

ORDINANCE NO. 002-165

AN ORDINANCE DECLARING PUBLIC  
BIDDING DISADVANTAGEOUS AND  
AUTHORIZING A CONTRACT FOR  
PURCHASE OF OFFICE MAINTENANCE,  
REPAIR, AND LIMITED IMPROVEMENT  
SERVICES FROM MERCHANDISE MART  
PROPERTIES, INC. (MMPI)

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WHEREAS, Merchandise Mart Properties, Inc. ("MMPI") is the lessor and the Chicago Transit Authority ("Authority") is the lessee of office space in the Merchandise Mart Complex; and

WHEREAS, The Authority requires maintenance and repair services for such office space, including, but not limited to: electrical, plumbing, carpentry, heating, ventilating, air conditioning, locksmith, general construction and janitorial/porter services, and also requires limited improvement projects for some areas; and

WHEREAS, MMPI has been the contractor of record for maintenance and repair services throughout the Authority's lease of office space in the Merchandise Mart Complex; and

WHEREAS, MMPI has storerooms and equipment on site, a library of technical drawings of the physical plant and its varied electrical and mechanical systems, as well as professional and technical tradesman and staff who have intimate knowledge of these systems; and

WHEREAS, By virtue of its experience and knowledge, MMPI can perform maintenance, repair, and limited improvement tasks with greater efficiency than contractors who are unfamiliar with the Merchandise Mart Complex; and

WHEREAS, The current maintenance contract with MMPI will expire on November 30, 2002, and the Authority requires continued services provided by MMPI for an additional two-year term; and

WHEREAS, Staff has negotiated a new contract with MMPI, extending from December 1, 2002, through November 30, 2004, to provide maintenance, repair, and limited improvement services for Chicago Transit Authority offices in the Merchandise Mart Complex for a value not to exceed five hundred thousand dollars (\$500,000.00); and

WHEREAS, the Authority shall retain the right to solicit competitive bids for any improvement project estimated to exceed twenty-five thousand dollars (\$25,000.00); and

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WHEREAS, Section 54.3-3 of the Regulations Governing Purchase and Sales Transactions, provides for the award of contracts in those situations where the Transit Board determines that competitive bidding would be disadvantageous; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD  
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. That based on the statements set forth in the preamble of this ordinance, the Transit Board hereby determines that competitive bidding for Merchandise Mart Complex office maintenance, repair, and limited improvement tasks is disadvantageous.

SECTION 2. That the Chairman of the Board, or her designee, is hereby authorized to enter into a contract with Merchandise Mart Properties, Inc., to provide maintenance repair, and limited improvement services for Chicago Transit Authority offices in the Merchandise Mart Complex for the period December 1, 2002, through November 30, 2004, for a value not to exceed five hundred thousand dollars (\$500,000.00) under requisition B02OP00001.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

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Chairman

November 14, 2002

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Assistant Secretary

November 14, 2002