



**ADDENDUM NO. 1**

**TO THAT CERTAIN DETAILED REQUEST FOR QUALIFIED CONTRACTORS FOR GENERAL CONTRACTING SERVICES AND PROFESSIONAL TRADES-**

**Addendum Date: March 10<sup>th</sup>, 2026**

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

Note: This document is intended for informational purposes only. Any changes to the RFQC must occur through a separate published addendum. Invest Atlanta received the following inquiries with respect to RFQC. 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**

<b>RFQC Number: RFQC-ADA-02102025; PE-66789-NONST-2026-000000013</b>	<b>RFP Title: Qualified General Contractors And Professional trades</b>
Requesting Entity: Invest Atlanta	Date: 3/10/2026
Issuing Officer/Procurement Manager: Lazerick Russell	RFP Initially Posted to the Internet: February 10 <sup>th</sup> , 2026
email Address: <a href="mailto:lrussell@investatlanta.com">lrussell@investatlanta.com</a>	Telephone: 404 609 3224 ext. 3224

**QUESTIONS SUBMITTED TO INVEST ATLANTA ON OR PRIOR TO 5:00 P.M., February 19<sup>th</sup>, 2026:**

#	Questions	Answers
1)	Are there two separate Certification Statements required as listed in the Administrative & Legal Requirements section of the RFQC Respondent Sub mission Checklist? If so, please clarify what is required in each.	Only one signed and dated certification statement is required. The certification statement provided in <i>Section IV Technical Requirements, Additional Requirements and Forms, C Certification Statement</i> .
2)	Where in the submission package do you want proponents to list any MBE certifications? For example, do you want the MBE certifications in the Licensing & Professional Credentials section, based on the RFQC Respondent Submission Checklist?	Please list this information in the Proposal Overview and Cover Letter requested as a separate attachment to the Mandatory Scored Requirements.
3)	Is the AIA A305 Contractor Qualification Statement required or optional? Will you please consider removing this requirement?	As indicated on the checklist, the AIA A305 Contractor Qualification is recommended but not required.
4)	Do you want a duplication of our licenses and insurance (in the Technical Proposal & Scored Requirements of the RFQC Respondent Submission Checklist) same as you request in the Licensing & Professional Credentials and also in the Insurance & Bonding sections, based on the RFQC Respondent Submission Checklist?	The Submission Checklist is intended to be a resource to the Respondent to ensure that their respective proposal package is complete. Please physically complete the checklist and sign to ensure all required documents are included in the response. There is no need to duplicate documents.

5)	<p><b>Statutory Applicability</b> Please confirm whether refrigeration and conditioned air services contemplated under this RFP are subject to O.C.G.A. § 43-14 and whether vendors assigned such work must demonstrate active Georgia Conditioned Air Contractor licensure (prime or subcontractor).</p>	<p>Yes all services contemplated under this RFP are subject to all applicable Georgia laws.</p>
6)	<p><b>Licensed Capacity Documentation</b> In the event a prime vendor does not hold a Georgia Conditioned Air Contractor license, will the Invest Atlanta require identification and documentation of the licensed subcontractor at time of proposal submission or award?</p>	<p>Yes</p>
7)	<p><b>Qualification Verification</b> Please clarify how Invest Atlanta intends to verify statutory licensure compliance for refrigeration/conditioned air services prior to task assignment.</p>	<p>All required documentation and licenses will be requested prior to task assignment</p>
8)	<p><b>Allocation Methodology</b> For multi-award structures, please clarify whether Invest Atlanta will utilize any defined task-order allocation methodology among awarded vendors, or whether assignments will be made solely at Invest Atlanta discretion.</p>	<p>Task order allocation will be made solely at Invest Atlanta's discretion and will utilize a combination of best overall value, lowest price and /or past performance to determine how task orders will be allocated.</p>

9)	<p>Documentation of Allocation Decisions</p> <p>Will Invest Atlanta maintain written documentation supporting task-order allocation decisions among awarded vendors to ensure consistency and defensibility in the event of audit or protest?</p>	Yes
10)	<p>Competitive Task Orders</p> <p>For work orders exceeding \$10,000, will Invest Atlanta require documented competitive evaluation between awarded vendors prior to assignment?</p>	Yes. all task orders will be evaluated and awarded according to the goals and scope of services being requested.
11)	<p>Specialized Scope Definition</p> <p>Given the specialized and safety-sensitive nature of refrigeration systems, will Invest Atlanta consider defining refrigeration/conditioned air services as a segregated scope category within the contract?</p>	Invest Atlanta intends to award an appropriate amount of providers to ensure coverage for scopes of services needed in the future.
12)	<p>Scope-Based Qualification</p> <p>Will vendors be required to demonstrate licensed capacity specific to refrigeration scope prior to receiving assignments within that category?</p>	Requirements will be specified for scopes of services prior to assignment.
13)	<p>Performance Metrics</p> <p>Will measurable performance criteria (e.g., response time, cost variance, call-back rate, safety compliance) be incorporated into task-order allocation decisions?</p>	Yes

14)	Vendor Ranking Transparency Will Invest Atlanta publish or maintain internal performance evaluations that influence how work is distributed among awarded vendors?	Internal performance evaluations that influence how work is allocated or distributed in the future will be maintained internally and available at request.
15)	How much is expected to be residential vs. commercial work?	An estimate has not been made, however, both asset types are important to us.
16)	Would you define the residential type of work?	Home including MF repair; could be any of the standard trades
17)	Define the scope and size of projects?	Each scope will be defined based on the individual project's needs
18)	Who is the funding source?	The funding sources may vary
19)	How many contractors will be awarded?	Contractors will be awarded by Service Category. Invest Atlanta will ensure adequate coverage of the General Activities specified in Section 1 Introduction.
20)	What is the expected contract value range for each project awarded?	This will vary based on the project and project source of funds.
21)	How many projects are typically awarded to each contractor?	This has yet to be determined and depends heavily on the availability of funds.
22)	Will each project be competitively bid on with the awarded contractors?	Bids will be conducted with awarded contractors that best meet the scope of the project.
23)	Has there been a previous award of a similar nature? Will you share the history of that award? time frame, how many contractors, and the total value awarded?	This is the first Request for Qualified Contractors for these services.
24)	Do we describe in our bid package which service categories and project types we qualify for? Where would you like this put?	If you propose to qualify for multiple service categories, please indicate that in the Proposal Overview and Cover Letter requested as a separate attachment to the Mandatory Scored Requirements.

25)	Is there a specific company that we are required to use for the background checks, or are we able to use our own background check company?	You are able to use your own.
26)	Who provides the ID badges, and is there a cost involved?	The contractor is expected to provide ID badges for it's staff/subcontractors. All contractors should be identifiable if performing work on Invest Atlanta property.
27)	On the Mandatory Scored Requirements, do all the answers need to be on the sheet or are we able to attach additional documentation to answer the questions? Example, the resume portion.	Yes resumes may be added as an additional attachment. Please reference the document in your response on the worksheet and ensure it is easily recognizable.
28)	Do you want the answers on the Mandatory Scored Requirements and a technical proposal? There are items on the checklist that are not on Attachment A.	Respondents' proposals should consist of a Proposal Overview/cover letter, a complete Attachment A Requirements Worksheet (both tabs), an executed Submission Checklist with all requested supporting documentation attached, and an executed certification statement.
29)	There is reference to appendix A, E-Verify and SAVE Affidavits, will you be providing these forms?	<input type="checkbox"/> Yes Please see attached.
30)	Is there a place to upload our bid package, or are we to email the package to <a href="mailto:gctradesrfqc@investatlanta.com">gctradesrfqc@investatlanta.com</a> ?	Responses to this Request for Qualifications must be submitted in electronic Portable Document Format (PDF) no later than 5:00 p.m., March 13 <sup>th</sup> , 2026, to the issuing officer at <a href="mailto:GCtradesRFQC@investatlanta.com">GCtradesRFQC@investatlanta.com</a>
31)	Do you have specific insurance requirements?	Insurance requirements will be specified per project.
32)	Please confirm that proposals will be due via email to <a href="mailto:GCtradesRFQC@investatlanta.com">GCtradesRFQC@investatlanta.com</a> .	confirmed

33)	If proposals are to be submitted via email, what is the file size limitation on email attachments? Please confirm that offerors exceeding the limit may use multiple emails if needed to submit their information.	Confirmed. Respondents exceeding the limit may use multiple emails if needed to submit their information.
34)	In the Administrative and Legal Requirements section of the RFQC Respondent Submission Checklist, a Certification Statement (signed and dated) is listed as well as a Signed Certification Statement. Please clarify the difference between these two requirements.	Please see response to Question 1.
35)	In the Administrative and Legal Requirements section of the RFQC Respondent Submission Checklist, it lists a Non-Collusion Affidavit. However, this document is not included in the RFQC. Will you provide a copy of this form for us to complete and submit?	This requirement has been removed.
36)	In the Licensing & Professional Credentials section of the RFQC Respondent Submission Checklist, Trade Licenses are included. Please confirm that Trade Licenses are only required if applicable.	Trade licenses are only required if the Respondent intends to propose qualifications for the service category you are proposing to be qualified for the Specialty/Skilled Trades Service Category.

37)	In the Compliance & Workforce Requirements section of the RFQC Respondent Submission Checklist, a Criminal Background Check Policy statement is listed. Is this asking for agreement with the IA policy and if so, please provide a copy for review.	This is asking respondents to confirm that a background check policy and/or process exists within their organization.
38)	In the Compliance & Workforce Requirements section of the RFQC Respondent Submission Checklist, both an E-Verify Affidavit (Appendix A-1) and SAVE Affidavit (Appendix A-2) are listed as required documents, however, these documents were not included in the RFQC. Will you provide copies of these documents for us to complete and submit?	Please see attached.
39)	With regard to the requirement to include a SAVE Affidavit with our submission, our understanding is that SAVE Affidavits verify an applicant's status for a license. Please clarify the relevance of the SAVE Affidavit to this contract.	All recipients of public funds or benefits must complete the SAVE Affidavit. Contracts are deemed as a public benefit.
40)	Question 4 in the Mandatory Requirements tab asks respondents to confirm that it has a written policy requiring criminal background checks for on-site employees. Please confirm that we do not have to include our policy as part of our response.	Your response does not need to include the policy. However, it may be requested at any time.

41)	In the Mandatory Scored Requirements tab of Attachment A, item 4 in the Relevant Experience section asks responders to “Provide a list of three (3) to five (5) references from where work of a similar size and scope has been completed within the last five (5) years.” Please provide guidance on what size and type of projects should be provided.	The size and types of projects should be based on the size and type of project on which you propose to work under this RFQP
42)	In the Mandatory Scored Requirements tab of Attachment A, please confirm that the projects identified in item 4 of the Relevant Experience section as references do not need to align with the projects submitted in item number 1.	They do not need to align.
43)	In the Mandatory Scored Requirements tab of Attachment A, if projects utilized in item number 1 of the Relevant Experience section are used as references in Item 4, does Invest Atlanta prefer we repeat the description, budget, and timeline information for the project, or is it acceptable to simply cross reference to item 1.	It is acceptable to cross reference.
44)	Please provide insight into how individual projects will be assigned (e.g. Open competition among all pre-qualified vendors, invited bidders list, rotated among pool members, single source negotiated, etc.)	All of the options described may be utilized. The Programmatic team will determine the best method that aligns with the intended scope of work.

45)	Will the projects under this contract be commercial or residential type work? If a mix, what is the approximate breakdown between the two?	The projects will be commercial, multifamily, or a mix of both. The breakdown isn't known, this will be as needed based on sites selected for development.
46)	During the informational session there was discussion of design-build. Please provide clarification of how design-build will be utilized through this pool with separate General Contractor and Designer firms.	We will bid design services to qualified contractors as needed, and will bid construction contracts to GC as needed.
47)	Will prequalified vendors be required to utilize as subcontractors firms from the approved trades or services list?	Not required but encouraged.
48)	Some of the responses in the Mandatory Scored Requirements may require multiple page responses. May offerors attach potentially lengthy narratives to ensure prompts are responded to with as much detail as possible?	Respondents are encouraged to be concise in their responses. Additional narratives provided as an attachment will be accepted.
49)	Please confirm that the Attachment A Requirements Worksheet is to be submitted as a PDF.	Attachment A Requirements Worksheet can be submitted in excel format and does not need to be converted into a PDF.
50)	Are respondents to provide all litigation from the past five years with their submission, or only litigation with potential to hinder their ability to fulfill the contract?	Any litigation related to services similar to what would be provided under any resultant contract is of interest.

51)	Please provide an understanding of how future task orders will be priced (firm-fixed price, GMP, etc.)	Pricing will vary depending on the type of project/scope of the specific task order. Preferred pricing models will be specified on each task order/ scope of services
52)	How will future task orders be evaluated / awarded? Will they be best value, lowest price, lowest priced technically acceptable, or other?	Best overall value, lowest price and past performance will all be considered in the selection process for specific task orders.
53)	What is the expected annual volume of GC work to be awarded under this contract?	We do not have an expected annual volume
54)	How many General Contractors does Invest Atlanta expect to award contracts to?	This depends on the number of responses we received and the number of projects we undertake for duration of this procurement.

**APPENDIX A-1**

**CONTRACTOR AFFIDAVIT UNDER O.C.G.A §13-10-91(b)(1)**

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. §13-10-91, et seq. (the “Act”) and Chapter 300-10-1 of the Rules of Georgia Department of Labor (the “Rules”), stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of Invest Atlanta: (1) has registered with; (2) is authorized to use; (3) is using; and (4) will continue to use throughout the contract period a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicability provisions and deadlines established in the Act and the Rules.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with Invest Atlanta of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with the Act and the Rules through the subcontractor’s execution of the subcontractor affidavit provided below.

The undersigned contractor further agrees to provide a copy of each such affidavit to Invest Atlanta at the time the subcontractor(s) is retained to perform such services and to maintain copies of all such affidavits for no less than five (5) years from the date provided to Invest Atlanta and otherwise maintain records of compliance with the Act and the Rules as required.

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Employment Eligibility Verification (E-Verify)  
User Identification Number

\_\_\_\_\_  
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
BY: Authorized Officer or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subcontractor Name

\_\_\_\_\_  
Title of Authorized Officer or Agent of Subcontractor

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**APPENDIX A-2**

**SUBCONTRACTOR AFFIDAVIT UNDER O.C.G.A §13-10-91(b)(3)**

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91 (the “Act”) and Chapter 300-10-1 of the Rules of Georgia Department of Labor (the “Rules”), stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services under a contract with \_\_\_\_\_ (name of contractor) on behalf of Invest Atlanta: (1) has registered with; (2) is authorized to use; (3) is using; and (4) will continue to use throughout the contract period a federal work authorization program known as E-Verify, or any subsequent replacement program, in accordance with the applicability provisions and deadlines established in the Act and the Rules.

The undersigned subcontractor further agrees that it will contract for the physical performance of services in satisfaction of the Contract only with sub-subcontractors who present an E-Verify Affidavit to the undersigned subcontractor with the information required by the Act and the Rules. The undersigned subcontractor will forward notice of the receipt of an E-Verify Affidavit from a sub-subcontractor to the Contractor within five (5) business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an E-Verify Affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the Contractor.

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Employment Eligibility Verification (E-Verify)  
User Identification Number

\_\_\_\_\_  
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
BY: Authorized Officer or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subcontractor Name

\_\_\_\_\_  
Title of Authorized Officer or Agent of Subcontractor

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_