

ADDENDUM NO. 1
TO
CITY OF AUBURN, MAINE
Revaluation Services Bid #2024-035
DATE: May 6, 2024

This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Proposal Form.

Q: Is the City open to a hybrid approach, not 100% boots on the ground?

A: Yes, however we prefer a full "list and measure" revaluation.

Q: What version of Assess Pro/Patriot are you using?

A: Assess Pro, Version 5.5.5 (AP5), it was recently updated when we migrated to the cloud.

Q: When was the last reassessment?

A: The last revaluation; began in 2002, completed 2004, city chose not to implement as of April 1, 2005, phased in over two years, 2006 and 2007.

Q: Was the entire City assessed? Was there any help?

A: Yes, in house revaluation, four staff CMA's did the inspections. The Patriot CAMA system was implemented. Staff worked with Patriot to update the cost and land schedules and convert a portion of the sketches. The third party review of the valuations is available in the Assessing Department. The entire city was assessed, above 80% entry rate for inspections on residential. Personal property was contracted out.

Q: Is there a copy of the last revaluation?

A: Yes, need to locate

Q: When will this start, what is the goal?

A: Open to reviewing all proposals and reasonable timelines, would prefer for 2027

Q: What funding is available?

A: Rough estimate of \$1,000,000 (more or less) no money has been earmarked for this project.

Q: Do you have any existing sketches?

A: Yes

Q: Anticipating full boots on the ground would the City be open to the 2nd call back being between 3:00pm – 5:00pm VS nights and weekends?

A: The City expects reasonable efforts to be made.

Q: Notifications?

A: There needs to be Q&A sessions (public meetings), a lot of flyers, letters, and possibly other notices to the community. The City expects to participate with the company in its efforts to notify taxpayers and other stakeholders.

Q: Would the City supply paper, printing, and workstations?

A: We will review all proposals

Q: Feedback from previous revalidation?

A: Need more clarity and notifications, building relationships with the community. Additional running dual systems presented some issues.

Q: Do you use Eagle View or Near Map?

A: We use Eagle View. The first fly over was in 2022 and did another in 2024. We do not use Near Map.

Q: How old are the images in the CAMA system?

A: Ranges from 2005 – 2024

Q: What is the expectation of images during this revaluation, vacant lots?

A: Vacant lots do not need to be photographed. All primary structures and any improvements should be photographed when possible.

Q: Are you using Patriot to record Personal Property?

A: Yes. *Note: we are not seeking a full listing and valuation of all business assets (personal property) in the City. We are seeking advisory opinions as to the effectiveness of the City's methods and infrastructure.*

Q: How many personal property accounts are there in Assess Pro?

A: At last count around 1,100 (currently processing)