

GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

RFP# 23-01

Issue Date: Monday, February 13, 2023

Commerce Drive Development Proposal The Lakes at Green Valley (Lot "P")



Proposals due: Tuesday, March 21, 2023 by 12:00 p.m.

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REQUEST FOR PROPOSALS

RFP# 23-01

Commerce Drive Development Proposal The Lakes at Green Valley (Lot “P”)

Griffin-Spalding Development Authority (GSDA) is seeking proposals from pre-qualified developers to provide a development proposal for a commercial development along Commerce Drive in The Lakes at Green Valley Park in Spalding County, Georgia. The development area has historically been referenced as Lot P.

In 2008, the voters in Spalding County approved funding for a 517-acre industrial park known as The Lakes at Green Valley. The park consists of industrial sites, recreation areas and a commercial tract that would provide commercial uses for the park and surrounding area. Construction of the infrastructure began in 2010 and the park has sold all of the industrial lots. In 2021, GSDA deeded a tract within the park to Spalding County for use as an Aquatic Center. Construction is underway and completion is projected to be in late 2023.

During construction of the park, a roadway with water and sewer was constructed off Rehoboth Road and named Commerce Drive. The parcel consists of 8.4 acres and was intended for commercial use. Since significant activity is occurring in the park and with the anticipated completion of the Aquatic Center in late 2023, GSDA has determined that the demand is sufficient to seek proposals for development of the Commerce Drive parcel.

I. SCOPE OF SERVICES

Developers are invited to submit proposals to develop the tract. The scope of services shall include:

Master Plan of Property

A concept lot layout is included in this package (*Exhibit 1*) that will give a general theme of the proposed plan. This is not intended to be the fixed lot layout and the developer is encouraged to provide a layout that they would determine to be the plan of development. Developer should be aware of existing easements on the property and work within the constraints of the easements. An overall plan of the property without proposed lots is also attached (*Exhibit 2*).

Development Theme

GSDA desires that the building construction theme be a downtown style theme with historic storefront and brick facade. Proposers should provide architectural renderings of the building for submittal in the RFP.

Proposed Uses

Proposer should describe the proposed uses within the development and detail types of business that may be within the commercial park. Parking should be addressed that would be consistent with Spalding County development ordinances and location of parking for each lot as well as common area parking should be shown on a concept layout.

Financial Option

Proposer should outline a strategy to GSDA on what options may be available for development. If proposer is interested in an outright purchase of the property, the offer should be detailed. If other financial options are considered, these options should be provided.

Market Analysis

Proposer should provide a market analysis including demographics, service area and viability of the development. Population analysis of trends regarding user base to ensure project success should be provided.

II. PROJECT SCHEDULE

Proposers should provide a schedule for development and a timeline of build-out of the project. Details of specific lot development should be provided along with type of businesses to be placed on the lots.

III. PROPOSAL EVALUATION

It is the desire of GSDA to select a developer who understands the area and has the financial capability to provide a quality development. GSDA will enlist a selection team to evaluate and interview proposers to gain an understanding of the RFP contents and will engage the proposers to ask more in-depth questions after review of the proposals.

Questions during the RFP preparation process are welcome and will be distributed to all proposers on record.

The proposals will be evaluated based on the following criteria:

1. Understanding the Project: The selection committee will review the proposals to determine the proposer's understanding of the project, and the project approach that is provided.

2. Qualifications of Proposer: Consideration will be given to the qualifications of the proposer and the experience of the proposer on similar types of developments. A list of similar projects and value of these projects should be provided on the proposal. A list of key personnel involved in the project should also be provided.
3. Financial Condition of Proposer: Proposer should provide evidence that they have the financial capacity to develop the project. Financial information should be provided as a part of this proposal.
4. Project Schedule: Proposer should provide a schedule of development for the project and it should be detailed as to each phase of development.

IV. SUBMITTAL INSTRUCTIONS

To be considered an original, three hard (3) copies, and one (1) electronic copy of the completed proposal must be submitted in a sealed envelope, clearly marked: "Request for Proposal – Commerce Drive Development Proposal" by mail or hand delivery to:

Mail or Hand Delivery: Kim Grist
Griffin-Spalding Development Authority
109 E. Solomon Street, Suite 100
Griffin, Georgia 30224

Proposals are due by 12:00 p.m. on Tuesday, March 21, 2023. Proposals arriving after the due date and time will remain unopened and will be disqualified. Any proposal may be withdrawn by filing written notice to GSDA before the stated proposal opening time.

Questions regarding the proposal may be directed by email to:

Kim Grist, GSDA
kimg@gsda.net
770.412.9200

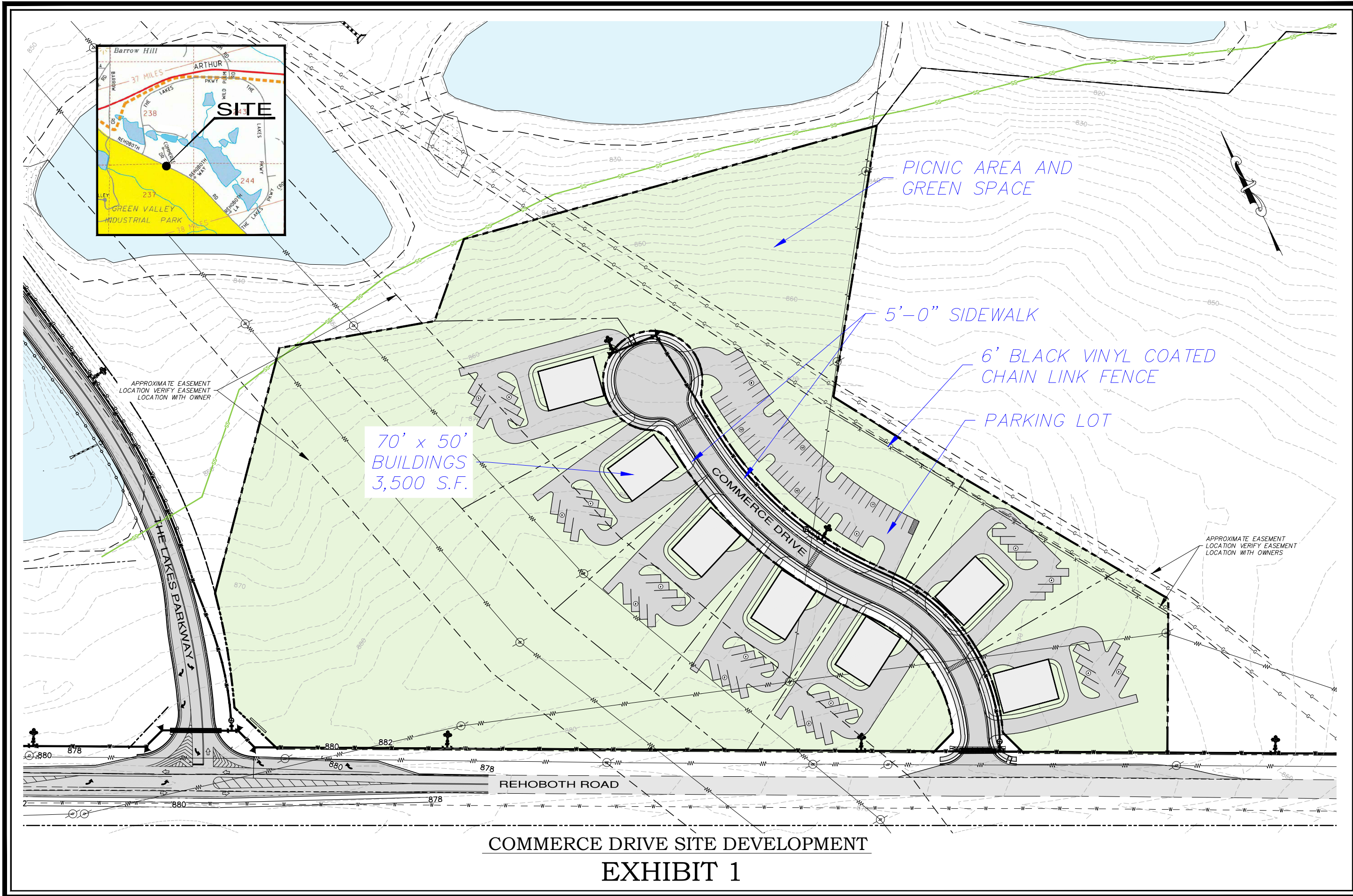
Questions must be received by 12:00 p.m., Friday, March 17, 2023. Answers will be posted as received on the GSDA's website at www.gsda.net. It is the responsibility of the interested firms to check the website for new questions and answers prior to submitting proposals. The names of firms and individuals submitting questions will not be disclosed.

V. TERMS AND CONDITIONS

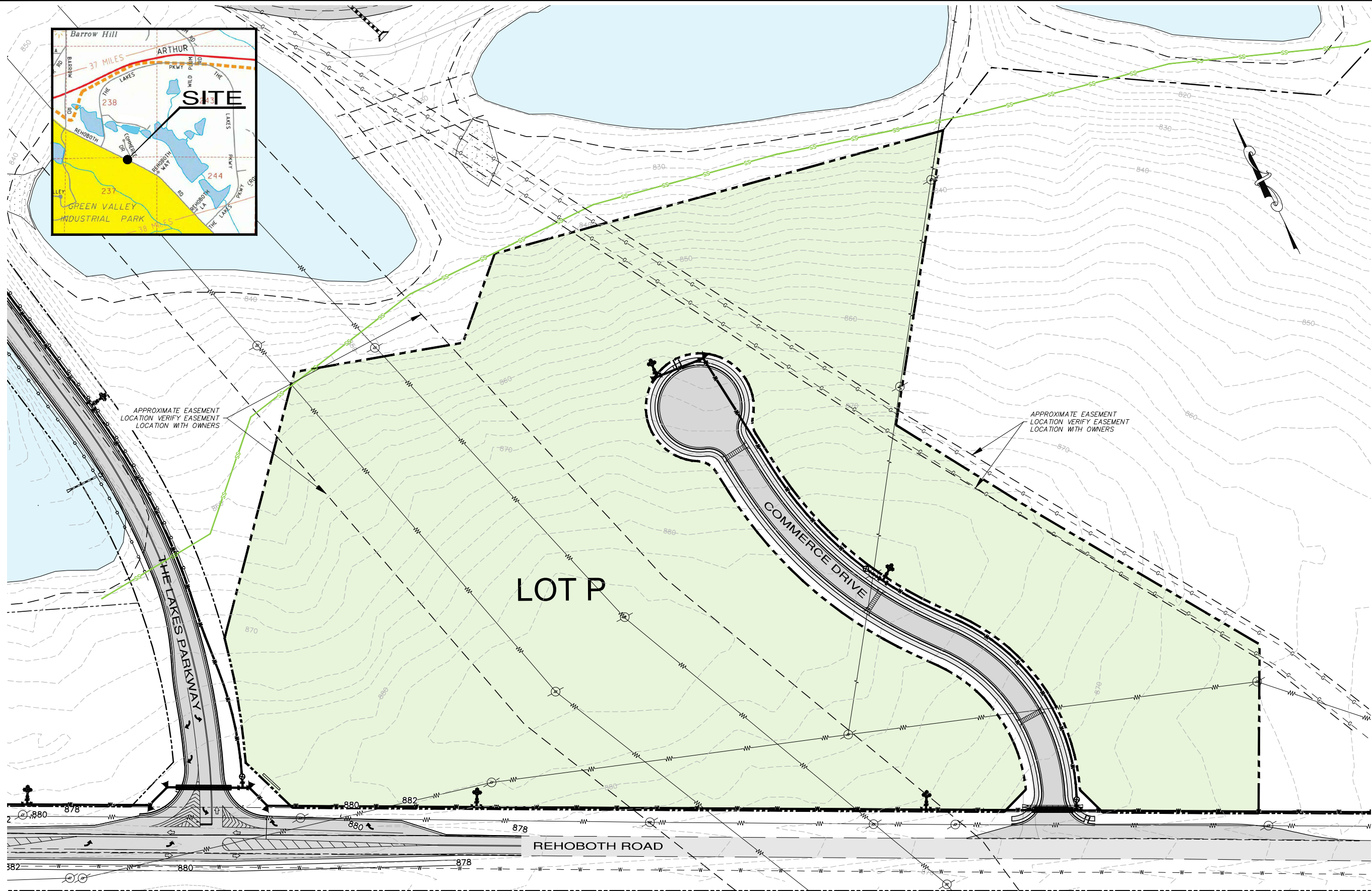
All responses and supporting materials as well as correspondence relating to this RFP become property of GSDA when received. Any proprietary information contained in the response should

be so indicated. However, a general indication that the entire contents, or a major portion, of the proposal is proprietary will not be honored. The following terms and conditions shall also apply:

- A. All applicable Federal and State of Georgia laws, Spalding County ordinances, license and regulations of all agencies having jurisdiction shall apply to the respondents throughout and incorporated herein.
- B. Professionals requiring special licenses must be licensed in the State of Georgia, and shall be responsible for those portions of the work as may be required by law.
- C. No response shall be accepted from, and no contract will be awarded to, any person, firm, or corporation that (i) is in arrears to GSDA, Spalding County, or the City of Griffin with respect to any debt, or (ii) is in default with respect to any obligation to GSDA, Spalding County or the City of Griffin.
- D. GSDA shall be able to request of the respondents' satisfactory evidence that they have the necessary financial resources to accomplish the developments as contemplated in the RFP.
- E. Any inquiries or concerns regarding the specified Request for Proposal procedures or processes shall be directed to Kim Grist, GSDA, 770.412.9200 or email kimg@gsda.net.
- F. GSDA and its contractors shall not discriminate on the basis of race, color, religion, national origin, or sex in the award and performance of contracts.
- G. By submitting this RFP, submitters accept the evaluation process as outlined in this document and acknowledge and accept that determination of the most qualified proposer offering the best value to GSDA may require subjective judgments by the owner.
- H. All information, documentation, and other materials submitted in response to this solicitation that are considered non-confidential and/or non-proprietary are subject to public disclosure under the Georgia Public Information Act after the solicitation is completed and contract executed with selected firm.
- I. GSDA shall not be responsible for RFP preparation costs. By submitting the RFP each firm agrees to be bound in this respect and waives all claims to such costs and fees.
- J. GSDA reserves the right to accept any proposal, to reject any proposal, to waive defects in proposals submitted in response to this request, and to select the proposal deemed to be in the best interests of GSDA. Issuance of this proposal does not obligate GSDA to award a contract. GSDA accepts no responsibility for reimbursement of expenses incurred in responding to this Request for Proposal.



COMMERCE DRIVE SITE DEVELOPMENT
 EXHIBIT 1



COMMERCE DRIVE SITE DEVELOPMENT
EXHIBIT 2