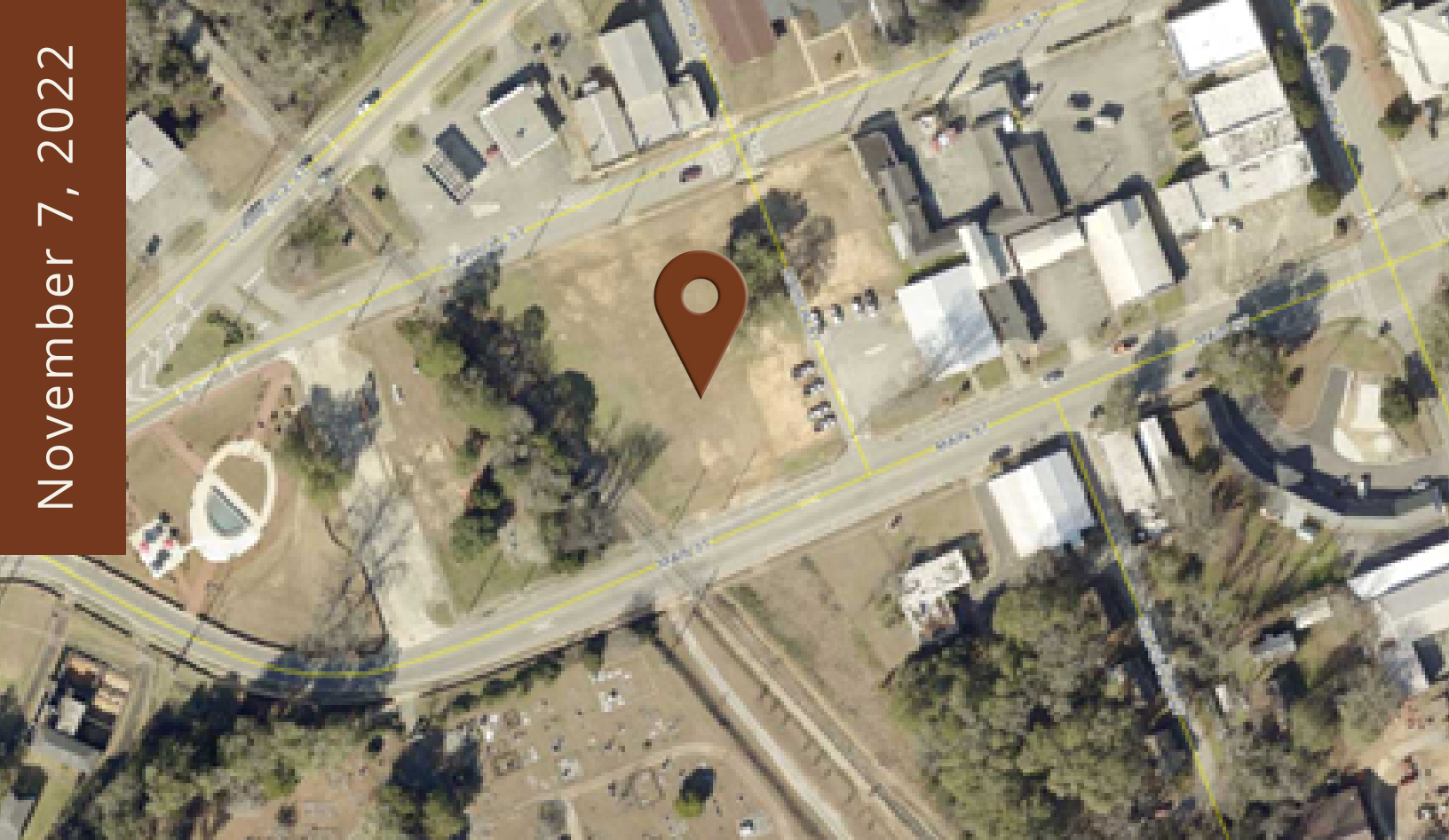


November 7, 2022



Perry Downtown Development Authority (DDA)
REQUEST FOR QUALIFICATIONS (RFQ)
2023-05

for Collaborative Public/Private Development Venture

Downtown Mixed-Use Facility
718 Carroll Street, Perry, GA

Submissions are due at the address shown below no later than **January 13, 2023**.

City of Perry City Hall
Attn: Finance Department
1211 Washington Street
P.O. Box 1231
Perry, GA 31069

An Optional Pre-RFQ Meeting will be held on December 1, 2022, at 10:00 AM at Perry City Hall's Council Chambers, 1211 Washington St, Perry, GA 31069.

<https://perry-ga.gov/business-services/finance/bids-proposals>



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**Perry DDA
RFQ 2023-05**

INTRODUCTION

The Perry Downtown Development Authority (DDA), working in coordination with the City of Perry, is soliciting responses from qualified developers to plan, develop, execute, and deliver the desired construction project on a roughly 1.4-acre site located in Downtown Perry between Carroll Street and Main Street at 718 Carroll Street (please see Exhibit A for site details including complete site survey and current photographs). Qualifications should demonstrate an ability to deliver the desired development in an independent, timely, professional, and comprehensive manner.

The proposed project will consist of a combination of public (City of Perry) and private uses with a requirement for the provision of City office space in perpetuity (City as a lessee) with required square footage determined by the City. Other proposed uses should address needs in the Downtown Perry and local markets with desired uses such as retail, restaurants, office space, and residential, preferably a combination thereof in a development that takes advantage of density potential. It is envisioned that the project will take advantage of the unique location in growing Downtown Perry (demographic information provided as Exhibit C), providing a complimentary development that further drives Downtown patronage and visibility.

PROJECT UNDERSTANDING

The City of Perry, through this solicitation, wishes to partner with a qualified developer that can move the proposed mutually beneficial project to fruition, providing for a mixed-use, public/private development that will benefit Downtown Perry and the community through economic development while providing the City with desired office square footage and furthering the vision the City has for Downtown.

The proposed development will be constructed on City-owned property in Downtown Perry (please see Exhibit A) and generally meet the following criteria:

- 1) The general design / aesthetic of the building to be constructed will resemble an historic industrial / manufacturing building circa 1850 – 1950. Aesthetics must be complimentary to existing Downtown Perry buildings, improvements, and infrastructure.
- 2) The orientation of the building will face towards the Southern end of Main Street and Legacy Park.
- 3) The development will be three (3) to four (4) stories in height:
 - a) The ground floor will consist of commercial development with the exception of a portion reserved for City of Perry Customer Service operations.
 - i) There will be a walk-up payment kiosk (similar to an ATM machine) installed into the building on the Carroll Street side.
 - ii) Generally, the Customer Service function will require 2,000 s.f. with the following parameters:



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**Perry DDA
RFQ 2023-05**

- Controlled entry, publicly accessible vestibule, and welcoming area
 - General open work space
 - Three (3) secure but publicly-accessible work stations
 - One (1) medium office
 - One (1) small office
 - Storage area
- b) The second floor of the development will be reserved for City of Perry operations as needed by the City. Currently, it is estimated that the City and its operations will require approximately 18,000 – 20,000 s.f. of office / operational space. The City may need only a portion of this square footage immediately, so this floor may start as a combination of public/private uses but the City will ultimately have priority as deemed necessary by the City. Mayor and Council, City Manager, City Attorney, Communications, Finance Department, Community Development Department, and Personnel will be headquartered on this floor.
- a. Generally, the Mayor and Council function will require:
 - Reception area
 - Large office
 - Medium office with two (2) general work stations
 - Small conference room
 - b. Generally, the City Manager function will require:
 - Administrative support area
 - One (1) large office
 - One (1) medium office
 - Small conference room
 - Storage area
 - c. Generally, the City Attorney function will require:
 - General work area / administrative support area
 - One (1) large office
 - One (1) medium office
 - Small conference room
 - Storage area
 - d. Generally, the Communications function will require:
 - Two (2) medium offices
 - Medium support room
 - Storage area
 - e. Generally, the Finance function will require:
 - Four (4) station general work area
 - One (1) large office
 - One (1) medium office
 - Small conference room
 - Storage area
 - f. Generally, the Community Development function will require:
 - General work area / administrative support area



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**Perry DDA
RFQ 2023-05**

- Five (5) medium offices
 - Medium conference room
 - Storage area
 - g. Generally, the Personnel function will require:
 - Three (3) station general work area
 - Two (2) medium offices
 - Small conference room
 - Storage area
 - h. Large conference / meeting room space will be on this floor (at least 1,200 s.f.)
 - c) (*Optional*) The third floor of the building, if agreed upon, will be additional office/retail or residential space for long term rentals (apartments).
 - d) The top floor of the development will be residential units for long term rentals (apartments).
 - e) Actual square footage needs / design / layout / uses will be determined through the project development process between the DDA and the selected developer. Generally, as long as the City is being guaranteed the required space, the developer is free to develop the site in a way that is deemed most advantageous.
- 4) The City / DDA will own the land and lease the land to the developer for construction through a mutually agreed upon ground lease.
- 5) The City will be a rent paying tenant of the development in exchange for guaranteed office space for the life of the lease. Total square footage of office space will be determined through the design phase of the development and will be built-to-suit as determined by the City. Lease rates and applicable escalation clauses will be determined prior to any formal project agreement.
- 6) On-site parking may be included, but will not be required, as the City is currently working to develop adjacent public parking options (Please see Exhibit B). A portion of the parking lot will be constructed on the project site as shown in Exhibit B.
- 7) A portion of the project area (outlined in red and referenced as “A” in Exhibit A) will need to be reserved for public use (e.g. parking, green space, etc.) and, coupled with the corresponding Main Street curb cut, may best serve as on-site parking for deliveries, handicapped parking, etc.
- 8) The City maintains a facility adjacent to the project site (741 Main Street; outlined in green and referenced as “B” in Exhibit A) that may be incorporated into the scope of the project. Should this be the case, additional adequate square footage (approximately 5,000 s.f.) for City functions must be incorporated into the building to be constructed to relocate existing functions.
- 9) Preference is to retain existing specimen trees on the site to the extent possible.



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**Perry DDA
RFQ 2023-05**

- 10) Preference is to have adequate outdoor spaces (e.g. courtyard), terrace(s) with scenic views of Legacy Park, Evergreen Cemetery, and Downtown Perry, to the extent possible.
- 11) Preference for no wall HVAC units or roof units.
- 12) Preference is for extensive natural light throughout the building.

The project will be catalytic in nature, fueling continued economic development in the area, will be pedestrian-oriented in nature, and will complement the existing historic aesthetic of Downtown Perry. Commercial uses associated with this project will add to the desired mix of commercial uses Downtown and will be non-disruptive to the operations of the City and residents of the building.

PROJECT CRITERIA

The Offeror’s response to this RFQ should clearly address the following:

- 1) Demonstrated ability to execute similar projects in the State of Georgia and markets similar to Perry, preferably working within historic downtowns.
- 2) Strong financial standing and wherewithal to complete the project in a quality, complete, and timely manner.
- 3) Opportunity and desire to leverage full range of site opportunity and to provide a product that maximizes the capacity of the site while adhering to the criteria outlined in the “Project Understanding” portion of this request.

Submittals will be evaluated based on the following weighted criteria:

<i>Evaluation Factor</i>	<i>Weighting Factor</i>
Project Concept & Proposed Uses	40%
Demonstrated Experience w/ Similar Projects	15%
Development Team Experience	15%
Project Methodology	10%
Financial Standing	10%
Other	10%

The DDA will select the development partner(s) that demonstrate(s) the best combination of qualifications by area of expertise or collective specialties in such manner as is in the best interest of the City and yields the highest and best use of the project property. Interviews may be required; however, the DDA reserves the right to award a contract based upon evaluation of the written



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**Perry DDA
RFQ 2023-05**

submittals only and reserves the right to reject any and all proposals.

SUBMISSION REQUIREMENTS

Offerors must submit one (1) original proposal, seven (7) bound original copies, and one (1) USB flash drive (with .pdf copy) of the complete submittal.

All submissions must be received by 4:00 PM January 13, 2023. Submissions must be submitted in a sealed box/package either by USPS Mail, FedEx, UPS or Hand Delivered and identified/labeled on the outside with The Offeror's name and address and project title as follows: "Downtown Mixed-Use Project" and addressed to:

*City of Perry City Hall
Attn: Finance Department
1211 Washington Street
P.O. Box 1231
Perry, GA 31069*

Submissions may be hand delivered to the above address only between the hours of 8:00AM and 5:00PM local time Monday through Friday, excluding Holidays observed by the City.

Offerors are responsible for informing any commercial delivery service, if used, of all delivery requirements and for ensuring **the required address information appears on the outer wrapper** or container used by such service. Submissions received after said date and time will not be considered. Having the container postmarked by January 13, 2023, does not meet the requirements of this RFQ. Delivering the document to a commercial delivery service is also not sufficient until the submittal is actually received at the designated location.

The submissions must be signed by an officer or employee of the company, legally authorized to enter into a contractual relationship in the name of the Offeror.

RFQ QUESTIONS

Any inquiries regarding this RFQ must be submitted, either in-person, verbally, or in writing (email acceptable) no later than 5:00 PM on December 16, 2022. Questions will be directed to:

Robert Smith, Assistant City Manager
1211 Washington Street; P.O. Box 1231, Perry, GA 31069
robert.smith@perry-ga.gov
(478) 508-1571



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**Perry DDA
RFQ 2023-05**

ADDITIONAL INFORMATION / ADDENDA

Answers to questions submitted that materially change the conditions and specifications of this RFQ will be distributed to all addressees as an addendum. Any discussions or documents will be considered non-binding unless incorporated and distributed in an addendum.

Proposers should check with the City of Perry Finance Department frequently during the time that this solicitation is open to Offerors to verify that they have received all issued addendums. Addendums will be posted on the City of Perry website (<https://perry-ga.gov/bids>). While every attempt is made to make sure that registered proposers receive notice of addendums, proposers have the responsibility of making sure that they have received all issued addendums.

Exhibit A

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND OF SYMBOLS

IRON PIN FOUND	●
IRON PIN SET (1/2" REBAR W/ CAP)	○
BENCHMARK	⊕
PROPERTY LINE	---
CONTOUR LINE	- - - -
SANITARY SEWER MANHOLE	⊗
STORM DRAIN MANHOLE	⊙
DROP INLET	⊖
CLEAN OUT	⊕
UTILITY POLE	⊙
GUY WIRE	⊙
WATER METER	⊙
WATER VALVE	⊙
TRANSFORMER	⊙
WATER LINE	W
GAS LINE	G
STORM SEWER LINE	SS
SANITARY SEWER LINE	SAN
OVERHEAD POWER, TELEPHONE AND CATV	P.T.T.V.
RETAINING WALL	---
STREET ADDRESS	---
TREE	⊙

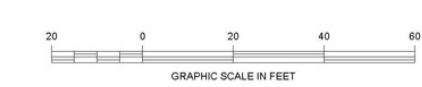
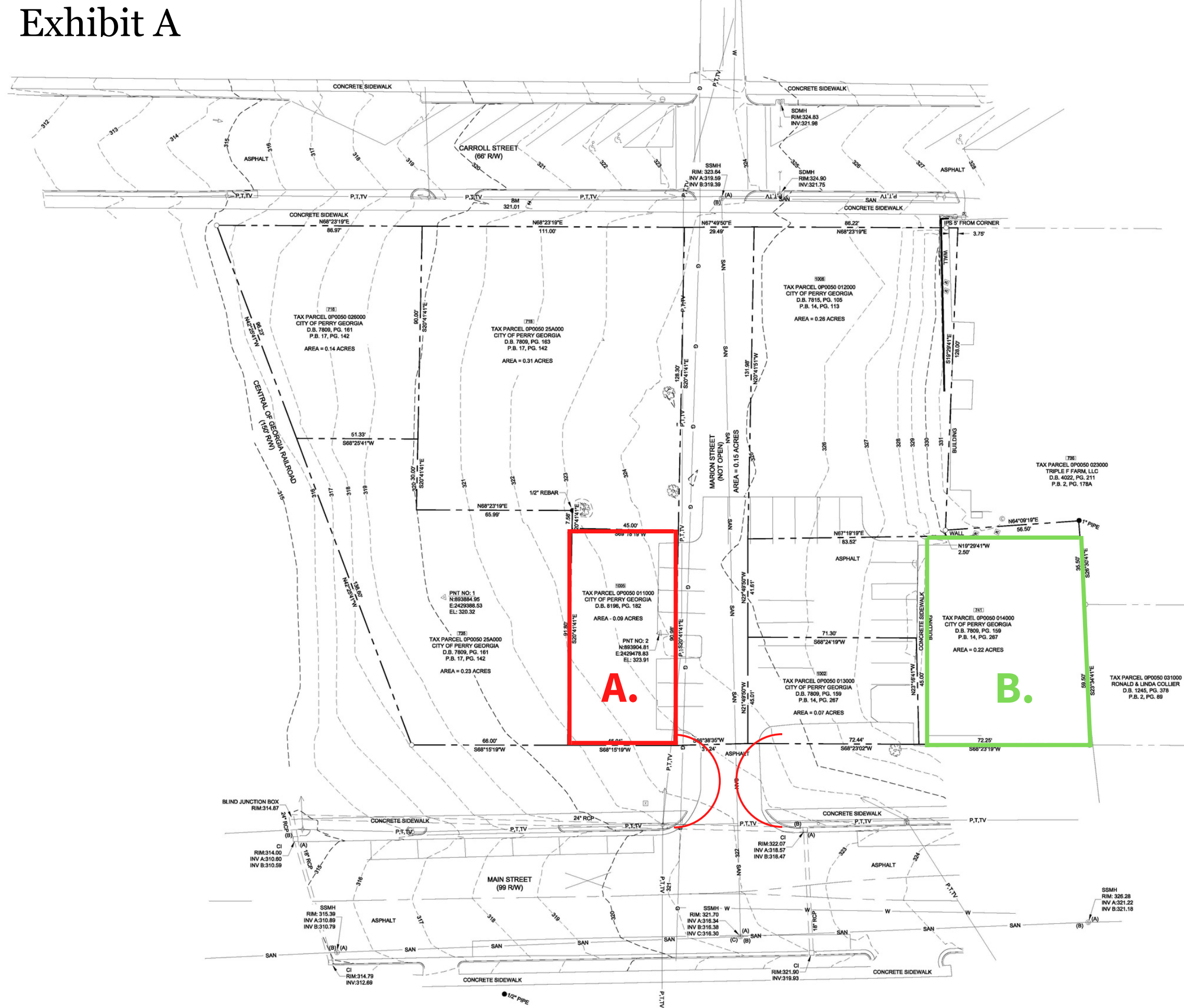
MISCELLANEOUS NOTES

1. THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AS AMENDED BY HB19 (2017).
2. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121,159 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 9/22/22.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
6. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE 2X OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13153C0153E, DATED SEPTEMBER 28, 2007.
7. ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Carl B. Levy, GARS#2744
CDK#LSF000949



No.	Date	Description

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31888
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



BOUNDARY & TOPOGRAPHIC SURVEY
FOR
THE CITY OF PERRY
HOUSTON COUNTY
10TH LAND DISTRICT
GEORGIA
LAND LOT 49
PERRY

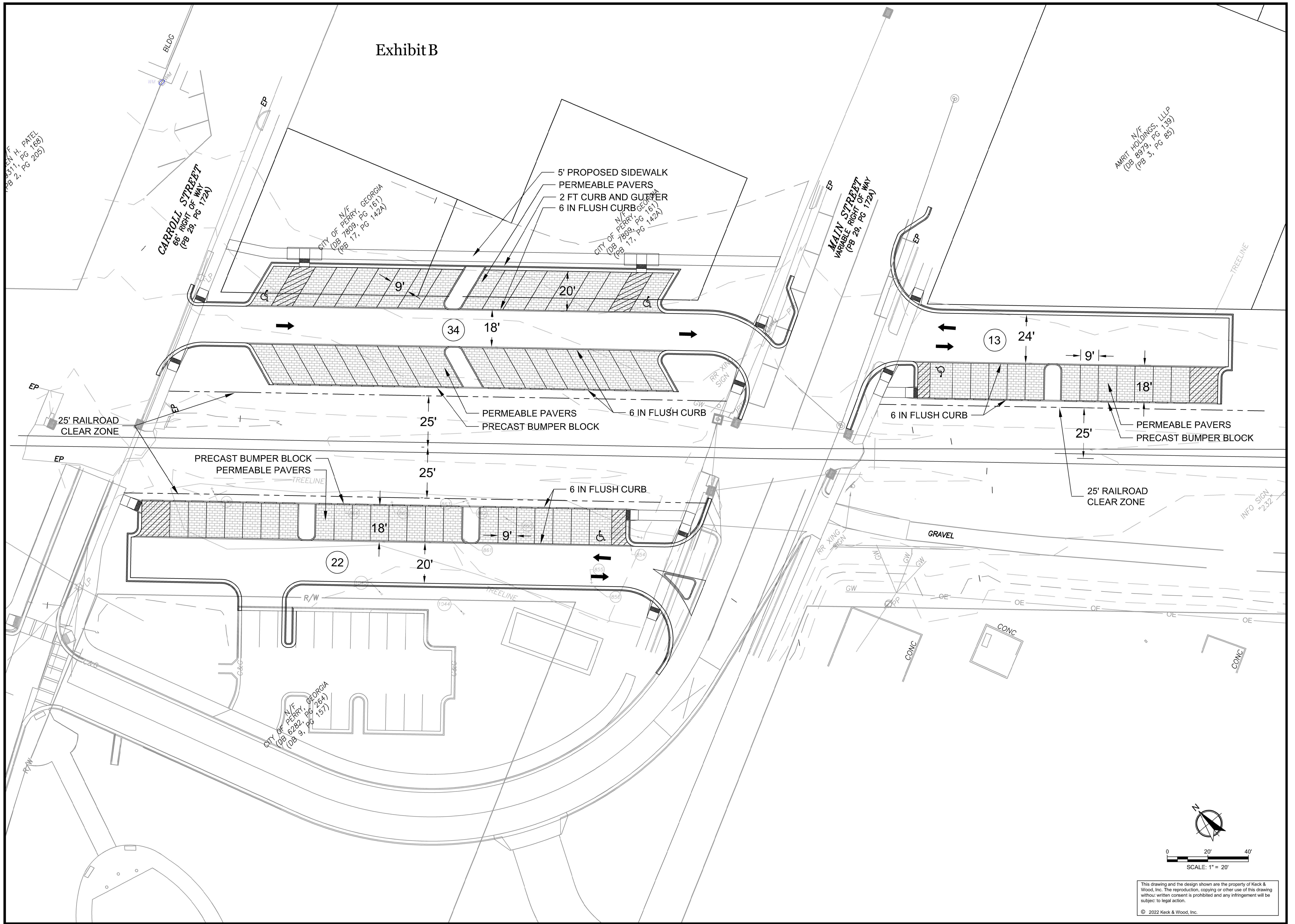
Project No.: 1337-005
Drawing No.: 005-BDS/TP-S
Drawn By: C.B.L.
Checked By: C.B.L.
R.L.S. No.: 2744

Date: SEPT. 19, 2022
Scale: 1"=20'
Sheet No.:
1 of 1

Exhibit A



Exhibit B



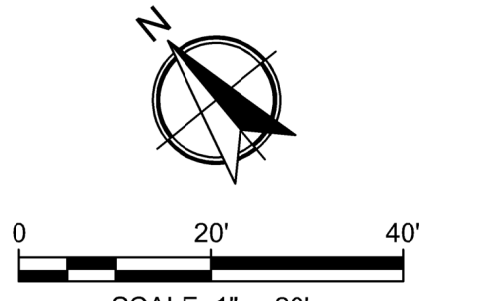
NO.	DATE	REVISION

RAILROAD PARKING CONCEPT Perry, Georgia CONCEPT LAYOUT

**PRELIMINARY
NOT FOR CONSTRUCTION**

Project Manager:
Adam Shelton, P.E.
Drawn By: BAF Checked By: ---
Date: 08/10/2022
Scale: As Shown

Project No.: 220137
Drawing No.: C.1.00



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Demographic and Income Profile

Perry City, GA
 Perry City, GA (1360340)
 Geography: Place

Exhibit C

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	15,700	20,624	21,468	22,848
Households	6,044	7,685	8,070	8,604
Families	4,162	-	5,368	5,700
Average Household Size	2.47	2.59	2.58	2.58
Owner Occupied Housing Units	3,761	-	5,014	5,460
Renter Occupied Housing Units	2,282	-	3,056	3,143
Median Age	36.6	-	39.5	40.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.25%	0.51%	0.25%
Households	1.29%	0.56%	0.31%
Families	1.21%	0.51%	0.28%
Owner HHs	1.72%	0.77%	0.53%
Median Household Income	4.24%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	925	11.5%	634	7.4%
\$15,000 - \$24,999	529	6.6%	448	5.2%
\$25,000 - \$34,999	712	8.8%	712	8.3%
\$35,000 - \$49,999	1,020	12.6%	931	10.8%
\$50,000 - \$74,999	1,568	19.4%	1,565	18.2%
\$75,000 - \$99,999	1,127	14.0%	1,311	15.2%
\$100,000 - \$149,999	1,189	14.7%	1,503	17.5%
\$150,000 - \$199,999	682	8.5%	1,061	12.3%
\$200,000+	318	3.9%	439	5.1%

Median Household Income	\$61,068	\$75,166
Average Household Income	\$83,263	\$99,967
Per Capita Income	\$31,788	\$38,201

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,070	6.8%	1,276	5.9%	1,346	5.9%
5 - 9	1,089	6.9%	1,326	6.2%	1,385	6.1%
10 - 14	1,038	6.6%	1,356	6.3%	1,445	6.3%
15 - 19	1,062	6.8%	1,294	6.0%	1,343	5.9%
20 - 24	953	6.1%	1,235	5.8%	1,271	5.6%
25 - 34	2,283	14.5%	2,824	13.2%	2,933	12.8%
35 - 44	2,075	13.2%	2,926	13.6%	3,143	13.8%
45 - 54	2,192	14.0%	2,567	12.0%	2,727	11.9%
55 - 64	1,753	11.2%	2,799	13.0%	2,650	11.6%
65 - 74	1,132	7.2%	2,249	10.5%	2,633	11.5%
75 - 84	741	4.7%	1,153	5.4%	1,462	6.4%
85+	312	2.0%	462	2.2%	509	2.2%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,920	63.2%	11,391	55.2%	12,570	58.6%	13,062	57.2%
Black Alone	5,061	32.2%	7,206	34.9%	6,874	32.0%	7,513	32.9%
American Indian Alone	35	0.2%	46	0.2%	52	0.2%	57	0.2%
Asian Alone	272	1.7%	405	2.0%	358	1.7%	401	1.8%
Pacific Islander Alone	3	0.0%	20	0.1%	16	0.1%	18	0.1%
Some Other Race Alone	151	1.0%	336	1.6%	362	1.7%	405	1.8%
Two or More Races	259	1.6%	1,220	5.9%	1,236	5.8%	1,392	6.1%
Hispanic Origin (Any Race)	462	2.9%	987	4.8%	998	4.6%	1,075	4.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Houston County, GA
Houston County, GA (13153)
Geography: County

Exhibit C

Prepared by Esri

Summary	Census 2010		Census 2020		2022	2027
Population	139,900		163,633		169,328	177,003
Households	53,051		62,115		64,324	67,311
Families	37,874		-		44,701	46,627
Average Household Size	2.61		2.61		2.61	2.61
Owner Occupied Housing Units	35,364		-		41,093	43,618
Renter Occupied Housing Units	17,687		-		23,231	23,693
Median Age	34.5		-		36.9	37.5
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.89%		0.51%		0.25%	
Households	0.91%		0.56%		0.31%	
Families	0.85%		0.51%		0.28%	
Owner HHs	1.20%		0.77%		0.53%	
Median Household Income	3.19%		3.59%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
			Number	Percent	Number	Percent
<\$15,000			5,767	9.0%	4,224	6.3%
\$15,000 - \$24,999			3,376	5.2%	2,547	3.8%
\$25,000 - \$34,999			5,156	8.0%	4,274	6.3%
\$35,000 - \$49,999			7,717	12.0%	6,609	9.8%
\$50,000 - \$74,999			11,334	17.6%	11,320	16.8%
\$75,000 - \$99,999			10,439	16.2%	11,218	16.7%
\$100,000 - \$149,999			11,615	18.1%	14,717	21.9%
\$150,000 - \$199,999			5,696	8.9%	8,198	12.2%
\$200,000+			3,224	5.0%	4,204	6.2%
Median Household Income			\$71,418		\$83,573	
Average Household Income			\$91,033		\$107,546	
Per Capita Income			\$34,612		\$40,927	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,877	6.4%	11,502	6.5%
5 - 9	10,345	7.4%	11,178	6.6%	11,561	6.5%
10 - 14	10,279	7.3%	11,176	6.6%	11,739	6.6%
15 - 19	10,563	7.6%	10,349	6.1%	10,590	6.0%
20 - 24	9,426	6.7%	10,065	5.9%	9,779	5.5%
25 - 34	19,992	14.3%	26,165	15.5%	26,543	15.0%
35 - 44	18,918	13.5%	23,348	13.8%	26,541	15.0%
45 - 54	21,205	15.2%	20,182	11.9%	19,955	11.3%
55 - 64	14,390	10.3%	21,737	12.8%	20,239	11.4%
65 - 74	8,463	6.0%	14,684	8.7%	16,874	9.5%
75 - 84	4,706	3.4%	7,231	4.3%	8,934	5.0%
85+	1,402	1.0%	2,336	1.4%	2,746	1.6%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	88,519	54.1%	90,588	51.8%
Black Alone	39,998	28.6%	52,610	32.2%	54,963	33.5%
American Indian Alone	475	0.3%	574	0.4%	595	0.4%
Asian Alone	3,403	2.4%	4,975	3.0%	5,216	3.2%
Pacific Islander Alone	185	0.1%	153	0.1%	157	0.1%
Some Other Race Alone	3,360	2.4%	4,938	3.0%	5,158	3.1%
Two or More Races	3,853	2.8%	11,864	7.3%	12,651	7.9%
Hispanic Origin (Any Race)	8,515	6.1%	11,807	7.2%	12,253	7.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.