



DEPARTMENT OF PURCHASING AND CONTRACTS

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AMENDMENT NO. ONE (1)

TO

CONTRACT NO. 25-TSS0230

FOR

Artificial Intelligence (AI) Integration Plan

The following changes, additions and/or deletions are hereby made a part of the Contract Documents for the **CONTRACT NO. 25-TSS0230– Artificial Intelligence (AI) Integration Plan**, located in Hernando County, as fully and completely as if the same were fully set forth therein:

1. Exhibit A section titled "Statement of Work" is Revised to Include: Exhibit B.
2. Exhibit A section titled "Term of Agreement" is revised to read: The Agreement will remain in effect for **four (4) years** (the "Contract Term") following the date that the Agreement is entered into. **Renewal Option (Unilateral):** At the sole option of the County, through the Board of County Commissioners or Chief Procurement Officer or Designee, this Contract may be unilaterally renewed, for 1 (one) additional 1 (one) year periods at the same prices, terms, and conditions. The County alone will determine whether or not this renewal option will be exercised based on its convenience and its best interest. If it is determined that interim performance is required to allow for the solicitation and award of a new contract, the County may unilaterally extend the contract for a maximum period of up to six (6) months (the "Renewal Term"). Current pricing, delivery and all other terms and conditions of the contract shall apply during this interim period.
3. Exhibit A section titled "Pricing" is Revised to Include: Exhibit C.
4. Compliance with these terms is required throughout the length of the Contract and use thereof.
5. All other terms and conditions shall remain the same.

Quantum Partners, LLC. D/B/A SwiftGov

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY

Authorized Signature

Carla Rossiter-Smith
Chief Procurement Officer, Hernando County

2/2/2026

Date

Date

STATEMENT OF WORK



Project Name: Strategic AI Modernization & Optimization Initiative

Client: Hernando County Board of County Commissioners

Partner: SwiftGov

1. Executive Summary

1.1 Purpose of Engagement

This Statement of Work (SOW) formalizes and furthers the strategic partnership between Hernando County (“County”) and SwiftGov (“Partner”) to expand an enterprise-grade Intelligent Review Ecosystem, building on the County’s currently developed SwiftGov AI Portal. This engagement is a key element of the County’s broader technology modernization effort and is designed to operationalize the County’s vision for a modern, efficient, and transparent government, directly supporting the mandates of efficient operations and the economic growth targets of the Hernando County 2040 Comprehensive Plan.

1.2 Intelligent Review Modernization

This initiative is architected as an Intelligent Review Modernization that serves as a true “force multiplier” for County staff. It is engineered to improve staff efficiency by continuously augmenting key steps in the review process with higher-quality, pre-validated data, reducing repetitive work and shortening cycle times.

By complementing the County’s existing and planned technology initiatives, this initiative helps maximize the County’s return on investment, ensuring that each new capability enhances a cohesive, modern review ecosystem rather than adding stand-alone tools.

2. Program Objectives

The engagement is defined by the following measurable operational goals:

1. **Operational Velocity:** Accelerate technical plan review throughput for Utilities, Development Services, and Public Works substantially by automating routine engineering calculations and code cross-referencing.

2. **"Smart" Pre-Application Gatekeeping:** Deploy a client-facing "Smart Precheck" interface that validates submissions against GIS data and zoning codes prior to formal intake. This acts as a quality control filter, ensuring County staff only spend time reviewing complete, compliant applications.
3. **Standardization of Logic:** Encode County ordinances and Standard Operating Procedures (SOPs) into digital rulesets to ensure consistent, objective application of code across all submissions, reducing liability and subjective variance.
4. **Institutional Knowledge Retention:** Capture and institutionalize the expertise of senior reviewers into the system's knowledge base to protect the department against staff turnover and inconsistency.
5. **Data-Driven Code and Ordinance Recommendations:** Leverage aggregated review data and AI-assisted analytics to identify patterns, recurring issues, and bottlenecks, generating evidence-based recommendations for potential code, ordinance, and process improvements to support smarter policymaking and continuous modernization.

3. Scope of Services

SwiftGov shall execute a multi-phased modernization program utilizing a flexible consumption delivery model.

3.1 Automated Technical Analysis (Utilities, Development Services & Public Works)

- **Code Digitization:** SwiftGov will translate the County's technical ordinances (e.g., utility easements, stormwater calculations, right-of-way standards) into machine-readable rulesets for automated checking.
- **AI-Augmented Analysis:** Configuration of AI workflows to automatically analyze plan sets and flag potential code violations for human verification.
- **System of Record Integration:** Establishment of secure connectivity to the County's existing permitting environment. This ensures that AI analysis results and marked-up plan sets are seamlessly attached to the official permit record without manual data re-entry.
- **Subject Matter Expertise:** Incorporate legal, engineering, planning and technical expertise into the development and validation of all rulesets and workflows, ensuring that AI-assisted reviews align with authoritative County standards, regulatory requirements, and professional best practices.
- **Code and Ordinance Modernization Support:** SwiftGov will provide ongoing, data-informed analysis of review patterns, submittal trends, and recurring compliance issues to support continuous modernization of the County's codes and ordinances. AI-assisted insights, combined with staff feedback, will be used to highlight opportunities to streamline language, resolve ambiguities, and improve alignment between policy and practice.

Recommendations will be delivered in a structured format to aid informed decision-making and long-term regulatory modernization.

- **AI-Assisted Staff Support:** Introduce an internal, customized chatbots for staff departments. The AI- assistant surfaces and can analyze relevant information in seconds, saving time and improving consistency and accuracy.
- **AI Education Hub:** Establish an AI education resources hub that centralizes training, FAQs, and best practices, ensuring staff understand how and when to use AI tools. This supports safe, consistent adoption and maximizes the County's return on its technology investments.

3.2 AI-Assisted Planning & Zoning, Engineering, and Utilities Reviews

SwiftGov will deploy an AI-powered, assistive tool designed to rapidly review single-family residential permit applications and Subdivision Review applications for planning, zoning, engineering, and utilities requirements. The system automatically analyzes submissions against relevant codes and regulations, cross-referencing site information, zoning designations, land development code regulations, engineering standards, and utility requirements, and flags any discrepancies or incomplete information with corresponding code citations. SwiftGov and County staff will develop standard operating procedures (SOPs) and refine system configuration to improve review accuracy and expedite the overall review process. County staff retain full decision-making authority and have the final say on the enforcement of all requirements across planning, zoning, engineering, and utilities.

Additionally, the portal will track key data and offer real-time visibility into review performance and timelines, enabling more efficient oversight, quality monitoring, and process improvement.

A Subdivision Review is defined as a comprehensive evaluation of a proposed development to ensure consistency with County policies, standards, and regulations, including planning, zoning, engineering, and utilities requirements. This review is guided by a staff-approved checklist outlining the necessary items and criteria. At the County's discretion, a Plat Review, Commercial Review, or Construction Drawing Review may be included in the definition of Subdivision Review, provided that the review is guided by a staff-approved checklist outlining the necessary items and criteria.

The contract provides, per year, up to 2,000 single-family home planning, zoning, engineering, and utilities reviews, and up to 60 Subdivision Reviews, 60 Plat Reviews, 60 Commercial Reviews, and 60 Construction Drawing Reviews, each as separate review types. Any unused reviews in a given year may be carried forward and used at any time during the remainder of the contract term. Each review will be completed, and a report will be available on the County portal, within 24 business hours of submission by the County for single-family residential permits, and within 48 business hours of submission by the County for Subdivision, Plat, Commercial, or Construction Drawing Reviews. The report will indicate whether the single-family home or reviewed development conforms with the County's approved requirements.

3.3 GIS-Integrated "Smart" Precheck Module

- Geospatial Validation: Integration with Hernando County's GIS System to automatically validate submissions against spatial constraints (parcel boundaries, FEMA flood zones, and utility service territories) before the application is accepted for formal review.
- Automated Completeness Verification: Automated scanning of submission packages to ensure all required documents are present. This reduces resubmittals and improves the First-Pass Yield of applications entering the County's queue.

4. Flexible AI-Review Framework

This framework combines budget certainty with operational agility.

- Definition of Credits: "Credits" act as a universal unit of value exchangeable for any SwiftGov service, including AI plan reviews, rule development, SOP consultation, or integration maintenance.
- Dynamic Allocation: The County may dynamically shift between related services (e.g., reallocating resources from plan reviews to new rule configuration) as priorities change, ensuring Zero Waste of resources.
- Usage Reporting and Analytics: SwiftGov will provide "Usage Reports" detailing review types, system usage, remaining balance, and related data for management.

5. Governance, Security & Compliance

5.1 Regulatory Compliance

To ensure compliance with Florida Senate Bill 1680 and Section 282.802, F.S. regarding government use of AI, the system will adhere to strict transparency standards.

- Human-in-the-Loop (HITL): All AI-assisted workflows will mandate human Subject Matter Expert (SME) validation before any final permit decision is issued. The AI acts as a decision-support tool, not a final decision-maker.
- Decision Trails: The system will provide clear code citations for all AI findings, and every rule set will be validated by human subject matter experts before live deployment. All AI outputs and any human overrides will be stored in immutable logs.

5.2 Data Security & Sovereignty

- Encryption: All County data will be protected using industry-standard encryption (AES-256) in transit and at rest.
- Data Sovereignty: The County retains full ownership and sovereignty over all County data, County-specific rulesets, and County-specific configurations processed by the system.

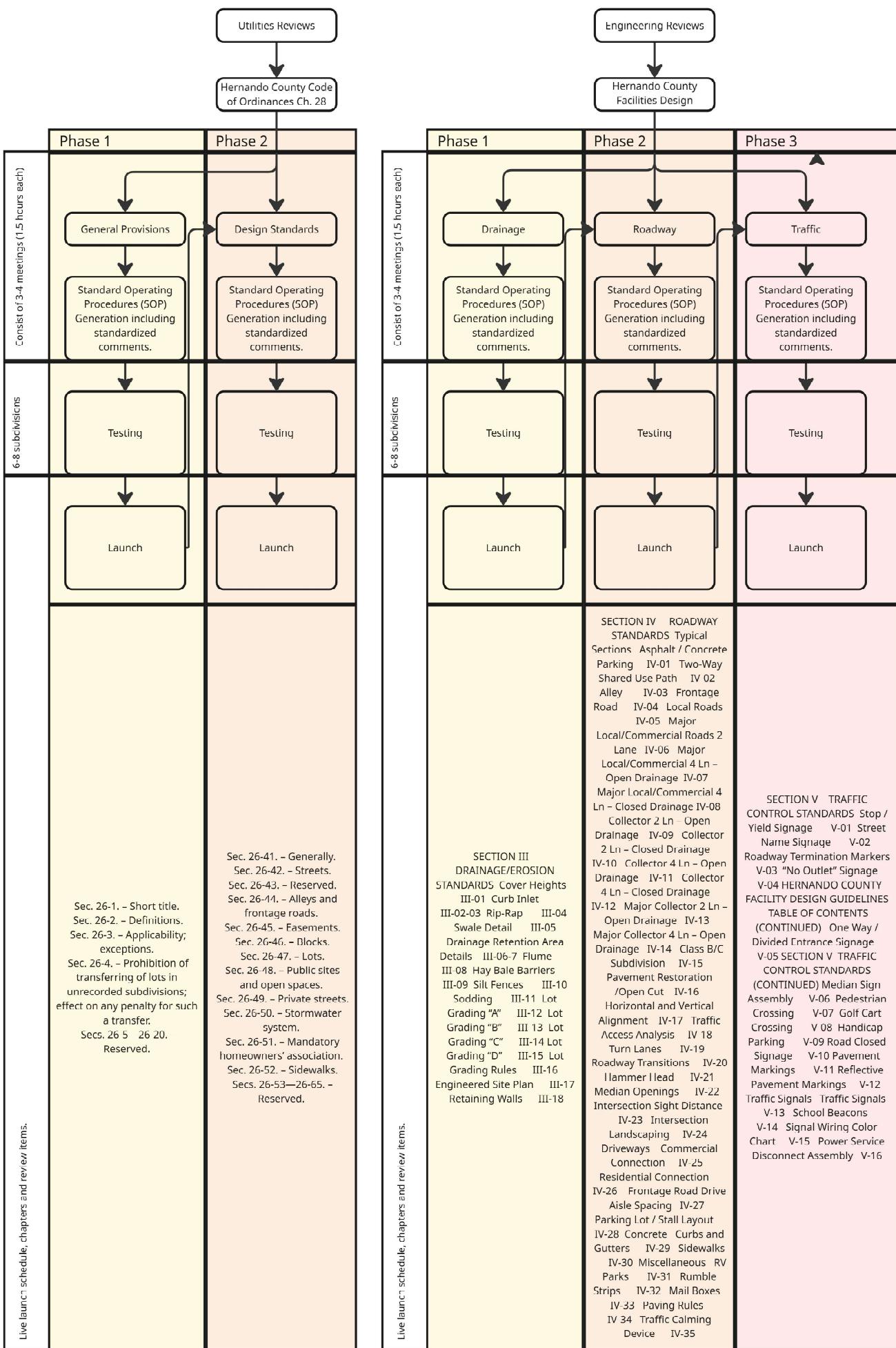


Exhibit C

1. Total Contract Value: The Total Contract Value for the initial four-year term is \$2,007,500.
2. Payment Structure. Payments are structured as flat monthly fees.

Investment Continuity (Vested Credit)

The parties acknowledge the County's existing financial commitment (valued at \$22,500 per month through May 2026). This value is hereby consolidated and credited against the fees structured in this agreement as a "Vested Investment Credit." This structure ensures no double billing occurs and that the County retains full equity in its prior payments while transitioning to this expanded, enterprise-grade scope.

- Year One (Months remaining after execution of amendment. Estimated to be one month remaining in year one.)
 - Monthly Fee: \$62,500
 - Note: This fee includes the expansion of scope and explicitly incorporates the "Vested Investment Credit" from the legacy agreement.
- Year Two (Foundation & Expansion):
 - Monthly Fee: \$62,500 (Months 1–12).
 - Total Year Two Value: \$750,000.
- Year Three (Optimization & Continued Expansion):
 - Monthly Fee: \$37,500 (Months 13–24).
 - Total Year Three Value: \$450,000.
- Year Four (Optimization & Sustainment):
 - Monthly Fee: \$37,500 (Months 25–36).
 - Total Year Four Value: \$450,000.

3. Invoicing

Invoices shall be submitted monthly in arrears.