

ADDENDUM NO. 1

BUTTS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

REQUEST FOR SEALED PROPOSALS DATED NOVEMBER 15, 2020

DELIVERY OF GA DEPT. OF DRIVER SERVICES (DDS) FACILITY, JACKSON, GA

Modification of Construction Delivery Method; Scope of Work:

The provisions of the RFP are hereby modified and amended to reflect the following as requirements for all proposals:

Successful proposals shall include terms for offerer to construct and deliver the Project at offerer's risk, and also, upon completion of construction of the Project, include the following:

- (i) Agree to enter into a long-term lease of the Project from the Authority to the offerer for nominal consideration to become the "Developer";
- (ii) As Developer, agree to sublease the Project to the Georgia State Properties Commission for use by DDS under standard for leases for such State Agencies, as to utilities, use, taxes and fees, , and subject to termination provisions for such leases as provided under O.C.G.A. § 50-16-41;
- (iii) Provide alternatives for the term of the sublease for both 15 years and 20 years;
- (iv) Provide for Developer (or its permitted assignee) to repair and maintain the Project at offerer's costs, including building and landscaping, except as to damage or disrepair caused by gross negligence or willful misconduct of DDS;
- (v) Set forth the rental rates to be charged by offerer under the sublease for delivery of the Project and leasing for the same as set forth above for both 15-year and 20-year term alternatives;
- (vi) Rental rates should include all costs which may be anticipated to be incurred by offerer, as Developer, or the Authority, as prime-landlord, including insurance for casualty risk;
- (vii) Provide to "pass-through" the costs of the Authority related to and incurred in connection with the Project, with reasonable concurrence of DDS, as part of the rent; and
- (viii) Account for performance and payment bonds to extend until issuance of a certificate of occupancy and acceptance by the Authority and DDS of the Project, then terminate prior to the commencement of the sublease.