

**AUTHORIZE THE FIRST RENEWAL AND AMEND AGREEMENT WITH CBRE, INC. FOR REAL ESTATE BROKERAGE SERVICES**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize the first renewal and amend agreement with CBRE, Inc. to provide Real Estate Brokerage Services to the Real Estate Department at an estimated cost set forth in the Compensation Section of this report. A written document exercising this option and amending the agreement is currently being negotiated. No payment shall be made to the Vendor during the option period prior to the execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

This June 2020 amendment is necessary to update the scope of services and fee schedule to add brokerage leasing services to assist CPS Real Estate Department with securing leased properties owned by third parties for use by CPS. A written document exercising this option and amendment is currently being negotiated. No payment shall be made to the Vendor during the period prior to the execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report.

Contract Administrator : Saintil, Ms. Keisha / 773-553-2280  
CPOR Number : 19-0521-CPOR-7256

**VENDOR:**

- 1) Vendor # 38210  
CBRE, INC.  
321 N. CLARK ST. STE 3400  
CHICAGO, IL 60654  
Mike Nardini  
312 935-1030

Ownership: CBRE Group, Inc. (100%)

**USER INFORMATION :**

Project 11910 - Real Estate  
Manager: 42 West Madison Street  
Chicago, IL 60602  
Davis, Mrs. Sevara E.  
773-553-2900

**ORIGINAL AGREEMENT:**

The original Agreement (authorized by Board Report 19-0724-PR12) in the amount of \$250,000 is for a term commencing August 1, 2019 and ending July 31, 2020, with the Board having two (2) options to renew for (1) one year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3.

**OPTION PERIOD:**

The term of this agreement is being renewed for one (1) year commencing August 1, 2020 and ending July 31, 2021.

**OPTION PERIODS REMAINING:**

There is one (1) option period for one (1) year remaining.

**SCOPE OF SERVICES:**

Vendor will continue to develop comprehensive marketing strategies, target potential buyers, prepare marketing materials, advertise in real estate listings, and coordinate showings to assist the Board in reaching the largest potential market to sell Board properties.

Vendor will provide leasing options of properties owned or controlled by third parties to the Board for approval and assist with any necessary negotiation, site visits, and correspondence.

**DELIVERABLES:**

For Vendor's real estate sales services hereunder, Vendor will continue to provide all marketing materials and develop lists of prospective buyers, which will be updated continuously as additional prospective buyers are identified.

For Vendor's leasing services hereunder, Vendor will research and suggest locations for lease by CPS of properties owned or controlled by third parties. Vendor will set up site visits, correspond with leasing agents, and conduct negotiations in the best interest of the Board.

**OUTCOMES:**

Vendor's real estate sales services will continue to result in the implementation of a comprehensive marketing strategy for the Board, including targeting potential buyers, preparing marketing materials, advertising in real estate listings and coordinating showings.

Vendor's leasing services will result in CPS' ability to lease properties owned or controlled by third parties.

**COMPENSATION:**

For property sales of Board owned or controlled properties, Vendor shall be paid a brokerage fee of 2.5% of the sale price. For properties leased by the Board through Vendor's leasing services hereunder, Vendor shall be paid a portion of the base lease rental in accordance with the terms of the agreement negotiated, not to exceed a negotiated percentage of the base rental value of the lease as agreed by the Director of Real Estate.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions in the written option document. Authorize the President and Secretary to execute the option document. Authorize Director of Real Estate to execute all ancillary documents required to administer or effectuate this option agreement.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Program for Minority and Women-Owned Enterprise Participation in Goods and Services Contracts (M/WBE Program), this contract is exempt from MWBE review, because there is no cost to the Board.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund 412

Department of Real Estate, 11910

Fee for service will be based on 2.5% of the sale price for each property sold, or a portion of the lease agreement.

This service is of no cost to the Board.

**CFDA#:** Not Applicable

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

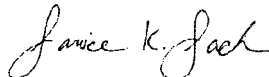
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:




JONATHAN MAPLES  
Chief Procurement Officer

Approved:



JANICE K. JACKSON  
Chief Executive Officer

Approved as to Legal Form: 



JOSEPH T. MORIARTY  
General Counsel