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ADDENDUM #1
Request for Qualifications #2022-0021
Developer for Atlanta Civic Center

TO ALL VENDORS

This Addendum, including all articles and corrections listed below, shall become a part of the original Request for Qualifications (“RFQL”) package and shall be taken into account in preparing your response.

The above-numbered solicitation is amended as set forth below. Vendors must acknowledge receipt of this addendum via e-mail. *Failure to acknowledge receipt in the response may subject your firm to disqualification.*

In order to ensure that all firms are given an equal opportunity to submit a competitive response, the following are responses to questions and/or requests for clarification concerning **RFQL #2022-0021: Developer for Atlanta Civic Center.**

QUESTIONS/RESPONSES

1. Might there be a procurement issue if the team is originally identified with team members in a to-be-formed JV partnership with an initial lead master developer? The nature of the partnership and the details of its framework must necessarily be determined when the development challenge is clarified within the RFP. Please confirm we can respond as “team members” even if we then form a JV partnership comprised of some or all of the team members included in the RFQ in conjunction with the RFP, without creating a procurement issue.

You must identify proposed Partnerships and Joint Ventures, and the Developer participants must separately express their intention to work with the Respondent in participating in the proposal to the RFP should the Respondent be shortlisted from the RFQL. All Developer partners and JVs must perform a commercially useful function.

At a minimum, a draft Joint Venture agreement must be included in the proposal. Prior written consent from intended JV partners identified in the RFQL, but not included in the RFP, will be required. Atlanta Housing reserves the right, at its sole discretion, to disqualify any Respondent who materially changes the proposed participants in the Development entity without prior written request and approval from Atlanta Housing.

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Not more than 30 days from a Notice of Intent to Award, the Respondent shall submit any and all fully executed Partnerships and Joint Venture Agreements with Development partners.

2. Can the Southface parking license be unilaterally revoked? If this will be outlined in the RFP we can wait for this response upon issuance of the RFP.

Additional information about Southface and the terms of the parking license will be provided in the RFP.

3. Are you able to share the structural report regarding the existing Exhibition Hall that confirms the ability to partially demolish the building in an “un-intrusive” manner?

While appearing and functioning as one large conditioned space, the Exhibition Hall was designed as two separate but connected halves to facilitate structural movement over the building’s length. This includes two parallel roof trusses and an expansion joint in the floor at the building’s midpoint. More information can be found in the original construction drawings for the Exhibition Hall, which can be accessed by using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

4. Will the results and recommendations of the AEA engagement on the cultural resources be available to shortlisted respondents in advance of the issuance of the RFP?

Atlanta Housing will make available at a minimum an executive-level abstract of the results and recommendations from the AEA study in the RFP. The RFP materials will include enough information so that shortlisted respondents will be able to plan accordingly and incorporate the cultural analysis findings into their proposal response. Atlanta Housing reserves the right to competitively procure a development entity and/or operator(s) for the redevelopment and long-term programming of the cultural facilities.

5. Does a respondent have the ability to add or subtract RFQ team members without penalty from the RFQ submission to the RFP submission without being disqualified? If so, do we need to clarify who the lead is and ensure that the lead respondent is intact to avoid any implication of a team member change?

See answer to Question #1. In addition, Respondents will have the ability to add or subtract Developer team members without being automatically disqualified; but clarity as to who makes up the Development team and what commercially useful functions they perform must be detailed and approved by Atlanta Housing and supported by executed agreements by the Developer partners submitted to Atlanta Housing. Any requests for substitutions or removals to Atlanta Housing must be accompanied by supportable business rationale whose sufficiency shall be at Atlanta Housing’s sole discretion. Approvals shall not be unreasonably withheld.

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6. Will bidding master developers be able to present additional members of the development team (e.g. architects, engineers, consultants, etc.) during the RFP stage if selected to participate in that round of bidding?

Refer to responses to Question #1 and Question #5.

7. Will the responses to the RFQ be private and confidential? If so, for how long?

Submission of Qualifications and Proposal are responses to a public solicitation and therefore subject to the Georgia Open Records Act and Freedom of Information (FOIA) statutes. Very limited exceptions to a request for information are available and Respondents are encouraged to consult with their legal counsels regarding any required dissemination of information received during public procurements. Respondents may mark any information containing intellectual property or trade secrets they wish to remain private with a Confidential Stamp or watermark, but Atlanta Housing does not warrant that information so marked can be kept confidential if validly requested under applicable laws requiring disclosure.

8. Will AHA be the sole decision maker on what will be the programming for the Exhibit Hall? When will that decision be made?

Atlanta Housing will be responsible for procuring a development entity and/or operator(s) for the redevelopment and long-term programming of the cultural facilities, including the Exhibition Hall. Atlanta Housing will consider any feedback provided by developers during the RFQ and RFP stages. A timeline for engaging a development entity and/or operator(s) for the cultural facilities is still being determined. Shortlisted respondents will have the opportunity to incorporate this role into their response to the RFP; however, this will not be a requirement for responses.

9. We see no mention of prevailing wage requirements, but assume that will be triggered by some of the funding. Can you clarify this?

Davis Bacon Prevailing Wage requirements will apply. Atlanta Housing will publish the applicable wage rates as required by the Department of Labor within the prescribed timeframes once an agreement is being considered.

10. Are there any soil boring studies or geotech reports that we can see?

Atlanta Housing is in possession of a geotechnical study for the site prepared in December 2016. This study assumed demolition of the cultural facilities and redevelopment of the western portion of the site. The study noted that the site contains up to 18' of generally clean fill, with portions of the site exhibiting partially weathered rock at depths ranging from 13' to 68' below grade. The study also recommended that although preliminary analysis supports the construction of a five-story building on shallow foundations, additional subsurface exploration should be conducted after a site

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plan is finalized. Atlanta Housing will make this document available as part of the RFP but do not warrant its findings.

11. Can you provide Phase I and Phase II environmental reports?

Laboratory analytical results reported detectable concentrations of SVOCs and RCRA metals in soil and VOCs, RCRA metals, and chlorinated pesticides in groundwater in excess of the Georgia Environmental Protection Division's (GA EPD) Notification Concentrations (NCs) in samples collected at the site. Upon discovery of these exceedances, Atlanta Housing submitted a release notification to the GA EPD and a Brownfield application.

On March 2, 2018, Atlanta Housing received a provisional limitation of liability letter from GA EPD contingent upon implementation of the approved Corrective Action Plan and certification of compliance with the risk reduction standards for soil. On March 16, 2018, Atlanta Housing received a letter from GA EPD regarding the release notification. The site will not be listed on the hazardous site inventory, since the concentration of groundwater did not exceed the reportable quantity. GA EPD deferred evaluating the soil concentrations since the site is in the Brownfield program.

Since acceptance into the Brownfield program, Atlanta Housing has collected additional sampling data to help delineate remediation boundaries. Isolated soil removal actions have also taken place. However, additional soil remediation is still required to meet the Brownfield program requirements.

The GA EPD submittals and correspondence, and Phase I and II reports will be provided in the RFP.

12. Can you expand on the limitations to demolition of existing buildings (e.g. historical overlays, façade protection, etc.)?

Atlanta Housing's goal is to preserve the Auditorium, all or a portion of the Exhibition Hall, and the connecting Plaza and return them to active, community-supporting uses. There are currently no historic restrictions in place; however, the State Historic Preservation Office (SHPO) has determined that the buildings are eligible for listing on the National Register. A preservation assessment prepared by Atlanta Housing's historic consultant will be included in the RFP.

13. Do you have the location plan, sections, structural capacity on the storm detention/sewage system at the South Side of the site?

The vault at the southeast corner of the site is a self-contained tank intended to provide temporary overflow storage for a trunk line sewer that handles drainage from portions of downtown during periods of intense rain. It does not serve the Civic Center facilities or provide storm water control for the site - it is an independent sewer improvement project

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for the Clear Creek watershed. However, the vault is capable of supporting two levels of parking on its upper surface as designed by the City of Atlanta.

More information on the vault is available at the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

14. Can you share the existing electrical infrastructure on site?

Electrical service to the existing buildings is provided through a Georgia Power transformer vault at the southwestern corner of the Auditorium. All buildings are supplied with power through this vault and associated main switchgear inside the Auditorium basement. The only other site electrical infrastructure consists of a distribution system for outdoor lighting. You can access a full civil survey containing information on existing site electrical infrastructure using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

15. What are the site setbacks, easements, and ROW's?

The site is currently zoned as 'Special Public Interest' (SPI-1 SA4). Refer to the City of Atlanta zoning code for information on the site setbacks.

Pages 18-19 of the RFQ identifies the vault and trunk line easement that runs through the site in association with the subterranean storm water vault which services the combined sewer catchment area of the surrounding community. Other than what is noted in the RFQ, AH is not aware of any easements, setbacks and ROWs on the property.

16. Is there an existing site plan with surface parking and the current space counts?

There are approximately 430 surface parking spaces on the site, as well as potentially +/- 80 additional spaces on the Southface license area. You can access a full civil survey containing information on the existing parking layout by using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

17. Please provide a remediation report on the existing building that sets forth all hazardous materials. Is it the intent of the AHA to remediate all such materials prior to project start?

Atlanta Housing does not have a comprehensive report that sets forth all hazardous materials. Atlanta Housing does however have reports based on limited sampling locations intended for early due diligence purposes, as well as identifying areas for remediation of water or mold damaged building materials. These reports will be provided as part of the RFP.

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18. Can you please provide typical sections through the building including main plaza and lower level space, primary corridors etc.?

You can access PDFs of the original construction drawings including sections through the Auditorium, Exhibition Hall and Plaza using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

19. Can you provide the Fire Protection and Mechanical System reports of the existing buildings?

Atlanta Housing’s architectural and engineering consulting team has performed a thorough investigation of the HVAC and fire protection systems for the existing buildings. While the Exhibition Hall systems are not functional, the Auditorium and Plaza below-grade spaces are generally in good condition for their age. Air handlers are operating and have been providing unconditioned ventilation throughout most of the interior spaces; and the plumbing system is fully functional. Condition reports for these components will be provided as part of the RFP.

20. Can you share remediation reports for the exhibition space?

See answer to Question #17.

21. Can you share the exhibition space’s building sections to indicate structure and interior clearances?

The Exhibition Hall features a clear span central hall that is approximately 200’ wide by 350’ long. The roof is supported by structural steel trusses approximately 20’ deep and positioned 25’ on center along the length of the building. There is roughly 30’ of clear space between the floor slab and the underside of the trusses. You can access PDFs of the original construction drawings including sections through the Exhibition Hall using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

22. Can you provide the plans on primary entries, lobby areas, etc. for the exhibition space?

While the Exhibit Hall was built for conventions and trade shows as part of the original 1967 facility, it was converted into a science museum (SciTrek) in 1988. This included replacing the original entry lobby with offices, and constructing display and presentation spaces and other ancillary rooms at the ground level. You can access PDFs of the original construction drawings and subsequent modifications to the Exhibition Hall using the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

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23. Can you share the Fire Protection and Mechanical System reports for the exhibition space?

The Exhibition Hall was subject to vandalism in 2018 and does not currently have an operating mechanical or fire protection system, although a temporary fire alarm system is operational. The RFP will contain more detailed information on the condition of the building.

24. Can you provide additional details on the storm detention/sewerage system at the South side of the site? Please include location plan, sections, structural capacity – including site survey and storm water report if available.

See answer to Question #13.

25. Regarding existing electrical infrastructure on site, is there a full site survey or as-built (from Civic Center developer) showing wet utilities (storm/sewer/water mains) and dry utilities (gas and telecom)?

See answer to Question #14.

26. Can you share title reports for the land that is in the RFQ (ownership and proof of clean title for these, 13AC, or even the whole 18AC)?

Atlanta Housing warrants that it has ownership and clean title to the property as described in the RFQL.

27. Who owns the land (5AC) where the overflow cistern sits? And who owns/operates/manages/maintains the cistern? Multiple parties? Please share any agreements in-place for public agencies (and private companies) involved with this infrastructure on-site.

Atlanta Housing owns the land containing the overflow vault. The vault itself was constructed and is maintained by the City of Atlanta Department of Watershed Management. Atlanta Housing will provide documentation on any agreements currently in effect in the RFP; however Atlanta Housing is not aware of any agreements that would unduly restrict construction over the vault aside for structural limitations.

28. Can you provide more information on the expectations or requirements for the existing buildings by SHPO (or any other historic preservation requirements with this site for future buildings and/or the buildings currently existing on-site)?

The SHPO has determined that the Civic Center is a “good and representative example” of the architectural style of New Formalism, designed by a master architect and eligible for listing on the National Register. The SHPO has provided comments on general maintenance actions for the buildings and grounds, but has otherwise not rendered any

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opinions or decisions since a reuse plan for the property is still under development. Atlanta Housing intends to engage the SHPO as a partner in the planning process once the RFP is released.

29. Can you provide additional information on the by-right zoning for this site (approved densities, parking requirements, etc.)?

See page 12 of the RFQ. The site is currently zoned as ‘Special Public Interest’ (SPI-1 SA4), similar to the majority of Downtown and Midtown. SPI-1A4 allows for a mix of commercial and residential uses at a combined maximum FAR of 11 with no limit to the permitted height of new development. Residential development must be accompanied by a usable open space requirement (UOSR) of 15% of the residential floor area, or 80% of the lot area, which may include residential balconies and green roofs. The site is not located within a Parking Limitation District, meaning that maximum parking allowed is slightly higher (3.0 parking spaces per 1,000 sq. ft. versus 2.5 for most commercial uses). There are no minimum parking requirements on the site for any use category, except for eating and drinking establishments.

30. Please provide clarification on the approval process and agencies/parties involved for zoning and design of the development, for both horizontal and vertical components of this development project.

The approval process will involve Atlanta Housing and the City of Atlanta at a minimum, using policies, procedures and timelines set out by the City and the Department of Housing and Urban Development, among others. This includes gaining approval from Neighborhood Planning Unit M (NPU-M) for any zoning adjustment or change that requires approval by the Zoning Review Board. In addition, any proposed action taken on AH land including property transactions or expenditure of federal funds requires a HUD environmental review to determine whether the project meets federal, state and local environmental standards.

More information on City of Atlanta processes can be found here: <https://www.atlantaga.gov/government/departments/city-planning/zoning-development-and-permitting-services>.

An overview of the HUD environmental process can be found here: <https://www.hudexchange.info/programs/environmental-review/>

31. Is RFQ submittal public record?

Yes. Please see the answer to Question #7.

32. Can you explain the role of the 4th Ward Advisory Board?

Working with the Fourth Ward West Neighbors, Atlanta Housing is coordinating the formation of an Advisory Committee comprised of neighborhood residents, surrounding

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property owners and area institutions to represent the goals and priorities of stakeholders most affected by the development. Atlanta Housing expects that the successful bidder will meaningfully engage the Advisory Committee on a regular and ongoing basis. The Advisory Committee does not in any way substitute for the formal process of gaining public comment through the NPU system. However, the Advisory Committee will act as a bridge to the neighborhoods so that communication and transparency are enhanced.

33. Is the Civic Center property included in the RFP?

The RFQ identifies 13.12 acres available for new mixed-use development, which is the subject of this RFQ/RFP. Please see Page 18 of the RFQ. Nevertheless, respondents are invited (but not required) to submit expressions of interest in the cultural facilities, and shortlisted groups may include a vision for the cultural facilities in their proposals. Atlanta Housing will separately procure a development entity / operator(s) for these facilities. Shortlisted respondents will have the opportunity to incorporate this role into their response to the RFP; however, this will not be a requirement for responses.

34. What are the dimensions of the underground vault?

The vault is just under 425' long and approximately 20' deep, with a footprint that is straight along the east and stepped along the west. The north side of the vault is approximately 75' wide, while the south wall is approximately 147' wide. More information on the vault is available at the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

35. Is there terrazzo under the carpet in the facility?

The original construction drawings indicate that terrazzo is only present where it is visible (i.e. not under the carpet). You can access PDFs of these drawings at the following link:

<https://atlantahousing.sharefile.com/d-sf5b9278d3001425b8aa8c2a61d5139a0>

36. Is there an expansion joint that splits the exhibition space?

See response to Question #3 above.

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It is the responsibility of the Respondent to read and acknowledge receipt of the addendum and utilize the information herein where appropriate.

DocuSigned by:
Albert Murillo
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Albert Murillo
Senior Vice President, Contracts and Procurement