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SINGLE SOURCE AWARD **BID # SS-0208-20**

Subject: Sales Verification Software for Real Estate Transactions

Department: Property Appraiser

Description of Purchase:
Request approval to increase the annual not-to-exceed expenditure amount for Just Appraised, Inc. (contract #10716) for FY24 by $3,423.00 (approximately 3%) for the CPI increase. Total not-to-exceed expenditure amount for FY24 will be $117,552.00. Total revised not-to-exceed award amount will be $489,512.00.

Period of service will be from October 1, 2023 through September 30, 2024 with no automatic one-year renewal options remaining.

This award is subject to appropriation by the City in the fiscal year beginning October 1, 2023. 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: 00191.810004.531180.000000.00000000.00000.0000000 – To be executed by formal contract amendment #2 through the Office of General Council and processed via Purchase Order(s).

Single Source Award To: Just Appraised, Inc.

Price Justification: See attachment

Total Award: $489,512.00 **Requisition #:** N/A

Attachments: Agency Memo, Award Tracking Sheet, Supplier's Email, CPI Report, Previous Awards

Certification as to Single Source: Desi Green, Chief Financial Officer, Office of the Property Appraiser

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

Analyst: David Klages

Dustin Freeman, 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

JOYCE MORGAN
DUVAL COUNTY
PROPERTY APPRAISER

231 E. FORSYTH STREET
JACKSONVILLE, FL 32202
(904) 255-5900

August 23, 2023

MEMORANDUM

TO: Dustin Freeman, Chief of Procurement Division
Procurement Division

FROM: Desi Green, Chief Financial Officer
Duval County Property Appraiser

SUBJECT: Contract Renewal Option for Just Appraised, Inc.

The Duval County Property Appraiser's Office would like to utilize the automatic renewal option for SS-0208-20. Renewal 4 will be for October 1, 2023 - September 30, 2024.

The budgeted amount for FY24 is $117,552, a 3 percent increase over FY23. This software is vital to our Land Records Division, so we would like to maintain the contract.

Funds should be allocated to account 00191.810004.531180.

Please let me know if you need any additional information.

Sincerely,

Desi Green
Chief Financial Officer
Office of the Property Appraiser
904-255-5890
desig@coj.net

SS-0208-20 Sales Verification Software for Real Estate Transactions
Just Appraised, Inc.

Date	$Amount	Purpose
08/02/19	$80,000.00	GGAC Award (Initial term - FY20)
	$80,000.00	GGAC Award (Renewal 1 - automatic - FY21)
	$80,000.00	GGAC Award (Renewal 2 - automatic - FY22)
	$80,000.00	GGAC Award (Renewal 3 - automatic - FY23)
	$80,000.00	GGAC Award (Renewal 4 - automatic - FY24)
11/23/20	$69,280.00	Per the signed contract, the annual NTE renewal amount is $97,320.00 ($17,320.00 more than in the GGAC Award). $69,280.00 is the total increase for all four renewals.
05/27/22	$16,809.00	FY23 Increase (FY23 NTE is $114,129.00 ($16,809.00 more than FY22)).
Pending	$3,423.00	FY24 Increase (FY24 NTE is $117,552.00 (approximate 3% CPI increase).
Total NTE:	**$489,512.00**	

Thank you,

Ana-Rita

On Thu, Mar 9, 2023 at 1:43 PM Collins, Kathleen <KathleenC@coj.net> wrote:

Thank you!

From: Ana-Rita Silva <anarita.silva@justappraised.com>
Sent: Thursday, March 9, 2023 1:39 PM
To: Collins, Kathleen <KathleenC@coj.net>
Cc: Travis Noll <travis@justappraised.com>; Botero, Yadira <Ybotero@coj.net>
Subject: Re: Budgetary Quote

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.

Hi Kathleen,

Your renewal for the period of 10/1/23-9/30/24 will increase by 3%. Your new total will be $117,552 going forward. I will send over a revised order form shortly.

Thanks!

On Wed, Mar 8, 2023 at 4:04 PM Collins, Kathleen <KathleenC@coj.net> wrote:

Thank you!

From: Travis Noll <travis@justappraised.com>
Sent: Wednesday, March 8, 2023 3:40 PM
To: Collins, Kathleen <KathleenC@coj.net>
Cc: Botero, Yadira <Ybotero@coj.net>; Ana-Rita Silva <anarita.silva@justappraised.com>
Subject: Re: Budgetary Quote

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.

JUST APPRAISED

SAAS SERVICES ORDER FORM (DEEDS)

This Order Form is effective as of October 1, 2023 (the "Order Form Effective Date") and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on October 15, 2019 (the "Agreement"). By signing this Order Form, Customer expressly agrees to be bound by the terms of conditions of the Agreement, which are incorporated herein by reference. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement. If there is an inconsistency or conflict between the terms of the Agreement and the terms of this Order Form, the terms of this Order Form shall govern.

Customer:	City of Jacksonville on behalf of Duval County, FL	**Contact:**	Joyce Morgan
Address:	231 E Forsyth St., Suite 270 Jacksonville, Florida 32202	**Phone:**	904-630-5888
		E-Mail:	joycemorgan1@coj.net
License Fees: $117,552 per year for the Term (the "License Fee"), to be invoiced in a single lump sum at the beginning of Term and any subsequent Renewal Terms, and paid in accordance with Section 4.2 of the Agreement. The Company may increase the License Fee in accordance with Section 4.1 of the Agreement.		**Term:** October 1, 2023 through September 30, 2024. The Term will automatically renew on an annual basis for one-year terms (each a "Renewal Term") unless either party elects not to renew by giving the other party written notice at least sixty (60) days prior to the end of the Initial Term or then-current Renewal Term, as applicable.	

JUST APPRAISED INC.

By: _____
Name: Yao Choong
Title: CFO
Date:

CUSTOMER: CITY OF JACKSONVILLE ON BEHALF OF DUVAL COUNTY, FL

By: _____
Name:
Title:
Date:

Economic News Release

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by expenditure category, July 2023
[1982-84=100, unless otherwise noted]

Expenditure category	Relative importance Jun. 2023	Unadjusted indexes			Unadjusted percent change		Seasonally adjusted percent change		
		Jul. 2022	Jun. 2023	Jul. 2023	Jul. 2022-Jul. 2023	Jun. 2023-Jul. 2023	Apr. 2023-May 2023	May 2023-Jun. 2023	Jun. 2023-Jul. 2023
All items	100.000	296.276	305.109	305.691	3.2	0.2	0.1	0.2	0.2
Food	13.400	308.532	322.556	323.523	4.9	0.3	0.2	0.1	0.2
Food at home	8.582	292.972	302.335	303.455	3.6	0.4	0.1	0.0	0.3
Cereals and bakery products	1.166	332.968	355.074	356.377	7.0	0.4	0.0	0.1	0.0
Meats, poultry, fish, and eggs	1.770	318.141	315.561	317.445	-0.2	0.6	-1.2	-0.4	0.5
Dairy and related products	0.787	265.638	268.338	269.143	1.3	0.3	-1.1	-0.3	0.5
Fruits and vegetables	1.478	341.839	350.724	351.646	2.9	0.3	1.3	0.8	0.4
Nonalcoholic beverages and beverage materials	1.039	204.944	216.146	216.056	5.4	0.0	0.7	-0.1	0.0
Other food at home	2.344	257.295	269.995	271.276	5.4	0.5	0.4	-0.2	0.2
Food away from home(1)	4.818	331.342	354.245	354.862	7.1	0.2	0.5	0.4	0.2
Energy	6.951	325.407	283.854	284.828	-12.5	0.3	-3.6	0.6	0.1
Energy commodities	3.667	405.676	321.491	323.358	-20.3	0.6	-5.6	0.8	0.3
Fuel oil(1)	0.112	495.910	353.673	364.304	-26.5	3.0	-7.7	-0.4	3.0
Motor fuel	3.497	399.682	317.170	318.891	-20.2	0.5	-5.6	0.9	0.2
Gasoline (all types)	3.415	396.952	316.258	318.071	-19.9	0.6	-5.6	1.0	0.2
Energy services	3.283	262.731	259.564	259.766	-1.1	0.1	-1.4	0.4	-0.1
Electricity	2.574	262.347	271.369	270.268	3.0	-0.4	-1.0	0.9	-0.7
Utility (piped) gas service	0.709	258.666	219.272	223.290	-13.7	1.8	-2.6	-1.7	2.0
All items less food and energy	79.649	295.646	308.910	309.402	4.7	0.2	0.4	0.2	0.2
Commodities less food and energy commodities	21.321	166.746	168.588	168.014	0.8	-0.3	0.6	-0.1	-0.3
Apparel	2.526	125.188	130.510	129.172	3.2	-1.0	0.3	0.3	0.0
New vehicles	4.270	173.618	179.577	179.696	3.5	0.1	-0.1	0.0	-0.1
Used cars and trucks	2.776	213.683	202.007	201.624	-5.6	-0.2	4.4	-0.5	-1.3
Medical care commodities(1)	1.460	390.077	404.109	406.169	4.1	0.5	0.6	0.2	0.5
Alcoholic beverages	0.836	274.344	285.633	285.580	4.1	0.0	0.5	0.0	0.1
Tobacco and smoking products(1)	0.496	1,349.636	1,424.290	1,431.302	6.1	0.5	0.6	0.1	0.5
Services less energy services	58.328	375.060	396.646	398.002	6.1	0.3	0.4	0.3	0.4
Shelter	34.728	354.935	380.594	382.226	7.7	0.4	0.6	0.4	0.4
Rent of primary residence	7.569	370.448	398.593	400.210	8.0	0.4	0.5	0.5	0.4
Owners' equivalent rent of residences(2)	25.540	363.311	389.223	391.131	7.7	0.5	0.5	0.4	0.5
Medical care services	6.377	601.056	593.503	591.832	-1.5	-0.3	-0.1	0.0	-0.4
Physicians' services(1)	1.792	411.846	412.812	413.437	0.4	0.2	-0.5	0.7	0.2
Hospital services(1)(3)	1.925	377.415	390.793	389.061	3.1	-0.4	1.0	0.4	-0.4
Transportation services	5.917	363.389	395.238	396.199	9.0	0.2	0.8	0.1	0.3

Footnotes
(1) Not seasonally adjusted.
(2) Indexes on a December 1982=100 base.
(3) Indexes on a December 1996=100 base.

SINGLE SOURCE AWARD **BID # SS-0208-20**

Subject: Sales Verification Software for Real Estate Transactions

Department: Property Appraiser

Description of Purchase:
Request approval to increase the annual not-to-exceed expenditure amount for Just Appraised, Inc. for FY23 by $16,809.00 (approximately 17%) due to an increased volume of transactions and the fact that the price has not been increased since the start of the contract. Total not-to-exceed expenditure amount for FY23 will be $114,129.00. Total revised not-to-exceed award amount will be $486,089.00.

Period of service will be from October 1, 2022 through September 30, 2023 with one (1) automatic one (1) year renewal option remaining.

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: 00191.810004.531180.000000.00000000.00000.0000000 – To be executed by formal contract amendment through the Office of General Council and processed via Purchase Order(s).

Single Source Award To: Just Appraised, Inc.

Price Justification: See attachment

Total Award: $486,089.00 **Requisition #:** N/A

Attachments: Agency Memo, Single Source Request Form, Award Tracking Sheet, Supplier's Email, Previous Awards

Certification as to Single Source: Kathleen Collins, Chief Financial Officer, Office of the 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 5/26/2022

ACTION OF AWARDING AUTHORITY DATE: 5/27/2022

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

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

FORM GB-113, Revised 12/2007

SINGLE SOURCE AWARD **BID # SS-0208-20**

Subject: Sales Verification Software for Real Estate Transactions

Department: Property Appraiser

Description of Purchase:
Subject single source award was approved on 8/2/19 for Just Appraised in the amount of $80,000.00 annually (contract #10716). Signed contract is for $80,000.00 initial term and $97,320.00 per (automatic) one (1) year contract renewal term (maximum of four (4) renewal terms).

Recommend approval to increase award to Just Appraised, Inc. in the amount of $69,280.00. Estimated annual expenditure amount not to exceed $97,320.00. Total revised award amount not-to-exceed $469,280.00.

Period of service will be date of award through September 30, 2021 with three (3) automatic one (1) year renewal options remaining.

Funding Source: 00191.810004.531180.0000000.00000000.00000

Single Source Award To: Just Appraised.

Price Justification: See attachment

Total Award: $469,280.00 **Requisition #:** N/A

Attachments: Agency Memo, Single Source Form, Contract, Previous Award

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

for Gregory Pease, Chief
Procurement Division

APPROVAL OF GENERAL GOVERNMENT AWARDS COMMITTEE

"ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS"

CHAIRMAN

DATE 11/19/2020

ACTION OF AWARDING AUTHORITY DATE: 11/23/20

MH APPROVED ✓ BH DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

FORM GB-113, Revised 12/2007

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

SINGLE SOURCE AWARD

BID # SS-0208-20

Subject: Sales Verification Software for Real Estate Transactions

Department: Property Appraiser

Description of Purchase:
Recommend approval of single source award to Just Appraised to provide sales verification software that aggregates various data sources for real estate transactions.

Period of service is October 1, 2019 through September 30, 2020 with four (4) automatic one (1) year renewal options unless terminated by either party with at least sixty (60) days' notice to the other party. Estimated annual expenditure amount not to exceed $80,000.00.

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: PALR015-03118 – To be executed by formal contract agreement through the Office of General Counsel.

Single Source Award To: Just Appraised

Price Justification: See attachment

Total Award: $80,000.00 **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 L. Eibeck
CHAIRMAN

DATE 8/01/19

James R. McCaig

ACTION OF AWARDING AUTHORITY

DATE: 8/2/19

APPROVED _____ DISAPPROVED _____

OTHER _____

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

SIGNATURE OF AUTHENTICATION _____

FORM GB-113, Revised 12/2007