

ORDINANCE NO. 002-183

AN ORDINANCE AUTHORIZING THE  
EXERCISE OF THE IMPLEMENTATION  
SERVICES OPTION PHASE OF  
CONTRACT C02RT1198 WITH MESIROW  
STEIN DEVELOPMENT SERVICES, INC.

WHEREAS, Through public advertising the Authority solicited proposals from qualified firms to evaluate the Authority's options to either remain at its current office location or to consolidate and relocate to another location; and

WHEREAS, Mesirow Stein Development Services, Inc. ("Mesirow"), best met the Authority's required scope of services and was the top-ranked firm; and

WHEREAS, On May 1, 2002, the Chicago Transit Board adopted Ordinance 002-69 authorizing the Vice-Chairman of the Transit Board to enter into an agreement with Mesirow for the services described in contract award recommendation summary number C02RT1198; and

WHEREAS, The parties entered into said agreement on or about May 1, 2002; and

WHEREAS, The subject agreement contained three phases: (1) development and recommendation; (2) agency; and (3) as an option to the Authority, an implementation phase; and

WHEREAS, Mesirow has performed the development and recommendation phases of its contract as it conducted a review of the Authority's current and projected building occupancy needs and real estate options for the Authority's headquarters and assisted Authority staff in negotiating a real estate purchase agreement with 175 Jefferson, LLC ,for a build-to-suit project located at Jefferson and Lake Streets, Chicago, Illinois; and

WHEREAS, Per the parties' agreement, the Authority can invoke the implementation phase of the contract at any time within the two-year contract period at a cost mutually agreed upon by the parties; and

WHEREAS, Under the implementation phase of the agreement, Mesirow shall provide, among other things, owner's representation in design and construction, interior architectural and relocation management services, and computer integrated facility management; and

WHEREAS, Staff recommends that it is in the Authority's best interests to have Mesirow be responsible for the implementation phase of the agreement; now, therefore:

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

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SECTION 1. The Chicago Transit Board hereby invokes the implementation option contained in its May 1, 2002, office relocation agreement with Mesirow (requisition number C02RT1198). The Vice-Chairman is authorized to enter into an agreement with Mesirow to perform the implementation services at a cost not to exceed two million eighty-two thousand dollars (\$2,082,000).

SECTION 2. The implementation agreement must require Mesirow and its subcontractors to perform the following tasks: base building design assessment, modification and completion activities; tenant fit-up design oversight; administration and assistance with design completion and government approvals; participation in the construction phase of the project through attending meetings, reviewing change proposals, and monitoring contractual obligations of the developer; review of payment applications, tracking of contract amounts, and review of requests for extra costs; monitoring and coordination of CTA move-in and other associated project close-out and administrative functions; development of furniture specifications; confirmation of office standards and development of space plans and final plan for CTA approval; construction drawing coordination and reviews; security and audio/visual design activities; and computer-integrated facility management.

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

APPROVED:

PASSED:

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Vice-Chairman

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Assistant Secretary

December 11, 2002

December 11, 2002