

**Contract for Services  
County of Habersham  
State of Georgia**

THIS CONTRACT AND AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by and between Habersham COUNTY, GEORGIA, a political subdivision of the state of Georgia, acting by and through its Board of Tax Assessors (herein, the “County”) and McCormick Solutions a division of LMC Inc, (herein the “Company”) for the purposes of providing services in the oversight of a computer software WinGAP conversion, provide certain services in connection with revaluation of all Real taxable Property in Habersham County, Georgia.

**Original Scope of Service**

**Part 1- Conversion**

Habersham County has elected to upgrade the county’s CAMA system to WINGAP. The GAP GROUP team will be in charge of transferring data and initial training for the CAMA system. LMC Inc. dba McCormick Solutions will provide technical support oversight, 3<sup>rd</sup> party observations regarding data transfer and setup, ongoing training to the office for the implementation and use of WINGAP and play the part of the middleman serving to look out for the Assessor’s interests as we move forward with the transition.

McCormick solutions will help guide the Assessor’s office through dual setup and use of both CAMA systems providing offsite and onsite solutions to problems that will arise with switching databases. We will also serve Habersham County as professional representatives in regard to the conversion and dealing with technical and methodology concerns of the transition.

GAP GROUP will be responsible for data conversion, hardware and software setup and any training that initially comes with the conversion. McCormick solutions will serve as a mediator during this process and provide continued training for Commercial Schedule modules, Residential Schedule Modules, Rural Land Module, Urban Land Module, Accessory Schedule Module, and any other training necessary for the staff to move forward with the new CAMA system.

The company would need remote access to the CAMA system, by VPN or whatever means necessary. The Company would need adequate office space.

**Cost \$50,000**

## Part 2- 2025 digest after conversion to WinGAP -Commercial and Industrial revaluation

### **New schedules and tables will be established and entered in WinGAP**

- Physical field review of all commercial and industrial properties. field reviews will consist of building classification, grading, observed condition, depreciation and measuring newly discovered additions or improvements.
- A photo of all the improvements will be taken.
- Tables and schedules will be in place to establish fair market value when properly applied.
- Office staff will be trained to use the new tables and schedules and to properly enter the data in the new CAMA system WinGAP
- This will take place for the 2025 digest year and based on the county converting from Bi Tech to WinGAP

**Cost \$75,000**

## **Amended Scope of Services**

### Part 2- 2025 digest after conversion to WinGAP

- **Field reviews and new construction**
- Field review of complete measuring, grade depreciation, new photos front and back
- Residential Cost \$35.00 per parcel - 22,200 parcels = **\$777,000**
- Commercial and Industrial **\$75,000 (scope listed above)**
- Data Entry could be provided for **\$3.00** per parcel, **\$69,000**.
- New Residential schedules **\$50,000**
- New accessory schedules **\$3,000**
- Urban land schedules **\$75,000**
- Rural land schedule **\$50,000**

**Total for Services \$1,149,000**

## **Payment Terms:**

**1/3 \$383,000** - Due by April 30, 2024, to cover startup cost.

**1/3 \$383,000-** \$31,916.33 monthly July 1, 2024, through June 30, 2025

**1/3 \$383,000** - \$191,500 Due July 1, 2025, \$191,500 Due September 30, 2026

## **County Responsibilities**

- County will provide workspace for the contractors.
- County will provide access to 3 computers to allow for remote data entry

**Termination in General:** The County or the company may terminate this contract with a 30-day written notice to the respective party.

**Invoices:** Invoices are net 10 days, after 30 days 1 ½ interest will be added to all late payments.

---

Terry McCormick  
McCormick Solutions, Chief Executive Officer

---

Ty Akins  
Habersham County Board of Commissioners, Chairman

**Conflict of Interest & Authorized Signature:**

I, Terry McCormick, as Chief Financial Officer of McCormick Solutions, do state that there are no circumstances that create conflict of interest in performing the services of this contract.

I also state that I am authorized to submit this proposal for McCormick Solutions.

---

Terry McCormick  
McCormick Solutions, Chief Executive Officer

---

Ty Akins  
Habersham Board of Commissioners, Chairman