



June 19, 2018

Item No. 8

**RECOMMENDATION TO AWARD A CONTRACT FOR THE CONVERSION AND RENOVATION OF 1852 S. ALBANY**

Presenter: Diana C. Liu, Chief Construction Officer

**Recommendation**

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority authorize the award of one (1) contract to the below listed contractor for the Conversion and Renovation of 1852 S. Albany in the firm fixed price of \$13,814,426.00 plus a not-to-exceed amount of \$828,866.00 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as discovered conditions or code compliance issues for a total not-to-exceed amount of \$14,643,292.00.

<b>Recommended Awardee</b>	<b>Base Contract Value</b>	<b>Base Term</b>	<b>Option Years</b>	<b>Total Contract Value</b>
A.L.L. Masonry Construction Company, Inc.	\$13,814,426.00	n/a	n/a	\$13,814,426.00
			6% Contingency:	\$828,866.00
<b>Total:</b>	\$13,814,426.00	<b>Aggregate Total:</b>		\$14,643,292.00

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**

Capital Construction Department Budget

**Background**

The former Nathaniel Pope Elementary School is a decommissioned Chicago Public School building located in Chicago’s North Lawndale neighborhood at 1852 S. Albany Avenue and is adjacent to Douglas Park. The CHA purchased the building in August 2016 from the Chicago Board of Education and the Public Building Commission. The U.S. Department of Housing and Urban Development authorized the acquisition and the authority to use funds for this property on April 11, 2017.

Upon the total completion of the project, the renovated building will provide no fewer than nineteen (19) residential units (from the original fourteen (14) units) to be leased from CHA’s

waitlist, new office space for the Housing Choice Voucher Program's west satellite office and a renovated two-story 700 seat auditorium/theater for internal use and external community use. The goal of this project is to provide additional residential units and new community/theater space and to eliminate the costs associated with leasing private market rate office space for the HCV Program.

This contract award is for construction work pertaining to the conversion and renovation of the First and Second Floors of the building, as described in greater detail below. The General Contractor will renovate and reconfigure the Administrative Office areas on the First and Second floors and complete building envelope restoration and exterior/site work. This work will include exterior and interior architectural renovations, renovation and conversion of classrooms into office spaces, new elevators, new built-in casework, architectural woodwork restoration, new mechanical, electrical, lighting, plumbing, and sprinkler systems, exterior stone and brick repairs/restoration, window replacement, roof repairs, and new site grading, formal garden, and parking lot. The third floor residential portion and the auditorium/theater space will be left as a 'white box' for renovation in the near future under a separate contract.

### **Procurement Process**

- The CHA issued Invitation for Bid (IFB) Event No. 2487 on April 27, 2018 to solicit general contractors to complete construction work for the Conversion and Renovation of the former Pope School property located at 1852 S. Albany.
- CHA solicited eighteen (18) vendors, thirty-one (31) assist agencies and 388 Section 3 businesses and Procurement Infor Rich Client Administration Commodity Codes for Construction.
  - Addendum No. 1 was issued on April 27, 2018 for this solicitation.
  - Addendum No. 2 was issued on May 14, 2018 for this solicitation.
  - Addendum No. 3 was issued on May 18, 2018 for this solicitation.
- A total of three (3) responsive bids were received before the due date.
- A.L.L. Masonry Construction Company, Inc. submitted the lowest lump sum bid.

### **Vendor Information**

#### **A.L.L. Masonry Construction Company, Inc.**

Luis Puig, President, 1414 W. Willow Street Chicago, Illinois 60642. A.L.L. Masonry Construction Company, Inc. is a certified Minority Business Enterprise (MBE) and a full-service construction firm based in Chicago that was founded in 1959. A.L.L. Masonry Construction Company, Inc. has not previously served as a prime general contractor on CHA construction projects but last served as a subcontractor on the Fannie Emanuel Senior Housing Redevelopment project.

Respectfully Submitted:

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Diana C. Liu  
Chief Construction Officer

**RESOLUTION NO. 2018-CHA-**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 19, 2018 entitled “Recommendation to Award a Contract for the Conversion and Renovation of 1852 S. Albany”.

**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 his designee to enter into a contract with A.L.L. Masonry Construction Company, Inc. for the Conversion and Renovation of 1852 S. Albany in the firm fixed price of \$13,814,426.00 plus a not-to-exceed amount of \$828,866.00 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as discovered conditions or code compliance issues for a total not-to-exceed amount of \$14,643,292.00.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 and insurance requirements.

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Eugene E. Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority