

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 8/7/2025

Meeting Date: 08/25/2025

Submitted By: Nikki Ortegon

Department: County Clerk

Signature of Elected Official/Department Head:

April King

<p>Court Decision: This section to be completed by County Judge's Office</p>  <p style="text-align: center;">8/25/2025</p>

Description:

Consideration and Approval of Expenditures for FY2026 from Special Fund
0216: Records Mgmt & Preservation in the amount of \$593,905.92 for the
preservation, imaging and indexing of Official Public Record books, by Kofile,
Inc., with the purchase to be made under the State of Texas Comptroller of
Public Accounts Texas Multiple Award Schedule (TXMAS). Contract No.
23-92001.

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 5 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Quote # Q-01647
Quote Date 7/22/2025
Expiration Date 10/20/2025
PO #
Sales Order # 16020981
Opportunity# P323140

6300 Cedar Springs Road, Dallas, TX 75235

Proposal

Customer Information

Customer Johnson County Clerk | TX
P. O. Box 662
Billing Address 204 S. Buffalo Avenue, Room 407
Cleburne, TX 76033, Cleburne, TX 76033
P. O. Box 662
Shipping Address 204 S. Buffalo Avenue, Room 407
Cleburne, TX 76033, Cleburne, TX 76033

Customer Primary Contact

Name April Long
Title County Clerk
Phone (817) 556-6323
Email along@johnsoncountytexas.org

Kofile Sales Representative

Name Jack Morris
Title Account Executive
Phone (214) 729-6885
Email jack.morris@kofile.com

To April Long,

This proposal addresses Johnson County Clerk | TX for Book Preservation, Archival Imaging, and Standard Indexing Services and is presented by Kofile Technologies, Inc. (Kofile).

Kofile is uniquely qualified as the largest and most experienced records preservation and modernization company in the United States.

Quoted services include Book Preservation, Archival Imaging, and Standard Indexing.

With patented innovations, unmatched expertise, and a deep commitment to serving communities, we help organizations navigate preservation and digital transformation with confidence. Backed by proven results and trusted by thousands of government leaders nationwide, Kofile is your ally in building efficiency, security, and legacy. Let us preserve your permanent records while shaping the future—together.

KOFILE: POWERING MODERN GOVERNMENT

Kofile is the nation's most experienced provider of public records preservation, imaging, and access solutions. With roots tracing back to 1888 and strengthened through the strategic acquisition of legacy preservation firms, Kofile offers over a century of combined expertise in safeguarding vital government documents. Since its founding in 2009, the company has expanded to include digital imaging, indexing, cloud-based access platforms, and workflow solutions designed specifically for the public sector. Backed by over 500 employees and a robust portfolio of patented technologies, Kofile partners with local governments to modernize their records while preserving their historical integrity for generations to come. Learn more at kofile.com.

KEY DIFFERENTIATORS

In a landscape of strained budgets, outdated systems, and ever-evolving mandates, **Kofile** stands as a true partner to government agencies—trusted not just for what we do, but for how we do it. We don't just digitize public records; we preserve legacies, fortify access, and future-proof operations with secure, scalable, and strategic solutions.

What Sets Us Apart

Our People and Expertise

- **Unmatched scale and specialization** with over 500 employees across four secure U.S. facilities
- **Decades of experience** delivering successful records projects for over 3,000 local governments, including San Antonio, Los Angeles, Dallas, Wayne County (Detroit), and Harris County (Houston)
- **Proven capability** to digitize over 25 million pages and preserve 6+ million archival pages annually
- **Trusted across funding sources**, including federally funded initiatives requiring strict adherence to FERPA, HIPAA, CJIS, and local government mandates
- **Cross-functional teams** of preservationists, technicians, and compliance experts who deliver precise, on-time results
- **Comprehensive project support** from assessment and planning to execution and delivery

Our Commitment to the Future

- **QuicklinkSM**: Our proprietary cloud-based platform for secure, indexed access to land, court, vital, and case records, with optional e-commerce for self-funded record access
- **Civic Hub**: An intuitive digital portal designed to improve engagement between governments and their constituents

- **State-of-the-art infrastructure** including a 150,000 sq. ft. fire- and F5 tornado-resistant Dallas HQ, climate-controlled environments, archival-grade vaults, and restricted-access security protocols
- **Advanced equipment** such as large-format, non-contact, and batch scanners, custom-built software, and patented preservation tools like Disaster-Safe Binders and lay-flat sleeves
- **Tailored storage solutions** engineered for long-term preservation, from mobile shelving and plat systems to custom records desks
- **Strategic planning for continuity:** Hundreds of customized records management plans designed to future-proof access and safeguard against catastrophic events

Our Commitment to You

- **Transparent partnerships** with clear scopes, timelines, and pricing from day one—no surprises
- **Client ownership of data:** You retain full control of your records and digital files at all times
- **Secure transport and chain of custody:** DOT-compliant vehicles, GPS tracking, and item-level inventory ensure safe and accountable handling
- **Rigorous QA/QC protocols:** Every document is reviewed with manual image comparison; defects are corrected in-house before delivery
- **Scalable, responsive service** for projects of any size—from single departments to multi-county or district-wide initiatives
- **Assessment-driven approach:** Complimentary evaluations provide a clear picture of your record collection's condition, risks, and opportunities
- **Dedicated support teams** including solution architects and technical specialists guiding you from kickoff to delivery

SCOPE OF WORK

- Inspect and log each item upon receipt.
 - Disbind volumes by hand (Kofile does not guillotine volumes to separate pages).
 - Flatten sheets using tacking irons, heat presses, or an Ultrasonic Humidification Chamber.
 - Surface clean sheets according to in accordance with the Code of Ethics & Guidelines for Practice of the American Institute for Conservation (AIC).
 - Remove any non-archival repairs, adhesives, residual glues, fasteners, or lamination to the extent possible without causing damage to paper and inks.
 - Mend tears and guard burns on back side of sheets with acid free and reversible mending materials.
 - Deacidify sheets with Kofile's proprietary solution Bookkeepers®.
 - Encapsulate each sheet in Kofile's proprietary Lay Flat Archival Polyester Pocket®.
 - Re-bind in custom archival quality binder (Heritage Recorder Binder or Kofile's proprietary Disaster-Safe Binder). A volume may return split due to the added weight of the Mylar.
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- Capture images at 300 dpi at 256 gray levels, ensuring the highest quality for poor contrast and legibility. Gray-scale ensures optimum resolution for each page.
 - Images accumulate as bi-tonal images in a format to load to the client's record-keeping system. (Please note that uploading to a system incurs an additional charge.)
 - Capture verification.
 - IMAGE PERFECT, Kofile's proprietary software, ensures the optimum image quality with custom image clean up and enhancements such as deskew, despeckle, character repair, polarity reversal, and zonal processing.
 - Crop excess blank space around image. This may involve manual cropping to ensure best quality image.
 - Images are named (tagged for the directory file structure) by book, volume, and page.
 - Images are grouped (stapled) together to form documents.
 - If applicable, images are optimized and scaled for system output.
 - When multiple documents (Deeds, Birth Record, etc.) exist on a single page, images are split so that each document is viewable individually. In the case of Vitals, this service incurs additional charges. Amendments are stapled to the appropriate Certificate and indexed in place of the original Certificate.
 - Stitching: If identified, images receive stitching where necessary, such as entries that horizontally span the length of more than one page.
 - Client receives a master in a medium suitable to the project size (e.g., SFTP, USB).
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- Key and blind re-key verify documents.

- Formatting of metadata (indexes) per the requirements of the client's record keeping vendor.
- Standard Indexing fields for land records:
- Doc type, instrument number, document reference number, vol/page reference, book/vol/page, grantor & grantee (all), file date, document date, legal description (up to 3 property descriptions)

PRICING

Without a signed agreement, prices are good for 90 days. Pricing is based on estimated document and page counts and condition. Final billing occurs on actual document and page counts and condition per mutually agreed upon pricing; not to exceed the P.O. without written authorization.

PURCHASING VEHICLE

TXMAS

This project is presented via TXMAS Contract No. TXMAS-23-92001. Please reference this number on the P.O. Without a signed agreement, prices are good for 90 days. All pricing is based on estimated page counts and condition. Final billing occurs on actual page counts and condition per mutually agreed upon pricing; not to exceed the P.O. without written authorization.

Johnson County Clerk TX					
Project Overview - Estimated Volumes and Pricing					
Record Series	Volume	UOM	Quantity	Level of Service	Estimated Total
FILE DOCKET OF INSTRUMENT FOR RECORD VOLUMES 1, 1A, 2-4,6-30	30	Per Page	19,500	Book Preservation	\$163,390.50
ABSTRACT JUSTMENT VOLUMES A, 2-11	11	Per Page	9,350	Book Preservation	\$78,343.65
INDEX TO AJ	1	Per Page	650	Book Preservation	\$5,446.35
BILL OF SALE VOLUMES 5-7	3	Per Page	2,550	Book Preservation	\$21,366.45
DEED OF TRUST INDEX VOLUMES 1-11	11	Per Page	7,150	Book Preservation	\$59,909.85
INDEX TO MECH. LEIN #1	1	Per Page	850	Book Preservation	\$7,122.15
ATTACHMENT LEIN	1	Per	850	Book Preservation	\$7,122.15

		Page			
LIS PENDEN VOLUME 1 AND 2 COMBINE TO ONE VOLUME	2	Per Page	672	Book Preservation	\$5,630.69
LIS PENDENS VOLUME 3	1	Per Page	850	Book Preservation	\$7,122.15
ATTACHMENT LEIN RECORD VOLUME 2	1	Per Page	850	Book Preservation	\$7,122.15
FIELD NOTES B, J, SURVEY FIELD NOTES. COMBINE AS ONE BOOK	3	Per Page	300	Book Preservation	\$2,513.70
LEIN RECORD 1900, LEIN RECORD 2-3	3	Per Page	1,800	Book Preservation	\$15,082.20
MEETING NOTES SULPHUR COMPANY RECORD OF MEETING EQUALIZATION MISC. INDEX BOOKS	1	Per Page	550	Book Preservation	\$4,608.45
RECORD OF REDEPTION, SCALP BOUNTY, DOCKET AUTO REGISTRATION, LAN DLORD LIEN RENT RECORD, RECOD OF LEIN ON PROGENY, RECORD OF ANIMALS KILLED ON RAILROAD, ALIEN OWNERSHIP	7	Per Page	300	Book Preservation	\$2,513.70
DEED VOLUME 378	1	Per Page	850	Book Preservation	\$4,911.30
LABOR LEIN 1916	1	Per Page	850	Book Preservation	\$5,457.00
DD214 VOLUMES 14,14A,14B,15,15A, 15B,16-17,18,19-22	13	Per Page	13,000	Book Preservation	\$83,460.00
ABSTRACT JUSTMENT VOLUMES A, 2-11		Per Image	9,350	Archival Imaging	\$10,191.50
BILL OF SALE		Per	2,550	Archival Imaging	\$2,779.50

VOLUMES 5-7		Image			
ATTACHMENT LEIN		Per Image	850	Archival Imaging	\$926.50
LIS PENDEN VOLUME 1 AND 2 COMBINE TO ONE VOLUME		Per Image	672	Archival Imaging	\$732.48
LIS PENDENS VOLUME 3		Per Image	850	Archival Imaging	\$926.50
ATTACHMENT LEIN RECORD VOLUME 2		Per Image	850	Archival Imaging	\$926.50
FIELD NOTES B, J, SURVEY FIELD NOTES. COMBINE AS ONE BOOK		Per Image	300	Archival Imaging	\$327.00
LEIN RECORD 1900, LEIN RECORD 2-3		Per Image	1,800	Archival Imaging	\$1,962.00
RECORD OF REDEPTION, SCALP BOUNTY, DOCKET AUTO REGISTRATION, LANDLORD LIEN RENT RECORD, RECORD OF LEIN ON PROGENY, RECORD OF ANIMALS KILLED ON RAILROAD, ALIEN OWNERSHIP		Per Image	300	Archival Imaging	\$327.00
LABOR LEIN 1916		Per Image	850	Archival Imaging	\$926.50
ABSTRACT JUSTMENT VOLUMES A, 2-11		Per Doc	9,350	Standard Indexing	\$63,019.00
BILL OF SALE VOLUMES 5-7		Per Doc	1,275	Standard Indexing	\$8,593.50
ATTACHMENT LEIN		Per Doc	425	Standard Indexing	\$2,864.50
LIS PENDEN VOLUME 1 AND 2 COMBINE TO ONE VOLUME		Per Doc	150	Standard Indexing	\$1,011.00
ATTACHMENT LEIN RECORD VOLUME 2		Per Doc	425	Standard Indexing	\$2,864.50
LEIN RECORD 1900, LEIN RECORD 2-3		Per Doc	900	Standard Indexing	\$6,066.00

LABOR LEIN 1916	Per Doc	425	Standard Indexing	\$2,864.50
DD214 VOLUMES 14,14A,15A, 15B, 16- 17,17A,17B,18,18A, 19-22	Per Image	7,500	Archival Imaging	\$5,475.00
Product			Quantity	Estimated Total
			PROJECT TOTAL	\$593,905.92

PURCHASING VIA TXMAS

Please reference Contract No. TxMAS-23-92001 directly on the P.O. Kofile can prepare a Shopping Cart in TxSmartBuy so Johnson County Clerk | TX can complete this purchase. Johnson County Clerk | TX is billed using the following TXMAS line items:

TXMAS BILLING LINE ITEMS						
Part No.	NIGP	DESCRIPTION	UOM	UNIT PRICE	Qty	LINE TOTAL
IMGP701	92030	Archival Imaging Of Unbound Positive / Typescript	Per Image	\$0.73	7,500	\$5,475.00
IMGP702	92030	Archival Imaging Of Unbound Positive / Manuscript	Per Image	\$1.09	18,372	\$20,025.48
IND704	92021	Archival Indexing: Backfile Archival Indexing Of Land Record / Manuscript	Per Doc	\$6.74	12,950	\$87,283.00
PRV701	96272	Record Book Preservation By Page	Per Page	\$5.78	850	\$4,913.00
PRV701	96272	Record Book Preservation By Page	Per Page	\$6.42	13,850	\$88,917.00
PRV701, PRV715	96272	Record Book Preservation By Page Additional/Special Preservation: Special Preservation Treatments Per Page	Per Page	\$8.38	46,222	\$387,340.36
TOTAL						\$593,905.92

BILLING

Pricing based on the assumptions and records provided by Johnson County Clerk | TX, as outlined in the Scope of Work section of this response. Kofile will invoice based on actual document and image counts times the unit rate and will not exceed the estimated total without written authorization.

PAYMENT TERMS

Kofile will invoice 50% of the total proposed estimate upon first pickup of any inventory. The

remaining balance will be invoiced upon the earlier of thirty (30) days after completion or delivery. Proposal pricing from Kofile is a good-faith estimate based upon information provided to or understood by Kofile. Actual pricing may vary based upon the actual quantity or condition of records.

TERMS & CONDITIONS

This proposal is governed by Kofile's Terms & Conditions at:
<https://Kofile.com/termsandconditions/>.

Customer Acceptance

Name (Authorized Official/s):	Christopher Boedeker
Title:	County Judge
Date:	8-25-25
Signature:	

Kofile Acceptance

Name (Authorized Official):	Dick Surdykowski
Title:	Chief Revenue Officer
Date:	7/28/2025
Signature:	Dick Surdykowski