

Purchase of Surplus School District Property – 208 Bull Street, Savannah, GA 31401  
 Number: RFP 20-38  
 Addendum #3  
 Posting Date: February 27, 2020  
 Closing Date: March 12, 2020

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The information contained in this document shall become an official part of the original document and shall be acknowledged as noted on the Certification Form and the Bid Form of solicitation document in the space provided. Failure to acknowledge receipt of an addendum may result in a status of non-responsive. Firms are encouraged to review the contents of this document and to respond accordingly.

**Addendum No. 3** is being issued to provide clarification, the walk-through inspection register and any due diligence documents available:

Question/Request	Response
<p>1. If possible, I would like to request electronic documents as referenced in the attached RFP 20-38, page 14. We have an interested potential bidder and would like to review all available materials. Please let me know if you need anything from me.</p>	<p>All available documents are posted to the District’s website and Georgia Procurement Registry.</p>
<p>2. My colleagues and I are interested in learning more about the Surplus Property Sale of 208 Bull Street, and potentially submitting a proposal for purchase in response to the School System’s January 20 Request for Proposal. In addition we would like to attend the January 29<sup>th</sup> Pre-Proposal Conference.</p> <p>Please send the publicly available information, studies and documents related to 208 Bull Street to myself and the email addresses attached to this email.</p>	<p>Please see the response to question #1.</p>
<p>3. Pursuant to the RFP issued January 12, 2020 requesting proposals for the purchase of 208 Bull Street, Savannah, GA can you please provide me with electronic copies of the “information, studies and documents” in the possession of the SCCPSS relating to the property in electronic form? We are interested in considering responding to the RFP.</p>	<p>Please see the response to question #1.</p>
<p>4. Our client has requested the following:</p> <ul style="list-style-type: none"> <li>• Basic building plans in PDF format that show site plan, common areas, floor plans etc.</li> <li>• Recent engineering/building condition</li> </ul>	<p>Please see the response to question #1.</p>

<p>reports</p> <ul style="list-style-type: none"> <li>• Building digital images interior/exterior</li> </ul>	
<p>5. Kindly let me know if there will be an extension to the RFP due date and also when the basic property information will be available for review.</p>	<p>RFP 20-38 has been extended until 11:00 AM on March 12, 2020. Please see the response to question #1.</p>
<p>6. Could you please share or provide a link to all due diligence materials related to the sale of 208 Bull Street?</p>	<p>Please see the response to question #1</p>
<p>7. In accordance with Section O: Public Information of RFP 20-38, I am requesting access to the information, studies, and documents in possession of SCCPSS in electronic form on behalf of our client. Our client would also like to set up an appointment to tour the property after obtaining access to and reviewing this information.</p>	<p>Please see the response to question #1. Individual tours for Offeror's are not being considered .</p>
<p>8. Page 14 of the RFP notes that "Materials relating to the property will be made available to all offerors in an electronic format. Prospective Offerors may request access to these electronic documents by contacting the Purchasing Department". Could you please provide us with any and all materials relating to the property?</p>	<p>Please see the response to question #1.</p>
<p>9. I have a client investor group that is interested in making a bid on the 208 Bull Street building. The investor group is looking to determine feasibility of a residential apartment conversion and would very much like to see floorplan layout for the existing buildings. Are floor plans available that can be shared with prospective bidders?</p>	<p>Please see the response to question #1.</p>
<p>10. Can you please provide the documents you have for distribution on the RFP. Also when and how is the building accessed for walk-throughs by potential purchasers?</p>	<p>Please see the response to question #1.</p>
<p>11. We have a confidential developer client who is interested in possible purchasing 208 Bull Street. Do you have floor plans and elevations available either in CAD or PDF format that we could use to determine the feasibility of redeveloping the property?</p>	<p>Please see the response to question #1.</p>
<p>12. We would appreciate it if you could grant us access to the electronic diligence materials mentioned on page 8 of the RFP description. Please cc everyone on our team who is on this email when you grant access.</p>	<p>Please see the response to question #1.</p>
<p>13. Please provide all existing building drawings including any historic drawings and renovations drawings that are available?</p>	<p>Please see the response to question #1.</p>
<p>14. We'll be requesting drawings of the property in</p>	<p>Please see the response to question #1.</p>

our February 7 question submission. Since all bidders will likely be requesting drawings, will you be releasing anything in advance of that date?	
15. Will you provide a floorplan of the building?	Please see the response to question #1.
16. Please list any major maintenance that the School Board has undertaken on the property in the past 5 years.	A project list has been posted on the District's website.
17. Regarding RFP #20-38, Attachment A, Basic Site Information, Size and Topography (2.A.2) We'd like to request any materials, drawings and documents which can help to verify the Total SF and the existing spaces. Such as architectural drawings, mechanical system drawings, site drawings, copies of egress drawings hung around the interior, as-builts, etc.	Please see the response to question #1.
18. Regarding RFP #20-38, Attachment A, Inspection and Due Diligence (3): We'd like to request any reports pertaining to asbestos and/or lead paint.	Please see the response to question #1.
19. Will the District provide any building documentation for use in the analysis of the site? Preferred documentation would include architectural drawings, surveys, environmental and engineering reports.	Please see the response to question #1.
20. Are there any components of Monetary Proposal other than Purchase Price?	No.
21. As this is a surplus property solicitation, what type of references should be included on the Offer's References form?	The District will accept for consideration any business reference.
22. General Requirements #3 states that the sale of the Property will be conditioned upon the District's relocation. Is it the District's intent for the Offeror's to provide assistance with those relocation efforts as a component of the Proposal?	Offeror's assistance with the District's relocation efforts will be considered, but is not mandatory for submittal of a proposal.
23. We are interested in submitting a response to the RFP for 208 Bull St. but wanted to see if it is possible to get floor plans for the building. This would be very helpful in the analysis we are working through in the property. Even a rough schema of the floors would be helpful.	Please see the response to question #1.

2. The sign-in register from the walk-through inspection held on Saturday, February 22, 2020 has been uploaded to the District's website.

3. All due diligence documents available at this time have been posted to the District's website.

**\*\*ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED\*\***

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**END OF ADDENDUM NO. 3**