

REQUEST FOR QUALIFICATIONS
MULTI-MODAL TRANSIT STUDIES
CITY AND COUNTY OF HONOLULU

Honolulu, Hawaii
March 18, 2008

ADDENDUM NO. 1

TO ALL PROSPECTIVE OFFERORS:

The following written questions were submitted in response to the subject professional services advertisement. The answers to each are provided after each question.

Question 1: With regards to the first bullet that begins "Create methodologies", what is the specific work product the City expects? Is it an estimate of the types of development that will occur within ½ mile of each transit station, including an estimate of its market value? What is the planning horizon for the estimated development, full build-out or a finite period such as 30 years?

Answer 1: The City is open to suggestions. However, the thinking is that based on existing and foreseeable market conditions, how much will market value rise because a transit station is in place? If that means making assumptions about the types of development that will occur, then that should be part of the analysis.

Question 2: Does the City wish an estimate of other economic activity, such as retail transactions?

Answer 2: Not sure what is being asked; if retail is expected to part of any development, it would be part of the economic activity that should be covered by the study.

Question 3: With regard to the second bullet that begins "Collect floor specific use", what existing use code information does the City compile for its assessment and taxation of improvements?

Answer 3: Currently, one "pitt" or classification is assigned to an entire parcel. We are anticipating collecting use codes within "Pitt" or classifications, examples would be within the commercial classification, subclasses of office, bank, restaurant or retail or multiple "pitts" or classification on one parcel.

Question 4: What additional use code and assessment information does the City wish?

Answer 4: Facility codes.

Question 5: Does the City wish that the consultant conduct field work to directly determine use, or rely upon existing data sources?

Answer 5: It is anticipated that at least in some instances, field investigation may be the only way to confirm uses; however, other reliable data sources can be considered. Field validation is expected.

Question 6: Is the City seeking verification of its current assessments and methodology through a sampling procedure?

Answer 6: Yes. This is mainly for data validation and collection and will not require higher level of analysis.

Question 7: I do not see that any pricing information is to be used in the selection criteria but I just wanted to verify that when you requested a firm's "proposed scope" that pricing information was not to be included and that this factor would be negotiated later.

Answer 7: This is correct, pricing in not a selection criteria.



WENDY K. IMAMURA
Purchasing Administrator

WKI:vk