12

SINGLE SOURCE AWARD **BID # SS-12590-22**

Subject: Purchase of Eleven (11) Licenses for TreppLoan Database Services

Department: Property Appraiser

Description of Purchase:
Recommend approval of a Single Source award to Trepp, LLC for the purchase of eleven (11) licenses to gain access to the TreppLoan database services and verified data for commercial comps, benchmarks, historical financial and number proprietary fields such as cap rate, spreads, and property subtypes. Period of service will be from October 1, 2022 through September 30, 2025. The monthly licensing fee is: $2,609.66 ($31,315.92 annually) for FY23; $2,740.14 ($32,881.68 annually) for FY24; and $2,877.15 ($34,525.80 annually) for FY25. The total not-to-exceed expenditure amount is $98,723.40.

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: 00191.810002.531090.000000.00000000.00000.0000000 – To be executed via formal contract through the Office of General Counsel.

Single Source Award To: Trepp, LLC

Price Justification: See attachment

Total Award: $98,723.40 **Requisition #:** PAAD-500299-22

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

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 _____

FORM GB-113, Revised 12/2007

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, Division Chief
Procurement Division
214 N. Hogan Street, Suite 800
Jacksonville, Florida 32202

RE: Sole Source Contract Request Trepp, LLC

Dear Greg:

This letter serves as the request to secure a sole source agreement with Trepp, LLC to provide access to their TreppLoan database services and verified data for commercial comps, benchmarks, historical financial and number proprietary derived fields such as implied cap rate, spreads and property subtypes. This contract would provide 11 licenses to be used in our Commercial Division.

The term of contract would commence October 1, 2022 and extend through September 30, 2025, with a monthly licensing fee of $2,609.66 in FY23, $2,740.14 in FY24 and $2,877.15 in FY25. The annual total for FY23 is $31,315.92. The current contract maximum indebtedness for three years is $98,723.40.

If you have any additional questions, please contact me at the telephone number or E-mail listed below.

Sincerely,

Kathleen Collins, Chief Financial Officer
Duval County Property Appraiser
904-255-5890 / kathleenc@coj.net

Attachment

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): Property Appraiser - Commercial Division

FUNDING SOURCE: 00191 810002 531090

BRIEF DESCRIPTION OF GOODS/SERVICES:

Provides licenses to the TreppLoan database, which allows monitoring, benchmarking and analysis of CMBS and non-CMBS assets.

AMOUNT OF PROJECT (attach quote): 98,723.42 (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):

Powered by Trepp's CMBS database, TreppLoan will provide loan and property data for customized markets, and comparable groups across the state of Florida. This will provide data to our Commercial Real Estate division, who will use these comparisons for valuations, VAB hearings, lawsuits, etc.

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

Trepploan™ is a sole source service distributed, to the best of our knowledge. by Trepp, LLC. There is no other service that has the combination of comps, benchmarks, historical financials and numerous proprietary derived fields such as implied cap rate spreads and property sub-types, which. to the best of our knowledge, are solely unique to Trepploan.

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:

We have researched addtional companies and the TreppLoan software is the only one that incorporates the historical financial reporting.

Submitted by: Kathleen Collins — Chief Financial Officer

(Name) (Title)

Date: 4/20/2022

DocuSign Envelope ID: 2B036F73-1729-43AF-BA8A-91F72523008C

Trepp, Inc.
600 Fifth Avenue, 7th Floor · New York, NY 10020
212-754-1010 · www.trepp.com

May 10, 2022

City of Jacksonville
Kathleen Collins, MPA
Chief Financial Officer
Office of the Property Appraiser – Duval County
231 East Forsyth Street, Suite 270
(904) 255-5890
KathleenC@coj.net

Dear Ms. Collins,

This letter is to confirm that, while other vendors provide similar CMBS data, none provides exactly the same data or user interface with all the critical analytics/features as TreppLoan. As such, TreppLoan is a sole source service distributed, to the best of our knowledge, by Trepp, Inc.. TreppLoan is licensed directly by institutions from Trepp, Inc. at the address listed above.

There is no other service that has the combination of comps, benchmarks, historical financials and numerous proprietary derived fields such as implied cap rate, spreads and property sub-types, which, to the best of our knowledge, are solely unique to TreppLoan.

If you desire additional information, do not hesitate to contact Martin Besa at (212) 329-6217 at any time or visit our website at www.trepp.com.

Thank you for your interest in our service.

Sincerely,

DocuSigned by:
Lonnie Hendry
D8912F5739B74D0...

Lonnie Hendry, Jr.
Senior Vice President, Head of CRE & Advisory

	Monthly		Annually
FY23	$2,609.66	12	$31,315.92
FY24	$2,740.14	12	$32,881.68
FY25	$2,877.15	12	$34,525.80
		Total	**$98,723.40**

SINGLE SOURCE AWARD **BID # SS-0253-20**

Subject: PURCHASE OF TEN (10) LICENSES FOR TREPPLOAN DATABASE SERVICES

Department: Property Appraiser

Description of Purchase:
Recommend approval of single source award to Trepp, LLC for the purchase of ten (10) licenses to gain access to the TreppLoan database services. Period of service shall be three (3) years from date of contract execution. Monthly licensing fee is $2,100.00 ($25,200.00 annually) for year one (1); $2,163.00 ($25,956.00 annually) for year two (2); and $2,227.89 ($26,734.68 annually) for year three (3). Total not-to-exceed expenditure amount is $77,890.68.

This award is subject to appropriation by the City in the fiscal year beginning October 1, 2019. 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: PACM015-03109 – To be executed via formal contract through the Office of General Counsel and processed via Purchase Order(s).

Single Source Award To: Trepp, LLC

Price Justification: See attachment

Total Award: $77,890.68 **Requisition #:** N/A

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

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

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"

Teresa R. Eiber
CHAIRMAN

10/10/19
DATE

ACTION OF AWARDING AUTHORITY

DATE: 10/10/19

APPROVED ✓ BH

DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

Brian Hughes
~~Chief Administrative Officer~~
For: Mayor Lenny Curry
~~Under Authority of:~~
Executive Order No: 2019-02

FORM GB-113, Revised 12/2007