ORDINANCE NO. 026-84

AN ORDINANCE AUTHORIZING A CHANGE ORDER TO A CONTRACT WITH JONES LANG LASALLE AMERICAS, INC. FOR PROPERTY MANAGEMENT SERVICES FOR CHICAGO TRANSIT AUTHORITY PROPERTIES LOCATED AT 567 WEST LAKE STREET, 120 NORTH RACINE AVENUE, AND 901 WEST DIVISION STREET, CHICAGO, ILLINOIS

WHEREAS, the Chicago Transit Authority (“Authority”) requires professional property management services; and

WHEREAS, On September 1, 2020, the Authority entered into a contract with Jones Lang LaSalle Americas, Inc., under Requisition No. B19OP01947 for the required professional property management services for Authority’s office locations at 567 West Lake Street and 120 North Racine Avenue and the Authority’s Warehouse Facility located at 901 West Division Street, for 3 years with 2 funded 1-year options for the not-to-exceed amount of $24,717,245.00, per Ordinance No. 020-64; and

WHEREAS, This contract provides for complete property and tenant management at 3 locations and manages Authority-approved tenants at a 12-floor office located at 567 West Lake Street; a 3-floor office building located at 120 North Racine Avenue; and a 2-floor warehouse facility located at 901 West Division Street; and

WHEREAS, The property management services include a full range of consultation and property/tenant management, heavy maintenance and repairs such as roof repairs, chiller replacement, UPS upgrades, and building automation system upgrades; and

WHEREAS, 567 West Lake Street was built in 2005, and many systems are nearing the end of their useful life, necessitating additional repairs, as well as upgrades; and

WHEREAS, This contract was extended by letter for an additional 12 months and on June 11, 2025, the Chicago Transit Board authorized the execution of Change Order No. 1 for an additional extension of 12 months and additional funds of $6,541,794.43 to cover the extension period, per Ordinance No. 025-72; and

WHEREAS, In order for Staff to have sufficient time to prepare and advertise a new solicitation, negotiate, and award a new contract, additional time is needed, so Staff is requesting Change Order No. 2 to extend the contract for an additional 12 months; and

WHEREAS, Additional funding has become necessary to fund the contract for the extension period to continue services without interruption and Staff is requesting Change Order No. 2 to also add funds in the amount of $9,121,264.20 to cover the extension period; and

WHEREAS, Change orders for contracts originally valued at more than $1,000,000.00 that individually or cumulatively increase the original contract value by more than 10% or $500,000.00 or extend the original termination date by more than 12 months require approval by the Chicago Transit Board; and

WHEREAS, Staff recommends approval of Change Order No. 2 to the contract with Jones Lang LaSalle Americas, Inc. for professional property management services for the office locations at 567 West Lake Street and 120 North Racine Avenue, and the warehouse facility located at 901 West Division Street to extend the contract for an additional 12 months and to add $9,121,264.20 in funds to cover the extension period; now, therefore:

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

SECTION 1. The Chairman of the Chicago Transit Board, the President or Acting President of the Authority, and the Vice President of Purchasing and Supply Chain, or their designees, are hereby authorized to execute Change Order No. 2 to the Authority's contract with Jones Lang LaSalle Americas, Inc. for professional property management services for the office locations at 567 West Lake Street and 120 North Racine Avenue and the warehouse facility located at 901 West Division Street to extend the contract for an additional twelve (12) months and to add Nine Million One Hundred and Twenty-One Thousand Two Hundred Sixty-Four Dollars and Twenty Cents ($9,121,264.20) in additional funding, for a revised contract amount of Forty Million Three Hundred Eighty Thousand Three Hundred Three Dollars and Sixty-Three Cents ($40,380,303.63).

SECTION 2. The Chairman, President or Acting President, and Vice President of Purchasing and Supply Chain, or their designees, are further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

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

APPROVED:	PASSED:
______________________	______________________
Chairman	Secretary
July 8, 2026	July 8, 2026