

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
County of Cook and State of Illinois

BOARD UP SERVICES
VACANT KENNEDY KING COLLEGE
(Amend Board Report# 28287, adopted September 6, 2007)

THE CHANCELLOR

REPORTS that in FY 2008 Board Report# 28287 adopted September 6, 2007 approval was given for Vacant Property Security Co (VPS) to provide board-up services, to protect and secure the vacant Kennedy-King College Facility for a 12month period; and

that there is a need to continue board-up services, at the vacant Kennedy-King College facility located at 6800 S. Wentworth Avenue, Chicago, IL 60621; and

that the services provided consist of leasing of steel board-up materials, maintenance, all logistics, labor, replacements, monitoring, and removals on an annual basis, including service calls, supervision, winter protection to secure all first, second, third and fourth floor openings, and use of one thousand six hundred and ninety (1,690) steel screens and eighteen (18) steel door covers, (including July 16, 2008 Board's approval to provide additional materials and screening needed to secure the vandalized areas near the garage openings on the east side of the facility, bordering the alley in an amount not to exceed \$12,038.00); and

that the first year lease cost was \$390,820.00 and the proposed second year lease cost is \$344,235.00 reflecting a reduction of \$46,585.00; and

Firm	Second Year lease Cost
Vacant Property Security Co. - Chicago, Illinois	\$344,235.00.

that Vacant Property Security Co. is the sole provider of the aforementioned services and materials and thus this purchase is exempt from competitive bidding; and

that the maintenance and servicing of the steel board-up panels and door covers can best be performed by their manufacturer VPS and thus are exempt from competitive bidding.

that Vacant Property Security Co., Inc., serving as the prime contractor, has agreed to the hiring of four (4) Dawson Technical Institute graduates from its carpentry program as maintenance workers; and

that the Office of M/WBE Contract Compliance has reviewed the above referenced second year agreement continuation and because the raw materials for replacements and removals will come via a certified MBE, Janlee, Inc. who will receive 20% of the project cost (\$66,439.00) and since there are no additional certified MBE or WBE vendors providing covered steel board-up services, and since VPS Co. will use certified MBE and WBE vendors for indirect services not associated with this project, it is recommended that they be considered in compliance with the Board approved Participation Plan.

RECOMMENDS that the Board of Trustees authorize the Chairman to approve the second year of a lease agreement with Vacant Property Security, Co. Chicago, IL, for the period beginning October 1, 2008 through September 30, 2009, in an amount not to exceed \$344,235.00 for board-up services and materials needed to secure the vacant Kennedy King College located at 6800 South Wentworth Avenue, Chicago, IL 60621.

FINANCIAL \$344,235.00-O&M Restricted Fund 92015 1005031 00071 87000 0000000 589800

Respectfully submitted:

Wayne D. Watson
Chancellor