



**STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 NORTH NIMITZ HIGHWAY, SUITE 200
HONOLULU, HAWAII 96817**

November 15, 2021

REQUEST FOR PROPOSAL (RFP) No. COM 2022-011

PROPERTY MANGEMENT

ADDENDUM 2 – Questions and Answers

1. Do you have a map of the warehouse (501 Sumner Street)?

Not at the moment. We are working with the management company for Iwilei Business Center to receive a copy.

The following questions pertain to 500 North Nimitz Highway property (Longs, Ross and PetSmart)

2. What are the submeters for?

The property manager gathers the submeter readings for water and reports it to a third-party company, which then issues the bill for each of the three tenants.

3. Is there an approved budget?

Yes, there is an approved budget by the OHA Board of Trustees. If needed, the budget can be realigned.

4. Were the previous Common Area Maintenance (CAM) calculations provided by the former owners?

Yes, the previous CAM information was received and will be provided to the awardee as a reference.

5. Do all the tenants have long-term leases and are there any delinquencies?

Yes, they all have long-term leases and there are no delinquencies.

6. Do the tenants have access to the lights in the parking lot?

No.