



## CITY OF ATLANTA

Kasim Reed  
Mayor

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DEPARTMENT OF PROCUREMENT  
Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP,  
CIPC, CISCC, CIGPM  
Chief Procurement Officer  
[asmith@atlantaga.gov](mailto:asmith@atlantaga.gov)

July 24, 2015

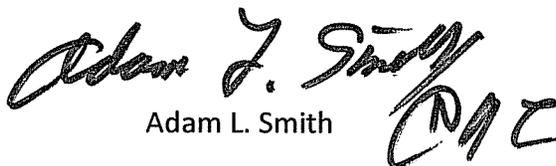
### INTERESTED PROPONENT:

**Re: FC-8260, Hotel, Travel Plaza, and Mixed-Use Development**

Attached is one (1) copy of **Addendum No. 1**, which is hereby made a part of the above-referenced project.

For additional information, please contact the following personnel for the respective solicitation: Mano Smith, CPPO, CPPB, Contract Administrator, at (404) 330-6351, or via email at [mosmith@atlantaga.gov](mailto:mosmith@atlantaga.gov).

Sincerely,

  
Adam L. Smith

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**Addendum No. 1**

**Re: FC-8260, Hotel, Travel Plaza, and Mixed-Use Development**

July 24, 2015

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This Addendum forms a part of the Request for Proposal and modifies the original solicitation package as noted below.

- **Site Visit Footwear**

Those participating in the July 28, 2015, site tour are encouraged to wear appropriate footwear. Open-toed, open-heeled, or high-heeled shoes are not recommended.

- **Modifications to RFP Document**

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Proposals are due **Wednesday, October 7, 2015**, and should be time stamped no later than 2:00 p.m. EST on this day, and delivered to the address below:

Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP, CIPC, CISCC, CIGPM  
Chief Procurement Officer  
Department of Procurement  
55 Trinity Avenue, S.W.  
City Hall South, Suite 1900  
Atlanta, Georgia 30303

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**\*\*\*All other information remains unchanged\*\*\***

**Addendum No. 1**

**Re: FC-8260, Hotel, Travel Plaza, and Mixed-Use Development**

July 24, 2015

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**Acknowledgement of Addendum No. 1**

Proponents must sign below and return this form with its proposal to the Department of Procurement, 55 Trinity Avenue, City Hall South, Suite 1900, Atlanta, Georgia 30303 as acknowledgement of receipt of this addendum on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Legal Company Name of Respondent

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## **Modifications to RFP Document**

- 1. Part 1: Information and Instructions to Proponents, Item 15: Award of Ground Lease Agreement; Execution, delete in its entirety and replace with:**

If the City awards a Ground Lease Agreement pursuant to this procurement, the City will prepare and forward to the successful Proponent a Ground Lease Agreement for execution. Subject to the required pre-approvals by the City and the FAA, the final terms of the Ground Lease Agreement will be negotiated with the successful Proponent.

- 2. Part 2: Contents of Proposals/Required Submittals, Item: Section 2.1.1, delete in its entirety and replace with:**

Complete legal name of the Proponent and the name of the legal entities that comprise the Proponent (hereinafter collectively referred to as "Proponent"). The Proponent must provide the domicile where each entity comprising it is organized, including entity name, brief history of the entity, contact name, address, phone number, e-mail address, and facsimile number, as well as the legal structure of the entity and a listing of major satellite offices.

- 3. Part 2: Contents of Proposals/Required Submittals, Item: 2.4.2.3, delete in its entirety and replace with:**

Describe the food and beverage offerings to be provided at the facility.

- 4. Part 2: Contents of Proposals/Required Submittals, Item: 2.4.3.1, delete in its entirety and replace with:**

Provide a detailed proposal of Proponent's concept for the Mixed-Use Development, including a minimum 30,000 sq. ft. Class A office space, within the Mixed-Use Development Tract.

- 5. Part 2: Contents of Proposals/Required Submittals, Item: 2.6.1, delete in its entirety and replace with:**

The Proponent will offer a percentage of gross revenue for each category of the Development (Hotel, Travel Plaza and Mixed-Use Development) to be paid to the City as Percentage Rent as described in the Ground Lease. The Lessee will be required to pay the higher of Land Rent or Percentage Rent.

6. **Part 2: Contents of Proposals/Required Submittals, Item: 2.8, delete in its entirety and replace with:**

**Requested Changes to the Ground Lease Terms:** Proponent's Proposal may include any proposed changes to the draft Lease Agreement included herein at Part 5 so long as Proponent's recommended changes are consistent with its submitted Proposal. Such recommended changes are a part of, and will be included in the evaluation of, Proponent's Proposal and will be considered in the final negotiation of the Lease Agreement terms and conditions.

7. **Part 4: Submittal Forms, delete Form 5: Acknowledgement of Insurance and Bonding Requirements in its entirety and replace with Form 5: Acknowledgement of Insurance and Bonding Requirements, attached herein.**
8. **Part 4: Submittal Forms, delete Form 9, Financial Offer Form in its entirety and replace with Form 9, Financial Offer Form, attached herein.**

End of Modifications to RFP Document

**FORM 5**

**Acknowledgment of Insurance and Bonding Requirements**

I, \_\_\_\_\_, on behalf of \_\_\_\_\_, Proponent, acknowledge that if selected as the successful Proponent for **FC-8260: Hotel, Travel Plaza and Mixed Used Development**, Proponent shall comply completely and promptly with all insurance and bonding requirements contained in the Agreement attached to this Solicitation and appendices thereto, pertaining to insurance and bonding.

Proponent understands that it is expected to share these requirements with potential sureties and insurance brokers, agents, underwriters, etc. prior to any award of an Agreement and to take all necessary steps to ensure compliance with the applicable requirements without delay. Proponent understands, acknowledges and agrees that any failure to fully comply with these requirements within ten (10) days of the date Proponent receives a final Agreement document from the City may result in the forfeiture of any Proposal guarantee submitted with this Proposal and/or the disqualification of Proponent from further consideration for the Agreement.

By executing this Acknowledgement of Insurance and Bonding Requirements, I represent that the Proponent understands and agrees to comply unconditionally with all requirements related to insurance and bonding contained in the Agreement attached to this Solicitation. Further, by signing below, I represent that I am authorized to make the representations contained herein on behalf of this Proponent.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Corporate Proponent:  
[Insert Corporate Name]  
\_\_\_\_\_  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_  
Corporate Secretary/Assistant  
Secretary (Seal)

Non-Corporate Proponent:  
[Insert Proponent Name]  
\_\_\_\_\_  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public (Seal)  
My Commission Expires: \_\_\_\_\_

**FORM 9**

**Financial Offer Form**

FC-8260: Hotel, Travel Plaza, and Mixed-Use Development at  
Hartsfield-Jackson Atlanta International Airport

The undersigned having (a) examined carefully the accompanying Instructions to Proponents, and the Ground Lease, at Hartsfield-Jackson Atlanta International Airport, (b) visited the Airport, (c) became familiar with all terms and conditions specified in the Instructions and the Ground Lease and with the proposed operation of the Developments hereby submits this Financial Offer Form for compensation and privilege operating the Development at the Airport to be paid to the City by the undersigned in consideration of the execution of said Ground Lease Agreement by the City and the performance of all terms and conditions therein agreed by the Developer on its part to be kept and performed.

Percentage Gross Revenue per Category:

<u>Categories</u>	<u>Percentage of Gross Revenue Proposed</u>
Hotel	_____
Travel Plaza	_____
Mixed-Use Development	_____

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_