ADDENDUM NO. 1

TO THAT CERTAIN DETAILED REQUEST FOR PROPOSAL FOR THE MIXED-USE REDEVELOPMENT OF 50 SUNSET AVE. AND 41 GRIFFIN ST.

Addendum Date: March 5th, 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-20250214; PE-66789-NONST-2025-000000008	**RFP Title: Mixed-Use Redevelopment of 50 Sunset Ave. & 41 Griffin St.**
Requesting Entity: Invest Atlanta	Date: March 5th 2025
Issuing Officer/Procurement Manager: Lazerick Russell	RFP Initially Posted to Internet: February 14th 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., February 27th , 2025:

#	Questions	Answers
1.	Is there a copy of the Post Office lease that you can provide and is there an exhibit showing the extent of the leased premises, parking agreements, and/or reciprocal easement agreements?	The leased premises are defined by the property's legal description. A copy of the legal description has been added to the RFP announcement. Additionally, the postal service is granted rights to any easements benefiting the premises including

#	Questions	Answers
		sidewalks, driveways, drive lanes, entrances, exits, access lanes, roadways, service areas or parking areas located on the property.
2.	Is there a survey available that shows the entirety of the proposed site including the Post Office facility? Ideally, does this survey contain topo and utilities, and can it be provided in CAD format?	A survey of 50 Sunset Avenue is not available at this time.
3.	Is there a geotechnical assessment for the site that you could share?	Invest Atlanta does not have a geotechnical assessment for the site.
4.	Is there a structural assessment of the site post fire damage that you can share?	The structural assessment has been uploaded to the RFP announcement.
5.	Are there any as-built or other architectural plans for the student center? Similarly, do as-builts or architectural plans exist for the post office?	Invest Atlanta has not obtained existing plans/drawings of either building on the Site.
6.	Is an environmental assessment for the site, student center, and post office available?	Invest Atlanta does not have a environmental assessment for the site.
7.	Would Invest Atlanta like to see or be open to the idea of home ownership opportunities on the site as a part of meeting the housing goals?	Invest Atlanta is open to considering all proposed uses that meet the requirements specified in Section III Scope of Work. Invest Atlanta encourages proposals that are innovative and feasible and expects each proposal to have performed the proper due diligence to support project feasibility. Upon making an award, Invest Atlanta will plan in tandem with the selected developer around all aspects of the project.
8.	Would Invest Atlanta be open to removing a portion of the site from the contemplated ground lease and allocating it for affordable home ownership opportunities. In this arrangement, Invest Atlanta could be considered as a beneficiary on a separate	Invest Atlanta is open to considering all proposed uses that meet the requirements specified in Section III Scope of Work. Invest Atlanta encourages proposals that are innovative and feasible and expects each proposal to have performed the proper due diligence to support project feasibility. Upon making an award, Invest

#	Questions	Answers
	ground lease between a homeowner and community land trust that would ensure permanent affordability.	Atlanta will plan in tandem with the selected developer around all aspects of the project.
9.	Can Invest Atlanta provide more information on the stormwater management needs and trunk line to be addressed on site?	Invest Atlanta does not have any more information to share.
10.	Does Invest Atlanta have Westside TAD money available to be applied towards this development, and if so, how much money is available?	Please detail the financial support needed or being requested within your response and on Exhibit B Preliminary Offer.
11.	Please clarify what items are in the 50 page limit.	The 50-page proposal includes responses to all items listed in Section 4.2 – Mandatory Technical Requirements. A maximum of 3 pages is designated for the Respondents cover letter. All tables, charts and conceptual designs that are requested in this section are also included within the 50-page limit.
12.	The RFP requires site investigation (geotech, Phase I, etc.) as a part of the scope of work. Is it Invest Atlanta's intention that each proposing firm will conduct site investigation prior to proposing?	During the proposal stage, site analysis and investigation is limited to the variables provided in the RFP, which includes zoning requirements and existing site conditions. Each respondent is expected to detail in their proposal the development team's approach to completing a fully comprehensive analysis of the Site, if awarded.
13.	Is there any site information from previous studies available, at least for general information?	Previously conducted studies of the Site are not currently available and/or outdated. Each Respondent is responsible for conducting any additional independent research which they deem necessary for submitting a proposal.
14.	Is there a survey available for the 50 Sunset Ave. parcel?	A survey of 50 Sunset Avenue is not available at this time.
15.	May the two parcels be replatted and combined during development, or do the proposed buildings	Given an appropriate rationale, the Site may be re-platted to combine the existing parcels. As a result of the ground lease, the land shall remain under Invest Atlanta's ownership.

#	Questions	Answers
	need to respect the existing property lines, setbacks, etc.?	
16.	Is there now, or to IA's knowledge has there ever been, fueling capability and/or equipment at the Post Office?	The post office facility does not have fueling capacity.
17.	Can the rear access drive to the Post Office be blocked during construction, so long as the post office remains in operation?	Invest Atlanta will coordinate site access with the selected developer and anticipates that viable construction access will be accommodated so long as there is no significant impact to post office operations.
18.	Are there any asbestos or mold reports available for either building?	Invest Atlanta has not obtained any environmental assessments of the Site. Such reports are to be conducted during the predevelopment stage of work and costs relating to these activities should be considered as part of the financial proposal submitted with the RFP.
19.	Can we get a copy of the Hickman structural assessment from 2024?	The structural assessment has been uploaded to the RFP announcement.
20.	Are there any drawings for either building, especially Hickman? Can these be distributed?	Invest Atlanta has not obtained existing plans/drawings of either building on the Site.
21.	The sewer line routing shown in Figure 7 on p. 6 does not agree with the routing shown on the ALTA survey. Can we get a clear location of the sewer line and any easement that has been recorded?	Please rely on the details in the ALTA survey regarding the location of the sewer line and all recorded easements associated with the property.
22.	There are several references to "the Neighborhood's Adopted Plan," in particular at the third bullet point in Section 3.1, p. 8. Is this the Westside Framework, or is there a more specific document we can get a copy of?	A copy of the Westside Land Use Framework Plan can be found **here**

#	Questions	Answers
23.	There is a sentence fragment on line 5 of Section 4.1.6 which says "Respondent agrees to provide." Can you clarify this?	The referenced statement in Section 4.1.6, "Respondent agrees to provide.", is removed from the requirement. Please be advised the new mandatory requirement for 4.1.6, shall read "Respondent shall ensure that all contractors and subcontractors, regardless of size or ownership, have equal opportunities to participate in the project by setting specific mutually agreed upon targets for inclusion of small, minority, disadvantaged, and women-owned businesses. Respondent agrees to work closely with Invest Atlanta on establishing an EBO plan that promotes diversity, equity and inclusion throughout the design and construction of the project. The Respondent shall be responsible for monitoring and accurately collecting M/FBE data from their respective subcontractors and reporting such data as requested. Does the Respondent agree? _____"
24.	Is there an opportunity for an extension to the due date for proposals?	At this time, Invest Atlanta has not determined a need to extend the proposal submission date. Respondents will need to continue to monitor the RFP announcement page for any changes to the project timeline.
25.	Can you provide a copy of the site visit sign in sheet(s)?	A copy of the sign-in sheet has been provided as a part of this addendum.
26.	Can you provide a copy of the presentation handout from the site visit?	A copy of the Informational Session presentation has been provided as a part of this addendum.

WJE

The Ernest L. Hickman Center

Structural Condition Assessment

41 Griffin Street
Atlanta, Georgia 30314

August 29, 2024
WJE No. 2024.0451.0

PREPARED FOR:

Avona Lee Bridges
Invest Atlanta
133 Peachtree Street, Suite 2900
Atlanta, Georgia 30303

PREPARED BY:

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WJE

The Ernest L. Hickman Center

Structural Condition Assessment

41 Griffin Street
Atlanta, Georgia 30314

Joel Hackett, PE
Project Manager

Tyler Young, PE, SE
Associate III

August 29, 2024
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INTRODUCTION

The Ernest L. Hickman Center, formerly part of the Morris Brown College campus, was constructed as recently as the 1960's and is rectangular in plan, measuring approximately 100 feet by 200 feet. The building served as the student center for Morris Brown College, but has remained unoccupied for approximately ten years.

Invest Atlanta acquired the property several years ago with the intent of renovating and repurposing the building. A fire was reported on the fourth floor of the building in December 2023. The extent of structural fire damage and the general structural condition of the building after nearly a decade of deferred maintenance was unknown. As such, Invest Atlanta requested that WJE perform a structural condition assessment to identify items that would potentially warrant repairs as part of future renovations. WJE's condition assessment, observations, their significance, and recommendations are discussed in this report.

OBSERVATIONS

During WJE's site visit on June 26, 2024, Messrs. Joel Hackett and Tyler Young performed an exterior and interior survey of the Hickman Center from ground and accessible elevated levels. The roof of the building was not accessed. The exposed portions of the structural framing were documented for general layout and spacing of primary structural elements. Approximately thirty percent of the structural framing at the interior was visible due to the presence of interior finishes. Additionally, limited mechanical sounding of concrete elements was performed at the exterior of the building to identify areas of concealed concrete distress. Distress conditions observed throughout the building were documented and are summarized below.

Description of Structure

The building is four stories tall and is rectangular in plan, approximately 100-feet by 200-feet in plan. The building is positioned on a site that slopes down toward the northwest corner exposing the full-four story height at the north and west facades (Figure 1). The main entrance is located at the south facade and provides direct access to the fourth floor. Originally, the east, west and south facades of the building featured store front glazing at the fourth floor and punched ribbon windows at the third floors. Decorative masonry screen walls were present through the remainder of the facades. The north facade is primarily a concrete wall with minimal punched openings except for a three-story decorative masonry screen wall at the west end. Glazing throughout the facade is generally missing or rough openings are infilled with oriented strand board sheathing. The low-sloped roof has a mechanical penthouse near its center.

The structural framing primarily consists of a reinforced concrete pan joist system with reinforced concrete columns. At framing Levels 2, 3 and 4, the pan joists typically span in the north-south direction between girders spanning in the east-west direction (reference the Appendix). Joists are approximately 10 inches deep beneath a four-inch-thick slab and spaced at approximately three feet on center. Columns are located on a 20-foot-by-20-foot grid with ten bays in the east-west direction and five bays in the north-south direction. Interior columns are square measuring 16 inches by 16 inches and exterior columns are 12 inches by 48 inches. Corner columns are L-shaped in plan with 48-inch-long legs measuring 12 inches thick. The typical floor height is approximately twelve feet. Infill concrete masonry unit (CMU) walls form rooms and hallways throughout the building. The exterior walls at east, west, and south edges of Levels 1,

2 and 3 are below-grade and retain soil. The foundation system beneath Level 1 is not known and is beyond the scope of this condition assessment. At the eastern half of the north facade is an approximately 20-foot-by-100-foot concrete balcony with a series of concrete stairs leading to the parking area three stories below.

The roof framing is a combination of the pan joist system spanning in two directions and steel bar joists spanning in the north-south direction over a Level 4 auditorium. The roof framing transitions to a waffle slab at the roof overhangs and above the covered outdoor space at the east edge of Level 4. The thickened edges of the Level 4 and roof slabs are 22-inch and 36-inch-deep, respectively, around the full perimeter of the building.

Structural Items

The structural items listed below were observed during WJE's site visit:

- Discontinuous vertical cracks up to 100 mils wide are present on the north and souths faces of two Level 4 columns (see Columns C.2 and E.2 on Level 4 in the Appendix) near their intersection with the supported girder spanning east-west between them (Figure 2 and Figure 3). The cracking at the western column also extends through the full depth of the girder and into the slab above (Figure 4). The columns are 16-inches-square and spaced approximately 40 feet on center, which is twice the typical column spacing. The supported girder is approximately 16 inches wide and 20 inches deep.
- Delaminations were identified through mechanical sounding at the vertical and top surfaces of the Leve 4 slab extension and roof slab (Figure 5). Each delaminated area was approximately two to five square feet in area.
- Delaminations, four feet long and a few inches wide, were also identified through sounding at the top surface of the Level 4 balcony along the north facade (Figure 6). The delaminations were adjacent ot control joints in the concrete slab.
- Cracks and spalled concrete regions were visible at the Level 4 and roof slab edges (Figure 7 and Figure 8). Corroded steel reinforcement and brown staining were often present at these areas of distress (Figure 9). Cracks were measured up to 1/8 inch wide.
- Concrete spalls were common at handrail posts on stairs at the north and south facades (Figure 10 through Figure 12).
- Broken exterior stair treads were observed leading to the main entrance on the south facade (Figure 13).
- At the northwest exterior stairway, landings are supported by an edge beam and an adjacent wall (Figure 14). Cracking in the top landing was noted emanating from the corner of a formed ledge in the wall over which the concrete landing was placed (Figure 15). The crack was approximately one inch wide and the portion of the landing outboard of the ledge was approximately half an inch lower. The crack is widest at the stair tread and tapers to zero towards the landing's bearing near the adjacent door threshold. Additionally, at 1/4-inch-wide joint between the between the stair treads and north wall was observed.
- Vertical cracks were noted in the Level 1 and 2 concrete walls at the north facade. The cracks were up to 1/16 inch wide (Figure 16), and at least one crack had paint within it (Figure 17).

- Vertical cracks up to approximately 20 mils wide were observed in the south foundation wall at Level 1. Water and soil staining emanate from several of the foundation wall cracks and bubbled paint was observed at several locations below (Figure 18 and Figure 19).
- Soil stains and bubbled paint were observed beneath a pipe penetration through the south foundation wall at Level 2 (Figure 20). Soil had accumulated on the finished floor within this room.
- A horizontal crack along the interior face of a Level 3 edge beam along the south wall (Figure 21). The crack also continues across the face of a nearby column. Bubbled paint was noted at the walls and column beneath the crack.
- Isolated cracks in concrete masonry units (CMU) were observed at both the interior and perimeter infill walls (Figure 22). The cracks typically emanate from the corners of walls openings such as doors and windows. Some of the cracks had been filled with a sealing compound (Figure 23).
- Minor surface corrosion is present at the underside of steel lintels supporting the masonry screen wall at the north facade (Figure 24).
- At the northwest corner of Level 4 general soot staining and charred interior finishes were observed near the location of the December 2023 fire (Figure 25). Interior wall finishes were crazed (Figure 26). Overhead duct insulation and light gauge steel framing for wall and ceiling assemblies were stained and charred as well but had not completely burnt or melted (Figure 27). The underside of concrete pan joist roof structure was stained with soot without concrete distress (Figure 28).

DISCUSSION

The cracks in the Level 4 columns near the interface with the supported girder are the most significant structural item observed during the condition assessment. These cracks as wide as 100 mils are considered significant and require repair to restore aggregate interlock across the cracks and improve the capacity of the columns. The cracks also continued into the slab above. The full extent of the cracking could not be observed and to do so would require the removal of interior finishes and debris. Additionally, the cause of distress is not well understood, however, the cracking pattern suggests that the column-beam interface was not adequately constructed to resist the bending moment induced by loads applied over the girder span which is longer than the typical span in the building. The longer span leads to larger moments at the column-beam interfaces than at other locations throughout the building.

The concrete delaminations and spalls at the Level 4 slab extensions and roof line are not structurally significant to the building's structure, however, falling spalls from elevated locations on the building would present a fall hazard for pedestrians and building occupants. Similarly, while broken stair treads and spalls at handrail posts do not affect the structure, they do pose safety hazard for pedestrians accessing the building via the stairways as the railing can be laterally displaced and would not support the code minimum lateral loads. Spalls at the railings posts in the stairs can be attributed to water ingress at embed post sleeves and subsequent freeze-thaw damage and/or expansive forces of the corrosion product at those sleeves. Locations where the railing posts enter the stair treads are unprotected from water.

The cracking at the northwest exterior stairway can be partially attributed to the concrete landing extending over the ledge of the north wall. Concrete volume inherently decreases (shrinks) during the

curing process as water escapes the cementitious mix. As the concrete shrinks, the concrete landing likely caught on the lip of the wall panel resulting in the crack at the interface between the two elements. Movement of the stairway may have also contributed to the cracked landing. The joint between the stairs and wall suggests that the elements were independently placed and reinforcing from the stairs may not extend into the wall. Without reinforcing extending from the stairs into the wall or other supplemental connections at the underside of the stairs, the stairs essentially perform as a simply supported beam able to move independently of the wall. WJE did not observe any distress in the stairway indicating significant or concerning levels of stairway movement or settlement of the soils below.

The infill CMU walls at the interior and exterior walls are not primary structural elements. Cracks in these walls are typically located at doors and behind exterior wall columns. Cracks at these locations are common in masonry construction due to inherent differences in movement of different building systems. The repairs observed at some of the CMU wall cracks indicate that the cracking is not new and that most cracks have not occurred within the past ten years. The cracking in the CMU wall did not correlate with distress in the primary structural elements and is considered an aesthetic item.

Given the narrow width and absence of faulting, foundation wall cracks at the south facade are not considered structurally concerning although consideration should be given to repairing the cracks to stop water ingress through the cracks. Similar cracks were observed at the Level 1 concrete walls on the north facade. The cracks at both facades are likely due to restrained shrinkage. These narrow cracks do not compromise the structural integrity of the walls.

Surface corrosion at lintels on the north facade of the building is minimal and has not led to appreciable section loss at this time. Continued corrosion of the steel angles could potentially affect support of the decorative masonry units and cause rundown staining of the facade.

The fire at the northwest region of Level 4 did not appear to damage any of the primary structural elements in its vicinity. Cracking and spalling of the concrete would be indicative of heat-related damages to the concrete, however, the overhead and vertical concrete surface in the vicinity remained intact. Additionally, portions of interior finishes that were closer to the fire than the concrete structure were not completely consumed, indicating that the fire spread, temperature, and burn time was limited. Fire-related concrete damage begins as temperatures approach 212 degrees Fahrenheit. Concrete compressive strength is reduced by about fifteen percent when temperatures exceed approximately 500 degrees Fahrenheit. At these temperatures the interior finishes, would have been fully consumed. As previously noted, the area was covered in soot and portions of the interior finishes remained in place. Cleaning of the area and complete removal of the damaged interior finishes could potentially reveal concealed concrete damages.

RECOMMENDATIONS

WJE recommends that the cracks at the concrete column-beam interfaces be further investigated to determine the cause of cracks to inform repairs to be implemented. WJE suggests that prior to further investigation all interior finishes and debris within the influence area of the columns and girder be removed to allow for uninhibited access to the structural elements. The girder and columns would be scanned with ground penetrating radar (GPR) to determine the location steel reinforcement with concrete elements. Exploratory openings would then be made to verify the size, condition, and detailing of the

located steel reinforcement. Following the on-site investigation, WJE could perform structural analysis to determine whether the concrete elements as constructed are adequate to support the code-mandated design loads. Repairs and strengthening can be implemented after the structural analysis is completed.

No further evaluation of the concrete structure at the location of the December 2023 fire on Level 4 is recommended based on WJE's limited visual assessment. However, should ownership desire further evaluation WJE can perform a close-range assessment of the concrete structure following removal of interior finishes in the area. Core samples could also be extracted for the concrete framing to be sent to WJE's laboratory to establish a peak temperature profile through the sample to verify our belief that the fire damage is superficial.

Other concrete distress can be repaired without further investigation. Spalls and delaminations in the Level 4 slab edges and at the roof perimeter can be repaired with conventional concrete repair methods. At spalls around rail posts at the stairs, WJE also recommends replacing the railing posts and/or sleeves. Cracks in the below-grade walls at south facade, Level 1 exterior walls at the north facade, and edge beam at Level 3 can be grout injected to mitigate water intrusion. At the locations where soil and water have entered the building through a pipe penetration, a preformed seal can be installed to prevent intrusion through the annular space.

The cause of cracking in the concrete in the top landing for the northwest exterior stairway should be further investigated. WJE recommends removing the spalled region of concrete and reviewing the condition for any reinforcement crossing the joint between the stairway and wall. GPR can be utilized to determine the placement and orientation of reinforcing in the landing. Repairs can be designed pending findings of the evaluation.

Steel lintels supporting the decorative masonry screen wall should be cleaned and coated to extend their service life if they are to be kept on the building.

Cracks at mortar joints in the infill CMU walls can be repointed and cracked masonry units can be replaced.

CONCLUSION

Based on our visual condition assessment of the Hickman Center, neither severe nor systemic structural deterioration conditions were identified. Further investigation of the cracked columns and northwest exterior stair landing is recommended as discussed above. The other observed conditions can be addressed with conventional concrete repair techniques. Fire damage to the structure at Level 4 is thought to be superficial and does not require further remediation.

CLOSING

It was our pleasure to perform this condition of assessment of The Hickman Center and provide the recommendations outlined above. WJE is available to assist with implementing the next steps for repairs. Please feel free to contact our office with any questions.

FIGURES

Figure 1. View of Hickman Center from the northwest. Image provided by Google.

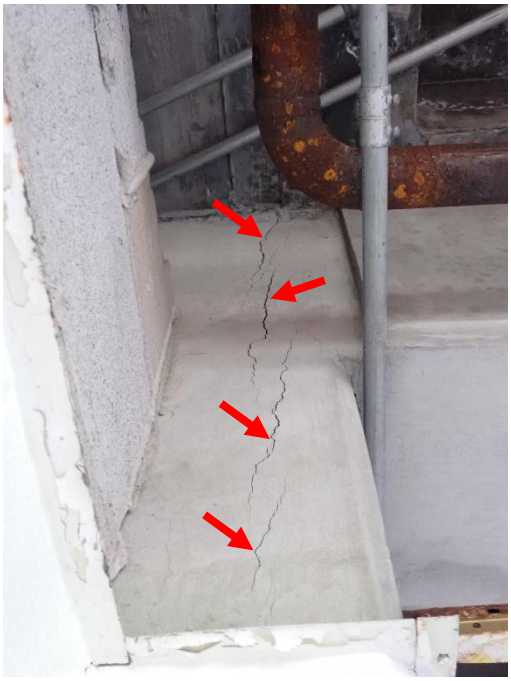


Figure 2. View of vertical cracks in south face of eastern column at interface with girder.

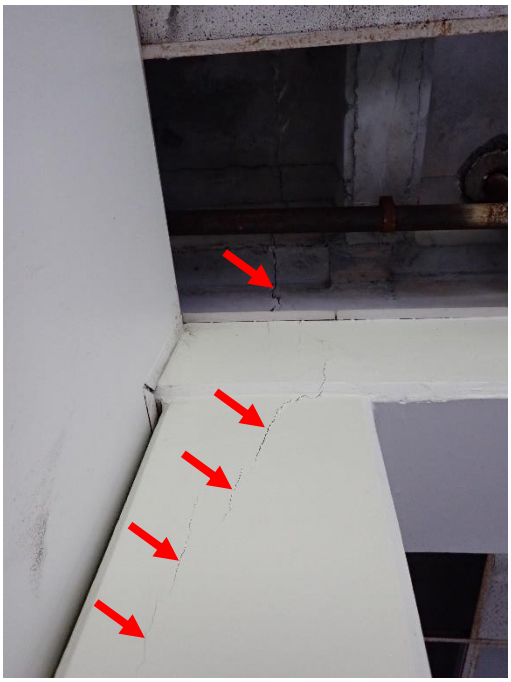


Figure 3. View of vertical cracks in north face of western column at interface with girder.

Figure 4. Cracking in western column extending through the floor slab above.

Figure 5. Delamination at top surface of Level 4 slab extension.

Figure 6. Delaminated areas at Level 4 balcony outlined in red.

Figure 7. Cracks and delaminated concrete along Level 4 slab edge at south facade.

Figure 8. Spalled concrete at edge of Level 4 slab at east facade.

Figure 9. Spalled concrete and corrosion staining at roof edge along north facade.

Figure 10. View of typical concrete spall at stair railing post.

Figure 11. View of typical concrete spall at stair railing post.

Figure 12. View of spalls along the edge of stair landing at main entrance.

Figure 13. Broken stair tread at main entrance on south facade.

Figure 14. Overall view of the northwest exterior stairway. Locations of edge beam and wall supports indicated with arrows.

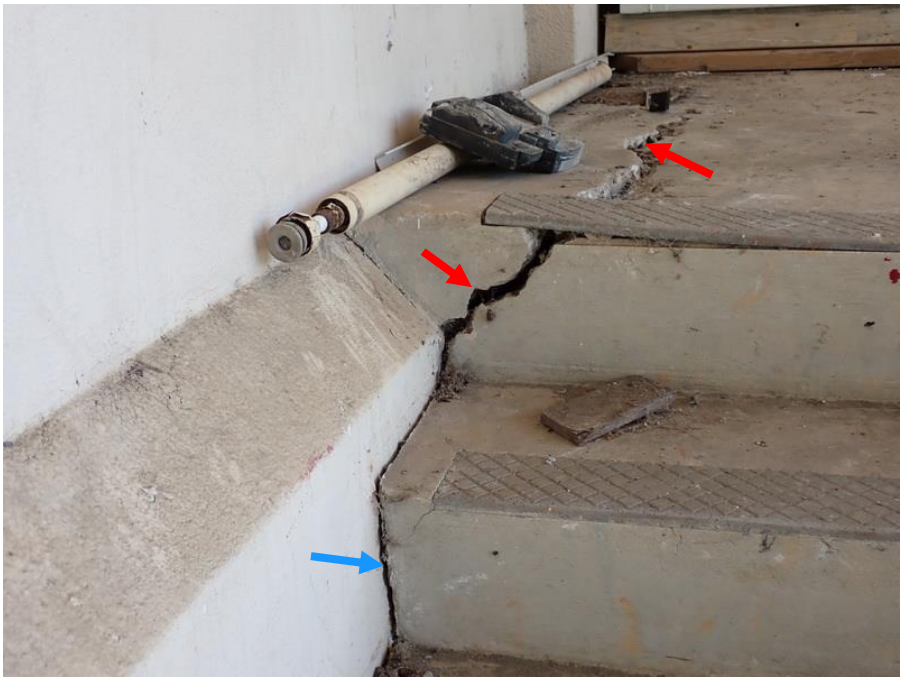


Figure 15. Crack in concrete landing at top of stairs on north facade (red arrow). Joint between north wall and stair treads indicated with blue arrow.

Figure 16. Vertical crack in exterior wall at north facade measures 1/8 inch wide.

Figure 17. Paint within crack in exterior wall at north facade.

Figure 18. Vertical crack in foundation wall at south wall of building.

Figure 19. Water staining and bubbled paint at crack in foundation wall.

Figure 20. Soil and water staining on south wall beneath pipe penetration.

Figure 21. Horizontal crack along edge beam at Level 3 in the south wall.

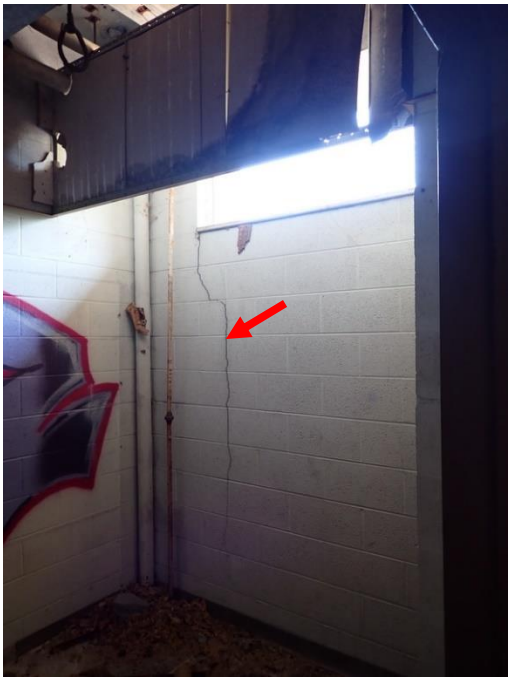


Figure 22. Vertical crack in exterior CMU wall at north facade.

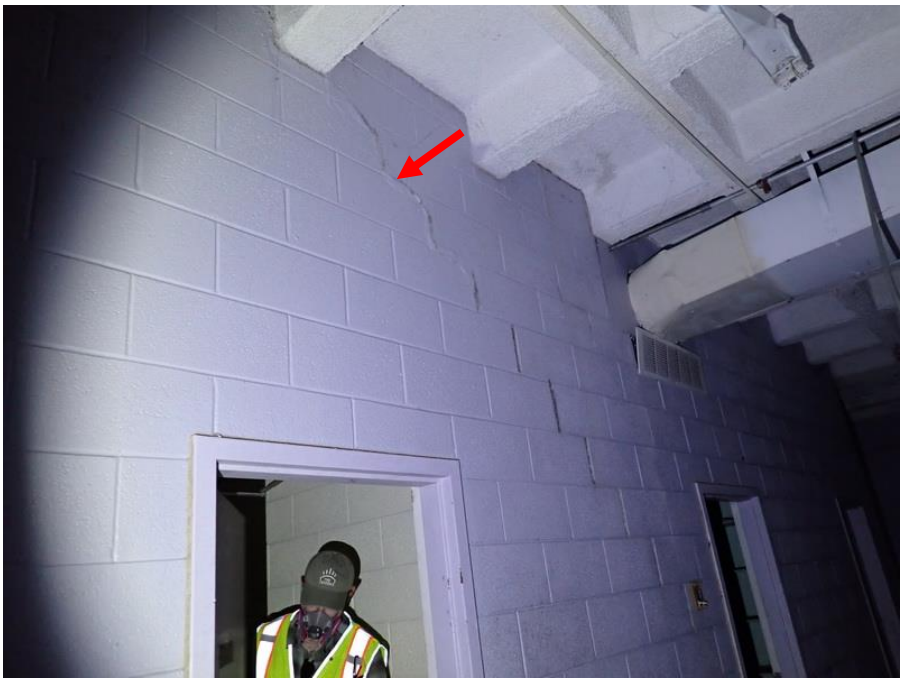


Figure 23. Sealant installed at stepped crack in interior CMU wall.

Figure 24. Light surface corrosion on steel lintel support for decorative masonry screen wall at north facade.

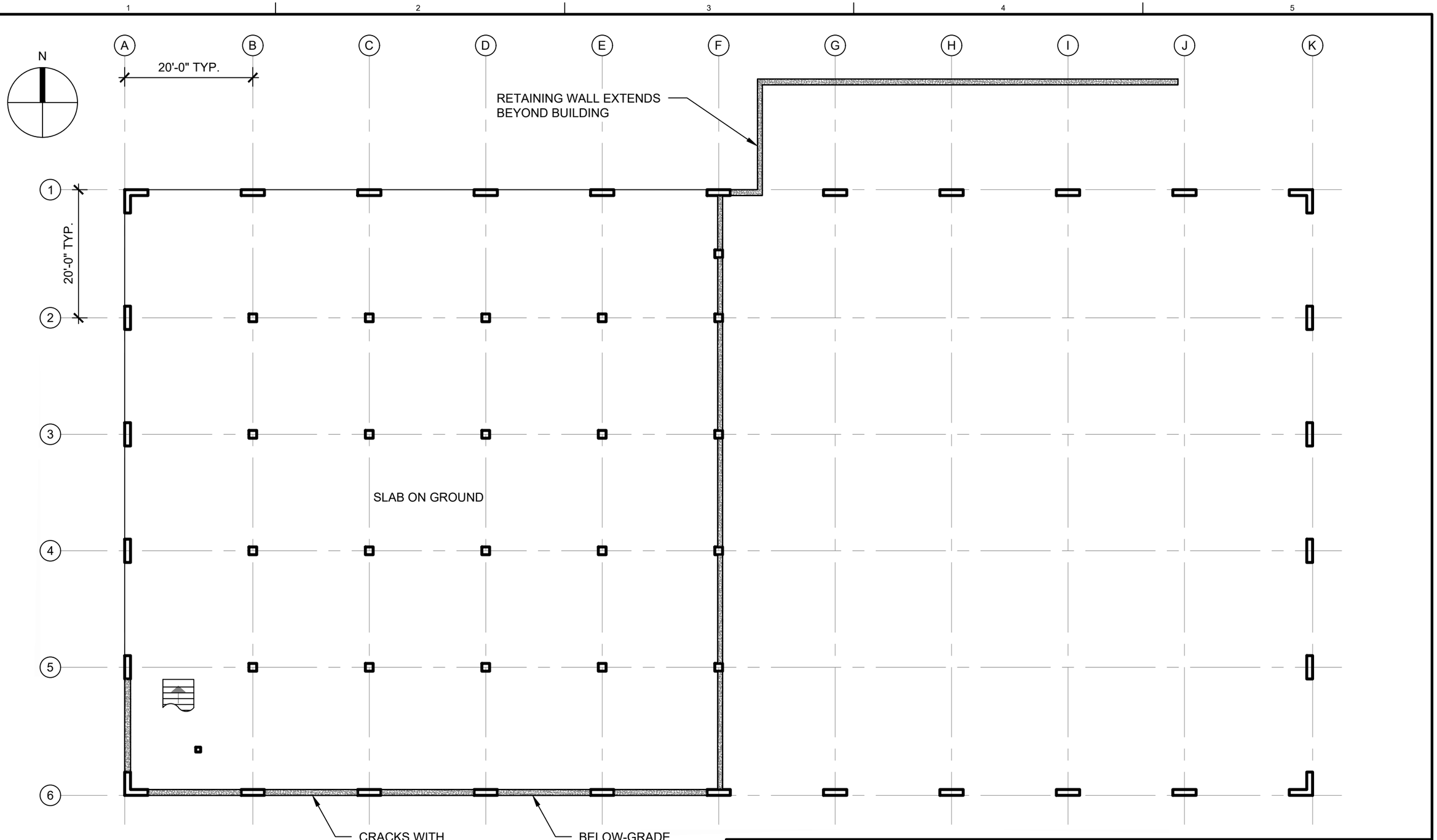
Figure 25. Overview view of interior finishes at location of December 2023 fire on Level 4.

Figure 26. View of crazing in wall finishes in vicinity of fire.

Figure 27. Overall view of interior wall framing that had not burned.

Figure 28. Limited soot staining at underside of intact concrete surfaces above Level 4 fire location.

APPENDIX



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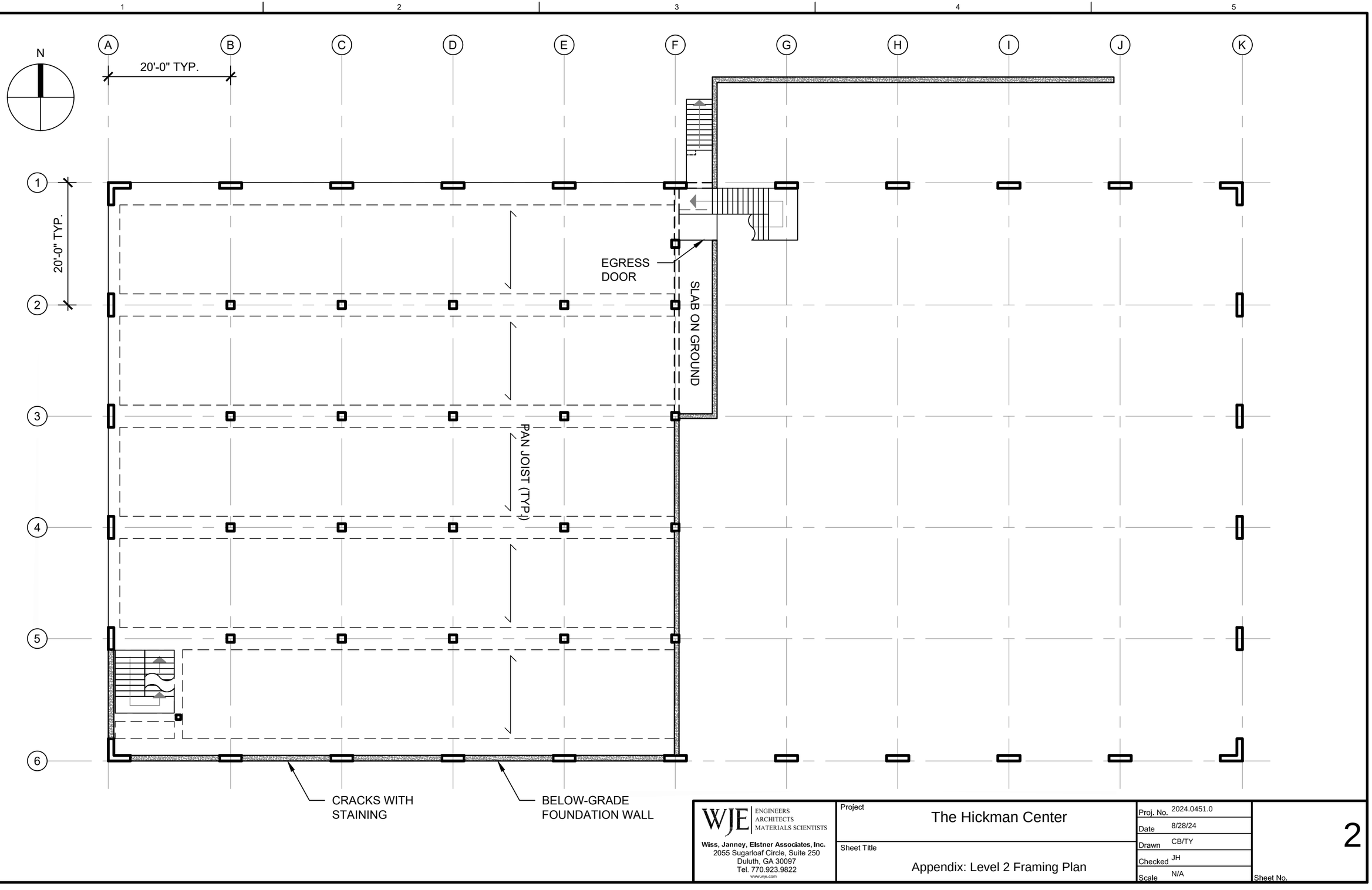
Project: The Hickman Center

Sheet Title: Appendix: Level 1 Framing Plan

Proj. No.	2024.0451.0
Date	8/28/24
Drawn	CB/TY
Checked	JH
Scale	N/A

Sheet No. 1



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Project: The Hickman Center

Sheet Title: Appendix: Level 2 Framing Plan

Proj. No.	2024.0451.0
Date	8/28/24
Drawn	CB/TY
Checked	JH
Scale	N/A

Sheet No. 2

N

20'-0" TYP.

20'-0" TYP.

EGRESS DOOR

PAN JOIST (TYP.)

SLAB ON GROUND

EGRESS DOOR

EGRESS DOOR

BELOW-GRADE FOUNDATION WALL

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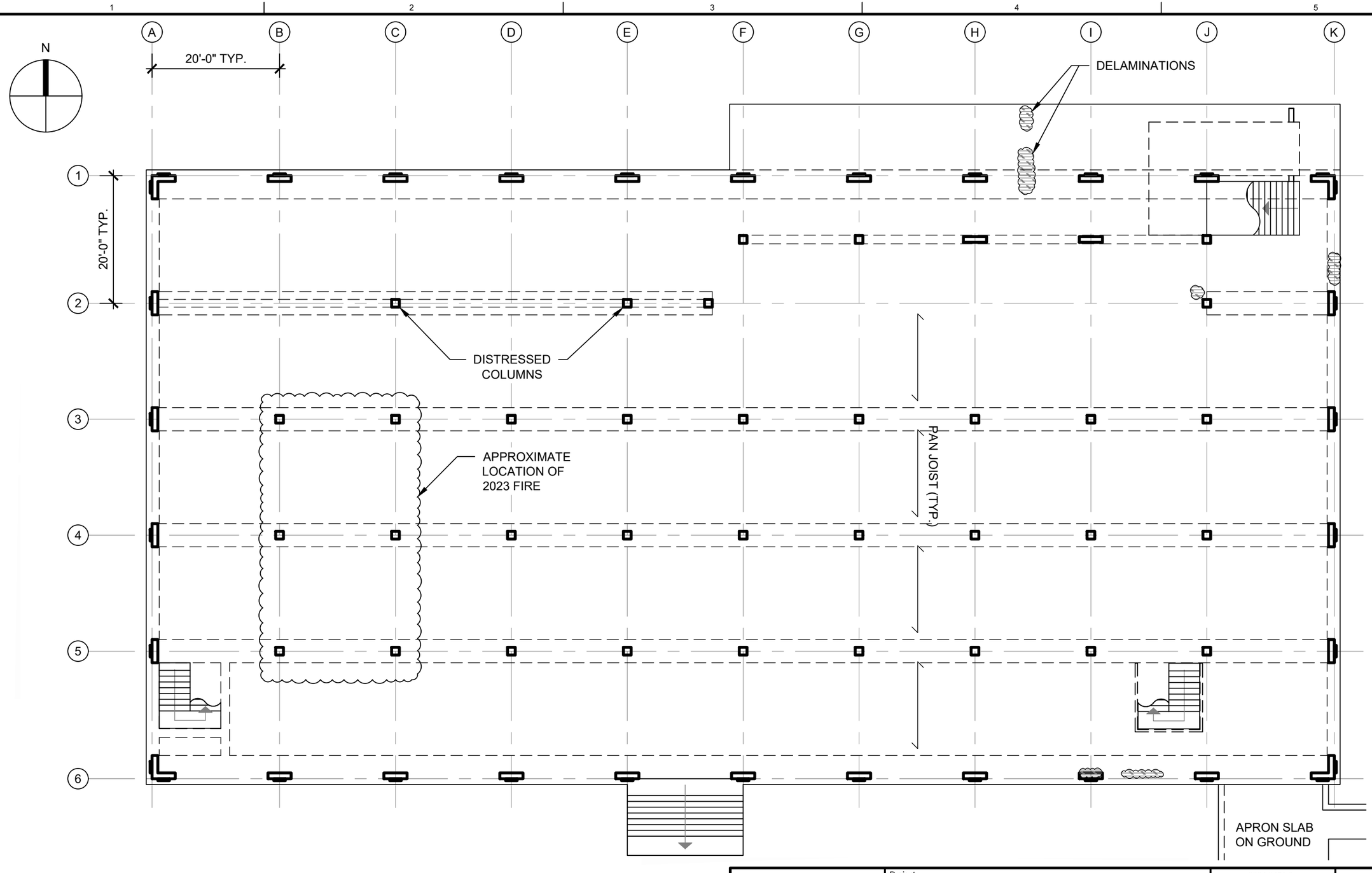
Project: The Hickman Center

Sheet Title: Appendix: Level 3 Framing Plan

Proj. No.	2024.0451.0
Date	8/28/24
Drawn	CB/TY
Checked	JH
Scale	N/A

Sheet No. 3



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Sheet Title: Appendix: Level 4 Framing Plan

Proj. No.	2024.0451.0
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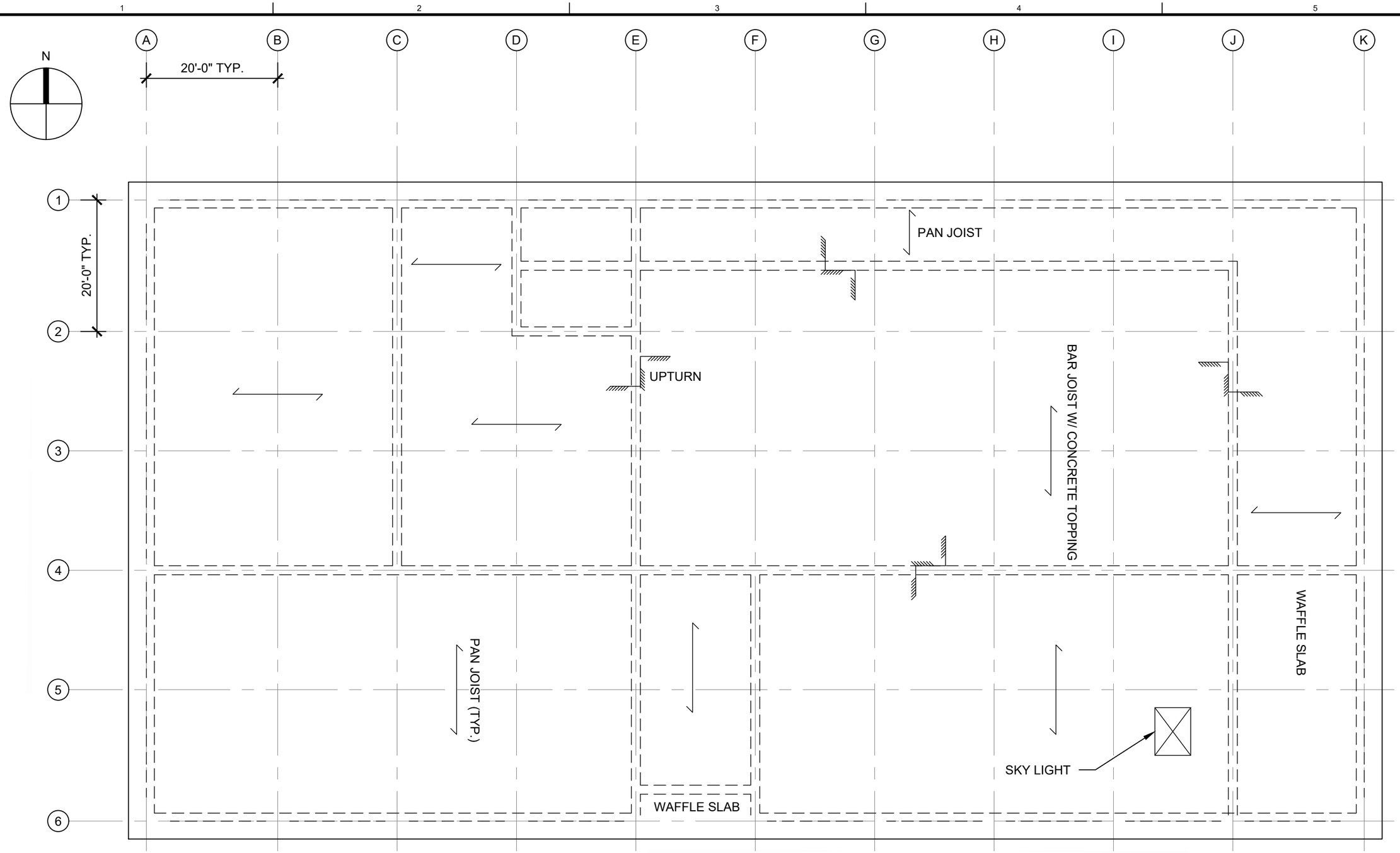
Scale	N/A

Sheet No. 4



WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS
Wiss, Janney, Elstner Associates, Inc.
2055 Sugarloaf Circle, Suite 250
Duluth, GA 30097
Tel. 770.923.9822
www.wje.com

Project: The Hickman Center

Sheet Title: Appendix: Level 5 Framing Plan

Proj. No.	2024.0451.0
Date	8/28/24
Drawn	CB/TY
Checked	JH
Scale	N/A

Sheet No. 5

INVESTATLANTA

Mixed-Use Redevelopment of 50 Sunset Ave & 41 Griffin St. RFP

Bidder's Conference

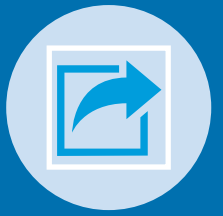
February 25 2025

Agenda

- **Welcome & Introductions**
  - Meeting Notes
- **Opening Remarks**
  - Purpose of Bidder’s Conference
- **Review of Solicitation Documents**
  - Overview of eRFP Sections
  - Mandatory Requirements
  - Mandatory Scored Requirements
  - Attachments to Include
- **Review of Schedule of Events**

Meeting Notes

This meeting is being attended in person



A copy of this presentation is available to participants upon request. Email request to lrussell@investatlanta.com

Questions will be officially answered within a consolidated response following the conference

When speaking, please speak loud enough for everyone to hear, state your name, company, then ask question(s)

Respect the person talking

Please keep side conversations to a minimum and within your teams.

Purpose of Bidder's Conference: This Conference is designed to inform Suppliers about the solicitation documents and the solicitation process, with 3 main objectives in mind

Objective #1: Review of Solicitation Documents

Objective # 2: How to Respond

Objective #3: Helpful Hints on how to stay compliant

RFP Document

Section 1: Introduction:

Purpose & Intent, Background, Site Overview Existing Site Conditions, Key Priorities & Objectives

Section 2: Timeline of Events and Submission Instructions

Restrictions on Communications, Submitting Questions Preparing Responses, Submitting Responses, Schedule of Events, Open Records Act.

Section 3:Scope of Work

Desired Outcomes, Anticipated Development Phases, General Business Requirements

Section 4: Technical Requirements

Mandatory Requirements (Yes/No), Mandatory Scored Requirements (evaluated criteria), Additional Requirements & Forms

Section 5: Cost Requirements/Preliminary Offer:

Rules for submitting preliminary offer, Ground Lease Terms, Financial Metrics

Section 6: Evaluation Criteria and Selection process

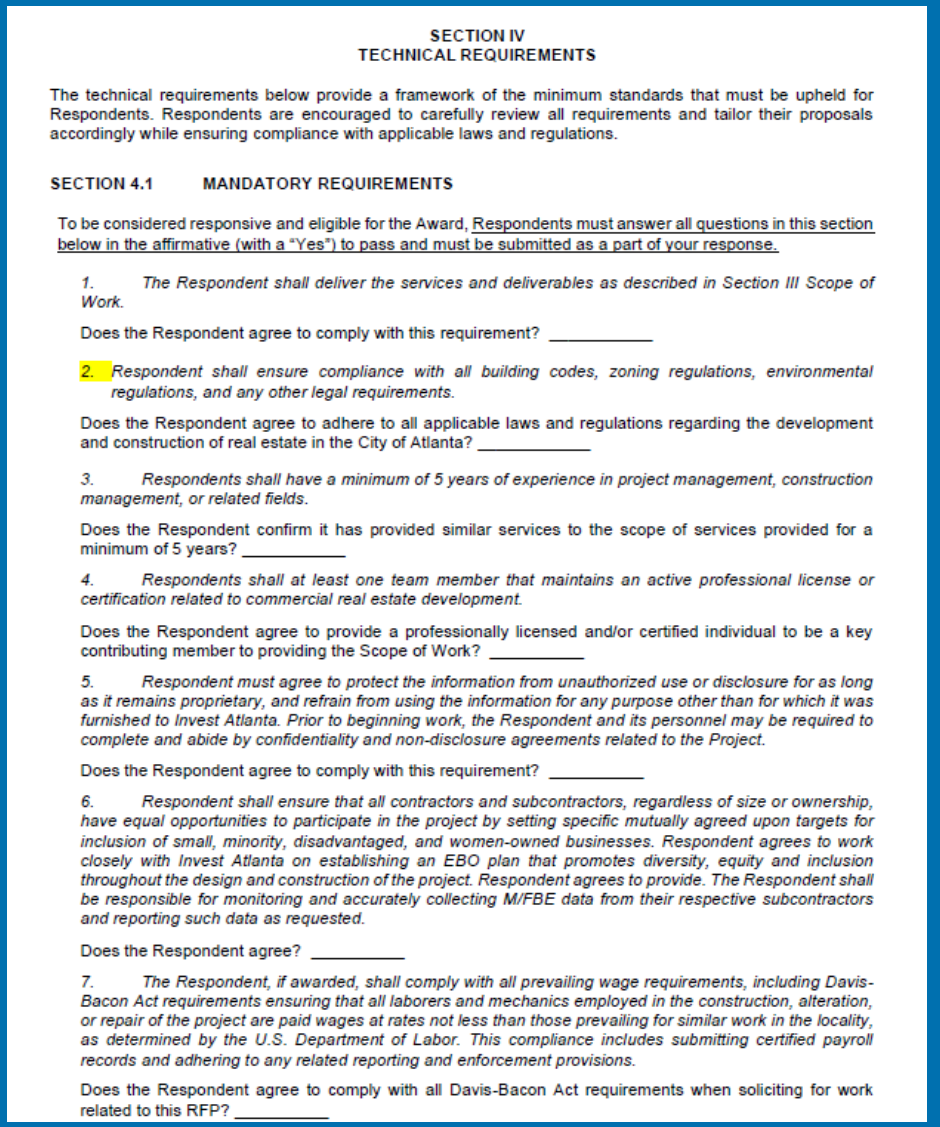
How the solicitation will be evaluated and awarded, Technical Evaluation, How Negotiations will be conducted (If any)

Section 7: General Terms and Conditions:

Terms, Exceptions, etc.

SECTION IV TECHNICAL REQUIREMENTS: MANDATORY REQUIREMENTS

1. Must Answer “Yes” to ALL
2. Be mindful of Requirements that require an uploaded attachment.



SECTION IV
TECHNICAL REQUIREMENTS

The technical requirements below provide a framework of the minimum standards that must be upheld for Respondents. Respondents are encouraged to carefully review all requirements and tailor their proposals accordingly while ensuring compliance with applicable laws and regulations.

SECTION 4.1 MANDATORY REQUIREMENTS

To be considered responsive and eligible for the Award, Respondents must answer all questions in this section below in the affirmative (with a “Yes”) to pass and must be submitted as a part of your response.

1. *The Respondent shall deliver the services and deliverables as described in Section III Scope of Work.*

Does the Respondent agree to comply with this requirement? _____

2. *Respondent shall ensure compliance with all building codes, zoning regulations, environmental regulations, and any other legal requirements.*

Does the Respondent agree to adhere to all applicable laws and regulations regarding the development and construction of real estate in the City of Atlanta? _____

3. *Respondents shall have a minimum of 5 years of experience in project management, construction management, or related fields.*

Does the Respondent confirm it has provided similar services to the scope of services provided for a minimum of 5 years? _____

4. *Respondents shall at least one team member that maintains an active professional license or certification related to commercial real estate development.*

Does the Respondent agree to provide a professionally licensed and/or certified individual to be a key contributing member to providing the Scope of Work? _____

5. *Respondent must agree to protect the information from unauthorized use or disclosure for as long as it remains proprietary, and refrain from using the information for any purpose other than for which it was furnished to Invest Atlanta. Prior to beginning work, the Respondent and its personnel may be required to complete and abide by confidentiality and non-disclosure agreements related to the Project.*

Does the Respondent agree to comply with this requirement? _____

6. *Respondent shall ensure that all contractors and subcontractors, regardless of size or ownership, have equal opportunities to participate in the project by setting specific mutually agreed upon targets for inclusion of small, minority, disadvantaged, and women-owned businesses. Respondent agrees to work closely with Invest Atlanta on establishing an EBO plan that promotes diversity, equity and inclusion throughout the design and construction of the project. Respondent agrees to provide. The Respondent shall be responsible for monitoring and accurately collecting M/FBE data from their respective subcontractors and reporting such data as requested.*

Does the Respondent agree? _____

7. *The Respondent, if awarded, shall comply with all prevailing wage requirements, including Davis-Bacon Act requirements ensuring that all laborers and mechanics employed in the construction, alteration, or repair of the project are paid wages at rates not less than those prevailing for similar work in the locality, as determined by the U.S. Department of Labor. This compliance includes submitting certified payroll records and adhering to any related reporting and enforcement provisions.*

Does the Respondent agree to comply with all Davis-Bacon Act requirements when soliciting for work related to this RFP? _____

Total Mandatory Requirements: 7

SECTION IV TECHNICAL REQUIREMENTS: MANDATORY SCORED REQUIREMENTS

SECTION 4.2 MANDATORY SCORED REQUIREMENTS

The Respondent's technical proposal shall be structured in alignment with the framework provided below. To be considered responsive, responsible, and eligible for an award or for selection as a qualified contractor, you must answer all questions in this section. Respondents shall limit their responses for this section to 50 pages total.

A. PROPOSAL OVERVIEW AND COVER LETTER

1. Respondents shall provide a cover letter summarizing the key points of their response. The cover letter shall be executed by an officer or employee of the firm who is authorized to commit the Respondent's resources to IA's proposed transaction. Please limit your transmittal letter to three (3) pages.

B. FIRM/TEAM QUALIFICATIONS & EXPERIENCE (15 PTS)

1. Provide a brief history of the Respondent's firm. Responses shall, at a minimum, include the year organized, type of ownership, affiliated companies, and relationships.
    a. Respondent shall provide an organizational chart and information that clearly explains the ownership and management structure, relationship of each team member and their respective roles and contributions, as well as the lead contact members and decision-making hierarchy of the development team. Include resumes for all principals expected to be involved in the project, highlighting experience with historic renovation and/or adaptive reuse projects.
2. Provide the name, job title, address, office telephone number, fax number, and email address of a primary contact person who will be responsible for the day-to-day contact with IA and any backup personnel who would be accessible if the primary contact cannot be reached. The primary contact so identified should be responsible for making most of the Respondent's oral presentations, if requested.
3. Provide a list of any litigation the firm was involved in during the last five (5) years that may impact the Respondent's ability to execute the Respondent's proposal, including a description of any current, pending or threatened litigation involving the City and/or Invest Atlanta.
4. Provide the name, title, office location, phone number, e-mail address, and brief resumes (including IA and other state and local housing finance agency experience, as applicable) for the professionals who will be assigned to this project. Include their level of responsibility and availability. Describe the professional background of these individuals, particularly their relevant project management and construction management experience with developments similar to the scope of work described. Please designate the percentage of work for which each team member will be responsible.
5. Describe any memberships or certifications that the firm holds with professional organizations for contractors such as, but not limited to, the Associated General Contractors of America, American Institute of Constructor's, Construction Management Association of America, Design-Build Institute of America, National Institute of Building Sciences.
6. Provide a list of three references from where work of a similar size and scope has been completed within the last five (5) years. Include a brief description of project, size of budget for project, targeted dates of completion or substantial completion if a current project, contact name, phone number, and e-mail address for each reference.
7. Provide examples of how you have facilitated effective stakeholder communication in past projects.
8. Provide a list of state or local economic development authorities with which the Respondent has partnered and/or provided development related services like those described in *Section III Scope of Work* above. Responses shall indicate what the current relationship is to each economic development authority.

C. REDEVELOPMENT VISION AND APPROACH (40 PTS)

Phase 1: Planning and Pre-Development)

1. Respondents shall provide a narrative and graphical timeline for all deliverables for the project, including construction. The discussion shall indicate how elements such as financing (including tax credits), entitlements, occupancy permits, and other factors impact the overall timeline. The Respondent shall provide the following information, as well as an explanation of how the Project Services will be implemented to achieve the milestone dates and describe the key milestones and decisions and how each align and work together:
    a. Critical path covering major stages/phases of executing the scope of work described.
    b. Respondents should include in GANTT chart format.
2. Describe your approach to conducting feasibility studies and site analysis for the project. Specifically, provide a description and examples of how you will ensure that the selected site is the most suitable for your overall proposed vision for the Site.
3. Explain your strategy for engaging with key stakeholders in a mixed-use development project. How have you successfully gathered input from community members, city officials, and potential tenants in the past? Provide examples of how stakeholder feedback influenced the design and execution of a similar project.
4. Outline your experience in obtaining regulatory approvals and permits for complex development projects. Describe the process you follow to ensure all necessary approvals are secured in a timely manner. Provide examples of challenges you have encountered in the permitting process and how you addressed them.

Phase 2: Design Development

1. Provide a Conceptual Site Plan, including diagrams that depict, at minimum, the following:
    a. General site and development plan indicating the proposed use(s), location, and height of any new buildings.
    b. Circulation plan, including the location of all vehicular and pedestrian access ways;
    c. Public Space and Connection plan demonstrating how public space, pedestrian connections, and active tenant programming interact to create a high-quality space
b. Provide a conceptual architectural design, including the following:
    a. A minimum of two project renderings demonstrating key visual elements.
    b. Preliminary building elevations and/or diagrams/drawings/floor plans indicating use for each floor level;
    c. Green building and/or sustainability features, including a list of key elements and/or proposed certifications (LEED, Green Globes, EarthCraft, Enterprise Green Communities, Energy Star and/or Water Sense, air PLUS)
2. The Respondent shall provide a list of any additional services or benefits not otherwise identified in this RFP that the Respondent would propose to provide to Invest Atlanta in connection with the Respondent's development and use of the Property.
3. Respondents' design approach shall balance, aesthetics, functionality, and user experience throughout the design. Provide specific examples of past projects where your architectural design enhanced the overall development.
4. Outline your approach to incorporating sustainability into the Site's design. Describe how you have integrated green building practices, such as energy-efficient systems, sustainable materials, and renewable energy sources, in previous projects. Provide examples of any green building certifications your projects have achieved.

Phase 3,4 & 5: Procurement, Construction and Commissioning

1. Propose a minimum participation goal for M/FBE's, measured as a percentage of all project costs. Describe your approach to the bidding and contractor selection process. How do you evaluate contractor qualifications, manage the bidding process, and ensure that the selected contractor is the best fit for the project? Provide examples of how you have successfully managed contractor selection in previous projects.
2. Discuss your experience in procuring materials and equipment for complex construction projects. How do you manage procurement timelines, vendor relationships, and quality control? Provide examples of how your procurement strategies have ensured the timely delivery of materials and equipment while maintaining project budgets.
3. Explain how you develop and manage construction schedules for large-scale projects. How do you ensure that all activities are planned and executed on time? Provide examples of how you have mitigated schedule risks and kept projects on track in the face of unforeseen challenges.

Phase 6: Operations & Maintenance

1. Describe your approach to setting up facility management for the Site. How do you ensure that all operational aspects, including maintenance, cleaning, and security, are well-planned and managed? Provide examples of how your facility management setup has contributed to the long-term success of similar projects.
2. Explain how you plan and manage regular maintenance activities for the Site. How do you ensure that the facility remains in excellent condition and operates efficiently? Provide examples of how your maintenance management has extended the lifespan and functionality of redevelopment.
3. Discuss your approach to monitoring the performance of the Site's facilities and optimizing operations. How do you track usage, identify areas for improvement, and implement changes? Provide examples of how monitoring and optimization efforts have led to enhanced efficiency and user satisfaction in past projects.

D. FINANCIAL CAPACITY AND FEASIBILITY (15 PTS)

1. Provide details on the projected financing strategy to execute the Scope of Work described, including:
    a. Sources and Uses: A Sources and Uses table which includes an initial "order of magnitude" estimate of the cost of the project along with any potential public or private financial sources.
    b. Conceptual Development Budget: A conceptual level development budget showing the project's total development costs, estimating acquisition costs, hard costs, and soft costs (architectural, engineering, legal and related fees).
    c. Financial Pro Forma: A narrative statement explaining the economic feasibility of the proposed development, together with a static proforma of the initial operating revenue, and financial returns.
2. Provide evidence of Respondent's ability to access equity and other financing resources to carry out the proposal. Each Respondent shall provide the following:
    a. Overview of the Respondent's financial strength, including any corporate resources that may be relied upon for completion of this project.
    b. Description of any tentative financial commitments, and/or any preliminary letters of intent (these letters do not count against the page limit).

1. Must Answer ALL Questions
2. Be mindful of Requirements that require an uploaded attachment.
3. Proposals should be limited to 50 pages

Total Mandatory Scored Requirements: 25

SECTION V COST REQUIREMENTS /PRELIMINARY OFFER

Tab 1: Preliminary Offer Term Sheet for Ground Lease (i.e. Predevelopment, Key term/project dates, Base Rent Offer, Capital Event Participation, Requested Financial Support, etc.)

Tab 2: Summarized Financial Metrics/Details from proposed Pro-forma

41 Griffin St. & 50 Sunset Ave.

Preliminary Offer Term Sheet

General Instructions:
For the purposes of obtaining comparable proposals, Invest Atlanta has established a set of assumptions below which should be assumed in the Respondent's offer. Items for Respondent input are highlighted in grey below; all other terms are fixed and should be assumed along with terms provided in the Ground Lease and Predevelopment Agreement.

ID Term	Assumption / Input	Invest Atlanta Guidance	Respondent Comments
I. Predevelopment Agreement / Period			
1. Earnest Money	$X		
2. Predevelopment Costs		*Developer shall assume responsibility for all costs during the predevelopment period - due diligence, design, master planning, stakeholder engagement, tenant marketing; Invest Atlanta*	
II. General Lease Terms			
3. Ground Lease Term	75 years		
4. Construction Start Outside Date			
5. Project Completion Outside Date			
III. Ground Rent Offer			
A. General Terms			
6. Pre-Development / Construction Ground Rent			
7. Ground Rent Commencement	Building Certificate of Occupancy/Outside Date		
B. Base Rent Offer			
8. Base Ground Rent (Base Rent)	$X		
9. Fixed Adjustment: Base Rent	XX%		
10. Fixed Adjustment Frequency	X years		
11. Reappraisal Adjustment	Ground Lease Years XX		
12. Maximum Land Adjustment / Base Rent Adjustment at Reappraisal	None		
C. Capital Event Participation			
13. Participation Sale Transaction	X%		
D. Optional: Base Rent & Participation Rent			
14. Gross Revenue Participation	X% EGI		
F. Optional: Other Fees			
15. Other Fees Proposed to Invest Atlanta	$0		
IV. Parking			

Term Sheet | Financial Details

Assumptions	
Discount Rate	7%
Inflation Rate	3.3%
Vacancy Rates	12%

Proforma metrics	
ROI	
IRR	
Cap Rate at Exit	

Cash Flows	Projected Annual ($)	Escalation Parameters and/or Other Assumptions
Capitalized Rent		
Fixed (Annual)		
Variable (Annual)		

Other Revenue Streams	Projected Annual ($)	Escalation Parameters and/or Other Assumptions
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
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<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>
<Enter Revenue Stream incorporated in proposal>		<Assume a shared revenue model>

Total Project Cash Flows	
Net Present Value of Total Project Cash Flows	

Term Sheet | Financial Details

***Must complete form in its entirety and in the format provided*

SECTION VI EVALUATION CRITERIA AND SELECTION PROCESS

Evaluation Process	Weight of Eval. Process	Evaluation Criteria	Weights of Eval. Criteria
Technical	**70 pts**	*Key Personnel & Team Qualifications*	5 pts
		Project Experience	10 pts
		Project Vision & Approach	40 pts
		Financing Strategy	15 pts
Cost	**30 pts**	*Preliminary Financial Offer*	30 pts

1. Responses provided to the Mandatory Scored Requirements serve as the basis for the technical evaluation and score (70 pts)

2. Responses provided on the Preliminary Financial Offer Worksheet will be used to allocate points.

3. Financial terms and Metrics provided on Worksheet, such as the Net Present Value of Cash Flows and Total Financial Support Requested, will be used to determine feasibility and financial value of proposal.

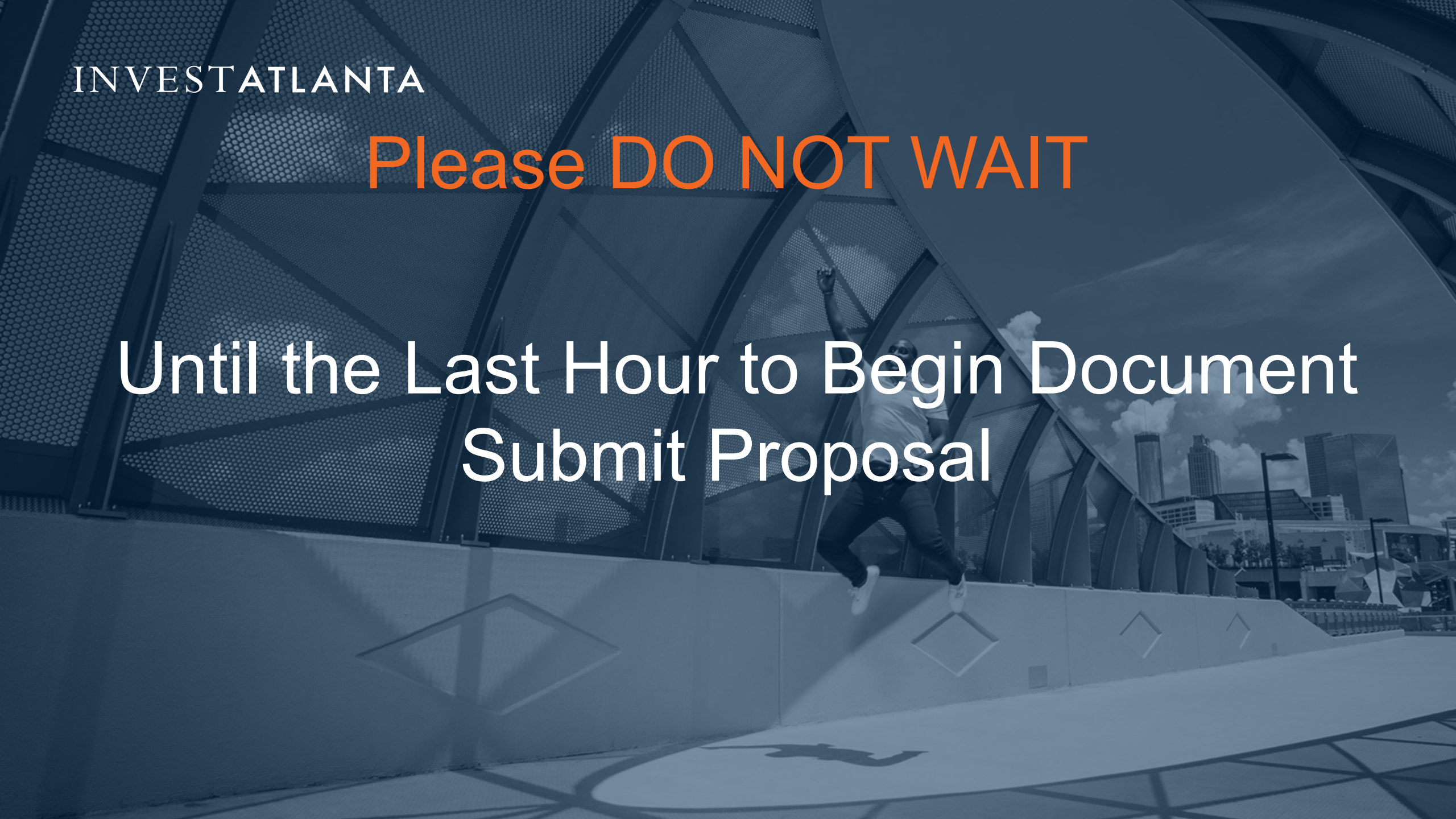
Attachments to Upload

Must Haves….

- Responses to **Mandatory Questions**
- **Cover letter (3 pg. limit)**
- Responses to **Mandatory Scored Questions/Proposal (50-page limit)**
  - *Make Sure you include:*
    - **SOURCES AND USES**
    - **CONCEPTUAL DEVELOPMENT BUDGET**
    - **FINANICAL PRO FORMA**
- Completed **Exhibit B Preliminary Offer Term Sheet and Financial Details**
- **Conceptual Architectural Design (2 Project renderings)**
- **Conceptual Site Plans**
- **Certification Statement**
- **E-Verify and SAVE Affidavit**
- **Request for W9**

Maybe/Optional…

- Redline of Contract/Contract template
- Diversity Business Certification (s)


INVESTATLANTA
Please DO NOT WAIT
Until the Last Hour to Begin Document Submit Proposal

Schedule of Events
The Road Ahead

Release of RFP:	2/14/2025	
Site Tour & Informational Session	2/25/2025	1:00 p.m. ET
Deadline for written questions:	2/27/2025	5:00 p.m. ET
Responses to Written Questions:	3/05/2025	
Responses Due/Close Date/Time:	3/19/2025	5:00 p.m. ET

Invest Atlanta Website

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.investatlanta.com/assets/41_griffin_50_sunset_rfp_final_2.14_7kWmjP7.pdf

THANK YOU

INVESTATLANTA

Mixed-Use Redevelopment of 50 Sunset Ave. and 41 Griffin St. RFP

Sign In Sheet

**Please be advised attendance to the Informational Session/Meeting is required, however, the site tour of parking deck is OPTIONAL

#	Name	Company(ies)	Phone	Email
1	Yvonne Isaac	Direct Invest Dev	770.330.3268	YISAAC@directinvestdevelopment.com
2	Kristin Halloran	Cooper Carry	470-240-3364	kristinhalloran@coopercarry.com
3	Jason Ware	Baker Tilly	(404) 934-6961	jason.ware@bakertilly.com
4	Chris Goode	Goode VanSlyke Arch	770.853.4247	cgoode@gvsa.com
5	Melody Harclerode	MOSA Architects	678.642.0680	mlharclerode@gmail.com
6	Antonio Sample	Eberly & Associates	678-287-4745	ASAMPLE@EBERLY.NET
7	Kenny Cherney	Smith Dalia Architects	678 365 4171	kcherney@smithdalia.com
8	JOE DINGLE	Stryant	404.558.0816	joe@stryantinvestments.com
9	Tracy Ellison	Hillside Development	770-599-2251	[illegible]
10	Ashlee Ellison	Hillside Development	678-306-6398	[illegible]
11	Ashley Thompson	The Miles Development Group	404-441-3884	ashley@themilesdevelopmentgroup.com
12	Jeff Morrison	Goode VanSlyke Architecture	404-523-5525	jmorrison@gvsa.com
13	Dr. Kevin James President	Kevin.james@morrisbrown.edu	803-605-7631	Morris Brown College
14	Michael Fair Exec. Asst.	Morris Brown College / michael.fair@morrisbrown.edu	(847) 769-6844	" " "
15	ML. HUGHES	Hughes + Miles Development	404 909-5866	MyiahL@gmail.com
16	Miles Cochran	T & C Miles Protection Service	770 549 -6843	Help24Protection@gmail.com

#	Name	Company(ies)	Phone	Email
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18	JAY LEACH	GOOD VAN SLYKE Arch.	404.434-4850	JLEACH@GVSA.COM
19	Eric Bryant	Executive Realty Solutions	4) 839-2322	ebryant@ersreo.com
20	Justin Menifee	Executive Realty Solutions	4) 275-5038	ers.inc@hotmail.com
21	Julian Cattledge	Major Design Studio	(662) 722-1457	JCattledge@majordesignstudio.com
22	Nathan Hammond	Hammond Engineering	404-769-6436	nathanh@hammondengineers.com
23	Damian Wilson	Wild Advisors	917-947-7746	damian@wild-advisors.com
24	Stan Sugarman	Stryker	404 643 4582	stansugarman@gmail.com
25				

#	Name	Company(ies)	Phone	Email
26	BRENDAN DOHERTY	KINGDM GROUP	857.540.1809	BRENDAN@KINGDMGROUP.COM
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