

2021-5D

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**Statement of Work  
for  
Keith County NE**

**Project Name:  
Development of Comparable Sales Layer**

*Prepared for Renae Zink, County Assessor*

Project No. 0286-025  
May 3, 2021

## EXECUTIVE SUMMARY

This Statement of Work outlines the Services to be performed and/or the Deliverables to be developed (the "Project") by GIS Workshop LLC doing business as gWorks ("gWorks") pursuant to and governed by that certain Master Services Agreement dated **April 11, 2018** (the "Services Agreement"), by and between gWorks and **Keith County, Nebraska** ("Client"). This Statement of Work will also set forth the scope of the Services, a description of the Deliverables, responsibilities for all parties, and the estimated fees. Any capitalized terms used, but not defined herein, shall have the meaning ascribed to it in the Services Agreement.

## TERMS AND CONDITIONS

The terms of this SOW are governed by the Master Services Agreement dated April 11, 2018.

## PROJECT OVERVIEW

gWorks will develop Comparable Sales Layers for the Client that will highlight all property sales within the County for the previous three years color-coded by year. This group of layers will assist the Assessor with critical job functions including easy identification recent sales grouped by sale type, perform spatial analysis, and pattern detection. The sales layer will enhance the WebGIS by providing additional information valuable to the County as well as the public.

The steps below describe gWorks' process for completing the project and then providing maintenance of the Comparable Sales Layer after completion.

## SCOPE OF WORK

The Sales Comparable Layers will be assembled based on sales and property data in the Client's CAMA database, including sales history and property type. gWorks will utilize the county parcel layer as well as the sales data contained in the CAMA to create this layer. Sales will be organized into three separate groups: Residential, Commercial, and Agricultural. Each group will be a distinct layer that may be turned on or off in the legend. Each group will display sales for the previous three years. When turned on, gWorks will also label each color-coded parcel by sale price.

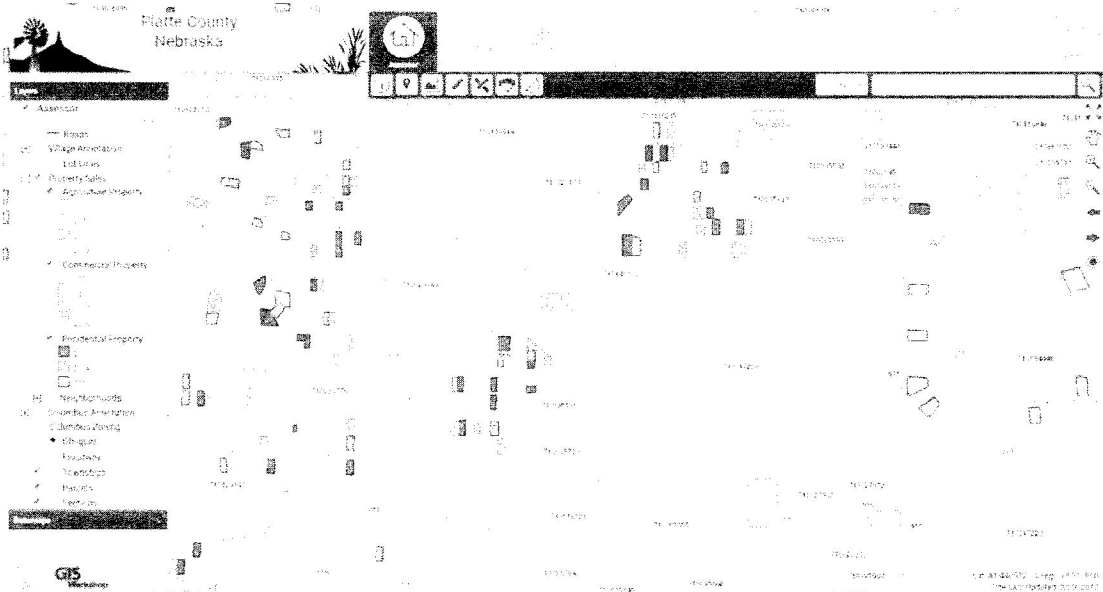


Figure 1: Sales Comparable Layers showing sales highlighted on the map and color-coded by sale year.

When complete, gWorks will add the Sales Comparable Layers to the Client's Assessor WebGIS Tab. If applicable, gWorks can also provide the final polygon shapefile to the Client for use within ArcGIS Desktop.

#### LAYER SUPPORT AND MAINTENANCE

gWorks will provide data maintenance of the Comparable Sales Layer under the Client's current Standard Assessor GIS Maintenance Support, Project 0286-005 at an additional cost of \$750 per year added onto that contract. Every year, gWorks will update the Layers so that they show the previous three years of sales. gWorks will confirm with the Client when the Layers need to be updated with the latest year. The update will be based on the most recent data available in the Client's CAMA database.

#### CLIENT ROLES AND RESPONSIBILITIES

The successful creation of the Sales Comparable Layers can only be attained through the full cooperation of the Client staff. gWorks expects the Client to be responsible for (in addition to any responsibilities described elsewhere in the Statement of Work):

1. Providing gWorks staff with access to the Client's CAMA database and most recent parcel data.
2. Providing responses in a timely manner to gWorks staff.
3. Cost and acquisition of any additional data not specifically identified in this Statement of Work.

#### PROJECT SCHEDULE

The gWorks team is ready to start the Comparable Sales Layer project after acceptance and receipt of a signed contract. We anticipate completion of the project within eight (8) weeks of project kick-off.

#### PROJECT COSTS

Set-up Deliverables	Cost
Comparable Sales Layer Creation	\$750
<i>Data Sale Proceeds Applied</i>	<i>-\$750</i>
<b>Total Cost*</b>	<b>\$0</b>

Annual Maintenance	Cost
Maintenance of Comparable Sales Layer	\$750
<i>Data Sale Proceeds Applied for 07/01/21 -- 06/30/22</i>	<i>-\$750</i>
<b>Total Annual Costs Due Now**</b>	<b>\$0</b>

\*Client will use data sale proceeds to pay for a portion of this project.

\*\* Annual costs are due on July 1<sup>st</sup> of each year. Maintenance fees will begin upon project completion and acceptance, if project completion occurs in the middle of the billing cycle the maintenance will then be pro-rated through the end of the first billing cycle. gWorks will apply the Client's data sale proceeds toward annual maintenance for the pro-rated billing cycle for the remainder of 2021 and will apply all available data sales proceeds to the annual invoice due July 1, 2021. Regular annual billing occurs thereafter.

Fees for all one-time professional Services are due and payable as follows: one hundred percent (100%) upon Effective Date of this SOW.

#### CHANGE ORDERS

Significant changes in, or additions to, this Statement of Work during the project that require additional consulting time from gWorks will require a Change Order to detail a revised Statement of Work. This will ensure that the changes to the Statement of Work are documented, and that both the Client and gWorks agree to the changes.

A Change Order reflects the new deliverables, activities, and budget for the remainder of the project. It amends the Agreement and Statement of Work from the date which is it signed. Payment for all hours worked and expenses incurred up to the date of the Change Order will be due at this time as they were stated in the original Agreement and Statement of Work. Additional time detailed in the Change Order will be billed at the gWorks fee structure in effect at the time of the issuance of the Change Order.

#### TERMINATION

This Statement of Work may be terminated with respect to any Service or Deliverable by mutual agreement of the parties. Upon termination, Client shall pay gWorks for all Services performed and Deliverables delivered up to and including the date of termination. Annual fees are nonrefundable. Client will also be subject to an early termination fee which shall consist of the following: fifty percent (50%) of the annual subscription fees due for the remainder of the term. These post-termination obligations shall survive the termination of this SOW, to the extent applicable.


#### COUNTERPARTS

This SOW may be executed in any number of counterparts with the same effect as if all parties had signed the same document, and all counterparts shall be construed together and shall constitute the same instrument. Delivery of an executed counterpart of a signature page to this SOW by facsimile or other electronic means shall be effective as delivery of an original executed counterpart of this SOW.

IN WITNESS WHEREOF, the parties hereto have executed this Statement of Work (Project No. 0286-025) as of the date first above written.

Agreed to and Accepted by:

**gWorks**


Sign: 

By: Tyson Larson

Its: VP of Client Success

Date: 05/03/21

**Keith County, Nebraska**

Sign: 

By: Coray Crandall

Its: Chairman

Date: 5-12-21

**Client of Contact for gWorks Project Manager for data requests:**

Name: Rena Zink

Title: Assessor

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Phone: (308) 284-8045

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Email: rzink@keithcountyne.gov

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**Client Point of Contact for Accounts Payable:**

Name:

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Title:

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Phone:

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Email:

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