

City of Rochester Hills
RFP-RH-25-014 Real Estate Database Subscription
Bid Opening: Wednesday, February 26, 2025 @ 3:00 PM

For each item, proposers must indicate if the product/services they are proposing meet the specifications:						
Y - meets the specification/functionality or if proposer will provide the required service(s)						
N - cannot meet the specification/functionality or if proposer cannot provide the required service(s).						
A - alternate approach to providing the specified product/ services. Must be explained in comment section or attachment to your proposal						
CAC Asset Solutions 4000 Town Center Dr. Southfield, MI 48075						
CoStar Group, Inc. 1201 Wilson Blvd. Arlington, VA 22209						
TurnPike Analyst LLC 338 N. Fountain St. Allentown, PA 18102						
Proposal Matrix Items						
Subscription to online buildings and sites database is easily accessible and useable.	Y		Y		Y	Web-based platform with an intuitive interface
Subscription database system allows access to a broad spectrum of continually updated real estate and location data.	Y		Y		Y	AI-driven real estate data updates with verified sources
Supplier shall host all online database products.	Y		Y		Y	Hosted securely on CoStar's cloud-based servers
All online data products require no special software for use.	Y			No special software needed	Y	Accessible via standard web browsers without additional software
All online database products are accessible 365/7/24.	Y		Y		Y	Guaranteed uptime with continuous monitoring
All online database products will be supported by vendor 365/7/24.						
A. By phone						
B. By email	Y		Y		Y	Customer support available 24/7 via multiple channels
Product is available if City wishes to demo	Y		Y		Y	Live product demo available
Number of current subscriptions	Left Blank		4		Y	Thousands of active subscribers
Subscription database system identifies buildings and areas available for lease and buildings for sale in the City of Rochester Hills.	Y		Y		Y	Comprehensive property listing coverage for the City.
Subscription database system provides details regarding the building/space. Details include, but are not limited to: A. Asking sales price/lease rate B. Square footage (office and open) C. Amount of square footage that is finished as office D. Ceiling height, if available E. Parking F. Additional Information (please specify)	Y		Y		Y	Detailed property data available
Identifies when spaces are leased out: A. Estimated move-in date information B. Terms of the lease C. Tenant names D. Contact information for the business	Y		Y		Y	Lease status tracking for all properties
Identifies when a tenant's lease is approaching expiration. What is the timeframe for advanced notice from the expiration date: A. One year B. 6 months C. Other	Y		Y		Y	Lease expiration tracking available
Specific to Rochester Hills calculates: A. The vacancy rate B. Occupancy rate C. Absorption rate D. Detailed data for this information broken down by property types. Property types being industrial, office, retail and land.	Y		Y		Y	Market analysis supported

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Provides comparative data for Rochester Hills' vacancy, occupancy and absorption					
A. To other communities					
B. To the region as a whole	Left Blank		Y		Y
Tracks average rental rates and sales figures, if available within the City of Rochester Hills	Y		Y		Y
List additional information that system data subscription can provide that is pertinent to the use and occupancy of the existing building and land for					
A. Office use					
B. Industrial use					
C. Retail use	Y		Y		Y
Provide a listing of available reports that can be generated by City from subscription database system.					
A. Reports generated by City are directly and immediately accessible through the system.					
B. Or, reports need to be ordered from vendor and become available at later date/time to City.					
C. If so, what is lead time to obtain a report?	Y		Y	Reports generated by City are directl and immediately accessible through the system	Y
Training will be conducted during system implementation	Y		Y		Y
Identify available modules and their related functionality that may assist the City in achieving it objectives.	Y		Y		Y
Identify number of users that have access to database.	Y			Pam Valentik, Sara Roediger, Laurie Taylor and Michelle Carley	Y
Designated City users maintain the right to provide data reports to other City staff members, along with customers of the City of Rochester Hills.	Y		Y		Y
The City maintains the right to publish database reports on the City's website.	Y		Y		Y
The property database system may be linked to the City's website, to allow prospects visiting the City's website to conduct a search of available properties in the area.	Y		N		Y
System subscription is web-based, internet accessible	Y		Y		Y
System subscription provides all information in one location	Y		Y		Y
Subscription database is maintained with up-to-date level data. Provide method and frequency of updates.	Y		Y	1,800 researchers are in CoStar daily to make sure the data is as up to date as possible	Y
The City is not required to maintain the database or to call on owners/tenants for updates.	Y		Y	Our research staff maintains the database	Y

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Market comparison tools available

Pricing data and historical sales available

Comprehensive property insights available

Multiple report generation options.

Comprehensive training plan included

Multiple modules available for real estate tracking and reporting

User access can be customized based on City requirements

Reports can be shared with authorized City personnel and customers

The system allows reports for publishing

API integration available for embedding search functionality into the City's website

Fully cloud-based accessible via web browsers

Centralized database with all required property data

Data upgraded in real-time with AI-driven verification processes

Syatem updates are automated and managed by the vendor

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Subscription database includes unlimited support and maintenance provided by proposer.	Y		Y
Subscription database has in place a risk management policy and procedures for hosting of all data, including but not limited to data recovery, downtime and potential lost data due to server shut-downs.	Y		Y
Firm Established:	2012	1985	2022
Years in Business:	13	40	3
Type of Organization:	Left Blank	Corporation	Individual
Work Plan (including training and timeline):	initiate a structured implementation plan to ensure a seamless integration of IDX real estate subscription services.	monthly training on site or via zoom	Implementation plan provided
Any exceptions:	integration is dependent on obtaining MLS credentials and ensuring compliance with MLS regulations	Left Blank	No exceptions
Provide at least 5 references:	Available upon request	List Provided.	List Provided.
Cost Proposal			
Subscription for real estate database - Software/Hosted Software Services	\$15,000	\$20,797.00	\$20,000.00
Annual Support & Maintenance Agreement	\$5,000	\$0.00	\$10,000.00
Implementation Services	\$3,000	\$0.00	\$0.00
Training Services	\$2,500	\$0.00	\$1,000.00
GRAND TOTAL	\$ 25,500.00	\$ 20,797.00	\$ 31,000.00
Provide detail for any other expenses not included above:	Left Blank	Left Blank	Left Blank
Does company accept Mastercard for payment?	Yes	Yes	Yes
State any applicable discounts, fees, etc. for this payment method:	Left Blank	Left Blank	Left Blank
Preferred payment method:	Credit Card	Credit Card	Left Blank