

Thomaston Fire Station

Request for Proposals



Presented by

Thomaston Downtown Development Authority
October 7th, 2024

Prepared by Verity Works, LLC

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RFP Prepared by Verity Works, LLC
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INTRODUCTION TO THE OPPORTUNITY

The **Thomaston Downtown Development Authority (the “TDDA”)** invites experienced, community-focused developers / investors / operators to participate in this **Request for Proposals (“RFP”)** for the redevelopment of the former **Fire Station at 121 West Thompson Street (“Fire Station”)** in downtown Thomaston, GA.

The adaptive reuse / redevelopment of the Fire Station is critical to the TDDA's ongoing effort to revitalize downtown, and the TDDA seeks to convey the project to, or partner with, a highly qualified individual or firm who recognizes the unique opportunity.

Property Quick Facts

Tax Parcel Numbers: T22179 and T22180

Total Acreage: 0.30

Building Square Footage: 5,463 SF

Year Built: 1966

PURPOSE / OBJECTIVE

This RFP is broad based in that all ideas and concepts that support the economic development / activation of the Fire Station are welcomed by the TDDA. As such, this RFP, and its' approach, is intended to give interested parties an opportunity to present any development concept that can be demonstrated as financially feasible and sustainable.

Constructed in 1966, the Fire Station is a well-built, one-story structure, situated on a highly visible, 0.30-acre parcel in the northwest portion of downtown Thomaston.

The City of Thomaston is in the midst of a community transformation. Thomaston's geographic proximity to Atlanta, Columbus, and Macon, have this community primed for growth and development over the coming decades. Thomaston serves as the largest city in a seven-county radius, ultimately a socio-economic hub of West-Central Georgia. As of the 2024 US Census Estimates, Thomaston's Population sits just under 10,000. Thomaston serves as the county seat of Upson County, which contains 28,443. Thomaston's "Trade Area" population hovers around 55,000, while the larger seven-county population is estimated at 155,000 and growing.

The City of Thomaston's [2021 Thomaston Master Plan](#) (the “**Master Plan**”) and the [2021 Thomaston Market Analysis](#) (the “**Market Analysis**”) identifies millions of dollars in potential revenue being lost to surrounding counties due to a lack of downtown amenities in Thomaston. The largest deficit identified in the study totaled around \$30 million annually in the food and beverage category. The Fire Station is, therefore, an attractive option for investment due to its’ location and potential ability to attract business and revenue into downtown.

The TDDA's vision of the Fire Station's redevelopment is aimed at creating a community-oriented destination focused on filling the downtown commerce gaps identified in the Master Plan. ***As Thomaston's revitalization is an on-going process, the TDDA seeks to engage with an experienced business operator who can successfully leverage the Fire Stations' ideal location and physical condition to create a long-term community resource.***

The TDDA, formed in 1983, is an active civic agency involved in efforts to bring new ideas and life into Thomaston through collaboration with dedicated residents, entrepreneurs, and government agencies. The TDDA focuses much of its efforts in downtown on the strategies identified in the Master Plan. Key strategies for revitalization and activation identified in the Master Plan include preservation of existing assets—including historic buildings like the Fire Station—and enhancing and expanding commercial resources in downtown.

As the financial and geographic hub of Upson County, Thomaston promotes locally operated commercial enterprises that can service the true market demands of today. The TDDA targets the food and beverage sector, among other potentially missing enterprises, as an optimal long-term use for the Fire Station property. While the Fire Station will be privately operated, the TDDA is dedicated to promoting and activating downtown businesses through events, advertising, and other partnerships.



SUCCESSFUL EFFORTS BY THE TDDA INCLUDE:

COMPLETED

- 2021 → Downtown Master Plan completed.
- 2021 → Designated a Rural Zone Community via the Georgia Department of Community Affairs.
- 2021 → Established Downtown Thomaston "Entertainment District."
- 2022 → Secured partnership with UGA Archway Partnership Connected Resilient Community.
- 2022 → Updated local Zoning & Alcohol ordinance.

ONGOING

- 2021 - present → Rehabilitation of 24 downtown storefronts through the TDDA Facade Grant program.
- 2021 - present → 50 new and existing buildings activated in downtown. These businesses are comprised primarily of local owners and cater to local clientele.
- 2021 - present → 7 new private-operating rental apartments supplied downtown.
- 2022 - present → 26 Georgia Department of Community Affairs Rural Zone Projects.
- Present → City and TDDA continue collaborative development efforts with commercial enterprises operating in proximity to downtown, such as Tidal Wave (300 employees site wide) and Upson Regional Medical Center (700+ employees).

FUTURE

- Coming in 2026 → Marriott Hotel to be completed on Main Street in downtown. A joint venture between Thomaston-Upson Industrial Development Authority (TUIDA), City of Thomaston, & Red Hills Hospitality, this highly anticipated and recently celebrated project will break ground in 2025 and deliver 91 rooms available for visitor stays, create 20 FTE local jobs, and \$3,500,000 in annual gross revenue to the local community. TUIDA secured \$ 19,645,000 in bond financing and serves as the hotel developer and landowner.
- 2025 → City to construct Farmer's Market Plaza in downtown on Gordon Street.
- 2025 → City to construct Thomaston Courtyard in downtown on Lee Street.
- 2025 → Upson County will be relocating offices from the north side of the Thomaston Square to the Lee Campus, paving the way for future mixed-use redevelopment of nearly 20,000 square feet of downtown property.

TIMELINE AND SUBMISSION INSTRUCTIONS

RFP Point of Contact:

Taylor Smith
Director
City of Thomaston Downtown Development Authority
706.601.4520
tsmith@cityofthomaston.com

RFP Milestones

EVENT	DATE
Issuance of RFP	October 7th, 2024
Site / Building Tour	October 29th and 30th, 2024
Deadline for RFP Questions	November 6th, 2024
Post Responses to RFP Questions	November 13th, 2024
Proposal Due Date	December 2nd, 2024
Interviews / Presentations	December 19th, 2024
Notice of Award	January 16th, 2024

General RFP Guidelines

RFP respondents will have no communication regarding the RFP outside of the outlined communication opportunities listed above and outlined below with any City employee.

Tour Guidelines

Tours will only be provided on the given date. If no representative from your team can attend, please contact Mr. Taylor Smith to see if other accommodations can be made.

The building is in good condition but is vacant. Anyone who elects to attend the tour enters the building at their own risk.

- Closed-toed shoes are recommended. Hard hats are not required.
- The building currently has electricity, so flashlights are not needed.
- Each respondent team is allowed to photograph the building, but the photos are for private use only.

RFP Question Guidelines

Please submit all questions regarding this RFP by email to tsmith@cityofthomaston.com by **5p.m. on October 28th, 2024.**

Any questions submitted after this date will not be answered unless it pertains to issues with submitting the RFP.

Submission Guidelines

Submit proposal as a single PDF to Mr. Taylor Smith no later than 5pm on December 2nd, 2024.

Please include the email subject "Thomaston Fire Station RFP Response" on all correspondence.

No late submissions will be accepted.



OPPORTUNITY

Desired Outcomes of the RFP

The TDDA requests that RFP responses address directly Downtown Thomaston's shortfalls and opportunities for economic development as identified in the Master Plan. The TDDA's preference is to engage with a single developer or developer/operator team to redevelop and operate the site with their own financial capital stack. The TDDA is open to a shared ownership structure (i.e. a long-term lease) but will not provide capital to the project.

The TDDA seeks an experienced operator who can demonstrate the ways in which market opportunities can be leveraged and maintained for the long term. The TDDA is currently in a revitalization process and, therefore, the optimal fit for the space is a business(es) capable of creating a desirable attraction that does not necessarily rely on existing foot traffic.

The TDDA seeks an invested community partner who is interested in being a part of the City's overall revitalization. This means working with existing businesses, the TDDA, and other invested individuals to host events, attend Thomaston Main Street hosted events, etc.

While the TDDA will not require that the Fire Station maintain its exact character in redevelopment, emphasis will be placed on the benefit of adaptive reuse of the building/property – which may potentially be achieved through preservation of the historic character within the new design and plan.

Project Parameters

The TDDA's goal for the Fire Station's redevelopment is to engage with a Respondent that has demonstrated success in similar markets and project size / type. While adaptive reuse of the existing building is not required, the TDDA is interested in creative ways in which the historic character of the Fire Station and its' surrounding context can be preserved as part of the Project.

The Fire Station falls within the Downtown Thomaston Entertainment District, allowing patrons to "open carry" alcoholic beverages within the set parameters. The TDDA would like to capitalize on this redevelopment opportunity by creating a new "destination" in Downtown Thomaston, both during the week and on the weekend.

Development Incentives

R.U.R.A.L Zone

Rural Zone incentives are available to property owners within a Georgia Department of Community Affairs (DCA) designated [RURAL Zone](#). This incentive provides tax credits to individuals and businesses creating jobs and making qualifying investments within historic downtown areas. RURAL Zone designation runs through the end of 2026.

Historic Rehabilitation Tax Credits (HTCs)

Potential HTC value to redevelopment's capital stack:

The federal Historic Tax Credit provides a 20% federal income tax credit for all qualified rehabilitation expenditures. More information can be found [HERE](#) or by contacting Chris Jackson at Verity Works (chris@verityworksco.com).

The state Historic Rehabilitation Tax Credit provides a 25% (up to \$5 million per project) income tax credit for all qualified rehabilitation expenditures and a 9 ½ year property tax freeze. More information can be found [HERE](#) or by contacting Chris Jackson at Verity Works (chris@verityworksco.com).

Listing in the National Register of Historic Places is required for eligibility for HTCs and Property Tax Freeze – The Fire Station is not currently listed but is potentially eligible for listing.

The City of Thomaston has partnered with a local non-profit, Thomaston-Upson Heart & Soul Inc. to nominate Downtown for the National Register. Savannah based consultants Ethos Preservation were retained for the submittal. The city hopes to be notified of acceptance by 4th Quarter 2026 or 1st Quarter 2027.

Local Incentives

The TDDA and Thomaston are open to collaborating with the successful Respondent toward the goal of utilizing financial incentives available for the Fire Station project. State and local opportunities include but may not be limited to the following:

Downtown Development Revolving Loan Fund ("Revolving Fund") operated through the Georgia Department of Community Affairs. The Revolving Fund offers gap financing of up to \$250,000 for downtown-related projects. As Thomaston is a Classic Main Street community, borrowers are eligible for rates at 2%.

Additionally, federal gap financing is potentially available through the **State Small Business Credit Initiative ("SSBCI")**. This opportunity includes the potential for up to \$1.25 million in funding.

The Fire Station's rehabilitation is potentially eligible for up to \$5,000 via the Façade Grant Fund, and the City currently offers reduced fees for Alcohol Licenses within the TDDA District.

Preferred Methods of Conveyance

The TDDA is open to suggestions for various means of conveyance of the project and will consider any options that can be demonstrated to be economically viable and that meets the desired outcomes described in this RFP.

HISTORY OF THOMASTON AND THE FIRE STATION

Thomaston, Georgia, is a city of just under 10,000 people located in western central Georgia. The city was founded in 1825 on land originally occupied by the Creek people. Thomaston had an early thriving economy thanks to fertile Piedmont soil and a booming textile industry due to its proximity to the Fall Line shoals in the Flint River. Thomaston's success led it to become the county seat of Upson County. A majority of Thomaston was destroyed during the Civil War, but the city was able to rebuild its economic success through tenant farming and local private reinvestment in the textile industry.

Thomaston remained an economic stronghold in west central Georgia through the mid-twentieth century. Local mills were thriving, and the city's success was reflected in a growing and bustling downtown. The city's main square is anchored by the historic Upson County Courthouse, constructed in 1908 and listed on the National Register of Historic Places. Early twentieth century commercial buildings surround the city square. Even with a bustling economy and a growing downtown through the mid-twentieth century, Thomaston maintained its rural charm. The two main mills in Thomaston, Thomaston Mills and Martha Mills, went beyond economic drivers for the community and provided housing, education, and almost everything one would need in everyday life.

Unfortunately, like many areas reliant on the textile and mill industry, Thomaston saw a steep decline in its economy in the late-twentieth century. The signing of the North American Free Trade Agreement (NAFTA) in 1994 drastically changed the US manufacturing landscape and most labor was outsourced overseas. Thousands lost their primary source of income,

resulting in the move to find employment elsewhere. Additionally, mill facilities and grounds were left vacant to decay and vandalism. The loss marked the end of a prosperous era that lasted over 100 years for Thomaston Mills and 80 for Martha Mills.





The shuttering of the mills caused significant ripple effects throughout the entire community. Successful downtown businesses that were supported by mill employees were forced to close, due to the loss of business. Thomaston's identity was in flux, as for nearly a century, the city's identity was built on the foundation of the textile industry. Recent efforts have focused on revitalizing downtown buildings and bringing more amenities to Thomaston.

As with most well-functioning cities, the City of Thomaston has sought to maintain excellent city services. Thomaston's Fire Department was first organized in 1847 as a volunteer fire department in response to a massive fire. The Fire Department remained a volunteer effort until the 1940s, when it became a paid department. In 1964, Thomaston City Council began discussions about needing a new municipal building with modern conveniences. The existing fire station in the city was also outdated, so City Council included a new fire station in the process for a new municipal building. The new fire station was finalized by City Council in April of 1965, and was to be located on what was referred to as the "Water Tank Lot." Robert & Co. of Atlanta were hired as the architects for the project. Robert & Co. had made a name for themselves by this time as successful institutional and military site architects. The city raised \$400,000 in bonds for both projects and construction commenced in October of 1965. By August of 1966, both buildings were completed, with the Fire Station costing approximately \$70,000. The Fire Station served the City of Thomaston until 2024, when the fire department moved into a new station.

SITE INFORMATION

Property and Building Description

<i>Tax Parcel Numbers:</i>	T22179 and T22180
<i>Total Acreage:</i>	0.30
<i>Building Square Footage:</i>	5,463 SF
<i>Year Built:</i>	1966

Property Description

The Fire Station property is comprised of two tax parcels. The property is located in the southwest corner of the block bounded by N Church Street to the east, W Thompson Street to the south, and N Green Street to the west. The east tax parcel consists of the building and main driveway.

The west tax parcel is paved in the southern portion to provide additional access to the driveway, and the other half is unpaved mix of loose gravel and grass. There is a shed along the north property line that has a fence that extends along the entire north property line. The property has two curb cuts – one at W Thompson St at the main driveway into the Fire Station garage and one on N Green St at the intersection with W Thompson St.

The east property boundary is tight to the building, and a parking lot for the adjacent building is along the east boundary. The adjacent property is currently vacant. The property to the north has minimal buildings and primarily houses a cell tower.

Building Description

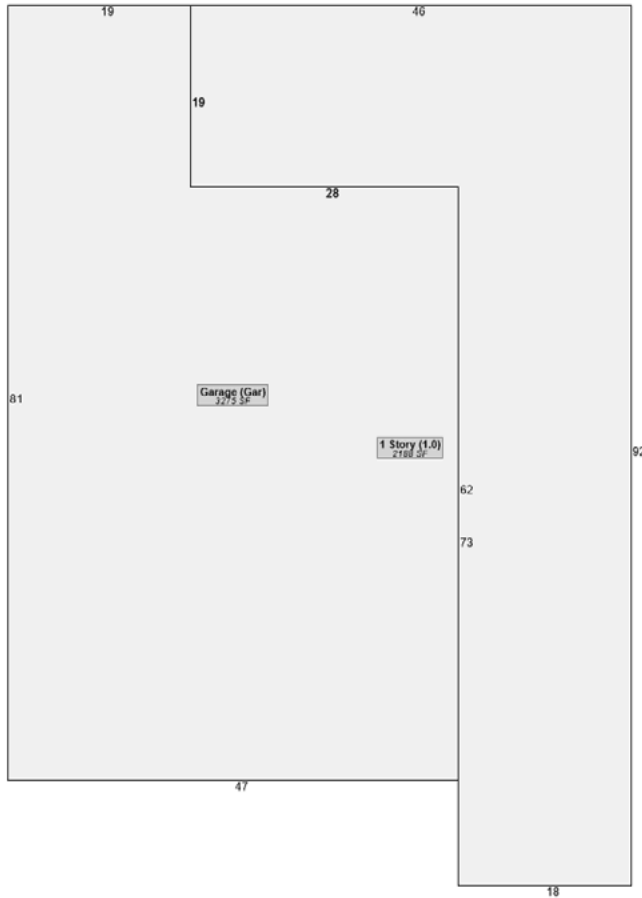
The Fire Station is a one-story masonry building originally designed to house Thomaston's fire department. The building has two distinct portions: the large, rectangular garage to house two fire trucks and a narrow L-shaped portion that wraps around the north and east sides of the garage. The main facade faces W Thompson Street. The garage portion has two large garage doors with a stuccoed header for signage. The L-shaped portion extends further south from the south façade of the garage. The south façade has a full bay of windows. The main pedestrian entrance is located in the corner of the garage and L-shaped portions. The east and north elevations are entirely tan brick with no openings. The west elevation is brick with a door in the north corner and three vent openings.

Property Photographs



Property Photographs, Continued





The interior of the building is a simple, utilitarian design with minimal updates since its 1966 opening. The majority of the space is the open garage, which has concrete floors and exposed CMU walls. The metal roof structure is exposed. The L-shaped portion housed the back-of-house needs of a fire department, including locker rooms, bunk rooms, a kitchen, and office. The rooms have exposed, painted CMU walls, dropped acoustical tile ceilings, and a mix of flooring materials applied on top of the concrete slab.

Zoning and Other Designations

Zoning

The current zoning is C-1 Neighborhood Commercial District. See Code of Ordinances, City of Thomaston, Georgia, Code Sec. 98-4.6.1 for a full description of the zoning requirement and approved businesses. The Fire Station sits at the edge of the Downtown zoning district in the transition area to established neighborhoods in Thomaston. As such, the C-1 zoning emphasizes the “consumer needs of residents of the immediate neighborhood.”

If Respondent’s proposed use does not fit within current zoning parameters, please include a detailed description of zoning issues and proposed solutions.

The Fire Station lies within Thomaston’s Entertainment District, which allows for “consumption of alcohol on city streets and sidewalks,” subject to Code Sec. 6-131. Sales of alcoholic beverages are subject to the provisions described in Code Sec Chapter 6 – Alcoholic Beverages.

Parking and Loading

Parking and loading requirements of the site depend upon proposed use. See Code of Ordinances, City of Thomaston, Georgia, Code Article 98-9 Parking and Loading for the full parking and loading matrix. The majority of uses require a parking space per 200 SF or 400 SF of building area, as well as one loading space. The city may be open to some flexibility of parking requirements, including partnerships with nearby businesses, and has willingly entertained 'shared parking agreements' in recent zoning matters.

Local Historic District

The historic core of downtown Thomaston is a nine-block square anchored by the Upson County Courthouse. The downtown is bounded by Thompson Street, Hightower Street, Lee Street, and Green Street. The downtown historic district is currently undergoing a revitalization spurred by efforts of the Downtown Development Authority.

Potential National Register District

The Thomaston local historic district has not yet been listed in the National Register of Historic Places, the main federal record of historically significant places in the country. The National Register is an honorary list and does not hold property owners to any requirements, unless otherwise enacted at the local level. While the local historic district does not include the Fire Station, it is the opinion of some preservationists in the state that a larger downtown historic district could include some of the mid-century buildings constructed in downtown, including the Fire Station. The City of Thomaston has partnered with a local non-profit, Thomaston-Upson Heart & Soul Inc. to nominate Downtown for the National Register. Savannah based consultants Ethos Preservation were retained for the submittal. The city hopes to be notified of acceptance by 4th Quarter 2026 or 1st Quarter 2027.

National Register listings create a thorough documentation of the history of a place and create a federal record of the buildings and places. While a National Register listing does not restrict what a property owner can do, it does open up some different funding resources to help offset the cost of preserving a historic building.

Utilities

All utilities for the Fire Station, outside of natural gas will be provided by the City of Thomaston. This includes power, water, sewer, and trash services. There is not a current survey of the property. City GIS mapping can be made available to Respondent teams if requested.

Land Use

The Fire Station sits at a transition of Thomaston's historic commercial core to light commercial and residential. Downtown Thomaston is located south/southeast of the Fire Station. The properties to the east and north of the Fire Station are larger, late-twentieth century commercial structures, primarily former bank buildings. The buildings have undergone some changes in recent years, including increased vacancies. To the west of the Fire Station is a historic neighborhood and preserved woodland. Some of the houses have been converted into light commercial use, including law and dental offices. The property immediately north of the Fire Station is mostly occupied by a cell tower and its necessary mechanical equipment.

Transportation / Circulation / Access

The downtown portion of Thomaston is primarily accessed by US-19, Georgia 36, and Georgia 74. Thomaston is approximately an hour from Atlanta, Macon, and Columbus. The main access road from Atlanta is US-19, which runs directly through downtown Thomaston as Church Street.

The major roads in downtown Thomaston are Church Street (US-19), Center Street (US-19), Main Street (GA-74), and Gordon Street (GA-74).

The Fire Station sits at the corner of Thompson Street and Green Street, which are both a block from the major roads in downtown Thompson.

While the city has no designated bicycle lanes in the larger surrounding area, some residents do choose to bicycle through Thomaston. One main route of travel is down N Church Street which connects historic Silvertown with downtown Thomaston. The road has a sidewalk that is occasionally utilized by bicyclers for safety.

The Fire Station property has a few existing parking areas, both paved and gravel. Downtown Thomaston has approximately 251 public spaces, including some public parking at the southwest corner of Church Street and Thompson Street.

Thomaston has extensive sidewalks from surrounding residential areas into and throughout downtown Thomaston. The sidewalks are generally in good condition, and the City has been actively updating downtown sidewalks and crosswalks to be safer and more pedestrian friendly. The Fire Station does not have sidewalks along the majority of the south property line and along none of the west property line, but there is ample space to increase pedestrian access during the redevelopment.

In 2022, the City partnered with the University of Georgia's College of Engineering to undertake a Traffic Study & Streetscape Improvement Plan for the entirety of the Downtown Thomaston Entertainment District. Subsequently, in 2023, the City completed

the **Thomaston Downtown Redevelopment and Traffic Study**, which is currently in the funding process prior to bid requests for construction.

The study establishes a plan to curb traffic concerns, address ADA accessibility, extend the fabric of Downtown Thomaston, and prioritize pedestrian safety. During this project, students worked hand in hand with the Georgia Department of Transportation to provide a 'shovel-ready' plan.

The City has agreed to allocate local T-SPLOST Funding to complete these proposed improvements. The City will be applying for the **Georgia Transportation Infrastructure Bank (GTIB)** to match local funding in the fall of 2024. Local goals are to complete this project between 2025 and 2027.

Soil / Topography Conditions

The Fire Station lot is mostly flat and elevated slightly above the adjacent parcel to the north and slightly below than the parcel to the east. The changes in elevation at the property lines are contained by retaining walls. The northwest corner of the property has a slight slope down towards Green Street that is not fully encapsulated by the retaining wall. The former fire department siren is still located on the property along the north property line, though it can be removed as it is no longer in use.

Permits

Thomaston's typical timeline for zoning and planning review is approximately two weeks, and the City is open to providing support related to expeditious building, alcohol sales, and food and beverage permitting locally.

PROPOSAL SUBMISSION REQUIREMENTS

All Respondents are asked to please provide the following information with your response in the same order in which it is requested below:

Cover Letter / Introduction

Provide a brief overview of the Respondent's concept / vision for the Fire Station and list all related parties proposed to be part of the project, including the redevelopment and operation of the property.

Establish and provide one Primary Point of Contact for all communications. Provide contact information for the Primary Point of Contact.

Qualifications

As the TDDA's goal is to engage with a Respondent with demonstrated success in projects of similar scale and in similar market(s), proposals should include relevant example projects that demonstrate (i) experience and/or familiarity with adaptive reuse economic development projects, (ii) experience in planning, redevelopment, historic rehabilitation, adaptive reuse of historic structures, and (iii) financing and management of similarly-scaled projects. Evaluation will place emphasis on projects completed successfully in the past five (5) years.

For each of the principal parties and any sub-consultants comprising the proposed development/operations team, please provide the following:

Individual / Firm Overview

Provide an overview of all parties comprising the Respondent team and include the name, address, and website (if applicable) of firm/individual(s). Please also identify the role each party will take in the proposed project.

Relevant projects

List any relevant projects completed by the Respondent team. Include location, estimated budget and financial resources utilized, completion date (or estimated completion date), and an overview of the project.

Include 2-3 relevant projects for each company/individual within the Respondent team.

Resumes

Provide resumes for the principals and key members of the Respondent team, as well as any additional project lead(s).

Resumes should include roles/responsibilities in the planning and implementation of the proposed project.

Financial Qualification and Capacity

The individual team member's financial ability to take the project through.

Development Vision/Approach

Describe the Respondent's proposed conceptual plan for the Fire Station, including but not limited to the following specific information:

Redevelopment Design Concept

Respondent's presentation of the proposed Development Vision/Approach should adequately demonstrate how the project will fit into Thomaston's downtown context. While this RFP does not require proposed renderings, graphical representations are welcomed. A general written description of the visual/functional character of the proposed design is the minimal requirement.

Proposed Use and Operation

Describe how the proposed project meets the TDDA's goals and vision, including Respondent's understanding of how the proposed project addresses gaps in the current market. Proposal should identify and/or demonstrate proposed project's ability to meet zoning and other use requirements. Please identify any necessary variances to zoning, permit requirements, and/or special circumstances.

Please provide information regarding the proposed method and means of short- and long-term operation / management of the redeveloped Project.

Preliminary Proposed Development Plan

Conveyance

Describe the proposed method of conveyance and operational concern(s) (if applicable). Include the applicable purchase price offer, lease rate and terms, or any additional information necessary to understand the proposed conveyance.

Preliminary Financial Model

Provide adequate information for the TDDA to understand the proposed project's financial feasibility. While not a requirement of the RFP, providing a preliminary financial model identifying funding sources, development period capital requirements, and operational requirements prior to and after stabilization is suggested.

Development Schedule

Provide an estimated development schedule, including closing date, financing secured date, target design dates, construction start and completion dates, and any other potential milestones.

The TDDA does not have a required timeline for the Fire Station's stabilization; however, Respondents should provide a reasonable project timeline so that the TDDA can understand the potential timeline for redevelopment / stabilization of the asset. The timeline should identify project milestones directly associated with required approvals and implementation stages related to zoning, permitting, construction, and successful implementation of financial incentives.

SELECTION CRITERIA

Respondent teams and proposals will be graded according to the following Selection Criteria. The TDDA's selection will be made objectively based on the Selection Criteria.

Qualifications (50 points maximum)

- Respondent team's demonstrated track record and financial ability to complete redevelopment and maintain long-term operational success
- Successful track record of development and operation of facilities / enterprises similar to the proposed Fire Station Project.
- Experience with adaptive reuse and historic preservation projects.
- Demonstrated ability to operate and maintain stabilized commercial projects, including addressing on-going maintenance needs.

Vision/Approach (30 points maximum)

- Consistency of proposed vision and objectives for the project
- Responsiveness to key objectives of the RFP
- Fit and synergies of proposed use(s) and improvements with surrounding land use(s)
- Overall ability of the proposed project to add to the visibility and draw of the surrounding area
- Overall ability of the proposed project to fill identified market gaps

Financial Capacity and Feasibility (20 points maximum)

Likelihood of Respondent and proposed project vision meeting the City's objectives in an expedient manner based on:

- Evidence of Respondent's ability to attract necessary public and private investment for the project's success
- Feasibility of the concept to address the needed physical improvement
- Probability of obtaining approvals necessary for proposed project
- Cash flow projections that demonstrate the project's feasibility, both during redevelopment and once stabilized

REFERENCE DOCUMENTS

Thomaston Master Plan

The Master Plan can be found here: [LINK](#).

Thomaston Market Analysis

The 2021 Market Analysis can be found here: [LINK](#).

Applicable Zoning Code

Code of Ordinances City of Thomaston, Georgia can be found here: [LINK](#).

Thomaston Downtown Redevelopment and Traffic Study

PDF version of drawings and specifications for the proposed downtown streetscape redesign available upon Respondent's request.

DAYTIME POPULATION

Daytime Population = Total Residents + Total Workers in Area - Total Resident Workers

City of Thomaston	2010	2020
Daytime Population	11,749	13,226
Total Residents	9,170	9,816
Total Workers	5,633	6,409
Total Resident Workers	3,054	2,999

Upson County	2010	2020
Daytime Population	24,839	25,759
Total Residents	27,153	27,700
Total Workers	8,233	8,810
Total Resident Workers	10,547	10,751

Methodology notes: The U.S. Census Bureau provides a methodology that may be used to calculate commuter-adjusted population, which is also known as daytime population. The methodology can be found at <https://www.census.gov/topics/employment/commuting/guidance/calculations.html>. In our calculation, the Decennial Census residential population is used in place of the American Community Survey (ACS) residential population in order to use the latest official figures.

Disclaimer: ECG provides this information from sources deemed to be reliable and with the most up-to-date data sets available from each source. The information is offered without warranty or guarantee of any kind.

1 U.S. Census Bureau Decennial Census

2 U.S. Census Bureau American Community Survey 5-Year Estimates

ECG | Economic & Community Development | [LocationGeorgia.com](https://www.LocationGeorgia.com)

