

PCR-12-24

CITY OF WARWICK  
STATE OF RHODE ISLAND  
RESOLUTION OF THE CITY COUNCIL

02/26/2024

MEETING DATE: \_\_\_\_\_

NO: \_\_\_\_\_

APPROVED: \_\_\_\_\_ MAYOR

DATE: \_\_\_\_\_

RESOLVED, that the City Council of the City of Warwick as required by the provisions of Sections 6-11 and 6-12 of the City Charter and the Ordinance relative to competitive bidding on purchase enacted there under hereby and herewith approves the acceptance of the following bid(s):

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2022 - 060	Statistical Reappraisal of Real Property Located within the Corporate Limits of the City of Warwick Effective December, 31, 2024	<b>Vision Government Solutions, Inc.</b> 1 Cabot Rd Suite 100 Hudson, MA 01749	\$359,000.00		1	6-12

AND BE IT FURTHER RESOLVED, That such purchase or contract be awarded to the lowest responsible bidder.

1. Request permission to increase PCR-82-22 (Sub A) from \$359,000.00 to \$718,000.00.

**THIS RESOLUTION SHALL TAKE EFFECT UPON ITS PASSAGE**

CODE: 23-324

**SECTION 6-12**

Request permission to increase PCR-82-22 (Sub A) from \$359,000.00 to \$718,000.00.

**Bid2022-060 Statistical Reappraisal of Real Property Located within the Corporate Limits  
of the City of Warwick**

Vision Government Solutions, Inc.  
1 Cabot Rd  
Suite 100  
Hudson, MA 01749

**LAST ACTION TAKEN**

**Award (6-12):** On July 18, 2022, PCR-82-22 (Sub A) was approved to increase the awarded amount from \$289,000.00 to \$359,000.00.

Contract Increase Requested: \$359,000.00  
Current Contract Award: \$359,000.00

Contract Period Requested No Change in Contract Period  
Current Contract Period No Change in Contract Period



Peder Schaefer  
Finance Director

Frank J. Picozzi  
Mayor

**CITY OF WARWICK**  
FINANCE DEPARTMENT  
3275 POST ROAD  
WARWICK, RHODE ISLAND 02886  
(401) 738-2015

January 23, 2024

Francis Gomez, Purchasing Agent  
City of Warwick  
3275 Post Road  
Warwick, RI 02886

Ms. Gomez,

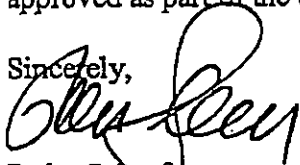
The Finance Department is requesting to enter into a 6-12 contract amendment with the existing vendor for Bid 2022-060 (Statistical Reappraisal of Real Property Located within the Corporate Limits of the City of Warwick Effective December 31, 2021 awarded to Vision on August 2, 2021 for \$289,000; as amended 7/18/22 which added \$70,000), for a total of \$359,000).

An increase in spending authority of \$359,000 is needed to complete the project with the existing vendor. The original contract contained provisions that would allow the Assessor's Office staff to perform some of the project functions to reduce the cost of the project, as well as provisions to have the vendor perform additional work if needed. Using this approach, the City was able to reduce the cost of the statistical revaluation from \$359,000 to \$322,023 (saving \$36,977 off of the awarded bid amount). Using the same approach we hope to have even greater savings on the current, full revaluation project. The project will be completed accordance with all of original project specifications.

Since the term of the amended contract was from July 18, 2022 "through the completion of the roll being certified", no extension of the term is needed. However, the effective date of the project will now be December 31, 2024.

The funds for project will be expended out of budget code 23-324 and capital budget funds approved as part of the current FY 24 budget.

Sincerely,

  
Peder Schaefer  
Finance Director

**CITY OF WARWICK**  
**FINANCE DEPARTMENT**  
**3275 POST ROAD**  
**WARWICK, RHODE ISLAND 02886**  
**(401) 738-2015**

Councilman Timothy Howe  
Chair, Finance Committee  
City Hall  
3275 Post Rd  
Warwick, RI 02886

January 31, 2024

Dear Councilman Howe,

In response to your questions on the revaluation contract.

The Assessor wishes to use city personnel resources to the greatest extent possible to reduce contractor costs. There is some risk on this as we move forward so the contract also includes cost factors for the contractor in the event the city personnel for whatever reason are not able to fully complete this transition.

The gross cost for this phase without city participation would be \$359,000. The Assessor believes he can reduced these costs by \$37,000 to \$322,000 by:

- |   |                 |
|---|-----------------|
| • In-House Income Expense and Data Collection | \$16,000        |
| • In-House Informal Hearings                  | <u>\$21,000</u> |
|   | \$37,000        |

The proposal before you builds off the contract and pricing in place for the update that was completed as of December 31, 2022.

The Assessor estimates that if the full revaluation was conducted exclusively by Vision or another vendor, the cost would be over \$1.6 million. He believes he can keep the total cost below \$700,000. The fine-tuned projection of additional costs will be incorporated in the FY 25 budget.

He will be back to the Council for additional purchase order contracted costs associated with:

- A new flyover of the city in December of 2024 to capture new imagery.
- Utilizing technology to compare the results of the two flyovers.
- Potential additional inspection assistance by Vision or other outside appraisers depending on the volume of calls.

Sincerely,

Peder Schaefer  
Finance Director

## Dupuis Neal J

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**From:** Patrick Donovan <PDonovan@vgsi.com>  
**Sent:** Wednesday, December 13, 2023 10:20 AM  
**To:** Dupuis Neal J  
**Subject:** [EXT] - Vision/Warwick reappraisal contract

Caution! This message was sent from outside your organization.

Good morning Neal

Vision agrees to enter into an agreement with the City under the same terms (of Bid 2022-060 Statistical Reappraisal of Real Property Located within the Corporate Limits of the City of Warwick Effective December 31, 2021 awarded to Vision on August 2, 2021 for \$289,000; as amended 2/3/23), for a total of \$359,000.

Respectfully  
Pat

Patrick Donovan  
Director of Appraisal Sales  
Vision Government Solutions  
Cell: 508.317.7131  
pdonovan@vgsi.com  
[www.vgsi.com](http://www.vgsi.com)

[Explore what our customers are saying about Vision](#)

## AMENDMENT I

THIS AMENDMENT made and entered into this 3<sup>rd</sup> day of Feb, 2023, by and between the CITY OF WARWICK, a municipal corporation having its territorial limits within the County of Kent, State of Rhode Island, acting by and through its Finance Director having been so duly authorized, hereinafter termed the "CITY"; and VISION GOVERNMENT SOLUTIONS, Inc., a Massachusetts corporation with a principal place of business at 1 Cabot Road, Hudson, MA 01749, hereinafter termed "VISION" or "CONTRACTOR," hereby amends the agreement made on August 2, 2021 in the Award Letter from Patricia A. Peshka in relation to "Bid2022-060 Statistical Reappraisal of Real Property within the Corporate Limits of the City of Warwick Effective December 31, 2021" executed by and between the parties ("Agreement").

The parties agree to change the project from a December 31, 2021 appraisal date, to a December 31, 2022 appraisal date and perform additional interim valuation services. The parties agree that the Agreement and its Exhibits and other attachments shall remain in full force and effect unless specifically modified herein.

NOW THEREFORE, the following terms and conditions are hereby amended:

1. CITY shall complete the following:
  - a. Perform Market Rent & Expense Survey
  - b. Data Entry Market Rent & Expense information
  - c. Sales verification/inspections of 2022 sold properties that will be utilized in the sales analysis utilizing MLS and Field Review services (if needed)
  - d. Any needed field review and associated Data Entry services.
  - e. All other Data Entry
  - f. Building Permits Inspections
  - g. Informal Hearings
  - h. Documentation

2. CONTRACTOR shall add the following additional scope:

New services to be provided for the 2022 Interim will be as follows:

- a. Analyze and array land sales on spreadsheets to reflect Rhode Island DOR specifications, groupings and sorts.
- b. Run sales ratio study reports by Rhode Island DOR specifications, groupings and sorts.
- c. Analyze sales ratio reports according to Rhode Island DOR specifications.
- d. Create new cost/market land and building model tables to reflect desired ratios, medians and COD's according to Rhode Island DOR specifications.
- e. Recalculate new values utilizing new model tables.
- f. Implement and test new pricing models and reanalyze ratio reports to meet Rhode Island DOR specifications.
- g. Implement new residential/commercial tables into the main database file.
- h. Income analysis/reconciliation on commercial/industrial properties.
- i. Pay for up to \$29,200 Costar and Eagleview services (City will license directly with vendors. Vision will not execute paperwork with third-party vendors under this Amendment).

3. There is additional compensation of \$69,000 for this addendum.

Original contract	\$289,000
Addendum I cost	\$69,000
Total	\$358,000*

\*Less an work performed or waived by the city as contained in the clarifications section of Vision's original Proposal.

4. Additional services can be provided at the following rates:

Staff Appraiser	\$750 per diem
Senior Appraiser	\$1,000 per diem
District Manager	\$1,200 per diem

5. The services are to resume the project by February 15, 2023 and completion of the project would be April 15, 2023.

IN WITNESS HEREOF, the CITY OF WARWICK, Rhode Island and VISION have executed this amendment on the date first above-mentioned by their duly authorized officers.

VISION GOVERNMENT SOLUTIONS

Diane Basle  
Signature

Diane Basle, CFO  
Print Name and Title

CITY OF WARWICK, RHODE ISLAND

Peora A Schaefer  
Signature

Peora A Schaefer  
Print Name and Title

FINANCE DIRECTOR

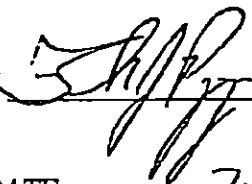


CITY OF WARWICK  
 STATE OF RHODE ISLAND  
 RESOLUTION OF THE CITY COUNCIL

7/18/2022

MEETING DATE: \_\_\_\_\_

NO:           R-22-66          

APPROVED:  MAYOR  
 DATE:           7-20-22          

RESOLVED, That The City Council of the City of Warwick as required by the provisions of Sections 6-11 and 6-12 of the City Charter and the Ordinance relative to competitive bidding on purchase enacted there under hereby and herewith approves the acceptance of the following bid(s):

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2022 - 428	Design Services for City Hall Plaza	<i>BETA Group, Inc.</i> 701 George Washington Highway Lincoln, RI 02865 <i>VHB</i> 1 Cedar Street, Suite 400 Providence, RI 02903 <i>Landworks Studio, Inc.</i> 83 North Street Salem, MA 01970	\$650,000.00	Three years from date of award		
2023 - 102	Remove and Install Boilers from Wickes to Cooper	<i>D. Larsen &amp; Sons</i> 2 Huckleberry Ct. Warwick, RI 02888	\$115,140.00			56 - 6

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2023 - 053A	Asphalt Concrete Hot Mixes & Cold Patch	<p><i>D'Ambra Construction Co., Inc.</i> 80 Centre of New England Blvd. Coventry, RI 02816</p> <p><i>J.H. Lynch &amp; Sons, Inc.</i> 50 Lynch Place Cumberland, RI 02864</p> <p><i>Narragansett Improvement Co.</i> 223 Allens Ave. Providence, RI 02903</p> <p><i>Johnston Asphalt, LLC</i> 100 Allendale Avenue Johnston, RI 02919</p> <p><i>Cardi Corporation</i> 400 Lincoln Ave. Warwick, RI 02888</p>	\$80,000.00 DPW	9/15/22 - 9/14/23		
2023 - 053B	Asphalt Concrete Hot Mixes & Cold Patch	<p><i>D'Ambra Construction Co., Inc.</i> 80 Centre of New England Blvd. Coventry, RI 02816</p> <p><i>J.H. Lynch &amp; Sons, Inc.</i> 50 Lynch Place Cumberland, RI 02864</p> <p><i>Narragansett Improvement Co.</i> 223 Allens Ave. Providence, RI 02903</p> <p><i>Johnston Asphalt, LLC</i> 100 Allendale Avenue Johnston, RI 02919</p> <p><i>Cardi Corporation</i> 400 Lincoln Ave. Warwick, RI 02888</p>	\$60,000.00 WATER	9/15/22 - 9/14/23		

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2022 - 060	Statistical Reappraisal of Real Property Located within the Corporate Limits of the City of Warwick Effective December 31, 2021	<i>Vision Government Solutions</i> 1 Cabot Road Suite 100 Hudson, MA 01749	\$70,000.00		1	6 - 12
2022 - 429	Municipal Transfer Station	<i>Weston and Sampson Engineers, Inc.</i> 55 Walkers Brook Drive, Ste. 100 Reading, MA 01867	\$50,000.00	One year from date of award		
2023 - 085	Redistricting Mailing Service - Printing & Mailing of 4 x 6 Postcards	<i>Graphic Image, Inc.</i> 561 Boston Post Road Milford, CT 06460	\$22,257.20			
2023 - 101	OpenGov Cloud Service Contract E-Permitting	<i>OpenGov Inc.</i> 955 Charter Street Redwood City, CA 94063	\$30,328.00	7/1/22 - 6/30/23		56 - 6
2023 - 089	Annual Maintenance Timeclock System	<i>Easy Workforce Software</i> 3141 Commerce Parkway Miramar, FL 33025	\$16,200.00	10/1/22 - 9/30/23		56 - 6
2023 - 099	VMware Support	<i>SHI International</i> 290 Davidson Avenue Somerset, NJ 08873	\$15,622.00	10/23/22 - 10/22/25	2	56 - 10

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2023 - 090	CAMA Software Upgrade Migration	<i>Vision Government Solutions</i> 1 Cabot Road Suite 100 Hudson, MA 01749	\$15,000.00			56 - 6
2023 - 073	Workstations Laptops Tablets Printers Copiers & Computer Peripherals	<i>Xavus Solutions</i> PO Box 55071 #30713 Boston, MA 02205-5071 <i>CDW Government LLC</i> 300N Milwaukee Ave. Vernon Hills, IL 60061 <i>HP INC</i> PO Box 101149 Atlanta, GA 30392 <i>Whalley Computer Associates Inc.</i> 9 Industrial Rd. Milford, MA 01757 <i>GovConnection Inc.</i> 732 Milford Rd. Merrimack, NH 03054 <i>Staples</i> 1901 Summit Tower Blvd. Orlando, FL 32810 <i>W.B. Mason Co. Inc.</i> 99 Bald Hill Rd. Cranston, RI 02920 <i>Amazon</i> 410 Terry Ave. North Seattle, WA 98109 <i>Custom Computer Specialist Inc</i> 70 Suffolk Court Hauppauge, NY 11788 <i>Easy Workforce Software</i> 3141 Commerce Parkway Miramar, FL 33025	ADD VENDOR ONLY		3	6 - 12

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2023 - 069	Purchase Ford Escape SE	<i>Colonial Ford, Inc. / Colonial Municipal Group</i> 11 Pilgrim Hill Road Plymouth, MA 02360	\$25,908.00	One year from date of award		
2023 - 103	Police Undercover Operations	<i>Various Vendors</i>	\$20,000.00	10/1/22 - 9/30/23		56 - 6
2023 - 081	UFED Software Renewal	<i>Cellebrite Inc.</i> 7 Campus Drive Suite 210 Parsippany, NJ 07054	\$4,300.00	8/2/22 - 8/1/23		56 - 6
2023 - 082	Criminal Investigation I & II	<i>URI Feinstein Providence Campus CEPS Office of Strategic Initiatives</i> 80 Washington St., Room 208 Providence, RI 02903	\$3,900.00			56 - 6
2023 - 083	EnCase Software Maintenance	<i>Open Text Inc.</i> 24685 Network Place Chicago, IL 60673	\$3,267.88	8/22/22 - 8/21/23		56 - 6
2022 - 029B	Quarterly Fire Alarm Panel Inspections & Testing	<i>Precision Alarm Corp.</i> 14 Wakefield Street West Warwick, RI 02893	\$3,025.00		4	6 - 12
2023 - 049	Street Striping	<i>K5 Corporation</i> 9 Rockview Way Rockland, MA 02370	\$30,000.00	8/30/22 - 8/29/23		

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2023 - 088	Repairs to E13	<i>Greenwood . Emergency Vehicles</i> 530 John Dietsch Blvd. North Attleboro, MA 02763	\$10,451.12			56 - 6
2023 - 105	Repairs to Therapy Pool	<i>NE Aquatics</i> 4 Boucher Street West Warwick, RI 02893	\$9,875.24			56 - 6
2023 - 104	Infrared Scan and Survey for Roof	<i>Aerial Insight</i> 589 Atwells Ave Ste. 4E Providence, RI 02909	\$2,480.00			56 - 6
2023 - 064	Mobile Self-Contained Food Concessions at Various City Locations	<i>Cosmos Fresh Treats</i> 34 Midland Drive / 616 Plainfield St. Cranston, RI 02920 / Providence 02909 <i>New England Lemonade</i> 734 Oakland Beach Ave. / 1644 Post Road Warwick, RI 02889 / Warwick, RI 02888 <i>Rara's Surf Shack LLC</i> 100 East Street Cranston, RI 02920	\$11,893.00 REVENUE	7/1/22 - 6/30/23		

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PCR-82-22 (Sub A)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2023-065	Mobile Self-Contained Food Concessions at Oakland Beach	<i>Cosmos Fresh Treats</i> 34 Midland Drive / 616 Plainfield St. Cranston, RI 02920 / Providence 02909 <i>New England Lemonade</i> 734 Oakland Beach Ave. / 1644 Post Road Warwick, RI 02889 / Warwick, RI 02888 <i>Rara's Surf Shack LLC</i> 100 East Street Cranston, RI 02920 <i>The Hot Potato RI</i> 34 Midland Drive Cranston, RI 02920	\$10,338.67 REVENUE	7/1/22 - 6/30/23		

AND BE IT FURTHER RESOLVED, That such purchase or contract be awarded to the lowest responsible bidder.

1. Request permission to increase PCR-97-21 (Sub A) from \$289,000.00 to \$359,000.00
2. Request permission to piggyback MPA#517
3. Request permission to add Easy Workforce Software as an additional vendor on PCR-73-22 (Sub A)
4. Request permission to increase PCR-97-21 (Sub A) from \$5,000.00 to \$8,025.00

**Actions Taken:**

2020-001 Police & Fire Disability Administrator

PCR-85-22  
Favorable Action

2023-084 Rubber Matting for Thayer Arena

PCR-86-22  
Favorable Action

2022-442 Traffic Light Repairs

PCR-87-22  
Held 8/15/2022

2022-441 Repair Diesel Fuel Fill

PCR-88-22  
Held 8/15/2022

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PCR-82-22 (Sub A)

Actions Taken (continued)

2022-431 Emergency Repairs RS71

PCR-89-22  
Favorable Action

2022-440 Replace Radiator RS74

PCR-90-22  
Favorable Action

**THIS RESOLUTION SHALL TAKE EFFECT UPON ITS PASSAGE**