



## Board Letter

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**Agenda Date:** July 29, 2025

**Agenda #:** 4

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Authorization to enter into an agreement for window and door security systems.

Presenter: Leonard Langston, Interim Chief Property Officer

### **Recommendation**

The Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the award of a contract to the below-listed contractor. The contract shall consist of a five-year term. The total not-to-exceed value of the contract shall be \$1,900,000, in accordance with all terms set forth in the table below.

Recommended Awardee	Term	Total Contract Value
Door and Window Guard Systems, Inc.	5 years	\$1,900,000
<b>Aggregate Total:</b>		<b>\$1,900,000</b>

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

### **Funding**

MTW Funds

### **Background**

Door and Window Guard Systems, Inc. (D.A.W.G.S) is a licensed and experienced vendor that will provide on-demand window and door security systems to prevent theft, vandalism, and unauthorized occupation of CHA-owned vacant properties. The systems will consist of galvanized or reinforced steel or similarly durable material. Services will include residential, non-dwelling, and administrative buildings.

Vacant buildings were recently burglarized twice within a week causing mass communication outages at a nearby occupied senior building. Executing a centralized agreement provides an on-demand security system solution for CHA's portfolio.

### **Procurement Activities**

Specifications prepared by CHA staff were publicly advertised as an Invitation for Bid (IFB) Event 3179 for Window and Door Security Systems on Tuesday, April 8, 2025. One bid submission was received on Tuesday, April 22, 2025. The initial IFB was first solicited on Monday, January 27, 2025 (Event 3269) and again on March 9, 2025 (Event 3275) due to inadequate competition.

Vendor Name	Door and Window Security System Rental/ Maintenance Fees
Door and Window Guard Systems, Inc. (DAWGS)	<p>Average monthly fee over the 5-year agreement:</p> <ul style="list-style-type: none"> <li>• Per window \$24.42</li> <li>• Per door \$36.10</li> </ul> <p>Average annual fee over the 5-year agreement:</p> <ul style="list-style-type: none"> <li>• Per window \$203.85</li> <li>• Per door \$407.74</li> </ul>

The Chief Procurement Officer has determined that: (a) the specifications of the IFB were clear and not unduly restrictive; (b) adequate competition was solicited and it could have been reasonably assumed that more than one bid would have been submitted; (c) the price is reasonable; and (d) the bid is otherwise in accordance with the invitation for bids, establishing that Door and Window Guard Systems, Inc. (DAWGS) is the lowest responsive and responsible bidder.

#### **Diversity Contracting Requirements**

CHA staff has reviewed the proposed vendor and has determined the awarded vendor's utilization plans meets with the CHA's stated goals.

Door and Window Guard Systems, Inc. (DAWGS) has requested a waiver of the CHA's 20% M/W/DBE requirement due to the product being a patented steel security system, and therefore, there is no opportunity for subcontracting. DAWGS has committed to satisfy its 3% Section 3 requirement as a self-performing 75% Section 3 business concern. The self-performance by DAWGS includes material provision, installation, maintenance, and removal of their patented steel security system. They have also committed to hiring CHA residents.

#### **Vendor Background Information**

Nick Oberhouse, CEO; 8770 W Bryn Mawr Avenue, Suite 1300, Chicago, IL 6063. Founded in 2009, DAWGS manufactures and rents steel door and window guards designed to secure vacant buildings, preventing unauthorized access, theft, vandalism, and other issues associated with unoccupied properties. DAWGS has given back to the community through employment opportunities for individuals with development disabilities, hiring Section 3 residents, providing training for Chicago fire department, hired and supported Veterans.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the CEO or her designee, to enter into a contract for security window and door systems with Door and Window Guard Systems, Inc. (DAWGS) in the amount of \$1,900,000.00.

Respectfully Submitted:



**Angela Hurlock**  
Interim Chief Executive Officer



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**RESOLUTION NO. 2025-CHA-26**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 29, 2025 entitled "Authorization to enter into an agreement with Door & Window Guard Systems, Inc."

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to Door & Window Guard Systems, Inc. in an amount not-to-exceed \$1,900,000 for a five (5) year term.

This award is subject to the Contractor's compliance with CHA's Diversity Contract Compliance and insurance requirements.



A handwritten signature in black ink, appearing to read "M. Brewer", written over a horizontal line.

**Matthew Brewer  
Interim Chairman  
Chicago Housing Authority**