

# 33034

ADOPTED – BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
AUGUST 4, 2016

## 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 AND CBRE, INC. OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES DISTRICT WIDE

#### THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute depends upon requirements agreements with Jones Lang LaSalle Midwest, LLC (JLL) and CBRE, Inc. to provide real estate brokerage and consulting services to also include the lease and sale of property for the period of August 4, 2016 through August 3, 2018. JLL and CBRE's compensation shall not exceed five percent (5%) of any property sale price. While CCC will not have any out-of-pocket expenses as a result of these agreements, it is anticipated that total commissions earned by the brokers through sale of CCC property under this agreement shall not exceed \$500,000.

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

CBRE, Inc.  
20 North Michigan Avenue, Suite 400  
Chicago, Illinois 60602

**USER:** District Wide

#### TERM:

The original term of the agreement will commence no sooner than August 4, 2016 and expires on August 3, 2018.

#### SCOPE OF SERVICES:

The District will engage JLL and CBRE as its agents for the purpose of locating, evaluating, negotiating and acquiring property on its behalf in the Chicago metropolitan area. These agreements will also provide for the lease and/or sale of property. JLL and CBRE shall perform the services in accordance with applicable professional standards. The District shall refer inquiries to JLL and CBRE and conduct negotiations through JLL and CBRE; but JLL and CBRE have no authority to obligate Principal until expressly authorized in writing by Principal. Each firm will present property-specific proposals to the District, to include commission details and one firm will be selected to exclusively represent the District for said property.

#### BENEFIT TO CITY COLLEGES OF CHICAGO:

These agreements will allow CCC to generate revenue through the marketing and sale of its properties throughout the City of Chicago. It also provides ability for the District, if needed, to pursue the full array of available lease properties that support expanded programming, especially in areas where there are few options for acquisition.

**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 #96087, contract amendment #260931, and PO contract #260941 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 Contract Compliance has reviewed the proposed agreements referenced above. The vendors have been selected as the result of a joint purchasing agreement with the City of Chicago, therefore it is recommended that City Colleges accept the MBE/WBE plans provided to the City of Chicago, which includes the vendors' commitment to meet an MBE goal of 25% and WBE goal of 5% on each subsequent project assignment. It is also therefore recommended that City Colleges waive the balance of CCC's WBE goal of 2%. The selected vendors' MBE/WBE plans will be evaluated at the time of subsequent project agreements.

**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 II, 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:** Compensation not to exceed five percent (5%) of any property sale price or \$500,000 in total

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**August 4, 2016 – Office of Administrative and Procurement Services**