

35439
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 6, 2025

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

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

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to enter agreements, upon final approval of the General Counsel of the form of such agreements, with Jones Lang LaSalle Americas, Inc. (JLL), CBRE Inc., Cushman & Wakefield of Illinois Inc., and Transwestern Commercial Services Illinois, LLC (Transwestern) to provide Real Estate Brokerage and Consulting Services for the period starting no sooner than March 6, 2025 through July 31, 2025. 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. (JLL)
200 East Randolph Drive
Chicago, Illinois 60601

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

Cushman & Wakefield of Illinois, Inc.
225 W. Wacker Drive, Suite 3000
Chicago, IL 60606

Transwestern Commercial Services Illinois, LLC (Transwestern)
200 W. Madison St., Suite 1200
Chicago, Illinois 60606

USER: District Wide

ORIGINAL TERM:

The original term of the contract shall commence no sooner than March 6, 2025 and shall end on July 31, 2025.

SCOPE OF SERVICES:

The District will engage JLL, CBRE, Cushman & Wakefield, and Transwestern 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 its behalf 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 properties for lease and/or purchase to support expanded programming.

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 RFQ 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 Contract Compliance has ensured the commitment of each proposed firm to comply with the Board Approved MBE/WBE Board Participation Plan upon subsequent project awards.

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 for consulting services; Compensation not to exceed five percent (5%) of any property sale price.

Charge to: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

Budget Line: 530000-92015-Various

Respectfully submitted,

Juan Salgado
Chancellor

March 6, 2025 – The Office of Administrative and Procurement Services