

1. Can the City please confirm whether the cover, cover letter, table of content, tabs, resumes, and required forms are considered part of the 20-page limit?
 - a. These items are not considered a part of the 20-page limit except for the resumes. For all relevant resumes, please provide a summary, not a full 3-4 page resume.
2. If a firm uses subconsultants, should the main firm provide subconsultant references, similar projects, and sign any forms?
 - a. Yes, the main firm should provide subconsultant references, and similar projects. Any forms requiring signatures will be addressed at time of contract.
3. Are you aware of any UDOs adopted in other jurisdictions that successfully address some of the issues and objectives that the City has identified for this project?
 - a. While each UDO should be tailored to the character, history, and desires of a community, the City does see a significant number of elements in other communities' UDOs that it feels would be relevant for potential inclusion in the City's final plan. This includes Roswell, Milton, Powder Springs, and Richmond Hill. Additionally, development/zoning elements of Hilton Head Island, SC and Madison, GA are also of interest. However, the City wants to ensure that the selected consultant understands that this is not a cookie-cutter project and that the final product should be built for and specific to Dublin.
4. Are you aware of any pre-approved design plans for housing and other development types adopted in other jurisdictions that have resulted in successively built projects?
 - a. The City is aware of at least one other Georgia community that was recently implemented approved design plans (Thomaston) but this has been a relatively recent implementation and the impact is unknown.
5. Are signed and sealed construction plans required as part of the "pre-approved design plans"?
 - a. If an applicant is going to include signed and sealed construction plans as a part of their work, it should be as an optional additional service and the cost for the additional service should be clearly identified. They are not required.
6. Has the City considered seeking funding for historic preservation guidelines/design standards as a separate project from the Unified Development Ordinance?
 - a. No. The City prefers to include the historic preservation guidelines/design standards updates within the UDO and as part of this project.
7. Please elaborate on the level of detail desired for the proposed Task: "Investigate and document current actual uses of property in the city and immediately

surrounding unincorporated area” (RFQ page 5, 3rd bullet under Tasks)? How does this relate to or is different than the GIS-based Existing Land Use contained in the 2024 Vision 2050 and the 2018 Urban Redevelopment Plan documents?

- a. The comp plan land use map primarily mirrors the zoning map and does not truly reflect land use. We have found that there are multiple cases where that does not align with the actual use of the property. (For example, having a residential land use shown as industrial on both the zoning and land use maps.) Additionally, the City’s Future Land Use Map does not include any unincorporated areas and there is a desire to have this information so that the City can separately develop guidelines with respect to land use and zoning for potential future annexations. However, this is not expected to be an itemized parcel review. It is expected that the consultants will drive through and personally review the vast majority of the City to get a feel for the neighborhoods and general existing development. The City believes valuable information can be obtained by an on-site review and does not want consultants relying on online imaging or maps.
8. Does the city have, and will we have access to, readily available digital data for development, permitting, and occupational licensing information to assist in data collection?
 - a. Permitting and licensing is handled through Tyler Software with the ability to provide exported data for the last approximately five years. Additional data may be available in excel format.
9. Will the City consider additional funding opportunities for this project related to implementation for economic and community development initiatives such as historic preservation, crime prevention through environmental design, sustainability, or other initiatives aligned with the goals of the scope for the Unified Development Ordinance?
 - a. Any additional implementation funding needs will be addressed during the project. At this time, no funding is assigned or considered beyond the initial funding for the project, which is expected to include implementation as described in the RFQ. The City welcomes assistance with identifying potential funding sources for the items mentioned.
10. Can you provide the anticipated time and location for interviews on August 21, 2026?
 - a. Anticipated to be the first half of the work day and they will be conducted at City Hall at 100 S. Church St.
11. Does the City require work sessions open to and with the general public, or will all work sessions be with pre-selected stakeholders?
 - a. This project requires a variety of work sessions with different stakeholder groups. There will be a steering committee comprised of staff and select

members of the Council, Planning & Zoning, Zoning Board of Appeals, and the Historic Review Board, which will be the primary feedback and direction-giving group for this project, and those meetings will not be open to the public. It is also expected that closed work sessions will be held with selected stakeholder groups, such as our local developers. It is also expected that there are general open public review/comment sessions that are advertised and open for anyone in the public to attend and provide feedback. And the consultant will be expected to provide periodic updates to and received feedback from the full council at open meetings. The City is not going to specify how many meetings of each type there needs to be but firms who are identified as finalists will be required to provide an additional response, which will include the number, type, and general scheduling of these various meetings.

12. Does the 20-page limit include resumes and project pages
 - a. yes, resumes and project pages are expected to be summaries and the City prefers those to be brief and to the point.