



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 10-1529, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF DECEMBER 2, 2010

COMMITTEE ON PROCUREMENT

Mr. Richard Lanyon, Executive Director

Issue purchase order to Lexington Lion Chicago GP LLC, for maintenance and operation of the common areas of the 111 East Erie Street Building for the year 2011, in an amount not to exceed \$138,700.00, Account 101-15000-612390, Requisition 1312898

Dear Sir:

Authorization is requested to issue a purchase order to Lexington Lion Chicago GP LLC, for maintenance and operation of the common areas of the 111 East Erie Street Building for the year 2011. This purchase order will expire on December 31, 2011.

The deed authorization for this property, as approved by the Board, requires the owner of Air Lot B, Lexington Lion Chicago GP LLC, to maintain and operate the common areas of the 101 and 111 East Erie Street Building. The District's share of the total common building expenses is 29.65%. Services include snow and ice removal, window cleaning, truck docks and stairwells, scavenger service, utilities, pest control, and landscaping of the common areas. The District's share of the total common building expenses is 41.20% for total parking area. The District also pays a 5% management fee. The agreement with Lexington Lion Chicago GP LLC requires a prorated payment by the District for maintenance and operation of these common areas. The District's estimated prorated share for 2011 is \$138,700.00.

Lexington Lion Chicago GP LLC, the sole service provider of maintenance and operation of the common areas of the 111 East Erie Street Building, has submitted prices for the services required. Inasmuch as Lexington Lion Chicago GP LLC is the only source of supply for the services required, nothing would be gained by advertising for bids (Section 11.4 of the Purchasing Act).

Lexington Lion Chicago GP LLP is registered and in good standing with the State of Illinois.

The Multi-Project Labor Agreement (MPLA) is not applicable due to the specialized nature of the services required.

In view of the foregoing, it is recommended that the Director of Procurement and Materials Management be authorized to issue a purchase order to Lexington Lion Chicago GP LLC, in an amount not to exceed \$138,700.00.

Funds are being requested in 2011, in Account 101-15000-612390, and are contingent on the Board of Commissioner's approval of the District's budget for that year.

Requested, Eileen McElligott, Administrative Services Manager, BKS:SL:LP:TN
Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management

Respectfully Submitted, Barbara J. McGowan, Chairman Committee on Procurement
Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for December 2, 2010