



ADDENDUM NUMBER 1

**RFQ #16-001-DDA
REQUEST FOR QUALIFICATIONS
FOR ACQUISITION AND REDEVELOPMENT OF SOUTHERN SKILLET SITE**

December 8, 2016

To All Prospective Proposers:

The deadline for questions has passed. The due date for the RFQ remains, December 16, 2016 at 2:00 PM.

In reference to the RFQ listed above the following informational items are hereby incorporated into the Request for Qualifications:

- **Background Information has been added to the Roswell DDA website to provide further detail to the RFQ.**
- **A Conditional Use approval for the property was granted on September 13, 2016. A copy of the resolution is available using the link at www.roswelldda.com/skillet. Please use this web location to find all referenced documents.**

In reference to the RFQ listed above, the following answers to questions, additions, deletions and changes are hereby incorporated into the Request for Qualifications:

- **Is there a better more detailed site survey available?**
 - **Answer: Yes, please see the linked survey.**
- **The RFQ mentions a grocery store on the site. Will this be a requirement?**
 - **Answer: Two Town Hall meetings and a Website Survey were done to receive feedback for the development of this property from citizens and a grocery store was a popular theme among the responses but, it is not a requirement for the development of the property.**
- **There is a Family Dollar Store on the Property with an existing lease. Has any deal been reached with this business for their removal from the site? Would it be possible to have a copy of the Family Dollar Store lease?**
 - **Answer: Only informal discussions have taken place with Family Dollar. This item will need to be resolved as part of the development of the**

property. We realize this is a critical issue in order for development to proceed. We will provide the lease during the RFP stage. The current lease expires in June 2019 and can be extended for (2) five-year periods.

	Lease Start	Lease Expiration	Annual Rent
Current	7/2014	6/2019	\$59,400
Option 2	7/2019	6/2024	\$65,340
Option 3	7/2024	6/2029	\$71,874

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- **What are the terms of the Los 3 Hermanos lease?**
 - This lease as well as the temporary tenant in the Value Village space are on short term leases.
 - The current annual rent is \$91,200.
- **Is there a Cross Access Easement available?**
 - Answer: Please see the linked title policy for references to easements.
- **Is there an Environmental Review available?**
 - Answer: Yes, please see the linked ESA.
- **Are there any streetscape improvements scheduled for Atlanta Street in conjunction with this project?**
 - Answer: No, there is nothing currently scheduled but, it is anticipated that the City will consider a street improvement project as this project gets under way.
- **Will Exhibit A and B noted in Section 1.4.1 (e) be required to be submitted?**
 - Answer: No, those exhibits were not included in the RFQ and are not required to be submitted.
- **There is a reference in in paragraph 1.4.1 (a) stating the Qualifications Letter and Certification are on page 4. It appears the reference should be to page 8.**
 - Answer: The reference is in error and should have referred to page 8.
- **Will you post the sign in sheets for this pre-qualification meeting?**
 - Answer: Yes, please see the linked document.

[Signature on next page]

COMPLETE THIS ADDENDUM, SIGN and SUBMIT with the RFQ to:

**City of Roswell – Purchasing Division
Roswell City Hall
38 Hill Street, Suite 130
Roswell, GA 30075**

I hereby acknowledge receipt of Addendum 1 and have incorporated the changes into my proposal response for the above mentioned RFQ.

COMPANY NAME: _____ **CONTACT PERSON:** _____

ADDRESS: _____ **CITY:** _____ **STATE:** ____ **ZIP:** ____

PHONE: _____ **FAX:** _____ **EMAIL ADDRESS:** _____

SIGNATURE: _____ **DATE:** _____