



## Board Letter

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**Agenda Date:** September 12, 2024

**Agenda #:** 12

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Authorization to award contracts for building renovations at two (2) properties in North Lawndale.

Presenter: Eric Garrett, Chief Operating Officer

### **Recommendation**

The Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the award of a contract to the below-listed contractors for the lump sum base bid totals for the respective awardees, plus additional contingency funding at CHA's discretion to utilize for each contract, as listed for the building renovations at the addresses below:

- 1500 S. Christiana Ave. to MIKK-DLP Construction Corp. for the lump sum base bid total amount of \$1,855,223.
- 1404-14 S. Homan Ave. to Tropic Construction Corp. for the lump sum base bid total amount of \$6,961,000.

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

### **Funding**

MTW Funds

### **Background**

In 2023, CHA announced the Restore Home initiative seeking up to \$50,000,000 to renovate long vacant buildings and returning them to occupancy. This encompassed both single-family homes and multi-family buildings. The initiative was approved as part of the 2024 budget at the December 2023 Board meeting to accomplish this goal by Q2 2025.

As a part of Restore Home, the two properties in North Lawndale are 1960s 3-story brick and wood frame buildings that have been vacant for four to eight years. The project scope includes the complete interior renovation of the thirty apartments and upgrades to the buildings' exteriors and landscaping. This renovation includes complete electrical modernization of the properties in compliance with the Chicago Energy Transformation Code.

Most importantly, these renovations will support CHA's mission, vision, and values.

**Procurement Activities**

Specifications prepared by CHA staff were publicly advertised as IFB Event 3257 for North Lawndale Apartments Renovation on July 23, 2024. A Pre-Bid meeting was held on July 26, 2024. Bids were received on August 22, 2024. The responses to the bids are depicted in the table below:

<b>Building Address: 1500 S. Christiana Ave</b>	
<b>VENDOR NAME</b>	<b>Total</b>
3LW Renovations LLC	\$2,624,568.00
Alfa Chicago Inc	\$2,189,420.00
MIKK -DLP Construction Corp.	\$1,855,222.16
SMB Contracting Inc.	\$1,496,300.00
Tiles In Styles LLC	\$1,758,500.00

<b>Building Address: 1404-14 S. Homan Ave</b>	
<b>VENDOR NAME</b>	<b>Total</b>
Alfa Chicago Inc.	\$6,989,718.00
Bowa Construction	\$8,238,451.19
MIKK -DLP Construction Corp.	\$5,304,996.36
Tiles In Styles LLC	\$9,701,846.00
Tropic Construction Corp.	\$6,961,000.00

After reviewing the bid submittal materials, the CHA staff held pre-award meetings with the apparent low bidder and second lowest bidder. CHA recommends proceeding with the award of a contract to MIKK-DLP Construction Corp. for work at 1500 S. Christiana Ave. and to Tropic Construction Corp. for work at 1404-14 S Homan Ave.

**Diversity Contracting Requirements**

The CHA staff has reviewed the proposed vendors and has determined the vendors' utilization plans meet with the CHA's stated goals for both MIKK-DLP Construction Corp. and Tropic Construction Corp..

**Vendor Background Information**

Tropic Construction Corp:

Hipolito (Paul) Roldán, President/Chief Executive Officer: 325 N. Wells St. 8<sup>th</sup> FL. Chicago, IL 60654. Tropic Construction Corp. is a wholly owned for-profit general contracting and construction management subsidiary of HHDC. Since its inception in 1993, Tropic has completed contracts in excess of \$250 million on over 6,200 housing units both ground up and substantially renovated and over 130,000 square feet of commercial space for HHDC. All projects were completed on time and within budget. Tropic offers a seamless process of cost estimating, construction management and subcontractor selection process in-house. Over the years, Tropic has grown in size and scope. Tropic's staff brings over 100 years of combined experience in residential and

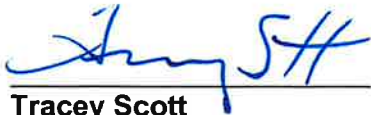
commercial construction and has expanded to build projects for outside public and private clients such as Chicago Housing Authority.

**MIKK-DLP Construction Corp:**

Kenyatta Gibbs, President: 420 E. 142<sup>nd</sup> St. Dolton, IL 60419. MIKK-DLP Construction Corp is a DBE/BEP/MBE Certified Illinois company with a team that collectively has over 40 years of experience in the real estate construction industry. MIKK has successfully bid, managed, and executed a variety of renovation and new build projects, including those with The Chicago Housing Authority, City of Chicago Department of Housing, Related, Related Midwest, Brinshore, BCM LLC, Eastlake Management, The Habitat Company and the Hispanic Housing Development Corporation. These projects have involved the creation of ready family/ senior properties and scattered site properties, which consist of both affordable and mixed-income residential units.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the CEO or her designee, to enter into contracts with MIKK-DLP Construction Corp for building renovations at 1500 S. Christiana Ave in the not- to-exceed amount of \$1,855,223 and Tropic Construction Corp for building renovations at 1404-14 S. Homan Ave in the not-to-exceed amount of \$6,961,000.

Respectfully Submitted:



**Tracey Scott**  
**Chief Executive Officer**





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**RESOLUTION NO. 2024-CHA-41**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled "Authorization to award contracts for building renovations at two (2) properties in North Lawndale".


**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to MIKK-DLP Construction Corp. for the lump sum total amount of \$1,855,223, plus a not-to-exceed amount of \$111,313 in contingency (6%), for an aggregate total not-to-exceed compensation amount of \$1,966,536 for building renovations at 1500 S. Christiana Ave.

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to Tropic Construction Corp. for the lump sum total amount of \$6,961,000, plus a not-to-exceed amount of \$417,660 in contingency (6%), for an aggregate total not-to-exceed compensation amount of \$7,378,660 for building renovations at 1404-14 S. Homan Ave.

These awards are each subject to the respective Contractors' compliance with CHA's Diversity Contract Compliance and insurance requirements.



  
**Angela Hurlock**  
**Chairperson**  
**Chicago Housing Authority**

