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ISSUE DATE: Tuesday May 31, 2022

ADDENDUM #1
Request for Qualifications #2022-0101
Redevelopment of Bowen Homes

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 **RFP#2022-0101: Redevelopment of Bowen Homes.**

QUESTIONS/RESPONSES

1. How many respondents were there for the prior round? Is a listing available of those entities that submitted for the RFP in the prior round?
 - a. *Four development teams that responded to the first RFP for Bowen Homes:*
 - *Woda Cooper Companies, Inc. & Urban Oasis Development*
 - *Integral Development LLC*
 - *Atlas Pearl Investments*
 - *RS & Co., Pope & Land and Russell New Urban*

2. Is a listing available of those who have registered for this current RFP round?
 - a. *A list of registered attendees who participated in the Pre-Proposal Conference has been uploaded to the sourcing event under event attachments.*

3. Are the CNI consultants who are working with AH and the stakeholders available to join responding team(s) or are they in a position of conflict? If not available, what will be the ongoing role during implementation / design of phase 1 by the existing CNI consultant team?
 - a. *The consulting team is under obligation to Atlanta Housing for contracted services related to master planning and preliminary engineering for the Bowen site for duration of*

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the Choice Neighborhood Planning Grant period, which sunsets at the end of 2022. As such they are prohibited from participating in any Atlanta Housing procurement related to Bowen while their agreement with Atlanta Housing is active.

- b. The consulting team has been tasked with developing all public infrastructure for the entire Bowen site to a schematic level of detail. Increase in scope beyond that has yet to be determined.*

4. During (the pre-bid conference), AH mentions that there was unanticipated “material feedback” received in between that was of impact to the project - please elaborate?
 - a. The RFP incorporates in summary form all community and stakeholder input received up to the date of RFP release. This includes feedback on the need for additional community spaces as well as significant changes to the stormwater and acquisition plan that affected development pads. You should be able to use the information contained in the RFP knowing that community objectives were represented. Should you be interested in more details on Focus Group conversations and other planning topics, you may explore the project website at <https://engageatlantahousing.org/reimagine-bowen>.*

5. How much offsite infrastructure design / planning will the Developer be responsible for, since the Phase 1 onsite infrastructure (roads, SWM, utilities) need to be coordinated with the anticipated build-out of future phases? Has the City consented to receive all streets as public rights-of-way?
 - a. Atlanta Housing anticipates an interconnected green stormwater management development plan. Atlanta Housing will work with the developer on the final construction drawings for the public infrastructure.*
 - b. It is Atlanta Housing’s intent that all streets will be dedicated to the City of Atlanta upon completion. There have been very preliminary discussions with the city on this topic as well as abandonment of the existing street network; but no definitive action has been taken as of this writing. Atlanta Housing REPD staff is aware of, and familiar with, the process involved with public street dedication.*

6. Please clarify the role that the Phase 1 developer will play in establishing the new zoning criteria and securing master plan approvals for the larger site? Is it AH’s intention to have the Master Plan approval in place prior to the developer’s first project approval submission, so that all Phase 1 applications are viewed as by-right?
 - a. Atlanta Housing has had preliminary discussion with City of Atlanta planning staff around city objectives for site rezoning, but no concrete action has been taken. Responsibility for site entitlement is still to be determined. However, it is Atlanta Housing’s intent to pursue a Choice Neighborhood Implementation Grant; and since zoning and land use approvals is a threshold requirement, REPD staff will be assessing the most prudent strategy to meet this requirement in the time available. Regardless, the site must be rezoned before any development commences.*
 - b. Please note the developer will be responsible for development of the entire Bowen site. Phase 1 was delineated as the most feasible area for a Choice Neighborhood Implementation Grant based on HUD program guidelines, community priorities and market evaluation.*

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7. Will land outside the Phase 1 delineated area be made available for staging operations to the contractor(s) during Phase 1 build-out?
 - a. *Atlanta Housing will work with the successful developer to identify and reserve land within the Bowen boundary for construction staging.*

8. Looking at the concept plans, Phase 1 appears to be served by stormwater management elements that are outside the Phase 1 delineated limits – please clarify?
 - a. *Phase 1 stormwater management can be achieved entirely within the Phase 1 boundary through a combination of infiltration areas on each development block, and a naturalized detention facility in the allocated area along the north property line. Your submission should anticipate this public-private stormwater management strategy.*

9. What attempts thus far have been made by AH to acquire any of the parcels necessary to complete the Aspirational Plan vision? Are there any offsite parcels required to acquire for the build-out of Phase1?
 - a. *Atlanta Housing staff have done some cursory work around parcel ownership and acquisition scenarios, but nothing substantive at this time.*
 - b. *We do not believe that any offsite parcels are required to complete Phase One.*

10. Is the City and/or AH prepared to use eminent domain if necessary to acquire any offsite parcels deemed necessary to create the connection points to the surrounding neighborhoods?
 - a. *Atlanta Housing typically does not use powers of eminent domain to acquire property.*

11. Appendices are available at the following link:

<https://atlantahousing.sharefile.com/d-s05a7e78938dc464ca9da9a5ead418701>

NOTE: The CAD Regulating Plan has been updated to include boundaries for mandatory stormwater management and open space areas. Please base your submittal on this updated plan.

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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:

Symrae Christopher

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Albert Murillo
Senior Vice President, Contracts and Procurement