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Title: Authority to award Contract 24-638-22 (Re-Bid), HVAC Improvements at Various Locations, Group A to IHC Construction Companies, LLC, in an amount not to exceed \$24,528,000.00 and Group B to Independent Mechanical Industries, Inc., in an amount not to exceed \$1,296,000.00, Account 201-50000-645780, Requisitions 1620791 and 1620793

Attachments: 1. [Contract 24-638-22 \(Group B\), Affirmative Action Goals Report and Revised Appendix V Report - Independent Mechanical Industries, Inc..pdf](#), 2. [Contract 24-638-22 \(Group A\), Affirmative Action Goals Report and Revised Appendix V Report - IHC Construction Companies, LLC](#)

[History \(1\)](#)[Text](#)

TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 1, 2025

COMMITTEE ON PROCUREMENT

Mr. John P. Murray, Acting Executive Director

Title
Authority to award Contract 24-638-22 (Re-Bid), HVAC Improvements at Various Locations, Group A to IHC Construction Companies, LLC, in an amount not to exceed \$24,528,000.00 and Group B to Independent Mechanical Industries, Inc., in an amount not to exceed \$1,296,000.00, Account 201-50000-645780, Requisitions 1620791 and 1620793
Body

Dear Sir:

On July 11, 2024, the Board of Commissioners authorized the Director of Procurement and Materials Management to advertise for bids Contract 24-638-21, HVAC Improvements at Various Locations.

In response to a public re-advertisement of August 28, 2024, a bid opening was held on November 19, 2024. All bids were rejected as reported at the December 19, 2024, board meeting.

In response to a public re-advertisement of January 15, 2025, a bid opening was held on February 25, 2025. The bid tabulation for this contract is:

GROUP A: STICKNEY SERVICE AREA

IHC CONSTRUCTION COMPANIES, LLC	\$24,528,000.00
PATH CONSTRUCTION COMPANY, INC.	\$25,675,000.00

GROUP B: CALUMET SERVICE AREA

INDEPENDENT MECHANICAL INDUSTRIES, INC.	\$1,296,000.00
AUTUMN CONSTRUCTION SERVICES, INC.	\$1,374,800.00

GRANITE CONSTRUCTION CO. \$2,097,195.96

IHC Construction Companies, LLC, the lowest responsible bidder for Group A, is proposing to perform the contract in accordance with the specifications. The estimated cost for Group A is \$18,443,000.00, placing the bid of \$24,528,000.00, approximately 33 percent above the engineer's estimate.

Independent Mechanical Industries, Inc., the lowest responsible bidder for Group B, is proposing to perform the contract in accordance with the specifications. The estimated cost for Group B is \$701,325.00, placing the bid of \$1,296,000.00, approximately 84.8 percent above the engineer's estimate.

The Affirmative Action Ordinance Revised Appendix D goals for this contract are 20 percent Minority Business Enterprise (MBE) and 9 percent Women Business Enterprise (WBE). The policy goal for Veteran-Owned Business Enterprise (VBE) is 3 percent. The goals above apply to each group.

IHC Construction Companies, LLC, is in compliance with the Affirmative Action Ordinance Revised Appendix D for Group A, as indicated in the attached report. The MBE and WBE utilization goals offered for this contract are 20.86 percent MBE and 9.49 percent WBE. The policy goal for VBE participation offered is 1.98 percent.

Independent Mechanical Industries, Inc., is in compliance with the Affirmative Action Ordinance Revised Appendix D for Group B as indicated in the attached report. The MBE and WBE utilization goals offered for this contract are 22 percent MBE and 18.90 percent WBE. The policy goal for VBE participation offered is 5.14 percent.

IHC has executed the Multi-Project Labor Agreement (MPLA) certificate as required. It is anticipated that the following trades will be utilized on this contract: painters, laborers, truck drivers, carpenters, bricklayers, ironworkers, plumbers, insulators, electricians, pipefitters, machinists, and millwrights. The list of construction trades is not intended to confer any rights or jurisdiction upon any union or unions.

Independent has executed the Multi-Project Labor Agreement (MPLA) certificate as required. It is anticipated that the following trades will be utilized on this contract: painters, laborers, truck drivers, carpenters, bricklayers, ironworkers, plumbers, insulators, electricians, pipefitters, machinists, and millwrights. The list of construction trades is not intended to confer any rights or jurisdiction upon any union or unions.

In view of the foregoing, it is recommended that the Director of Procurement and Materials Management be authorized to award Contract 24-638-22, Group A, to IHC Construction Companies, LLC, in an amount not to exceed \$24,528,000.00, subject to the contractor furnishing a performance bond in form satisfactory to the Law Department and approved by the Director of Procurement and Materials Management.

In view of the foregoing, it is recommended that the Director of Procurement and Materials Management be authorized to award Contract 24-638-22, Group B to Independent Mechanical Industries, Inc., an amount not to exceed \$1,296,000.00, subject to the contractor furnishing a performance bond in form satisfactory to the Law Department and approved by the Director of Procurement and Materials Management.

The contractors shall complete all work required under Group A within 1,094 calendar days after approval of the contractor's bond. The Contractor shall complete all work required under Group B within 720 calendar days after approval of the contractor's bond

The contract will employ approximately 10-12 people for the services.

Funds for 2025 expenditures for Group A, in the amount of \$4,000,000.00, are available in Account 201-50000-645780. The estimated expenditures for 2026 are \$12,000,000.00, for 2027 are \$8,028,000.00, and for 2028 are \$500,000.00. Funds for 2026, 2027, and 2028 expenditures are contingent on the Board of Commissioners' approval of the District's budget for those years.

Funds for 2025 expenditures for Group B, in the amount of \$600,000.00, are available in Account 201-50000-645780. The estimated expenditures for 2026 are \$600,000.00, and for 2027 are \$96,000.00. Funds for 2026 and 2027 expenditures are contingent on the Board of Commissioners' approval of the District's budget for those years.

Requested, Edward J. Staudacher, Acting Director of Maintenance and Operations
Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management, DAL:SEB:pk
Respectfully Submitted, Precious Brady-Davis, Chairperson, Committee on Procurement
Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for May 1, 2025

Attachments