

29714
ADOPTED-BOARD OF TRUSTEES COMMUNITY
COLLEGE DISTRICT NO. 508
SEPTEMBER 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# 28287, adopted September 6, 2007)

THE CHANCELLOR

REPORTS

that in FY 2009 Board Report# 28910 adopted August 7,2008 approval was given for Vacant Property Security Co (VPS) to continue to provide board-up services, to protect and secure the vacant Kennedy-King College Facility for a 12 month period; 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 December31, 2009 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 lease cost is \$ \$24,914 per month or \$69,005 per quarter; and

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

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 continuation of the above agreement and, raw materials for replacements and removals are purchased directly from a certified MBE, Janlee, Inc. with all installations, maintenance and monitoring performed by VPS Co. trained staff and there are no additional certified MBE or WBE vendors providing covered steel board-up services, VPS Co. has requested a waiver of direct WBE participation, and is recommending approval of the request for waiver in compliance with the Board Approved Participation Plan.

THE CHANCELLOR

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, 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.

FINANCIAL

\$69,005.00-O&M Restricted Fund 92015 1005031 00071 87000 0000000 589800

Respectfully submitted:

Deidra J. Lewis
Interim Chancellor