

## REQUEST FOR PROPOSALS (RFP)

Sealed proposals for **REAL ESTATE BROKER SERVICES** for the McHenry County College will be received by the Director of business services office, Room A246 8900 US Hwy 14 Crystal Lake IL 60012 **until February 20, 2024 at 9:00 a.m. RFP opening will be at this time in room A217 8900 US Hwy 14 Crystal Lake IL 60012**

Any questions regarding the Request for Proposals should be directed to James Julison, Director of Business Services or emailed to: [jjulison@mchenry.edu](mailto:jjulison@mchenry.edu) All interested firms or individuals are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposals.

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McHenry County College

Submittal Signature for:

REAL ESTATE BROKER SERVICES

The firm submitting this proposal is required to submit those items listed in the RFP in full as a part of the package.

Failure to submit any of the documents listed below with your proposal, or failure to acknowledge any addendum, or submitting your proposal with any limitations, condition or provision not requested, may be cause for rejection of your proposal. By signing the form below, the authorized representative affirms that the information contained in this document is true and accurate, and that the firm indicated below is capable of providing services as described in their response to this RFP.

Company: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Authorized Representative (Print): \_\_\_\_\_

Title: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**GENERAL SPECIFICATIONS  
FOR  
REAL ESTATE BROKER SERVICES**

McHenry County College (MCC) is seeking proposals from local real estate brokers/firms to sell real property owned by MCC. It is the intent of this RFP to have the successful broker/firm enter into a Professional Services Contract with the City to supply real estate services as outlined herein.

**A. SCOPE OF SERVICES**

The successful firm or individual shall agree to contract with MCC to provide the following:

1. Performing market analysis
2. Providing the Planning & Development Director with monthly activity reports
3. Provide Broker's Opinions for all attached properties
4. Provide Marketing materials for selected properties to be listed
5. Negotiating with buyers on behalf of MCC
6. Coordinating real estate appraisals
7. Coordinating real estate transaction closings
8. Handling all other customary activities and services associated with real estate transactions

Services will include consultation with MCC staff relating to reporting efforts/strategies to market real estate. Presentations at public meetings may be required.

**B. BROKER'S QUALIFICATIONS** – Respondents to this RFP shall have the following qualifications:

1. Must be licensed and in good standing with the State of Illinois
2. Must have an excellent reputation in the real estate community.
3. Must be knowledgeable in the local real estate market and have experience with small and large commercial properties.
4. Must be knowledgeable in the use of all public real estate records.
5. Work with other local municipalities is highly recommended although not required.

**C. INSURANCE REQUIREMENTS** – For proposal purposes, proposers must submit copies of certificates of insurance for professional liability. The successful contractor must provide original certificates prior to commencing services.

**D. FEE SCHEDULE** – The proposed fee schedule shall include the following items:

1. State your commission rate for the selling of properties.
2. State any other costs MCC may anticipate relating to the real estate services to be provided.

**E. TERM OF CONTRACT** – The contract period for the successful broker/firm will be from date of award through the end of 12 months. The contract may be renewed at the sole discretion of MCC for additional terms upon satisfactory performance by the broker/firm and at a negotiated rate agreed to in writing by both the broker/firm and McHenry County College.

- F. **EVALUATION AND AWARD PROCESS** – Issuance of this RFP and receipt of proposals does not commit MCC to award a contract. MCC reserves the right to postpone receipt date, accepting or rejecting any or all proposals received in response to this RFP, or to negotiate with any of the brokers/firms submitting an RFP, or to cancel all or part of this RFP.
- G. **ORAL PRESENTATION/INTERVIEWS** – Firms submitting a proposal in response to this RFP may be required to give an oral presentation of their proposal. Additional technical and/or cost information may be requested for clarification purposes, but in no way will change the original proposal submitted. Interviews are optional and may or may not be conducted.
- H. **SELECTION CRITERIA** – Selection of a broker/firm will be made based on the following criteria:
  - 1. Ability of the contractor(s) to meet or exceed the requirements defined in the RFP,
  - 2. Experience, qualifications and references,
  - 3. Knowledge of local real estate market,
  - 4. Local reputation,
  - 5. Fee Schedule,
  - 6. Completeness of response to RFP as outlined in this solicitation, and
  - 7. Experience with working with government and municipalities entities.
- I. **RFP SUBMITTAL REQUIREMENTS** – By submitting a proposal, you represent that you have (1) thoroughly examined and became familiar with the scope of services outlined in this RFP and (2) are capable of performing quality work to achieve MCC's objectives.

**The following information must accompany your proposal:**

- A. List years in business, previous names of the firm, if any.
- B. Description of your firm including size of firm, location, number and nature of the professional staff to be assigned to the project; staff experience and training, including a brief resume for each key person listed.
- C. Describe experience (minimum five years previous experience with proven effectiveness) your firm or organization has in pertinent real estate experience.
- D. Experience in assisting similar size entities, including any and all services for government agencies.
- E. List of at least three (3) references where and when your firm provide similar services.  
Please provide names and telephone numbers of contact persons for each reference.
- F. Additional services offered through your firm.
- G. Listing of current litigation, outstanding judgments and liens.
- H. Fee schedule:
  - 1. State your commission rate for listing and selling properties.
  - 2. State your proposed method of compensation for representing MCC in negotiations for purchasing properties.
  - 3. State any other costs MCC may anticipate relating to the real estate services to be provided

**RFP Currently Available to be sold**

**The Shaw Center for Corporate Training**

**100 West Shamrock Lane McHenry, Illinois**

**PINs 14-03-400-033**



**Use Restrictions:** to be determined

**Limiting Conditions:** to be determined

**Subject Location and Identification:** The subject property is located on the northwest corner of West Shamrock Lane and Illinois Route 31. The common address is reported to be 4100 West Shamrock Lane, McHenry, Illinois. This property is further identified by Permanent Real Estate Tax Index Number(s) 14-03-400-033.

The subject site is improved with a masonry constructed office/institutional building that has approximately 13,250 square feet. The floor plan features an entrance area, numerous meeting rooms and conference rooms, private offices, storage rooms, mechanical rooms and restrooms. The land to building ratio is calculated at 16.04 to 1 and the building is in very good condition.

[illegible]



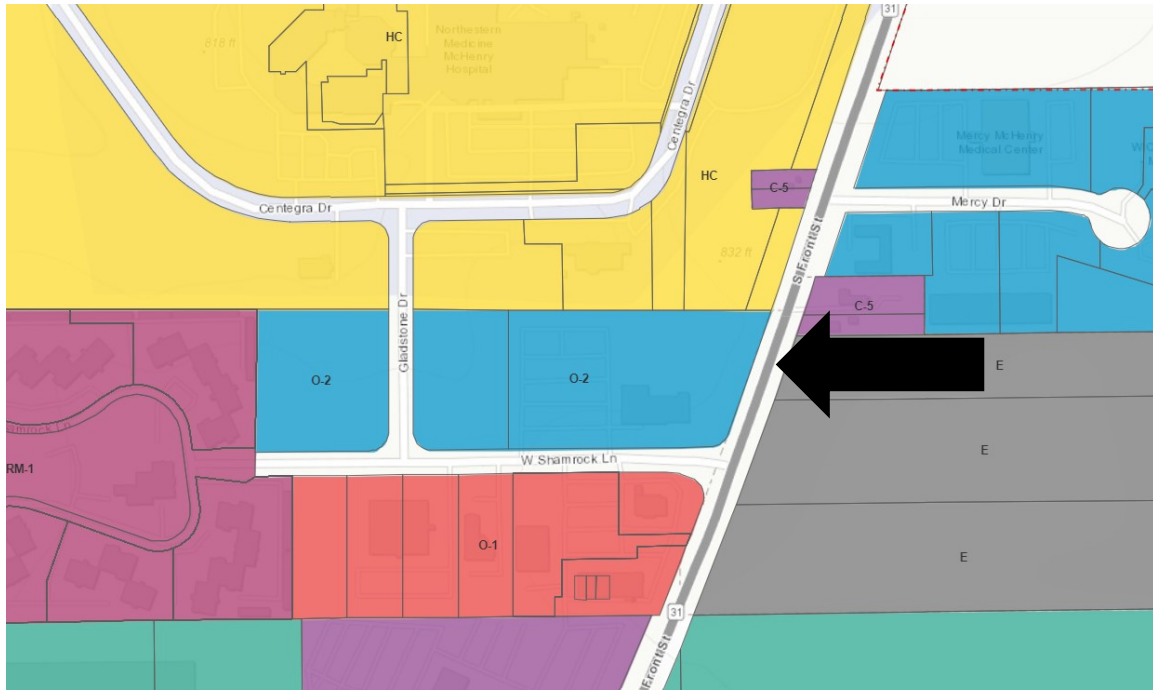
## PHOTOGRAPHS OF THE SUBJECT PROPERTY





National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## **IDENTIFICATION OF SUBJECT – Zoning Map**



**Property and Listing History:** The owner of record is reported to be the McHenry County College. A search of public record indicates that the subject transferred in September of 2004 for a price of \$2,950,000. The grantor was the Northwest Bible Baptist Church Inc. and the grantee was the Board of Trustees of McHenry Community College.





