



430-2023 ADDENDUM 1

COMPUTER ASSISTED MASS APPRAISAL (CAMA) SOLUTION

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
BID/PROPOSAL**

ISSUED: June 15, 2023
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**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE BID/PROPOSAL AND SHALL FORM
A PART OF THE CONTRACT DOCUMENTS**

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

QUESTIONS AND ANSWERS

- Q1: In regards to integration with the City of Winnipeg's tax system, what are the functionalities that are needed in the new solution to support the tax system? i.e. issue and collect property tax payment?
- A1: Integrate assessment values into the tax solutions through web services in order to issue and collect property and business tax payments.
- Q2: What solution is the City of Winnipeg utilizing for its current tax billing and collection?
- A2: The solution is called MANTA - and out of the box solution that is highly customized and is about 24 years old. The City of Winnipeg owns the MANTA code.
- Q3: In section B4.1 (Vision/Purpose) in the RFQ, there is language that reads "The city aims to implement the new CAMA solution within a reasonable timeframe and minimize disruption.....". For clarity, how many months/years would be deemed a reasonable timeframe? What is the City of Winnipeg's target production date annually? To minimize any disruption with the City of Winnipeg's assessment process, which calendar period (i.e. Q2, Q3, etc.) is ideal for implementation of the new solution?
- A3: The current system needs to be replaced by Q2 2027. The current legislation requires general assessments every two years, and the current cycle is 2023 and 2024. The next general assessment is 2025. Latest implementation would be 1st quarter of 2027.
- Q4: In regards to the Data collection section under Parcel Maintenance - What is the City using for the building sketch currently?
- A4: The sketching is included with our current solution - Govern OF version 4.7.1806.75.
- Q5: In the Business Valuation section, please define the City of Winnipeg's term "Business Roll". Is the City of Winnipeg wanting to apportion the income approach to specific tenants on a multi tenanted property, or is the intent to actually value the business itself (independent of the real estate value). Please confirm.
- A5: The calculation of Business assessment in Manitoba is defined in the legislation as the annual rental value plus occupancy costs as of the reference date. The business roll is valued independent from the realty roll but there is a relationship between the two. For example, if there is a realty roll value of an assessment parcel, and there are 3 separate businesses on that property, we have 3 individual business assessments in addition to the realty assessment. Additional details can be found at - https://assessment.winnipeg.ca/AsmtTax/English/Business/Bus_asmt_info.stm