



Request for Qualifications
NC-04 Feasibility Study
Bridge Connection across I-75
 July 9, 2021

The Town Center CID requests interested consultants to submit a qualifications package to provide services which will assess the feasibility of a bridge connection across I-75 in the heart of the district. The location would be north of Barrett Parkway, south of Chastain Road, and connect the mall area on the east side of the interstate to the Cobb Place retail area on the west side. The intent of the project is to provide a multi-modal connection for two major retail areas in the TCCID which are currently undergoing redevelopment and promote economic growth in the region. This study will also need to look at how adjacent planned and active projects tie into this network to create a cohesive system.

Consulting teams should demonstrate competence and experience regarding the scope of work outlined below and expertise needed to understand these elements. The funding source for this project is not known at this time and the consulting team needs to consider the potential for federal funding during the design process. To prepare for the potential of federal funding, the Town Center CID is looking for consultant firms that are pre-qualified in the following areas:

1.05 Alternate Systems Planning	3.06 Traffic Operations Studies
1.06(a) NEPA	3.07 Traffic Operations Design
1.06(b) History	3.08 Landscape Architecture Design
1.06(c) Air Quality	3.09 Traffic Control Systems Analysis, Design, and Implementation
1.06(d) Noise	3.10 Utility Coordination
1.06(e) Ecology	3.13 Facilities for Bicycles and Pedestrians
1.06(f) Archeology	3.15 Highway and Outdoor Lighting
1.07 Attitude, Opinion and Community Value Studies/Public Involvement	4.01a Minor Bridges Design
1.10 Traffic Analysis	4.02 Major Bridges Design
1.13 Non-Motorized Transportation Planning	5.01 Land Surveying
3.02 Two-Lane or Multi-lane urban Roadway Design	5.02 Engineering Surveying
3.03 Complex Urban Roadway Design	5.08 Overhead-Subsurface Utility Engineering SUE
	9.01 Erosion, Sedimentation, and Pollution Control Plan

Section 1: SCOPE OF WORK

General

The idea of providing a bridge connection across I-75 in the heart of the district was developed through many years of planning. Timing is a key element when it comes to projects of this magnitude. In terms of economic and redevelopment opportunities, the CID is on the cusp of many significant changes that have been anticipated for more than a decade. It is now time to capture this momentum and plan on a larger scale, the connectivity for this development.

Town Center at Cobb Mall, located on the east side of the interstate, is currently being redeveloped and will remain a catalyst in the Town Center area. On the west side of the interstate, the retail spaces of Cobb Place Blvd. are currently under redevelopment, which includes additional residential apartment units. The TCCID is tasking you to look at these two areas and determine the feasibility of bridging the interstate to connect these retail hubs. This new multi-modal bridge connection is important not only for improving mobility east to west in the heart of the district, but is a critical piece of infrastructure that will serve as a connector for two of Town Center's most important economic assets.

All design must conform to AASHTO/GDOT/FHWA guidelines and policies and the State of Georgia Standard Specifications for the Construction of Transportation Systems 2021 Edition. Only consultants that have been pre-qualified with the Georgia Department of Transportation to perform the class of work required in this RFP should respond. The work to be accomplished under this contract is divided into the following tasks:

PHASE ONE:

Task 1 – Existing Conditions and Project Site Analysis

The goal of this task is to analyze and review the project area as identified in the attached project map. This analysis will include familiarizing your firm with the project area and identifying major area characteristics and challenges to aid in the determination of the ideal location for the bridge. This analysis should be completed on aerial photography with the potential of overlaying GIS topography. The specific location of the bridge has not been identified and TCCID will rely on the selected consultant to determine the most feasible location through a series of meetings with staff and the CID board. The focus of the assessment will include the following:

- A detailed review of existing conditions in the project area.
- Review of existing plans, trails, developments road crossings, driveway locations, connections to destinations and crash data at relevant locations.

- Identify physical constraints such as topography, right of way, impacts to historic properties, environmental features, and locations of utilities.
- Identify needed coordination with GDOT, Cobb DOT and other agencies.

Deliverables: A graphic digital display, such as an interactive story board, to allow staff, project team members and stakeholders the ability to understand the surroundings, opportunities, and challenges for the project. A summary of requested information above provided as a written report. The consultant shall assume up to three (3) meetings will be needed to identify the preferred location.

Task 2 – Public Involvement

The chosen consultant will conduct an outreach process that promotes the involvement of all stakeholders in the surrounding project area. In addition to local property owners, businesses and residents, key stakeholders in this process should also include GDOT, Cobb DOT, and other identified agencies that may have a stake in the project in the future.

- The consultant will seek input and comments from a project advisory group of major stakeholders. This stakeholder group will meet (either in person or via conference call) at least twice during the project. The team will provide draft concepts, typical sections and scoping study documents for comment.
- The project information will be uploaded to the TCCID website to provide basic project information to the public along with meeting summaries.
- The consultant will schedule at least two public involvement meetings – an initial meeting to understand needs, desired outcomes and to gather input on design and desired connections, potential problem areas, and another meeting towards the end of the process to review and comment on preferred alternatives. Additional types of outreach, such as surveys or workshops, are encouraged and should be conducted as necessary throughout the process.

Deliverables: Record documentation and summary of all stakeholder and public meetings which includes displays, presentations, informational surveys, and any other information presented or obtained.

Task 3 – Conceptual Plan and Concept Report Development

Prepare a Concept Layout, typical sections and draft GDOT Concept Report for the project based on existing conditions, technical analysis, and public involvement. Specific elements shall include:

- Preferred alternative alignments and typical sections
- Development of Bridge Type Study, concepts and cost

- Preparation of draft GDOT Concept Report, which includes analysis of potential environmental impacts, MS4 outfalls, ROW, utility and cost estimates

Deliverables: GDOT Concept Report, preferred alternative alignments and typical sections, and Bridge Study.

PHASE TWO:

Task 4 – Surveying and Mapping

The goal of this task is to prepare a survey database for the selected alternative that meets GDOT's Survey manual. Submittal for approval of the database will not be included in this task but may be necessary on future tasks.

- Collect all areas inside the field survey limits (100' each side of C/L). Collect all information required in the GDOT Survey Manual to include but no limited to: Pavement, above ground utilities, property, drainage, driveways, buildings...
- Perform 404 permit surveys if necessary.
- Collect septic tank locations along with drain lines within enhanced limits. Do research if needed from health department.
- Collect pipe conditions for all cross drains.
- Collect any monitoring wells on the project.
- Research property and ROW plans for the property database.
- Field tie all front property corners and ROW markers as possible. If back property corners can be tied with minimum effort, tie these as well.
- Perform property resolution holding to as many property corners as possible using professional judgement.
- Perform Survey data processing to meet GDOT guidelines.
- SUE Level B

Deliverables: Complete survey database that meets GDOT's survey manual, CAD files for the above, SUE. All work should be performed in OpenRoads. Note: SUE prequalification will be required for this task.

Task 5 – Environmental Screening

The consultant will review the project area to see which environmental permits are necessary. In addition, the consultant shall review the area for any cultural resources that need to be avoided during design including but not limited to history, archeology, and ecology. The consultant team shall provide a memo clearly documenting (including maps) any resources identified. Resources shall be defined as anything that would be identified in a NEPA document.

Deliverables: Memorandum describing any resources found during environmental screening.

Task 6 – Concept Design

Develop a conceptual bridge design spanning the interstate to connect the identified areas. This design should include accommodations for multi-modal travel and provide ease of ingress and egress into the established, populated retail areas. This design should fit the surroundings and character of the TCCID and include, but is not limited to, pedestrian and vehicular lighting, bench seating, and off-road bicycle facilities All design ideas should be in accordance with State and Federal standards and be constructable.

Deliverables: A rendered concept design/ layout and typical section to communicate the design intent, cost estimate including utilities and right of way. Right of Way estimate should be completed by someone prequalified by GDOT.

Continued communication is expected with the TCCID Director of Projects and Planning, Alisha Smith, through the entire project. At a minimum, bi-weekly meetings will be expected to provide updates and maintain schedule. The chosen consultant will be required to provide meeting minutes for all of these meetings.

Section 2: REVIEW AND EVALUATION OF PROPOSALS

Proposals will be reviewed and evaluated by the CID and selection committee. Proposals will be screened for technical merit and in accordance with the specific factors outlined in the RFP. Interviews with select teams may be conducted, at the discretion of the CID. Once the final ranking is determined the Town Center CID will begin negotiations with the top ranked firm(s) to complete the terms and conditions of the contract(s), including the fees to be paid. In the event a satisfactory agreement cannot be reached with the highest-ranking firm(s), the Town Center CID will formally end the negotiations and possibly enter into negotiations with the second highest ranking firm, and so on in turn until a mutual agreement is established and the Town Center CID awards a contract. The Town Center CID will review and score each proposal using the following criteria and percentage weights in the matrix below:

Evaluation Criteria	Maximum Points
Project Manager, Key Team Leader(s) and Prime Experience and Qualifications	30
Technical Approach	50
Past Performance/References	20
Total Maximum point score	100



Section 3: IMPORTANT DATES AND DEADLINES

Pre-bid Meeting

Friday, July 23rd, 2021 at 11:30am EST.

The pre-bid meeting will be held via zoom. Registration for the meeting will be necessary. The link can be found on the TCCID website directly under the RFP listing.

Last Day for Questions

Monday, August 9th, 2021 at noon EST.

Questions must be submitted in writing via email to Alisha@towncentercid.com. No questions will be answered after the time stated above. Responses to questions will be compiled and distributed via email, and posted on the website, by Monday, August 16th, 2021.

RFP Due

Monday August 23rd, 2021 at 10am EST.

All submittals must be sent in PDF format and via email to Alisha@towncentercid.com. No hard copies will be received. Submittals after this date/time will not be accepted.

Section 4: REQUEST FOR PROPOSAL SUBMISSION INSTRUCTIONS

Proposal Format: All proposals should include the information outlined below and in the following order. Maximum number of pages are stated for each item.

1. **Cover Letter (1 page)**
2. **Table of Contents (1 page)**
3. **Company Information (3 pages)** - Include primary firm and sub-consultants.
4. **Qualifications and Experience of Key Personnel (6 pages)** - Identify all key personnel proposed for the project and their individual roles, responsibilities and related project experience including experience with local, state and federal funding. Include designations for proposed project manager and primary contact. The proposed project manager and key team leaders are expected to remain on the project for the duration. DBE participation is required.
5. **Organizational Chart (1 page)** – This can be an 11 x 17 foldout if desired.
6. **Project Understanding/Technical Approach (7 pages)** – Statement of the team’s understanding of the project and proposed approach for providing the requested services.
7. **References (3 pages)** – Include a minimum of 3 references, maximum of 5, on similar project types. Include the main contacts name and title, address, phone number and email address along with each referenced project.
8. **GDOT Pre-qualification Forms** – This will not count against page limits and can be added as an appendix.
9. **Acknowledgement of addendums issued (if applicable)** – This will not count against page limits and can be added as an appendix.

Submittal Format: The submitting team shall submit their proposal via email to Alisha@towncentercid.com

****LATE PROPOSALS WILL NOT BE ACCEPTED. ****



Section 5: TCCID INFORMATION

The CID recommends submitting teams to review the District Master Plan document completed in 2017, which can be found at www.towncentercid.com.

This RFP does not commit the TCCID to award a contract, to pay any costs incurred in the preparation of a response to this request or to procure a contract for services or supplies. The TCCID reserves the right to accept or reject any and all proposals received because of this request, to waive technicalities, informalities and minor irregularities in the procedure, to negotiate with any qualified source, or to cancel in part or in its entirety, this RFP, any of the

foregoing based upon the best interest of the TCCID and determined in its sole discretion. The TCCID may require the Firms selected to participate in negotiations, and to submit additional pricing, technical information, or other revisions to their proposal.

Map:

-  Approximate project area
-  Connection across interstate to retail areas



Not to scale.

