

The School District of Lee County, Florida Department of Procurement Services 2855 Colonial Blvd., Fort Myers, Florida 33966		Fischler Property Company LLC 1412 Jackson Street, Suite 1 Fort Myers, FL 33901			Realty Executives of Southwest Florida 3820 Colonial Boulevard, Suite 200 Fort Myers, FL 33966 2700 Avenue of the Americas Englewood, FL 34224		Trinity Commercial Group 9450 Corkscrew Palms Circle, Suite 101 Estero, FL 33928		Weatherford Realty Group LLC 29 Fort Thompson Ave. LaBelle, FL 33935 2700 Avenue of the Americas Englewood, FL 34224	
Real Estate Brokerage Services for Acquiring, Selling, and/or Exchanging Sites for Future Schools and Support Services		Contact: Philip J. Fischler Phone: 239-895-1060			Contact: Blaine Byers Phone: 239-561-5600		Contact: Dan O'Berski Phone: 239-334-3040		Contact: Stephanie Sposato Phone: 863-612-0000	
ITN No. N237460LN		Email: Pjf@Fischlerco.com			Email: KellyBarnes@RealtyExecutives.com		Email: Dan.Oberski@TrinityCRE.com		Email: Stephanie@weatherfordrealtygroup.com	
OPENING DATE: WEDNESDAY, JUNE 26, 2023 AT 2:00 PM		Email: Pjf@Fischlerco.com			Email: KellyBarnes@RealtyExecutives.com		Email: Dan.Oberski@TrinityCRE.com		Email: Stephanie@weatherfordrealtygroup.com	
ITEM NO.	BUYING AND SELLING PROPERTY	LISTING FEES BY PRICE RANGE			PERCENTAGE	NOTES	PERCENTAGE	NOTES	PERCENTAGE	NOTES
		PRICE RANGE: LOWER END	PRICE RANGE: UPPER END	LISTING FEE PERCENT RATE						
1	Buying Property	\$1.00	\$5,000,000.00	6%	2%	Seller will typically co-broke with buyers and listing agent, if not 2%	3-4%	The seller typically pays this fee	3%	
2	Selling Property	\$5,000,001.00	\$10,000,000.00	5%	2%		6%	Inclusive of co-brokerage fee offered to Buyer's broker	3%	
3	Exchanging Sites	\$10,000,001.00	\$30,000,000.00	4%	2%		4%	At times Broker to waive fee for certain projects	3%	
		\$30,000,001.00	Above	2%						
ITEM NO.	LEASING	LISTING FEES BY ESTIMATED LEASE RENT RANGE - BASE TERM			PERCENTAGE	NOTES	PERCENTAGE	NOTES	PERCENTAGE	NOTES
		CONTRACT RENT: LOWER END	CONTRACT RENT: UPPER END	LISTING FEE PERCENT RATE						
4	Landlord	\$1.00	\$1,000,000.00	6%	15%	15% of gross monthly rent	6%	Inclusive of co-Broker offer to Tenant's Broker	3%	
5	Tenant	\$1,000,001.00	\$2,500,000.00	6%	15%		0%	Usually paid for by Landlord	3%	
		\$25,00,001.00	\$5,000,000.00	6%						
		\$5,000,001.00	Above	Negotiable						
ITEM NO.	OTHER TRANSACTIONAL WORK OR CONSULTING FEES	REAL ESTATE CONSULTING	RESEARCH AND ADMINISTRATIVE	NOTES	RATE	NOTES	RATE	NOTES	RATE	NOTES
6	Hourly Rate	\$150.00 to \$225.00	\$90.00 to \$125.00		\$150.00			Included as component of transaction benefit	\$150.00	

Awarded Vendor

1861 Vendors notified of the ITN

4 Vendors Submitted Proposal

0 Vendors Non-Responsive

0 Vendor(s) Returned a No Bid

It is recommended that this ITN be awarded to Trinity Commercial Group being the highest ranked, best value firm(s) based on the evaluation committee ranking and negotiated pricing.



APPROVED BY: Lorie Nein

DATE: July 18, 2023