



June 10, 2024

Tarrant Appraisal District
Attn: Joe Bobbitt, RPA, CCA
2500 Handley-Ederville Rd.
Fort Worth, Texas 76118

Dear Mr. Bobbitt,

It is with great pleasure that Government Software Assurance Corporation (GSA) submit this response to the Request for Proposal CAMA SOFTWARE sent to GSA via email from Grady Ewing, Quality Assurance Manager May 10th, 2024. We believe our team is uniquely equipped to provide an enterprise class CAMA system for your office.

In the following proposal you will find our response, which includes:

- A. Executive Summary
- B. Vendor Information
- C. Technical Requirements Response
- D. Contract Template and
- E. Price Proposal

If you have any questions regarding the content of this response, please don't hesitate to contact me at wendy.grams@gsacorp.io or 830-688-3011. We look forward to the next steps.

Kind Regards,

A handwritten signature in black ink that reads "Wendy M. Grams".

Wendy Grams
Client Service Specialist



PROPOSAL AUTHORIZATION

June 10, 2024

Tarrant Appraisal District (TAD)
Grady Ewing
2500 Handley-Ederville Road
Fort Worth, TX 76118

.....
RE: Tarrant Appraisal District, CAMA RFP 2024.

This preceding proposal has been authorized by Shannon Davis, GSA Executive Vice President. We appreciate your consideration.

6/8/24

Signature

Date

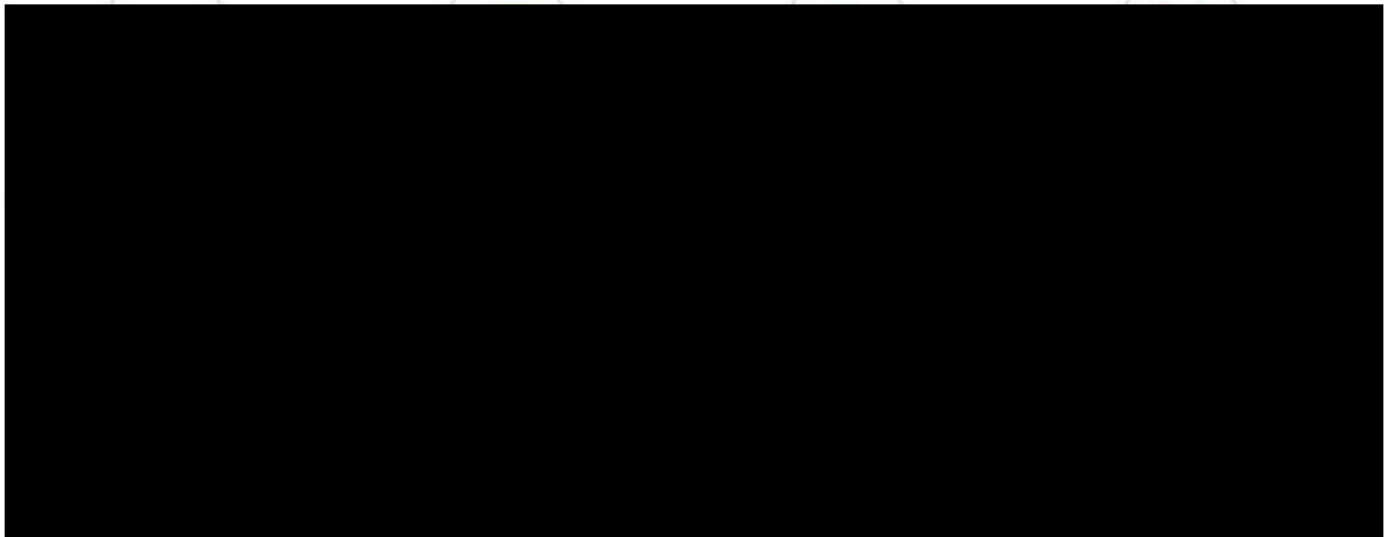


EXECUTIVE SUMMARY

GSA was founded in 2009 with a corporate goal of assisting jurisdictions who had software that was no longer supported or supported by vendors who could not fulfill their obligations. Our long-term goal was to develop a new CAMA system providing an upgrade for these clients to state-of-the-art, web-based technology. We successfully achieved this important objective in 2018. With GSA, you do not have to settle for CAMA applications engineered decades ago; we provide innovative software, built by industry experts. Following, are a few of the top reasons we believe GSA is the best solution for Tarrant CAD's CAMA software needs.

INNOVATIVE TECHNOLOGY

The GSA suite of applications is a browser-based, cloud-based, web application stack that provides an enterprise solution to meet the needs of Appraisal Districts. There are several advantages for our clients in being a true web-based platform including:



CAMA AND APPRAISAL EXPERTISE

GSA CAMA is the 4th CAMA application authored by our founder, Larry Zirbel, since 1994. With each iteration, the team applies lessons-learned, resulting in software that becomes increasingly more intuitive, efficient, and full featured. Larry and members of the GSA team have implemented those systems in nearly one hundred counties across ten states, including Texas. Collectively, we have more than two hundred years' experience with almost half of our employees having previously worked for Assessment offices.





[REDACTED]

FEATURE RICH PLATFORM

The GSA suite of applications is a web-based system that provides an enterprise solution to meet the needs of Appraisal Districts. Our software is built on the latest technology and is new compared to our competition, however, it is amazingly feature-rich.

[REDACTED]

BROAD ARRAY OF ASSESSMENT TECHNIQUES

GSA CAMA not only provides the three primary valuation techniques (Cost, Income & Market), but also offers Marshall & Swift, Reconcile, Correction, Value Settled, blended mix-use, equity & comparable sales and more,

[REDACTED]

CLIENT CENTRIC APPROACH

It is common in our industry for providers to limit how many help requests (whether tickets or calls) you can submit without incurring additional charges. We believe this methodology punished clients for simply asking for help. Our standard SaaS package provides unlimited support. We understand, especially in the first year, when adjusting to a new CAMA platform is overwhelming. Our team will be here to help you and yours, every step of the way.

[REDACTED]

In the following proposal we have attempted to show how closely our product aligns with your stated goals and objectives. We welcome the opportunity to demonstrate our software in person, as part of your initiative.



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II. GENERAL REQUIREMENTS

Modern Technology

The reason for procurement is to accommodate the expanded requirements of our operations, expand capabilities, increase data security, and secure a system that allows us to take full advantage of the latest advances in computing and information processing technology.

The new system must satisfy the following requirements:

- Be responsive to the functional needs of departments.
- Be sufficiently flexible in both functional and technical designs to easily accommodate future changes as required by Texas State Legislature, changes in technology as well as business environment and other industry vendors.
- Must operate efficiently such that operations meet the performance demands of all users internally and externally to TAD.

Incorporate advances in computing and communications technology, such as:

- Current technology for application development
- Distributed and on-line data entry
- Structured systems design (fully normalized)
- Tools to create ad-hoc reports
- Capability to integrate with Scanning, Imaging, GIS databases, handheld Appraisal applications, and any future Relational Data Base Management System (RDBMS) compliant products.
- Capability to FTP (File Transfer Protocol), import and export data accurately.
- Provide multiple database backups to ensure no data loss.
- Provisions for security control ensuring blocking of non-certified access.
- Provisions for disaster recovery and backups as well as checkpoints, should the application fail, ensuring no loss of data.
- Provide internal checks to ensure no loss of accounts or unintentional data changes.
- Capability to support online applications:
 - Appeals process
 - Informal value negotiation
 - ARB meetings
 - Electronic communication
 - Electronic Appraisal Notices
 - Application filing
 - API's
 - Microsoft 365
 - One Drive



GSA Meets all above criteria and more. Our application is built in a modern web application stack accessible from any device that utilizes a chromium browser.

[REDACTED]

[REDACTED]

[REDACTED]

Throughout this section and the Executive Summary, we provide information on key system features and GSA company and product philosophies.

Compliance

The new software system must support mass appraisal functions according to Texas State Law, Texas Property Tax Code, Texas Property Tax Assistance Division rules and USPAP standards.

GSA complies with all requirements.

Proven and Progressive

The new software system is envisioned to represent proven state-of-the-art technology employing features that are on-line, real-time, within a fully integrated environment. It must provide flexibility and ease of maintenance to effectively handle changes in TAD business rules. Input and inquiry screens should be user-friendly with well-developed, easy to use documentation and on-line help features must be included with the system. Overall, the new system should provide the user with ready access to all necessary information, have a good response time, reduce paper shuffling, provide easy importing and exporting of any and all data and be cost effective to operate.

All modules in the GSA CAMA suite share a common look and feel and are designed using standard browser and website principles and accepted navigation shortcuts.

[REDACTED]

In general, GSA applications have a clean, simple look, assisting in user adoption and simplifying everyday



use. Data is also grouped together logically, to help users complete specific tasks without excessive navigation requirements.

As detailed in V.3 Training, [REDACTED] Further, if a user is unable to locate the information they need, they can easily contact client services via phone, email, or chat.

However, a key element in your stated requirement is the ability to provide easy import and exporting of all data. GSA is unique in this area as we are one of the few vendors that provide our clients with full data model visibility through our browser-based interface. [REDACTED]

[REDACTED] Our Client Services team is happy to assist your staff with creating these data import/export items, but we position TAD to also self-help (should you want to do so) through our transparent product design strategies.

[REDACTED]

[REDACTED]

Integration

The key to the new software package is to apply full integration of all components or modules. These components should share information and thus reduce duplicative data entry and storing of redundant information. The information stored should be normalized using the Rules of Data Normalization.

GSA CAMA is a fully integrated platform using the Rules of Data Normalization.

Innovative

It is required that Vendors offer their best solution to meet TAD system needs as defined in this document. TAD will not tailor these needs to fit solutions a particular Vendor may have available.



However, TAD does encourage innovative ideas for hardware and software that will result in enhanced overall operations and efficiency for TAD.



Maintenance

The Vendor will be required to engineer, design, program, install, convert data, test and maintain the new system that will provide complete services for TAD. TAD will accept proposals for turnkey total solution systems only. Vendor must be the sole responsible party throughout the delivery, installation, training, warranty, and maintenance periods. Any subcontractor utilized by the Vendor must be identified in the proposal with description of the assignments they will perform. A change of subcontractors throughout the installation, warranty, or maintenance periods requires the prior written approval of TAD. The Vendor will have ultimate responsibility for all subcontractors utilized for this project. The Vendor must provide a project manager as a single point of contact for TAD throughout the planning and implementation of the project.

GSA does not anticipate using subcontractors as part of this project.

For the Maintenance Period, GSA creates a development environment in our office, which includes all the data and programs in the production environment. This enables us to test the functionality of the components and evaluate how well GSA software integrates with the network, client applications, other server applications and the complete set of user data. In addition, GSA creates a test environment within the production environment, so end-users can participate in Alpha-testing before components go live. The primary testing steps are as follows:





[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]

Prior to a release, we send a notification to clients to alert them to the timing and offer the opportunity to “opt out.” We understand that occasionally you are handling critical tasks in your office and won’t want to introduce any new factors to your process. All release notes for CAMA are then posted on the Wiki for users to review. GSA handles all releases as part of our SaaS Subscription.

III. PROPOSAL EVALUATION PROCEDURE

Vendor Information

Vendors must submit information about the organization, including:

1. Description of the company

Our CEO, Larry Zirbel, has been providing CAMA and other appraisal solutions for more than 25 years including Software Techniques Inc. (STI), with a flagship product titled CustomCAMA. As part of STI, Larry implemented CAMA software in more than 75 counties, across 12 states and 6 countries.



In 2009 STI was sold to Manatron, who subsequently sold to Thomson Reuters, who again subsequently sold to Harris Govern. At this time, Larry founded GSA Corp providing consulting services to counties with their legacy systems that were no longer being sufficiently supported by those product owners.

In 2015, Highlands County Florida asked Larry to build a new CAMA platform as they were not pleased with the current product options available. Highlands County Florida successfully submitted their tax roll on GSA CAMA in 2018.

Our Winter Park Headquarters consists of two buildings (1250 and 1276 Minnesota Avenue) with approximately 16,000 square feet of office space. 1250 Minnesota Avenue houses our temperature controlled, fireproof and waterproof server room. [REDACTED]

[REDACTED] We also have team members located in Texas, Colorado, and Nevada to support those client locations.

2. Parent or subsidiary status

Government Software Assurance Corporation (GSA Corp) is a wholly owned corporation registered in the State of Florida. We have no parent company, nor subsidiaries.

3. Description of all business activities engaged in by Vendor

In addition to CAMA, GSA provides Robust Public Websites, Collections Software, Custom Mobile Apps and Municipality Software (permits, business licensing, planning, and zoning, and code enforcement). As an example of our custom applications, we built a mobile exemption filing app in both IOS and Android for Harris County Appraisal District (HCAD) that allows taxpayers to file for homestead and perform other tasks such as reporting storm damage. Since it was deployed, HCAD has processes tens of thousands of homestead applications each year with no human intervention. The application won an award for its' technological innovation at the 2019 IAAO Annual Conference.



4. Number of employees



5. Complete list of customers in Texas currently utilizing the product proposed



6. Vendor Business Philosophy

TAD will not evaluate Offers on technical specifications alone. Equally important is the business relationship between the client and the Vendor. In order for TAD to become more familiar with your company, Vendors must submit the following:



A. Mission Statement

Our mission is simple. To provide innovative assessment, tax, and municipal software products with unsurpassed levels of efficiency, accuracy, and client support for our government clients. In a market stagnant with older software nearing the end of their life – cycles, we are excited to offer an upgrade path for ingenious yet proven (and in production) assessment technologies.

B. Short Term Goal List

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

C. Long Term Goals

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted]

[Redacted]

[Redacted]

D. Support Perspective

Customer Support is where we shine!

[Redacted]

[Redacted]

GSA's Client Services Team is always on hand to help. The size of this team continues to grow as we onboard new clients. It is important to note that every employee here at GSA has at one time or another, engaged directly with clients to assist them with our software. It is not uncommon for our CEO, Larry Zirbel, to be hands on in this area working one-on-one or leading bi-weekly training sessions.

E. Customization Perspective

We welcome requests for customization and feature enhancements! Some of the best additions to our product came from client's specific requests for customization. [REDACTED]

[REDACTED]

[REDACTED]

It is our philosophy that the only way for our software to remain the best on the market, we must evolve it with the ever-changing needs of our clients. These requests typically come through our helpdesk ticket system and get flagged as a feature enhancement. [REDACTED]

[REDACTED]


[REDACTED]

F. Software Enhancement Plan

Please see above Customization Perspective and II, 6, B and C for plans on future software development.

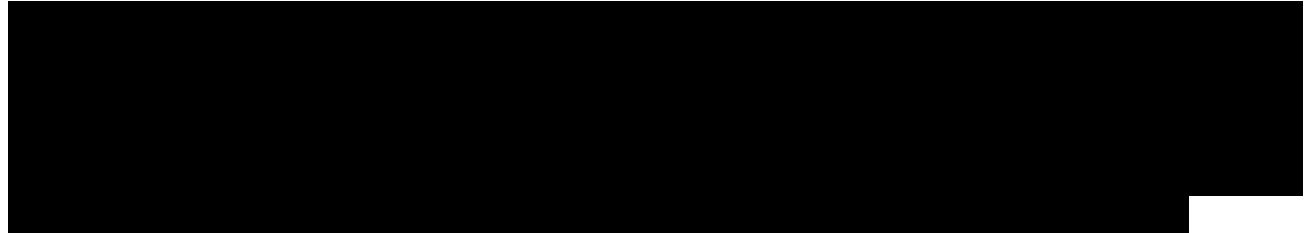
G. Staffing Perspective

We are currently hiring both our Client Services and Development teams. Generally, we are always seeking new employees in those two areas to continue to scale the teams as we grow our client base. This is a pattern that we anticipate will continue indefinitely. Beyond this tethered growth pattern, we have been augmenting our internal support resources such as accounting and office assistants.



H. Legislative Changes Plan

Legislative changes are unpredictable and often written by individuals with no experience in property appraisal. In each state, we have a designated representative that attends all legal sessions at the state conferences to stay abreast of any changes that may impact GSA CAMA software. Changes needed to accommodate legislative updates are priority 1 development tasks.



The cost of updating the software is included in our SaaS Subscription fees. We have never missed a deadline for product enhancements to accommodate legislative changes.

Vendor Background and Qualifications

TAD will only enter into an agreement with a reputable firm capable of support with skilled and fully trained technicians capable of performing a first class installation and conversion in accordance with standard industry practices. All Vendor technicians must be experienced with the programs and equipment they are to install and /or support.

The Vendor must have installed, converted, supported, and maintained the product(s) offered to the District for a minimum three (3) years. The vendor must provide a history of the versions of the system, including dates when each version was released and the features that were implemented in each of the two prior versions. The vendor must be able to accommodate an office and project of our size or greater and demonstrate where they have a functioning system that has successfully completed three Appraisal Cycles.

GSA is uniquely qualified to upgrade TAD from your existing Aumentum system to GSA CAMA, a few reasons as follows:

- GSA CAMA is one of the only modern web application stacks available in Texas.



[REDACTED]

- Our team implemented CustomCAMA in Harris County Texas.
- We have extensive experience in Texas Property Appraisal.
- We have converted and supported clients ranging in size from 5,000 to 2,000,000 parcels.
- GSA CAMA has been in production since 2018 (six years)

With our rapid release philosophy, we do not version our software. All GSA CAMA clients are on the same instance.

Manufacturer Affiliation

Vendor must be the original author and developer of the source code offered for the CAMA software system.

GSA is the original author.

Reference List

In order to meet the long-term requirements of TAD, the prospective vendors must demonstrate their experience in Texas Appraisal Districts & County Tax Offices.

1. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running the proposed application software in Texas.

GSA has active contracts with four Texas CADs, one of which has been live on the software for two years (Ector CAD). Our client list is highly confidential; however, we would be pleased to share this information during a verbal conversation.

2. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running the proposed application software outside Texas.

[REDACTED]

3. The vendors should include a list of all Texas Appraisal Districts & County Tax Offices currently running any legacy software in Texas.

GSA CEO was the original author of CustomCAMA, [REDACTED]
[REDACTED] CustomCAMA was deployed by our team members in many large jurisdictions including Harris CAD, Potter Randall CAD, the State of Maryland, Clark County NV, Miami-Dade FL, San Diego County CA and more.



- 4. If Vendor has no customers in Texas, Vendor should state that fact and provide a list of all out-of-state customers using Vendor's system similar to that which is being proposed.

NA

- 5. Vendor must provide a list of references from a minimum of three (3) clients. Each reference solicited must be a paying customer external to the Vendor's organization. The Vendor must have supported and maintained the referenced systems or provide details of support and maintenance if not fully supported by the Vendor. The Vendor must have been the original developer of the referenced systems and/or provide the history of the features that were integrated from other vendors. For listed references, include company/organization name and address of installation, description of software installed and the name and telephone number of the contact person.

1. HARRIS CAD

Firm / Facility Name	Harris County Appraisal District
Relevance to this Project	Experience deploying Large TX CAD
Project Scope	<p>CustomCAMA, Large Scale Protests, Custom Mobile Applications</p> <p>Harris CAD selected the product CustomCAMA in 2006, which was architected and owned by our CEO Larry Zirbel. Larry and many existing GSA team staff were responsible for deploying and supporting CustomCAMA until it's sale to Manatron (later Thompson Reuters and then Harris Gov).</p> <p>[REDACTED] In 2017 we built a mobile exemption filing app in both IOS and Android for HCAD that allows taxpayers to file for a homestead exemption and perform other tasks such as reporting storm damage. HCAD processes tens of thousands of homestead applications each year with no human intervention using this application, which won an award for its' technological innovation at the 2019 IAAO Annual Conference. [REDACTED]</p> <p>[REDACTED]</p>
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]



2. ECTOR, TX

Firm / Facility Name	Ector County Appraisal District
Relevance to this Project	Currently using GSA CAMA in Texas
Project Scope	<p>GSA CAMA, Field Application, Protest, and Public Website.</p> <p>Ector, Smith, and Johnson County Appraisal Districts issued a joint RFP to upgrade from their legacy system MARS, ultimately awarded to GSA. The MARS product was Beyond Appraisal's first endeavor in writing CAMA software and no staff members had appraisal experience. Ultimately MARS grew to support eight counties in TX and was sold to Manatron, who sold to Thompson Reuters who then in turn sold to Harris Govern.</p> <div style="background-color: black; width: 100%; height: 100px; margin-top: 10px;"></div>
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3. MADISON, WI

Firm / Facility Name	City of Madison, WI
Relevance to this Project	Accelerated Go Live Schedule
Project Scope	<p>GSA CAMA</p> <p>The city of Madison was utilizing a home-grown CAMA application called GEO. This application did not perform virtually any of the necessary complex tasks for mass appraisal. After an extensive RFP process, GSA was selected as their CAMA partner in 2023. We made swift progress in Madison's data conversion and the project of bridging gaps in our software to make it Wisconsin compliant (Madison was our first WI client). So much so, that they went live seven months early, in a similar timeline desired by TAD. Your project, however, will be much simpler, as we are already Texas compliant.</p>
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

3. TrueRoll

Firm / Facility Name	TrueRoll
Relevance to this Project	Partner Reference
Project Scope	GSA partners with many 3 rd party vendors such as Core Logic and Apex. One of our more integrated partnerships is with TrueRoll, for homestead fraud auditing services. [REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Registration of Vendor

Any corporation conducting business with TAD shall be on file with the Secretary of State, State of Texas, as being incorporated under the Texas Business Corporation Act, or, if a foreign corporation, have procured a certificate of authorization for the right to transact business within the State. If Vendor is a limited partnership, it shall have on file with the Secretary of State, its certificate for the formation of a limited partnership as required by the Texas Uniform Limited Partnership Act, Article 6132a, V.A.C.S. Vendors shall provide their certificate of registration number on the proposal sheet.

GSA's Certificate of Filing, File number is: 805576422

Submission of Proposals

Vendors desiring to submit proposals in response to the request must comply with all mandatory submission requirements set out in this document. Failure to comply with any section will subject the proposal to immediate rejection. However, any mandatory submissions are not the sole requirements. All conditions and requirements throughout this request are considered binding.

Acknowledged.

Multiple Proposals

A Vendor may submit more than one proposal. At least one of the proposals shall be complete and comply with all requirements. However, additional proposals may be abbreviated in form, using the same format, but providing only that information that differs in any way from that contained in the initial proposal. Each proposal must be separately bound and contracts separately identified.

Acknowledged.

Authorization to Bid

An individual who is authorized to act on behalf of the Vendor must sign all proposals, attachments to proposals and/or documents submitted with this proposal.

Acknowledged. This proposal has been authorized by Shannon Davis, Executive Vice President.

Submission of Vendor Contracts

A proposal must include contract forms that the Vendor intends to use during contract negotiation. However, in making a contract award, TAD shall not be bound by any conditions, as necessary. TAD may, however, reject any proposals where contractual terms are deemed unreasonable.

Please see "Contract Template."

Proposal Cost Errors

Vendors are expected to thoroughly examine all proposed specifications and all instructions. Preparation of cost extensions shall be at the Vendor's risk. In the event of a Vendor error in any cost extension, the Vendor's unit price will prevail.

Acknowledged.

Product Information

Complete product information and descriptive literature shall be submitted with the proposal. Information submitted shall be sufficiently detailed or substantiate that offered products meet or exceed the specifications. Vendor is hereby put on notice that all information submitted according to this requirement would be incorporated by reference in the contract document arising out of Vendor's response and may subject to express contract warranties.

Acknowledged.

Benchmark Criteria

Vendors are strongly encouraged to provide benchmark statistics and additionally qualified Vendors may be asked to demonstrate their products to TAD. Vendors selected for product demonstrations must demonstrate that their product meets their response to the proposal. Failure to demonstrate that the



product meets specifications will cause rejection of Vendor's proposal.

GSA CAMA exceeds the performance benchmarks described in IX, Performance Guidelines. For example, following are some stats on our performance capabilities for an Appraisal District of Tarrant's size:



Installation, Integration and Testing

Vendors shall provide a method of parallel operation with the existing system. Vendors shall provide a detailed installation, implementation and testing schedule for hardware, application software, database conversion and training with the proposal. All hardware purchased shall be installed within sixty days of the contract award unless otherwise specified by TAD. After completion of testing and training the application of the software will begin as defined in the Vendor proposed installation plan.

Information on parallel operation and a detailed schedule are included in section V. Proposal requirements. We do not anticipate installing hardware as part of the SaaS subscription.

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]



[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]



Proposal Evaluation

TAD will evaluate all proposals and The TAD Board of Directors will make the final evaluation of top proposals. Proposals that do not meet mandatory requirements shall be rejected. Proposals meeting the mandatory requirements shall be further evaluated on overall costs and ability to meet the long-term needs of TAD The term "overall costs," as used in this paragraph, shall be interpreted to include -- but not be limited to -- the cost of installment, conversion, training, product price, expansion capabilities of hardware, facility modifications required to house and operate the hardware and impact on staff.

[Acknowledged.](#)



Rejection of Proposals

TAD reserves the right to reject any and all proposals received. TAD does not intend to pay for information solicited or contracted for prior to entering into a contract with the successful Vendor.

TAD reserves the right to waive minor deviations in proposals providing such action is in the best interest of TAD. Minor deviations are defined as those that have no adverse effect upon TAD interest and would not affect the amount of the proposal by giving a Vendor an advantage or benefits not enjoyed by other Vendors.

TAD reserves the right to reject any or all proposals, to waive technicalities or formalities, and to accept any proposal deemed to be in the best interest of TAD. If TAD receives no valid proposals, TAD reserves the right to negotiate on the best terms and conditions at the best possible prices.

Acknowledged.

Legal and Contractual Issues

TAD requires a contractual agreement that fairly represents the rights and obligations of all parties to the contract. The following questions and statements are intended to elicit several key contract issues. Therefore, all of the questions in this part must be answered completely for the Vendor's proposal to be considered by TAD. If a Vendor has included copies of proposed sample contracts, the Vendor must identify the page and section of the contract that is responsive to each of the following questions and statements.

Terms of Payment

When will Vendor require the price for the system to be paid? Explain completely, including any payment schedules and alternatives.

Will the agreement include provisions imposing interest or finance charges on late payments by user? If so, how will billing disputes be handled? Please explain.

SaaS subscriptions are billed quarterly from when the system is first installed. For Project Fees we typically divide the fees by the number of quarters planned for the project and bill them quarterly.

[Redacted]

[Redacted]



[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[Please see contract template for our suggested language regarding late fees.](#)

Delivery

The agreement shall include a binding delivery schedule consistent with the terms of this proposal request.

Specify the method of delivery and installation. Explain, indicating the party or parties responsible for performing and/or paying for each step involved.

Vendor must warrant that all equipment purchased under this proposal is free and clear of all liens.

We do not anticipate providing any equipment as part of our SaaS Subscription Package.

Acceptance

All items purchased under this proposed request will be accepted only when all terms and any contracts arising from the proposal are met and the system is fully operational and in use by TAD Specify, if any, the specific acceptance criteria the Vendor may have.

Acknowledged.

Assignment, Use and Resale

Will the agreement or any related maintenance agreement include any restrictions on assignment of the agreement (I) by the user, and (II) by the Vendor? Explain.

Will the agreement or any related maintenance agreement include any restrictions on the unconditional use by the user of the software? Explain, including any applicable reference to restrictions, lease, and resale.

Clients are permitted to use the software in their jurisdiction for its intended purposes. We restrict the resell to 3rd parties.

Termination

Under what circumstances, if any, can the user or Vendor terminate the agreement? Explain, including any penalties.

Either party may terminate the agreement at any time with or without cause with a 60-day notice. In the event the Vendor terminates without cause, vendor will provide client data and assist in a transition plan.

Execution Authority and Legal Assistance

Specify by name and title the individual or individuals within the Vendor's organization that presently have legal corporate authority to execute the agreement and any related agreements (including any amendments) on behalf of the Vendor.

Larry Zirbel, President

Shannon Davis, Executive Vice President



Product Warranty

Complete product warranty information shall be submitted with the proposal. All manufacturers' warranties must be passed to Tarrant County Appraisal District. Unless otherwise specified in the proposal, all equipment must be warranted as new and unused.

No hardware or equipment is being provided as part of this SaaS Subscription proposal. [REDACTED]

IV. SCORING

Contributory Percentages

- Has the proposed solution been implemented in an appraisal district with 200,000 or more parcels (10%)

Yes.

- Has an appraisal district used the proposed solution to finish three or more appraisal cycles (10%)

Yes.

- Is the proposed solution an existing product used in Texas, Colorado, Florida, or Washington (10%)

GSA CAMA is being used in Texas, Colorado, and Florida.

- Does the proposed solution use automatic dynamically scalable processing (10%)

[REDACTED]

[REDACTED]

- Does the proposed solution satisfy the parameters in section “VI. GENERAL SOFTWARE DESIGN” (10%)

Yes.

- Does the proposed solution satisfy the parameters in section “VII. APPRAISAL DISTRICT OPERATIONAL CAPABILITIES” (10%)

Please see GSA's response in “Technical Requirements.”

- Does the proposed solution satisfy the parameters in section “VIII MASS APPRAISAL CAPABILITIES (15%)

Please see GSA's response in “Technical Requirements.”

- Does the proposed solution satisfy the parameters in section “IX. PERFORMANCE GUIDELINES” (15%)

Please see GSA's response in “Technical Requirements.”

- Total cost (10%)

Please see GSA's Price Proposal

V. PROPOSAL REQUIREMENTS

All proposals must specifically include the following or they will be subject to rejection.

1. Timeline

All proposals must include a proposed timeline depicting key milestones during the conversion and implementation process.





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2. Hardware

All proposals must include detailed listings with itemized costs for any additional hardware which does not exist on site that is required to ensure all features, functions, and performance parameters of the proposal are met.

We do not anticipate the need for TAD to purchase any hardware. GSA CAMA is a web application, accessible from any desktop, notebook, tablet, or mobile device.

Software

Proposed software and system configuration must operate offsite / cloud based and support in excess of 200 concurrent users (133 appraisal and 67 support staff as of today) with unit costs, if any, for/of next user license agreement.

3. Training

All proposals must include sufficient training to insure a successful installation. The proposal must specify the number of training days, the location and cost of each training session. Each training session may include a portion of or all staff members.

GSA offers a variety of training approaches to ensure each end user can effectively perform their job responsibilities. We typically do not provide printed system manuals as they become out of date very quickly upon completion, instead, we provide access to a collection of digital training materials. For formal end-user training sessions, we do, however, provide printed reference guides and quick-start manuals. [REDACTED]

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We believe, through these diverse tactics, TAD employees at all levels will have the resources they need to be successful within GSA CAMA.

4. Parallel Operation

The Vendor should specify their method of supporting parallel operation during the conversion through final acceptance of the new solution.

[REDACTED]

[REDACTED]

5. Installation and Conversion

The Vendor shall provide for Parallel operation with the existing system until the proposed solution has been proven on site by TAD staff. The Vendor should specify the amount of time required for the installation and conversion process. Responsibilities of TAD must be specified for assistance in installation, cabling, networking interfaces, database conversion and training. The Vendor shall provide from their organization a Product Conversion Manager who is experienced with appraisal and understands the vendor's product. The Vendor shall specify the frequency of on-site visits by the Product Conversion Manager during the conversion process, it is the belief of TAD that frequent on-site visits will provide for greater success.

Please see [Section V, #4](#) for information on parallel operations and [V, 1](#) for the proposed timeline. As a SaaS, cloud hosted product, there are no resources required by TAD for installation, cabling, networking interfaces or database conversion. See [Section V, 3](#) for an overview of training. We anticipate frequent onsite visits with our Conversion Specialist and Project Manager with TAD staff to ensure a successful project.

6. Software/Hardware Maintenance

TAD will require a written hardware and software maintenance agreement for an agreed upon period of time. The Vendor may subcontract the hardware maintenance, but TAD will hold the Vendor responsible for all maintenance services. Any additional documentation that will assist TAD in evaluating the maintenance agreement should be included.

We do not anticipate the use of any subcontractors to support TAD's needs. Please see [Contract Template](#) for a sample of our current agreements.

7. GIS Mapping System

A critical element in the implementation of a total solution package is the communication of data between the proposed system and a GIS Mapping System. The chosen Vendor must be able to demonstrate the ability to transfer files and integrate data with the GIS System. The Vendor must provide



customer sites that are currently utilizing the interface. Failure to respond to this item may be grounds for rejection.

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8. Cost Estimator Integration

Being a critical tool TAD requires the ability to integrate with construction cost estimators for residential and commercial properties. Indicate which cost estimators you support, and if the price is included or if a separate third-party engagement is required.





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MILESTONE DUE DATE: TBD

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PROPOSAL AUTHORIZATION

June 10, 2024

Tarrant Appraisal District (TAD)
Grady Ewing
2500 Handley-Ederville Road
Fort Worth, TX 76118

.....

RE: Tarrant Appraisal District, CAMA RFP 2024.

This preceding proposal has been authorized by Shannon Davis, GSA Executive Vice President. We appreciate your consideration.

6/8/24

Signature

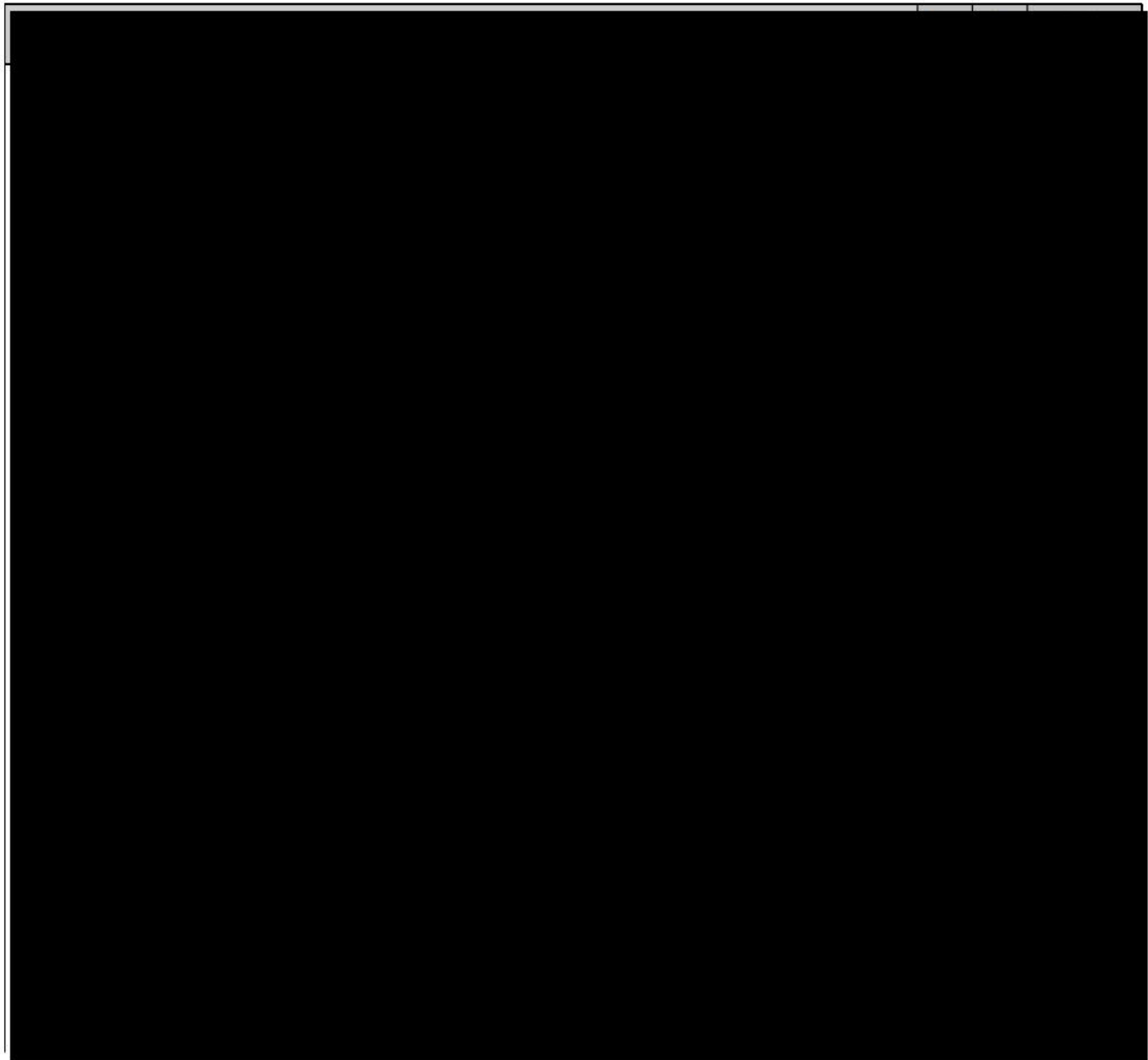
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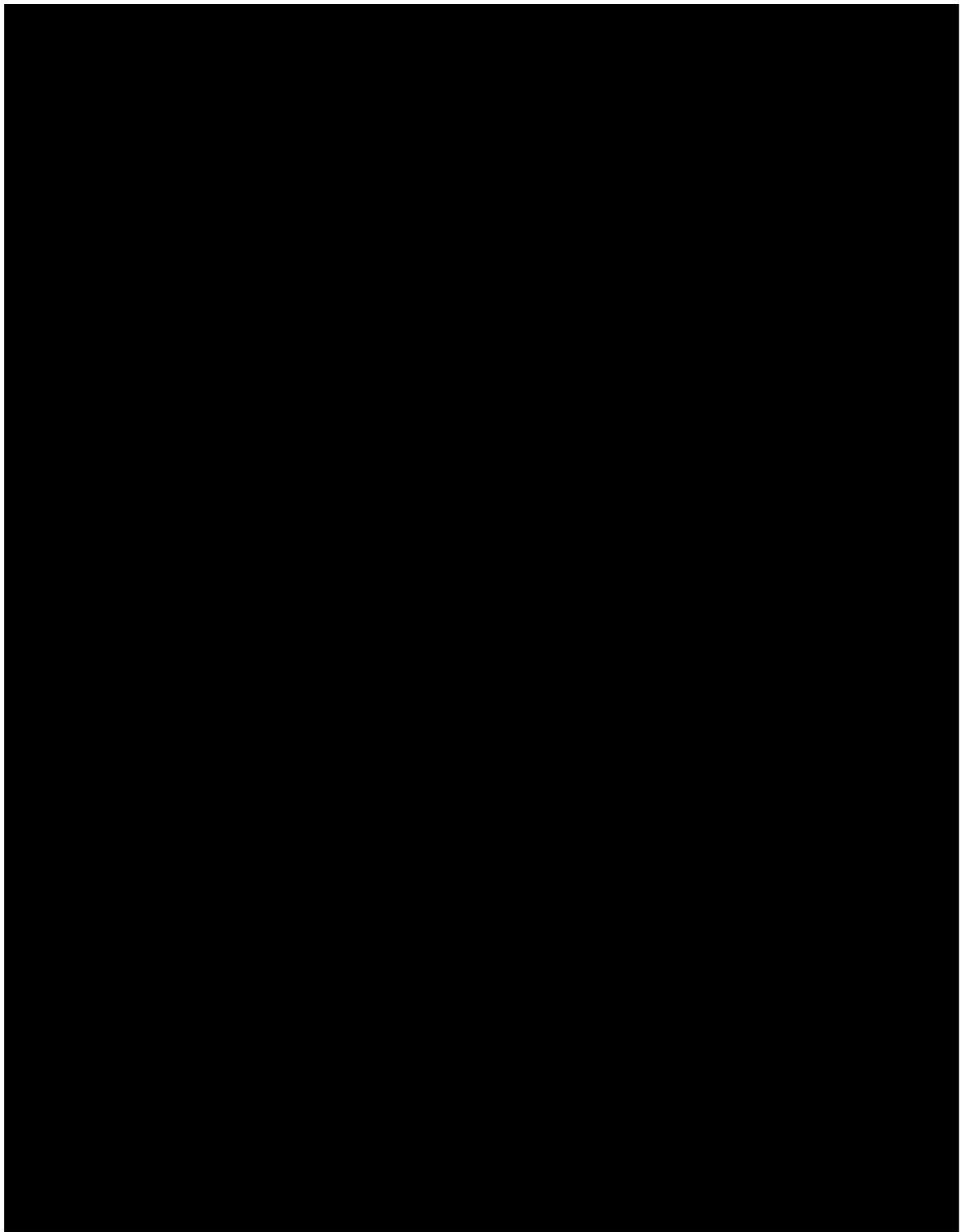
VI. GENERAL SOFTWARE DESIGN

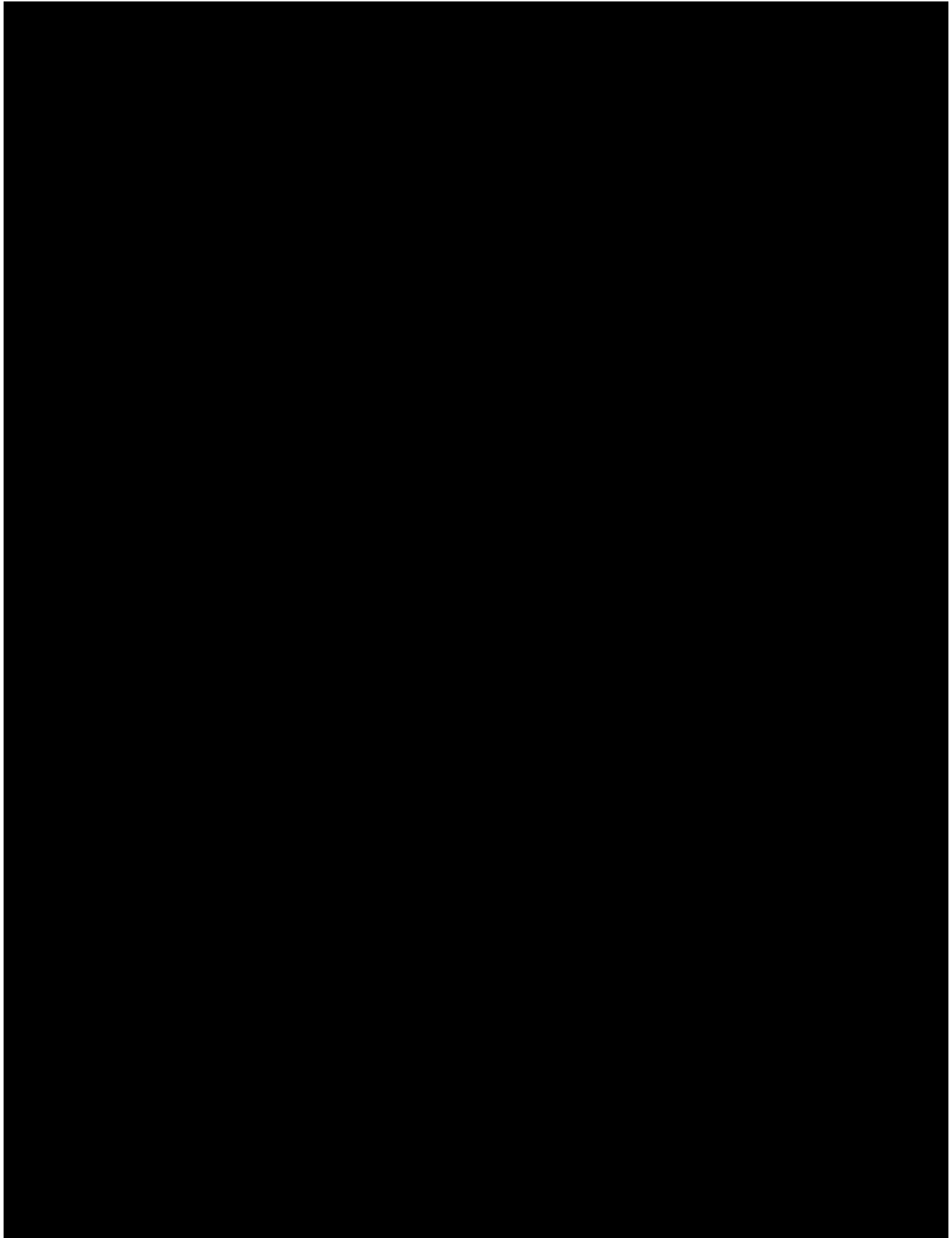
A "YES" or "NO" RESPONSE TO ALL SECTIONS IS MANDATORY

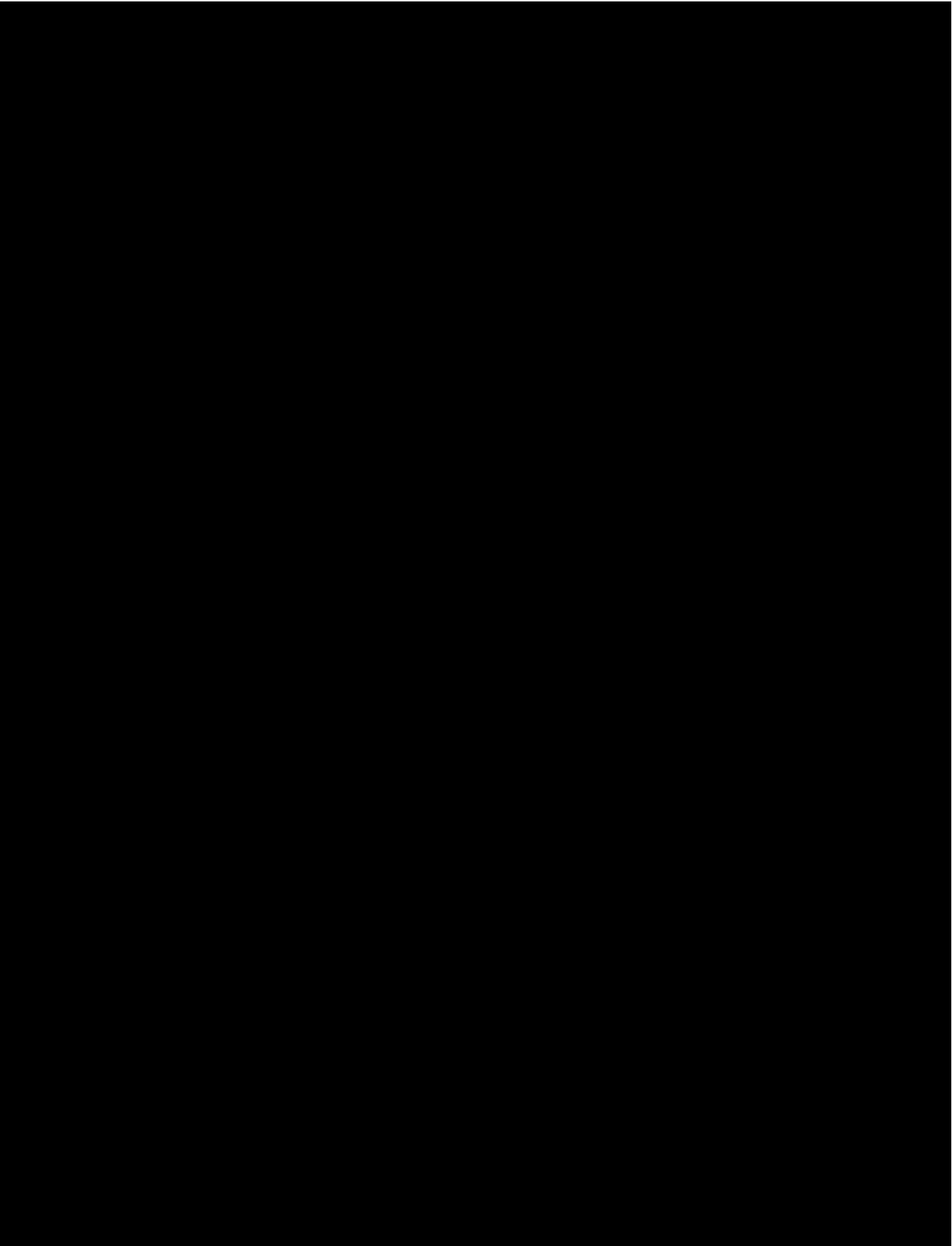
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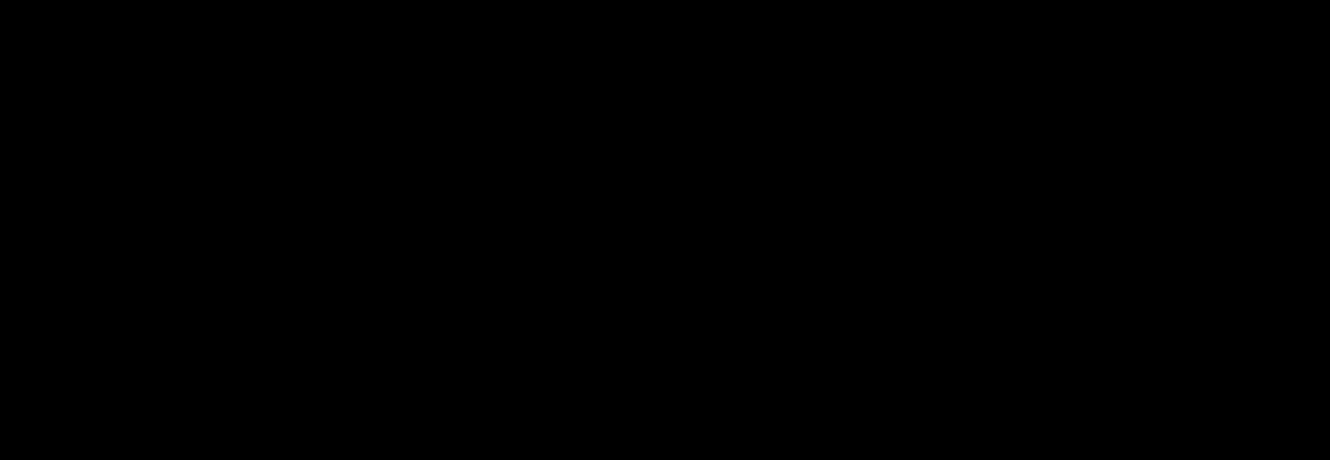
1. If your software currently meets all requirements set forth in the statement or question and requires no modification, then answer "YES".
2. If you are unable to meet all requirements, then answer "NO".
3. If the software does not currently meet all requirements set forth in the statement or question but you are willing to modify the system, then answer "NO" and include an estimated cost for providing the requested capability.



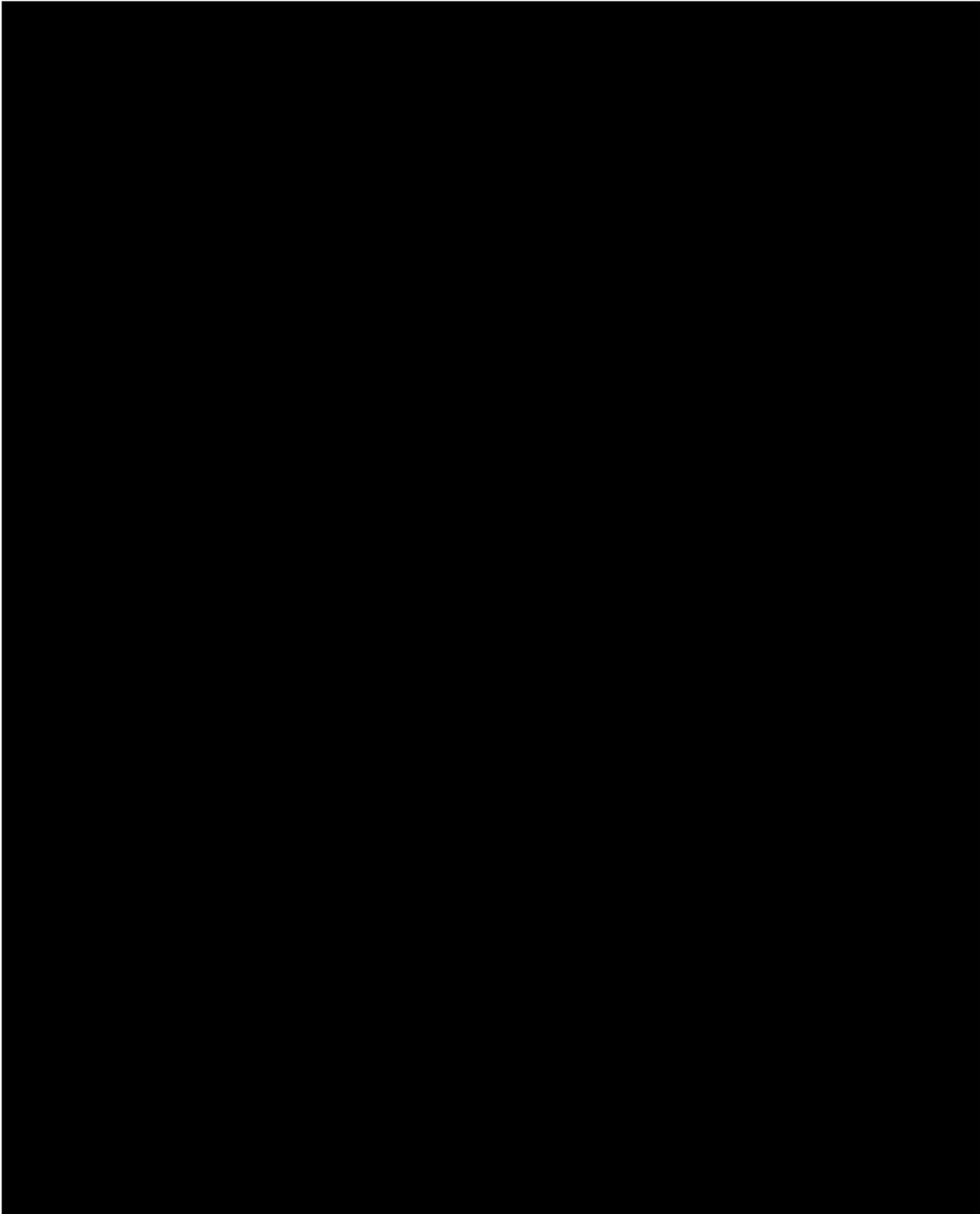


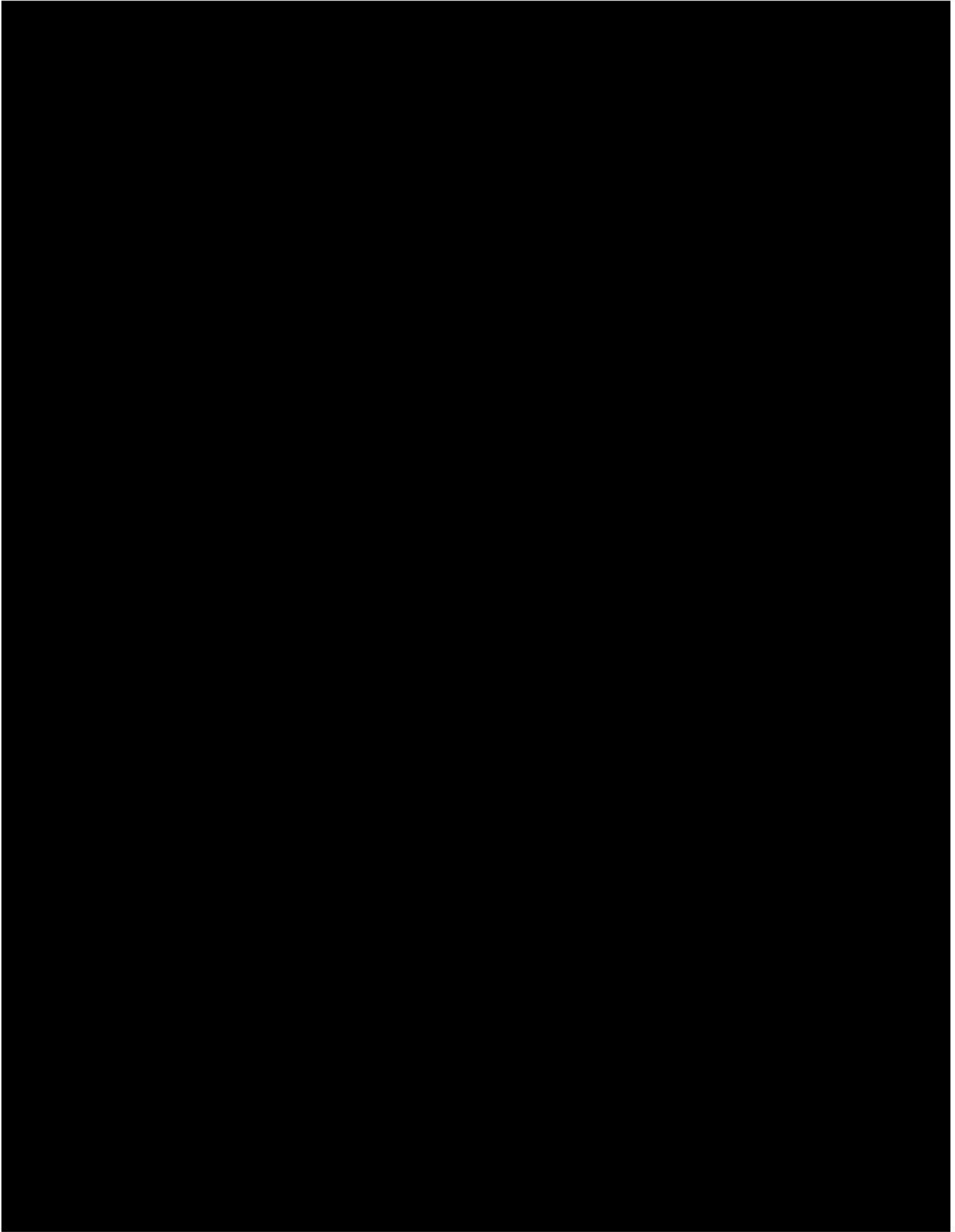


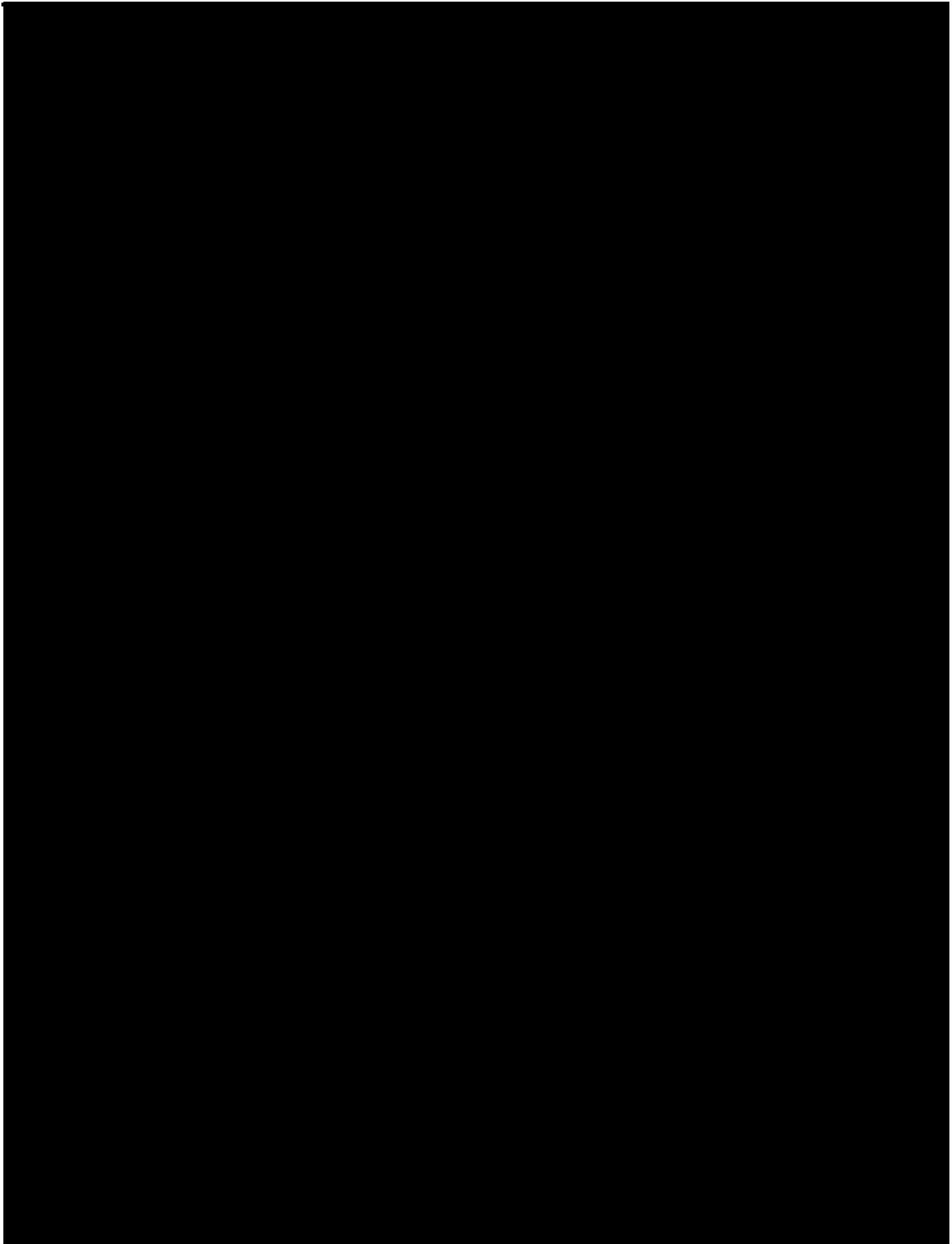


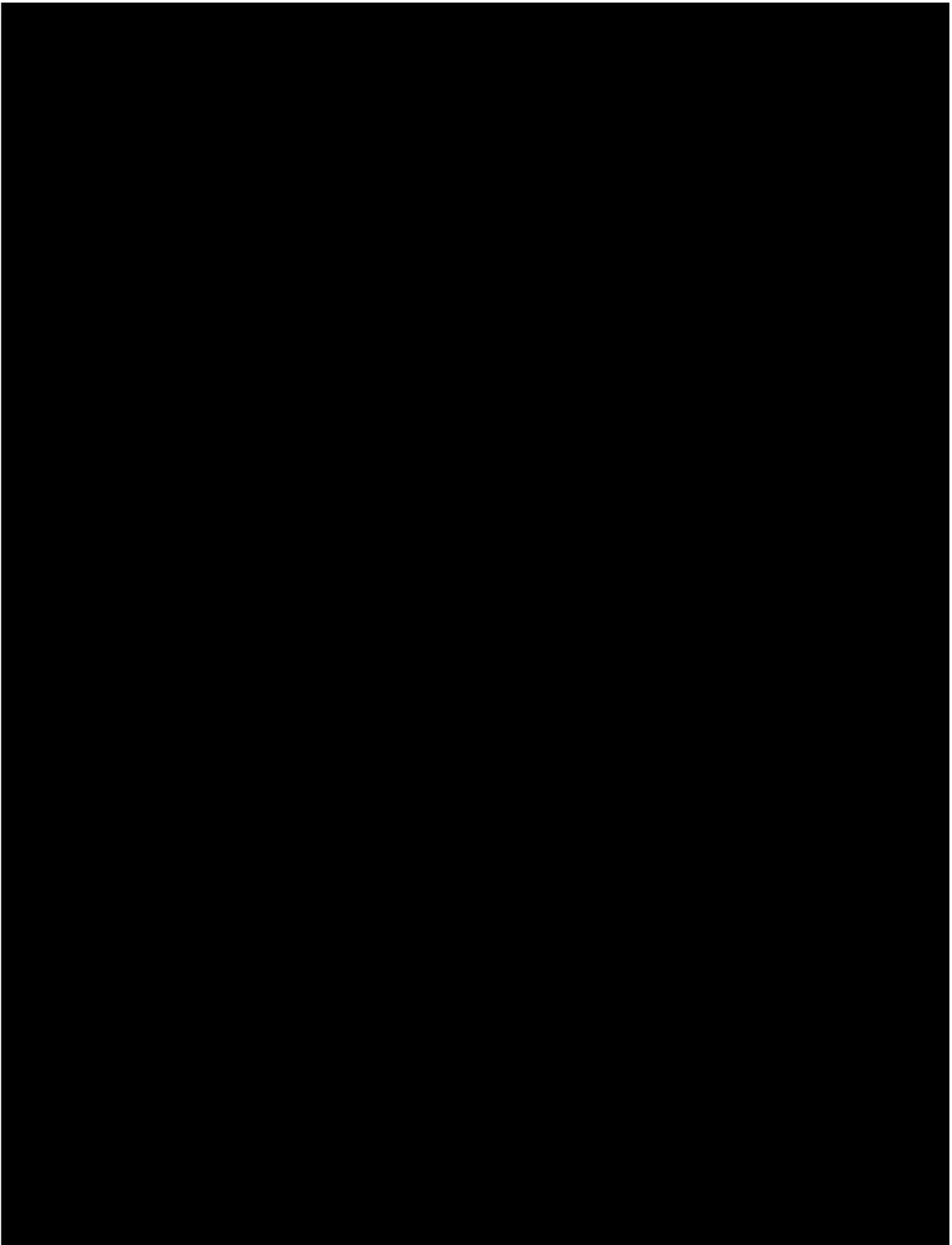


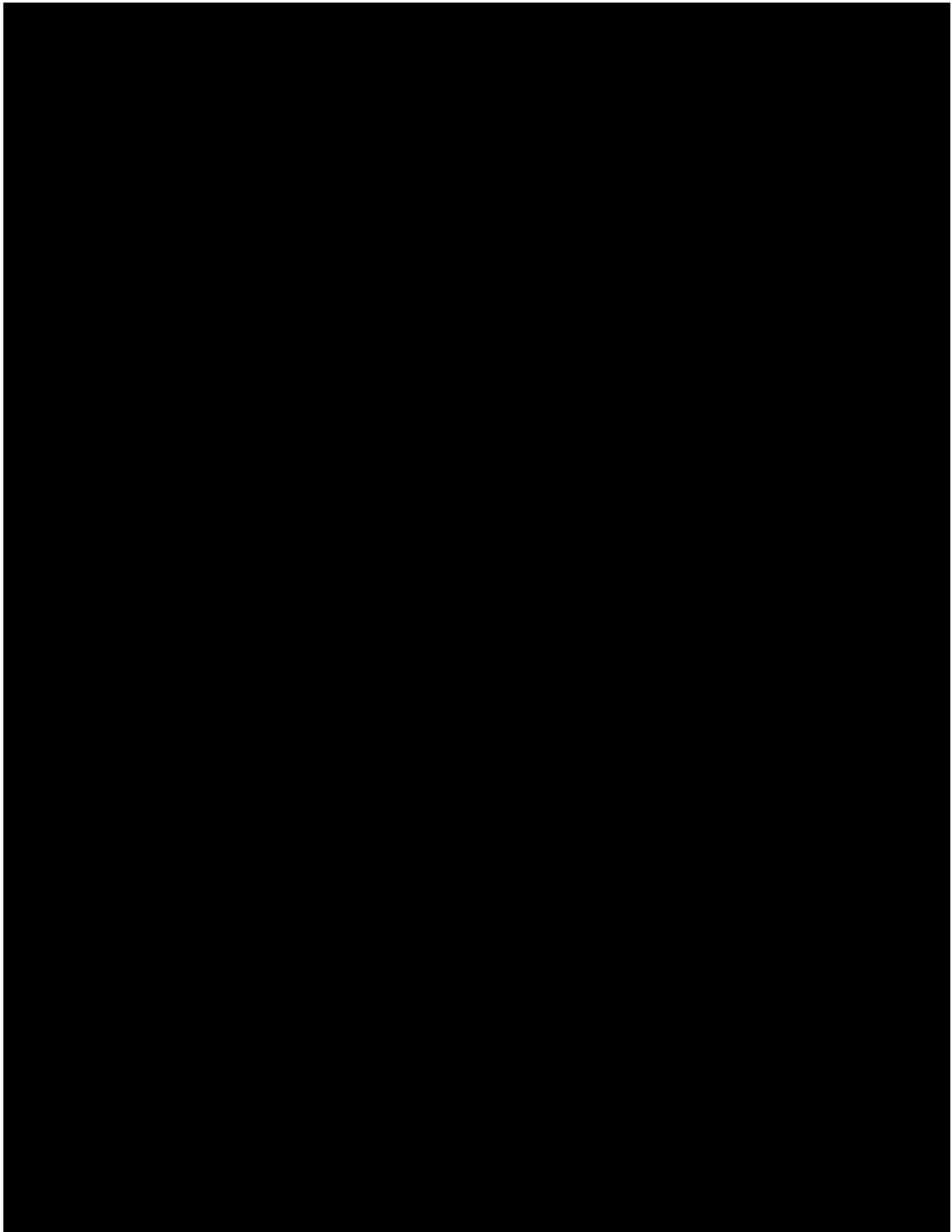
VII. APPRAISAL DISTRICT OPERATIONAL CAPABILITIES

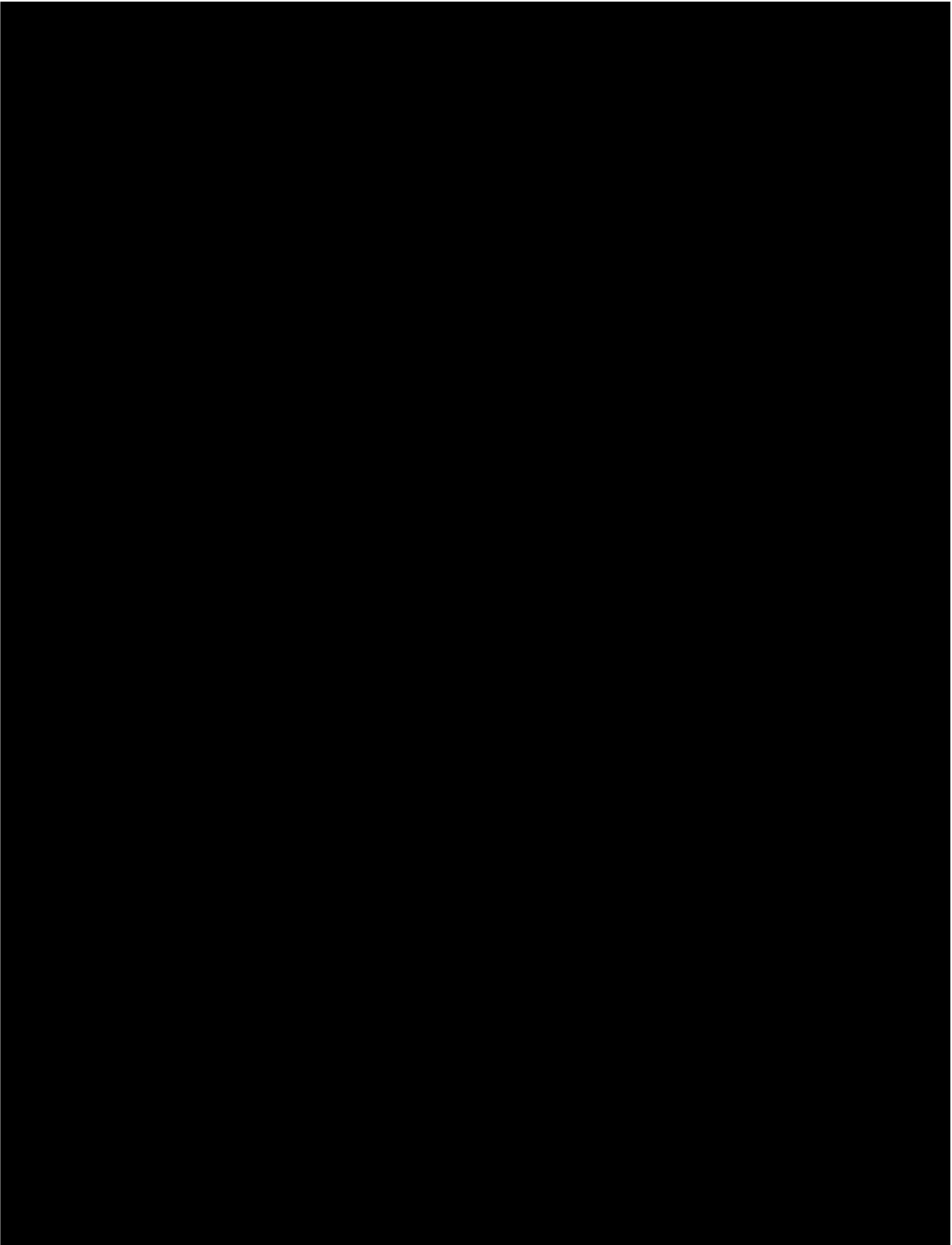


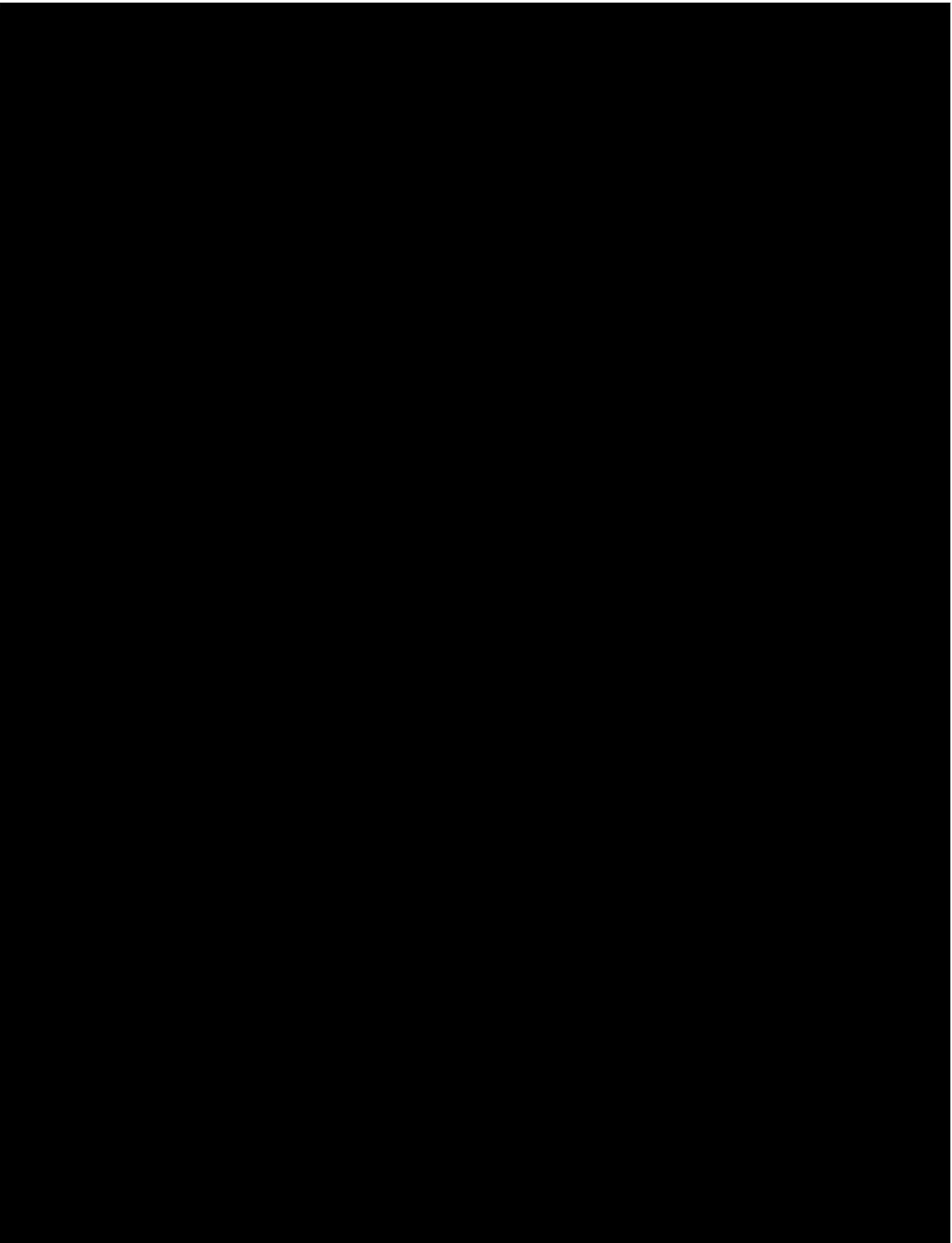


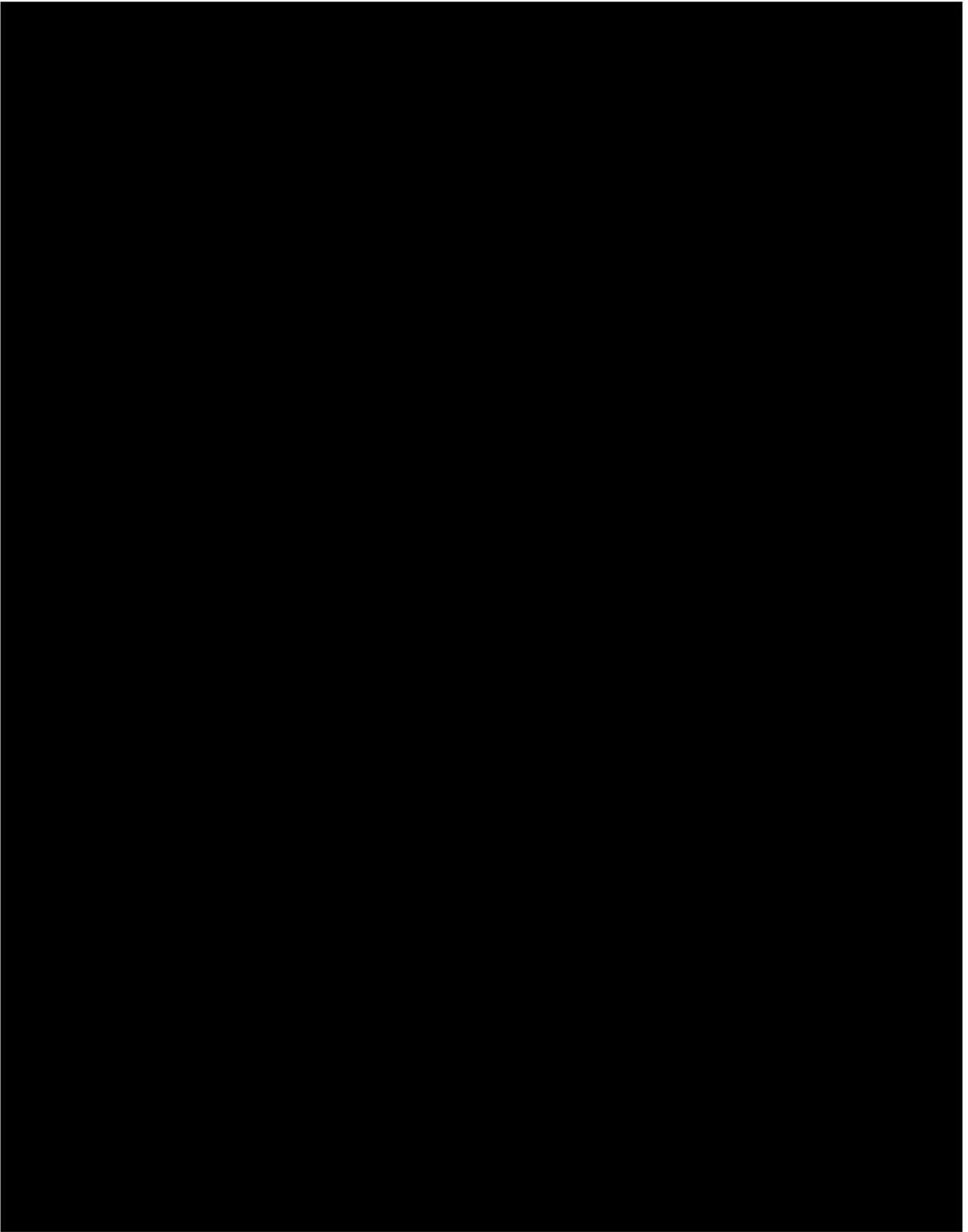


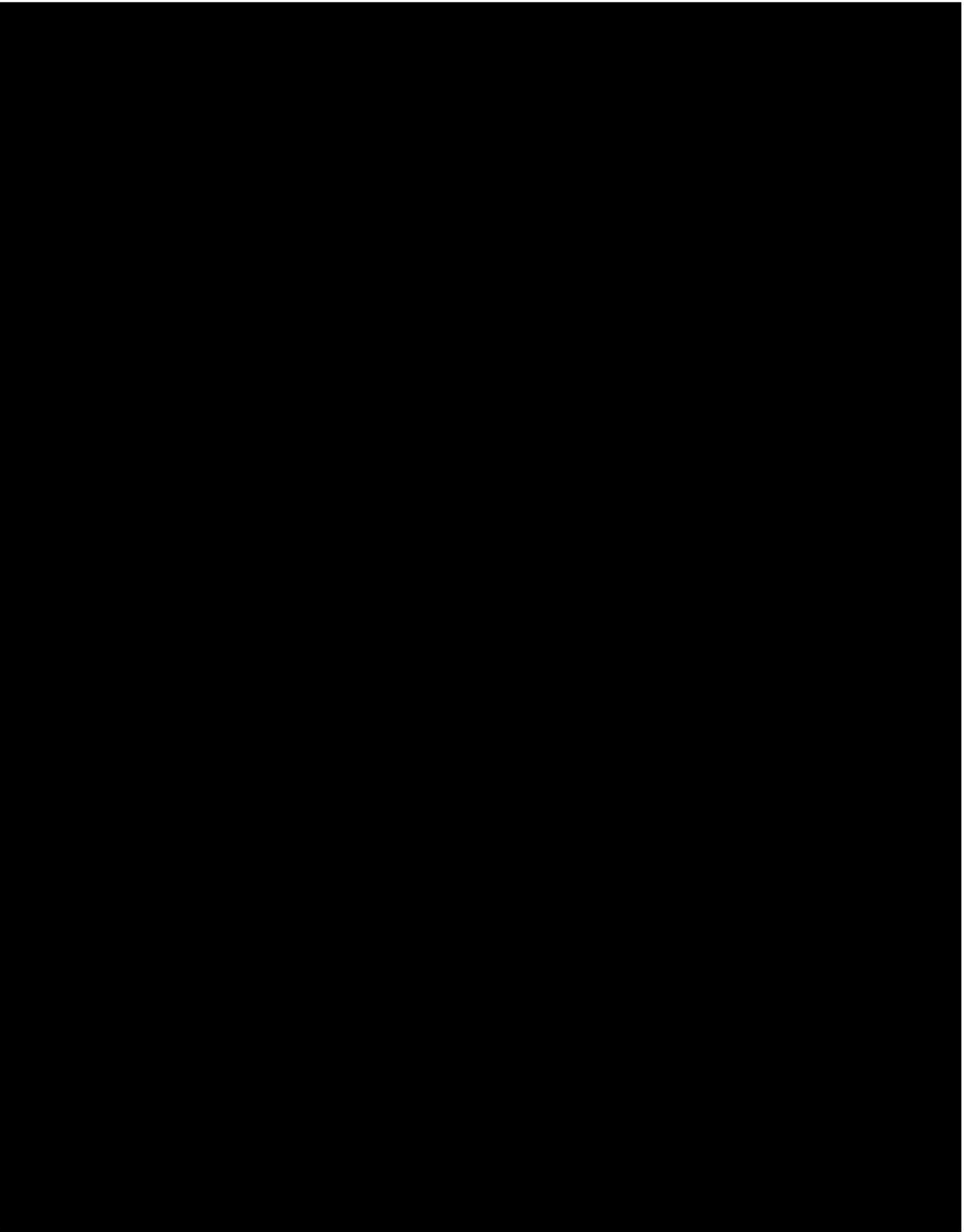


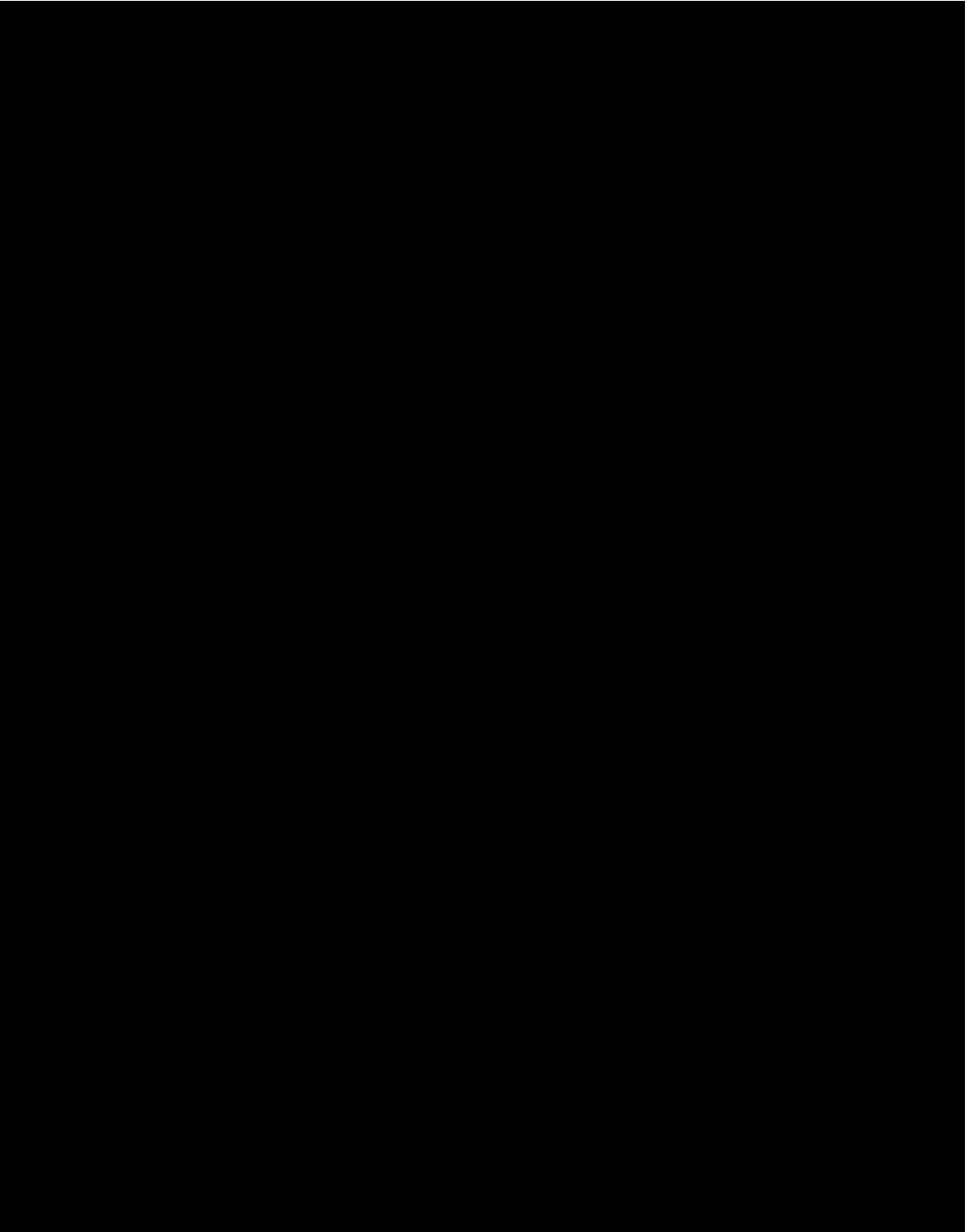


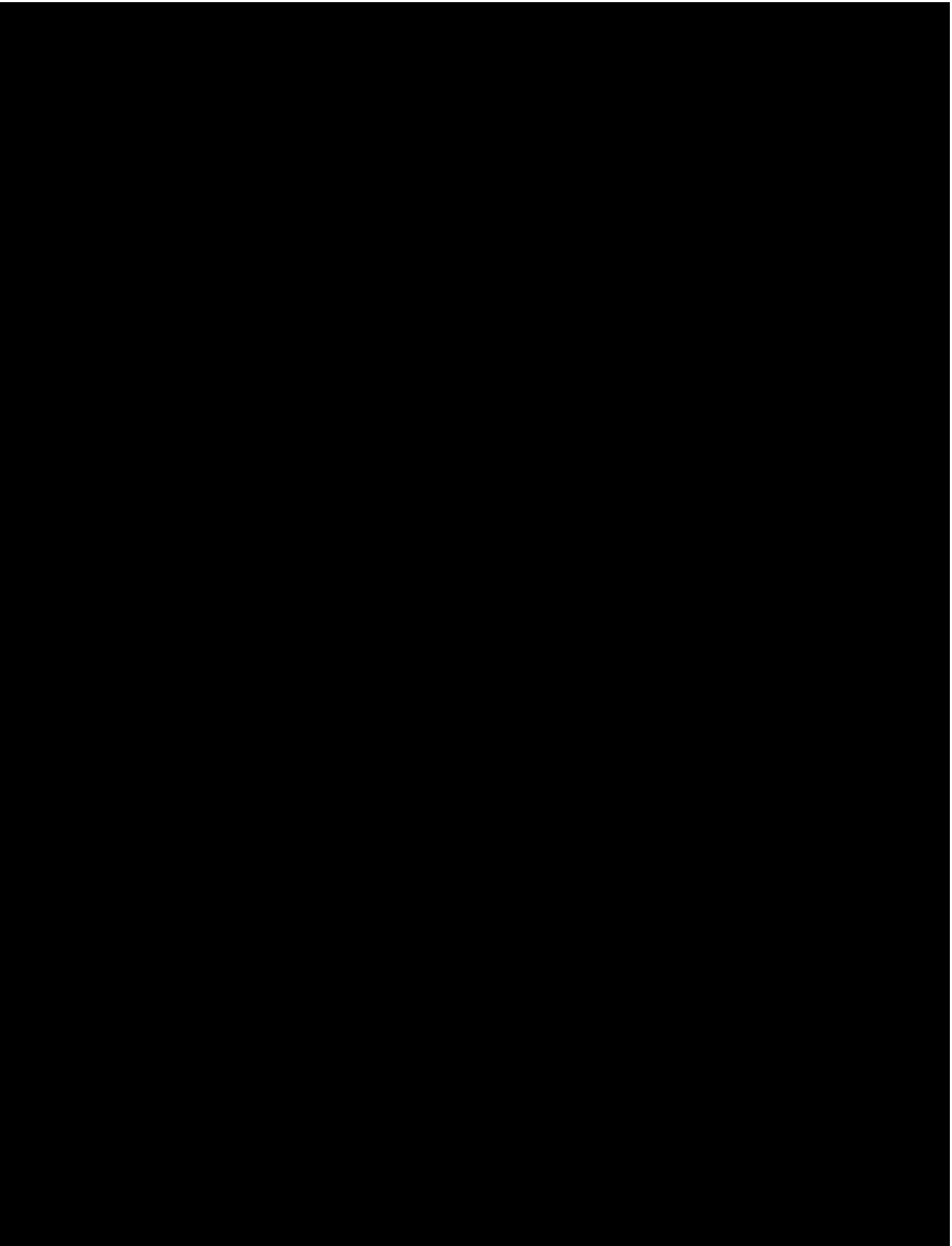


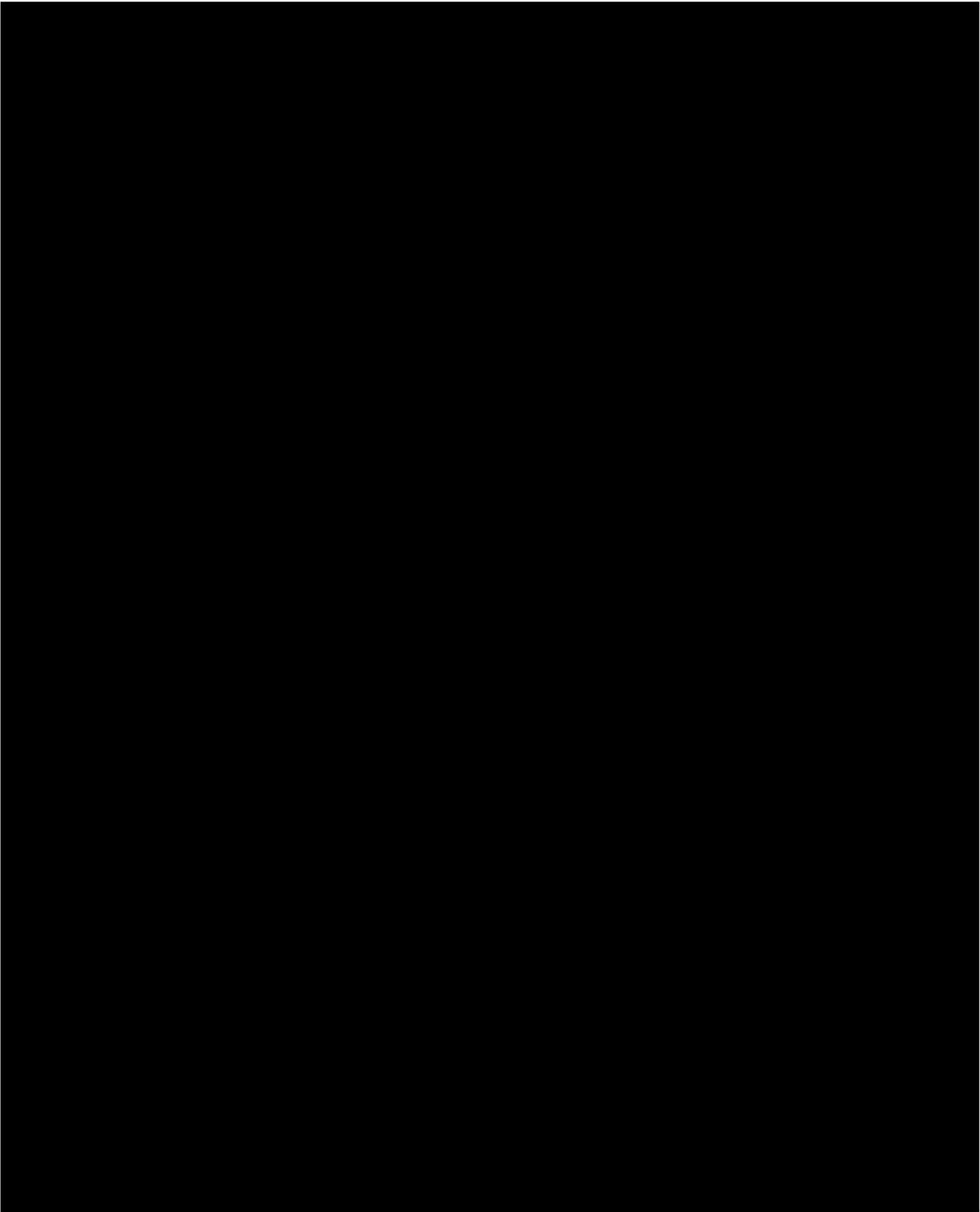


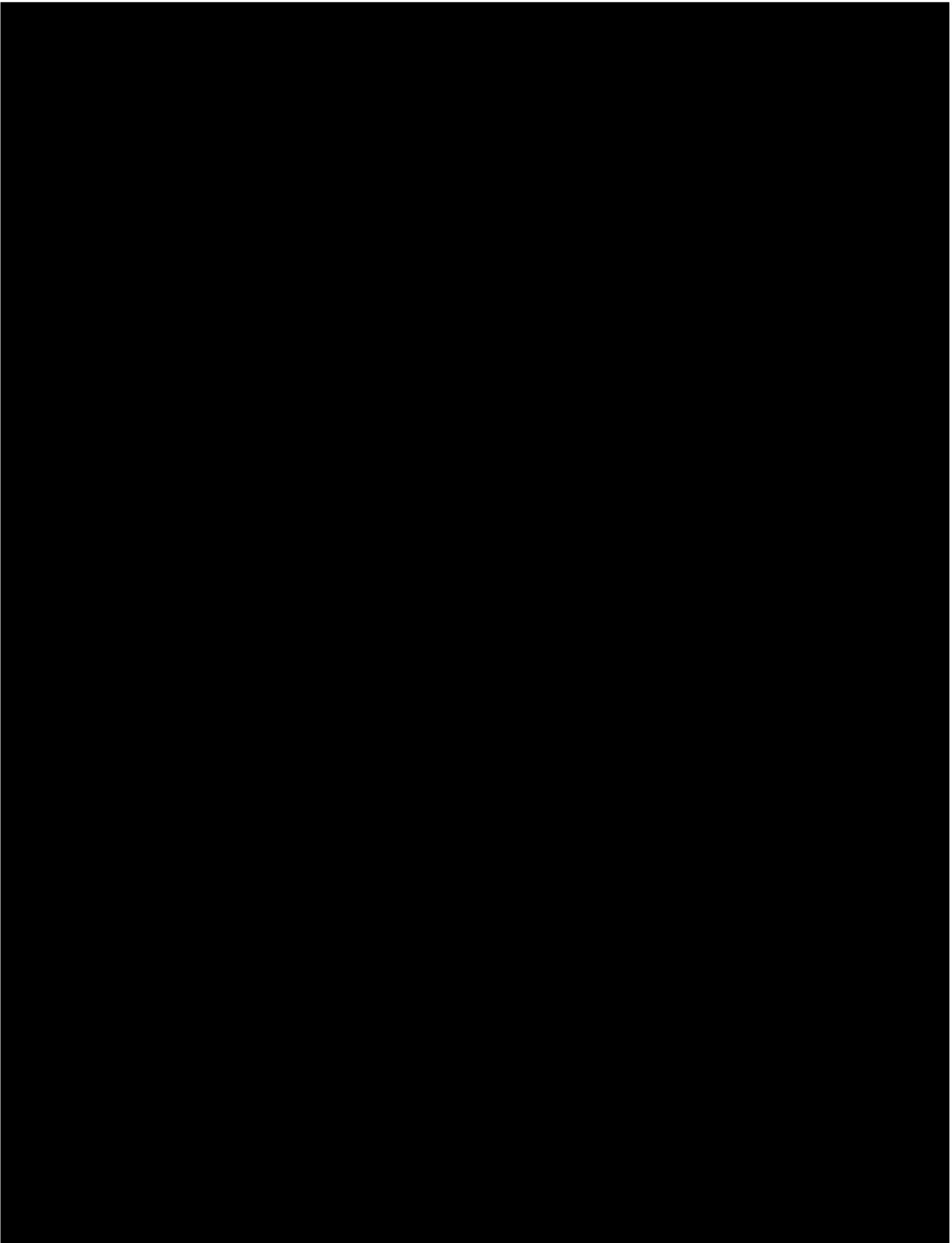


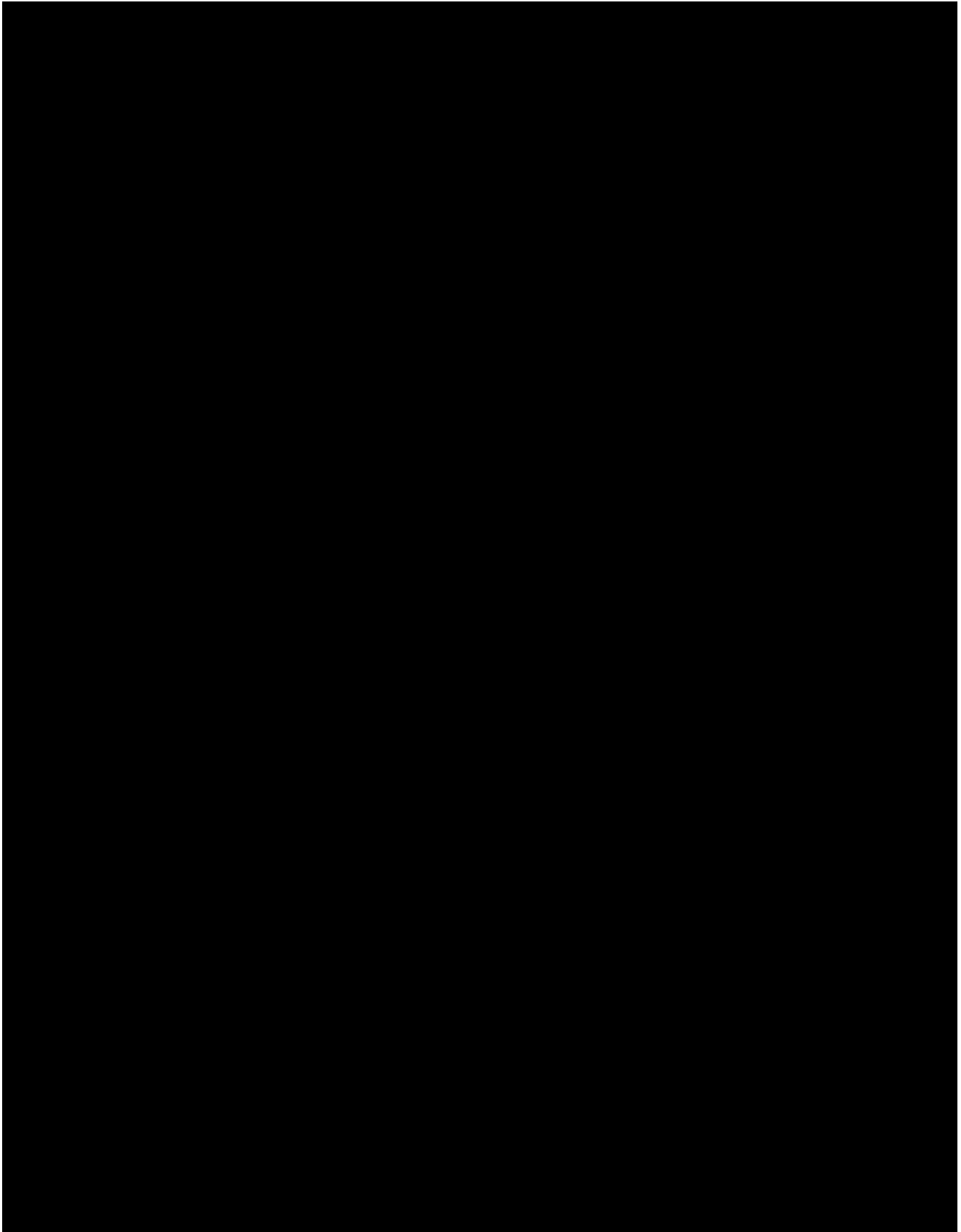


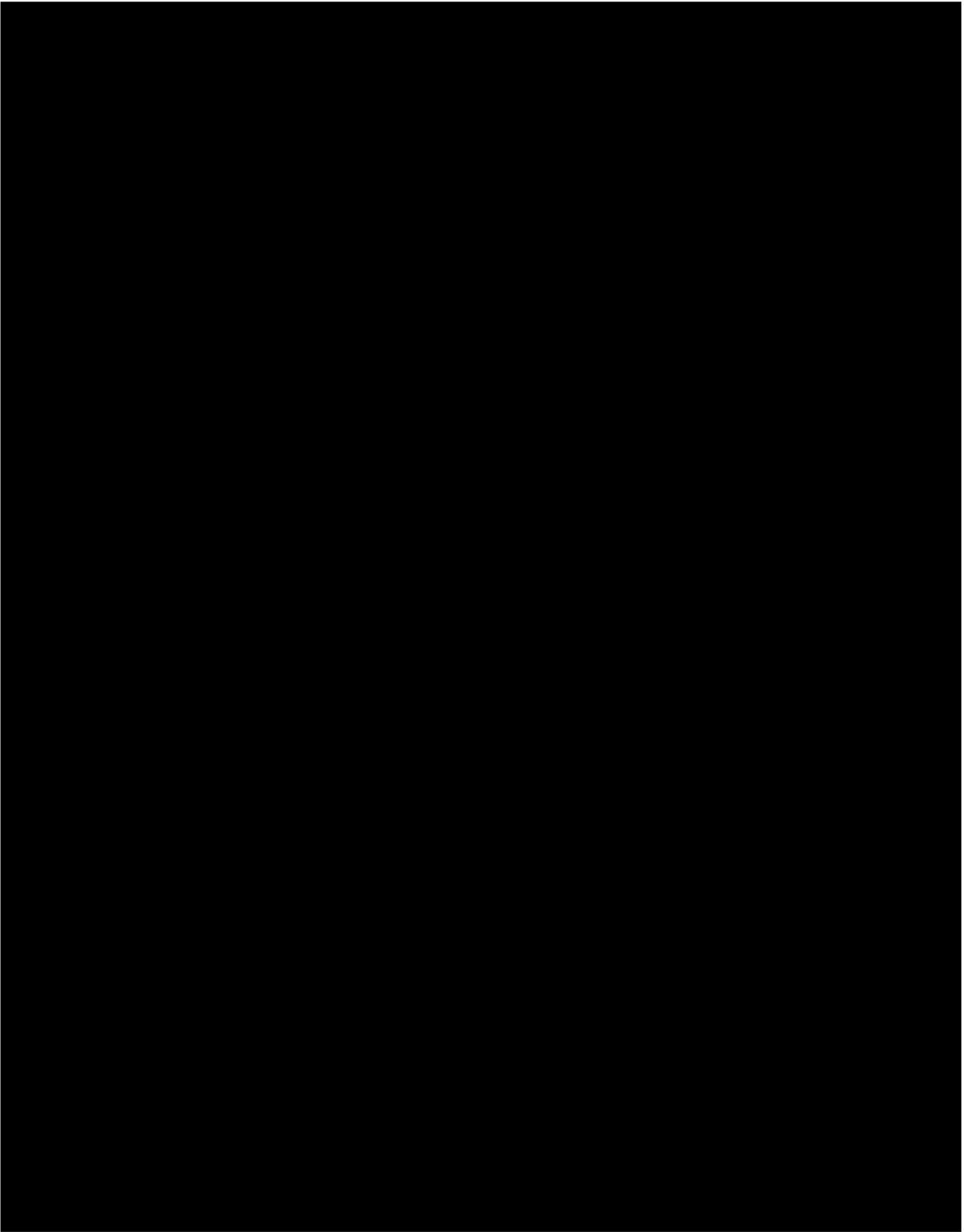


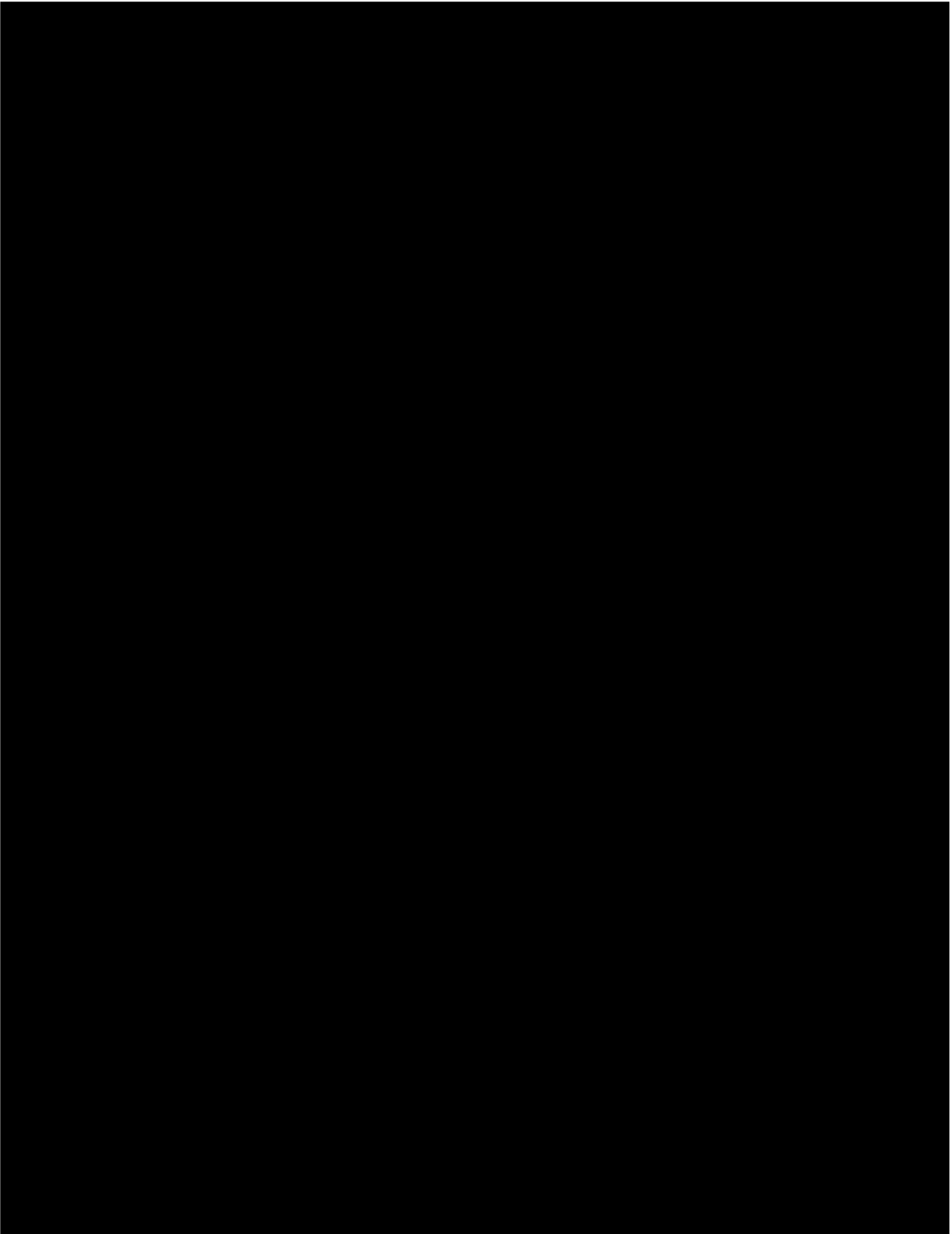


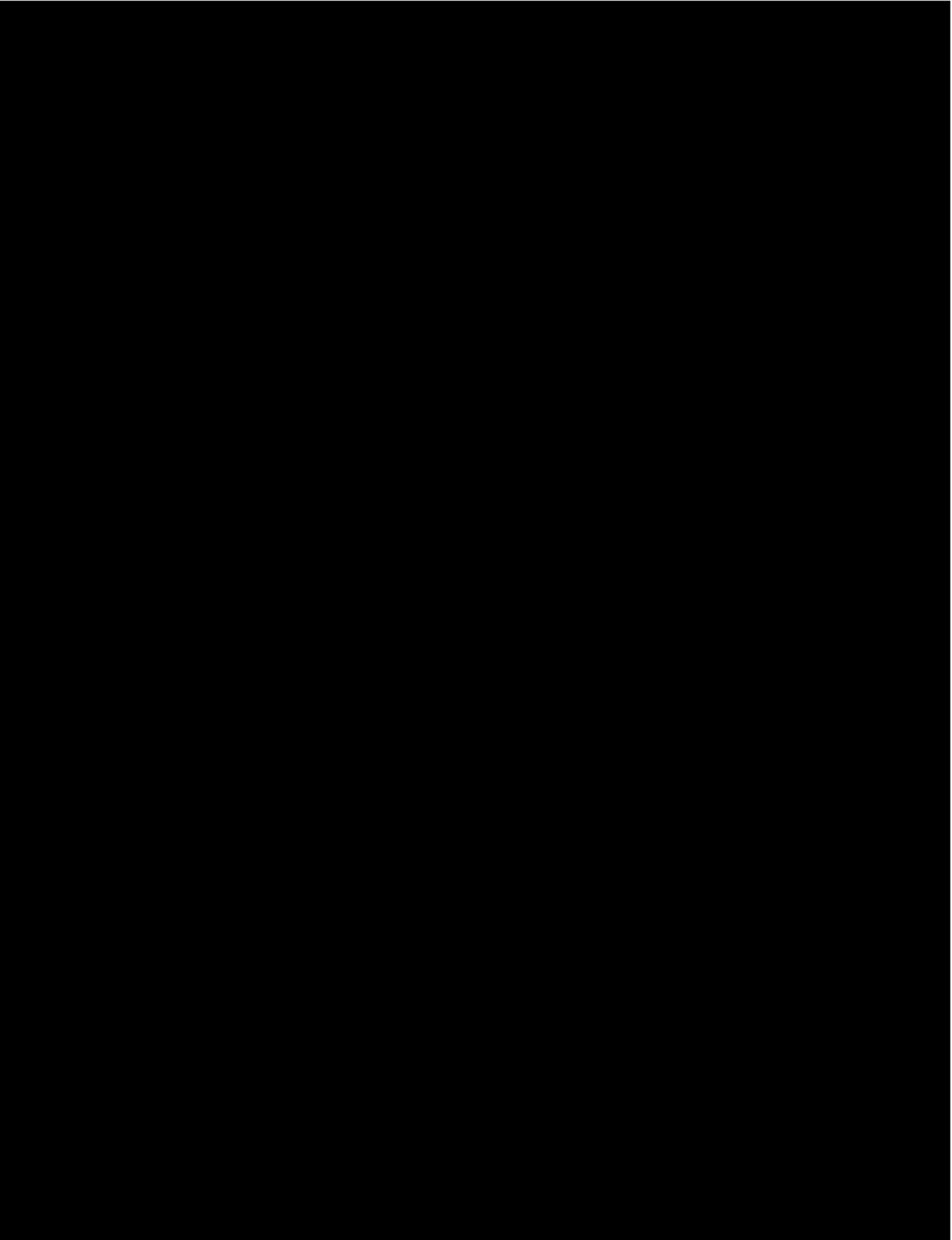


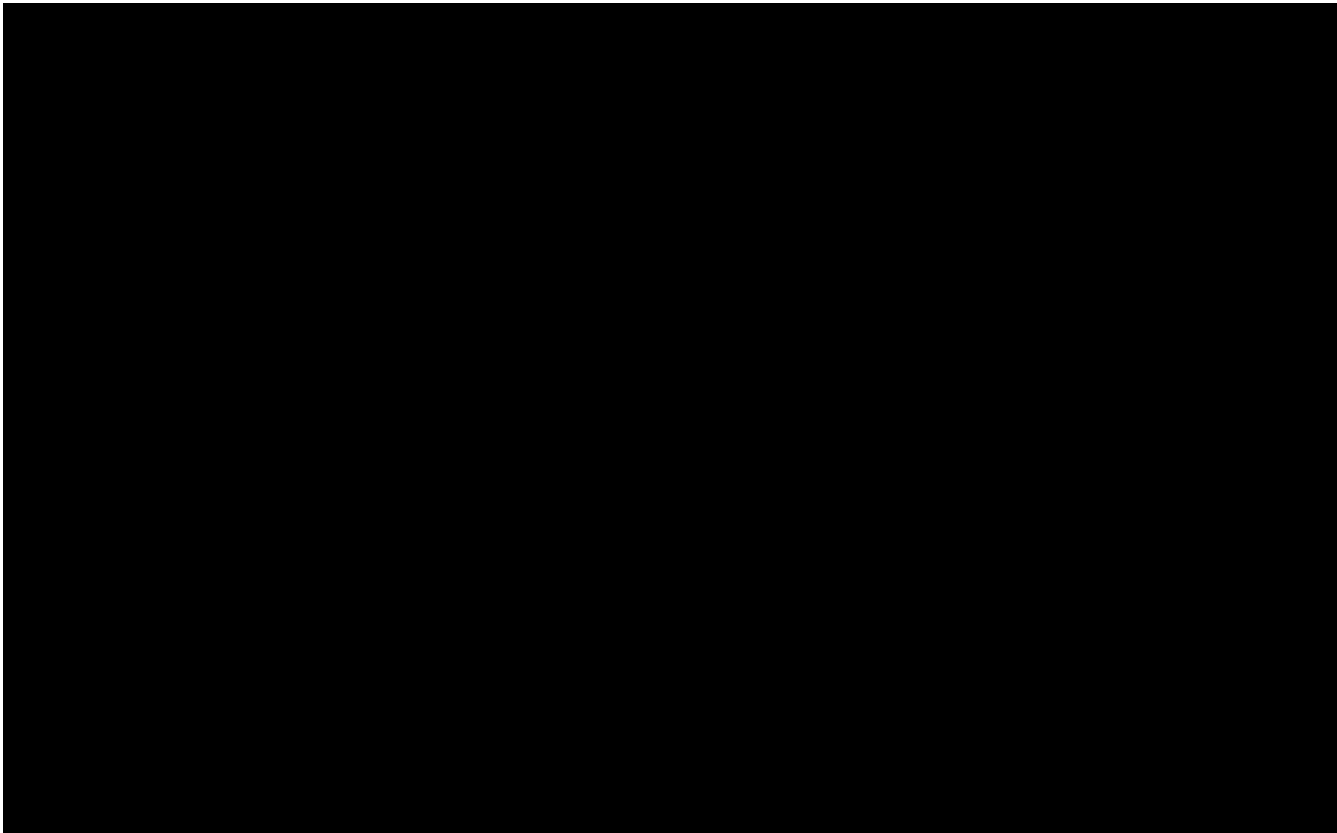




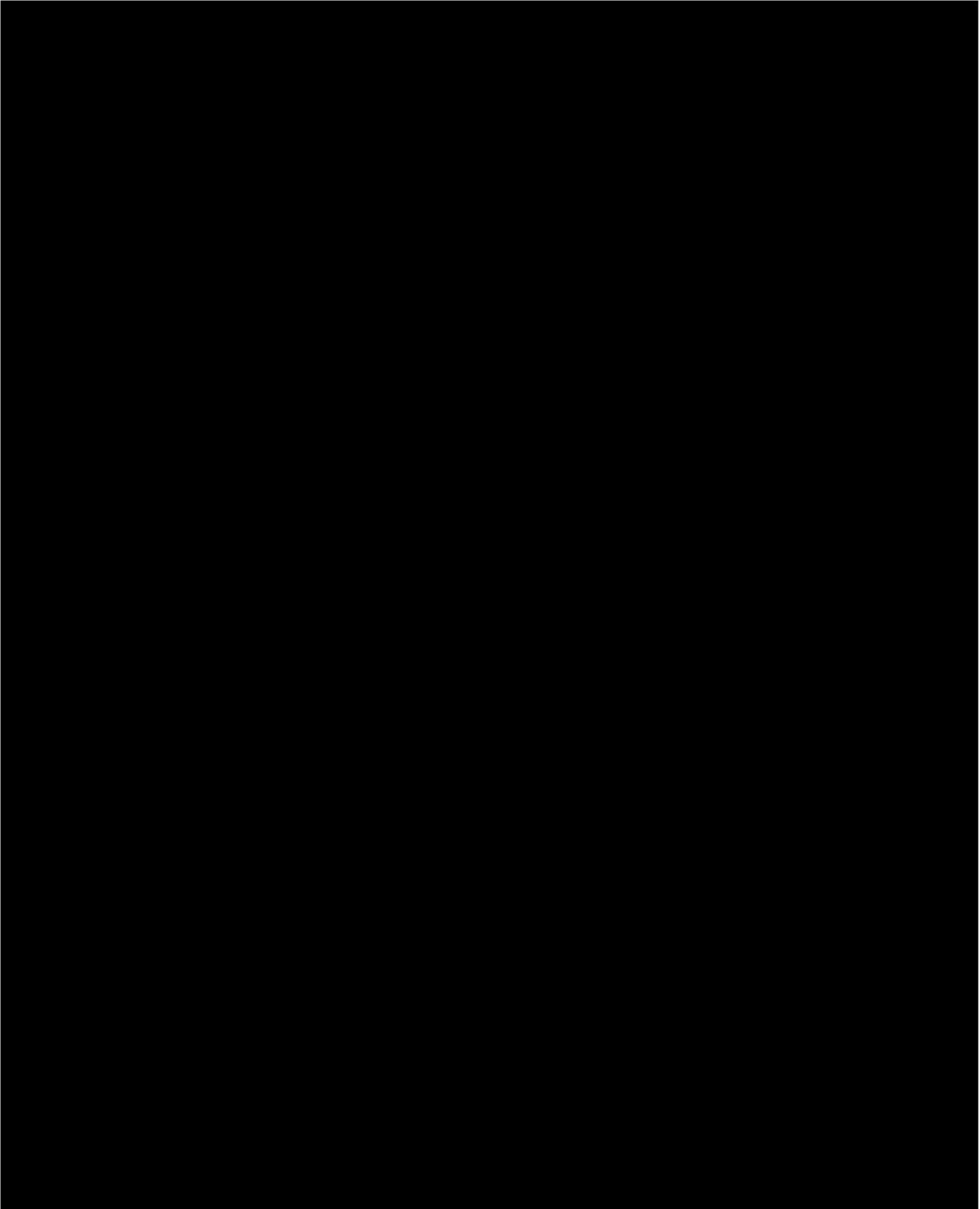


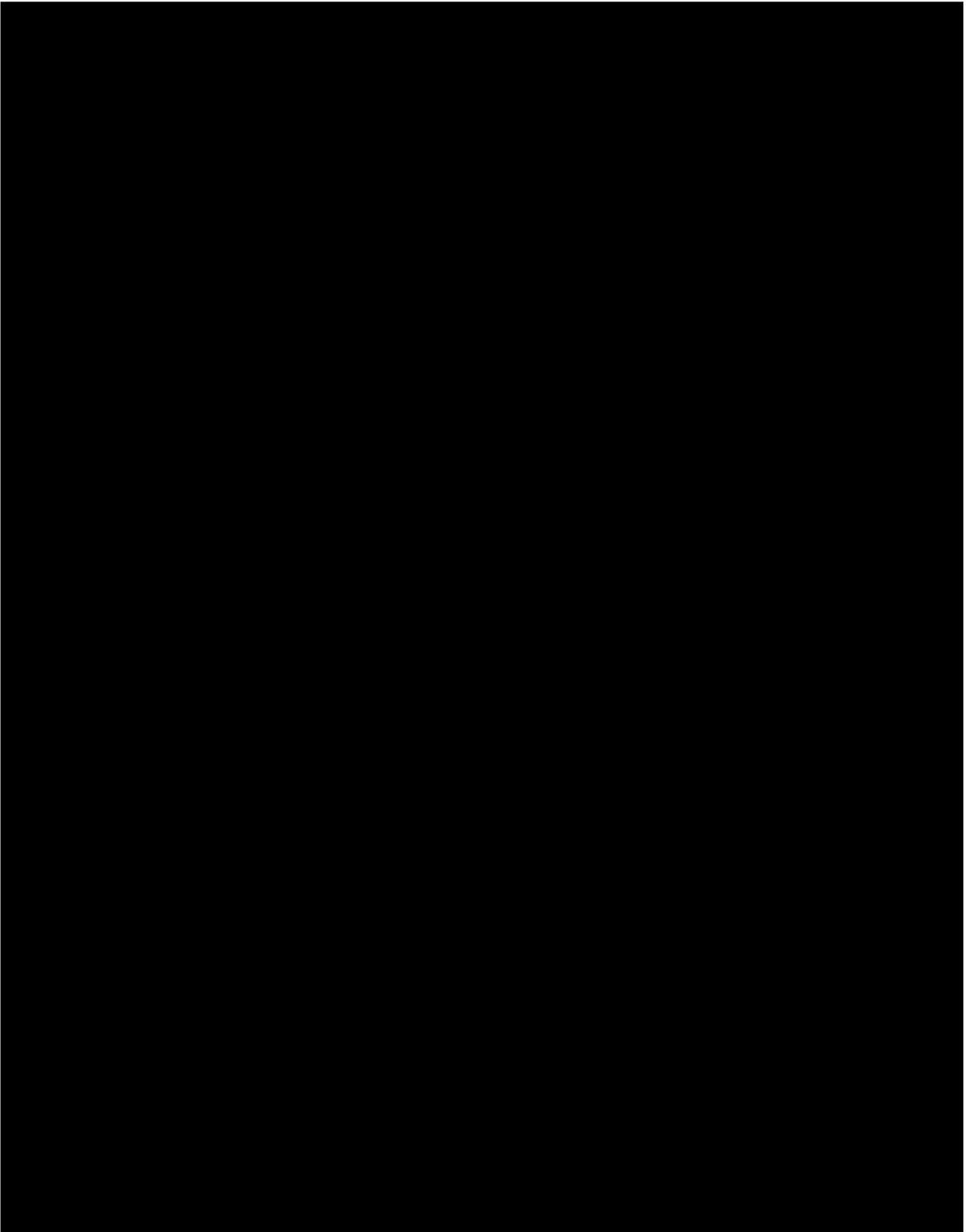


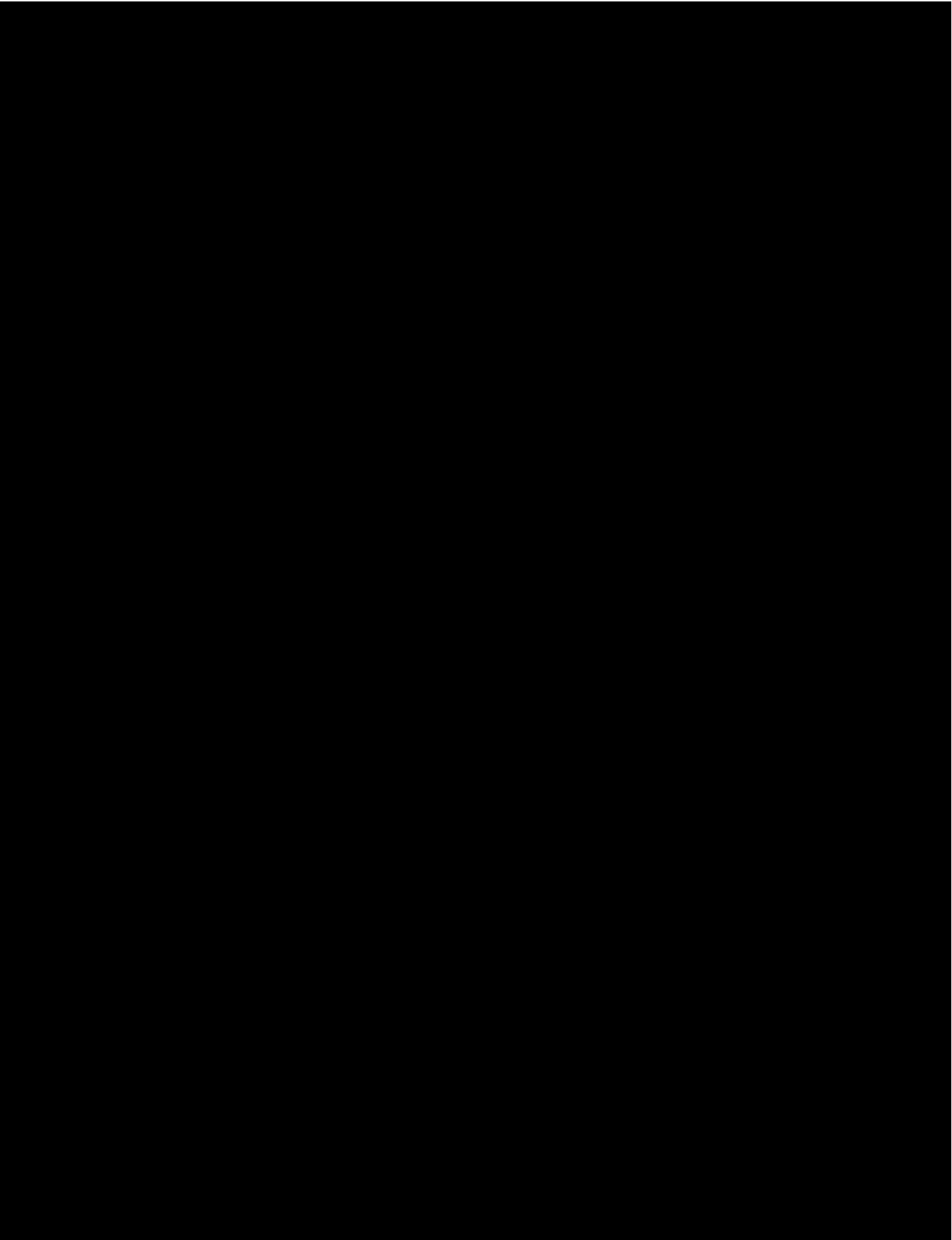


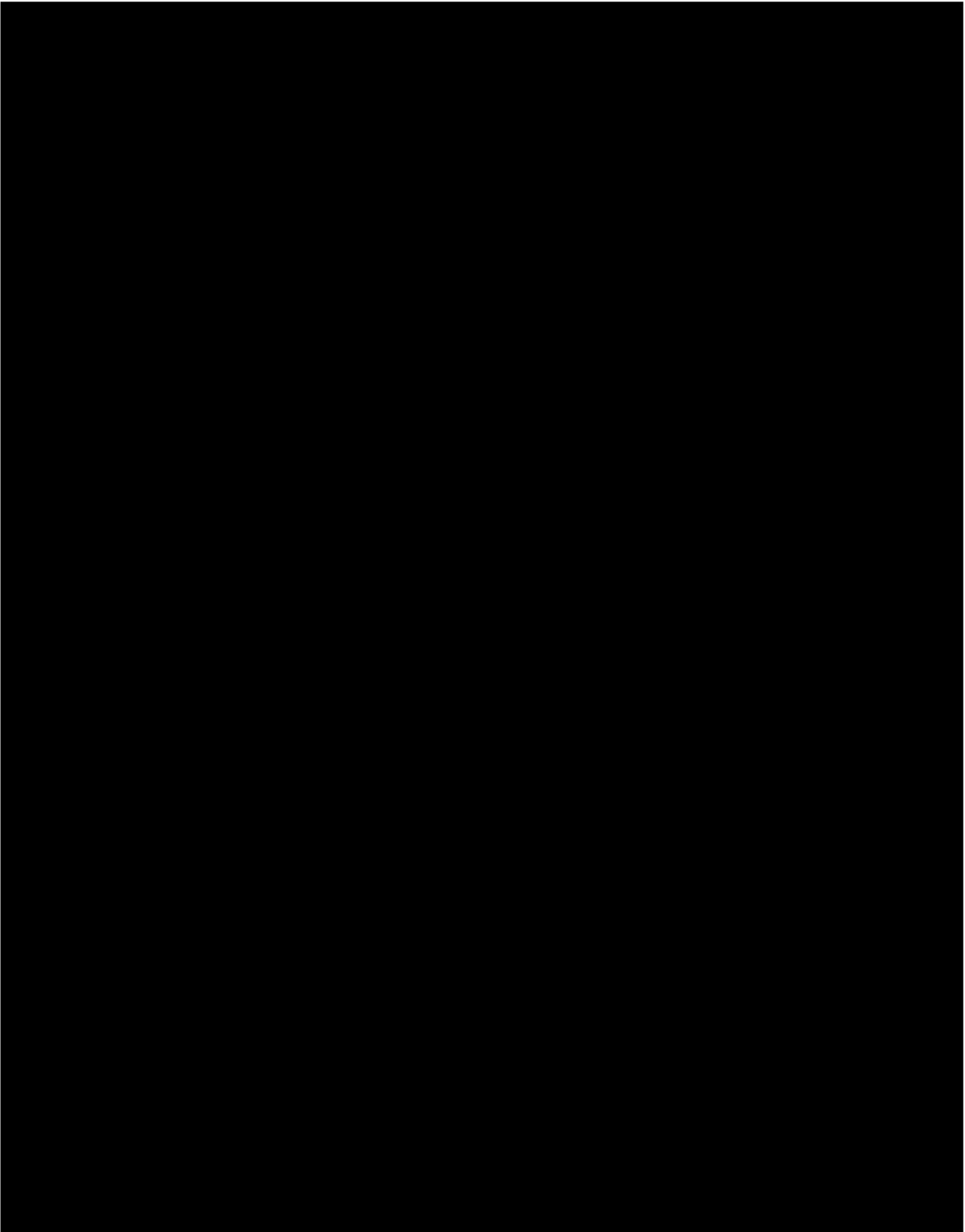


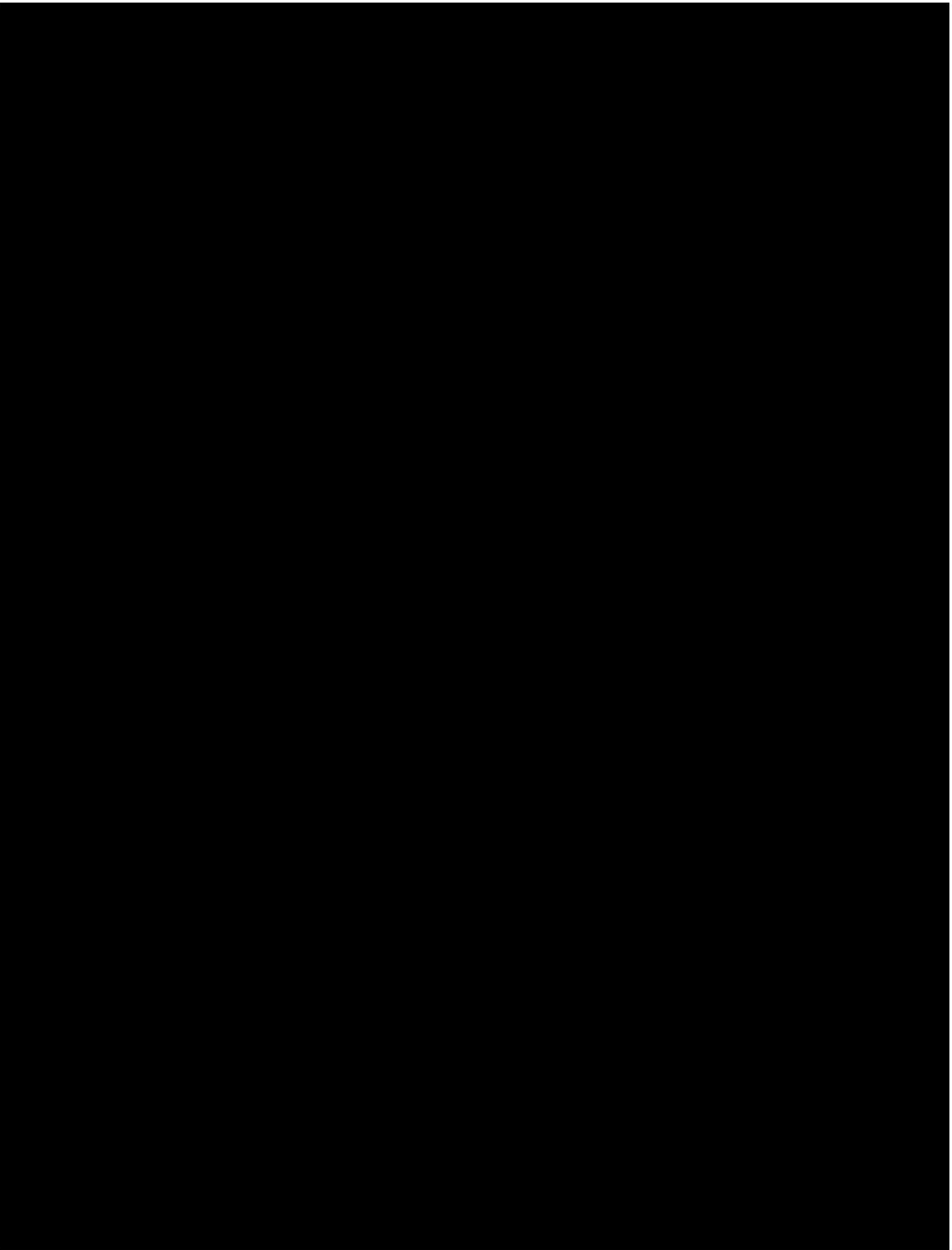
VIII. MASS APPRAISAL CAPABILITIES

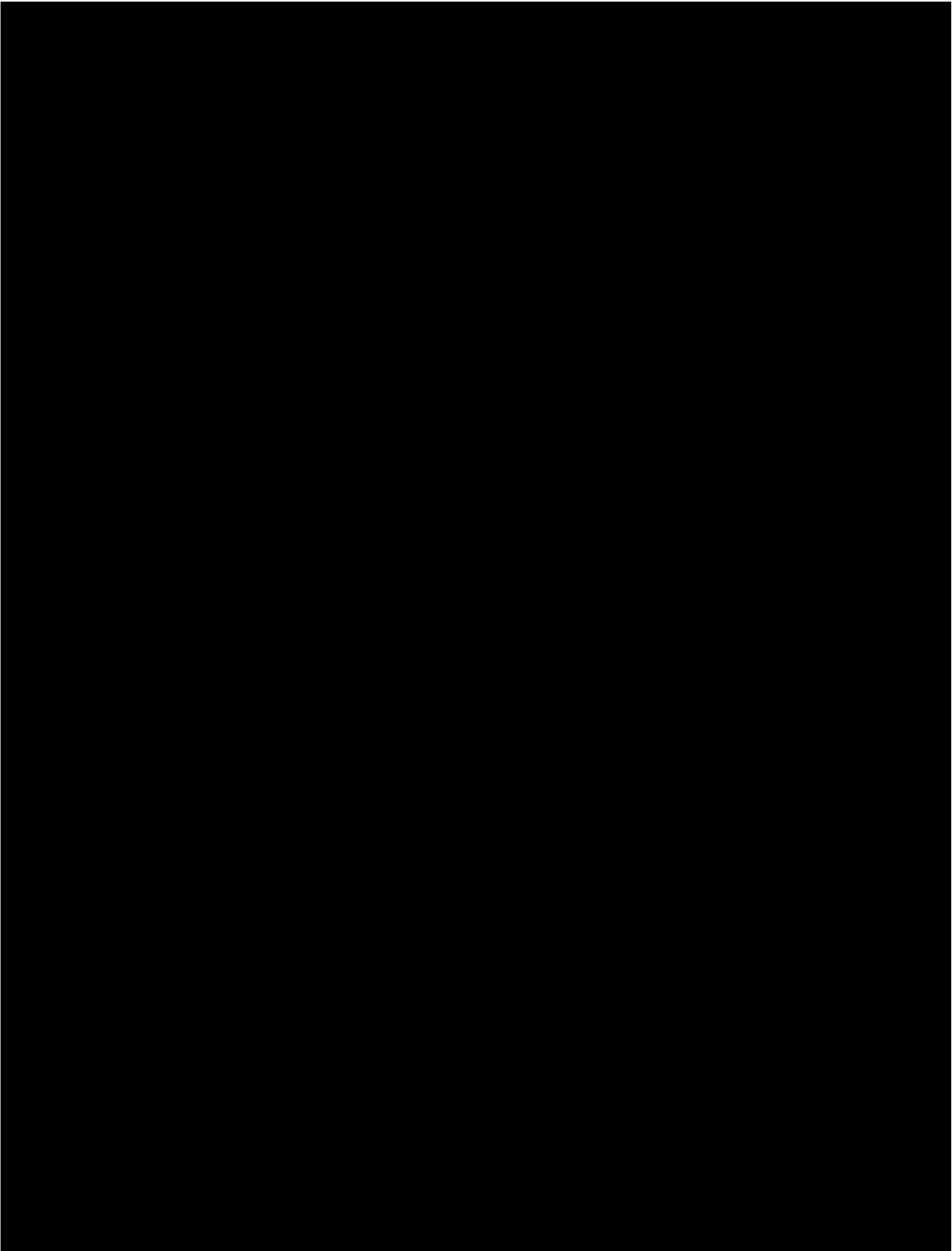


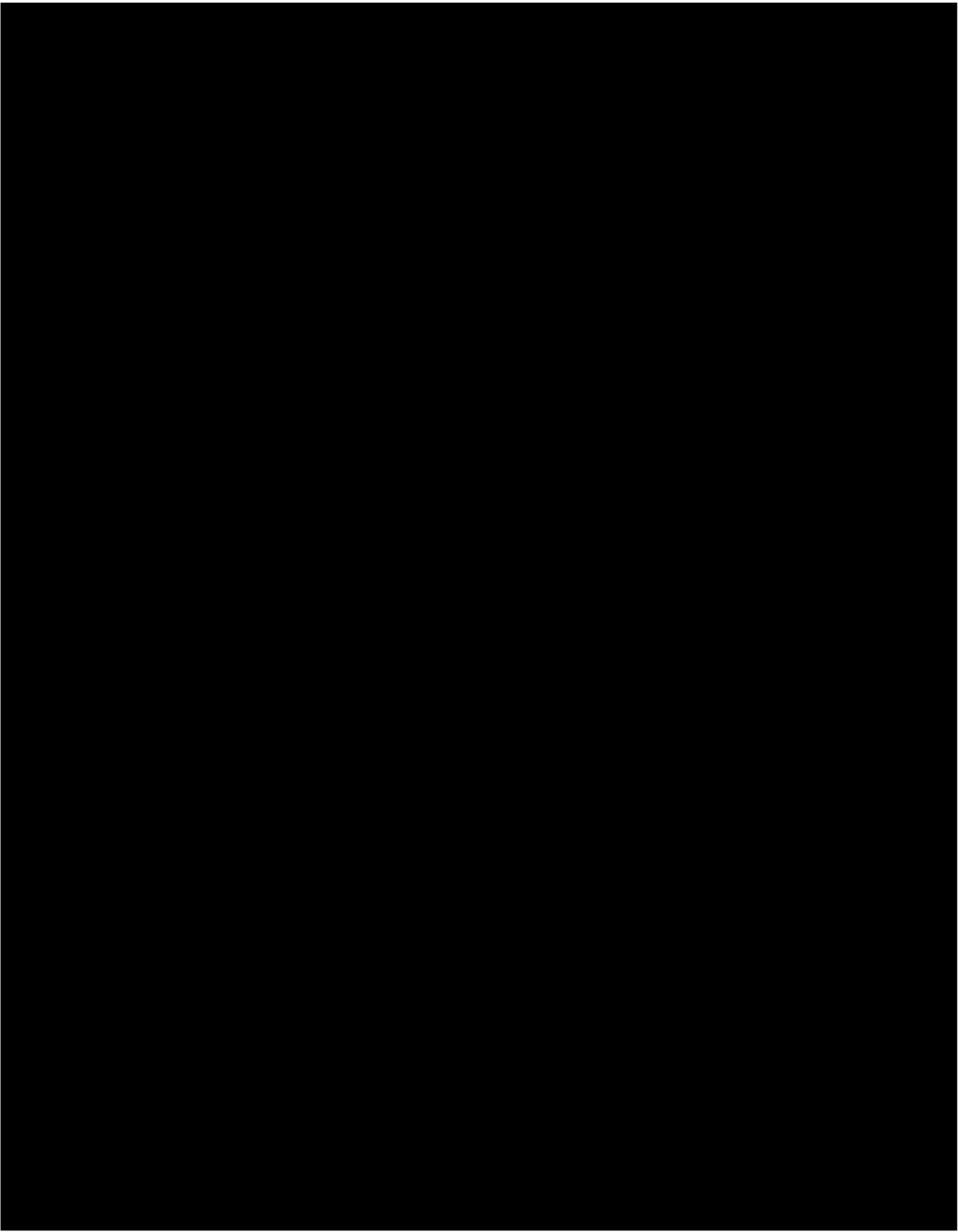


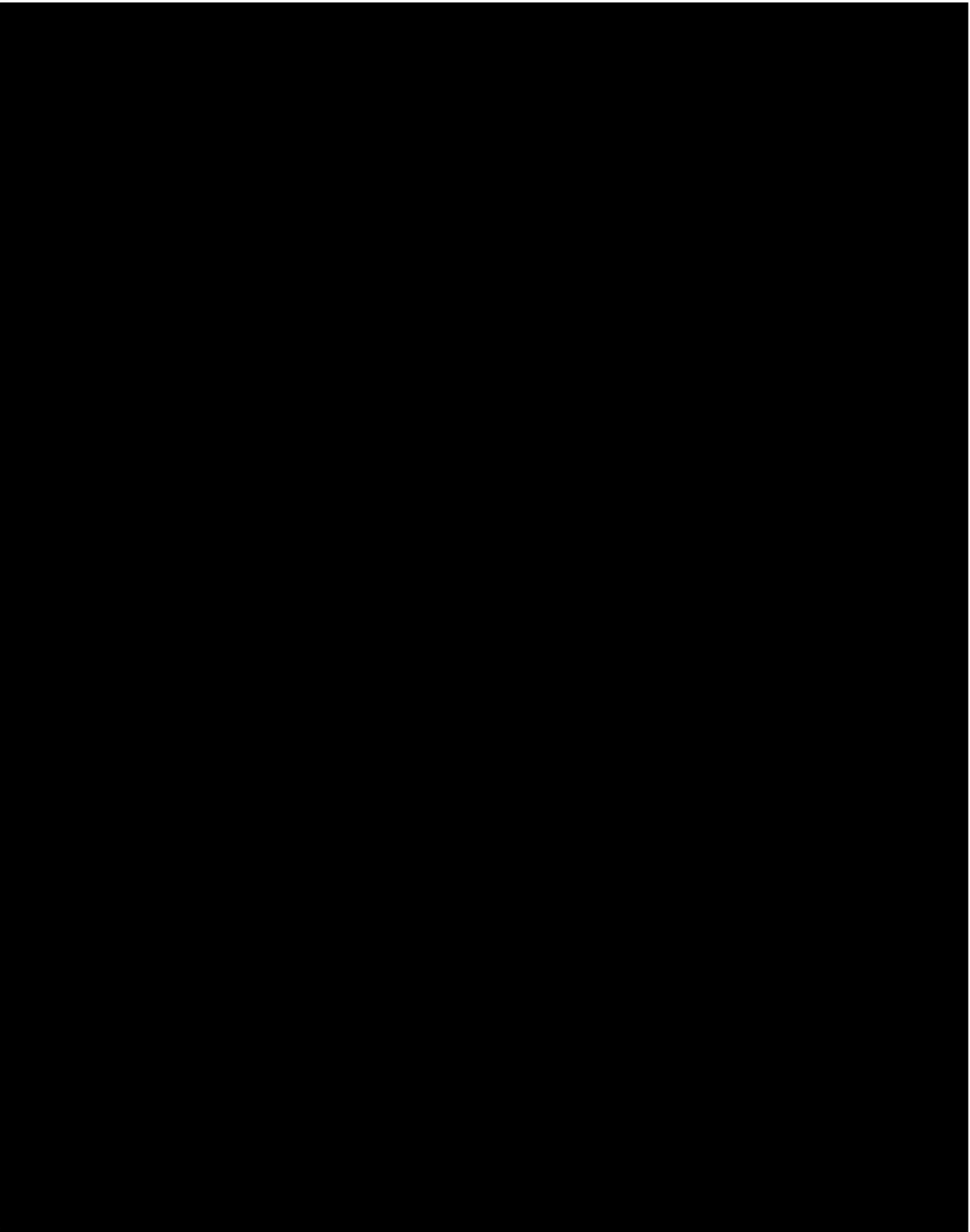


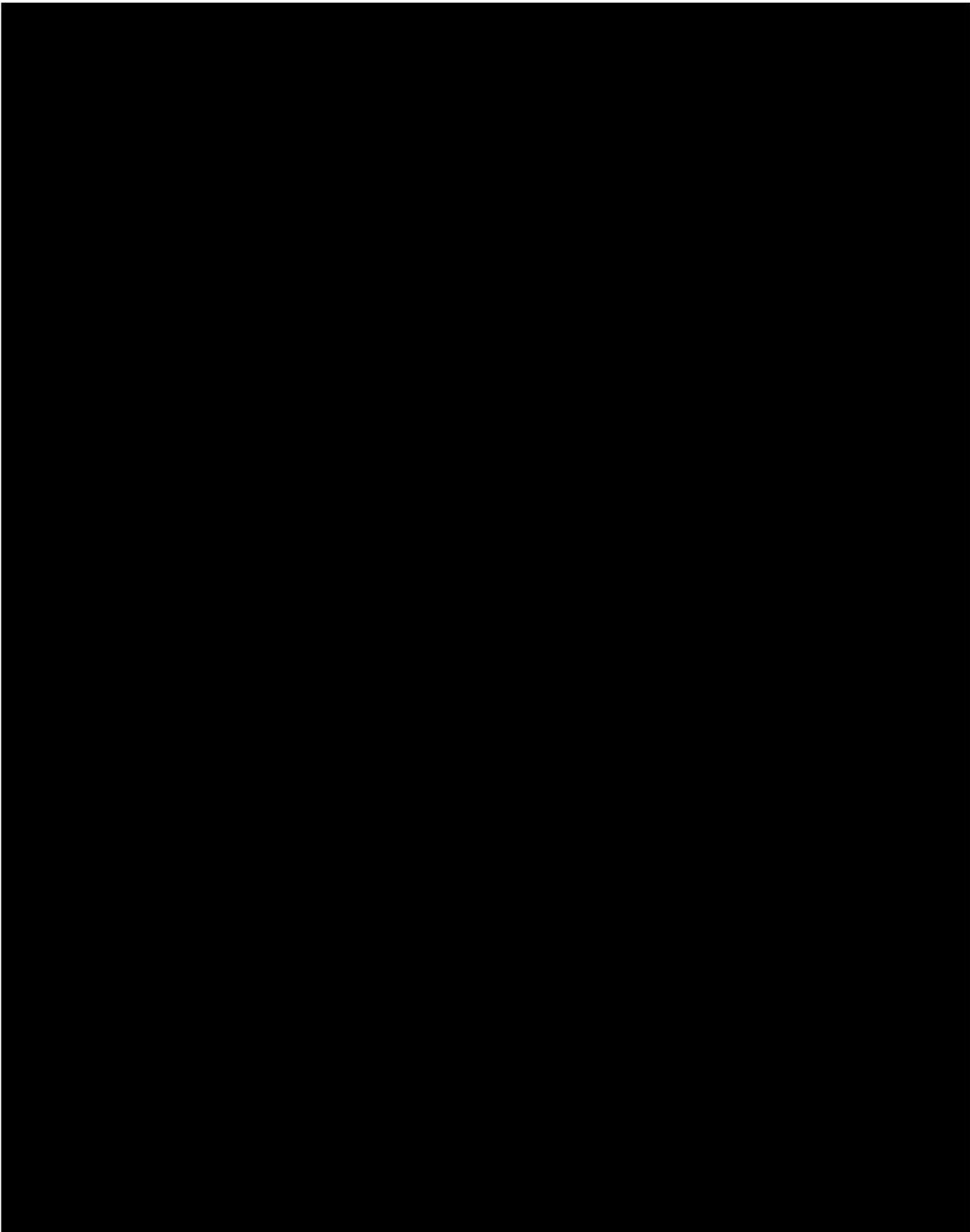


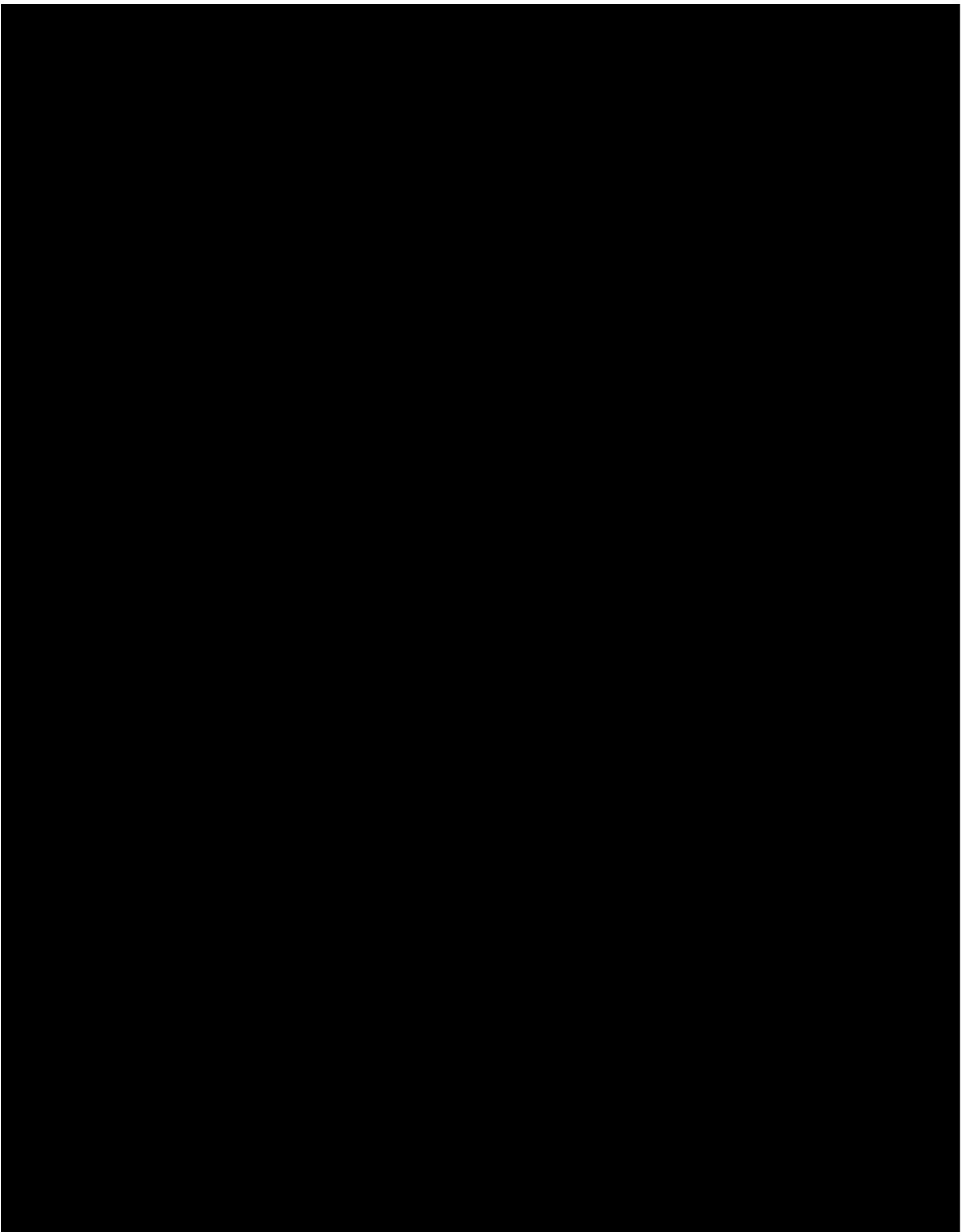


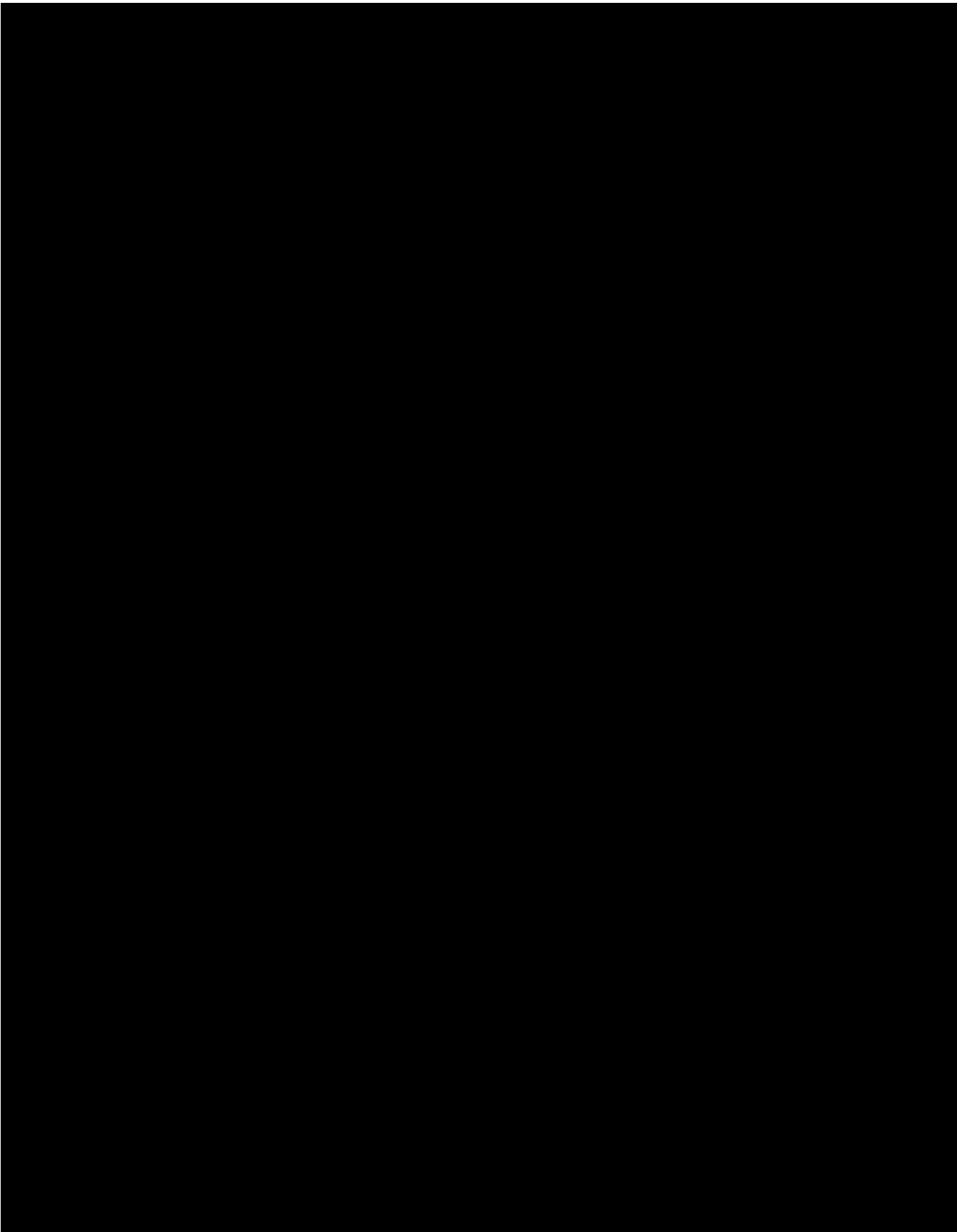


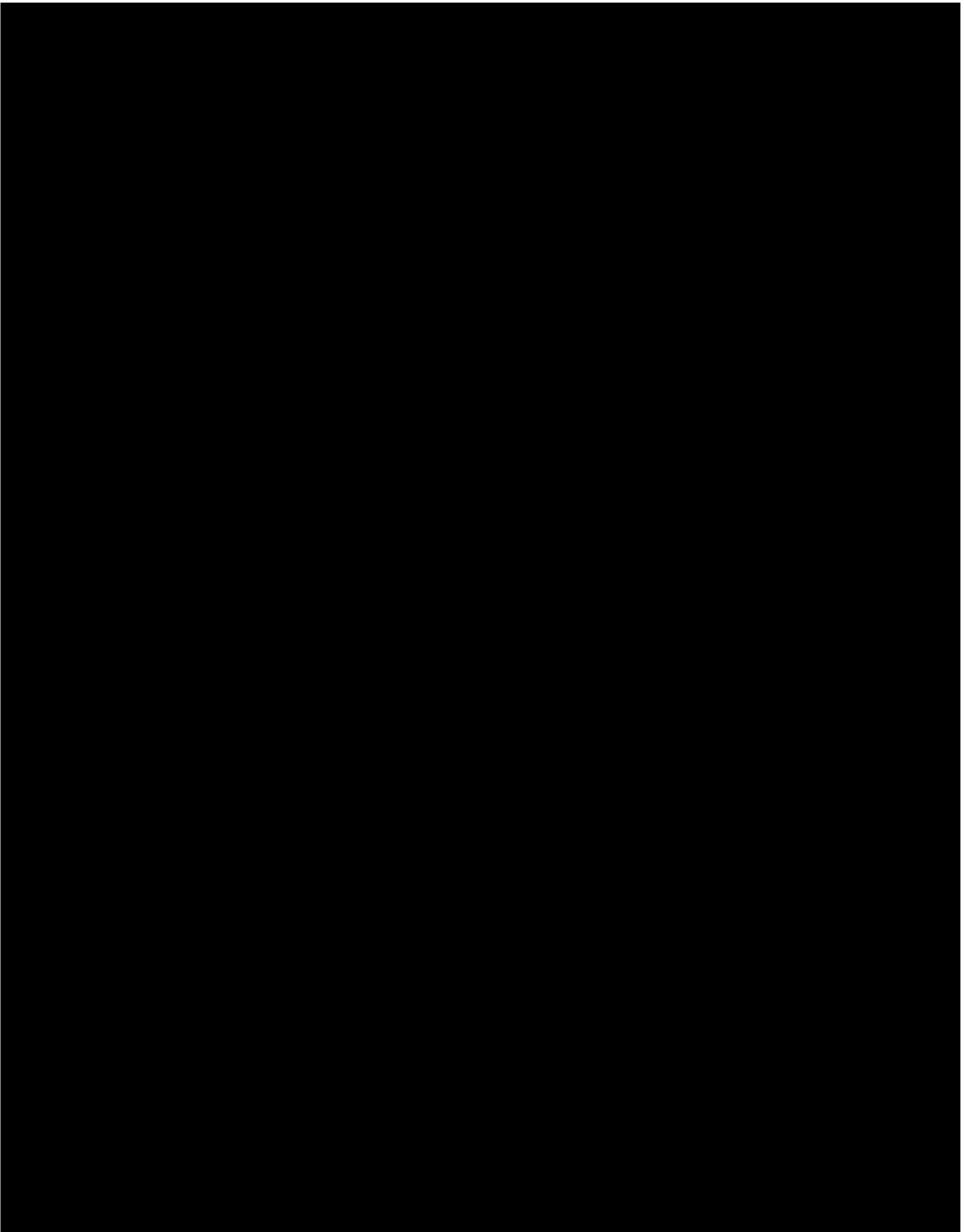


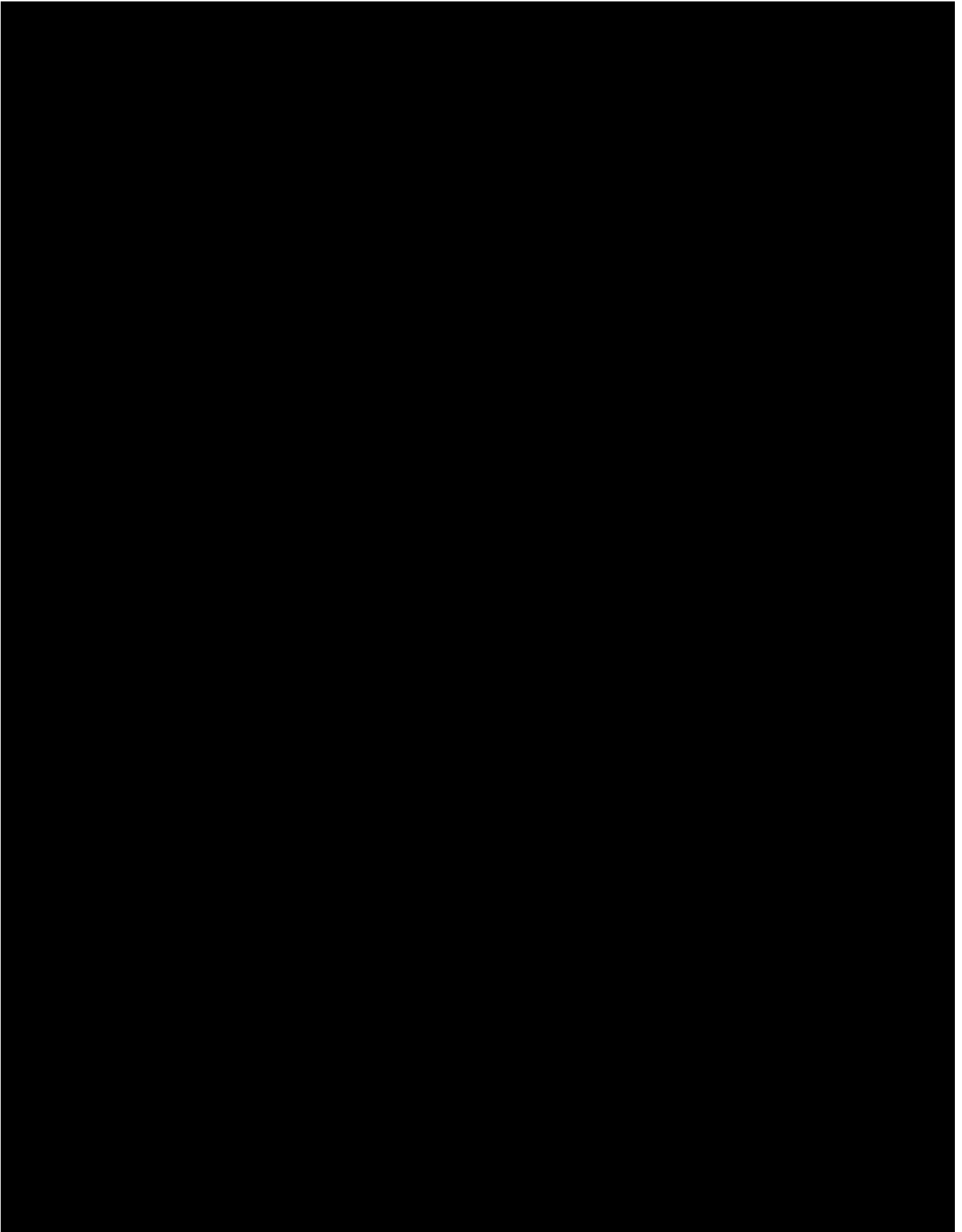


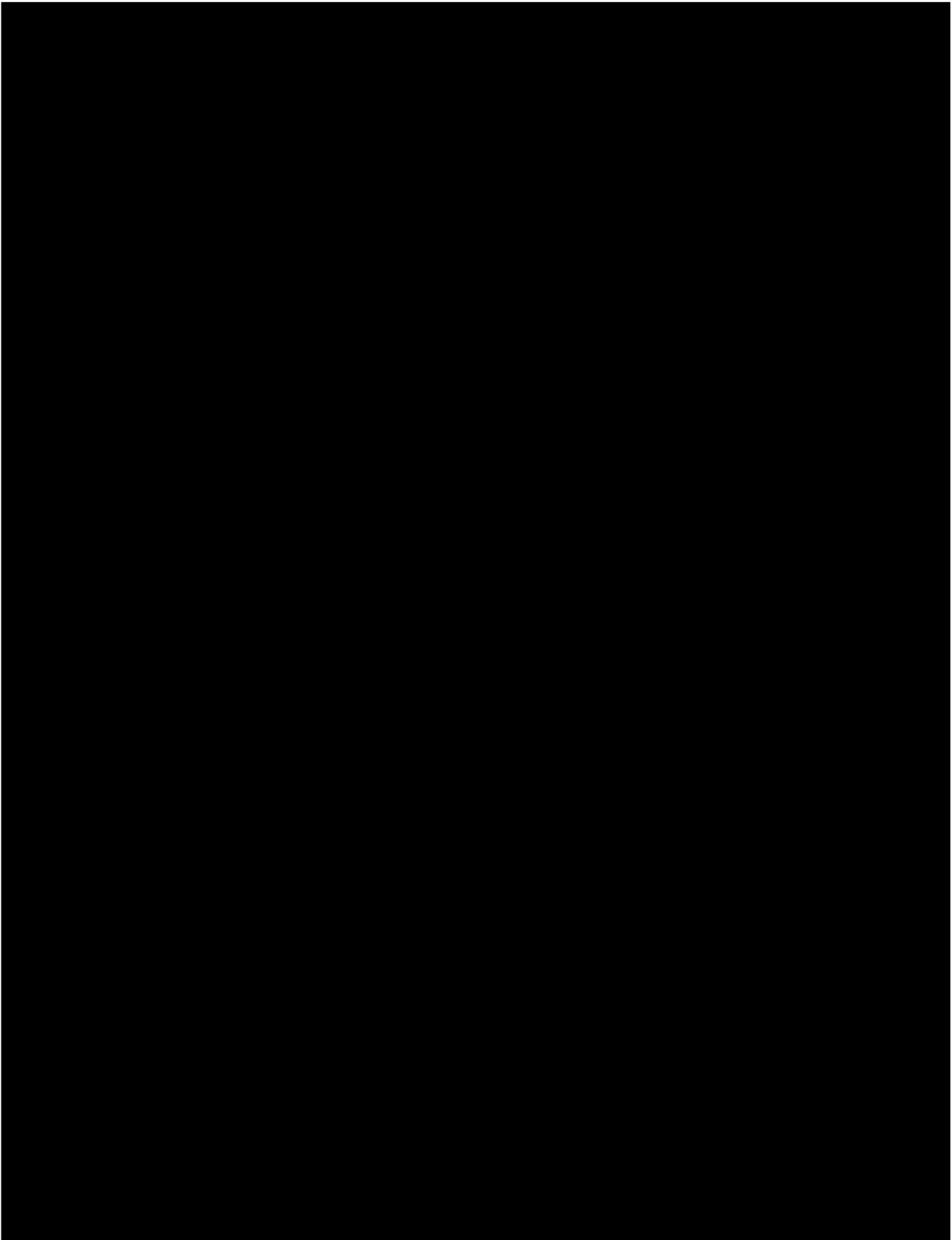




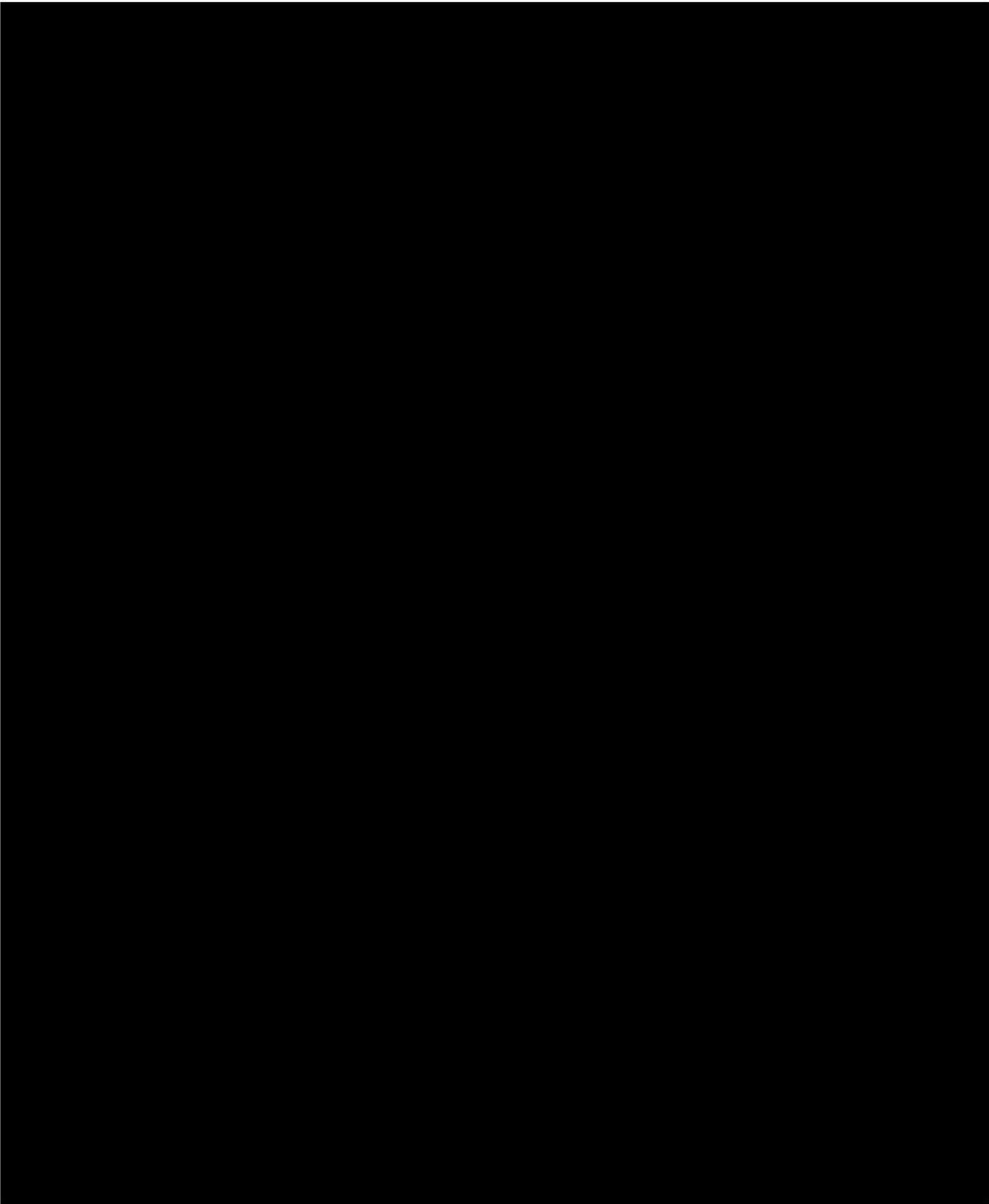
















PROPOSAL AUTHORIZATION

June 10, 2024

Tarrant Appraisal District (TAD)
Grady Ewing
2500 Handley-Ederville Road
Fort Worth, TX 76118

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RE: Tarrant Appraisal District, CAMA RFP 2024.

This preceding proposal has been authorized by Shannon Davis, GSA Executive Vice President. We appreciate your consideration.

6/8/24

Signature

Date



Price proposal

The below pricing to successfully bring Tarrant AD live on GSA CAMA software and maintenance for the entire software suite of modules. Product implementation pricing is a one-time charge whereas SaaS subscription is an annual fee.

Area	Product Implementation (one-time fees)	\$2,425,000
		

Module	SaaS Subscription Package (annual fees)	\$1,225,000
		





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June 10, 2024

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