



Where Georgia comes together.

DATE: June 5, 2025

PROJECT: Comprehensive Plan Consultant
RFP 2025-03

As of June 3, 2025, the City received the following questions pertaining to RFP 2025-03:

Question: What is the budget range for this project? Is there a not-to-exceed budget amount the City has in mind?

Answer: While a budget has not been established for this project, the City expects proposals in the range of \$100,000 to \$300,000. Additional or expanded services beyond those identified in the RFP, with justification provided, are negotiable.

Question: Can the required copy of a final work product/plan representing the submitters work be uploaded as a PDF to the shared folder or included as a link?

Answer: Both options are acceptable forms of submittal of the submitter's copy of representative final work product/plan.

Question: Are there any specific elements of the Comprehensive Plan that the City considers a priority for expanded focus?

Answer: Land Use and Housing are high priority elements for the City.

Question: Has the City arranged for the Plan to be guided by a steering committee or other type of advisory committee?

Answer: City staff will fill this role for the duration of the Plan process.

Question: Are there any specific stakeholder groups the City would like to prioritize during the engagement process?

Answer: The City expects an engagement plan designed to reach a broad, representative cross-section of the City's residents and businesses, and those in the City's service delivery area. No specific groups will be prioritized.



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Question: What specific deliverables or areas of coordination are expected from the consultant when working alongside the Middle Georgia Regional Commission (MGRC)?

Answer: The City expects the Plan to cover its entire service delivery area, which includes areas currently outside of the City limits and in Houston County. Since MGRC will be preparing a Comprehensive Plan Update for Houston County at the same time, the Land Use element including Character Areas Map and/or Future Land Use Map, in particular, shall be consistent between the two Plans.

There shall not be any conflict between the two plans governing the Perry service area.

Question: Will the consultant be responsible for any GIS analysis beyond what's listed in the RFP?

Answer: The City (and its GIS contractor) and MGRC will provide GIS support.

Question: Can you confirm the anticipated start date of the project? Additionally, is there flexibility [on completion date] based on the timing of contract execution?

Answer: The City anticipates being able to execute a contract in October 2025. Consultant work on the Plan shall begin upon contract execution.

The final Plan, including MGRC and DCA review period and acceptance (per the DCA Rules referenced in the RFP) MUST be adopted by City Council by the end of February 2027. Tuesday, February 16, 2027 will be the last regularly scheduled Council meeting that month.