ITEM NO. B4

AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 3

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of $361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

FUNDING
General Fund

RECOMMENDATION SUMMARY

Specification No: 10-00604
Vendor: Oakley Construction Co., Inc.
7815 S. Claremont Ave.
Chicago, IL 60620
Contract Type: Construction
Contract Amount: $361,434.40
Number of Vendors Solicited: 952
(including 525 MBE/WBE Firms)
Assist Agencies: 72
Number of Pick-Ups: 30
Number of Bids Received: 5
Contract Time: Ninety (90) calendar days from the date set forth in the Notice to Proceed, except for landscaping and site work which must be completed by June 1, 2011

Date Advertised: September 20, 2010
Pre-Bid Conference: September 24, 2010
Site Visit: September 24, 2010
Addendum No. 1 issued: October 13, 2010
Addendum No. 2 issued: October 15, 2010
Date Bids Opened: October 22, 2010
Advertisement Publication(s): Chicago Sun-Times
Chicago Defender
El Dia
CHA Website
BuySpeed Online
M/W/DBE Participation:
Direct      MBE 40 %     WBE ____%    DBE ____%
Indirect    MBE ____%     WBE ____%    DBE ____%
Waiver      _____(Yes/No)

Section 3:
Hiring # 1   Subcontracting$              Other Economic Opportunities _________

GENERAL BACKGROUND

As part of the Capital Maintenance Program, the Chicago Housing Authority (CHA) solicited
bids for general contractors to perform capital maintenance work for Building 12 at Bridgeport
Homes (IL2-004). The work is to be performed in the four (4) units at the following addresses:
3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. The interior Scope
of Work includes the creation of one (1) new ADA accessible unit. To create this unit the bottom
floors of two (2) side-by-side duplex row houses will be joined together into a single street level
unit. The upper levels of the row houses will also be joined together to provide a single “flat-
style” unit. All units will receive new kitchens, bathrooms and mechanical, electrical and
plumbing upgrades. In all of the units, the existing drywall will be patched and painted and the
light fixtures, tub surrounds, range hoods, and selected doors will be replaced. On the outside,
selected shrubbery will be removed or replaced and designated concrete landings and patios will
be replaced. Concrete walks and ramps will be installed and brick infill work performed. In
addition, selected windows, sills and doors will be upgraded.

PROCUREMENT HISTORY

The CHA advertised Invitation for Bid (IFB) No. 10 – 00604 on September 20, 2010 for capital
maintenance work needed in and around Building 12 (Group 3) at Bridgeport Homes. The IFB
was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website
and on BuySpeed Online.

The Pre-bid meeting and Site Visit were held on September 24, 2010. The CHA issued
Addendum No. 1 on October 13, 2010. It changed the bid submittal date from October 14, 2010
to October 22, 2010. Addendum No. 2 was issued October 15, 2010 to answer Requests for
Information, and distributed selected revised and new drawings and technical specification
sections, and release updated BF pages.

The CHA received and opened five (5) bids on October 22, 2010.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and
the Capital Construction Department held a pre-award survey meeting with Oakley Construction
Co., Inc., the apparent low bidder. The firm responded to questions on the thoroughness of its
bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The
firm’s proposed project team was reviewed and its projection of a longer lead-time for several
materials was discussed. In addition, the Compliance Officer gave an overview of new
compliance procedures.
Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, the Department of Procurement and Contracts has determined that Oakley Construction Co., Inc. is the lowest responsive and responsible bidder.

Based on the foregoing, it is in the CHA’s best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of $361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.
RESOLUTION NO. 2010-CHA-167

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 3”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of $361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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