

ORDINANCE NO. 005-145

AN ORDINANCE DECLARING PUBLIC
BIDDING DISADVANTAGEOUS AND
AUTHORIZING A LEASE WITH LOYOLA
UNIVERSITY FOR STOREFRONT
PROPERTY LOCATED AT THE 1113 WEST
GRANVILLE, CHICAGO, ILLINOIS

WHEREAS, The Chicago Transit Authority ("Authority") owns certain real estate located at 1113 West Granville Street, Chicago, Illinois, adjacent to the Granville (Red Line) Rapid Transit Station; and

WHEREAS, Said real estate contains a vacant storefront of approximately 750 square feet ("Premises"); and

WHEREAS, In 2004, the Premises was offered for lease via a publicly advertised request for proposals and no proposals were received by the Authority; and

WHEREAS, Loyola University ("Loyola") seeks to enter into a lease agreement with the Authority for the Premises for the purpose of operating a security outpost manned by Loyola's Security Department; and

WHEREAS, A security outpost at this location will be beneficial not only to Loyola's students, but also to the community and all of the Authority's customers who use the Granville Station; and

WHEREAS, The lease agreement provides for an initial 14-month pilot period followed by two 1-year option periods at Loyola's discretion; and

WHEREAS, As payment for the initial rent term, Loyola agrees to make a series of capital improvements to the Premises valued at \$10,000, which may include installing security cameras, adding new lighting, and making the building entrance and restroom accessible under the Americans with Disabilities Act; and

WHEREAS, Ownership of these improvements will revert to the Authority at the conclusion of the lease term; and

WHEREAS, Section 54.3-5 of the Regulations Governing Purchase and Sales Transactions provides for the award of a contract in those situations where the Transit Board determines that competitive public bidding would be disadvantageous; now, therefore:

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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 public bidding for this is disadvantageous.

SECTION 2. The Chairman of the Chicago Transit Board, or her designee, is authorized to enter into a lease agreement, in substantially the form attached hereto as Exhibit A, with Loyola University for the property owned by the Chicago Transit Authority located at 1113 West Granville, Chicago, Illinois, adjacent to the Granville Station of the Red Line. Said lease shall be for an initial term of 14 months, with two 1-year options.

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

APPROVED:

PASSED:

Chairman

October 11, 2005

Assistant Secretary

October 11, 2005