

Request for Qualifications/Proposal

Murray County is seeking qualified professional assistance to develop an infrastructure master plan for site development around the Appalachian Regional Inland Port and surrounding area. The completed master plan shall include an assessment of utility and transportation infrastructure and prioritization of sites most suited for development for desired industrial uses. The master plan should also recommend a coordinated approach for the development of public utilities and transportation infrastructure essential to delivery of needed infrastructure in a cost-effective and sustainable manner. Additionally, this plan should address the reduction of any negative environmental and traffic impacts associated with large-scale industrial development.

At minimum, the master plan must address:

1. Data collection and reconnaissance to include:
 - land use – an evaluation of surrounding land uses and existing site conditions and constraints to determine best sites suited for commercial and industrial development based on soil characteristics, topography, wetland, flood plains and other environmental constraints
 - highway network – analysis of existing two-lane highway to determine current capacity and needed improvements
 - utilities – assessment of existing infrastructure to determine where utilities are available and its current capacity
 - Identify current capacity of existing broadband infrastructure
2. Develop Vision and Guiding Design principles
3. Identify opportunities and constraints of the site and surrounding area
4. Develop Transportation analysis
5. Develop capacity analysis of required infrastructure including broadband infrastructure
6. Develop graphic master plan of the sites that includes:
 - Site development alternatives
 - Pattern and density of development
 - Location and type of development
 - Project matrix (building square footages, development areas, open space,)
 - Access, gateways, signage
 - Circulation (roads, parking, pedestrian)
 - Utility corridors and connections
 - Rail improvements and access
 - Improvements required to transportation network
7. Prepare master plan document that includes:
 - Vision statement
 - Existing land use constraints and opportunities map
 - Alternative development plans evaluated
 - Traffic analysis
 - Utility capacity analysis
 - Recommendations for infrastructure improvements required to support development
 - Development matrix

- Standards and development guidelines.
- Phasing plan
- Implementation strategies
- Graphic renderings of site development master plan

The county is soliciting qualifications from planning and engineering firms interested in contracting to develop the infrastructure master plan. Short-listed firms will be interviewed prior to final selection. The county will negotiate a detailed scope of work, fee and schedule with the preferred firm.

Qualified applicants will demonstrate familiarity with planning and infrastructure development issues in Georgia and ability to effectively involve community stakeholders in the planning process. Familiarity with existing state planning and development law is important.

Qualifications must be organized in sections containing the following information:

Description of Firm: Describe your firm's legal structure, areas of expertise, length of time in business, number of employees, and other information that would help to characterize the firm. Provide the address of the office that will manage any work performed for the County of Murray.

Experience: Briefly describe other projects executed by your organization that demonstrate relevant experience. Also list significant public sector clients for whom you have performed similar work in the past five years. For each project mentioned, include the name, address and phone number of a person who can be contacted regarding your firm's performance on the project.

Personnel: Provide a professional resume and academic credentials for each of the key people who would work on this project (including any sub-consultants, interns, etc.), and describe relevant related experience.

Examples: Attach two example plans or technical reports prepared by staff proposed to develop the infrastructure master plan for the County of Murray. These examples should demonstrate ability to do similar work and to present results in a clear, concise, easy-to-understand writing style.

Proposed Work Plan: Briefly describe the steps you would propose for developing the infrastructure master plan for Murray. Include description of the stakeholder involvement process to be used, likely timeline for completion of the plan, and interim or final products to be produced.

Qualifications must be received no later than 04/20/2018, at Murray County Annex Building, Attention: Illya Copeland / Tommy Parker, Post Office Box 1129, Chatsworth, GA 30705. Submittals received after the deadline will not be considered.

Firms will be evaluated and ranked on the basis of the following factors:

Qualifications of personnel
Relevant experience
Quality of previous work
Suitability of proposed work plan

We are open to retaining assistance from firms throughout the state. Please direct any questions regarding this RFQ to Illya Copeland, Executive Director of the Murray County Industrial Development Authority. (706)-980-0621