



WASHOE COUNTY SOLE SOURCE PURCHASE REQUEST FORM

This form is required for sole source approval of any of the following:

Non-grant funds:

- **Equipment or supplies exceeding \$50,000**
- **Professional Services exceeding \$50,000**

Grant funds:

- **Equipment or supplies exceeding \$50,000**
- **Professional Services* exceeding \$50,000**

***Note:** Noncompetitive awards to professionals or consultants that are on retainer contracts are restrictive of competition and not allowable under OMB guidelines.

DEPARTMENT _____

REQUESTOR'S NAME _____ PHONE # _____

REQUISITION NUMBER _____ DATE _____

RECOMMENDED SOLE SOURCE SUPPLIER _____

ESTIMATED DOLLAR VALUE OF PROCUREMENT (ANNUALLY) \$ _____

Description of good or service requested:

Professional services for data collection, image creation, and 360 imagery/data viewer with measurement capabilities to replace dated photos and viewer:

1. Data Collection: High-resolution street-level imagery + LiDAR capture. Geo-tagged 360-degree imagery of all required areas, hosted on VR.World for entire term.
2. JPEG Image Creation: Static image of each parcel with parcel ID and date footer. JPEG image of each primary structure on parcel.
3. Data as a Service (DaaS): Access to VR.World platform, 360 imagery / data viewer with measurement capabilities. Unlimited Licenses for Washoe County Assessor.

Unique features/qualifications required that are not available from another supplier:

NCTech provides the following unique features:

1. It owns the patented iSTAR camera systems, processes and approaches. This unique intellectual property covering hardware, large scale capture process, to artificial intelligence technologies can deliver data at scale with maximum efficiency.
2. This enterprise-grade imaging systems combining 360 degree imagery with LiDAR 3D spatial data enables measurement capability of the properties from ground level.
3. It integrates with the current tools in use in the Assessor's Office including the CAMA system, GSA, the aerial image provider, EagleView, and the GIS systems.

Were other options sought?

- If yes, why were they unacceptable? If no, why were alternatives not reviewed?

Yes, other options were evaluated. Google Street View can serve as a consumer-grade reference. It falls short on data accuracy, and measurable spatial insight. It is also subject to restrictions on how the imagery can be used legally. iLookAbout is the current street imagery vendor in the Assessor's Office. It lacks the ability to capture LiDAR 3D spatial data and the measurement capability as a result. There are other vendors of street imagery but few with LiDAR 3D spatial capability. Cyclomedia has the LiDAR 3D feature but it is nonresponsive when we reached out. NCTech is the only provider we found that has the features we require, and integrates with our current CAMA system, GSA, and the aerial imagery provider, EagleView. See the attached list of vendors reviewed for more detailed notes.

What efforts were made to determine there was no competition for the service or good and how was it determined the price for the purchase is fair and reasonable?

Our office reviewed and analyzed competing imagery companies. NCTech is the only company that has the features and the integration capabilities that meet our efficiency and the short time to launch requirements. When comparing the price it is found that its pricing is competitive to the current vendor's 2021 contract (only about \$2700 difference) while providing the more desirable 3D data in addition to the 360 degree street level imagery.

I have read and understand the Policies and Procedures of the Board of County Commissioners including the Washoe County Grants Manual (if applicable) with regard to sole source procurements. I understand that competition is the preeminent consideration in the expenditure of County and grant funds, and I acknowledge the County's commitment to the principle of fairness to any vendor who would like to do business with the County. After observing these principles and considerations, I hereby submit that the goods, services, and/or supplier specified fit the County's sole source criteria for the following reasons:

Please provide sufficient detail to clearly identify the reason(s) for this sole source procurement request. Select all of the following applicable to the requested purchase. Attach additional information if necessary.

Note: Grant-funded purchases must fall under either 6, 7 or 8 below.

1. The product is unique in design and/or features that are required for a specific application. List the unique features and explain why they are needed for the application the product will be used for.

NCTech provides the professional services using its suite of intellectual property to deliver high resolution street imagery with 3D spatial data at scale with maximum efficiency. See the NCTech Sole Source Letter attached for more details. Its unique services enable our office to review and update parcel data from ground level reducing unnecessary field visits, saving time, and increasing accuracy.

2. The product being purchased must be compatible with existing equipment. Identify the existing equipment.

3. The product requested is one which the user has had specialized training for. Identify who the user of this product will be and provide a description of the previous training.

4. Consultants/Subcontractors: The individual/company is the most suitable to provide the service requested and the selection process is based on the following:

There is evidence that the assistance to be provided is essential and cannot be provided by persons receiving salary support within Washoe County.

A selection process was utilized to select the most qualified person.

The consulting charges are appropriate considering the qualifications of the consultant or company based on past experience and the nature of the work to be performed.

5. The product or service is available only from the manufacturer or their authorized representative. Identify the manufacturer or authorized representative, and provide telephone number and address information.

6. The product or service is available only from a single source.

7. The awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the grantee department. (Attach sponsor authorization)

8. After solicitation of a number of sources, competition is determined inadequate.

9. Other. Please explain the specific circumstances and/or requirements that warrant the goods or services request to be procured from a sole source.

This request is for professional services to capture street level images with the 3D spatial data and to upgrade the street image data viewer with measurement capability. Its integration to our current CAMA system GSA and the aerial images provided by EagleView is expected to increase the efficiency and accuracy in parcel review. After comparing a number of sources, it was determined that the competition is inadequate.

The following provides justification as to reasonableness of price: (i.e.; aligns with market pricing, government discount applied, cost analysis was conducted, aligns with historical pricing, etc.)

I understand that I may be required to justify this sole source procurement before the appropriate authority, including the Board of County Commissioners, and that my signing this document knowing any of it to be false may subject me to administrative action.



Signature of Requestor



Signature
Department Head Approval

Print Name

Print Name

For completion by the Purchasing Division:

Sole source justification is adequate and exempt from competitive bidding requirements per NRS 332.115.

Sole source justification is adequate to justify exemption from competitive bidding requirements per NRS 332._____.

Sole source justification is adequate and exempt from competitive procurement requirements Uniform Guidance 2 CFR Pt. 200.320.

Sole source justification is inadequate and request is returned to department for additional justification, instructions on whether to seek competitive bids for the goods or services requested, or to withdraw the request.

Signature
Purchasing and Contracts Manager
(or authorized representative)

Print Name

Date

Street Level Imagery Sources Reviewed

Vendors	Street Images	Measurement Capability	Comments
NCTech	Y	Y	Large scale, LiDAR data capture for 360-deg street level imagery with measurement capability. Presence in Northern Nevada.
Cyclomedia	Y	Y	Capabilities appear to be similar to NCTech. Nonresponsive since auto generated email on 3/10/26. Northern Nevada presence was not found.
iLookAbout	Y	N	Current provider of street imagery with contract expiring in 2026. Not LiDAR capable. No measuring capability.
Nearmap	N	N	Aerial photo provider. No street images.
Google Street View	Y	Y/N	Not for assessment/taxation purposes. Images are consumer grade only. Limited measurement capability.
Vexcel	N	N	Aerial photo provider. No street images.
Suredex	N	N	Aerial photo provider. No street images.
Here.com	N	N	Map-making system for high-end car makers. No street images for assessment purposes.
Tele Atlas	N	N	Digital mapping for automotive navigation. No street images for assessment purposes.



01/28/206

Chris Sarman
Washoe County Assessor
1001 E 9th St
Suite 1600
Reno, NV 89512

SOLE SOURCE LETTER – NCTech Inc.

Hello Mr. Sarman,

This letter serves as confirmation that NCTech is the sole source provider of its proprietary camera systems, geospatial imagery, LiDAR data, and associated extracted images. These products and services are designed, manufactured, and delivered exclusively by NCTech. No other vendor is authorized to supply or license NCTech's data, ensuring NCTech has full control over intellectual property and data rights.

NCTech:

Provides the most up-to-date high-resolution street-level imagery, LiDAR and extracted features – NCTech's proprietary innovative camera system enables regular 360° street-level collection of the built and natural environment. This regularly updated content informs change detection and condition monitoring use cases, while dramatically reducing the need to conduct physical site visits and inspections. Improved decision making, prioritization and operational efficiency which result from current and functional data being available within existing systems and workflows is unique to NCTech. All collected imagery, LiDAR and extracted geospatial features and all intellectual property rights are owned by NCTech. No other provider in the US market has the authority to grant the rights or to control the intellectual property of data collected by NCTech.

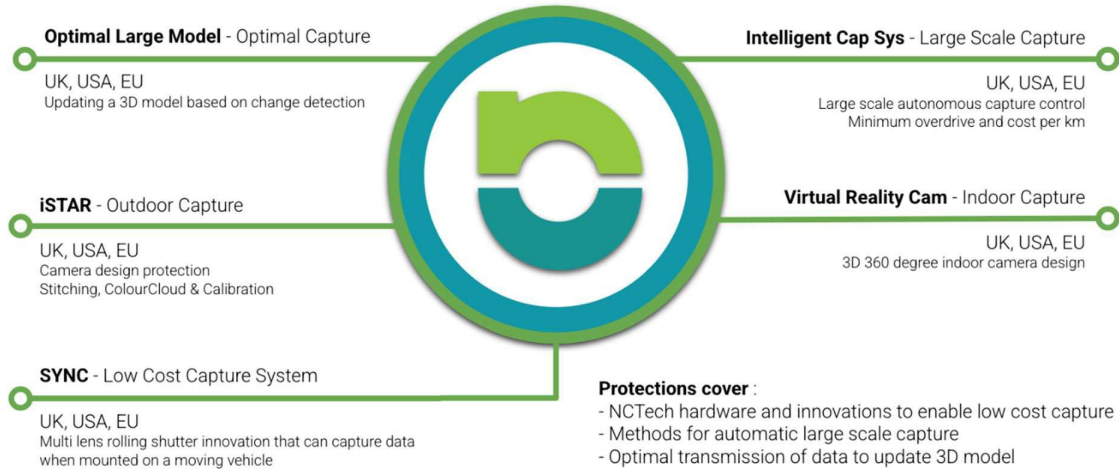
Patented (iSTAR) camera systems, processes and approaches - NCTech has been granted multiple patents in several countries including the USA. The unique and recognized Intellectual property (IP) covers a range of technology innovations from hardware, large scale capture process efficiencies to artificial intelligence (AI) technologies for geospatial platforms. Our patents secure NCTech as a leader in innovation and working with the world's largest companies and most innovative government agencies to deliver data at scale with maximum efficiency.

Sample Patents:

- Camera: US11637954B2
- Imaging System Having Multiple Imaging Sensors and an Associated Method Of Operation: US10462344B2
- Modelling System and Method: US10929575B2
- Camera Controller: US10904431B2
- Modelling System and Method: US10929575B2
- Trend and Anomaly Detection: 2319802.1
- Resource and Repair Management and Planning: 2319801.3
- Metaverse: 2319771.8
- LLM Assistance: 2319769.2



- Environmental Analysis: 2319767.6
- Data Privacy: 2319765.0
- AI-Enhanced Spatial Data Platform: 2315588.0
- Gen AI Design Mod 3D Geo Data: 2312438.1
- AI Mgt System Efficient Fleet Data Capture: 2312436.5



Easy to use access to imagery, LiDAR and extracted features even for non-geospatial professionals via cloud based platform VR.World – NCTech ensures all users are able to access the information they need to effectively and efficiently perform their role by making available a web-based platform. This easy to use, intuitive, feature rich platform allows any user, regardless of training or experience, to annotate, measure and classify imagery and LiDAR point cloud information directly from our geospatial street-level 3D data.

Customer centric Terms and Conditions (T&C's) ensure all employees and constituents can access and extract information, ensuring best value – NCTech's pricing and licensing terms are designed to meet the budgetary constraints of state and local governments, ensuring maximum value for taxpayers. Terms which unduly limit the ability to share, view and collaborate on street-level data limit the usefulness of the information. Restricting the ability for an agency to derive additional insight and value from data creates further limitation. NCTech's approach to licensing of collected data accurately reflects the requirements of agencies across the US.

Rapid and responsive collection programs ensure street-level content is collected at precisely the time when needed – Differing uses for data collected by NCTech such as 'leaf on versus leaf off' assessments, specific point in time valuation procedures or project status updates is only possible with NCTech's patented approach. The responsiveness and agility required to meet specific and potentially proscriptive timeframes is only possible with NCTech's innovative camera systems. No other provider or approach in the US market has flexibility and responsiveness to match the data collection approach of NCTech.

Cost effective business model and Data as a Service (DaaS) – The efficiency of the NCTech collection approach, combined with the regular collection of a DaaS business model ensures



more value for both public and private budgets. When combined with customer centric T&Cs, NCTech is uniquely able to offer considerably more content for the investment than any other comparable solution.

Flexible collection methods include vehicle free (backpack) collections – Extending collection to incorporate pedestrian locations and integrate seamlessly with vehicles and our innovative Explorer Backpack, allows collection from any environment, including those inaccessible to vehicles.

Integration and accessibility of the data in existing workflows and systems - Integrate NCTech street-level imagery, LiDAR and extracted seamlessly into Computer Aided Mass Appraisal (CAMA) and Geospatial (GIS) systems by multiple methods including via Application Programming Interface (API) integration. In addition, VR.World allows easy interaction with extracted features and analytics within existing workflows and systems.

Sole Source Justification

To our knowledge, no other provider in the United States offers a comparable combination of proprietary technology, data collection frequency, flexibility, and functionality. NCTech's unique methodologies, patented innovations, and direct control over intellectual property make it the sole provider capable of delivering these advanced solutions.

Sincerely,

DocuSigned by:

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Paul Mooney
CEO, NCTech