



**Purchasing Department**  
140 Stonewall Avenue West, Ste 204  
Fayetteville, GA 30214  
Phone: 770-305-5420  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

January 29, 2026

**Subject: RFP 26084-P Data Center Colocated Personal Property Valuation  
Addendum #1**

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced RFP. You will need to consider this information when preparing your proposal.

1. How many racks are in the each facility? The FRP states 2 buildings are complete and in use. **The number of racks is not known.**
2. What is the square footage of each building? **960,000sf and 672,100sf**
3. How many racks are in each building? **The number of racks is not known.**
4. What percent of each building is fully leased? **The county is under the impression that 100% of the building is leased.**
5. What is the average reported value per rack? **The value per rack is not known.**
6. What is the total approximate cost value being reported to the County in the two buildings? **Only one building was fully complete on 1/1/25. The reported cost value for the first building was \$58,907,583.**
7. What is the first year of reported cost value you want the valuation procedures performed (2024 or 2025)? **2026**
8. What items inside the data center are taxable as defined by Fayette County? **Anything not covered under the leasehold agreement**
9. What is being reported to the County and how is this being reported (ex- an annual personal property tax report)? **Personal property reported on PT50P**
10. Anything owned by QTS inside the facility that is subject to business personal property tax? **Personal property is covered under the leasehold agreement. It will be taxable at 10% for 2026.**
11. What are the exact contents being housed in the facility (ex - the contents of the equipment, hardware, software, wiring, etc) being taxed? **All personal property**
12. What personal property items inside the data center are excluded from tax (ex – items like wiring, pipes that are not the responsibility of the lessee of the space) **Items owned by the lessor that are covered by the leasehold agreement.**
13. What concessions have been made to the leased property companies that reduce the personal property tax or are excluded from tax? **None**

14. Would we have access to the property tax returns being filed, lessee personnel, invoices and supporting documentation to perform verification procedures? **The 2026 tax return is the only documentation provided.**

15. How does Fayette County depreciate (ie how many years) each category of personal property contained in the facility? **Composite Conversion Factors mandated by Georgia DOR**

16. How does the County determine the useful life of the reported equipment? **Based on DOR standards.**

17. What is the deliverable that the County would like to see when reporting the findings and results of the work being performed?

- A description of the scope, limitations, and methodology of the desk review
- An inventory of documents and data reviewed as provided by the County
- A reconciliation of reported asset totals and economic life classifications
- A review of internal consistency within the filed return, based on available records
- Identification of any apparent discrepancies or omissions observable from County-held records, if any
- A clear statement when no material issues are identified within the limitations of the review

18. Can we get an example of a personal property tax filing? **The PT50P reporting form can be found on our website at:**

<https://fayettecountyga.gov/Documents/Departments/Assessor/Forms/Personal%20Property%20Return/Business%20Personal%20Property%20Return%20PT50P.pdf?t=202601051144480>

19. Can we get the exact verbiage of the tax law and the exemptions allowed by the county? **Property tax is governed by OCGA 48-5. There are no local exemptions for personal property, only state exemptions.**

20. Can we get the lease term for each company in the data center? **That information is not available.**

21. Can we get a list of any and all negotiated abatements and whether they can be “passed through”? The only negotiated abatement in question is the **Leasehold agreement between FCDA and QTS.**

22. Can we get your expectation of the budgeted revenue to be derived? **This information is currently unknown. Of the 13 buildings, only two presently exist, and only one is reflected in the 2025 tax report.**

Received by (Name): \_\_\_\_\_ Company \_\_\_\_\_

Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

The opening date for this RFP has not changed. **The opening time and date are 3:00 p.m., Wednesday, February 11, 2026.** Proposals must be received by the Purchasing Department at the address above, Suite 204, at or before the opening date and time.

The deadline for inquiries has passed, so the Purchasing Department will not be able to accept any additional questions after this time.

If you have questions, please contact Sherry White, Sr. Contract Administrator at (770) 305-5314 or email at [swhite@fayettecountygov.gov](mailto:swhite@fayettecountygov.gov) .

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted L. Burgess".

Ted L. Burgess  
Director of Purchasing