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ADOPTED - BOARD OF TRUSTEES COMMUNITY COLLEGE
DISTRICT NO. 508
DECEMBER 7, 2012

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

REAL ESTATE BROKERAGE AND CONSULTING SERVICES
JONES LANG LASALLE MIDWEST, LLC
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
DISTRICT WIDE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with Jones Lang LaSalle Midwest, LLC (JLL) to provide real estate brokerage and consulting services for a one year period from December 7, 2012 through December 6, 2013, at a total cost not to exceed \$125,000.

VENDOR: Jones Lang LaSalle Midwest, LLC
200 East Randolph Drive
Chicago, Illinois 60601

USER: District Wide

TERM:

The original term of the agreement shall commence on December 7, 2012 and end on December 6, 2013.

SCOPE OF SERVICES:

The District seeks to engage JLL as its exclusive agent for the purpose of locating, evaluating, negotiating and purchasing property, on behalf of the District in the Chicago metropolitan area, specifically in the area adjacent to Malcolm X College. JLL shall perform the services in accordance with applicable professional standards. Actual commission will be 4% of the purchase price of each property and not less than \$22,500 per property.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Jones Lang LaSalle will serve as an agent for City Colleges of Chicago in the purchase and sale of properties in the area adjacent to Malcolm X College to ensure that the sale of properties for the District is performed in accordance with all applicable laws and professional standards for the benefit of students, faculty and staff.

VENDOR SELECTION CRITERIA:

The contract being utilized as part of the joint purchasing agreement has been advertised and awarded in accordance with the procurement procedures of the City of Chicago, a sister agency to CCC, under specification #26093, contract #96087, respectively for Real Estate Services. Pursuant to State law, contracts for goods and services procured from another governmental entity are exempt from the District's competitive bidding requirements.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the agreement and determined that Jones Lang LaSalle Midwest, LLC is in compliance with the MBE participation goals and recommends a 2% partial waiver of the WBE participation goals to be in compliance with the Board Approved Participation Plan.

MBE Vendor:

Applied Real Estate Analysis, Inc. 53 W. Jackson Blvd. Chicago, IL 60604	Direct Participation 25%	City Certification
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WBE Vendor:

Goodman Williams Group 325 W. Huron, Suite 306 Chicago, IL 60654	Direct Participation 5%	City Certification (Annual renewal in process)
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GENERAL CONDITIONS:

Inspector General- It shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General's authority under Article 2, Section 2.7.4(b) of the Board Bylaws.

Ethics – It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board's Ethics Policy adopted January 7, 1993, and as amended by the Board.

Contingent Liability – Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

FINANCIAL:

Total FY13 – FY14: \$125,000

Charge To: Office of Administrative & Procurement Services

Source of Funds: Capital Fund

Respectfully submitted,

Cheryl L. Hyman
Chancellor

December 7, 2012 – Office of Administrative and Procurement Services