



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

July 1, 2019

Jim McCathern
Patriot Properties Inc.
123 Pleasant St
Marblehead, MA 021945
Re: **RFQ # 1031685, Computer Assisted Mass Appraisal System (CAMA)**

Dear Mr. McCathern:

The Metropolitan Government of Nashville and Davidson County (Metro) has completed the evaluation of submitted solicitation offer(s) to the above RFQ # **1031685** for **Computer Assisted Mass Appraisal System (CAMA)**. This letter hereby notifies you of Metro's intent to award to Patriot Properties Inc., contingent upon successful contract negotiations. Please provide a certificate of Insurance indicating all applicable coverages within 15 business days of the receipt of this letter.

If the Procurement Nondiscrimination Program requirements were a part of this solicitation, the awardee must forward a signed copy of the "Letter of Intent to Perform as Subcontractor/Subconsultant/Supplier/Joint Venture" for any minority/women-owned business enterprises included in the response to the Business Assistance Office within two business days from this notification.

Additionally the awardee will be required to submit evidence of participation of and contractor's payment to all Small, Minority, and Women Owned Businesses participation in any resultant contract. This evidence shall be submitted monthly and include copies of subcontracts or purchase orders, the Prime Contractor's Application for Payment, or invoices, and cancelled checks or other supporting payment documents. Should you have any questions concerning this requirement, please contact Jerval Watson, BAO Representative, at 615-862-5461 or at Jerval.watson@nashville.gov.

Depending on the file sizes, the responses to the procurement solicitation and supporting award documentation can be made available either by email, CD for pickup, or in person for inspection. If you desire to receive or review the documentation or have any questions, please contact Christina Alexander by email at Christina.alexander@nashville.gov Monday through Friday between 8:30am and 3:30pm.

Thank you for participating in Metro's competitive procurement process.

Sincerely,

A handwritten signature in blue ink that reads "Michelle A. Hernandez Lane".

Michelle A. Hernandez Lane
Purchasing Agent

Cc: Solicitation File, Other Offerors

Pursuant to M.C.L. 4.36.010 Authority to resolve protested solicitations and awards.

A. Right to Protest. Any actual or prospective bidder, offeror or contractor who is aggrieved in connection with the solicitation or award of a contract may protest to the Purchasing Agent. The protest shall be submitted in writing within ten (10) days after such aggrieved person knows or should have known of the facts giving rise thereto.

Procurement Division

730 Second Avenue South, Suite 112
P.O. Box 196300
Nashville, Tennessee 37219-6300

www.Nashville.gov
Phone: 615-862-6180
Fax: 615-862-6179

Solicitation Title & Number			RFP Cost Points	RFP SBE/SDV Points	Total Cost Points
Computer Assisted Mass Appraisal System CAMA; RFQ 1031685			28	7	35
Offeror's Name	Total Bid Amount	SBE/SDV Participation Amount	RFP Cost Points	RFP SBE/SDV Points	Total Cost Points
Patriot Properties	\$1,410,000.00	\$0.00	28.00	0.00	28.00
Business Information Systems	\$1,940,000.00	\$0.00	20.35	0.00	20.35
Tyler Technologies	\$2,523,750.00	\$0.00	15.64	0.00	15.64
Ering	\$2,603,440.00	\$0.00	15.16	0.00	15.16

RFQ 1031685 Computer Assisted Mass Appraisal System (CAMA)

Evaluation Committee Score Sheet

Offeror	Patriot Properties	Business Information Systems	Tyler Technologies	Ering
Contract Acceptance	Yes	Yes	Yes	Yes
ISA Questionnaire Completed (Yes/No)	Yes	Yes	Yes	Yes
Cost (35)	28.00	20.35	15.64	15.16
Project Schedule & Risk Management (15)	11.00	5.00	11.00	15.00
Reference Projects (15)	12.00	5.00	11.00	13.00
Firm Qualifications (20)	17.00	5.00	15.00	18.00
Project Approach & Process (15)	12.00	5.00	14.00	15.00
Total Proposal Evaluation Scores (Round 1)	80.00	40.35	66.64	76.16
Demo Comments (100)	<p>The demo highlights were the website features, screen flow, integration, income approach, GIS, tablet solution, online filing, ability to add on, batch processing, sketching program. The weakness were the workflow options need updating.</p>	<p>The demo did not meet the minimum requirements of the scope of work for the solicitation, did not provide items indicated on minimum specifications in round 1.</p>	<p>The demo highlights were the workflow options, appeals functions and graphics. The weaknesses were the core system filter was limited, personal property filing was limited, navigation of screens was complicated, screen layout did not flow, tablet solution not feasible for Metro, website was basic, did not over layer over option with blue print, limited support, does not track audits, and support request ranking.</p>	<p>The demo highlights were workflow options, appeals functions, reporting, sketching overlay, ability to scan documents into system, values carried forward, email notifications, ability to copy to cards. The weaknesses were filter limited, attributes limited, tablet cannot see values, personal property lacking features, website limited, poor screen flow, limited support, cannot calculate from mobile tool, no test system analysis, check -in/out system not feasible for Metro, down time during presentation.</p>
Demos Scores (Round 2)	90.00	20.00	75.00	77.00
Total Scores Rounds 1 & 2	170.00	60.35	141.64	153.16

Evaluation Comments

Patriot Properties

Strengths

Firm's proposal provided detailed project completion time schedule. Firm provided reference projects of similar size, scope and complexity. Firm's proposal demonstrated experience working with Governmental agencies. Firm's proposal provided detailed organizational structure to include defined roles of each team member. Firm's proposal and demo demonstrated a detailed project approach and process for implementation, maintenance and support services.

Weaknesses

Firm's proposal lacked detail for the training approach for the scope of work in the solicitation. Firm's Gantt Chart lacked details showing the amount of time and staff proposed for the scope of work in the solicitation. Firm's proposal failed to address risk management for the scope of work in the solicitation. Firm failed to identify each evaluation criteria section as instructed in solicitation.

Business Information Systems

Strengths

Firm's proposal demonstrated experience working with Governmental agencies. Firm's proposal demonstrated experience in CAMA systems. Firm identified key personnel.

Weaknesses

Firm failed to identify each evaluation criteria section as instructed in solicitation. Firm's proposal failed to demonstrate the proposed Project Manager has experience with projects of similar size, scope and complexity. Firm's proposal lacked detail showing experience with Governmental agencies and of similar size, scope and complexity. Firm's proposal lacked detail in project approach and process for scope of work in the solicitation. Firm's proposed process does not meet Metro's requirements for scope of work for this solicitation.

Tyler Technologies

Strengths

Firm's proposal provided detailed approach and process for scope of work in solicitation to include system testing and conversions. Firm's proposal demonstrated experience in implementing CAMA systems.

Weaknesses

Firm's Gantt Chart failed to provide a project time line for scope of work in solicitation. Firm's proposal lacked detail for appraisal value reconciliation. Firm's proposal provided minimal detail for proposed training. Firm's proposal failed to provide reference projects of similar size, scope and complexity. Firm's proposal lacked information identifying proposed team members and key personnel.

Ering

Strengths

Firm's proposal provided detailed approach and process to include a system module base to limit potential risks. Firm's proposal demonstrated the ability to provide direct access to the implementation team. Firm's proposal demonstrated a testing process that was acceptable to Metro. Firm's proposal provided detailed training process with flexibility of modifying to accommodate Metro's needs. Firm provided a Gantt Chart that proposes a 14 month installation plan. Firm's proposal demonstrated an 11 step management process for implementation.

Weaknesses

Firm's proposal lacked detail demonstrating experience for projects of similar size, scope and complexity.

Alexander, Christina (Finance - Purchasing)

From: Watson, Jerval (Finance - Contract Compliance)
Sent: Tuesday, December 11, 2018 3:09 PM
To: Alexander, Christina (Finance - Purchasing)
Subject: RE: RFQ 1031685-2 Computer Assisted Mass Appraisal System CAMA - BAO Preliminary Compliance Review request

Good Afternoon Chris -

I have reviewed the bid for the RFQ # 1031685-2 Computer Assisted Mass Appraisal System CAMA and I have confirmed that there is no SBE participation. Let me know if you have any additional questions.

Best,

Jerval Watson
Business Development Officer
Department of Finance
Office of Minority and Women Business Assistance (BAO)
Metropolitan Nashville Davidson County Government
730 2nd Avenue South, 1st Floor; PO Box 196300
Nashville, TN 37219-6300
(P)615-862-5461; (F)615-862-6175



From: Alexander, Christina (Finance - Purchasing)
Sent: Monday, December 3, 2018 4:00 PM
To: Watson, Jerval (Finance - Contract Compliance)
Cc: Pittman, Genario (Finance - Procurement)
Subject: RFQ 1031685-2 Computer Assisted Mass Appraisal System CAMA - BAO Preliminary Compliance Review request

Jerval,

RFQ 1031685-2 Computer Assisted Mass Appraisal System CAMA closed November 30, 2018, will you provide a Preliminary BAO Compliance Review.

See attached Bid Tab as a reference.

Thanks

Christina Alexander

Procurement Officer
Department of Finance
Procurement Division
Metropolitan Nashville Davidson County
730 2nd Avenue South, Ste. 101
Nashville, TN 37210
Office- 615.862.6637