

## Lakewood Heights Q&A

*Question to be posted on AUD & APS websites by 8/13/2025*

### I. Site & Building Information

1. Has the city started the process of investigating shared parking agreements with neighboring lots?
  - a. **No**
2. Does the 1952 wing of the school need to be preserved? What are the tax credit implications?
  - a. **The 1952 wing of the school does not need to be preserved unless the selected developer partner, upon analysis of their proposed capital stack, deems it necessary in accordance with their HTC application.**
3. Does AUDC have a tree survey of the site that they can provide?
  - a. **All materials AUD has about the site have been provided as attachments to the RFQ.**
4. Has the building been tested for hazardous materials (e.g., asbestos, lead paint), and can those survey findings be shared?
  - a. **Information regarding the building's existing condition can be found as an RFQ Attachment in the existing building report.**
5. Are there existing utility maps, infrastructure reports, or engineering studies available showing water, sewer, and electrical service to the site?
  - a. **All materials AUD has about the site have been provided as attachments to the RFQ. Additional resources can be studied with collaboration from City departments after the procurement process.**
6. Are there any known easements, right-of-way issues, or legal encumbrances that might affect development?
  - a. **No**

## **II. Architectural & Design Considerations**

7. Can there be any CAD files or higher resolution PDFs of the school floorplans and the site survey?
  - a. **All materials AUD has in its possession about the site have been provided as attachments to the RFQ.**
8. Specifically in the school, should 1-2 bedrooms be restricted to 500-1,000 SF to allow for preservation of interior walls, or can interior walls be modified to allow for appropriate square footage?
  - a. **Our vision serves as a framework reflecting what the community wants to see. Within that framework, the developer has flexibility to determine the most appropriate design approach, including whether to preserve or modify interior walls.**
9. The RFQ references both 1-2 (pg. 15) and 2-3 (pg.14) bedroom units. Is there a preferred unit make-up at this time?
  - a. **AUDC welcomes all approaches to unit make-up, but please note that the “affordable 2–3-bedroom rental housing” characteristic is a key desire by APS, since this will support providing housing for APS families and students.**
10. Is there an architect assigned to the Lakewood Heights Elementary project?
  - a. **No – APS & AUD encourage developer teams to work with and propose architectural firms as part of their response.**

## **III. Ground Lease Terms & Financial Structure**

11. To what extent is the ground lease term extendable?
  - a. **Under O.C.G.A. § 20-2-600, the 50-year limit applies to the entire lease term—including any extensions or renewals—so a ground lease with Atlanta Public Schools can only be extended up to the point where the total term does not exceed 50 years.**
12. Would APS/AUD be willing to enter a ground lease with a term longer than 50 years if required by certain lenders or investors, to facilitate more favorable financing terms or attract additional resources to the transaction?
  - a. **No**

13. What are the anticipated terms or expectations at the end of the 50-year lease period?

- a. **The anticipated term is 50 years. At the end of this period, and subject to future negotiations between AUD and APS, the expectation is that the property would revert to AUD in an unoccupied condition.**

14. Is there a proposed appraised value or minimum acceptable offer?

- a. **This question is not applicable to the Request for Qualifications to redevelop the former Lakewood Heights site. We do not plan to sell the property.**

#### **IV. Submission Requirements & Page Limits**

15. Are we able to combine two sections and spread the page count as we see fit across sections as far as we keep the max page count? For instance, could we combine sections 6,7,8 if we are able to provide that information in a shorter page count by the combination?

- a. **Yes. The page count provided is a maximum.**

16. If our overall page count is less than the 40-pg. maximum, could we add the balance of the remaining pages to extend the allowable pages in the appendix section?

- a. **Yes, so long as all other requirements are satisfied.**

17. Is the 40-page limit inclusive of the cover page and financial statements within the appendices?

- a. **Yes – please maintain the 40-page limit. Financial statements are requested in section 9 of the procurement requirements.**

#### **V. Financial Documentation**

18. In the case of a joint venture, how should financial statements be submitted to fulfill the RFQ requirements while respecting the page limit?

- a. **Please keep the submission within the 40-page limit, including only key details. Financial summaries are acceptable.**

19. Should we submit audited financials for both firms participating in the JV, or is it sufficient to submit the majority partner's financials?

- a. **Please submit financials for all participating firms while maintaining the 40-page limit – summaries are okay. If maintaining the 40-page count is an issue, prioritize submitting the majority partner’s financials.**
20. If both are required, can full statements be included as an appendix outside of the 40-page limit?
- a. **No. See above.**
21. If audited financial statements are not available by the submission deadline or expected shortly after the deadline, will submitting unaudited financials still allow the team to be fully evaluated, with consideration for partial scoring or reduced points in the relevant evaluation category
- a. **Unaudited financials will still be evaluated.**
22. Would APS be open to receiving them at a later stage?
- a. **Yes - if the development team is ultimately selected, APS and AUD will request them.**

## **VI. Evaluation Criteria & Scoring**

23. Can you provide further detail on the weighting or prioritization of evaluation criteria—specifically how the team composition, personnel experience, and past performance on similar projects be evaluated?
- a. **Refer to pages 34-37 for an in-depth explanation of the submission requirements.**

**APS and AUD are committed to an equitable review process that captures the multiple facets that potential teams could bring to the table. APS and AUD encourage diverse developer teams that are composed of individuals with relevant experience in the Lakewood Heights/surrounding area market; with projects of similar size and scope; with experience in innovative approaches to project financing potentially using HTC, LIHTC, NMTC, and/or more; with experience in designing community driven, impactful, and well-designed projects; and with proposals that align with the vision and development priorities outlined in the RFQ.**

24. Will additional points or scoring consideration be awarded for minority participation, either at the prime or sub-consultant level?

- a. **APS and AUD encourage diverse teams of individuals to submit, but solely having a diverse team will not be weighted for scoring by itself.**

**Per page 39 of the RFQ, applicants responding as individuals or as partial teams will be evaluated on their demonstrated ability to put together a development team capable of delivering the Project.**

## **VII. Diversity, Equity, and Inclusion Goals**

25. Does APS or AUD accept DBE certifications from entities like MARTA, GDOT, or GMSDC to fulfill MBE/FBE/SBE participation goals?

- a. **Per page 36 of the RFQ: “For an MBE, FBE, or SBE that plans to participate on a contract, AUD encourages but does not require certification as an MBE, FBE, or SBE and registration with the City of Atlanta’s Office of Contract Compliance M/FBE Register. AUD defines SBEs as businesses whose gross sales do not exceed \$2.5 million in the recent calendar or fiscal year.”**

26. If so, what are the specific targets or expectations, and how will they be evaluated during the selection process?

- a. **Refer to the above.**