

Union County Development Authority

ADDENDUM # 1

June 19, 2024

Union County Community Wide Strategic Plan

Project# UCDA-2024-01

This addendum is issued to change or clarify the proposal documents associated with the Union County Development Authority RFP for Union County Community Wide Strategic Plan Issued May 22, 2024

List of Items Included in Addendum #1

1. Questions and Answers (attached)

Note: A signed acknowledgement of this addendum must be received by the Purchasing Agent attached to your response.

Vendor Name: _____

Address: _____

Email: _____

Authorized Signature: _____ Date: _____

Name (Printed): _____ Title: _____

Question 1: The RFP mentions significant growth in the County. What factors have contributed to this growth, particularly in the last four years?

Answer to Question 1: Union has grown consistently over the last 40 years (approximately 44% 1990-2000; 24% 2000-2010 and 22% 2010-2020). In years past, the majority of growth has come from net in-migration from predominantly affluent retired persons, which has skewed the county age demographic. That trend continues but in the last 10-12 years and particularly the last four years we have seen a significant increase in working-aged people with children so much so our school system enrollment doubled in the last ten years. The pace of in-migration picked up significantly post pandemic. Atlanta and south Florida are the largest contributors of new residents.

Question 2: What level of detail are you expecting as part of implementation strategies for water infrastructure, vacant buildings, utilities? Engineering level work or, potentially recommendations for engineering work in the future?

Answer to Question 2: We do not expect engineering level work for any of the above. Rather we seek an analysis of the current system's capacity, excess capacity, projected usage and recommendations for full studies/engineering work to meet current and future (10-20 years) demand. For vacant, deteriorated buildings, we seek a fairly cursory survey via review of tax assessor records on q-public and/or windshield survey of primary commercial area and corridors which are the DDA district and approximately two miles of US76/GA515 and two miles of US 129. Also no engineering work; only an assessment of percentage and recommendation of further study/plan and/or strategies/programs to address vacancy and dilapidation.

Question 3: Do you expect community engagement to take place in person, virtually, or a combination?

Answer to Question 3: Community engagement will be primarily with a limited group of stakeholders noted as partners and participants and can be in person or a combination of in person and virtual depending on the consultant's guidance. With a smaller group of motivated participants we can pull most partners together regularly. Outside community engagement (from the citizenry) is at the discretion of the consultant but much citizen engagement was done during the comprehensive planning process and is available as a resource.

Question 4: What is the total budget for the project? Will the total ARC funding plus match be used for the project?

Answer to Question 4: \$125,000 is the total project budget. The budget for the project is the total ARC grant funding plus total local match.

Question 5: Do you expect data gathering and analysis to include the 5 GA and NC counties in the bowl?

Answer to Question 5: In a limited amount only to reflect or describe Union's primary labor shed and trade market area and/or unless otherwise recommended by the consultant.

Question 6: Can we assume responses to 4.0-e. and 4.0-f. are not necessary considering the nature of this project?

Answer to Question 6: 4.0-e and 4.0-f are not applicable to this project.

Question 7: 4.0-d requests a complete list of all relevant work over the past 5 years. This would be very extensive. Is it acceptable to include a smaller collection of the most relevant projects?

Answer to Question 7: Yes, a suitable and most relevant sample will suffice.

Question 8: In the interest of efficiency and sustainability, would the UCDA consider accepting email only submission?

Answer to Question 8: No. We need at least three hard copies.

Question 9: Do you have preference for an in-state or local vendor?

Answer to Question 9: No, we are seeking the best fit for our needs but a thorough understanding of state of Georgia, federal, utilities and regional organizations' technical and financial assistance programs that may be part of consultants' recommendations for further planning, studies and implementation strategies is essential as we foresee pursuant of multiple such programs as likely outcomes of this endeavor.

Question 10: What is the budget for this project?

Answer to Question 10: The total budget for the strategic plan is \$125,000. In addition, the Authority will provide organizational and technical assistance to the successful bidder as outlined in the RFP.

Question 11: When do you expect the project to begin?

Answer to Question 11: We hope to begin the project within two months of awarding the bid.

Question 12: How long is the contract term?

Answer to Question 12: The contract term may be less but not more than 12 months depending on the terms of the successful bid.

Question 13: In section 4.0.b. Business Litigation, it might be helpful to understand what UCDA deems to be "material". Material business litigation is not defined in the RFP. For example, setting materiality at a value. For Officers and Principals, we would like clarification on whether we can limit it to those who have acted for or represented the corporation in the bidding, in accordance with 6.10. Additionally, if the information is provided, we would like to limit to claims which have been filed in courts of competent jurisdiction. Unknown or potential claims will not be included.

Answer to Question 13: Material business litigation as referenced in section 4.0.b. would be litigation that is significant to financial health and would be required to be disclosed in the annual audited financial statements, report to shareholders, or similar records. Officers and principals can be limited to those who have acted for or represented the corporation in the bidding in accordance to 6.10. Claims can be limited to claims which have been filed in courts of competent jurisdiction. Unknown or potential claims do not have to be included.

Question 14: Even if the attestations are limited to certain officers, will we have to monitor and update attestations from the principles if the status changes?

Answer to Question 14: No. COI and legal information attestations are limited to private corporations where the officers are both principal owners and will act to represent the corporation in the bidding for this project. COI and legal information attestations are not required for state, federal or regional public entities and institutions.