



JOLIET
JUNIOR COLLEGE
—1901—

REQUEST FOR INFORMATION FOR

Valuation and Marketing of Cell Phone Tower Lease

**SUBMISSIONS ARE DUE AT THE ADDRESS SHOWN BELOW NO
LATER THAN:**

**July 6, 2017
4:00 P.M. CST**

Joliet Junior College
Attn: Janice Reedus
Director of Business &
Auxiliary Services
A-3102
1215 Houbolt Road
Joliet, IL 60431

Description of Request

Joliet Junior College (“college”) is seeking proposals from cell tower lease consultants for the valuation and marketing of the property described in Appendix A, for use as a cell antenna revenue producing license site.

This RFI is designed with the anticipation that the business will be awarded to a single firm.

If these qualifiers are met, the contract term between the college and the successful Respondent is expected to be five (5) years with an option to renew for five (5) additional five (5) year terms.

Overview of Joliet Junior College

Joliet Junior College is a comprehensive community college. The college offers pre-baccalaureate programs for students planning to transfer to a four-year university, occupational education leading directly to employment, adult education and literacy programs, work force and workplace development services, and support services to help students succeed. The college has a total of 15,383 full-time and part-time students enrolled in Fall 2016 classes on its main campus located within the city of Joliet, and its five extension campuses located in Romeoville, Morris, Frankfort, Weitendorf, and City Center in downtown Joliet.

Vision Statement

Joliet Junior College will be the first choice.

Mission Statement

Joliet Junior College is an innovative and accessible institution, dedicated to student learning, community prosperity, cultural enrichment, and inclusion. Joliet Junior College delivers quality lifelong learning opportunities empowering diverse students and the community through academic excellence, workforce training, and comprehensive support services.

RFI Objective: Overview of Anticipated Partnership with Cell Phone Tower Lease Consultant

It is the intent of the college to partner with a cell phone tower lease consultant to provide expertise in the valuation and marketing of the property described in Appendix A, for use as a cell antenna revenue producing license site.

The desired list of services is summarized as follows:

1. Assess the value of the site location to determine the highest net revenue for the campus. The license agreement contract will consider lease rate, rent escalator, and term(s) of the agreement.
2. Assist in marketing and contracting for the site.
3. Serve as the primary point of contact between the college and the licensee.
4. Assist in design and construction with carrier on the wireless communications facilities on campus.
5. Assist in developing and implementing policies and procedures for the campus for future cell tower locations and contracts.
6. Review and evaluate applications from cell phone carriers, performing initial evaluations.

RFI Response Contact

Firms responding to the RFI shall designate a single contact within that company for receipt of all subsequent information regarding this RFI.

Format of RFI Responses

The following outline is offered to assist in the development of your response. You should include:

- A cover letter -- the cover letter should include a brief summary of your response, indicating to which areas you are responding, and must also indicate if supporting documentation is included in your response.
- The response itself, covering any or all of the areas of information requested by this RFI.

Copyrighted Material

All responses received will be kept confidential by Joliet Junior College staff, unless prior permission is received from vendor to treat as a public document.

Terms, Conditions and Disclaimers

The Respondent's RFI preparation and response is voluntary and at the expense of the responding institution. Any expenses incurred during the response to this RFI may not be charged to Joliet Junior College.

Responses to this RFI will not bind the Respondent to Joliet Junior College contractually, monetarily, or in any other way.

Questions Regarding this RFI

Any technical questions regarding this RFI should be emailed on or before June 22, 2017 at 12:00 P.M. CST to the attention of:

Janice Reedus, Director of Auxiliary Services, jreedus@jjc.edu

Review Process

Joliet Junior College's RFIs are issued with the intent to obtain information which will provide guidance and may be used in the preparation of RFPs depending on the responses received. Based on those responses, Joliet Junior College will augment its roadmap and may prepare one or more RFPs.

Clarification

To fully comprehend the information contained within a response to this RFI, the reviewing group may seek further clarification. Clarification may be requested in the form of a brief verbal communication by telephone, written communication, or electronic communication.

Schedule

The following schedule represents dates that respondents should use for planning purposes. Respondents will be notified of any schedule changes via e-mail.

Date	Event
June 15, 2017	Vendors contacted via email / advertisement
June 22, 2017 @ 12:00 p.m. CST	Last date/time for submission of written questions via email to jreedus@jjc.edu
June 29, 2017 @ 5:00 pm CST	Responses to questions emailed
July 6, 2017 @ 4:00 P.M. CST	Responses must be submitted in a sealed envelope to: Janice Reedus Director of Business & Auxiliary Services, Campus Center Building A, Room 3102, 1215 Houbolt Road, Joliet, IL 60431

Evaluation and Next Steps

RFIs will be evaluated based on the following criteria:

- Compliance with stated requirements and provisions of the RFI
- Value added offerings to further enhance the partnership

Instructions to RFI Respondents

Respondents should respond with four (4) originals and one electronic copy (flash drive or DVD) to the name and address above, no later than 12:00 p.m. CST July 6, 2017. The submitted proposal must include, but is not limited to, the following information:

1. Firm description (history, local and national markets served)
2. Description of all relevant cell phone lease consulting services
3. Documentation of demonstrated success in providing cell phone consulting services to the higher education community
4. Description of any third party partnerships with your organization
5. Marketing examples Respondent will utilize
6. Implementation schedule and contractual documentation
7. Financial considerations, inclusive of all consultant fees and fee schedules
8. Three (3) references of similar size and scope to this college

APPENDIX A

The Property owned by Landlord is legally described as follows:

THE NORTHWEST 1 /4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT R91-71574), IN WILL COUNTY, ILLINOIS
EXCEPTING FROM ABOVE LEGAL:

ALL THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE EAST ALONG THE LATITUDINAL 1/4 SECTION LINE, 2,228.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 865.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE EXTENSION OF THE LAST DESCRIBED LINE, 100.0 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY ALONG A CURVE RADIAL TO THE LAST DESCRIBED LINE AND BEING CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 1,150.0 FEET A DISTANCE OF 1,806.42 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES TO A POINT OF TANGENCY HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH TANGENT TO THE LAST DESCRIBED CURVE 172.8 FEET TGO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE TO THE EAST LINE OF THE WEST 1/2 OF SECTION 23 AFORESAID, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "D"; THENCE NORTH ALONG THE MERIDIANAL 1/4 SECTION LINE THROUGH SAID SECTION 23 TO A POINT WHICH IS 11.0 FEET NORTH OF LINE "C-D" TO A POINT WHICH IS 100.0 FEET NOFRTH OF AFOREMENTIONED POINT "C" ON LINE "B-C" EXTENDED NORTH; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 362 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE EAST PARALLEL WITH LINE "C-D" TO THE EAST LINE OF THE WEST 1/2 OF THE AFORESAID SECTION 23, SAID POINT OF INTERSECTION BEING HEREINAFTER REFERRED TO AS POINT "F"; THENCE NORTH ALONG THE MERIDIANAL 1/4 SECTION LINE THROUGH SAID SECTION 23 TO A POINT WHICH IS 100.0 FEET NORTH OF BY PERPENDICULAR MEASUREMENT FROM LINE "E-F"; THENCE WEST PARALLEL WITH LINE "E;F" TO A POINT WHICH IS 562.0 FEET NORTH OF AFOREMENTIONED POINT "C" ON LINE "B-C" EXTENDED NORTH; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 205.2 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 62.0 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONVEX NORTHEASTERLY AND RADIAL TO THE LAST DESCRIBED LINE EXTENDED WEST, SAID CURVE HAVING A RADIUS OF 419.0 FEET; THROUGH A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF 658.16 FEET TO A POINT OF TANGENCY; THENCE WEST TANGENT TO THE LAST DESCRIBED CURVE, 1,357.65 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 901.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 19.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 118.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 100.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 118.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 100.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 118.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 210.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 306.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 61.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 527.0 FEET; TO A POINT OF CURVATURE; THJENCE

NORTHEASTERLY ALONG A CURVE CONVEX NORTHWESTERLY HAVING A RADIUS OF 30.0 FEET, A DISTANCE OF 47.12 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES TO A POINT OF TANGENCY; THENCE EAST TANGENT TO THE LAST DESCRIBED CURVE, 1,059.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 381.0 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES A DISTANCE OF 598.47 FEET TO A POINT OF TANGENCY; THENCE WEST RADIAL TO THE LAST DESCRIBED CURVE 3.0 FEET; THEN SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 500.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 775.0 FEET; THE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 500.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE TO A POINT WHICH 100.0 FEET WESTERLY OF AS MEASURED RADIAL TO CURVE "A-B"; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX SOUTHEASTERLY HAVING A REDIUS OF 1,050.0 FEET AND BEING CONCENTRIC TO CURVE "A-B" TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

The Premises leased to Tenant are described and/or depicted as follows:

(Need to add info/schematic here)

APPENDIX B

The Premises leased to Tenant are described and/or depicted as follows:

PROPOSED LEASE PARCEL

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STEEL PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°30'59" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 894.09 FEET; THENCE SOUTH 2°25'27" WEST 530.74 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 2°25'27" WEST 40.00 FEET; THENCE NORTH 87°34'33" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 60.00 FEET; THENCE NORTH 2°25'27" EAST 40.00 FEET; THENCE SOUTH 87°34'33" EAST 60.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS, AND CONTAINING 2,400 SQUARE FEET THEREIN.

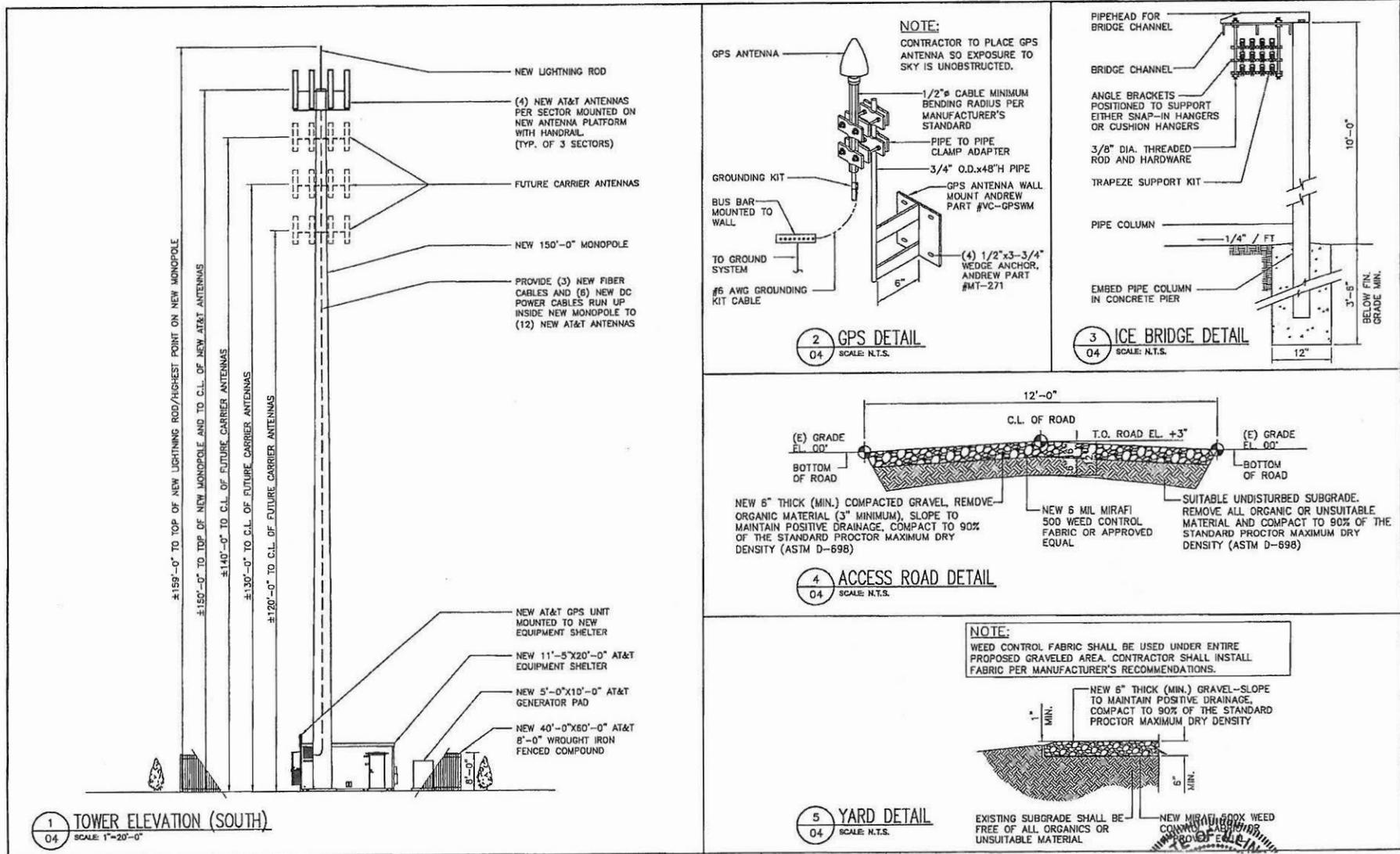
PROPOSED ACCESS EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STEEL PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°30'59" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 894.09 FEET; THENCE SOUTH 2°25'27" WEST 558.74 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 2°25'27" WEST 12.00 FEET; THENCE SOUTH 87°34'33" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 11.27 FEET; THENCE SOUTH 1°07'24" EAST 1034.03 FEET; THENCE SOUTH 72°11'20" WEST 85.65 FEET; THENCE SOUTH 64°17'24" WEST 36.17 FEET; THENCE SOUTH 38°08'50" WEST 33.75 FEET; THENCE SOUTH 58°15'18" WEST 42.59 FEET, MORE OR LESS, TO A POINT ON THE EAST EDGE OF A CONCRETE CURB; THENCE NORTH 1°28'01" EAST, ALONG SAID EAST EDGE, 13.90 FEET; THENCE NORTH 58°15'18" EAST 51.73 FEET; THENCE NORTH 38°08'50" EAST 33.09 FEET; THENCE NORTH 64°17'24" EAST 32.55 FEET; THENCE NORTH 72°11'20" EAST 93.75 FEET; THENCE NORTH 1°07'24" WEST 1054.24 FEET; THENCE NORTH 87°34'33" WEST 22.55 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS, AND CONTAINING 15,188 SQUARE FEET, MORE OR LESS, THEREIN.

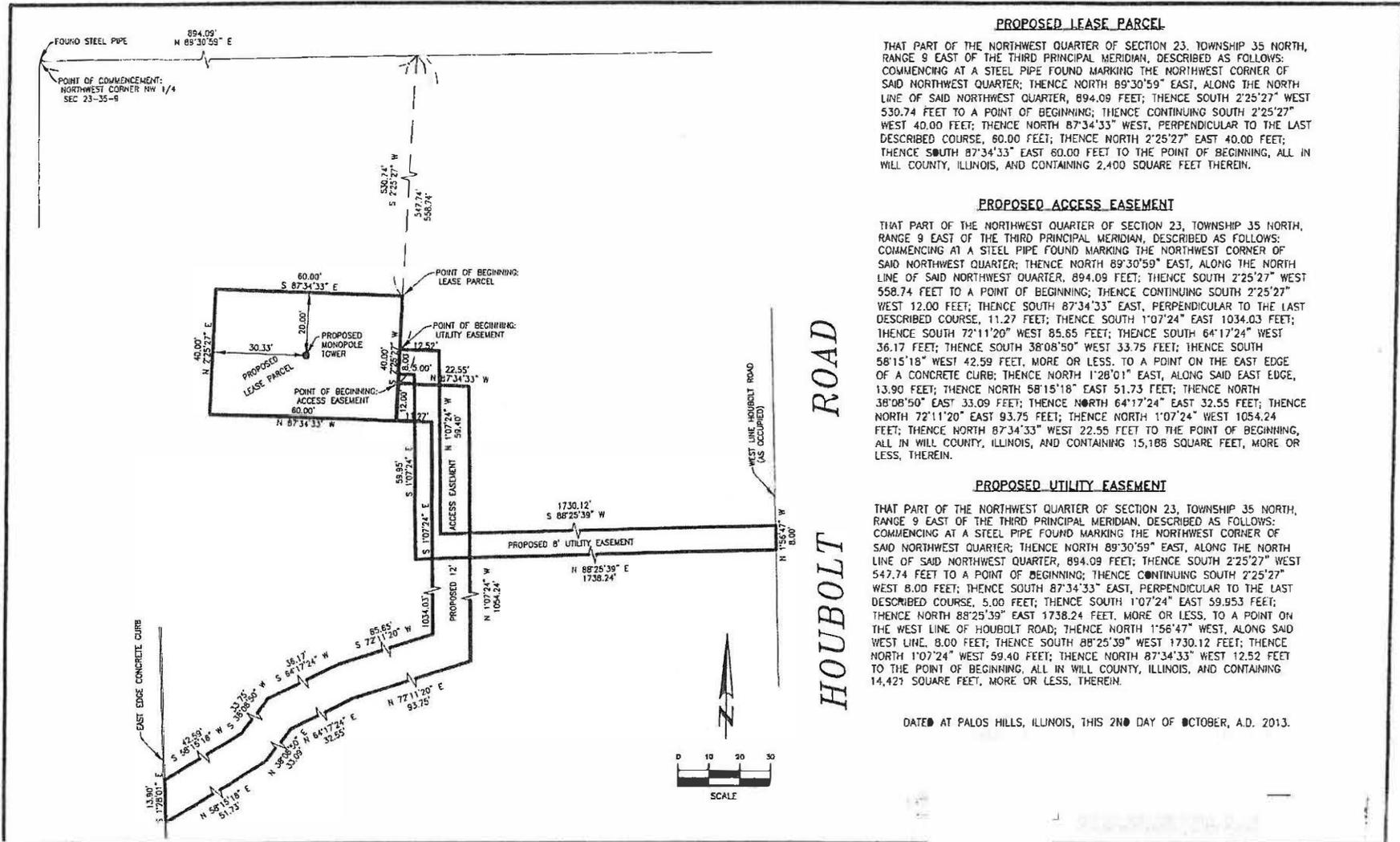
PROPOSED UTILITY EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STEEL PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°30'59" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 894.09 FEET; THENCE SOUTH 2°25'27" WEST 547.74 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 2°25'27" WEST 8.00 FEET; THENCE SOUTH 87°34'33" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 5.00 FEET; THENCE SOUTH 1°07'24" EAST 59.953 FEET; THENCE NORTH 88°25'39" EAST 1738.24 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF HOUBOLT ROAD; THENCE NORTH 1°56'47" WEST, ALONG SAID WEST LINE, 8.00 FEET; THENCE SOUTH 88°25'39" WEST 1730.12 FEET; THENCE NORTH 1°07'24" WEST 59.40 FEET; THENCE NORTH 87°34'33" WEST 12.52 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS, AND CONTAINING 14,421 SQUARE FEET, MORE OR LESS, THEREIN.

APPENDIX B



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PROPOSED LEASE PARCEL

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PROPOSED ACCESS EASEMENT

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