



REQUEST FOR QUALIFICATIONS

*“For Design and Development of 2.62± Acres
In Downtown Dahlongega, Ga for
Single Family Residences”*

DAHLONEGA, GEORGIA

August 1, 2014

Dahlongega Downtown Development Authority

465 Riley Road

Dahlongega, GA 30533

706-482-2706

For Design and Development of 2.62± Acres In Downtown Dahlonega, Georgia for Single Family Residences

Request for Qualifications

Purpose

The purpose of the Request for Qualifications (“RFQ”) is to obtain submissions from developers and builders who are qualified to develop a single family housing neighborhood in downtown Dahlonega, Georgia. The Dahlonega Downtown Development Authority (the “DDA”) has prepared this Request for Qualifications (“RFQ”) to which interested companies or teams of companies may respond in order to be selected as the Team responsible for the development and building. Interested firms should carefully review the information contained in this RFQ, and should follow the participation and submission instructions herein. The DDA selection team will review and evaluate all submissions and will invite a select number of companies to submit a formal proposal to be engaged for this project. The DDA anticipates that qualified applicants may propose a direct sale, a public-private partnership, or other joint ventures that may be considered as part of a future formal proposal process. The Selection Committee may, at the Selection Committee’s sole discretion, invite one or more qualified firms or teams to present their proposal during an interview prior to selection of the Company.

NOTE: The DDA reserves the right to reject any or all proposals, to waive any irregularities, and to modify the scope of the Project. Moreover, should your company choose to respond to this RFQ, all costs to prepare and deliver your response package shall be the responsibility of your company.

Context

Incorporated in 1833, the city of Dahlonega is the county seat for Lumpkin County, Georgia. The 2010 census put Dahlonega’s total population at 5,000. Total daytime population is much higher due to the presence of the University of North Georgia staff and student population (6,000+ weekdays), and to the one million + annual visitors to the many attractions found in and around Dahlonega. Located at the end of Georgia 400 in the heart of Georgia’s wine country, Dahlonega is about an hour’s drive north of Atlanta.

Dahlonega is a city rich in culture and history; it is a gateway to the Georgia Appalachians and is recognized as the site of the first major gold rush in the United States. Dahlonega’s beautifully preserved downtown commercial district is listed on the National Register of Historic Places and includes the Public Square, the old Lumpkin County Courthouse built in 1836 (now the Dahlonega Gold Museum), the US Mint building built in 1833 (now the University of North Georgia’s Price Memorial Hall), and over 14 buildings individually listed on the National Register of Historic Places.

Dahlonega initiated downtown revitalization efforts more than 30 years ago and has enjoyed quality growth to date through streetscape improvements, a reinvigorated downtown district, partnership with the University of North Georgia, and citizen participation in numerous community programs. Dahlonega is a national Main Street city, and it was selected as the State’s best downtown when it won the Georgia Downtown Association’s “Award for Excellence in Downtown Development” in 2010. It is a regional center for history, tourism, and education. Dahlonega preserves its past, builds partnerships, promotes its assets, and plans for quality growth.

The following is a partial list of Dahlonega’s achievements and accolades:

- *Site of the First Major U. S. Gold Rush – 1829*
- *One of Georgia’s Seven Jack Nicklaus Signature Golf Courses, At Achasta Golf Club*
- *Five Wineries & Vineyards with Award-Winning Vintners and Chefs*
- *Largest Annual Bicycle Ride in the Southeast - Six Gap Century & Three Gap Fifty Rides*
- *Second Oldest Public Institution of Higher Education - 1873 North Georgia Agricultural College (UNG)*
- *One of Six Senior Military Colleges in the United States – University of North Georgia*
- *14 Listings on the National Register of Historic Places*
- *One of Georgia’s Oldest Remaining Historic Courthouses – 1836 Lumpkin County Courthouse*
- *Second Most Visited Georgia State Historic Site - Dahlonega Gold Museum*
- *"Appalachian Trail Community" - Appalachian Trail Conservancy 2010*
- *"Camera Ready" Community - Georgia Department of Economic Development 2010*
- *"Georgia's Premier Sports Cycling Community" - Georgia General Assembly 2005*
- *"State's Official Center for Study of Appalachia" Historic Vickery House – Ga. General Assembly 2005*
- *"Preserve America Community" – U.S. President’s Advisory Council on Historic Preservation*
- *"National Main Street City" - National Trust for Historic Preservation*
- *“Military College of Georgia & State Leadership Institution” – University System of Georgia*
- *“Entrepreneur-friendly Community” – Georgia Department of Economic Development*
- *"Tree City USA Community" - National Arbor Day Foundation*
- *“Dahlonega: Small-Town Escape” - Southern Living Magazine 2012*
- *“Best Wine Town Runner Up, Southern Dream Towns” – Garden & Gun Magazine 2012*
- *"23rd Best Small City in America" - Charles Anderson's In Search of Eden*
- *"10th Best Course You Can Play in Georgia - Achasta Golf Course" – Golf Week Magazine*
- *"Downtown Development Award of Excellence" - Georgia Downtown Association 2010*
- *"Dahlonega Downtown Square" - Georgia Magazine Readers' Choice Awards 2007*
- *“3rd Most Economical Retirement Community” - U.S. News & World Report 2007*
- *Top 20 Events - Old Fashioned Christmas – Southeast Tourism Society 2004*
- *Top 20 Events - Annual Family 4th of July – Southeast Tourism Society 2002*

MASTER PLAN AND MARKET

Market conditions are driving the expansion of downtown to include additional commercial spaces and more downtown living opportunities. However, expansion should be consistent and complimentary with the look and feel of current downtown area architecture. Development should be done carefully and should always strive to preserve the character of Dahlonega.

The City of Dahlonega continued its commitment to responsible growth by creating a Downtown Master Plan for design and development. The Master Plan was distilled through detailed analysis and abundant public input from all walks of life in the local area.

The Master Plan proposes the careful infill expansion of the commercial interior while maintaining the sense of continuity and “sense of place” critical to ensuring that Downtown Dahlonega remains one of Georgia’s treasured places. The Master Plan seeks to stimulate private business investment, infill construction of single family residences, improve pedestrian safety, increase pedestrian shopper foot traffic from the Public Square outward to all shops on the edges of the central business district, and

increase pedestrian traffic from residential areas into the central business district.

The Master Plan incorporates strategies to promote premium residential development around the historic center of downtown Dahlonega. The Selection Committee believes that sensitive development of new infill housing will appeal to buyers who, as residents, could provide significant positive economic impact for the city, the county, the school district, and for downtown businesses whose commercial success means sustainable economic development and care of the historic commercial district.

Property Description

The property is located at 147 Park Street North (2 blocks north of Dahlonega Public Square). It consists of approximately 2.62± acres (114, 171 square feet). A vacant elementary school building (in poor condition) is located on the south end of the property. There is road frontage with city sidewalks around three sides (780 feet on North Park Street, and 416 feet on North Chestatee Street). The site is about 450 feet long and 250 wide on average (see map and survey). Current zoning is Central Business District, but is in the process of being rezoned for Planned Unit Development to better meet the goals of the project.

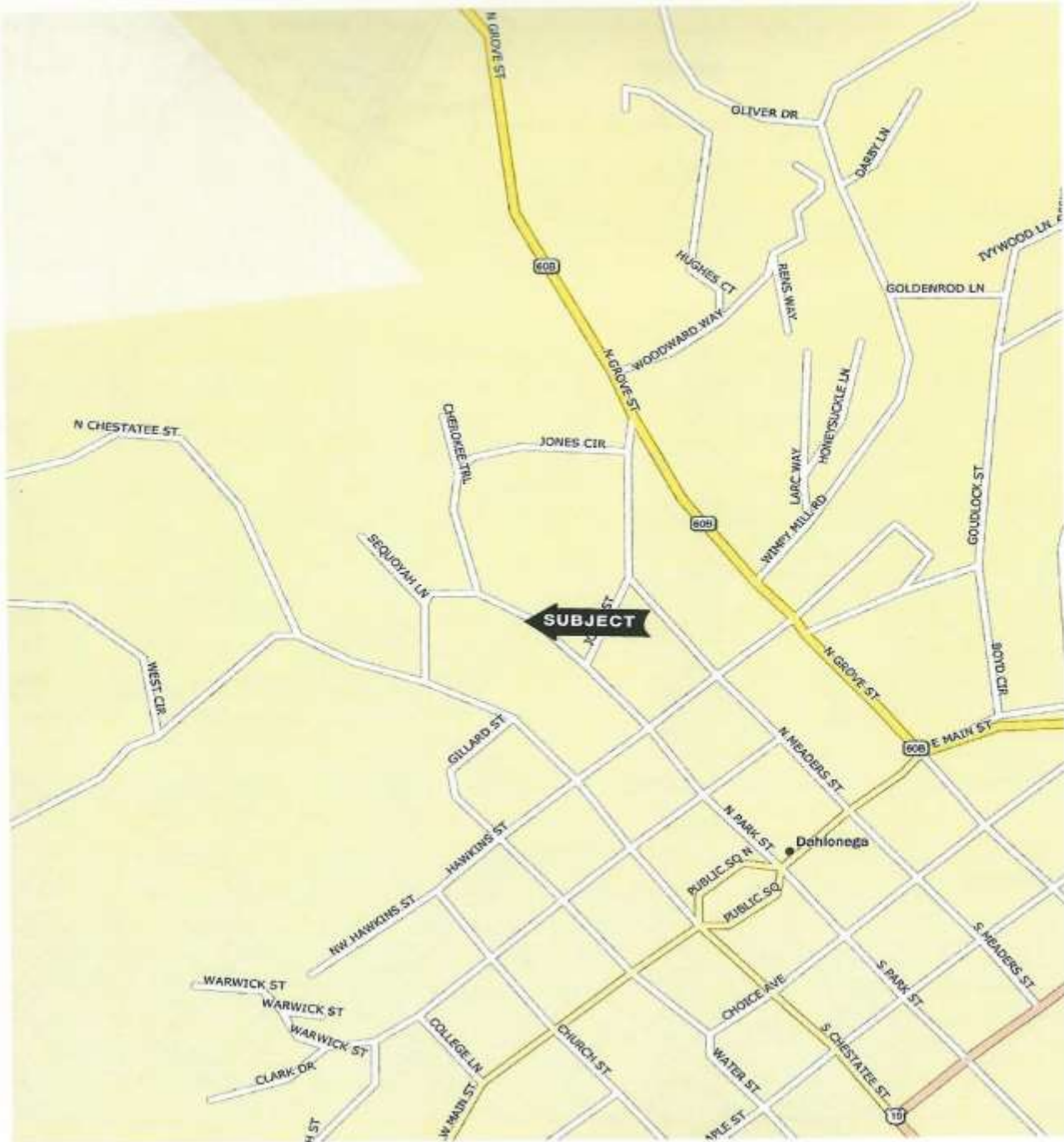
Project Concept

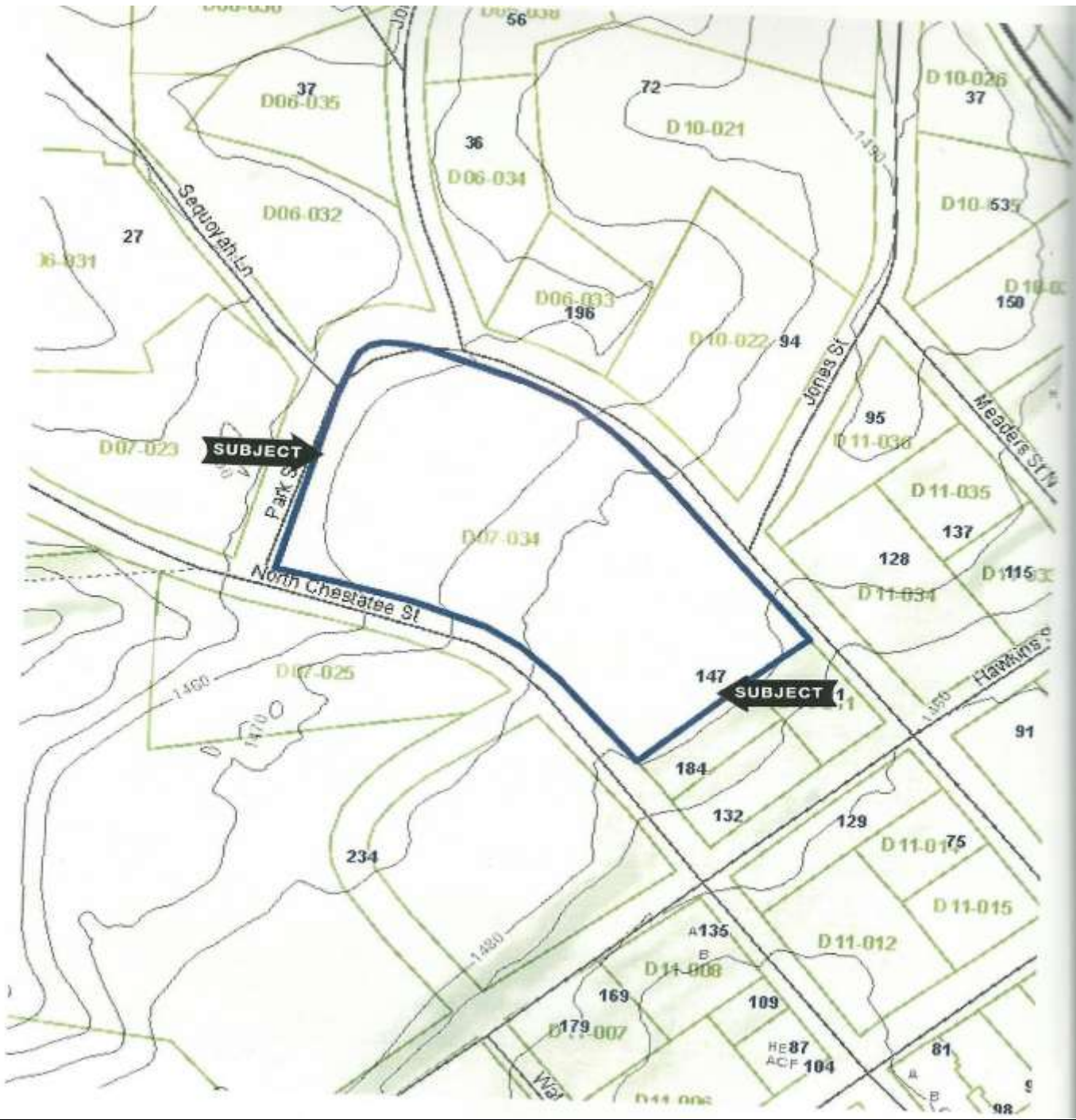
The project concept involves building 8-15 ± new single family homes on small lots. The homes should face out toward the street side (Park Street North, and North Chestatee Street). A new street through the center of the property could provide owner auto access to the rear of each home. A vacant elementary school building (in deteriorated condition) located on the south end of the property may need to be removed in order to maximize the targeted number of single family homes. It is desirable that the new home quality, design, and price point be at premium levels and that the properties be a tremendous asset to the nearby residential and commercial districts. Target markets may include groups such as senior empty nesters, UNG administrators and faculty, senior active duty army leaders and retirees, and successful young and mid-aged professionals. The project should be a model for new single family residential construction in the downtown area and should catalyze future investment in similar projects.

Project Area Amenities

- *Two blocks from Historic Public Square and Business District (17 restaurants, 67 retail stores, professional services, theatre, festivals)*
- *One-half block to Hancock Park green space and events*
- *Walk to 4 churches (Catholic, Baptist, Presbyterian, Methodist)*
- *Walk to University of North Georgia*
- *Access to high speed fiber optic broadband or wireless network for business & home*
- *Walk to middle school and elementary school*
- *Served by city water, sewer, and curbside trash and recycling collection (note that all residences built on this site will be required to subscribe to these city services)*
- *Connected to city's network of sidewalks for recreational walking and running*

Project Area Maps





Residential Design Context

See examples of Dahlonega residential architecture to reference for stylistic compatibility (in “Supplemental Documents”).

See examples of other residential architecture styles that could be compatible with Dahlonega and appropriate for reference in new construction (in “Supplemental Documents”).

Supplemental Documents

As a result of related planning efforts in recent years, Dahlonega, Lumpkin County, the DDA, and various other civic organizations have sponsored several physical and economic analyses related to Dahlonega and Downtown Dahlonega. These analyses are available to proposing companies in the development of their submissions.

Relevant analyses include:

- Photos of preferred architectural examples
- Comprehensive Development Regulations for City of Dahlonega, Georgia (2000)
- A Market Analysis of Downtown Dahlonega, Georgia (2010)
- Dahlonega Historic District Design Guidelines (2014)
- Project Area Zoning Map: City of Dahlonega, Georgia (2014)
- Downtown Master Plan (2008)
- Utility Map for Project Area

Electronic copies of these materials have been placed on the DDA website www.dahlongadda.org

Procurement Schedule

The Selection Committee expects to observe the following anticipated procurement schedule with the following milestones in the selection of the Residential Development Company:

REQUEST FOR QUALIFICATIONS

August 8, 2014 -	Initiate Advertising of RFQ
August 18, 2014 -	Pre-submission Information Session
September 8, 2014 -	RFQ responses due by 4:00PM
September 12, 2014 -	Short List Selection of Companies Invited to Submit Full Proposals

FULL PROPOSALS (tentative schedule)

October 3, 2014 -	Proposals Due by 4:00PM
October 10, 2014 -	Interviews of top ranked RFP respondents
October 15, 2014 -	Notification of Selected Residential Development Company

After reviewing and the RFQ submittals, the DDA reserves the right to progress directly to interviews and negotiations with any of the companies who meet the qualifications.

Form of Submission

Interested developer/builder companies shall submit evidence of qualifications in the format which follows.

1. Transmittal Letter: A one-page transmittal letter on the Company/Developer's letterhead indicating the proposing team's interest in the assignment should accompany this Statement of Qualifications.
2. Statement of Qualifications:
 - a. **Team:**
 - i. **Organizational Chart:** Include the full name and contact information for each company or corporate entity included in the submitting team. The Organizational Chart should indicate which company is the Prime Company, which company(s) is/are Sub- Consultant(s) and what role each company will play.
 - ii. **Brief Description of Each Company:** Organization, number of employees, locations of office, location of your project management team and their distance to this project site, relevant experience of each company, and any other critical identifying information.
 - iii. **Participating Individuals and Roles:** Briefly list the name and qualifications of each individual participating on the project team. Include a description of what their role would be in the proposed project.
 - iv. **Primary Contact(s):** indicate the name and key contact information for one key individual that will serve as the Selection Committee's primary contact for engagement.
 - v. **Financials:** Include the key company members' financials, letters of credit, and financial partner information.
 - vi. **Insurance and Licensing:** Include company insurance documentation, state licensing documentation, and business license.
 - vii. **Litigation:** Information regarding your firm's five year corporate history of litigation.
 - viii. **Other information:** Any further information that you regard as important to assist us with determining your qualification and your ability to perform the services and meet project goals.
 - b. **Experience:**
 - i. **Comparables:** Provide, in summary form, no less than three (3) and no more than five (5) examples of ***comparable projects*** (see *Project Concept* in this document) that your Company has completed. For each example, please demonstrate project objectives, key actions, schedule, and results. For each example, please show pictures of the finished architecture and surrounding landscaped property.
 - ii. **References:** please provide reference contacts from among three or more of the previously completed comparable projects. This will allow the Selection Committee to obtain a reference on the quality and timeliness of your Residential Development Company's work. Include the name, telephone number, and email address for the reference contacts.

Responses to this RFQ are due and **must be RECEIVED on or before 4:00 PM on Monday, September 8, 2014**. It is requested that the submittal be no more than twenty-five (25) easily legible letter size pages. Submissions can be delivered in hard copy or send electronically via email as a PDF documents package. Faxed submissions will not be accepted. Responses submitted in hard copy should be addressed and delivered as follows:

DAHLONEGA RESIDENTIAL DEVELOPMENT PROJECT
ATTN: Joel Cordle, Downtown Development Authority
465 Riley Road, Dahlonega, Ga 30533
Telephone: 706-482-2706

Responses submitted via email in a PDF documents package should be addressed and delivered as follows:

To: joelcordle@dahlongegadda.org

Re: Downtown Dahlonega Residential Development Project