

ADOPTED – BOARD OF TRUSTEES COMMUNITY  
COLLEGE DISTRICT NO. 508  
DECEMBER 3, 2009

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# 29714, adopted September 3, 2009)

THE CHANCELLOR

REPORTS

that in Board Report# 29714 adopted September 3, 2009 the Board of Trustees authorized the Chairman to approve the second year of a lease agreement with Vacant Property Security, Co. Chicago, IL, for the period beginning October 1, 2009 through December 31, 2009, or until demolition commences in an amount not to exceed \$69,005 for board-up services and materials needed to secure the vacant Kennedy King College located at 6800 South Wentworth Avenue, Chicago, IL 60621; and

that there is an ongoing need to continue board-up services, at the vacant Kennedy-King College facility located at 6800 S. Wentworth Avenue, Chicago, IL 60621 until March 31, 2010 or the start of demolition proceedings; 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,

that the second year lease cost was \$344,235.00 and the proposed third year lease cost is \$ \$24,914 per month or \$69,005 per quarter:

Firm	Third Year lease Cost
Vacant Property Security Co. - Chicago, Illinois	\$69,005 per Qtr.

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 the 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 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 and there are no additional certified MBE or WBE vendors providing covered steel board-up services, VPS Co. is determined to be in compliance with the Board approved Participation Plan.

THE CHANCELLOR

RECOMMENDS

that the Board of Trustees authorizes the Chairman to approve a lease agreement, with Vacant Property Security, Co. Chicago, IL, for the period beginning January 1, 2010 through March 31, 2010, or until demolition commences in an amount not to exceed \$69,005 for board-up services and materials needed to secure the vacant Kennedy King College located at 6800 South Wentworth Avenue, Chicago, IL 60621.

FINANCIAL

\$69,005.00-Captial Fund-92015 -1005031-00071-87000-0000000-589800

Respectfully submitted,

Deidra J. Lewis  
Interim Chancellor