



Board Letter

Agenda Date: September 12, 2024

Agenda #: 11

Authorization to award contract for building renovations at 4008-4014 South Prairie 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”) approve the award of a contract to MIKK Construction for a lump sum base bid value of \$6,300,241 for the building renovations at 4008-4014 South Prairie Avenue.

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 at the December 2023 Board meeting to accomplish this goal by Q2 2025.

As a part of Restore Home, 4008-14 South Prairie Avenue is a 1960s brick 3-story/ 24-unit building that has been fully vacant for almost 6 years. The scope of the project includes the complete interior renovation of the 24 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 3261 for Prairie Avenue Rebid on August 20, 2024. A Pre-Bid meeting was held on August 23, 2024. 3 bids were received on September 3, 2024.

Vendor Name	Total
Alfa Chicago	\$6,957,896
MIKK Construction Corp.	\$6,300,241
Tiles in Style, LLC	\$6,815,795

After reviewing the bid submittal materials, the CHA staff held pre-award meetings with the apparent low bidder and second lowest bidder.

Having completed its review of the submitted bid materials, the responses at the pre-award survey meetings and the recommendations of staff, the CHA staff has determined that MIKK - DLP Construction Corporation is the lowest responsive and responsible bidder.

Diversity Contracting Requirements

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

MIKK - DLP Construction Corporation is certified as a MBE business by Cook County Government. The vendor is also certified as a Section 3 Business meeting the criteria of 75% of all labor hours performed by permanent Section 3 employees. According to their Utilization Plan they will satisfy their compliance requirements through a combination of self-performance and subcontracting in both M/W/DBE and Section 3 utilization categories.

J.A.M. Enterprises of Illinois, a City of Chicago certified MBE, is providing masonry and concrete work at 10%. The balance of the M/W/DBE goal is being met by MIKK.-DLP Construction Section 3 certified vendor Community Playlot Builders is receiving 4% of the Section 3 requirement, with the balance of the requirement being fulfilled by MIKK.

Vendor Background Information

Kenyatta Gibbs, President: 420 E. 142nd 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 a contract with MIKK-DLP Construction Corp. for building renovations at 4008-14 South Prairie Avenue in the not-to-exceed amount of \$6,300,241

Respectfully Submitted:



Tracey Scott
Chief Executive Officer



RESOLUTION NO. 2024-CHA-40

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled "Authorization to award a contract for building renovations at 4008-14 South Prairie 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 MIKK Construction for building renovations at 4008-14 South Prairie Avenue for the lump sum total amount of \$6,300,214 plus a not-to-exceed amount of \$378,014.46 in contingency (6%) for an aggregate total not-to-exceed compensation amount of \$6,678,255.

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



A handwritten signature in black ink, appearing to read "Angela Hurlock", written over a horizontal line.

Angela Hurlock
Chairperson
Chicago Housing Authority