

**ADDENDUM NO. 4****TO THAT CERTAIN DETAILED REQUEST FOR PROPOSAL TO EXECUTE AN  
ADAPTIVE REUSE AND OPERATION OF THE BUILDINGS LOCATED AT 2  
PEACHTREE STREET AND 14 MARIETTA STREET****Addendum Date: November 1<sup>st</sup>, 2023**

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 element described below has been added after paragraph F. “Development Budget, Financing Plan, & Financial Offer” of Section 3 Proposal Preparation and Submission Instructions. Respondents shall address, to the maximum extent practicable, all aspects related to their proposed development project given the information provided regarding the execution of a PSA for the 33 Pryor Street (a.k.a 15 Peachtree St) parking deck.

- a. **“G. Parking Strategy”**

In order to support the redevelopment of 2 Peachtree and 14 Marietta and associated demand for parking, Invest Atlanta has executed a Letter of Intent to purchase the mixed-use asset located at 33 Pryor Street. A purchase and sale agreement (PSA) is currently in negotiation, and the Invest Atlanta Board approved executing the PSA upon satisfactory completion of the negotiation. The Fact Sheet for this agenda item from the Invest Atlanta Board meeting of October 19, 2023 can be found [here](#).

33 Pryor Street currently includes the following components per the seller’s marketing materials:

- +/- 630 parking spaces on seven levels, the “Parking Spaces” and
- +/- 42,000 SF of office space on levels 8 and 9
- +/- 11,326 SF of 2<sup>nd</sup> level office space
- +/- 11,426 SF of ground level retail space, collectively the “Commercial Spaces”

It is unknown at this time if the number of Parking Spaces can or will be increased.

A wholly owned subsidiary of Invest Atlanta intends to own and operate 33 Pryor Street over the long term and will be responsible for capital improvements, maintenance, and leasing of the commercial spaces.

Invest Atlanta intends to offer a Master Parking Lease for a number of the Parking Spaces located at 33 Pryor Street to the selected Respondent of the 2 Peachtree RFP.

Invest Atlanta intends to reserve a portion of the Parking Spaces to support the Commercial Spaces. The number of Parking Spaces to be reserved has yet to be determined.

No later than **5:01 PM Eastern time on Monday November 13, 2023**, please submit a Parking Offer to Invest Atlanta for the Master Parking Lease at 33 Pryor Street. Parking Offers should be emailed to Lazerick Russel at [lrussell@investatlanta.com](mailto:lrussell@investatlanta.com).

**Parking Offers shall include the following components/elements:**

- Number of parking spaces to be leased by Respondent at 33 Pryor Street
- Rental Rate per parking space per month paid to Invest Atlanta
- Escalations to the Rental Rate
- Term Length of the Master Lease
- Renewal Rights
- a narrative and/or conceptual design of Respondent's intention for connectivity between 33 Pryor and 2 Peachtree
- any impacts to the budget and financial offer included in Respondents proposal offered in September.

Lastly, if the number of parking spaces specified in the Parking Offer (plus the parking spaces located in the lower levels of 2 Peachtree) is insufficient to accommodate the demand for parking contemplated in Respondent's Program, **please identify the parking shortage.**

*Questions should be emailed to Lazerick Russel at [lrussell@investatlanta.com](mailto:lrussell@investatlanta.com) no later than Monday November 6, 2023.* Invest Atlanta will endeavor to respond to questions as quickly as possible.

- 2) Given the additional submission requirement described above, Respondent's proposals for G. Parking Strategy will be evaluated based on the components/elements described above, in addition to the overall criteria previously expressed within the scoring matrix in Section 4 Evaluation Criteria. Specifically, element G. Parking Strategy will be allotted an additional 5 points to the total available points for each evaluation category.
- 3) The paragraph titled "**A. Schedule**" is amended as follows:
  - a) "**Proposed Presentations and Interviews**" is now anticipated to occur on *Thursday 11.16.2023 or Friday, 11.17.2023.*
  - b) "**Finalist Respondents Submit Best and Final Offer**" by *12.15.2023*
  - c) "**Anticipated Developer Selection**" the month of *January 2024*
    - a. Please be advised that the dates above are subject to change to accommodate for schedule conflicts and/or to provide an adequate amount of time to complete evaluations and negotiations.

[END OF ADDENDUM NO. 4]