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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
AUGUST 6, 2020

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

**REAL ESTATE BROKERAGE AND CONSULTING SERVICES
VARIOUS VENDORS
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
DISTRICT WIDE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the form of such agreements, to execute depends upon requirements agreements with Jones Lang LaSalle Americas, Inc. (JLL), CBRE Inc., Cushman and Wakefield U.S., Inc., and MB Real Estate Services Inc. (MBRE) to provide real estate brokerage and consulting services. 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 for the period of August 6, 2020 through July 31, 2023. Realtor compensation shall not exceed five percent (5%) of any property sale price. For any consulting services outside of a property sale, total cost shall not exceed \$100,000.

VENDOR: Jones Lang LaSalle Americas, Inc.
200 East Randolph Drive
Chicago, IL 60601

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

Cushman and Wakefield U.S., Inc.
225 West Wacker Drive, Suite 3000
Chicago, IL 60606

MB Real Estate Services, Inc.
181 West Madison Street, Suite 4700
Chicago, IL 60602

USER: District Wide

TERM:

The original term of the agreement shall commence no sooner than August 6, 2020 and shall expire on July 31, 2023 with two (2) options to extend for one (1) year each.

SCOPE OF SERVICES:

The District will engage JLL, CBRE, Cushman and Wakefield, and MBRE as its agents for the lease and/or sale of property, as needed. These agreements shall also provide for the purpose of locating, evaluating, negotiating and acquiring property on behalf of the District in the Chicago metropolitan area, if necessary. All vendors shall perform the services in accordance with applicable professional standards. The District shall refer inquiries to these vendors and conduct negotiations through them; but realtors shall 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 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 number 245659, contract (PO) numbers 76218, 76212, 76213, and 76226 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 Procurement Services has determined that each vendor has provided correspondence of their overall commitment to meet the Board Approved MBE/WBE Board Participation Plan upon subsequent project awards. The selected vendors' MBE/WBE specific plan will be evaluated at the time of subsequent awarded projects. Finally, the selected vendors' compliance will be evaluated throughout the overall contract term.

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: \$100,000

Charge to: Office of Administrative and Procurement Services

Source of Funds: Capital Fund

FY21: 530000-92015-0005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

August 6, 2020 – Office of Administrative and Procurement Services