



ADDENDUM NO. 3

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

Addendum Date: February 17th, 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-20250122	RFP Title: Development Manager Services for 33 Pryor St.
Requesting Entity: Invest Atlanta	Date: 2/17/2025
Issuing Officer/Procurement Manager: Lazerick Russell	RFP Initially Posted to the Internet: January 22 nd , 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 7th 2025:

#	Questions	Answers
1.	Will Invest Atlanta provide Appendix C – Walker Parking Study?	Yes, please see link on Invest Atlanta’s website for access to the document. https://www.investatlanta.com/assets/121724_33_pryor_street_feasibility_report_234YpM5.pdf

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2.	Paragraph “B” of the General Business Requirements requires the respondent to submit a performance bond as part of the submission and subparagraph (a) requires that it equal 100% of the total project costs. Please clarify the manner in which such bond should be provided.	A document on the bonding company’s letterhead stating adequate capacity and referencing the project details (RFP and proposal) will suffice to comply with submission requirements. As stated in Section III, General Business Requirements, B: “Furthermore, the original performance bond must be provided upon award of the contract.”
	Confirm that compliance with the Davis Bacon Act (pursuant to paragraph 6 of Section IV) is required for the project. And, if compliance with Davis Bacon is necessary, will the respondent also be required to comply with “Build America, Buy America (BABA)” as well?	Yes, compliance with the Davis Bacon Act is required. Mandatory Requirement No. 3 indicates compliance with all applicable laws and regulations regarding the development and construction of real estate in the City of Atlanta. “Build America, Buy America (BABA)” is a requirement for development projects that receive federal financial assistance. Invest Atlanta does not intend to use federal funds to source this project.
3.	Would Invest Atlanta or the City consider expedited permitting; either by guiding the successful Development Manager through the appropriate city departments or by assigning resources/personnel to the project and Development Manager who can assist with permitting?	Invest Atlanta will do all within its power to expedite the permitting process, which may include guiding the successful Development Manager through the appropriate city departments or by assigning resources/personnel (Such as an Owner’s Representative) to the project to assist with the process.
4.	Should we retain an architect (and engineers) to assist in our response to the RFP; or should we delay architect and engineer selection until after the award is made? The proposal requires several design items (and the assistance of engineers) so an architect (and engineers) are seemingly necessary to provide a response to the RFP.	The conceptual design and plans for the redevelopment will be conducted as a part of the response to this RFP”. The selected respondent will refine these, by Phase, with input from IA and relevant stakeholders during Stage 1: Design and Predevelopment, with full architectural, engineering and construction documents finalized in Stages 2: Design Development and 3: Construction Documentation and Procurement. Respondents should determine

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		<p>the extent to which they should retain outside consultants, trades or firms as they develop their response.</p> <p>Similarly, the RFP response requires a Conceptual Development Budget for each phase of the Scope of Work, estimating hard costs and soft costs. If a General Contractor is not part of the Respondents firm or team of firms, then the Response should outline the firm’s estimating process, summarize any assumptions made and firm experience estimating similar projects to show confidence in the resulting Conceptual Development Budget.</p> <p>This procurement is for a Development Manager that will “be responsible for the planning, design and construction of the existing 33 Pryor St. parking deck and associated existing commercial spaces”. The selected Respondent will compose the full development team, including all contractors and service providers necessary to execute the scope of work. Respondents should describe their selection process for a general contractor, subcontractors and all other necessary services and trades needed to execute the full scope of work, if these are not already identified and presented as the project team in your Response.</p>
5.	<p>Are we required to have a general contractor selected as part of our proposal? Paragraph 1 of Stages 3, 4 & 5 (Procurement, Construction and Commissioning) of the RFP requires the respondent to “describe your approach to the bidding and contractor selection process” yet the RFP requires a development budget, including hard costs; implying</p>	<p>Please describe your selection process for a General Contractor, subcontractor or any other development service provider that may be needed to complete the scope of work, if not already presenting in the Response as part of the project team. See also the answer to Question 4.</p>

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	that respondents should engage a general contractor to assist in response to the RFP. Please clarify.	
6.	Related, Paragraph 2 of Stages 3, 4 and 5 requests the respondent to “address procuring materials and equipment for complex construction projects”. And, how the respondent would “manage procurement timelines, vendor relationships, and quality control” ...all collectively imply that this information would be provided by the general contractor, not the Development Manager. Please clarify if this information should be provided by the Development Manager or such respondents’ general contractor.	<p>This information should be provided as a part of your response to the RFP. Please respond in a manner that would best exemplify the Respondent’s knowledge and skills to perform the services outlined in the RFP to achieve the scope of work.</p> <p>This can include information directly from your preferred GC, or a summary of your experience working with and selecting a GC for similar projects, and how you would work with them and all members of your development team to address the items outlined in the RFP response requirements.</p>
7.	The RFP makes reference to our use of “The Walker Structural Analysis Report”, which is stated to be attached therein as Appendix C. The said Walker Structural Report is not included in the RFP as there is no Appendix C . Please make this Report available	<p>This report has been made available. Yes, please see link on Invest Atlanta’s website for access to the document.</p> <p>https://www.investatlanta.com/assets/121724_33_pryor_street_feasibility_report_234YpM5.pdf</p>
8.	The RFP makes reference to an attached “Pricing Worksheet.” No such worksheet is attached therein. Please make the said “Pricing Worksheet” available;	<p>This report has been made available. Yes, please see link on Invest Atlanta’s website for access to the document.</p> <p>https://www.investatlanta.com/assets/exhibit_a_management_fee_QzMEwxN.xlsx</p>
9.	The RFP indicates what can be considered to be very aggressive dates in terms of key performance markers, particularly as these pertain to the “Pre-World Cup Stage” deliverables. With the understanding that this is a public procurement process, what is Invest Atlanta’s position on	<p>Invest Atlanta expects that a General Contractor has been identified and included as a part of the bid proposal, or the Respondents process for selecting the General Contractor is outlined and the timeline for selection is included in the key project milestones. Bid processes are expected to occur at the subcontracting level for all work required for the General</p>

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	bringing on a General Contractor in the early part of the process in favor of a negotiated contract as opposed to that resulting from a contractor bid process? This question is asked purely with the timing aspect in-mind and is not being asked with regard to The “Post-World Cup Stage” deliverables	Contractor to fulfill its obligations regarding the Scope of Work described.
10.	Will Invest Atlanta fund each stage of the development out of current project funds on-hand, or will Invest Atlanta have to secure funding in a capital raise, and if so will that process be thru bond financing or via private/capital markets?	Invest Atlanta has already secured project funds.
11.	Will the selected Respondent be awarded both the “Pre” and “Post” World Cup Work as the result of this RFP/Respondent/Selection process?	Yes. Please see the last sentence of Section 1: Introduction, “The intent and purpose of the RFP is to identify a single firm or team of consultants to deliver comprehensive development management services to ensure the successful revitalization and redevelopment of the 33 Pryor St. parking deck, first floor retail and second floor office spaces.”
12.	Are those peripheral parcels along Peachtree Street and Decatur Street, as indicated on Page 3 of the RFP, subject to the Scope of Work area as stated in the RFP?	No. The only parcel within the scope of work is the parcel for 33 Pryor St. 14 007700030196
13.	Confirm whether a portion of the 33 Pryor Street building was (a number of years ago) demolished in order to create a clear line-of-sight and an aesthetic visual path from Underground Atlanta to the Coca-Cola sign at Woodruff Park	Invest Atlanta does not have any knowledge that this occurred at any point. A partial demolition was not disclosed by the previous property owner in seller’s disclosures nor was it discovered during due diligence when Invest Atlanta acquired the property.

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14.	Please provide any and all conceptual plans for the new development at 2 Peachtree Street	The conceptual plans have been provided as a part of this addendum. Please see the link on Invest Atlanta’s website.
15.	We propose providing a letter from the Contractor’s bonding company stating adequate capacity and referencing the project. This Bond would cover the construction cost. Fee Developers do not provide P&P bonds on themselves; however General Contractors do. Contractors are not able to obtain a bond until they are awarded a project, but they can obtain a letter confirming capacity during a pursuit, hence the suggestion above.	A document on the bonding company’s letterhead stating adequate capacity and referencing the project details(RFP and proposal) will suffice to comply with submission requirements. As stated in Section III, General Business Requirements, B: “Furthermore, the original performance bond must be provided upon award of the contract.”
16.	8) Section III Phase 1 calls for Warm White Box of the 2nd level office Space. Given the slope of the building, each existing office suite is at a different elevation, connected by ramps in a rear corridor. Should our design include white boxing the entire 2nd level office area as one suite? Or should it be separate suites, separated by the different elevations as it currently is?	<p>Section III Scope of Work, Phase 1,2a states “White box construction shall be configured to accommodate an open-layout supportive of a coworking or incubator configuration that maximizes floor to ceiling windows, with conference rooms, flexible workspace and private offices. ADA restrooms, ADA access and other occupancy code updates; Design to facilitate future reconfigurations with minimal disruption.</p> <p>Please propose a white-box construction that meets the above requirements. See also the answer to question 24, regarding recommended alternative approaches.</p>
17.	The RFP makes reference to, and in Appendix B provides a link to, the “2024 Survey of Parking Deck...”. That link is inoperable and thus the “2024 Survey...” cannot be accessed. Will you make the “2024 Survey of Parking Deck...” available by direct email?	Both Surveys are now made available on Invest Atlanta’s website. Please access the surveys in a separate link from the RFP document.

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18.	The RFP makes reference to, and in Appendix B provides, the “1982 Survey of Parking Deck...”. That link is inoperable and thus the “1982 Survey...” cannot be accessed. Will you make the “1982 Survey of Parking Deck...” available by direct email?	Both Surveys are now made available on Invest Atlanta’s website. Please access the surveys in a separate link from the RFP document.
19.	Will you provide the conceptual or completed plans for the new residential development, in front of the 33 Pryor Building, which runs along Peachtree Street, between Decatur Street and Wall Street?	The conceptual plans have been provided as a part of this addendum. Please see the link on Invest Atlanta’s website.
20.	Will you provide the conceptual or completed plans for the new developments at 1 and at 2 Peachtree Street?	The conceptual plans have been provided as a part of this addendum. Please see the link on Invest Atlanta’s website.
21.	Will you provide any and all (existing) as-built drawings for the 33 Pryor Street Building? If the as-built drawings do not exist, will you cause them to be created?	Yes. Please see the link on Invest Atlanta’s website.
22.	With regard to the narrative portion of the RFP submittal, is there a specified minimum font size, or other specified formatting, for the presented Responding document(s)?	No, there is not a mandated font size for bid proposals. However, please be advised that proposals are expected to be provided in a professional and legible format, including an ideal font size that fosters readability. Ideal font sizes are between 10 and 12 for general/main body text. Furthermore, please be advised that proposals lacking legibility and readability may be negatively reflected in both individual and overall evaluations.
23.	With regard to the retail areas, are the design, renovation, and or installment of the overhead doors within the Scope of the Respondent’s Work?	Yes. Please see Section III Scope of Work, Phase 1: Stabilization Pre-World Cup, 3b which includes the mention of “door packages”. Security considerations should be a part of the final

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		design/build for the retail spaces and are within the Scope of Work, but exterior overhead doors should not be included unless there is no viable alternative.
24.	<p>Will you consider two-story retail design and construction with a mezzanine of sorts, in place of simply “white boxing” the 2 level office areas? This question is asked because of the less desirable (2nd floor) ceiling height, particularly when we have to account for ductwork, etc.?</p>	<p>All respondents should respond to the scope as described in the RFP but may add brief narrative for any alternative approaches they think should be considered. Invest Atlanta seeks a team that can deliver the scope as described but add value with suggested alternatives that address challenges with the existing building envelope. The selected respondent will work with the Invest Atlanta team to finalize designs and construction plans after selection. At that time proposed alternatives may be explored and incorporated as time and budget allow, at the discretion of Invest Atlanta.</p>
25.	<p>To what extent will the retail storefront, hardware, glazing, and structural member be rehabbed or replaced?</p>	<p>Please refer to Section III Scope of Work, Phase 1: Stabilization – Pre-World Cup; 2a, 2b, 3a and 3b for Invest Atlanta’s minimum requirements and expectations for the White boxing of both the 2nd level Office Space and lower-level retail space façade improvements. All elements described in this question are within the Scope of Work for the Development Manager.</p>
26.	<p>Where is the main entrance (egress and ingress) for the 2nd level office areas?</p>	<p>The main entrance (both egress and ingress) for the parking is located on the Wall St. side of the parking deck. Furthermore, the entrance to the 2nd level office areas is located within the interior of the parking deck. Please see the as-built drawings linked on Invest Atlanta website.</p>
27.	<p>As a number of the herein asked questions are related to, to be delivered documents by Invest Atlanta, will an extension be provided to the Response Due Date?</p>	<p>The due date has been extended in Addendum 2 to March 3rd 2025.</p>

#	Questions	Answers
28.	Page 23 of the 2/3/2025 RFP shows 2 links to surveys as PDFs. The links do not appear to connect to anything. I've tried two different ways. Can you upload to the website?	Both Surveys are now made available on Invest Atlanta's website. Please access the surveys in a separate link from the RFP document.