COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145764

DATE: 8/19/2025

SUBJECT: **RFQ NO. 2023-151 - ANNUAL CONTRACT FOR RESIDENTIAL AND LAND BROKERAGE SERVICES FOR VARIOUS PROJECTS - TRANSPORTATION SERVICES/RIGHT-OF-WAY DIVISION - VARIOUS VENDORS - EXERCISE SECOND AND FINAL OPTION FOR RENEWAL - SAME CONTRACT TERMS**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve renewal of RFQ No. 2023-151, Annual Contract for Residential and Land Brokerage Services for Various Projects, for the second and final optional twelve (12) month period at the same contract terms.

BACKGROUND

On September 5, 2023, the Commissioners Court, through Court Order #141648, awarded RFQ No. 2023-151, Annual Contract for Residential and Land Brokerage Services for Various Projects, for Transportation Services/Right-of-Way Division, to the following vendors:

Ranking		Geographic Area of Specialization
1.	NS Trinity, LLC d/b/a RE/MAX Trinity	1-6
2.	Trojan Commercial Real Estate, LLC	1, 2, 3, 4, and 6
3.	TL&G Real Estate, LLC	5 and 6

The awards were based upon evaluation criteria set forth in the RFQ specifications and contained options to renew for two (2) additional twelve (12) month periods.

On August 20, 2024, the Commissioners Court, through Court Order #143713, approved the first renewal option.

The purpose of this contract is to select the most qualified real estate brokerage firm to conduct negotiations at the seller's agent in the sale of County real estate, conduct market analysis as needed, and develop and implement marketing strategies to sell County real estate.

The vendor notified Purchasing in writing that they will extend the same contract terms through September 28, 2026. Transportation Services/Right-of-Way Division notified Purchasing in writing that they are pleased with the vendors and want to renew.

SUBMITTED BY	Purchasing	PREPARED BY:	Teresa Ralls
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

Therefore, it is the joint recommendation of Transportation Services/Right-of-Way Division and Purchasing that the Commissioners Court approve renewal of RFQ No. 2023-151, Annual Contract for Residential and Land Brokerage Services for Various Projects, for another twelve (12) month period.

FISCAL IMPACT

There were no services provided last year. Commissions are included as part of the sale agreement and vary depending on the sale price.

TARRANT COUNTY PURCHASING DEPARTMENT
100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP
Assistant Purchasing Agent

May 27, 2025

Traci Nicodemus
Broker/Owner
NS Trinity LLC d/b/a RE/MAX Trinity
2600 W. 7th Street, #146
Fort Worth, TX 76107

Re: RFQ No. 2023-151 – Annual Contract for Residential and Land Brokerage Services for Various Projects

Dear Ms. Nicodemus:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The first renewal option was from September 29, 2024 through September 28, 2025. The second renewal option would be from September 29, 2025 through September 28, 2026.

Tarrant County Purchasing Department hereby extends an invitation to NS Trinity LLC d/b/a RE/MAX Trinity to accept the second and final option for an additional one (1) year period as awarded on September 5, 2023. NS Trinity LLC d/b/a RE/MAX Trinity acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name.

☒ Yes, NS Trinity LLC d/b/a RE/MAX Trinity will accept the offer to extend the same contract terms through September 28, 2026. **Please include a current 1295 Form with your response.**

☐ No, NS Trinity LLC d/b/a RE/MAX Trinity will NOT accept the offer to extend the same contract terms through September 28, 2026.

Please email your signed response.

Sincerely,

Teresa Ralls
Tarrant County
817-884-3246

Traci Nicodemus, Broker/Owner
NS Trinity LLC d/b/a RE/MAX Trinity

Date 7/25/2005

TARRANT COUNTY PURCHASING DEPARTMENT
100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP
Assistant Purchasing Agent

July 7, 2025

Tim Williams
President
Trojan Commercial Real Estate, LLC
2401 Scott Avenue #118
Fort Worth, TX 76103

Re: RFQ No. 2023-151 – Annual Contract for Residential and Land Brokerage Services for Various Projects

Dear Ms. Nicodemus:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The first renewal option was from September 29, 2024 through September 28, 2025. The second renewal option would be from September 29, 2025 through September 28, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Trojan Commercial Real Estate, LLC to accept the second and final option for an additional one (1) year period as awarded on September 5, 2023. Trojan Commercial Real Estate, LLC acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name.

☒ Yes, Trojan Commercial Real Estate, LLC will accept the offer to extend the same contract terms through September 28, 2026. **Please include a current 1295 Form with your response.**

☐ No, Trojan Commercial Real Estate, LLC will NOT accept the offer to extend the same contract terms through September 28, 2026.

Please email your signed response.

Sincerely,

Teresa Ralls
Tarrant County
817-884-3246

Tim Williams/President
Trojan Commercial Real Estate, LLC

7/10/25
Date

TARRANT COUNTY PURCHASING DEPARTMENT
100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP
Assistant Purchasing Agent

July 07, 2025

Tamara Lias
Broker
TL&G Real Estate, LLC
5801 Marvin D Love Freeway
Dallas, TX 75237

Re: RFQ No. 2023-151 – Annual Contract for Residential and Land Brokerage Services for Various Projects

Dear Ms. Lias,

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The first renewal option was for the period of September 29, 2024 through September 28, 2025. The second renewal option would run from September 29, 2025 through September 28, 2026.

Tarrant County Purchasing Department hereby extends an invitation to TL&G Real Estate, LLC to accept the first option for an additional one (1) year period as awarded on September 5, 2023. TL&G Real Estate, LLC acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name.

X Yes, TL&G Real Estate, LLC will accept the offer to extend the same contract terms through September 28, 2026. **Please include a current 1295 Form with your response.**

☐ No, TL&G Real Estate, LLC will NOT accept the offer to extend the same contract terms through September 28, 2026.

Please email your signed response.

Sincerely,

Teresa Ralls
Tarrant County
817-884-3246

Tamara Lias
dotloop verified
07/16/25 1:23 PM CDT
ES6S-EFDX-LF8V-S3F8

Tamara Lias, Broker
TL&G Real Estate, LLC

07/16/2025
Date

Memorandum

To: Miriam Salazar

Dept: Transportation Services

From: Teresa Ralls, Sr. Buyer, Purchasing Department

Date: May 22, 2025

Re: Renewal of RFQ 2023-151 Annual Contract for Residential and Land Real Estate Brokerage Services for Various Projects

---

The above referenced contract will expire on September 28, 2025. This contract included two (2) options to renew with the vendors for additional twelve (12) month terms. The second renewal term would commence September 29, 2025, and would expire September 28, 2026.

If you wish to exercise this option to renew and continue this contract with the vendors listed below for twelve more months, please check the appropriate item and email back to me by May 28, 2025.

NS Trinity, LLC d/b/a RE/MAX Trinity
Trojan Commercial Real Estate, LLC
TL&G Real Estate, LLC

☑ Yes, I wish to continue the current contract with the above-mentioned vendor for the first renewal term of the contract.

Funds to support this contract will be provided by the following accounts:

☐ No, I do not wish to continue the current contract with the above-mentioned vendors for the following reason(s).

SIGNATURE: _____ DATE: 7/8/25

RFQ 2023-151 Annual Contract for Residential and Land Real Estate Services for Various Projects

Evaluation Criteria	Max Points	NS Trinity, LLC d/b/a RE/MAX Trinity Fort Worth, TX HUB - No	Trojan Commercial Real Estate, LLC Fort Worth, TX HUB - No	TL&G Real Estate, LLC Dallas, TX HUB - Yes
Responsiveness	20	18.00	20.00	16.00
Qualifications and Experience	70	62.00	59.50	56.00
References	10	10.00	3.30	10.00
Total	100	90.00	82.80	82.00

Ranking

1. NS Trinity, LLC d/b/a RE/MAX Trinity
2. Trojan Commercial Real Estate, LLC
3. TL&G Real Estate, LLC

TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: RFQ No. 2023-151 - Annual Contract for Residential and Land Brokerage Services for Various Projects - Transportation Services/Right-of-Way Division - Various Vendors - Exercise Second and Final Option for Renewal - Same Contract Terms

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: (SHORT TIA) or FULL TIA. Circle one after answering the questions in Sections II and III below.

****

I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

****

Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.

II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

   Yes_____ No __√__

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

   Yes_____ No __√__

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

****