

City of Tallapoosa
25 East Alabama Street
Tallapoosa, GA 30176

Questions and Answers
RFP for the City of Tallapoosa for Downtown Master Plan

Addendum No. 1

Question 1

Is there a specified page limit for this proposal?

Answer 1

No

Question 2

Would the city consider an electronic copy in lieu of physical copies?

Answer 2

No

Question 3

Would the city consider electronic signatures acceptable for original copies?

Answer 3

Yes

Question 4

Can the city provide a plan/map that outlines the scope area? What is the downtown perimeter?

Answer 4

No, we don't have a clearly defined downtown area. We are interested in the feasibility of including the quad area (library, senior center, museum, bank building) as well as the Civic and Cultural Arts Center as part of the downtown area.

Question 5

What are the city's expectations and deliverables regarding transportation? Can you define deliverables like streetscape sections, crossings, signs, and connectivity?

Answer 5

The Haralson County Joint Comprehensive Plan 2022-2026 includes a work plan for Tallapoosa with activity descriptions.

Question 6

Questions for the capital improvement plan deliverable:

Will the city manager's finance manager, city manager, and planning coordinator be able to provide current funding sources and amounts?

Answer 6

No.

Question 7

Will these city representatives provide funding amounts and/or guidance on future funding sources?

Answer 7

No

Question 8

What level of proposed cost estimate is desired? Is this a full cost estimate, or a single lump sum per proposed project?

Answer 8

Depends on the projects, but would like to see full cost estimates on the ones most highly recommended.

Question 9

Does the plan need to timeline of 5 years or up to 10 years?

Answer 9

At minimum 5 years

Question 10

Is the capital improvement plan defined by each year?

Answer 10

Could be.

Question 11

Will the plan define a future dollar amount for economic impact for each key project over 5-10 years?

Answer 11

Yes, for funding purposes.

Question 12

Can the city provide specific defined deliverables that will be required per the ARC grant?

Answer 12

Our ARC grant defined planning elements that included economic development; transportation; public spaces; tourism and marketing and branding. However, we would hope that any winning proposal would include public engagement, market analysis, and assessments; a project management plan with milestones and timelines for the completion of various aspects of the project; and a coordinated implementation strategy and plan that includes roles, timeframes, and monetary solutions.

Question 13

Is there an assigned city "grant representative" or primary contact to communicate and finalize grant requirement deliverables to ARC?

Answer 13

Yes, Suzy Montalto

Question 14

Can you share the budget or range of budget that you have identified for this project?

Answer 14

No budget has been identified for this project. The City seeks to award a firm or team that provides the most comprehensive scope of services for the best price.

Question 15

Has the city completed a market analysis recently and/or is there an interest in including a market analysis in this study?

Answer 15

Next Site did something for the Greater Haralson County Chamber of Commerce a few years ago on Tallapoosa. I think not much has changed, but we would like to include an updated market analysis.

Question 16

What level of community engagement is anticipated? # of anticipated meetings? Community Surveys?

Answer 16

Public engagement should be used to inform strategic initiatives and plan recommendations, including proposed land uses for office space, and restaurant/retail; no anticipated number of meetings or surveys.