

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**FDOT DESCRIPTION OF INTENDED  
SINGLE SOURCE PURCHASE  
(PUR 7776)**

375-040-5  
PROCUREMENT  
01/1

AGENCY: DEPARTMENT OF TRANSPORTATION

TITLE: On-Line Title Search Services

Short description of the commodity or service desired: These services give the Florida Department of Transportation (FDOT), the capability to search on-line for title information and related records.

CONTACT

Name: Lori Vicari

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Internal tracking number, if any: SSC-DOT-17/18-7009LV

Date posted: **August 14, 2017**

Last day for receipt of information: **August 24, 2017**

This description of commodities or contractual services intended for purchase from a single source is posted in accordance with section 287.057(3)(c), Florida Statutes and will remain posted for a period of at least 7 business days.

Commodity or Service Required (commodity class and group, manufacturer, model, and description, as appropriate):  
80131700 - On-line Title Search Services for Hernando, Hillsborough, Pasco and Pinellas Counties.

Quantity or Term (as appropriate): 5 Years

Requestor (division, bureau, office, individual, as appropriate): Florida Department of Transportation, Surveying & Mapping, Michael Cocking

Performance and/or Design Requirements (intended use, function or application, compatibility etc. requirements; reference to policy, rule, statute or other act of the Legislature, etc., as appropriate): These on-line services are necessary as part of District VII's Surveying & Mapping's work in developing Right of Way maps and documents that support the district work program. These services will provide access to four of our five counties' records within District 7 (Hillsborough, Hernando, Pinellas and Pasco). This on-line system provides the ability to search title information relative to legal descriptions and the ability to order recorded documents affecting title. This on-line system also supports multiple users from their desktop computers via the Attorney's Title Insurance Fund's website. There is also Help Desk support for the District VII staff at no additional charge.

Intended source (vendor, contractor): Attorneys' Title Fund Services, P.O. Box 628600, Orlando, FL 32862

Estimated Dollar Amount: \$158,925.00

Justification for single source acquisition (what is necessary and unique about the product, service or source; steps taken to confirm unavailability of competition, as appropriate): The Department procedure requires mandatory quality Title Search for all properties to clear any and all encumbrances of said properties prior to construction of Roadway projects. The Fund through its Automated Title Information Data System (ATIDS) and Pro Pel (Document Image Application) has a public record information data base covering the five counties allowing for excellent response time to any and all on-line Title search requests. The Funds reliability and familiarity with the Department's process allows for continued continuity and expedites the project critical processes. The Fund has provided unparalleled on-line public record information service delivering real time document images immediately and non-image public record documents within 24 hours through the Pro Pel document image application. District 7 has used The Fund ATIDS & Pro Pel as an online document resource for the past six years with exceptional results. District 7 updates all title search for Right of Way projects through ATIDS and prepares reports based on the title search updates prior to transmitting to the District Seven Right of Way Department. In the past 10 years we have not come across another vendor capable of proving the technical support and or digital online

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375-040-63  
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geographical document retrieval service required and therefore recommend continuing the successful relationship with The Fund as a SOLE SOURCE provider.

Approved By: (names & titles, as appropriate to Post on Vendor Bid System (VBS), e.g., requestor, requestor management, information systems, budget, purchasing):



Rebecca L. Schwarz, FCCN, Procurement Services Manager

Central Office Legal Review:



Deputy General Counsel

*Legal review by the Deputy General Counsel is required prior to posting. Please coordinate with District Legal Counsel prior to submission to the Deputy General Counsel, MS-58.*

Prospective vendors are requested to provide information regarding their ability to supply the commodities or contractual services described. If it is determined in writing by the agency, after reviewing any information received from prospective vendors, that the commodities or contractual services are available only from a single source, the agency shall:

1. Provide notice of its intended decision to enter a single-source purchase contract in the manner specified in s.120.57 (3) F.S.