
ADDENDUM #1: May 21, 2021

Unless explicitly noted herein, all requirements will remain as originally prepared. Any variations or claims of equality or superiority must be demonstrated, proven, and tested to the satisfaction of ABI. **The signature page of this addendum must be submitted with your proposal as confirmation of your receipt.**

1. **QUESTION:** Does ABI anticipate any further easements that exist on the assets?
ANSWER: No additional easements are anticipated between now and when an award is made.
2. **QUESTION:** Are there any other reports, materials, or resources available that ABI has not shared yet?
ANSWER: ABI is unaware of any additional reports, materials, or resources that would provide additional material information beyond what has already been shared.
3. **QUESTION:** Is there shared storm detention in the area?
ANSWER: Not that ABI is aware of.
4. **QUESTION:** Is there adequate sewer and water in the area?
ANSWER: ABI is unaware of the current water and sewer capacity in the area.
5. **QUESTION:** Due to proximity to MARTA, has ABI determined if this property is a Transit Oriented Development (TOD)?
ANSWER: The property is adjacent to the BL transit corridor and should be reflective of Transit Oriented Development principles.
6. **QUESTION:** Is it possible to access another tour if our design team would like to view the property in person? If so, what is the process?
ANSWER: ABI has agreed to adding a site visit on **Tuesday June 29th, at 11:00 a.m.** Reservations are required. You do not need to submit a second waiver if you have already submitted one however, you are required to email me to let me know that you will attend: knicholson@atlbeltline.org. All new team members or interested parties will be required to submit a site visit waiver to my email address in advance of the June 29th visit. No one will be permitted on the property without advance submission of the signed waiver. Please obtain the waiver from the RFP document, keep in mind the only time available is Tuesday June 29th at 11:00 a.m.

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7. **QUESTION:** Will the developer or ABI be taking the lead on entitlements?
ANSWER: The Developer will lead the entitlement efforts, but ABI will participate in entitlement efforts during the process.
8. **QUESTION:** Can ABI share previous proposals for the property?
ANSWER: The previous RFP was cancelled, and no proposal was awarded a contract.
9. **QUESTION:** Is there an existing appraisal on the property?
ANSWER: There is no appraisal for the entire property and no recent appraisals for any portion of the property.
10. **QUESTION:** Question regarding the Minimum Requirements outlined in Section 3.3 Development Team - #4: We are a developer based outside of the Atlanta area, and do not have a track with record with ABI, the City of Atlanta, Invest Atlanta, or other Atlanta agencies. Does this requirement preclude developers who are new to Atlanta, or put these teams at a significant disadvantage? We have an excellent track record with housing and governmental agencies in other States, and we would like to determine if that is sufficient for this requirement. Will work on the Atlanta Beltline preclude us from working on adjacent properties?
ANSWER: Working on this property should not preclude a developer from working on other adjacent properties. ABI encourages proposals from development groups that are located both inside and outside of the Atlanta area.
11. **QUESTION:** Can another established Workforce Development Organization be added to Exhibit "B": Workforce Development Partner Resources? Can you please add WrightNow Solutions, www.wrightnowsolutions.com, Valarie W. Mackey vwmackey@wrightnowsolutions.com
ANSWER: Yes, other organizations can be added to the Exhibit B. This list is intended to be examples and a suggested guide. Offerors can identify organizations not listed in Exhibit B to develop partnerships.
12. **QUESTION:** Will work on the Atlanta Beltline preclude us from working on adjacent properties?



ANSWER: Not necessarily, however any conflicts of interest must be disclosed and will be evaluated on a case-by-case basis. Please complete the Conflict of Interest form in the RFP if you are concerned about a potential or existing conflict.

13. NEW INFORMATION: Due to the addition of the June 29th site visit, final questions will be due Tuesday July 6, 2021 by 3:00 p.m. This replaces the original due date for questions of June 22, 2021.

SIGNATURE IS REQUIRED ON THIS PAGE

The authorized signature below acknowledges receipt of Addendum #1 and I will return this Addendum with the submitted proposal.
