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CLARK COUNTY
WASHINGTON

TO: Board of County Councilors

FROM: Michael Westerman, Purchasing Manager 

DATE: May 18, 2015

SUBJECT: Rejection of Bid #2620 – Annual Treasurer Title Searches

The purpose of this bid is to establish an annual requirements contract for title searches on properties foreclosed with delinquent taxes beginning in 2015/2016.

Purchasing received two responses to Bid #2620. The bids were checked for accuracy, content, and compliance to specifications.

Clark County Treasurer reviewed the two responses and determined that both Chicago Title Co. and Fidelity National Title Co. are both under the parent company Fidelity National Financial (Fidelity National Title Group). The bid prices were identical and exceeded the department's original estimate which was developed through a market survey and previous contracts. Purchasing and the Treasurer feel there is an insufficient response to determine a competitive cost for this service.

In reference to part I-Invitation to Bid; paragraph 2, whereas Clark County shall reserve the right reject any or all bids.

Purchasing and the Treasurer recommend rejection of Bid #2620. Purchasing and the Treasurer will reach out to the local title companies to determine ways to increase the number of responses and provide service at a fair and reasonable price.

		OPENING DATE:		12-May-15		AWARD DATE:		19-May-15		BID NUMBER:	
		Chicago Title Company of Washington 11111 Main Street #200 Vancouver, WA 98660		Fidelity National Title Company of WA 500 E Broadway #425 Vancouver, WA 98660						2620	
DESCRIPTION		QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL	
Estimated number of searches - 100 (5 x 20)			40			60					
Price per search shall be \$ _____ x 20			\$600 X 20	\$12,000.00		\$600 X 20	\$12,000.00				
NUMBER OF MODULES BID			2			3					
NET TOTAL BID				\$24,000.00			\$36,000.00				