

Addendum No. 1
October 19, 2005
Lower Manhattan Development Corporation
Request for Proposals: LMDC Economic Impact Analysis Services

Acknowledgement of Addenda:

In your proposal, please acknowledge receipt of (i) this Addendum No. 1

I. Extension of Deadline for Responses:

The deadline for submitting proposals is extended to November 7, 2005, 5:00 PM EST.

Schedule:

The following schedule will replace, in its entirety, the schedule on page 2 in the original RFP.

The current schedule for this effort is as follows:

- October 3, 2005- RFP Issued
- October 11, 2005- Deadline for submitting questions
- October 19, 2005- Addendum and answers to questions posted on www.RenewNYC.com
- November 7, 2005- Responses Due
- November 14, 2005- Oral Presentations Conducted
- November 21, 2005- Firm Selected

Subject to annual review and approval by the LMDC Board of Directors, the selected firms will be retained for an initial two years with an option for LMDC to renew for an additional one-year renewal period.

II. Questions and Responses

- 1.) *The RFP indicates a 2-year retainer of consultant on an as-needed basis for periodic studies/analyses. Are we correct to assume that when you ask for a “project fee” on page 5 section III.C.1, you anticipate the quotation of a flat-fee “...potentially four to six reports needed per year”?*

Answer: Hourly rates must be quoted, based on a hierarchy of pertinent employees. **However, fixed fee proposals may be offered on a per project or per year basis.**

- 2.) *Our firm specializes in cultural development studies including the full spectrum of tasks listed in the RFP. Will there be interest from the LMDC in firms with specific areas of expertise, such as cultural impacts and related business planning?*

Answer: We are seeking a firm that can analyze a broad spectrum of topics, but any areas of expertise should be detailed in the proposal.

3.) *Please provide some detail as to what is anticipated under “financial modeling.”*

Answer: Financial modeling may include feasibility analysis of pro forma financials and operational impacts of a proposed action and its effects on future revenues, costs and profitability. Such modeling would be capable of being used to assess and predict the future financial structure of a project or company. Reports may require charts, graphs, PowerPoint’s, and written analysis.

4.) *There is one element requested within the scope of project that our firm does not do in house, specifically cost estimates for construction. Typically we work in partnership with architects who provide this. Will you be seeking consultants who bring architect colleagues into the project to provide this? Please explain*

Answer: Subconsultants may be employed to provide services to supplement those of the prime consultant. LMDC must approve all subconsultants.