



Board Letter

Agenda Date: September 12, 2024

Agenda #: 10

Authorization to award contract for building renovations at 4834-36 North Kimball Avenue.

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”) approves the award of a contract to the below-listed contractor for a total contract value of \$2,077,302 for the building renovations at 4834-36 North Kimball Avenue.

Recommended Awardee		Total Contract Value
Cordos Development & Associates, LLC.		\$2,077,302
	Aggregate Total:	\$2,077,302

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 return 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 part of Restore Home, 4834-36 North Kimball Avenue is a 1920s brick 6-flat building that has been vacant for almost four years. The scope of the project includes the complete interior renovation of the six apartments and upgrades to the building exterior and landscaping. This renovation will include full electrical modernization of the property in compliance with the Chicago Energy Transformation Code.

Most importantly, this renovation will support CHA’s mission, vision, and values.

Procurement Activities

Specifications prepared by CHA staff were publicly advertised as IFB Event 3253 for Kimball Apartments Renovation on June 17 ,2024. A Pre-Bid meeting was held on June 20, 2024. Eight (8) bids were received on July 1, 2024.

Having completed its review of the submitted bid materials, the responses at the pre-award survey meetings and the recommendations of staff, the CHA has determined that Cordos Development & Associates, LLC. is the lowest responsive and responsible bidder.

Diversity Contracting Requirements

CHA staff has reviewed the proposed vendors and has determined the vendors utilization plans meets with CHA's stated goals.

Cordos Development & Associates, LLC. (Cordos) is a certified Section 3 business. Cordos will satisfy their MWDBE and Section 3 requirements using Camargo Enterprises, LLC. for a combined contract value of 40% on this project. Camargo Enterprises, LLC. (Camargo) is a certified MBE through the State of Illinois Commission on Equity and Inclusion and they are self-certified as 51 percent Section 3 business. Camargo will perform electrical, HVAC, openings work and plumbing.

Cordos has worked on several projects CHA projects such as, Brooks Homes (8) units, Margaret Day Blake and Harry J. Schneider Apartments Elevator Modernization and has successfully met diversity goals on all projects.

Vendor Background Information

Vince Cordos, President: 10 West Hubbard Street, Chicago, IL 60654. Since their inception in 2002, Cordos Development & Associates LLC. has earned an impressive reputation for excellence in the Chicagoland construction industry. Cordos's area of expertise includes Design Build, Value Engineering, Construction, Project Management, and Trade Construction (Concrete, Masonry, Carpentry, Finishes and Plumbing).

Cordos currently has 15 employees. They also do work for many other public agencies in the State including Public Building Commission (PBC), Housing Authority of Cook County and Chicago Public Schools (CPS).

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 a contract with Cordos Development & Associates, LLC for building renovations at 4834-36 North Kimball Avenue in the not-to-exceed amount of \$2,077,302.

Respectfully Submitted:



Tracey Scott
Chief Executive Officer



RESOLUTION NO. 2024-CHA-39

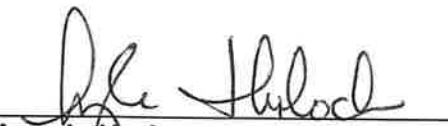
WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 titled "Authorization to award a contract for building renovations at 4834-36 North Kimball Avenue".

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 Cordos Development & Associates, LLC for a total not-to-exceed compensation amount of \$2,077,302 for building renovations at 4834-36 North Kimball Avenue.

This award is subject to the Contractor's compliance with CHA's Diversity Contracting and insurance requirements.





Angela Hurlock
Chairperson
Chicago Housing Authority