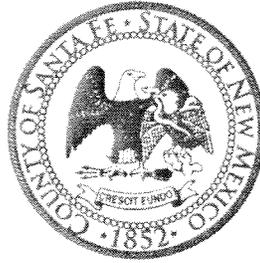


Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathleen Holian
Commissioner, District 4

Elizabeth Stefanics
Commissioner District 5

Katherine Miller
County Manager

August 27, 2014

TO: Procurement File

FR: Bill Taylor, Procurement Manager *BT*

VIA: Domingo Martinez, County Assessor
Gary Perez, Chief Deputy Assessor
Gus Martinez, Appraiser Chief

RE: Sole Source Determination Regarding Pictometry International Corporation

Background:

The Santa Fe County Assessor's Office is statutorily charged with conducting property inspections in Santa Fe County for the purposes of property valuation. Like many other Assessor offices across the nation, Santa Fe County Assessor's Office performs this duty under the guidelines established by IAAO (International Association of Assessing Officers) and the State of New Mexico's Property Tax Division (PTD) to ensure fair and equitable property valuation. One of the tenants of IAAO and PTD is to develop a property valuation plan that strives to ensure all property within a jurisdiction is reviewed in a timely fashion, usually once in a five year cycle.

Issue:

The County Assessor is seeking to acquire a new aerial imagery that includes the most populated areas of Santa County including the city limits of Santa Fe that will provide digital aerial ortho and oblique photos for the purpose of visualizing and measuring properties when access is not available by any other means. The aerial imager must consist of 3-inch or better pixel resolutions in both orthogonal and oblique views in 4 cardinal directions (east, west, north and south).

Pictometry is the largest vendor in the US offering aerial Orthographic and oblique photos. Their highly accurate and proprietary photo system combined with their software to utilize the photos for the purpose of collecting exterior measurements needed in the appraisal process. Pictometry has 26 patents in their portfolio that protects their right to exclusively produce and deliver their products and services.

In addition, Pictometry proprietary patents integrates their measurement tools with the Assessor's existing appraisal and mapping applications: Pro-Val and ESRI's ARC GIS that no other vendor can provide for.

Determination

Pursuant to 13-1-126, NMSA 1978 this Purchasing Department after conducting due diligence has made the determination that this is a sole source procurement pursuant to the NMSA 1978 13-1-126 that "a contract may be awarded without competitive sealed bids or competitive sealed proposals regardless of the estimated

cost when the state purchasing agent or a central purchasing office makes a determination, after conducting a good-faith review of available sources and consulting the using agency, that other similar services, construction or items of tangible personal property cannot meet the intended purpose of the contract.”

In researching various sources including the International Association of Assessing Officers (IAAO) and researching other New Mexico Assessors it was found that no other vendor can provide the accuracy and precision required for the level of measurements (to include height, length and width) of properties for the Santa Fe County.

Therefore it is determined that Pictometry International Corporation is deemed a Sole Source Vendor with the following services may be procured as a Sole Source Procurement.

Vendor Information: Pictometry International Corporation
100 Town Centre Dr., Suite A,
Rochester, NY 146-4260

Deliverables:

- 3-inch or better resolution digital aerial ortho photos in a contiguous map format.
- One area wide 4’ mosaic in MrSID format.
- Traditional orthogonal view and 4 cardinal oblique views (east, west, north and south).
- Finished digital ortho-imagery shall be furnished in industry standard JPEG and MrSID formats on DVD’s or external (USB2) hard drive, to be decided by Santa Fe County before the completion of the project.
- Any exceptions to the above requirements must be clearly identified in price proposal. Further any proprietary formats must be clearly identified along with an explanation of any software required to view or manipulate the product. Such software must be compatible with ESRI software.
- Ability to export from viewer/browser software in PDF, tiff, tiff/tfw, dxf, jpg, or bmp formats.
- Ability to import shape files into viewer/browser software.

Amount of Purchase: \$725,410.68