amount of \$117,000.00 to replace it. The current rigging doesn't meet the need of the space. Staff reached out to a couple of contractors and one returned a proposal of \$117,000.00.

Councilman Clement asked if this was very specialized, this is not something that 50 companies do this kind of work.

Ann Sylvester director of Cultural Affairs and special Events answered that yes this specialized work because this is Theatre rigging. There are really only a couple companies that can do this.

Councilman Clement asked how old the current rigging is.

Mr. Kline answered it is from the mid to late 70's.

Councilman Moreno asked if this went out to bid.

Ms. Sylvester answered that it did not, she reached out to Grand Stage and two

other companies.

Union Ironworkers will be used to help with the install.

Councilwoman Ibarra asked how long ago these should have been replaced.

Ms. Sylvester replied that they are not to code. It has to be done now as it is a safety concern.

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to approve Recommendation to Award Payment for the Bicentennial Park Theatre Stage Rigging Replacement to Grand Stage Company in the amount of \$117,000.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Clement, seconded by Councilman Moreno, to adjourn.. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



Memo

File #: TMP-9508

Agenda Date: 2/25/2026

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Award Payment for the Joliet Slammers Stadium Structural Steel Painting to Cosgrove Construction Inc. in the amount of \$409,660.00.

BACKGROUND:

Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. As part of a four-year improvement plan we are continuing painting structural steel throughout the stadium. Because of the age of the stadium the steel needs painting to protect its durability and longevity. This is year three of four in the painting project. This round of painting would cover all the main concourse and steel on the face of the suites.

CONCLUSION:

The City of Joliet is seeking approval to award payment for the Joliet Slammers Structural Steel Painting. Staff contacted three vendors to obtain proposals for the scope of work, three returned proposals. Staff are recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of \$409,660.00. Original projected estimates were \$400,000.00. The 2026 Capital Improvements Building & Grounds and Community Development Ballpark funds provide funding for this repair project (Org 30020010, Obj 557300, \$400,000.00 and Org 02015130, Obj 524300, \$9,660.00).

<u>Company</u>	<u>Proposal Amount</u>
Cosgrove Construction Inc.	\$409,660.00
M3 Builds	\$496,000.00
Hoss Decorating	\$480,000.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications under certain circumstances. Two (2) of these circumstances apply:

- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council.

(g) Purchases of professional services.

Funds will be charged to Capital Improvements Building & Grounds Fund and Community Development Ballpark Fund (Org 30020010, Object 557300 and Org 02015130, Obj 524300), \$409,660.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Joliet Slammers Stadium Structural Steel Painting to Cosgrove Construction Inc. in the amount of \$409,660.00.

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: January 22, 2026

Submitted to: Juliet Slammers

Attn: Blaine Kline

Job Name: Silver Cross Field Sky Box Area

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING & WALLCOVERING Supply & Install:

- Per walk thru we propose to furnish all labor, materials, scaffolding or lifts. All steel will be prepared and receive one full coat of Sherwin Williams Macropoxy 646 and one full coat of Sherwin Williams Aerolon 100.
- Work includes the steel beams at ceilings, structural steel at walls and decorative railings.
-
-
-

Total Base Bid: \$201,760.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation insurance.

Authorized
Signature: _____

Note: This Proposal may be withdrawn
by us if not accepted within 45 days

Cosgrove Construction Inc.

Acceptance of Proposal - The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: January 22, 2026

Submitted to: Joliet Slammers

Attn: Blaine Kline

Job Name: Silver Cross Field Concourse Ceiling/Structural Beams

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING & WALLCOVERING Supply & Install:

- Per walk thru we propose to furnish all labor, materials, scaffolding or lifts. All steel will be prepared and receive one full coat of Sherwin Williams Macropoxy 646 and one full coat of Sherwin Williams Acrolon 100.
- Work includes the steel beams at area covering the seating levels 103-115.
-
-
-

Total Base Bid: \$162,750.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction, Inc. employees are fully covered by Workmen's compensation insurance.

Authorized
Signature:



Inc.

Note: This Proposal may be withdrawn
by us if not accepted within 45 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: January 22, 2026

Submitted to: Joliet Slammers

Attn: Blaine Kline

Job Name: Silver Cross Field 100 Level Railings

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING & WALLCOVERING Supply & Install:

- Per walk thru we propose to furnish all labor, materials, scaffolding or lifts. All steel will be prepared and receive one full coat of Sherwin Williams Macropoxy 646 and one full coat of Sherwin Williams Acrolon 100.

- Areas 101-115:

-
-
-

Total Base Bid: \$45,150.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation insurance.

Authorized
Signature:


Inc.

Note: This Proposal may be withdrawn
by us if not accepted within 45 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____



**M3
Builds**

January 26, 2026

TO: City of Joliet
Mr. Blaine Kline


M3 Builds will provide the proper insurance, labor, material and equipment to complete painting work at the SILVER CROSS FIELD SKY BOX AREA

Surfaces will be:

1. Steel beams, structural steel columns and decorative rails will be scraped and sanded
2. Steel beams, structural steel columns and decorative rails will receive a coat of Sherwin Williams Macropoxy.
3. Steel beams, structural steel columns and decorative rails will receive a top coat of Sherwin Williams Acrolon 100.

Contract Price: \$252,000.00

Respectfully submitted,


M3 Builds
708-927-0645



**M3
Builds**

January 26, 2026

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete painting work at the SILVER CROSS FIELD CONCOURSE CEILING/STRUCTURAL BEAMS AT SEATING LEVELS 103-115.

Surfaces will be:

1. Steel underside and structural beams will be scraped and sanded
2. Steel underside and structural beams will receive a coat of Sherwin Williams Macropoxy.
3. Steel underside and structural beams will receive a top coat of Sherwin Williams Acrolon 100.
- 4.

Contract Price: \$192,000.00

Respectfully submitted,


M3 Builds
708-927-0645



**M3
Builds**

January 26, 2026

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete painting work at the SILVER CROSS FIELD 100 LEVEL RAILINGS

Surfaces will be:

1. Railings will be scraped and sanded
2. Railings will receive a coat of Sherwin Williams Macropoxy.
3. Railings will receive a top coat of Sherwin Williams Acrolon 100.

Contract Price: \$52,000.00

Respectfully submitted,

██████████

M3 Builds
708-927-0645

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388
HOSSDECORATING@YAHOO.COM

To: Joliet Slammers

ATT: Blaine Kline

JOB: Silver Cross Field Sky Box

Breakdown:

Finish painting structural steel located in ceiling / along walls and steel railings.

Sand and prep all steel prior to painting.

Apply 1 coat of Sherwin Williams Primer.

Apply 1 coat of Sherwin Williams Acrolon 100.

Clean designated area after all work is completed.

All work to be done in a timely manner weather permitting.

Alternates: None

Exclusions: Premium Time

HOSS Decorating proposes to include all Labor and material.

All lifts and or scaffolding is included in this proposal

Total with Labor and Material

\$242,000.00

Offered by: [REDACTED] / Project Manager

HOSS DECORATING

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388
HOSSDECORATING@YAHOO.COM

To: Joliet Slammers

ATT: Blaine Kline

JOB: Silver Cross Field Concourse Ceiling and Structural Beams

Breakdown:

Finish painting steel beams above seating areas **103-115**

Sand and prep all steel prior to painting.

Apply 1 coat of Sherwin Williams Primer.

Apply 1 coat of Sherwin Williams Acrolon 100.

Clean designated area after all work is completed.

All work to be done in a timely manner weather permitting.

Alternates: None

Exclusions: Premium Time

HOSS Decorating proposes to include all Labor and material.

All lifts and or scaffolding is included in this proposal

Total with Labor and Material

\$188,000.00

Offered by: [REDACTED] Project Manager

HOSS DECORATING

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388
HOSSDECORATING@YAHOO.COM

To: Joliet Slammers

ATT: Blaine Kline

JOB: Silver Cross Field 100 Level Railings

Breakdown:

Finish painting steel railings in seating areas **101-115**

Sand and prep all steel prior to painting.

Apply 1 coat of Sherwin Williams Primer.

Apply 1 coat of Sherwin Williams Acrolon 100.

Clean designated area after all work is completed.

All work to be done in a timely manner weather permitting.

Alternates: None

Exclusions: Premium Time

HOSS Decorating proposes to include all Labor and material.

All lifts and or scaffolding is included in this proposal

Total with Labor and Material

\$50,000.00

Offered by: [REDACTED] Project Manager

HOSS DECORATING



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9509

Agenda Date: 2/25/2026

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Approve Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of \$80,516.37.

BACKGROUND:

On February 21, 2023, the Mayor and City Council approved a four-year contract for security services at the Transportation Campus in the amount of \$1,237,087.69 with Universal Protection Services LP DBA Allied Universal Security Services. The amendment includes additional security services needed for the remainder of 2026 at City Hall.

CONCLUSION:

Universal Protections Services LP DBA Allied Security Services has submitted an amendment for additional security services needed for 2026 at City Hall in the amount of \$80,516.37. Funds will be charged to the 2026 Community Development Building & Grounds Contract Services. (Org 02015000, Obj 524200, \$80,516.37).

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Amendment to Contract for Security Services to Universal Protection Services LP DBA Allied Universal Security Services in the amount of \$80,516.37.



AMENDMENT TO CONTRACT FOR SECURITY SERVICES

This amendment to the Contract for Security Services (this “Amendment”) is entered into as of March 4, 2026, among the City of Joliet (“Customer”) and Universal Protection Services LP DBA Allied Universal Security Services (Vendor), collectively referred to herein as the “Parties”.

WHEREAS, the Parties mutually agree to amend the Agreement as set forth hereinafter.

NOW, THEREFORE, for valuable consideration of the mutual agreements contained herein and for other good and valuable consideration, which each party acknowledges, the Parties hereto agree as follows:

1. Effective March 4, 2026, the parties agree that the billing rates set forth in Addendum “A” attached hereto shall apply to the City of Joliet.
2. Except as herein specifically amended, all of the terms of the Agreement remain in full force and effect.

ADDENDUM “A”

City of Joliet
150 W Jefferson St
Joliet, IL 6043

COJ City Hall					
Proposed 2026					
Position	HPW	Bill Rate	OT	Holiday Rate	Annual Bill
Officer 1	40.00	\$38.50	\$55.00	N/A	\$73,916.54
OT Officer 1	2.50	N/A	\$55.00	N/A	\$6,599.82
Total:	42.50				\$80,516.37

IN WITNESS whereof, the Parties hereto have executed this Amendment as of the date first written above.

UNIVERSAL PROTECTION SERVICES LP DBA ALLIED UNIVERSAL SECURITY SERVICES	City of Joliet 150 W Jefferson St Joliet, IL 60432
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Signature:

[Redacted Signature]

Title: Regional Vice President

Signature:

City of Joliet

City of Joliet
150 W Jefferson Joliet, IL 60432



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9539

Agenda Date: 2/25/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9540

Agenda Date: 2/25/2026
