

April 24, 2024

**Addendum #1**  
**RP022-24**  
**Park Place Master Plan Project**

**Please see below summation of questions/answers and clarifications for the above solicitation.**

Q1: Has a traffic study been completed for the study area or should it be contemplated as part of the scope associated with this Master Plan?

**A1:** Past studies, including traffic impact studies for specific development proposals and past LCI studies, have analyzed existing traffic conditions and identified key traffic improvements in the area. This Master Plan would not necessitate a full traffic study to be completed for the study area, but the consultant should build on past studies/reports and conduct an analysis of traffic conditions based on potential build-out and planned transit expansion in the area. The analysis shall include recommendations for traffic and multimodal improvements that would facilitate future development/redevelopment.

Q2: Has a parking study including capacity, use, and availability in the study been completed or should it be contemplated as part of the scope associated with this Master Plan?

**A2:** Past studies have analyzed existing parking conditions and identified key locations for future parking development. This Master Plan would not necessitate a full parking capacity study to be completed for the study area, but the consultant shall build on past studies/reports and conduct an analysis of parking conditions based on the potential build-out and planned transit expansion in the area. The analysis shall include a determination of the viability of parking structure(s), including financing options, size, and preferred locations to facilitate future development/redevelopment.

Q3: It is understood the study is anticipated to be nine months in duration, are there any intermediary milestones (Commissioner Meetings, Annual Budget Updates, etc) that the team should incorporate into the plan for the assignment?

**A3:** The schedule for this Master Plan may run independently of any other official Gwinnett County business. However, the proposal must incorporate final public hearings by the Gwinnett County Planning Commission and Board of Commissioners into the proposed schedule.

Q4: Does the County have sustainability standards to incorporate into the study either in addition to or in conjunction with the ARC LCI standards?

**A4:** The plan should incorporate recommendations for sustainable infrastructure as outlined in the 2045 Unified Plan, and in Gwinnett County's Environmental Sustainability Programs and Policies related to energy, green building, outdoor lighting efficiency, electric vehicles, solar energy, and shade tree coverage.

Q5: Have survey's been conducted of the study area or will be they conducted as needed by a separate entity?

**A5:** There is no existing engineering survey (boundary, topography, etc.). However, local stakeholder surveys have been conducted as part of previous studies/reports, including the Park Place Activity Center Study, the Park Place Tax Allocation District Study, and the Park Place Supplemental Livable Centers Initiative Study. A robust public engagement program is a required component of the scope of work for the Park Place Master Plan. Please see Task 3 listed in the proposal.

Q6: During the pre-proposal conference, it was mentioned that district stormwater treatment may be a topic of consideration for the study area. Are there other district utilities the County would contemplate and wish to study as part of the Master Plan?

A6: This Master Plan should consider the goals for Sustainable Infrastructure and Broadband as identified in the 2045 Unified Plan. Water and sewer capacity is especially critical for plan implementation, given the site location. The consultant will work with the Gwinnett County Department of Water Resources to explore these topics.

Clarification:

The timeframe for this project to be completed is 270 days from the date the Notice to Proceed is issued.

**Attachment: Pre-Proposal Sign in Sheet**

This addendum should be acknowledged on Page 11 of the Firm Information Page.

Thank You,

**Alexis Holland**  
**Purchasing Associate II**

PRE-PROPOSAL CONFERENCE

RP022-24 Park Place Master Plan Project

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