



Chicago Housing Authority

Real Estate Operations Development Committee

60 E Van Buren St
Chicago, IL 60605

Agenda

Thursday, September 12, 2024

8:50 AM

CHA Corporate Offices

I. Roll Call

II. Approval of Minutes for Meeting of July 16, 2024

III. Resolutions

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

Presenter: Eric Garrett, Chief Operating Officer

11 Authorization to award contract for building renovations at 4008-4014 South Prairie Avenue.

Presenter: Eric Garrett, Chief Operating Officer

12 Authorization to award contracts for building renovations at four (4) properties in North Lawndale.

Presenter: Eric Garrett, Chief Operating Officer

IV. Public Participation

V. Adjournment



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-XX

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



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-XX

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.

Angela Hurlock
Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: September 12, 2024

Agenda #: 12

Authorization to award contracts for building renovations at four (4) 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”) authorize the CEO or her designee to: 1) Commit funds for a not to exceed amount of \$22,136,000 for the building renovations; 2) Execute contract(s) upon completion of the IFB process; and 3) Enter and execute other such documents as may be required for the building renovations at the four addresses listed below.

- 1500 S. Christiana Ave
- 1312-16 S. Harding Ave
- 1323-29 S. Kedzie Ave
- 1404-14 S. Homan Ave

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 four properties in North Lawndale are 1960s 3-story brick and wood frame buildings that have been vacant from four to eight years. The scope of the project includes the complete interior renovation of the sixty-six apartments and upgrades to the buildings’ exteriors and landscaping. This renovation will include full 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:

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

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

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 Tropic Construction Corp. for work at 1404-14 S Homan Ave.

Additionally, having reviewed the submitted bid materials, CHA staff determined additional clarification is required to determine the lowest responsive and responsible bidder for the properties at 1312-16 S. Harding Ave and 1323-29 S. Kedzie Ave

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 for both MIKK Construction-DLP Corp and Tropic Construction Corp..

Vendor Background Information

Tropic Construction Corp:

Hipolito (Paul) Roldán, President/Chief Executive Officer: 325 N. Wells St. 8th 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. 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 not to exceed funding amount of \$22,136,000 and the CEO or her designee, to execute contract(s) upon completion of the IFB process and enter and execute other such documents as may be required to renovate the sixty-six apartments of North Lawndale.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer



RESOLUTION NO. 2024-CHA-XX

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 (4) 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: 1. Commit funds not to exceed amount of \$22,136,000 for the building renovations; 2) Execute contract(s) upon completion of the IFB process; and 3) Enter and execute such documents as may be required for the renovations of the four North Lawndale properties.

the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to MIKK Construction 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 N Christiana Ave.

the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to Tropic Construction 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 N Homan Ave.

The Board further authorizes the approval of total not-to-exceed contract funding to all of the North Lawndale properties in the aggregate amount of \$22,136,000, inclusive of the foregoing amounts and the pending contract awards to be made pursuant to the ongoing solicitation and selection processes.

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

Angela Hurlock
Chairperson
Chicago Housing Authority