



ADDENDUM NO. 1

**TO THAT CERTAIN DETAILED REQUEST FOR PROPOSAL FOR A DEVELOPMENT
MANAGER FOR 33 PRYOR ST.**

Addendum Date: February 3rd, 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.

Note: In the event of a conflict between previously released information and the information contained herein, the latter shall control.

THE REQUEST FOR PROPOSALS IS AMENDED AS FOLLOWS:

- 1) The RFP document has been updated and replaced with updates to the *Title Page*, *Pg. 5 Section II Timeline of Events and Submission Instructions* and *Appendix B Site Maps and Survey Results*.
- 2) Section II Timeline of Events of the RFP is amended as follows:
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**SECTION II
TIMELINE OF EVENTS AND SUBMISSION INSTRUCTIONS**

INQUIRIES AND PROCESS TIMELINE

Only inquiries received electronically will receive a response. Do not contact any Invest Atlanta staff with questions or comments pertaining to this RFP. All such inquiries must be delivered by 5:00 p.m., **February 7th, 2025**, to the issuing officer 33PryorDevelopment@investatlanta.com. Inquiries received after such a date and time will not receive a response. Invest Atlanta will publish all timely written inquiries and Invest Atlanta’s responses to those inquiries as an Addendum to this RFP on Invest Atlanta’s website (www.investatlanta.com) on or before the close of business on **February 11th 2025**

Due Date	Action Required
Wednesday, January 22nd 2025	Release of RFP
February 6th, 2025 @ 2:30pm-3:30pm EST	Informational Session/Site Tour
February 7th, 2025	Written questions due to Invest Atlanta
February 11th, 2025	Responses to written questions posted
February 24th, 2025	RFP Submittals due to Invest Atlanta
Month of March 2025	Potential Interviews/Presentations/ Demonstrations
Month of April 2025	Anticipated Selection/Award

TOUR INSTRUCTIONS

The building tour is required and offered as a courtesy to provide interested parties with an opportunity to inspect the building. The building may contain hazardous constituents, including but not limited to asbestos, lead-based paint, mold, and polychlorinated biphenyls. In the event a respondent or a member of the respondent team elects to tour the building, the following is required:

1. All individuals will need to sign the City's and/or Invest Atlanta's waiver release and indemnity of liability before entering the building.
2. All individuals will be responsible for, at his or her sole expense, providing and wearing their own protective gear, such as a mask, goggles, and/or protective clothing.
3. All individuals will be responsible for, at his or her sole expense, bringing their own flashlight.
4. All individuals are strongly encouraged to wear boots
5. All individuals agree not to disturb any structures or personal property.

For additional questions regarding the tour, please contact Lazerick Russell, lrussell@investatlanta.com

SUBMISSION INSTRUCTIONS

A. Responses to this Request for Proposals must be submitted electronically via email no later than 5:00 p.m., **February 24th, 2025**, to the issuing officer at 33PryorDevelopment@investatlanta.com. Proposals should include all identified components (Responses to Mandatory Requirements, Mandatory Scored Requirements, Exhibit A Development Management Fee and all applicable Additional Requirements and Forms as described below). Proposals received after the deadline, time and date will not be considered.

By submitting a response to the RFP, the Respondent is acknowledging that the Respondent:

- (1) Has read the information and instructions,
- (2) Agrees to comply with the information and instructions contained herein.

From the time of release of this RFP through the conclusion of the selection process, there shall be no communication between any Respondents and/or their lobbyist or authorized/unauthorized agent(s) with any staff of the City, IA or the Atlanta Development Authority ("ADA"), any elected or appointed official of the City, IA, ADA and/or their staff or financial advisor, except as provided for in the RFP, unless such communication is initiated by IA and is unrelated to this RFP process. Any violation of this provision by any Respondent and/or its lobbyist or authorized/unauthorized agent(s) shall be immediate grounds for disqualification for award of a contract in connection with this RFP.

- I.* The laws of the State of Georgia, including the Georgia Open Records Act, as provided in O.C.G.A §50- 18-70, et seq., require certain public records be made available for public inspection. Even though information (financial or other information) submitted by a Respondent may be marked as "confidential", "proprietary", etc., Invest Atlanta will make its own determination regarding what information may or may not be withheld from disclosure.

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- 2) **Appendix B Site Maps and Survey Results** is amended as follows:

The following Survey's have been added to Appendix B after the Project Location Photos. Please see the amended RFP document for access to documents.

- 2024 Survey of Parking Deck and Entire Block
- 1982 Survey of Parking Deck

[END OF ADDENDUM NO. 1]