

REQUEST FOR PROPOSALS

Purchase/Sale and Renovation of 143 Alabama Street

October 7, 2016

Due Date: December 15, 2016 by 3:00 pm EST



133 Peachtree Street, NE, Suite 2900
Atlanta, GA 30303
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**Purchase/Sale and Renovation of 143 Alabama Street
Request for Proposals
Issued October 7, 2016
Proposal Submission Deadline: December 15, 2016 at 3:00 p.m. EST**

INTRODUCTION

The Atlanta Development Authority d/b/a/ Invest Atlanta (“Invest Atlanta”), is soliciting proposals from qualified developers for the purchase, renovation, and reuse of the approximately 95,000 square foot former Atlanta Constitution Building located at 143 Alabama Street SW Atlanta, GA (“143 Alabama”). 143 Alabama is owned by the City of Atlanta (the “City”) and is currently vacant and classified as surplus property. In authorizing Invest Atlanta to issue this Request for Proposals (the “RFP”), **the City’s primary objective is to sell the site and reposition it as an active center for job-generating, tax-paying activity**, as well as to serve as a catalyst for future private investment in the South Downtown area.

SUBMISSION DEADLINE

Respondents shall submit three (3) hard copies and one (1) electronic version of their response to this RFP by no later than **December 15, 2016 at 3:00 p.m. EST**. Submissions should be clearly marked “RFP Response: 143 Alabama” and delivered to:

Invest Atlanta
133 Peachtree Street, NE Suite 2900
Atlanta, GA 30303
Attn: Chris Leutzinger, Real Estate Development Director

PROJECT OVERVIEW

CITY OF ATLANTA OVERVIEW

Recognized as an international gateway and the economic engine of the southeast, metro Atlanta is the center of the 9th largest Metropolitan Statistical Area in the country, totaling approximately 5.3 million people. The city features a diverse mix of economic strengths, including logistics, professional and business services, media operations, and information technology. The city is home to the world's busiest airport, (Hartsfield-Jackson Atlanta International Airport) and is a national leader in global and domestic air transportation. This city has also proven to be a destination for technology and innovation, bolstered by a world-class network of research facilities and universities, including Emory University, Georgia State University, Georgia Institute of Technology, Morehouse College, Morehouse School of Medicine, Clark Atlanta University, and Spellman College. Combined with the city's low cost of living, the Kauffman Foundation recently ranked Atlanta the number four metropolitan region for entrepreneurial activity.

The region's skilled workforce provides the ideal talent pool for some of the country's most revered and fast growing companies. Metro Atlanta is also home to the headquarters of 26 FORTUNE 1000 companies. Notable world headquarters include Georgia Pacific, United Parcel Service, The Coca-Cola Company, The Home Depot, Delta Air Lines, The Southern Company, NCR, and First Data, to name a few. Metro Atlanta is also home to the headquarters of the Centers for Disease Control and Prevention (CDC), American Cancer Society and the Arthritis Foundation.

Downtown Atlanta is experiencing an era of new investment, including new civic and cultural attractions such as the [Center for Civil and Human Rights](#), the [College Football Hall of Fame](#), the new [Mercedes-Benz Stadium](#), the [Atlanta Streetcar](#), and the [Atlanta BeltLine](#). Other exciting developments across the City include [Buckhead Atlanta](#), [Ponce City Market](#), and the transformation of [Fort McPherson](#) into the new Tyler Perry Studios, spurring long-term job creation into the future.

In addition to a thriving economy, the City of Atlanta has also made significant strides in stabilizing and improving its finances as it emerges from the Great Recession. Over the past five years, the City has successfully addressed the \$1.5 billion unfunded pension liability, increased its reserves from \$7.6 million to more than \$138 million, and improved its bond rating. All of this accomplished without raising property taxes over the last four years.

SITE OVERVIEW

143 Alabama Street SW, Atlanta, Georgia 30303 is comprised of two parcels (Land Lots 77 and 78 of the 14th District of Fulton County, Tax Parcel Identification Numbers 14-007700020650 and 14-0078LL0082) (the “**Site**”). Tax Parcel 14-007700020650 is improved with a 5-story, 95,000 square foot structure (approximately) which formerly housed the Atlanta Constitution printing facility. Completed in 1947 by local firm Robert & Company, the Atlanta Constitution Building (**Figure 1**) sits at the historic Terminus Junction, which served as the epicenter of the city’s railroad genesis. Newspaper employees emptied onto the same streets as passengers arriving at Atlanta’s historic Union and Terminal Stations, both demolished by the early 1970s. The building’s sleek, streamlined Art Moderne style directly references Atlanta’s rail origins and today stands as one of few remaining monuments to this time period in the city’s history. Newspaper production ceased at this location in 1953 due to additional space requirements for the newly consolidated Atlanta Journal Constitution. After housing Georgia Power’s offices through the early 1970s, the building has since stood mostly unoccupied.

Figure 1: Atlanta Constitution Building (143 Alabama)



The Site is located in what is known as the “railroad gulch” and is a short distance from Philips Arena, home of the Atlanta Hawks, and immediately across the street from the Five Points MARTA Station, as shown in **Figure 2**. In addition, the Site is just a short walk from Underground Atlanta, which is currently proposed to be sold and transformed into a \$350+ million mixed-use project. Georgia State University, undergoing a rapid expansion, is located just to the east of the area. Immediately south of the Site is the South Downtown neighborhood which features a mix of mostly vacant and underutilized historic commercial buildings and government institutions.

Figure 2: Map of Site and Context



As evidenced by the **City Ordinance 16-O-1527**, it is the intention of the City to acquire and sell certain parcels adjacent to the Site and located in Land Lots 77 and 78 of the 14th District of Fulton County, being all or a portion of Tax Parcel Identification Numbers 14-0078LL0025, 14-0078LL0074, 14-007700020676, and Fairlie Street (the “**Adjacent Parcels**”) from the State of Georgia, MARTA, and any other necessary parties to allow for parking and other uses ancillary to the use of the Site. The Site and Adjacent Parcels are depicted on **Appendix B**. Boundary surveys for both the Site and Adjacent Parcels are underway as of the issuance date of this RFP.

The Site is zoned SPI-1, SA1. The SPI-1 Zoning District is designed to encourage and regulate the most intensive types of development expected for the Atlanta Central Business District. The district strives to create a 24-hour, urban environment where people live, work and play. The

allowed uses include mixed-uses with residential, commercial, entertainment, cultural, and recreational uses.

1. Maximum Floor Area Ratio (FAR):
 - a. Non-residential FAR: 25 times net lot area
 - b. Residential FAR: 10 times either the net lot area or gross land area
2. Open Space Requirements
 - a. Public Open Space Requirements: none
 - b. Total Open Space Requirements (TOSR): none
 - c. Usable Open Space Requirements (USOR) for residential development: 15% of the building floor area or 80% of the lot area; all buildings built before 1950 shall have no minimum usable open space requirement, provided that additions that increase the building footprint by more than ten percent of the pre-1950 footprint shall be subject to said requirements and that the entire development lot and floor area be used in determining these requirements
3. Maximum building or lot coverage: none
4. Building Setbacks/streetscape:
 - a. Minimum building setback along each street frontage: 20 feet
 - b. Maximum building setback along each street frontage:
 - c. Public Sidewalks: 5-foot minimum street furniture and tree planting zone, 15-foot minimum sidewalk clear zone
 - d. Streetscape: street trees required along all street frontages at 30-foot spacing apart, street lights required at 60-foot spacing centered between street trees
5. Building heights:
 - a. Maximum building height: none
 - b. Minimum building façade height: 36 feet
6. Driveway curb cuts: permitted only on Alabama Street
7. Parking: No minimum, except for eating and drinking establishments (1.5 spaces/1,000SF of floor area)

Additional information on the City's zoning classifications can be accessed at the following link: https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?nodeId=PTIIICOORA_NDECO_PT16ZO

The Site is identified in the 2009 update to the Downtown Master Plan, *Imagine Downtown: Encore*, as a potential redevelopment site. Community desires as identified in these plans should be acknowledged in any proposed development concept. The Plan's vision identified six fundamental goals, where Downtown Atlanta is:

- The center of a world-class city that welcomes diversity
- A model of progressive growth for the region
- Reflective of the rich cultural traditions of the South
- The bridge between neighborhoods north, south, east and west
- The location of choice for urban living in the metro area

- Safe and barrier-free for working families and seniors

Within the [Imagine Downtown: Encore](#) document, the Site is identified as part of the Green Line District. This revitalization vision is named for the mile-long linear park and plaza built on structure that “caps” at viaduct level the depressed railroad tracts. Key elements include: a transformed MARTA Five Points Station; fostering additional hotel and commercial uses to support the GWCC, sports arenas, and cultural facilities; expanding retail options in the Underground Atlanta area; new residential and student housing options; and enhanced transit connections. The plan also shows the Site as part of the Multimodal Passenger Terminal (“MMPT”) – a transportation and economic development vision that links MARTA rail and bus service with commuter rail, regional express buses, Amtrak service, and an expanded streetcar network.

PROJECT OBJECTIVES

The City has undertaken extensive analyses of the subject site, principally as part of the proposed MMPT. An extensive building assessment was conducted in 2012 by JW Robinson & Associates. A copy of the [Building Assessment](#) is available on the Invest Atlanta website. The most recent analysis was conducted by the City of Atlanta’s Department of Planning and Community Development in 2016, when the Department engaged the Urban Land Institute (ULI) to complete a Technical Assistance Panel focusing on the structure at 143 Alabama Street. The Panel enthusiastically recommended that the City of Atlanta harness the historic and symbolic value of the property to set a national example of a city-led adaptive reuse projects, while using a portion of the completed project to house a new consolidated building permit center that will showcase a new culture of government, changing what it means to “do business” with the City.

Invest Atlanta will consider any and all uses that attempt to meet the objectives identified in this RFP, conform to City of Atlanta zoning regulations, and align with community interests. Through this RFP, Invest Atlanta is interested in proposals that align with either of the two following redevelopment scenarios:

Redevelopment Scenario #1 - Renovate the building for commercial or residential reuse and lease back approximately 35,000 square feet of the building to the City Atlanta Office of Buildings for the creation of a state-of-the-art permitting center and approximately 2,000 square feet of street-level space to the City of Atlanta Office of Planning for a new Urban Design Studio. Under Redevelopment Scenario #1, the Office of Buildings is open to considering a variety of lease options subject to negotiation, including funding all or a portion of its tenant improvements and/or prepaying all or portion of lease payments for a long-term lease.

Redevelopment Scenario #2 - Renovate the building for commercial or residential reuse based on the highest and best use determined by the respondent.

Invest Atlanta has established the following hierarchy of objectives for redevelopment of the Site. Primary Objectives are those objectives that must be addressed to meet the vision of the City and Invest Atlanta. Secondary Objectives are those objectives that are desired by the City and Invest Atlanta and would be considered “value-added” components to a redevelopment proposal.

1. *Primary Objectives*

- Restore and/or adaptively reuse the Atlanta Constitution Building and preserve its historic assets;
- Generate new jobs including temporary construction and permanent employment related to on and offsite operations. (By way of explanation, direct jobs might occur onsite, while indirect jobs might occur offsite; jobs attributable to both kinds of activity count toward realization of this objective);
- Generate the best economic value to the City of Atlanta, considering the cash price (and lease terms if Redevelopment Scenario 1) in combination with the projected property and sales tax revenue;
- Establish an anchor that activates the site and drives demand for new private investment in the South Downtown neighborhood; and
- Ensure financial and operational sustainability of the Site as soon as is feasible.

2. *Secondary Objectives*

- Return of at least the following two historic elements to the building:
 - The restoration of Julian Harris’ 72-foot bas-relief piece (currently located at GWCC MARTA Station), and
 - The restoration of the original Atlanta Constitution medallion in the lobby (currently located at the Atlanta History Center);
- Inclusion of a roof terrace with public access; this can be accomplished through the use being a restaurant, bar, coffee shop, or other retail use that is publicly-accessible;
- Creation of retail space at the corner of Alabama Street and Forsyth Street;
- Protection of the existing pedestrian connection between Ted Turner Boulevard and the adjacent Federal Building (across Alabama Street), or creation of a new connection incorporated into the proposed design; and
- To the extent surrounding land is available, creation of at least 30-40 spaces of onsite parking, with a free one-hour limit, for use by City of Atlanta permitting customers

****IMPORTANT**** All projects featuring a residential rental component **must** set aside a minimum of 15% of all residential units to be affordable for households earning a maximum of 80% of the Area Median Income (AMI) for the Atlanta Metropolitan Statistical Area (“MSA”) or 10% of all residential units to be affordable for households earning a maximum of 60% of AMI. All projects featuring for-sale residential units **must** set aside a minimum of 15% of residential units for households earning a maximum of 120% of AMI for the Atlanta MSA. 2016 workforce housing income limits and maximums are shown on **Appendix C**.

SELECTION PROCESS

On behalf of the City, Invest Atlanta hopes to select a preferred respondent (“Preferred Respondent”), based on responses to this solicitation. Promptly following the receipt of proposals, Invest Atlanta will evaluate the respondents based on their submitted proposals. Invest Atlanta reserves the right to conduct interviews during the evaluation process. Upon completion of the evaluation, Invest Atlanta reserves the right to identify a small group of shortlisted developers (“Finalists”) chosen from among the respondents to this RFP. In that event, Finalists will be asked to submit a Firm Offer. Invest Atlanta will evaluate the Finalists and provide a recommendation of a Preferred Respondent for approval by the Invest Atlanta Board of Directors. Upon approval, Invest Atlanta will commence exclusive negotiations with the Preferred Respondent to execute a Purchase and Sale Agreement.

Once a Preferred Respondent has been selected, no transaction may be consummated without approval by the Board of Directors of Invest Atlanta. **In the event that Invest Atlanta does not reach mutually agreed upon terms with the Preferred Respondent, Invest Atlanta may commence negotiations with other respondents to this RFP or choose to cancel the solicitation.**

SUBMISSION REQUIREMENTS

Invest Atlanta requests the most complete articulation of redevelopment proposals and development teams that can be credibly prepared based on the information and requirements contained in this RFP. Successful responses may include necessary due diligence in order to meet the requirements of this RFP. Third-party services such as market studies, architectural, environmental, and/or engineering performed independently by or for respondents are permissible and should be noted in the submission.

A successful proposal will include a Preliminary Offer, as hereinafter defined. Should Invest Atlanta elect to identify a group of Finalists, said Finalists will be asked to submit a Firm Offer. The Firm Offer will be the starting point for negotiations with the Preferred Respondent, with the expectation that negotiations will yield mutually agreed upon terms for the execution of a Purchase and Sale Agreement. In the event that negotiations with the Preferred Respondent do not result in a mutually agreed upon terms, Invest Atlanta may commence negotiations with another respondent to this RFP or choose to cancel the solicitation.

In order to be deemed responsive for evaluation under this RFP, submissions are limited to 100 pages, inclusive of all submission requirements, narratives, and addenda. Submission requirements include the following:

1. Transmittal Letter

The Proposal must include a cover letter transmitting the submission and acknowledging receipt of any and all amendments to the RFP issued. The letter should be addressed to:

Invest Atlanta

133 Peachtree Street, NE

Suite 2900

Atlanta, GA 30303

Attn: Chris Leutzinger, Real Estate Development Director

2. Executive Summary

The executive summary should summarize the Proposal in three (3) pages or less.

3. Redevelopment Vision for the Site

- 3.1. Respondent's proposed programmatic uses for the Site, including respondent's view of the market feasibility of the redevelopment concept and of each land use type proposed.
 - 3.1.1. Respondent's overall strategy for implementing and achieving the Primary Objectives. Submissions should clearly demonstrate a commitment to a reasonable and feasible plan for meeting the Primary Objectives.
 - 3.1.2. Respondent's proposed means of incorporating, in whole or in part; the Secondary Objectives. A competitive proposal is not required to meet the Secondary Objectives but should discuss the reasons the respondent does not intend to satisfy those objectives. A respondent who does intend to meet some or all of the Secondary Objectives should discuss in some detail its plan to satisfy those objectives.
- 3.2. Respondent's view of the major challenges/obstacles to implementation of their redevelopment vision and potential actions (by the respondent and/or the City) that could address these challenges.
- 3.3. Implementation Plan, including the overall project timeline and phasing, and roles related to master development and site preparation (demolition, grading, trunk infrastructure, etc.), vertical development, facility operations (property management), disposition (site parcels and/or buildings), and proposed development partnerships. Respondent should clearly state whether it intends to retain a long-term ownership position in the project(s) or sell the developed project or project components to third parties. Respondent should clearly state whether it intends to operate the component facilities or venues in the redeveloped Site or contract operations and management to third parties.
- 3.4. Conceptual Site Plan, including diagrams that depict, at minimum, the following:
 - General site and development plan indicating the proposed use(s), location, and height of any new buildings;
 - Circulation plan, including the location of all vehicular and pedestrian access ways;
- 3.5. Conceptual Architectural Design, including the following:
 - A minimum of two project renderings demonstrating key visual elements;
 - Preliminary building elevations and/or diagrams/drawings/floor plans indicating land use for each floor level;
 - Green building and/or sustainability features, including a list of key elements and/or proposed certifications (LEED, Green Globes, Earthcraft, etc.)
- 3.6. Economic and fiscal impact projections, including number, types, and phasing of jobs to be created; and total estimated taxes to the City of Atlanta at major project milestones

4. General Information about the Respondent

- 4.1. Provide a brief overview of the respondent's development team, including redevelopment project history. Identify the specific office responsible for this project and the available resources of that office. If the respondent is submitting a joint response with a

development partner, describe each firm's role and contribution to the team, as well as overall management structure.

- 4.2. Identify other key team members, such as architects, engineers, contractors, lenders, attorneys, property managers, etc.
- 4.3. Provide an organizational chart and information that clearly explains the ownership and management structure, relationship of each team member and their respective roles and contributions, as well as the lead contact members and decision-making hierarchy of the development team. Include resumes for all principals expected to be involved in the project, highlighting experience with historic renovation and/or adaptive reuse projects.

5. Project Experience

Provide details of relevant projects that demonstrate the following:

- 5.1. Experience with historic renovation or adaptive reuse projects. Please highlight any experience with large-scale and/or urban renovation projects, as well as any experience with public-private ventures, detailing the degree of success in achieving public and private objectives, and the benefits and challenges of these projects. Please be as specific as possible.
- 5.2. Experience developing and/or operating the programmatic uses proposed in the respondent's redevelopment concept.

6. Financing Strategy

Provide details on the projected financing strategy, including:

- 6.1. Sources and Uses - A Sources and Uses table which includes an initial "order of magnitude" estimate of the cost of the project along with any potential public or private financial sources.
- 6.2. Conceptual Development Budget - A conceptual level development budget showing the project's total development costs, estimating acquisition costs, hard costs, and soft costs (architectural, engineering, legal and related fees).
- 6.3. Financial Pro Forma - A narrative statement explaining the economic feasibility of the proposed development, together with a static proforma of the initial operating revenue, sales proceeds, and financial returns.
- 6.4. Respondent must identify required rates of return and estimated project returns by applicable phase and/or land use.

7. Financial Offer and Capacity

Provide evidence of respondent's ability to access equity and other financing resources to carry out the proposal. Each respondent shall provide the following:

- 7.1. Overview of the respondent's financial strength, including any corporate resources that may be relied upon for completion of this project.
- 7.2. Description of any tentative financial commitments, and/or any preliminary letters of intent (these letters do not count against the page limit).
- 7.3. A list of any litigation the firm was involved in during the last five (5) years that may impact the respondent's ability to execute the respondent's proposal, including a description of any current, pending or threatened litigation involving the City and/or Invest Atlanta.

- 7.4. A **Preliminary Offer**, consisting of the respondent's preliminary financial offer to Invest Atlanta for the purchase of the Site. The Preliminary Offer must be submitted in a sealed and marked envelope, with the purchase amount clearly stated and any financial contingencies associated with the offer identified. Respondents should clearly indicate which parcels that the Preliminary Offer includes (see **Appendix B**).
- 7.4.1. If the respondent proposes to pursue Redevelopment Scenario #1, then preliminary proposed lease terms for the City of Atlanta Office of Buildings should be submitted, including term (years), size (square feet), annual lease rate, tenant improvement offer (on a per square foot basis), and payment schedule.
- 7.5. **Earnest Money** should be included as part of the financial offer. Please specify Earnest Money timing and conditions.

8. Equal Business Opportunity (EBO) Plan

- 8.1. Invest Atlanta strongly encourages that all Respondents provide opportunities for diverse businesses that includes, Minority Business Enterprises ("MBE") or Female Business Enterprises ("FBE"), known collectively as "MFBE," and Small Business Enterprises ("SBE"), as defined by the City of Atlanta Code of Ordinances, to participate as joint venture partners, contractors, sub-contractors or mentor-protégé relationships in the redevelopment of the Atlanta Civic Center. It is a top priority throughout this RFP process to promote full and equal business opportunities for all persons and business entities doing business with Invest Atlanta.
- 8.2. Each RFP response shall consider the City's Equal Business Opportunity ("EBO") Program and offer a plan to use good faith efforts to propose development teams comprised of diverse team members performing commercially useful functions. Respondents who establish a joint venture or partnership relationship with certified MFBEs/SBEs should describe the nature and scope of that relationship, including the proposed allocation of commercially useful duties and responsibilities, as well as the proposed economic arrangement between the firms.
- 8.3. All MFBEs and SBEs qualified to meet the goals and objectives of this RFP in its entirety are encouraged to submit a response. MFBEs or SBEs must be certified and registered with the City's Office of Contract Compliance MFBE Register prior to the submittal of the Response to the RFP. An SBE must be registered with the City.
- 8.4. Firms interested in obtaining applications for certification should contact the **City of Atlanta – Office of Contract Compliance (MFBE)**: Larry Scott, Director, Office of Contract Compliance, 55 Trinity Avenue, Atlanta, Georgia 30303, Tel: 404.330.6010, Fax: 404.658.7359, email: lscott@atlantaga.gov.

9. E-verify Affidavit

Provide notarized proof of compliance with Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-90, et seq. (**Appendix A**)

EVALUATION CRITERIA

Submissions will be evaluated on a 100-point scale using the following criteria, weighted accordingly:

1. Team Qualifications and Experience (30 points)

Submissions will be evaluated based on the combined experience of the respondent team in renovating or developing relevant projects of similar size and scope to the Site, including respondent's EBO Plan.

2. Redevelopment Vision (40 points)

Invest Atlanta will evaluate the respondent's approach to make the project successful in the near and long term, based on Invest Atlanta's Project Objectives for the Site. The Invest Atlanta will also review the respondent's approach to establishing the financial feasibility of the proposed use, as well as the quality of the renovation project, including the architectural and urban design elements of the proposal.

3. Financial Offer and Capacity (30 points)

The respondent's Preliminary Offer and financial capacity will be evaluated based on financial benefits to the City, as well as the demonstrated capacity to meet financial obligations, including financial references, existing portfolio, recent experience obtaining project financing commitments, and any material litigation (if applicable).

TERMS AND CONDITIONS

All Proposals and supporting materials as well as correspondence relating to this RFP become property of Invest Atlanta when received. **Proposals and supporting materials are likely subject to the Georgia Open Records Act, O.C.G.A. §50-18-70, et seq.** Any proprietary information or trade secrets contained in the Proposal should be so indicated. For instance, on each page that contains information that respondents believe is exempt from mandatory disclosure under the Georgia Open Records Act, respondents shall include the following legend: **"THIS PAGE CONTAINS INFORMATION THAT IS EXEMPT FROM MANDATORY DISCLOSURE UNDER THE GEORGIA OPEN RECORDS ACT."** However, a general indication that the entire contents, or a major portion, of the Proposal is proprietary cannot be honored.

- A. All applicable Federal and State of Georgia laws, City and Fulton County ordinances, licenses and regulations of all agencies having jurisdiction shall apply to the Respondents throughout and are incorporated herein.
- B. Professionals requiring special licenses must be licensed in the State of Georgia, and shall be responsible for those portions of the work as may be required by law.
- C. No Proposal shall be accepted from, and no contract will be awarded to, any person, firm, or corporation that (i) is in arrears to Invest Atlanta or the City with respect to any debt, (ii) is in default with respect to any obligation to Invest Atlanta or the City, or (iii) is deemed

irresponsible or unreliable by Invest Atlanta. If requested, the respondents shall be required to submit satisfactory evidence that they have the necessary financial resources to provide the proposed services.

- D. Respondents shall provide the information and affidavits required for compliance with the requirements of E-Verify (**Appendix A**).
- i. **E-Verify.** Respondent must comply with the Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-90, et seq. All services physically performed within the State of Georgia must be accompanied by proof of your registration with the E-Verify Program, as well as verification of your continuing and future participation in the E-Verify program established by the United States Department of Homeland Security. A completed E-Verify Contractor Affidavit must be submitted to Invest Atlanta. To the extent there are subcontractors working on this contract, you are responsible for obtaining a fully signed and notarized subcontractor affidavit from those firms with whom you have entered into subcontracts. In turn, should there be second tier subcontractors on this project, you must require the subcontractors to obtain E-Verify Affidavits from those second tier subcontractors.
- E. Invest Atlanta reserves the right to accept one or more proposals, to reject in whole or in part any and all proposals, to waive irregularities, when it is for good cause and in the best interests of Invest Atlanta or the City of Atlanta.
- F. Invest Atlanta shall be entitled to reasonable transaction costs incurred by Invest Atlanta during its facilitation of the RFP process. This fee shall be designated as a transaction fee in the purchase and sale agreement and on the closing statement. The transaction fee shall be paid by the seller from the sales proceeds.
- G. City of Atlanta EBO Policy
- ii. **Equal Business Opportunity (EBO)/Small Business Enterprise (SBE)/Disadvantaged Business Enterprise (DBE) Policy.** It is the policy of the City of Atlanta to actively promote full and equal business opportunity for small, disadvantaged, minority, and female business enterprises through the City's SBE and EBO programs, as well as the administration of the federal DBE program. It is also the policy of the City of Atlanta to actively promote equal employment opportunities for disadvantaged, minority and female workers and prohibit discrimination based upon race, religion, color, sex, National origin, marital status, physical handicap upon or sexual orientation through the City's Equal Employment Opportunity (EEO) Program. The purpose of the Equal Business Opportunity and Small Business Enterprise Programs is to mitigate the present and ongoing effects of the past and present discrimination against women, minority, disadvantaged, and small business so that opportunity – regardless of race, gender, or firm size – will become institutionalized in the Atlanta marketplace.
 - iii. **Equal Employment Opportunity Plan (EEO).** The workforce employed by a Respondent should reflect the demographic characteristics of the available pool of labor skills normally utilized.

H. First Source Jobs Program

- i. The **First Source Jobs Program** was created to provide employment opportunities to unemployed residents of the City of Atlanta. It is expected that every respondent will make a good faith effort to fill at least **50% of all new entry level construction positions** created by the award of this contract with First Source Jobs Program participants.

TIMELINE

Invest Atlanta reserves the right to amend or edit any of the following dates:

<u>Action Required</u>	<u>Due Date</u>
RFP issued by Invest Atlanta	October 7 th , 2016
Building Tour*	November 2 nd , 2016, 9:00 AM EST
Deadline for questions to Invest Atlanta	November 10 th , 2016, 3:00 PM EST
Answers to questions provided by Invest Atlanta	November 17 th , 2016, 3:00 PM EST
Proposal submissions due to Invest Atlanta	December 15 th , 2016 3:00 PM EST
Evaluation and Finalist Notification	1Q 2017
Finalist Firm Offer submission	1Q 2017
Evaluation and Selection of Preferred Respondent	1Q 2017
Invest Atlanta Board Approval	1Q 2017
Purchase and Sale Agreement	2Q 2017
Financial Closing	3Q 2017

*The building tour is not required but is offered as a courtesy to provide interested parties an opportunity to inspect the building. The tour will be led by Scott McDivitt of the City of Atlanta Office of Enterprise Asset Management (OEAM). The building may contain hazardous constituents, including but not limited to asbestos, lead-based paint, mold, and polychlorinated biphenyls. In the event a respondent or a member of the respondent team elects to tour the building, the following is required:

1. All individuals will need sign the City's and/or Invest Atlanta's waiver release and indemnity of liability before entering the building;
2. All individuals will be responsible for, at his or her sole expense, providing and wearing their own protective gear, such as a mask, goggles, and/or protective clothing;
3. All individuals will be responsible for, at his or her sole expense, bringing their own flashlight;
4. All individuals are strongly encouraged to wear boots; and
5. All individuals agree not to disturb any structures or personal property.

For additional questions regarding the tour, please contact Scott McDivitt at 404-955-4257. Please check Invest Atlanta's website to sign up for the tour or to check for tour information.

QUESTIONS

Invest Atlanta appreciates your thoughts and responses to this RFP and encourages you to submit any questions or comments regarding this opportunity. Invest Atlanta specifically requests that respondents ask any questions that will permit respondents to (a) describe its program and commitment to fulfilling the Project Objectives in detail and (b) make a Preliminary Offer.

All written questions about this RFP must be submitted via email only to Chris Leutzinger, Real Estate Development Director cleutzinger@investatlanta.com. Any questions submitted via email to the above address will be answered via addendum and posted to the Invest Atlanta website.

APPENDICES

- A. E-verify Affidavit**
- B. Parcel Diagram**
- C. Workforce Housing Income Limits and Maximums**

Appendix A

CONTRACTOR AFFIDAVIT UNDER O.C.G.A §13-10-91(b)(1)

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. §13-10-91, et seq. (the "Act") and Chapter 300-10-1 of the Rules of Georgia Department of Labor (the "Rules"), stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of Invest Atlanta: (1) has registered with; (2) is authorized to use; (3) is using; and (4) will continue to use throughout the contract period a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicability provisions and deadlines established in the Act and the Rules.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with Invest Atlanta of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with the Act and the Rules through the subcontractor's execution of the subcontractor affidavit provided below.

The undersigned contractor further agrees to provide a copy of each such affidavit to Invest Atlanta at the time the subcontractor(s) is retained to perform such services and to maintain copies of all such affidavits for no less than five (5) years from the date provided to Invest Atlanta and otherwise maintain records of compliance with the Act and the Rules as required.

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Employment Eligibility Verification (E-Verify)
User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

BY: Authorized Officer or Agent

Date

Subcontractor Name

Title of Authorized Officer or Agent of Subcontractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me
This ____ day of _____, 201__

Notary Public

My commission expires: _____

SUBCONTRACTOR AFFIDAVIT UNDER O.C.G.A §13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91 (the "Act") and Chapter 300-10-1 of the Rules of Georgia Department of Labor (the "Rules"), stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services under a contract with _____ (name of contractor) on behalf of Invest Atlanta: (1) has registered with; (2) is authorized to use; (3) is using; and (4) will continue to use throughout the contract period a federal work authorization program known as E-Verify, or any subsequent replacement program, in accordance with the applicability provisions and deadlines established in the Act and the Rules.

The undersigned subcontractor further agrees that it will contract for the physical performance of services in satisfaction of the Contract only with sub-subcontractors who present an E-Verify Affidavit to the undersigned subcontractor with the information required by the Act and the Rules. The undersigned subcontractor will forward notice of the receipt of an E-Verify Affidavit from a sub-subcontractor to the Contractor within five (5) business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an a E-Verify Affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the Contractor.

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Employment Eligibility Verification (E-Verify)
User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

BY: Authorized Officer or Agent

Date

Subcontractor Name

Title of Authorized Officer or Agent of Subcontractor

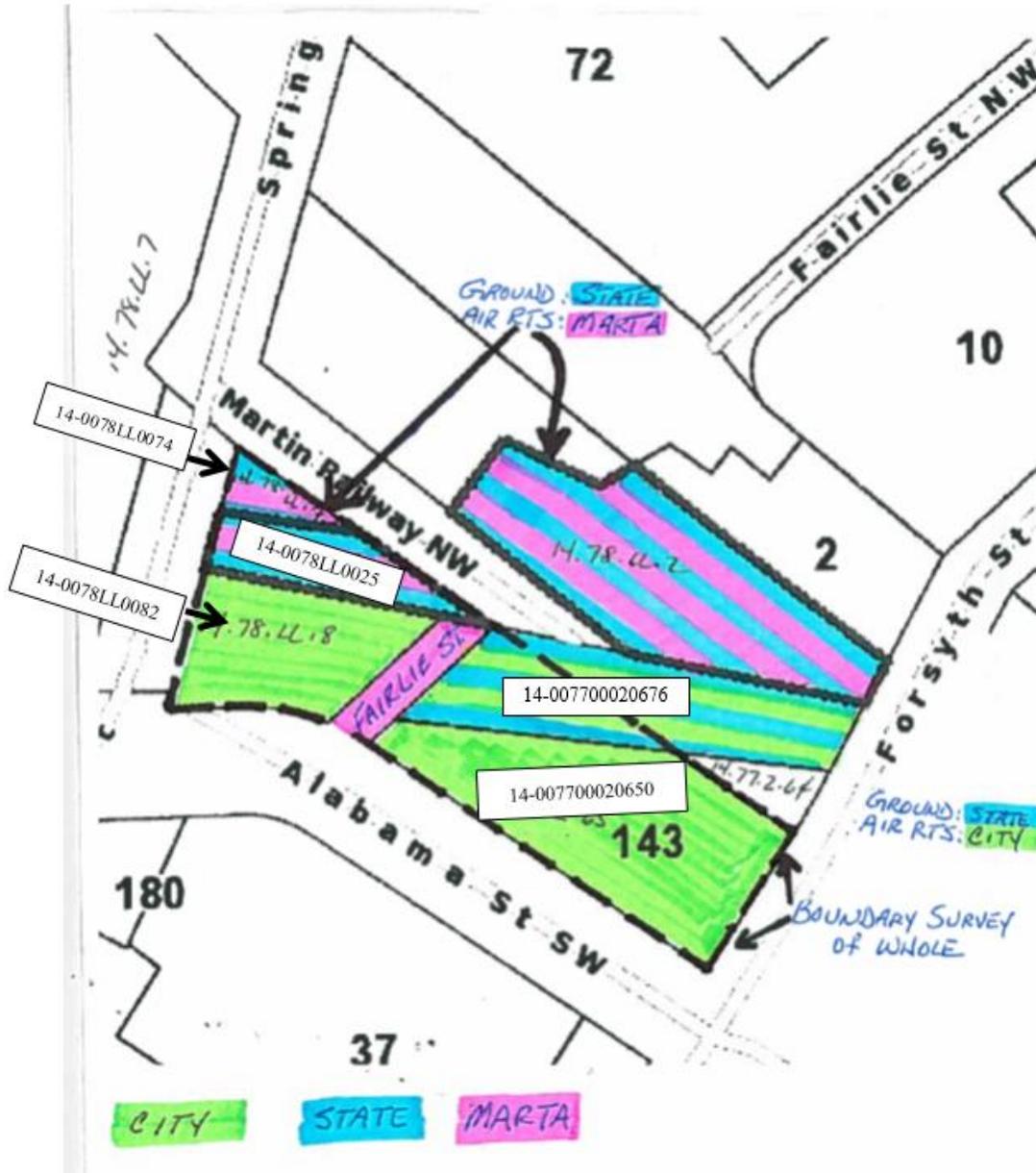
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me
This ____ day of _____, 201__

Notary Public

My commission expires: _____

Appendix B
Parcel Diagram



Appendix C

**Workforce Housing
 Income Limits and Maximums**

2016 HUD Income Limits						
Atlanta Metropolitan Statistical Area (MSA)						
Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$56,700	\$64,800	\$72,900	\$81,000	\$87,480	\$93,960
100% AMI	\$47,250	\$54,000	\$60,750	\$67,500	\$72,900	\$78,300
80% AMI	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640
60% AMI	\$28,380	\$32,400	\$36,480	\$40,500	\$43,740	\$46,980
2016 Workforce Housing Maximums						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Max Rent at 80% AMI	\$945	\$1,013	\$1,215	\$1,404	\$1,566	
Max Rent at 60% AMI	\$710	\$760	\$912	\$1,053	\$1,175	
2016 Workforce Housing Maximums						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Max Sale Price at 120% AMI	\$170,100	\$182,250	\$218,700	\$252,720	\$281,880	