

**32127**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**DECEMBER 12, 2013**

**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508**  
**COUNTY OF COOK AND STATE OF ILLINOIS**

**LEASE AGREEMENT**  
**BICKERDIKE REDEVELOPMENT CORPORATION**  
**(AMENDMENT TO BOARD REPORT 31430 ADOPTED ON MAY 3, 2012)**  
**WRIGHT COLLEGE**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to increase the spending authority for the Bickerdike Redevelopment Corporation for FY14 for a total amount not to exceed \$26,364. This will not impact the current lease agreement with Bickerdike Redevelopment Corporation.

**VENDOR:** Bickerdike Redevelopment Corporation  
2550 West North Avenue  
Chicago, Illinois 60647

**USER:** Wilbur Wright College – Humboldt Park Vocational Center

**TERM:**

The original term of the lease agreement commenced on July 1, 2009 and ended on June 30, 2010 with an option to extend the agreement for two (2) additional years ending June 30, 2012. The renewal term of the agreement commenced on July 1, 2012 and will end on June 30, 2015.

**SCOPE OF SERVICES:**

Bickerdike leases a parking facility to the District that provides 32 parking spaces, for faculty and staff in a secure gated parking lot, with remote control access and maintenance provided by Bickerdike, including snow removal and gate repair. The parking lot is used by approximately 90-100 individuals during peak class times (mornings 8:30am – 1:00pm; and evenings 4:30pm – 9:00pm). The parking lot is also used on Fridays and Saturdays but not to the extent that it is used Monday – Thursday. This amount includes the payment of a past due invoice from March 2010.

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The leasing of the parking facility by the District will provide additional secure and safe parking spaces to the staff of Humboldt Park Vocational Center. An extensive search of the surrounding community has resulted in no alternative parking resources other than the lot currently leased from Bickerdike Redevelopment Corp. There are no other lots available or empty lots that could be developed in the immediate vicinity. A limited amount of street parking is available with the exclusion of several areas

that are designated “no parking” during school hours (8:00am-4:00pm), for a neighboring school and others are residential parking zones requiring permits to park.

**DELIVERABLES:**

Bickerdike Redevelopment Corporation provides Humboldt Park Vocational Education Center with 32 parking spaces in a secure gated parking lot, with remote control access and maintenance.

**VENDOR SELECTION CRITERIA:**

The parking facility provided by Bickerdike Redevelopment Corporation is the only available space in the area for parking. Pursuant to State Law, items economically procurable from a single source are exempt from the District’s competitive bidding requirements.

**MBE/WBE COMPLIANCE:**

The Office of M/WBE Contract Compliance has reviewed the above amendment and recommends a continued waiver of the Board Approved Participation Plan due the nature of the agreement (parking lease) and the absence of subcontracting opportunities.

**GENERAL CONDITIONS:**

Inspector General – It shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General’s authority under Article II, Section 2.6.4(b) of the Board Bylaws.

Ethics – It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board’s Ethics Policy adopted January 7, 1993, and as amended by the Board.

Contingent Liability – Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

**FINANCIAL:**

**Total:** \$26,364

**Charge to:** Wright College

**Source of Funds:** Operation and Maintenance funds

**FY14:** 566000-05501-7170700-71000

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**December 12, 2013—Wilbur Wright College**