



DeKalb County
Department of Purchasing and Contracting



Maloof Administration Building, 1300 Commerce Drive, 2nd Floor, Decatur, Georgia 30030

September 23, 2016

TO: All Bidders under Invitation to Bid No. 16-100729

FROM: Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. 2

Invitation to Bid (ITB) No. 16-100729, *Certain Portion of the Blue Sky Condominium Complex Located at 3106 Memorial Drive, Decatur, Georgia 30032*, is hereby amended as follows:

1. **This bid opening has been extended to September 30, 2016.**
2. Modification to the bid follows.
3. We have received questions pertaining to this Invitation. The questions and their resulting answers appear below:
 - A. Question: Also it looks like Real Estate Alliance Partners/ Pellerin & Salomon Real Estate Services has ownership of about 100 condos. Will it be the responsibility of whoever wins the bid to come to an agreement with the owner of the other 40 or so condos before demo can begin on the property?
Answer: **Yes.**
 - B. Question: Does the county intend to provide a bid submission form itemized by line items?
Answer: **This is not a line item bid. The ITB is for the payment of a purchase price in exchange for DeKalb County directing REAP/PSRES to convey its real property interest in a certain portion of the Blue Sky Condominium development to the successful bidder. The ITB is not for a development services agreement or construction agreement or any other agreement for services.**
 - C. Question: Is the \$5K bid deposit refundable, if the bidder is not selected? Thereafter, what is the expected reimbursement turnaround time?
Answer: **If the bidder is not selected, it will take a maximum of 14 calendar days to process a refund of the bid deposit.**
 - D. Question: Will the contractor be required to purchase the property upfront and receive reimbursement thereafter. If so what is the expected time frame for reimbursement, once the county has been invoice?

Answer: **Except as specifically indicated in the ITB, DeKalb County will not reimburse bidders for any funds expended by bidders during the bid process. The ITB is for the payment of a purchase price in exchange for DeKalb County directing Real Estate Alliance Partners/Pellerin & Salomon Real Estate Services, LLC's ("REAP/PSRES") to convey its real property interest in a certain portion of the Blue Sky Condominium development to the successful bidder. The ITB is not for a development services agreement or construction agreement or any other agreement for services.**

E. Question: Default of deposit states the balance of the purchase price must be paid in a timely manner. What is that time frame?

Answer: **The successful bidder must pay the purchase price at the closing of the transfer of REAP/PSRES' real property interest to the successful bidder. The closing will occur on a date to be determined after DeKalb County's board of commissioners identifies the successful bidder and accepts the successful bid.**

F. Question: If demolition is decided is the contractor expected to bear such costs?

Answer: **Yes, the successful bidder will be responsible for the demolition costs.**

G. Question: Will selected contractor oversee the entire project from start to finish: Acquisition/Demolition/Redevelopment?

Answer: **The ITB is not for a development services agreement or construction agreement for any other agreement for services. After the property is transferred to the successful bidder, the successful bidder will be responsible for the demolition and redevelopment of the property.**

H. Question: Will the contractor be expected to include pricing for such within the bid amount? How can the contractor determine the type and the amount of insurance that will be needed, if it will not be determined until later after the bid has been submitted?

Answer: **The amount bid for the property should represent the amount that the bidder is willing and able to pay for the property. The ITB is not for a development services agreement or construction agreement for any other agreement for services.**

I. Question: Do you have a list of the unit numbers that you would acquire from the County? At the pre-bid meeting, approximately 120 units were mentioned as being included in the ITB, but only 70 are shown in the documents. Can you clarify which units are being offered?

Answer: **The property to be transferred to the successful bidder by REAP/PSRES at DeKalb County's direction pursuant to the ITB is will consist of all real property interest in the Blue Sky Condominium Complex held by REAP/PSRES as revealed by a current title search.**

J. Question: You mentioned that the County would be conveying the property via quit claim without any representations or warranties. Will the county agree to waiver and relinquish any outstanding taxes for 2016 or existing tax liens on those titles in the ITB?

Answer: **DeKalb County will not waive or extinguish any unpaid tax obligations regarding the property.**

K. Question: Will the county forgive the large outstanding water bill on the property prior to transfer of the deeds?

Answer: **DeKalb County will and does reserve its right to collect any unpaid water bills regarding the property incurred within the applicable statute of limitations.**

L. Question: Since this was an NSP project, can the county provide copies of the asbestos and lead-based paint risk assessments that were provided to the county by the previous developers as part of their due diligence?

Answer: **The previous project did not include demolition or assessments; therefore, the County does not possess any documentation responsive to this request.**

M. Question: Is it possible for the procurement team to provide bidders with digital copies of the site plans distributed during the pre-bid site visit? The three (3) documents include 1) a survey/sketch of the site, 2) a FEMA FIRM map and 3) The site survey appears to have been distorted during scanning which makes scaling site elements difficult.

Answer: **The requested documents are attached hereto as Exhibit 1.**

N. Question: In researching each address for reference purposes, the units and parcel numbers appear to be inconsistent with the unit numbers listed on the ITB. Can you please provide a list of all physical addresses with the parcel numbers for each of the units?

Answer: **DeKalb County expects that interested bidders will conduct a search of the real property records, and rely upon those search results, to identify and analyze the state of title to the real property interests comprising the Blue Sky Condominium project, including tax parcel numbers and physical addresses.**

- O. Question: Will the awarding contractor be able to facilitate the entire closing process?
Answer: **No. DeKalb County will facilitate the closing process.**
- P. Question: What caused the relationship to end with Pellerin & Salomon and what was the amount of their contract award?
Answer: **DeKalb County still has a relationship with REAP/PSRES such that DeKalb County may direct REAP/PSRES to transfer its real property interest to the successful bidder.**
- Q. Question: Is there any outstanding litigation between DeKalb County or the award agency against Pellerin & Salomon or vice versa?
Answer: **No.**
- R. Question: Will the awarding contractor be responsible for satisfying any outstanding water liens or will the county work in partnership to have these amounts waived?
Answer: **The successful bidder will be responsible for any outstanding water liens. DeKalb County will and does reserve its right to collect any unpaid water bills regarding the property incurred within the applicable statute of limitations.**
- S. Question: Can additional and independent site visits be conducted if needed?
Answer: **There will not be any additional site visits.**
- T. Question: In the ITB, the units listed were noted as properties that Pellerin & Salomon had already acquired. If this is the case, why do the properties still show owners names instead of Pellerin & Salomon?
Answer: **As provided in the ITB, DeKalb County makes no representation or warranty as to the accuracy of the information provided regarding the current state of title to the property. Instead, DeKalb County expects that interested bidders will conduct a search of the real property records, and rely upon those search results, to identify and analyze the state of title to the real property interests comprising the Blue Sky Condominium project.**
- U. Question: Can you provide all points of contact involved with the previous award for Pellerin & Salomon?
Answer: **No.**

ADDENDUM NO. 2

ITB No. 16-100729, *Certain Portion of the Blue Sky Condominium Complex Located at 3106 Memorial Drive, Decatur, Georgia 30032*
September 23, 2016

- V: Question: Can you explain the connection between Real Estate Alliance Partners and Pellerin & Salomon and if the entities are affiliated?
Answer: **DeKalb County's understanding is that Real Estate Alliance Partners/Pellerin & Salomon Real Estate Services, LLC is a joint venture between Real Estate Alliance Partners and Pellerin & Salomon.**
- W. Question: If both entities are affiliated, which entity was the recipient of the previous award as the prime awarding contractor?
Answer: **The parties to the contract were DeKalb County and Real Estate Alliance Partners/Pellerin & Salomon Real Estate Services, LLC.**
- X. Question: No details are provided on how the contractor will be compensated. Can you please provide details on how compensation will occur to include the terms?
Answer: **The successful bidder will not receive any compensation from DeKalb County. The ITB is for the payment of a purchase price in exchange for DeKalb County directing REAP/PSRES to convey its real property interest in a certain portion of the Blue Sky Condominium development to the successful bidder. The ITB is not for a development services agreement or construction agreement or any other agreement for services.**

4. If a bid has been submitted and anything in this Addendum causes the bidder to change the item offered or to increase or decrease the proposal price, the new price and / or changes will be inserted below:

-
5. It is the responsibility of each bidder to ensure that he is aware of all addenda issued under this ITB. Please sign and return this addendum. You may call Cathryn Horner, Procurement Deputy Director, at 404-371-6334 before the bids are due to confirm the number of addenda issued.

6. All other conditions remain in full force and effect.

Cathryn Horner

Cathryn Horner, CPPB
Procurement Deputy Director
Department of Purchasing and Contracting

ACKNOWLEDGMENT

Date: _____

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

(Signature)

(Title)

SUBJECT FLOOD PLAIN MAP



PANEL 0131J

FIRM
FLOOD INSURANCE RATE MAP

DEKALB COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 131 OF 201
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|-----------------|--------|-------|--------|
| ATLANTA CITY OF | 130167 | 0121 | J |
| DEKALB COUNTY | 130068 | 0121 | J |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the insured community.

MAP NUMBER
13089C0131J

MAP REVISED
MAY 16, 2013

Federal Emergency Management Agency

SKETCH OF SUBJECT TRACT WITH PERTINENT DIMENSIONS

LEGEND

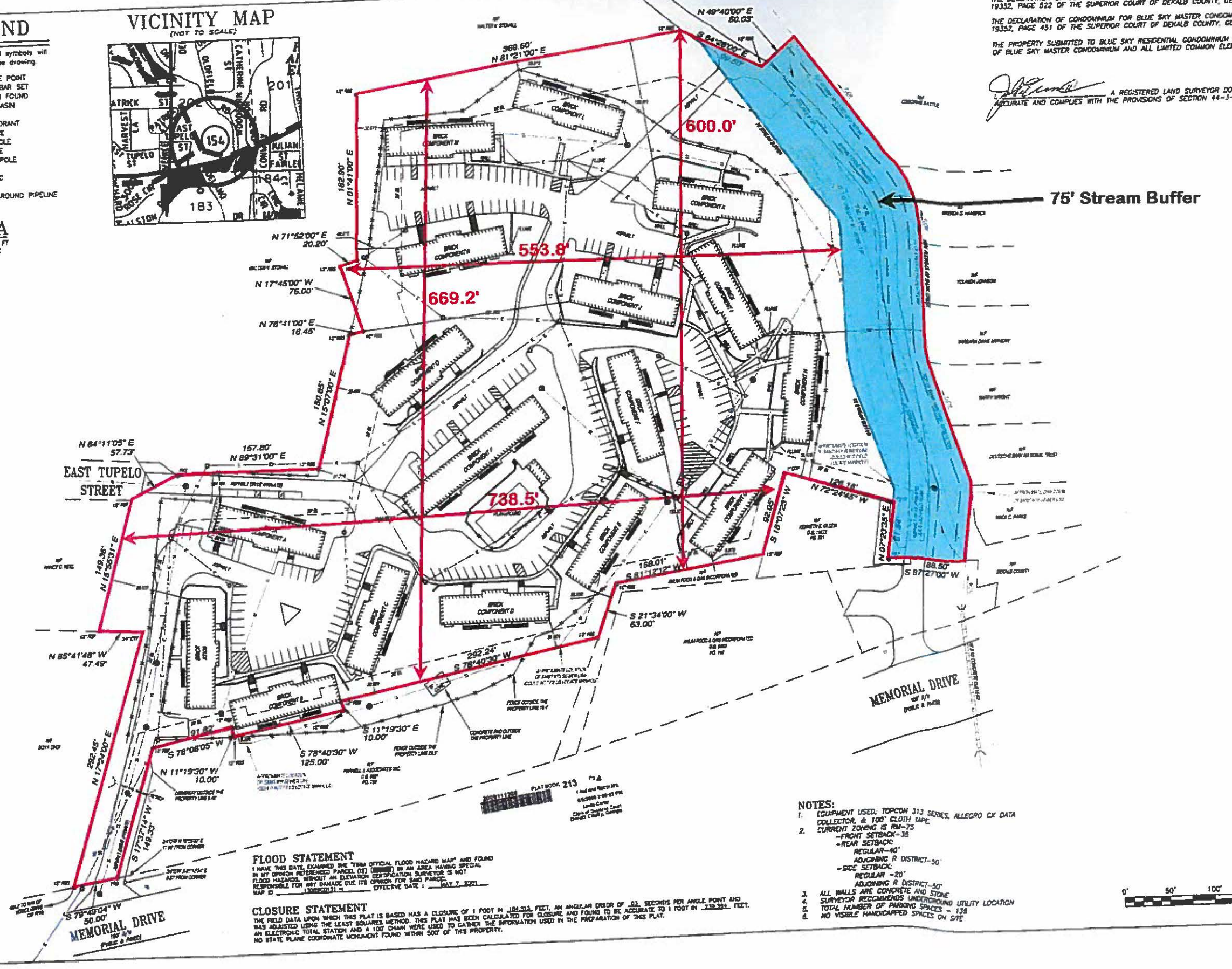
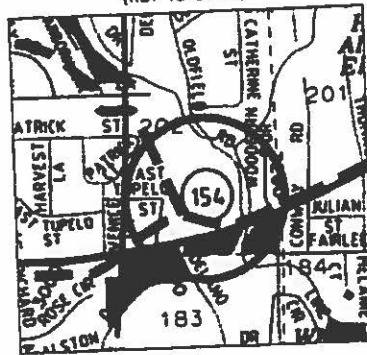
These standard symbols will be found in the drawing.

- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SEWER
- ELECTRIC
- FENCE
- UNDERGROUND PIPELINE

AREA

459140.78 SQ. FT
10.54 ACRES

VICINITY MAP
(NOT TO SCALE)



THE DECLARATION OF CONDOMINIUM FOR BLUE SKY RESIDENTIAL CONDOMINIUM, IS RECORDED IN DEED BOOK 19332, PAGE 522 OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA RECORDS.
 THE DECLARATION OF CONDOMINIUM FOR BLUE SKY MASTER CONDOMINIUM, IS RECORDED IN DEED BOOK 19332, PAGE 451 OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA RECORDS.
 THE PROPERTY SUBMITTED TO BLUE SKY RESIDENTIAL CONDOMINIUM CONSTITUTES ONLY THE "COMPONENTS" OF BLUE SKY MASTER CONDOMINIUM AND ALL LIMITED COMMON ELEMENTS ASSIGNED TO SAID COMPONENTS.

[Signature] A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 44-3-83 OF THE GEORGIA CONDOMINIUM ACT.



| | |
|---|---------------|
| GA. LAND SURVEYING CO., INC. | |
| 155 CUFFWOOD DRIVE ATLANTA GEORGIA 30328 TELEPHONE (404) 255-4871, FAX (404) 255-6807 | |
| DATE | 4/16/09 |
| SCALE | 1" = 50' |
| DEKALB COUNTY, GEORGIA | SECTION |
| BLUE SKY RESIDENTIAL CONDOMINIUM | 15TH DISTRICT |
| LOT | BLK 8 |
| PLAT BOOK | 213 P14 |
| PLAT | 4825 |
| DEED BOOK | 188929 |

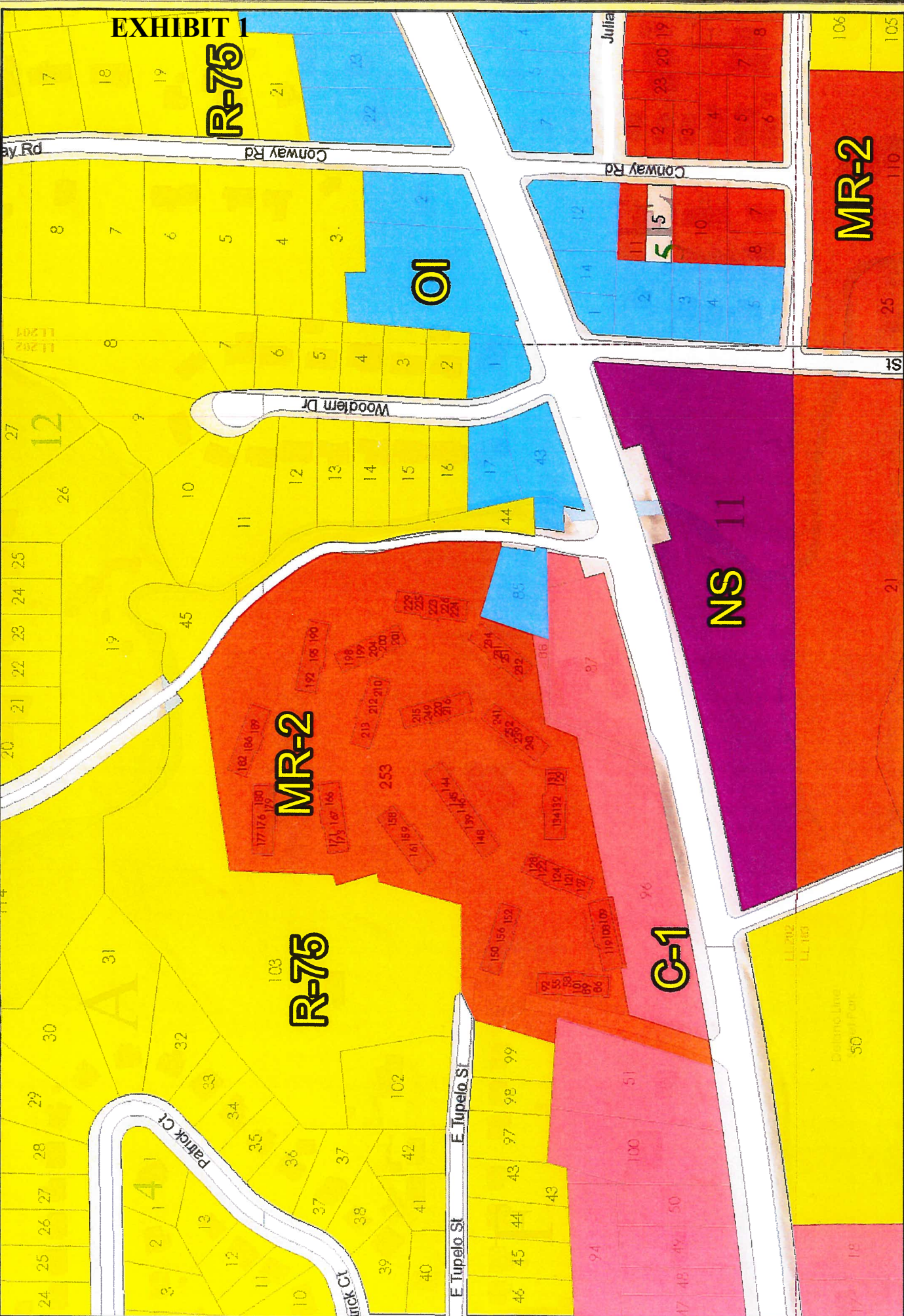
FLOOD STATEMENT
 I HAVE THIS DATE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION PROTECTED PARCEL (S) (UNDEVELOPED) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SPECIAL FLOOD PARCELS.
 MAP ID: 1588000311
 EFFECTIVE DATE: MAY 7, 2001

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 426,313 FEET, AN ANGULAR ERROR OF .93 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 2,129,364 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

- NOTES:**
- EQUIPMENT USED, TOPCON 313 SERIES, ALLEGRO CX DATA COLLECTOR, & 100' CLOTH TAPE
 - CURRENT ZONING IS RM-75
 -FRONT SETBACK-35'
 -REAR SETBACK-40'
 -REGULAR-40'
 -ADJOINING R DISTRICT-50'
 -SIDE SETBACK-20'
 -REGULAR-20'
 -ADJOINING R DISTRICT-50'
 - ALL WALLS ARE CONCRETE AND STONE
 - SURVEYOR RECOMMENDS UNDERGROUND UTILITY LOCATION
 - TOTAL NUMBER OF PARKING SPACES - 138
 - NO VISIBLE HANDICAPPED SPACES ON SITE



EXHIBIT 1



DeKalb County GIS Disclaimer
The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to its content, sequence, accuracy, timeliness or completeness or any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

BLUE SKY CONDOMINIUM



Date Printed: 3/28/2016