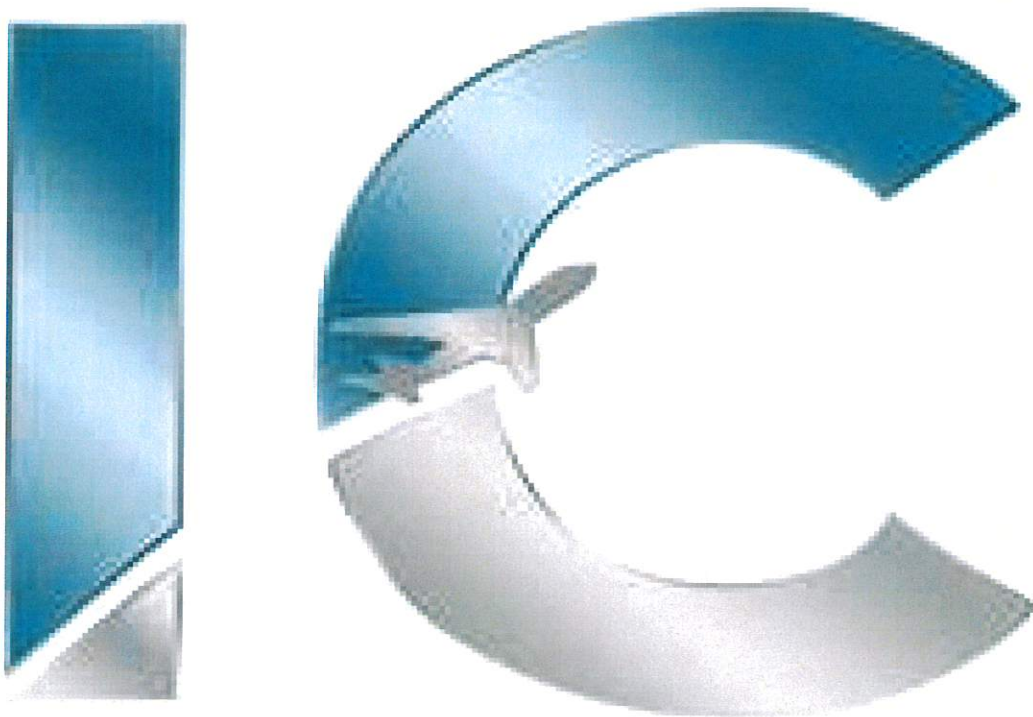


**REQUEST FOR PROPOSALS
FOR
DEVELOPMENT AND CONSTRUCTION SERVICES FOR
A MIXED-USE FACILITY AT
5711 JONESBORO ROAD,
MORROW, GA 30260**



INVEST CLAYTON

REQUEST FOR PROPOSALS
FOR
DEVELOPMENT AND CONSTRUCTION SERVICES FOR
A MIXED-USE FACILITY AT
5711 JONESBORO ROAD,
MORROW, GA 30260

The Opportunity:

The Development Authority of Clayton County has over twenty-five (25) acres of land available at 5711 Jonesboro Rd. in Morrow and Lake City, GA. Approximately 7 acres of the land is currently developed as a former shopping center and parking lot. The site backs up to Reynolds Nature Preserve and is directly across the street from Clayton State University. It is 1.7 miles from I-75 and South Lake Mall. See Attachment A.

Submittal Timeline:

Posting: August 8, 2023

Responses Due: September 8, 2023

Acreage Available:

25+ acres are owned by the Development Authority of Clayton County. Eight (8) parcels are to be developed as one (1) unit. The property includes an existing 65,000 sq. ft. building, which will be sold as is.

Approx.

<u>Acres</u>	<u>Parcel ID</u>
6.22	12146A B011
3.00	12146A B018
0.87	12146A B012
1.32	12146A B010
4.35	12145B A006Z
2.78	12145B A006
7.12	12146A B015
0.83	12146A B013

Proposed Project Scope:

The Development Authority is seeking development and construction services proposals for one (1) site, which should include the following options:

- Retail
- Municipal
- Dining
- Class A Office
- Multi-Family Residential (No detached single-family units)

The developer will be responsible for all development activities including but not limited to:

- Public Infrastructure
- Site Studies & Site Preparation
- Local & Regional Permitting & Approvals
- Participation in public forums
- Project Communication Process

The final product must be a “walkable” development that gives the feeling of an urban center and creates a natural extension of Clayton State University. Complete offers should include:

- Offer price for the property
- Detailed request for any incentives (tax abatement, loan assistance, etc.)
- Number and type of housing units contemplated
- P3 partnership benefits being offered (if any)
- History/track record of the developer

Statutory Incentives:

The site is eligible for the highest Georgia jobs tax credit of \$4,000 per full-time job created. More information is available at the Georgia Department of Community Affairs.

Development Incentives:

Please note that no incentives are guaranteed. Any request for incentives will be considered as part of the response to this RFP. The Development Authority reserves the right to negotiate terms with respondents before or after deciding to award development services. Potential incentives available through the Development Authority include bond financing. The successful developer can bring in outside financing, however, proof of funds is required.

Other Discretionary Incentives:

Respondents are encouraged to check with the State of Georgia and local municipalities (Lake City and Morrow) to determine their interest in supporting proposed projects. These municipalities have their zoning and planning requirements.

Proposer's Qualifications:

Cover letter

Include the name, address, and telephone number of the primary contact regarding your proposal.

References

Please provide Five (5) references for similar projects completed by your company with contact information.

Cost estimates

Please include detail on all costs associated with completing this project.

Organizational Structure

Provide the firm's capacity (e.g. number of full-time licensed architects). Provide resumes, organizational charts, and workload for people assigned to this project. Provide an example of your quality control process concerning design, document control, and construction services.

Additional terms and conditions

Please provide any additional terms and conditions that may impact your proposal or proof of funds. Provide details of any pending litigation, binding arbitration with a client. Include a copy of your firm's current professional liability or errors and omissions insurance.

Instructions to Proposers:

Proposals must be submitted by via FAX, email or mail, no later than noon on Friday, September 8, 2023, to:

Mr. Larry Vincent
Development Authority of Clayton County
1588 Westwood Way
Morrow, GA 30260
FAX 678-479-5385

Respond to: Economic.Development@claytoncountyga.gov

Any questions concerning the Request for Proposal should be directed to:

Mr. Larry Vincent Telephone: 770 -477-4440

Please send any questions to Economic.Development@claytoncountyga.gov.

Attachment A

Subject Property

5711 Jonesboro Rd - Lake City Crossing

AERIAL VIEW



Google

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