



Henry County
Purchasing Department
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ADDENDUM #1
Issued October 23, 2018

RFP # 19-14
Master Planning of the Atlanta Speedway Airport and Henry County Megasite
OPENING: 3:00 PM, October 30, 2018

The following items take precedence over referenced portions of the documents for the above-named project and in executing a contract, will become a part thereof.

Where any item in the documents is supplemented hereby, the original requirements will remain in effect. All supplemental conditions will be considered as added thereto.

Where any original item is amended, voided or superseded hereby, the provisions of such items not so specifically amended, voided or superseded will remain in effect.

This Addendum #1 must be signed and attached to proposal to acknowledge receipt of Addendum.
Failure to acknowledge any addenda will result in a non-responsive bid.

Company's Name

Date

Authorized Representative's Name

Authorized Representative's Signature

RFP #19-14
Master Planning of the Atlanta Speedway Airport and Henry County Megasite
Question and Answers

- 1. Question:** Are detailed conceptual plans showing building footprints, road locations, etc. envisioned as a deliverable, or are you anticipating a more general land use or bubble diagram plan to accompany the recommended policies?
Answer: Yes, detailed conceptual plans showing building footprints, road locations, etc. are envisioned as a deliverable.
- 2. Question:** Is one of the goals of this effort to have the area certified as a megasite?
Answer: Yes.
- 3. Question:** What are the anticipated fees for this effort?
Answer: Fees not to exceed the Board of Commissioner approved budget by resolution once the selection process is complete.
- 4. Question:** What level of detail is anticipated for the market study and TAD studies?
Answer: Detail that addresses GA state law requirements to determine if an area meets the criteria to become a TAD.
- 5. Question:** What is the timeline for completing this effort?
Answer: The time of completion will be from the time a notice to proceed or executed agreement is issued.
- 6. Question:** How extensive do you expect outreach will be to the public, property owners, and other stakeholders?
Answer: Outreach should be thorough and consistent.
- 7. Question:** Please confirm that proof of insurance is not required with the proposal submittal.
Answer: The insurance certificate will be obtained at the time the contract is awarded.
- 8. Question:** Do the required forms need to be filled out by subconsultants as well as the prime/lead firm?
Answer: The required forms are to be completed by the firm submitting the proposal.
- 9. Question:** Can you provide a study area map? Are the six proposed TADs mentioned in the RFP included within the study area?
Answer: Yes, our new Comp Plan 2040 Future Land Use Map designates the respective areas as purple, representing future use as mixed use and a copy can be obtained through our Planning & Zoning Department, GIS Department, or online. Most of the areas of interest regarding the TADs are included in the aforementioned future land use map designations.
- 10. Question:** Is the prime/lead firm the only one eligible for local vendor preference or can subconsultants also be eligible?
Answer: Prime only.
- 11. Question:** Is there a budget or budget range for this effort?
Answer: Yes.
- 12. Question:** Do you have recent transportation studies for the area that can be used as part of this master planning process?
Answer: Our CTP was updated June 7th, 2016 and can be used.

13. **Question:** What format is expected for the overall final deliverable? Maps/graphics? Written report? Both?
Answer: Both
14. **Question:** What is the timeline for completion of the overall project?
Answer: The time of completion will be from the time a notice to proceed or executed agreement is issued.
15. **Question:** What are the boundaries of the proposed MegaSite? Is there a map?
Answer: There is a boundary map of the Megasite, which can be procured from the Planning & Zoning Department.
16. **Question:** What is the proposed area of the Tax Allocation Districts (TAD)? Is there a map?
a. What level of analysis is required?
b. Is this limited to research on the feasibility only or is representation/documentation for any potential approval/adoption to be included?
Answer: Please reference the newly adopted Future Land Use Map for Henry County. The Mixed Use designated areas that are near the referenced State Routes and county roads in the RFP scope of work should be included. No, there is no specific TAD map, but there is the aforementioned Future Land Use Map. a.) A full level of analysis that generates the needed results to determine if the specified areas meet the TAD criteria. b.) To the latter, yes.
17. **Question:** What is the proposed area of the Community Improvement Districts (CID)? Is there a map?
a. What level of analysis is required?
b. Is this limited to research on the feasibility only or is representation/documentation for any potential approval/adoption to be included?
Answer: Please reference the newly adopted Future Land Use Map for Henry County. The Mixed Use designated areas that are near the referenced State Routes and county roads in the RFP scope of work should be included. No, there is no specific CID map, but there is the aforementioned Future Land Use Map. a.) A full level of analysis that generates the needed results to determine if the specified areas should pursue a CID. b.) To the latter, yes.
18. **Question:** What is the definition/expectations of a “multimodal hub”?
Answer: Multimodal hub can be defined as follows: where more than one mode of transportation can be used sequentially.
19. **Question:** What are the requirements for Public Outreach?
Answer: Public outreach is flexible. The utilization of social media, local news, local newspapers, community forums, open houses, etc... are all acceptable means for Pubic Outreach.
20. **Question:** Is architectural design required for specific design areas of the overall site? To what detail/extent?
Answer: Yes. The architectural design should meet or exceed the Henry County Highway Corridor Overlay District architectural design requirements.
21. **Question:** What components are expected to be reviewed in the infrastructure assessment? Is this to be completed at a planning (theoretical) or engineering (practical) level?
Answer: This is to be completed at a practical level.