

General Questions

1. Is it possible to bid to perform some of the required services?

ANSWER: It is the Committee's preference that bids submitted be for all of the required services. In addition, IV. G. 3. provides that a "bidder may elect to propose an alternative to a specification, or recommendations regarding alternative methods to satisfy the purpose and objectives" of the RFP. Furthermore, IV. G. 2. b. contemplates the retention of subcontractors to perform some aspects of the study.

2. Will the Contract cover overhead costs?

ANSWER: Include overhead costs and expenses in the amount of the bid.

Study Specific Questions

II. A. 6. How does the Committee define "success" for purposes of this issue?

ANSWER: "Success" is defined to include, but not be limited to, data indicating that the property tax burden in another state was alleviated, i.e., property tax bills for taxpayers in general were reduced in relation to local government expenditures. Also, that the amount of property tax revenues collected, as a proportion of all revenues collected, declined.

II. A. 7. Does the Committee request an incidence and burden study on an "average person" in each of the listed groups?

ANSWER: Yes, "average person" in light of the general property tax circumstances of the listed group.

Will the Committee provide more criteria by which to evaluate the different sources of revenue?

ANSWER: Yes, additional criteria can be communicated in more detail to the successful bidder by the Committee.

II. A. 8. What does "used or devoted to providing services to real property within the local government's jurisdiction" mean? All local services benefit real property to some extent.

ANSWER: The Committee wants to know what local taxes pay for in other states. The intent of the Committee is to examine those services considered to provide a direct benefit to property, such as street and road maintenance, police and fire protection, with those services that provide an indirect benefit, such as human/social services, library services, etc.

II. A. 9. How does the Committee define "effectiveness?"

ANSWER: The Committee defines "effectiveness" to mean did the incentives and disincentives result in more in-fill development of vacant or underused lots within a city and less development of open space.

Does the Committee desire the consultant to measure open field and green space development on a state by state basis?

ANSWER: It is not necessary to measure open-field and greenspace development on a state by state basis. The Committee would be willing to examine a limited number of states (in particular, states surrounding Iowa) that have enacted laws using property tax to encourage "best practices" development, i.e., inducing in-fill development and/or discouraging open-field or greenspace development.

II. A. 10. What is the scope and time frame of work contemplated in this question? Specifically, what types of questions is the Committee likely to ask and when is the Committee likely to ask them?

ANSWER: Keeping in mind that the times are guidelines and may be revised by mutual agreement of the Consultant and the Committee (see, II. B. of RFP), some time between the in-person presentation on the first progress report and the second progress report. The Committee foresees that any questions it may have would be in response to information provided in the progress reports.