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SINGLE SOURCE AWARD **BID # SS-12617-22**

Subject: Software Maintenance and Support of the Computer Assisted Mass Appraisal (CAMA) System for the Duval County Property Appraiser's Office

Department: Property Appraiser's Office

Description of Purchase:
In 2005 the Duval County Property Appraiser's Office purchased from Manatron, Inc. (fka Thompson Reuters, Government) a custom designed Computer Assisted Mass Appraisal (CAMA) system that houses the entirety of Duval County's Property Tax Roll.

Recommend approval of a Single Source award to Manatron, Inc. dba Aumentum Technologies for the maintenance and support of the software for the CAMA system. Period of service will be from October 1, 2022 through September 30, 2025. The quarterly fee for the services will be: $69,874.00 ($279,496 annually) for FY23; $73,367.00 ($293,468.00 annually) for FY24; and $77,036.00 ($308,144.00 annually) for FY25. The total not-to-exceed expenditure amount is $881,108.00.

This award is subject to appropriation by the City in the fiscal year beginning October 1, 2022. No funds have been appropriated to date. The City has no obligation for payment and work hereunder is not authorized unless funds are appropriated for work herein. A written notification will be provided in the event the funds are appropriated.

Funding Source: 00191.810001.546620.000000.00000000.00000.0000000 – To be executed via formal contract through the Office of General Counsel.

Single Source Award To: Manatron, Inc. dba Aumentum Technologies

Price Justification: See attachment

Total Award: $881,108.00 **Requisition #:** N/A

Attachments: Agency Memo, Single Source Form, Supplier Letter & Quote

Certification as to Single Source: Kathleen Collins, Chief Financial Officer, Property Appraiser

THE ABOVE PURCHASE IS RECOMMENDED FOR AWARD IN ACCORDANCE WITH CHAPTER 126.206.

Analyst: David Klages

Gregory Pease, Chief
Procurement Division

APPROVAL OF GENERAL GOVERNMENT AWARDS COMMITTEE

"ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS"

CHAIRMAN ***DATE***

ACTION OF AWARDING AUTHORITY *DATE:* _____

APPROVED _____ *DISAPPROVED* _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

OFFICE OF THE PROPERTY APPRAISER

JERRY HOLLAND
DUVAL COUNTY
PROPERTY APPRAISER

231 E. FORSYTH STREET
JACKSONVILLE, FL 32202
(904) 630-2011

April 20, 2022

Gregory Pease, Chief Procurement Division
214 N. Hogan Street, Suite 800
Jacksonville, FL 32202

RE: Proprietary Request – Computer Assisted Mass Appraisal System (CAMA) – System Maintenance Technical Support and Disaster Recovery

Dear Greg:

The Duval County Property Appraiser would like to enter into a single source agreement with Manatron (formerly Thomson Reuters) from date of award through September 30, 2025, between the City of Jacksonville, on behalf of the Duval County Property Appraiser, and Manatron for the provision of Computer Assisted Mass Appraisal (CAMA) System maintenance, technical support and disaster recovery. The annual contract cost to the City of Jacksonville is $279,496 in FY23, $293,468 (5% increase) in FY24, and $308,144 (5% increase) in FY25 for a not-to-exceed total indebtedness of $881,108 for the three-year period.

All terms and conditions of the current contract remain. If you have any additional questions, please feel free to contract me at the email and telephone number listed below.

Sincerely,

Kathleen Collins
Chief Financial Officer
904-255-5890

Cc: Jerry Holland
Enclosures: Single Source Request
Vendor Quote ("Letter of Authorization")

SINGLE SOURCE REQUEST

Pursuant to the City of Jacksonville Procurement Code § 126.206 & § 126.312, when requesting a purchase from a vendor subject to the referenced sections, please complete this form to justify your request and submit to Procurement with applicable attachments.

REQUESTING AGENCY (DEPT./DIVISION): PAAD

FUNDING SOURCE: 00191.810001.546620

BRIEF DESCRIPTION OF GOODS/SERVICES:

Software maintenance and support contract for PAO's custom CAMA system. This system houses the entirety of Duval County's Tax Roll.

AMOUNT OF PROJECT (attach quote): 881,108 (3 year contract)

PROVIDE A SUMMARY OF THE SCOPE OF GOODS/SERVICES TO BE PROVIDED; IDENTIFY EACH ITEM, COMPONENT OR SERVICE BEING PROCURED (ATTACH QUOTE/PROPOSAL):

Provide maintenance, support and disaster recovery for the custom CAMA system to include all software modifications and operational support necessary to ensure compliance with statutory and reporting requirements, DOR guidelines, including but not limited to real estate and TPP valuations, TRIMs, recapitalization of values, exemptions; all consistent with PAO calculations.

PROVIDE A DETAILED JUSTIFICATION AS TO WHY THE REQUESTED GOODS/SERVICES CAN ONLY BE EFFICIENTLY AND EFFECTIVELY PROCURED THROUGH THE RECOMMENDED SINGLE SOURCE PROVIDER:

The CAMA system is a custom designed mass appraisal software built in accordance with PAO specifications and installed in 2005. Manatron (Formerly Thomson Reuters) is the only company that can efficiently and effectively service the custom CAMA system because it is their software.

ASSERT THAT YOU HAVE RESEARCHED THE AVAILABILITY OF THE REQUESTED GOODS/SERVICES FROM OTHER SOURCES IN APPLICABLE MARKETS AND HAVE DISCUSSED AND EVALUATED THE SAME WITH COJ'S PROCUREMENT AND EBO DIVISIONS:

This software is custom and can only be maintained by Manatron (Formerly Thomson Reuters). There is not another vendor who is able to provide maintenance on this software or upgrades to it. The PAO has researched other CAMA software systems and determined both from a cost and functionality perspective not to pursue this option at this time.

Submitted by: Kathleen Collins — Chief Financial Officer

(Name) (Title)

Date: 4/20/2022

Aumentum™

TECHNOLOGIES

LETTER OF AUTHORIZATION

April 1, 2022

Jerry Holland
Duval County Property Appraiser
231 East Forsyth, 270
Jacksonville, FL 32202

Dear Mr. Holland

This Letter of Authorization ("LOA") is being provided to you because of Duval County's long-term loyalty and commitment to utilizing Manatron software and services. Manatron, Inc. ("Aumentum Technologies" or "Aumentum Tech") values the partnership that exists between our respective organizations. We would like to honor that partnership by offering the County the following maintenance and support services rates for a non-cancellable term from award date through September 30, 2025. You can guarantee the rates below for the three-year term by executing this LOA. This LOA amends the County's existing Agreement with Aumentum Technologies. The terms and conditions in this LOA take precedence over like terms in the existing agreement, but all other terms of the agreement will remain in full force and effect.

MAINTENANCE AND SUPPORT SERVICES

Description	Item Number	Quarterly Price	Term
CustomCAMA Real Estate Basic Support CustomCAMA Personal Property Data Basic Support Managed Support Services-Disaster Recovery	CUSTCAMARDE-S CUSTCAMATDE-S MANAGED SUPPORT SERVICES-S	$69,874.00	10.1.22 – 9.30.23
CustomCAMA Real Estate Basic Support CustomCAMA Personal Property Data Basic Support Managed Support Services-Disaster Recovery	CUSTCAMARDE-S CUSTCAMATDE-S MANAGED SUPPORT SERVICES-S	$73,367.00	10.1.23 – 9.30.24
CustomCAMA Real Estate Basic Support CustomCAMA Personal Property Data Basic Support Managed Support Services-Disaster Recovery	CUSTCAMARDE-S CUSTCAMATDE-S MANAGED SUPPORT SERVICES-S	$77,036.00	10.1.24 – 9.30.25

Upon approval and signing, please return this LOA to Aumentum Technologies via the following method:

1) Email a scanned image of the signed LOA to Tim.Lacy@AumentumTech.com;

ACCEPTANCE

Manatron, Inc.

By: _____

Title: _____

Date: _____

Duval County, FL:

By: _____

Title : _____

Date: _____

Duval County FL0422022DCPA-2022-2025
Expiration Date: September 30, 2022

Klages, David

From: Tim Lacy <Tim.Lacy@AumentumTech.com>
Sent: Friday, May 6, 2022 11:31 AM
To: Klages, David
Cc: Collins, Kathleen
Subject: RE: Single Source - CAMA Services for the Property Appraiser

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning David,

I am confirming our company holds the proprietary rights to the CAMA software and Aumentum Technologies is the only company that can provide Maintenance and Support of Professional Services for the software.

Please let me know if you need anything further.

Thank you,
Tim

Aumentum TECHNOLOGIES

Tim Lacy
Senior Client Executive
Phone: 866-471-2900 Ext 277841
Mobile: 317-409-4863
Email: tim.lacy@aumentumtech.com

From: Klages, David <DKlages@coj.net>
Sent: Friday, May 6, 2022 9:47 AM
To: Tim Lacy <Tim.Lacy@AumentumTech.com>
Cc: Collins, Kathleen <KathleenC@coj.net>
Subject: [EXTERNAL] Single Source - CAMA Services for the Property Appraiser

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Tim. Regarding the attached letter, would you please confirm that the software used in the CAMA system is proprietary and that only your company can efficiently manage it?

Thank you,

David R. Klages
Purchasing Analyst
City of Jacksonville, Procurement Division