

## PUBLIC NOTICE

# General Contractor Prequalification Results

Welcome Center Renovation - 959 W. Fullerton Avenue, Chicago, IL

<b>Issuing Institution</b>	DePaul University
<b>Project</b>	Welcome Center Renovation — 959 W. Fullerton Avenue, Chicago, IL Floors 1 & 2, Lincoln Park Campus
<b>Procurement Type</b>	Two-Step Competitive Procurement: Request for Qualifications (RFQ) followed by Invitation to Bid (ITB)
<b>Grant Funding</b>	IBHE Grant No. 601-ICCIGP-2400-DU — Illinois Board of Higher Education (IBHE)
<b>RFQ Issuance</b>	February 13, 2026
<b>Submissions Deadline</b>	March 13, 2026
<b>Notice Date</b>	March 20, 2026

## Purpose of This Notice

DePaul University (the "**University**") hereby provides public notice of the results of its Request for Qualifications (RFQ) process for General Contractor services for the Welcome Center renovation at 959 W. Fullerton Avenue, Chicago, Illinois. This notice identifies the prequalified firms that have been selected to receive bid documents and participate in the competitive sealed-bid phase of this procurement.

This procurement is funded by IBHE Grant No. 601-ICCIGP-2400-DU and is subject to all applicable grant compliance requirements.

## Evaluation Process

DePaul University received seven (7) Statements of Qualifications from general contractor firms in response to the publicly advertised RFQ on February 13, 2026. All submissions were reviewed by DePaul University following a structured, two-stage process:

- **Stage 1 — Mandatory Requirements Review:** Each submission was evaluated against seven mandatory threshold criteria, including debarment status, Project Labor Agreement capacity, grant compliance certifications, bonding capacity, BEP participation commitment, and Illinois Works Apprenticeship Initiative compliance.
- **Stage 2 — Scored Qualitative Evaluation:** Compliant submissions were scored against nine weighted criteria, with a maximum possible score of 100 points. Criteria included relevant project experience (25 pts), financial and bonding capacity (20 pts), key personnel and staffing strategy (10 pts), safety and quality performance (10 pts), schedule and delivery capability (10 pts), grant and regulatory compliance approach (10 pts), project approach and logistics (5 pts), BEP and workforce compliance approach (5 pts), and overall responsiveness (5 pts).

Following completion of the evaluation, five firms met the minimum qualification threshold and demonstrated the strongest alignment with the project's requirements. These firms will be invited to participate in the competitive sealed-bid phase of procurement.

## Prequalified Firms — Invited to Bid

The following five (5) General Contractor firms have been prequalified and will receive the Invitation to Bid (ITB) for the Welcome Center renovation:

Firm Name
Berglund Construction
Bulley & Andrews
J.C. Anderson
UJAMAA Construction
W.E. O'Neil

## Next Steps

The Invitation to Bid (ITB) will be issued exclusively to the five prequalified firms listed above on March 30, 2026. The ITB will include the complete Construction Documents prepared by the Architect of Record, Moody Nolan, together with the Bid Form, compliance requirements, and all instructions for submission. Sealed bids will be due on May 1, 2026. The University anticipates issuing a Notice of Award on or around May 13, 2026, with construction targeted to commence in June 2026 and Substantial Completion targeted for June 1, 2027.

## Public Notice & Compliance Statement

This procurement was conducted in accordance with DePaul University's procurement policies, the requirements of IBHE Grant No. 601-ICCIGP-2400-DU, and all applicable state regulations governing publicly funded construction projects. The evaluation process was designed to be fair, transparent, and fully auditable.

This project is subject to the Illinois Prevailing Wage Act, the Project Labor Agreements Act (30 ILCS 571/25), the Business Enterprise Program (BEP) with a 20% participation goal, and the Illinois Works Jobs Act Apprenticeship Initiative. The selected contractor will be required to comply with all applicable grant terms throughout the project.

Questions regarding this notice may be directed to:

**Aniket Zarekar, P.E.**

**Construction Project Director**

DePaul University

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*Prequalification through this RFQ does not constitute an award of contract. DePaul University reserves the right to reject any or all bids, waive irregularities, and award the contract in the best interest of the University and consistent with grant requirements.*