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**Lucas County  
Information Services**

Cynthia Waldmannstetter,  
PMP  
Director

One Government Center  
Suite 400  
Toledo, OH 43604

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March 7, 2013

To: Lucas County Data Processing Board

From: Cynthia Waldmannstetter, Director  
On behalf of the Auditor Real Estate Division

Subject: Request to acquire professional services

Data Processing Board Members,

On behalf of the Auditor's Real Estate Division, I am requesting permission to acquire professional services with Patriot Properties for conversion of Lucas County's residential and commercial building sketches. These sketches are required for the new tax accounting system. Patriot Properties is the sole source provider for these conversion services as the data repository is in their proprietary format.

Total cost is not to exceed \$55,000. The attached proposal identifies the detail services to be provided for this conversion. Funds are available from the Real Estate Assessment fund 2030.

Respectfully submitted,

A handwritten signature in black ink that reads "Cynthia Waldmannstetter".

Cynthia Waldmannstetter, Director  
Lucas County Information Services

CC: Anita Lopez, Lucas County Auditor  
Abby Arnold, Auditor Chief of Staff  
Peter Rancatore, Chief Deputy Auditor



**Patriot Properties, Inc.**

*Developer of AssessPro, a highly versatile and comprehensive, Computer Assisted Mass Appraisal (CAMA) application with the most powerful assessment tools available in today's market.*

DATE: FEBRUARY 26, 2013

330 Lynnway, Lynn, MA 01901  
Phone (800) 527-9991 Fax (781) 586-9667  
[ellisw@patriotproperties.com](mailto:ellisw@patriotproperties.com)

Expiration Date: APRIL 26, 2013

TO Cynthia Waldmannstetter  
Lucas County, OH  
(419) 213-4642  
[cwaldmannstetter@co.lucas.oh.us](mailto:cwaldmannstetter@co.lucas.oh.us)

**SketchPro Conversion**

Total Hrs.	DESCRIPTION	Rate Per Hr.	Amount
1	Receive a sample of FPLs (1000 or so)	\$150.00	\$150.00
3	Reprocess the sample of FPLS to the latest version of SketchPro	\$150.00	\$450.00
12	Run through the proprietary FPL to txt/xml program / plus use of program	\$150.00	\$1,800.00
1	Deliver converted files	\$150.00	\$150.00
14	Receive feedback and adjust the program as necessary	\$150.00	\$2,100.00
10	Re run through the proprietary FPL to txt/xml program / plus use of program	\$150.00	\$1,500.00
1	Deliver converted files	\$150.00	\$150.00
1	Receive the full file of 170,000 sketches	\$150.00	\$150.00
26	Reprocess 170,000 sketches to update FPL format to the latest version	\$150.00	\$3,800.00
57	Run through the proprietary FPL to txt/xml program	\$150.00	\$8,550.00
1	Deliver converted files	\$150.00	\$150.00
27	Receive feedback and adjust the program as necessary	\$150.00	\$4,050.00
26	Final Conversion. Reprocess 170,000 sketches to update FPL format to the latest version	\$150.00	\$3,800.00
57	Run through the proprietary FPL to txt/xml program / plus use of program	\$150.00	\$8,550.00
1	Deliver converted files	\$150.00	\$150.00
SUBTOTAL			\$35,500.00
USE OF CONVERSION PROGRAM			\$19,500.00
<b>TOTAL</b>			<b>\$55,000.00</b>

# *Patriot Properties, Inc.*

330 Lynnway, Lynn, MA 01901

## **Proposal**

**Lucas County OH**

February 26, 2013

### **Scope of the Project:**

Patriot Properties is proposing the following for converting the sketches of all improved properties.

#### **1. Conversion of the sketches to a text format:**

- A. Convert all of the existing sketches to a text based coordinate format utilizing a special Patriot created process.
- B. After the first pass of the database and review of a test sampling by Lucas, Lucas will present a list of any modifications or observed discrepancies between the original sketches and the converted sketches.
- C. Patriot Properties will then modify the conversion process based on the information presented after the first pass of the data and deliver the readable sketches to Lucas. It is expected that there will be some sketch errors that will not convert but this should not exceed 1% of the total.

**Fifty-five Thousand Dollars (\$55,000.00) in two Payments**

**Twenty-seven Thousand, Five Hundred Dollars (\$27,500.00) at execution**

**And**

**Twenty-seven Thousand, Five Hundred Dollars (\$27,500.00) at delivery of all the converted sketches**

In the event Lucas requests additional modifications and adjustments after the first two (2) passes, the cost for each additional data file pass and adjustment and resubmission of the sketch data to Lucas will be:

**Fourteen Thousand Dollars (\$14,000.00)**

Patriot Properties will complete the project within four (4) weeks of receipt of a readable file from Lucas.

**Submitted by:** Ellis Withington, CTO  
800-527-9991  
email: EllisW@patriotProperties.com

Accepted by:

Title:

Date: