

March 13, 2013

**ITEM NO. C5**

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN  
CONSTRUCTION, INC. FOR THE LIFE SAFETY AND ADA UPGRADES  
AT WILLIAM JONES APARTMENTS**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for building life safety and American with Disabilities Act (ADA) upgrades, the modernization of common areas, and exterior improvements at the William Jones Apartments, in the amount of \$2,772,349. This is a Senior building located at 1447 South Ashland Avenue. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

The Development Executive Vice President (EVP), the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund - FY2013

**SOLICITATION SUMMARY**

**Specification No.:** IFB 12 - 01009

**Vendor No:** Old Veteran Construction, Inc.  
Jose Maldonado, President  
10942 South Halsted Street  
Chicago, IL 60628

**Contract Type:** Construction Services

**Solicitation Release Date:** December 13, 2012

**Base Contract Amount:** \$2,772,349

**Days Advertised:** thirty (30) business days

**Base Contract Period:** two hundred forty  
(240) calendar days

**Addendum(s):** January 3, 2013

January 11, 2013

**Option Period:** not applicable

**Pre-Bid/Proposal Date:** December 20, 2012

**Publications:** Chicago Sun-Times, Defender,  
Extra, CHA website, BuySpeed

**Solicitation Due Date:** January 22, 2013

**Vendor List:** 757

**Assist Agencies:** 64

**Pick-Up List:** 43

**Respondents:** 7

## **COMPLIANCE**

	<b>New Hires Needed</b>	<b>Required</b>	<b>Proposed</b>
M/W/DBE Participation	N/A	40.00%	40.11% (MBE)
Section 3 Hiring No. (30% of new hires)	0	0	2
Section 3 Business Concern	N/A	10.00%	10.10%

## **GENERAL BACKGROUND**

The purpose of this contract is to modernize the building to comply with the high-rise life safety ordinance, to modernize capital maintenance components including ADA upgrades, and to perform exterior facade improvements and site work. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development.

The apartment building is a thirteen (13) story building containing one hundred sixteen (116) dwelling units. It was completed in 1963, and is located at 1447 South Ashland Avenue.

The scope of work for the building includes, but is not limited to:

### **Fire Life Safety Improvements**

- Install emergency generator and Auto Transfer Switches
- Installation of smoke and CO detectors as required
- Installation of additional exit signs and emergency lighting as required
- Provide a complete fire alarm system including speakers and strobes
- Installation of a new fire pump
- Installation of a fire sprinkler system for all areas of the building with sprinkler heads

### **Other Building Improvements**

- Security Camera Installation (lobbies and hallways)
- Common area modifications to comply with the Americans with Disabilities Act (ADA) code requirements
- Selective replacement of electrical panels with new panels
- Limited modifications and repairs to the existing elevators and controls
- Grinding and tuck-pointing of 100% of the existing masonry, selective masonry replacement as well as complete concrete spall repairs.

### **Site Improvements**

- Limited repair of existing asphalt paved driveways
- Installation of new cement concrete paved curbs and ramps, including those for ADA accessibility
- Installation of new landscaping to replace or supplement existing landscaping

The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal. Other improvements

are needed to provide greater ADA accessibility. And general Capital Maintenance work is being performed to keep the building viable and maintain or increase its value.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.

The EVP of Development concurs with the recommendation to enter into a contract with Old Veteran Construction, Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements in the amount of \$2,772,349 at William Jones Apartments.

The CEO/President recommends the approval to execute a contract with Old Veteran Construction, Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements at William Jones Apartments.



**RESOLUTION NO. 2013-CHA-22**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT WILLIAM JONES APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners (Board) authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for building life safety and American with Disabilities Act (ADA) upgrades, the modernization of common areas, and exterior improvements at the William Jones Apartments, a Senior building located at 1447 South Ashland Avenue, in the amount of \$2,772,349. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

