



**RFP#2019-002 PLANNING AND DESIGN FOR YAHoola CREEK RESERVOIR
PROPERTY**

ADDENDUM 1

Return to: Lumpkin County Board of Commissioners
Ryan McDuffie, Purchasing Agent
99 Courthouse Hill, Suite D
Dahlonega, GA 30533

Bid Closing Date: June 5, 2019 at 2:00 PM, EST
Bid Issue Date: May 8, 2019
Addendum Issue Date: May 31, 2019 at 5:00 PM, EST
Pages: 2
By: Ryan McDuffie, Purchasing Agent

Vendor Name: _____
(A copy must be attached to the Addenda Acknowledgement)

-
1. On page 7, the RFP mentions that personnel qualifications will count 20%. In 4.0 on page 5, we couldn't find where you would prefer us to demonstrate the qualification of our staff (resumes, etc.). Would you like that along with other firm qualifications in 4.1, or would you like it in 4.3 along with the organization chart?
 - a. Please use section 4.1 Proposers Qualifications as the place to include qualifications of staff i.e. resumes, relevant work experience, etc.
 2. Has the specific size of the conference center been discussed?
 - a. No specifics for any of the potential uses for the property have been discussed.
 3. What are the long-term plans for ownership of the land (private, county, development authority)?
 - a. The County currently owns the property and long-term plans will be based on the property uses and interest from developers.
 4. Does this phase include a survey of the property?
 - a. No, topographic data is available through the Lumpkin County Planning Department.
 5. What is the timeline for completion of the services?
 - a. Undetermined at this time.
 6. Will the County enforce the local vendor preference?
 - a. Yes. In the case of an RFP, where there is an evaluation criteria established, any local vendor, one who operates with at least one full time employee within the County limits, shall be given an additional five (5) points for proximity.
 7. Can the presentation from the aquatic consultant be posted for review as part of this project since the preferred location is on the Yahoola Creek Reservoir Property?
 - a. Yes, that presentation was posted immediately as a separate document that is part of the bid.

8. Does the County want there to be a hotel connected to the aquatic center?
 - a. This has not yet been determined. There is a possibility for the connection but the hotel should be considered as a stand-alone development.
9. Has a market analysis been conducted on the aquatic center?
 - a. No.
10. Does the County expect that all elements will be self-sufficient/self-sustaining?
 - a. The County would like all facilities to be self-sustaining within a reasonable time frame.
11. Public participation requirements- who will manage/organize those meetings or identify those persons?
 - a. The Reservoir committee as guided by the Board of Commissioners will work with the selected firm to manage and organize those meetings.
12. Is the County looking for a market study?
 - a. No.
13. What is the long-term plan for operating the site?
 - a. Unknown at this time.
14. Are there any development efforts in place now?
 - a. There is no one actively working on the site but there are developed amenities present such as trails, rest areas, pavilions and a convenience dock.
15. Should the cost of surveying be included in the proposal?
 - a. N/A see #4.
16. Can topographic photos and maps be posted to the bid documents?
 - a. Yes, those items were immediately uploaded to the solicitation link as separate documents.
17. Please confirm that the master plan will be designed utilizing GIS base data only and no additional information is required by the consultant.
 - a. Yes.
18. Are there utilities available to the site (i.e. sanitary water, power, cable, gas, etc.)?
 - a. Yes.
19. Error in section 5.2.2 under” 1) a. Transmittal letter as referenced under Section 3.1 (a) of this RFP.” Should be removed. There is no 3.1(a)
20. The lake parcel is jointly owned by the City of Dahlonega and Lumpkin County. Is this parcel included in the master plan area? If so, to what extent?
 - a. The lake is a feature only. The lake and buffer are jointly owned and are not included in this proposal unless for an amenity such as, for example, paddle boats.
21. Will the County provide locations for the public meetings? Will the County advertise for the public meetings?
 - a. Yes, to both.