

DOUGLAS COUNTY BOARD OF COMMISSIONERS

REQUEST FOR PROPOSALS

SMALL AREA PLAN – LEE ROAD EXTENSION

SOLICITATION NUMBER 17-023

The Douglas County Board of Commissioners is soliciting qualified consulting firms to submit a proposal to prepare a Small Area Plan for the Lee Road Extension project. The County is insistent that the document be user friendly with adequate visual aids and written in a language that is easily understood. The Plan shall contain practical policies which will guide the physical development of the community in a coordinated and consistent manner to create a more livable community through walk-ability and bike-ability. The County desires an extensive public visioning process that will focus on creating a unique document that embraces our history and natural resources.

PROJECT SUMMARY

The objective of this project is to prepare a Small Area Plan, using the most recent census data, area and national trends, best planning practices, alternative scenarios, projections and analysis.

The Small Area Plan will be developed for the area adjoining the proposed Lee Road Extension, in and around the Highway 92 LCI corridor, using the codified vision for the area to include the following elements:

- a. Transportation project's priorities list determined in the LCI supplemental study.
- b. The walk-ability priorities of the LCI study.
- c. The 2017 Housing Study recently completed for Douglas County by the Bleakley Advisory Group.

The Plan should determine the marquee parcels in the area and create a blueprint for the community. It should recognize and appropriately plan for the County's discrete and unique physical, social, economic assets and development challenges. The Plan must meet the needs of the present generation without compromising the ability of future generations to meet their needs, and must be sustainable. The Plan's outlook is anticipated to be a twenty (20) year timeframe.

The planning consultant will be expected to review the market study done as part of the original LCI study and determine if a new market study is needed, and if so, complete a new market study. Also, to analyze existing zoning and land use categories for the area and make recommendations for potential new zonings and future land use categories as needed.

The Plan must be developed through a robust citizen engagement process. The County considers active citizen participation to be central to the new Plan, and the planning process must be structured to maximize such involvement. The planning consultant must work in a cohesive and coordinated manner with the Chairman, County Administrator, Commissioners, Economic Development Authority and County Staff. Consultant is expected to collaborate on the development of a process that is creative, interactive, and solicits input from a diverse participant pool. The planning consultant will help channel public participation into realistic alternatives for consideration by the public and other stakeholders.

Participation in public meetings and other community engagement activities by the planning consultant is expected. The final Plan document should be well-organized and rely heavily on visualization and graphics in order to relay key concepts.

The County will require that the implementation of the new Plan be consistent with the existing LCI Plan and will be integral to the update of the County's Comprehensive Plan.

All information for interested firms, and proposal documents may be obtained at the office of the Douglas County Purchasing Department, (770.920.7247), located on the third floor of the Douglas County Courthouse, at 8700 Hospital Drive, Douglasville, Georgia.

Sealed proposals in response to this Request will be received by the:

Douglas County Board of Commissioners
Bill Peacock - Purchasing Director
3rd Floor
8700 Hospital Drive
Douglasville, Georgia 30134

The Proposal due date is July 21, 2017 no later than 3:00 PM ET. Proposals will be opened at 3:00 PM ET on the proposal Due Date in the Purchasing Bid Opening Room on the third floor of the Courthouse. You are invited to attend, or submit your proposal prior to the deadline. Each response should be marked on the outside of the envelope with: **"RFP – SMALL AREA PLAN-LEE ROAD EXTENSION – Solicitation No. 17-023, July 21, 2017"**.

A pre-proposal conference to respond to all inquiries with regards to this project will be held at **10:00 AM EST, July 12, 2017** on the third floor of the Douglas County Courthouse in the Purchasing Department. Potential Proponents are strongly encouraged to attend.

Douglas County reserves the right to waive any informalities, to reject any and all proposals, to evaluate proposals, to accept portions of any proposal and to accept any proposal, which in its opinion, may be in the best interest of the County. The County reserves the right to add to or delete from the contract after the contract has been awarded.

No proposal will be received or accepted after the above specified date and time of the proposal opening. Proposals submitted after the designated date and time will be deemed invalid and returned unopened to the firm.

No proposal may be withdrawn within thirty (30) days after the proposal opening and all proposals shall remain firm during this period.

Ad Dates: 6/28 & 6/30