



ADDENDUM NO. 1

TO THAT CERTAIN DETAILED REQUEST FOR PROPOSAL FOR THE REDEVELOPMENT OF 1029 MCDANIEL ST.

Addendum Date: June 10th, 2025

The following changes, additions, clarifications and/or amendments are made to the Request for Proposals as of the Addendum Date. All capitalized terms not defined herein shall have the meanings ascribed to them in the Request for Proposals (“RFP”).

Note: This document is intended for informational purposes only. Any changes to the RFP must occur through a separate published addendum. Invest Atlanta received the following inquiries with respect to the RFP. For the benefit of all potential respondents, Invest Atlanta now elects to publish each timely submitted inquiry, edited for clarity, along with Invest Atlanta’s response thereto. In the event of a conflict between previously released information and the information contained herein, the latter shall control.

Q & A Responses

RFP Number: RFP-ADA-20250505; PE-66789-NONST-2025-000000010	RFP Title: For the Redevelopment of 1029 McDaniel St.
Requesting Entity: Invest Atlanta	Date: 6/25/2025
Issuing Officer/Procurement Manager: Lazerick Russell	RFP Initially Posted to the Internet: May 5 th , 2025
eMail Address: lrussell@investatlanta.com	Telephone: 404 609 3224 ext 3224

QUESTIONS SUBMITTED TO INVEST ATLANTA ON OR PRIOR TO 5:00 P.M., May 19th 2025:

#	Questions	Answers
1.	Given the variety of uses proposed, would Invest Atlanta change the deadline to August 1 to offer more time for respondents to assemble an appropriate team and draft a complete response?	Please see the addendum extending the deadline to respond to July 25 th 2025.

#	Questions	Answers
2.	Can IA confirm if the ESA was done for both tax parcel IDs? Figure 1 and Figure 2 show conflicting site boundaries. Additionally, the fire insurance maps and historic aerial maps only show the convenience store parcel. This is particularly concerning given the laundromat may have more historical environmental concerns.	Confirmed. An ESA was completed for both parcels
	Can IA release the full information from the Limited Subsurface Investigation? The majority of the findings are listed as “withheld at client request.” Additionally, could IA further define what would be required to “obtain regulatory agency closure” and confirm that the cost estimate quoted was for residential standards?	We are not able to release this information at this time. Confirmed the cost estimate quoted is for residential standards.
4.	Would IA financially support any environmental cleanup related to the site? Specifically but not limited to, the asbestos removal and \$7500 estimate for bringing the subsurface into compliance?	Yes, the City of Atlanta is willing to participate in the costs associated with environmental remediation to the site.
5.	Many of the activities requested are limited by the zoning category. Would IA prefer a proposal that conforms to the zoning but therefore is unable to meet the requested scope, or a proposal that contemplates a zoning change and allows the full scope to be realized?	Yes. All proposals should conform to the existing and most current zoning requirements.
6.	How will the Preliminary Offer be scored in the evaluation? How will Invest Atlanta weight their return on market pricing vs. the value of the long-term affordability and community goals of the development?	The preliminary offer will be scored in accordance with Section 6 and Section 7 of the RFP document. Generally, the return on market pricing is considered to be secondary to the long term affordability and community goals of the proposed development.

#	Questions	Answers