



CITY OF CHICAGO

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Julie Hernandez-Tomlin
Commissioner
Department of Fleet and Facility Management

CC: Kennedy Bartley
Chief External Affairs Officer
Mayor’s Office

Date: December 12, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-01 Vacant City Properties

The following information is provided in response to questions posed at our department’s hearing on 11/21/2024 to discuss the proposed 2025 budget.

Alderman Mitts asked for a list of the 25 vacant City properties.

ADDRESS	WARD
11940 S Peoria	34
1405 E. 62nd Pl	20
1619 E. 73rd St	8
1723 W. Greenleaf	49
2001-05 W. Pershing	12
2358 S Whipple	12
2840 S. Calumet	4
300 E. 29th Street	4
331 S. Plymouth Court	4
4005 S Dearborn	3
4146-52 S. Halsted	11
4830 W Chicago Ave	37
5021 S Wabash	3

ADDRESS	WARD
506-08 N Monticello	27
5760 S. Lafayette	20
601-27 E. 108th St.	9
6145 S Throop	16
6405 S Evans	20
6411 S. Central	13
6858 S. Indiana	6
714 N Kedzie	27
804 E. 81st St	8
8645-49 S Yates	7
6420 S. University Ave	20
7635 S Constance Ave	8

As always, please let me know if you have any further questions.



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Mayor's Office

Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-02 Electric Vehicle Manufacturers

The following information is provided in response to questions posed at our department's hearing on 21 November 2024 to discuss the proposed 2025 budget.

Alderman Rodriguez asked for a list of EV manufacturers, for the past couple of years, so Aldermen can conduct their own independent analysis.

EV manufactures:

- Chevy Bolt
- F-150 Lighting
- F59 - SEA Delivery Van
- Hino M5 - SEA Box Truck
- Ford Mach - E
- Rivian R1T
- LION Electric
- Chevrolet Silverado
- Ford E-Transit Cargo van

Arriving in 2025:

- Battle Motors [refuse trucks]
- Pelican Sweeper

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Date: December 12, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-03 Take-home Vehicles

The following information is provided in response to questions posed at our department's hearing on 21 November 2024 to discuss the proposed 2025 budget.

Alderman Waguespack asked for, Breakdown of agencies that have take-home vehicles.

Take Home Vehicle listing by department excluding the Chicago Police Department. CPD has been tracking their Extended Use Vehicles. 2FM hasn't received any information since 2021.

Department	Number of Vehicles
AC&C	1
AVIATION	14
BUILDINGS	2
BACP	7
CITY CLERK	2
COPA	15
DCASE	2
FINANCE	2
FIRE DEPT.	21
HEALTH	2
LIBRARY	1
MAYOR'S OFFICE	4

OEMC	12
STREETS & SANITATION	66
TRANSPORTATION	14
WATER MANAGEMENT	11

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Mayor's Office

Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-04 Renewable Energy Credits

The following information is provided in response to questions posed at our department's hearing on 11/21/2024 to discuss the proposed 2025 budget.

Alderman Conway asked for prices on the city's purchases of renewable energy credits (RECs) as it relates to the city's transition to 100% renewable energy for municipal city operations.

The City entered a contract with Constellation Energy, its retail electricity supplier, to purchase renewable energy credits (RECs) in 2025 for \$4.05/MWh. The City also receives RECs through the Double Black Diamond power purchase agreement (PPA), and the cost for these RECs are included in the PPA's supply rate.

Please note that the market rate for RECs have declined around 35% within the last 9 months. Wholesale 2025 RECs are costing around \$2.50/MWh today. 2026 RECs are trading at \$3.10. Purchasing RECs forward carries a premium. Hence purchases in 2022 made for 2025 were made at a high point in the energy market and carried a forward premium for the three forward years.

As always, please let me know if you have any further questions.



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Chief External Affairs Officer
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Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-05 Constellation Energy

The following information is provided in response to questions posed at our department's hearing on 11/21/2024 to discuss the proposed 2025 budget.

Alderman Ervin asked for a list of other customers besides the City of Chicago that have power purchase agreements with Constellation Energy through Double Black Diamond, the solar farm installation located in Waverly, IL.

The list of customers includes but is not limited to CVS Health, Cook County, State Farm, PPG Industries, TransUnion, Loyola University Chicago.

You can find this information and more on the solar installation's website at <https://swiftcurrentenergy.com/project/double-black-diamond-solar/>.

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Mayor's Office

Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

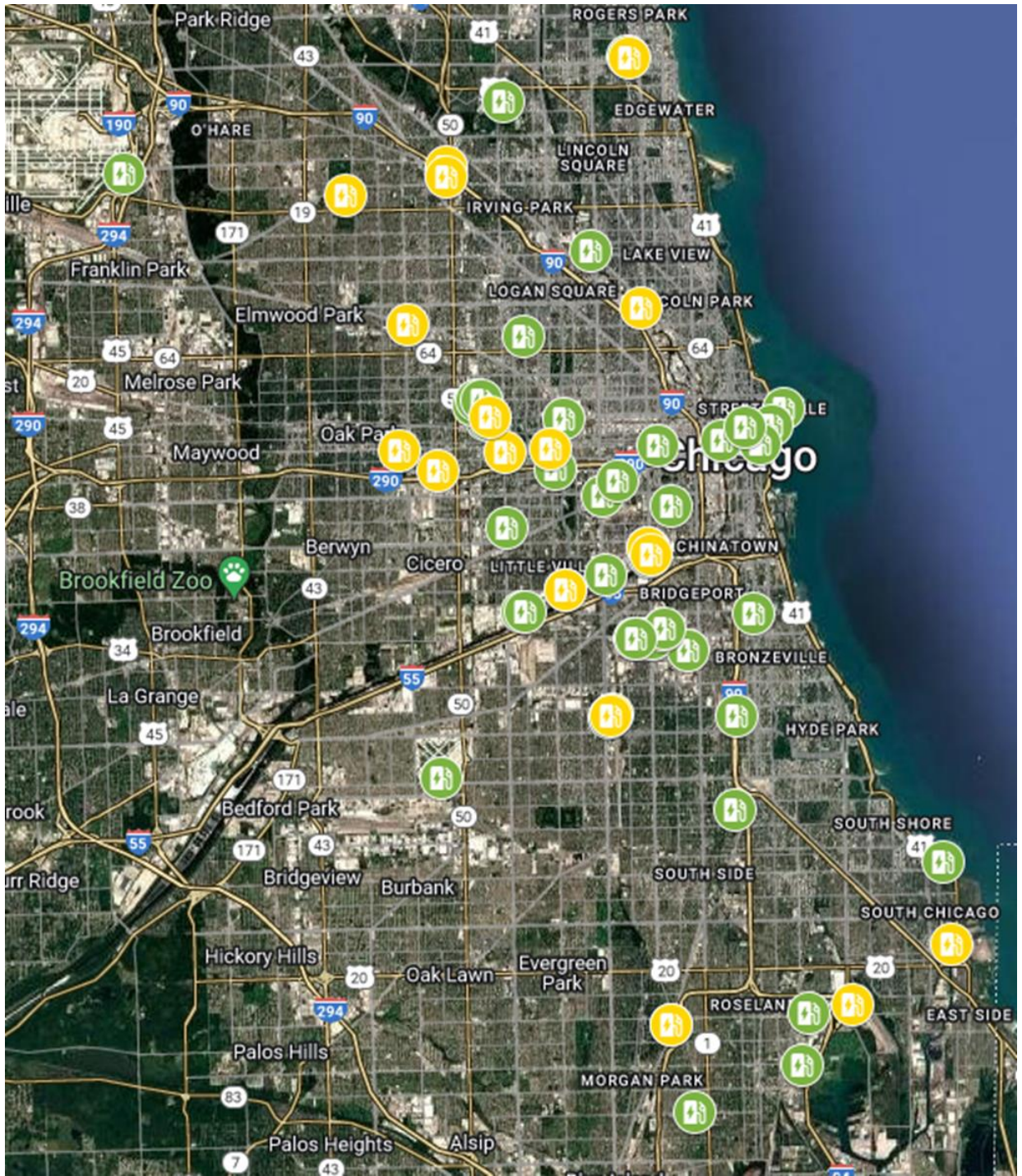
ID#: 38-06 Electrical Vehicle Charging Stations

The following information is provided in response to questions posed at our department's hearing on 21 November 2024 to discuss the proposed 2025 budget.

Alderman Lee asked for a map by ward of electric vehicle charging stations.

Please see additional pages below.

As always, please let me know if you have any further questions.



*All EV charging stations are for City vehicles only.

EV Level 2 Charging Stations

- 940 W Exchange Ave
- 1869 W Pershing Rd
- 3510 S Michigan Ave
- 2350 W Ogden Ave
- 445 N Sacramento Blvd
- 1717 W Pershing Rd
- 1000 E Ohio St
- 3300 E Cheltenham Pl
- 3901 S Ashland Ave
- 4233 W Ferdinand St (Shop)
- 4211 W. Ferdinand St.
- 2102 W Ogden Ave
- 2451 S Ashland
- 210 W. 69th St
- 2741 S Western Ave
- 5801 N Pulaski Rd
- 900 E 103rd St
- 3245 N Campbell Ave
- 3104 W Harrison St
- 5219 S Wentworth Ave
- 727 E 111th St
- 10400 S Vincennes Ave
- 3015 W 31st St
- 2352 S Ashland Ave
- 10000 W. Montrose Ave.
- 6201 S Laramie Ave
- 3757 W 34th St
- 6447 N Ravenswood Ave
- 540 E Lower Wacker Dr
- 1412 S Blue Island Ave
- 1024 W 119th St
- 1827 N Monticello Ave
- 701 N. Kilbourn Ave
- 3458 S Lawndale Ave
- 155 N Lower Wacker Dr
- 1411 W Madison St (OEMC)
- 4417 W. Chicago (JPSTC)
- 5 S Columbus Dr
- 5215 S Western Blvd
- 4333 W Chicago Ave
- 1817 S Pulaski Rd
- 10 S Kedzie Ave
- 5071 W Congress Pkwy
- 33 E Lower Wacker Dr
- 115 S Pulaski Rd
- 5555 W Grand Ave
- 2300 W 52nd St
- 2322 S Ashland Ave
- 9160 S DuSable Lake Shore Dr
- 3050 S Sacramento Ave
- 1633 W Medill Ave
- 5701 W Madison St
- 2300 W. 52nd
- 4808 W Wilson Ave
- 4243 N Neenah Ave
- 2352 S. Ashland
- 3638 S. Iron St.

***All EV charging stations are for City vehicles only.**



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CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: December 12, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-07 Vacant Lots Remediation List

The following information is provided in response to questions posed at our department's hearing on November 21, 2024, to discuss the proposed 2025 budget.

Alderman Reilly asked for a list of all planned Vacant Lot remediation programs/projects including Streeterville.

The Vacant Lot Reduction Program (VLRP) is funded through the Chicago Recovery Plan (CRP) Bond program. 2FM's portion of the VLRP includes funding for two temporary positions (Environmental Engineer II), the historical environmental review of 10,000 of the City-owned vacant lots, and environmental sampling.

There is currently one parcel included in the VLRP that is planned for remediation. It is located on W 63rd St. in the 15th Ward.

The below Table 1 includes information on the VLRP parcel as well as all of the other active remediation projects that are underway or planned by 2FM Bureau of Environment, Health, and Safety Management (EHS). The non-VLRP projects fall into one of these categories:

1. Remediation required for environmental regulatory compliance.
2. Remediation to reduce City liability and risk to human health and the environment.
3. Remediation requested by another City department as part of a larger project.

Remediation for these projects is funded by:

1. TIF;
2. 2021-2025 Capital Improvement Program bond;

3. U.S. Environmental Protection Agency (USEPA) Brownfield Grants; and
4. Other departments, e.g., DPD Open Space Impact Fees, CDOT federal funding.

The \$45 million Anadarko Settlement Grant from USEPA for the Rights of Way (ROW) in the Streeterville Thorium Moratorium Area (TMA) was received in 2019 to address the radioactive contamination from historical operations of the Lindsey Light Company which operated in the early 1900s in Streeterville. Waste sand castings were deposited both on the north and south sides of the river which spread contamination throughout the community.

The Grant covers a wide range of activities and is implemented primarily through 2FM and the Department of Public Health. One full time position is funded by the grant for each department. 2FM EHS is the grant manager.

The Chicago Park District received a separate settlement grant to remediate DuSable Park and the US Environmental Protection Agency received funding to address contamination on private property across the country, including Chicago.

2FM EHS coordinates with City departments that work in the City Rights of Way to ensure that radiation monitoring is conducted during any excavation work in the TMA. If radioactive waste is found, the excavation is sampled, and then covered to protect the public until remediation can be scheduled. 2FM EHS is responsible for the contracts for monitoring and remediation of any radioactive material found in the ROW and has spent \$1.4 million of the grant to date.

To reduce the uncertainty facing City infrastructure departments, 2FM EHS received approval in 2024 from the USEPA to perform sampling throughout the TMA to identify pockets of thorium contamination. This will then enable 2FM to coordinate remediation ahead of planned infrastructure projects in the ROW. We are currently working to issue a Task Order Request to environmental consultants under contract through the environmental and ecological professional services agreement.

Please let us know if we can provide any additional information at this time.

TABLE 1

List of 2FM EHS Active Remediation Projects

Project/Description	Project Lead/ Client	Contamination	Remediation Conducted/Planned	Status	Current Funding Source(s)	2FM Spent to Date (sampling/testing)	2FM Spent to Date (remediation)	2FM Future Spend Estimate (remediation)	Total Project Costs
W 63rd St (15th Ward) (potential vacant land sale to adjacent church)	DPD	Hazardous levels of TCE from past dry cleaner operation.	2FM plans limited remediation to address outdoor and potential indoor inhalation issues. Full remediation will be concurrent with any future redevelopment by others.	Investigation stage. Remediation expected in 2025.	CRP Bond for sampling Capital Bond	\$ 109,500	\$ -	\$ 1,300,000	\$ 1,409,500
73rd and Woodlawn (regulatory compliance; reduce City liability and risk to human health and environment) 7301 S Woodlawn	2FM	Underground storage tanks (USTs) from past operations, i.e., paint house, coke oven, and lube oil filling room.	2FM conducted limited remediation by removing two leaking USTs in June 2024. In December 2024, 2FM will remove three additional USTs found in June. Full remediation will be concurrent with future redevelopment by others.	Remediation ongoing Completion expected in 2024.	TIF	\$ 42,308	\$ 86,191	\$ 73,000.00	\$ 201,499
45th and Halsted (reduce City liability and risk to human health and environment) 4512 S Halsted	2FM	Hazardous levels of lead and soils saturated with total petroleum hydrocarbons (TPH) from former truck stop and gas station operations.	2FM plans limited remediation by excavation and disposal of contaminated soils. Full remediation will be concurrent with any future redevelopment by others.	Proposal stage with JOC Contractor. Remediation expected in Q1 2025.	TIF	\$ 58,000	\$ -	\$ 500,000	\$ 558,000
Kimball Remediation (future 606 trail entry ramp and CPD park) 1807 N Kimball	DPD	Hazardous levels of TCE contamination from past industrial activities. DOL is pursuing cost recovery.	2FM plans limited remediation through the in situ treatment of the TCE contamination. Full remediation will be concurrent with park construction by CPD.	Ready to bid pending DPS approval. Remediation expected in 2025.	DPD Open Space Impact Fees - \$600k USEPA Remediation Grant - \$ 500k	\$ 320,687	\$ -	\$ 1,500,000	\$ 1,820,687
Englewood Remediation (supports CDOT/DPD Englewood Trail project) 58th and Throop St	DPD	Hazardous levels of TCE, lead, cadmium, and TPH from historic industrial operations, i.e., metal plater, goldsmith, copper products factory.	2FM plans to conduct limited remediation by in situ treatment and removal of hazardous contaminated soil. Full remediation will be concurrent with any future redevelopment by others.	Solicitation stage Applied for a FY25 \$4M USEPA Brownfield Clean Up Grant.	Historic DPD funding and CRP Bond for sampling DPD/CDOT Federal funding and USEPA Grant (if awarded) for remediation	\$ 462,900	\$ -	\$ 11,000,000	\$11,462,900
31st and Sacramento (active City operations; regulatory compliance) 3148 S Sacramento	2FM	USTs and above ground tanks (ASTs) with fuel oil and gasoline contamination from historic fueling operations	2FM removed interior ASTs and exterior leaking USTs. Additional remediation may be required by the IEPA to achieve closure.	Pursuing regulatory approval for residual contamination investigation	TIF	\$ 108,540	\$ 204,585	\$ 45,000	\$ 358,125
18th and Clark (active City operations; regulatory compliance) 1734 S Clark St.	2FM	USTs with diesel and gasoline contamination from historic bus terminal operations	2FM removed four USTs, two of which were leaking. Additional remediation may be required by the IEPA to achieve closure.	Pursuing regulatory approval for residual contamination investigation	Capital Bond TIF	\$ 109,374	\$ 185,754	\$ 50,000	\$ 345,128
TOTAL						\$ 1,211,309	\$ 476,530	\$ 14,468,000	\$ 16,155,839



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Date: December 11, 2025

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-08 JOC Contracts

The following information is provided in response to questions posed at our department's hearing on November 21, 2024 to discuss the proposed 2025 budget.

Chair Ervin asked what the JOC expense breakdown is by MBE/WBE ethnicity.

The JOC expenditure was reported as \$33 million, however, that amount represents the anticipated MBE/WBE expenditures based on the purchase orders issued.

The actual invoiced amount and paid to JOC vendors from January 1 through July 31, 2024 is \$26,340,690.13.

Payments made to JOC subcontractors for the same time period is \$15,403,766.01.

Please see the document titled "38-08 - Fleet and Facility-2025- Contracts Unit- JOC Exhibit" for the breakdown of payments to the prime vendors and subcontractors by ethnicity.

As always, please let me know if you have any further questions.



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CC: Kennedy Bartley
Chief External Affairs Officer
Mayor's Office

Date: December 16, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 38-09 Office of the Inspector General Space

The following information is provided in response to questions posed at our department's hearing on 11/21/2024 to discuss the proposed 2025 budget.

Alderman Ervin asked why the OIG is moving from a city owned facility to a leased facility at 231 S LaSalle.

The Office of the Inspector General (OIG) has been in its current workspace located at 740 N Sedgwick for many years and the space no longer has adequate capacity to accommodate all budgeted positions, does not provide adequate physical security based on the confidential nature of the office, and would make future growth difficult.

As always, please let me know if you have any further questions.