



HALL COUNTY

COMPREHENSIVE PLAN UPDATE

JANUARY 13, 2022

SUBMITTED TO:
HALL COUNTY

SUBMITTED BY:

TSW TEAM

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SECTION 1

PROJECT TEAM OVERVIEW

TSW TEAM OVERVIEW

TSW will lead this effort and focus on overall planning, implementation strategies, public involvement, and project management. Also included on our team are: KB Advisory Group for economic and market analysis and Keck & Wood for transportation planning and engineering.

TSW

TSW is an Atlanta-based, full-service planning, architecture, and landscape architecture firm with approximately 30 full-time employees. Maintaining a small office size allows our principals to be hands-on in every aspect of a project and allows for more multidisciplinary collaboration. TSW works throughout the Southeast on a variety of projects, including comprehensive plans, downtown and corridor planning studies, coding and design guidelines, residential and community architecture, park and recreation facilities, and street-scapes projects. Our multidisciplinary approach goes beyond planning and design to incorporate real world knowledge of sustainability, development and retail economics, and feasibility. Implementation is a key focus of all of TSW's plans and we are especially proud of our experience of implementation. In addition, meaningful stakeholder involvement allows us to incorporate the aspirations of our client and other stakeholders and build on local and/or regional identity to establish a market niche and a strong sense of place.

Tunnell-Spangler & Associates was founded in 1990 by partners William T. Tunnell and Jerry W. Spangler in Atlanta, Georgia. TSW builds upon the foundation of two predecessor firms whose founders worked with Charles Fraser and the Sea Pines Company. The firm's name was changed to Tunnell-Spangler-Walsh & Associates in September of 2002 when principal Thomas H. Walsh became a partner in the firm, and was shortened to TSW in 2013.

Currently, our personnel includes: 5 registered architects, 7 project architect designers, 7 registered landscape architects, 8 landscape designers, 14 planners (9 with AICP accreditation), 11 LEED Accredited Professionals, and 2 administrative employees. Several staff members work in multiple studios.

TSW'S CORE VALUES

TSW's Core Values guide our planning and design process and the management of our office.

COMMUNITY DRIVEN

- We respect the inherent value of community.
- We pursue projects we believe in.
- We put our principles into action.

RELATIONSHIP FOCUSED

- We are relaxed and empathetic.
- We are accessible - no gate-keepers.
- We work in support of each other.
- We are committed to the growth of individuals.
- We go the extra mile.
- We take our relationships seriously.
- We treat each other like family.

TAILORED SOLUTIONS

- We focus on quality and creative design.
- We create concept-driven, unique approaches.
- We value "craft" in each discipline.

TSW CONTACT INFORMATION

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KB ADVISORY GROUP

KB Advisory Group utilizes over 25 years of nationwide experience to help clients determine what works from a market perspective. Our work incorporates:

- Analyzing the demographic drivers of markets and their potential.
- Analyzing the most suitable land use alternatives for a site or project, including the optimal mix of residential, office, industrial, retail, and hospitality and tourism uses.

Our team examines how real estate investment and economic activity impact the broader economy of a designated area. We look at the direct impacts—every dollar spent or job worked in the area—and determine how much additional money is spent or how many jobs are supported in the broader economic ecosystem.

KB Advisory Group is the region's leading specialist in all aspects of the Tax Allocation District (TAD) financing process. We have helped municipalities establish and manage over 50 TADs across Georgia, including:

- Scoping and feasibility
- Preparation of TAD redevelopment plans
- Negotiation and approvals with City Councils, County Commissions, and School Boards
- Establishment of TAD policy and procedure guidelines
- Evaluation of TAD funding applications.

KB ADVISORY GROUP CONTACT INFORMATION

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Web: www.kbagroup.com

KECK & WOOD

Since its founding in 1954, Keck & Wood has continued the traditions of engineering excellence and commitment to exemplary service established by our founders, Wyly Keck and Tom Wood. With over 65 years of public sector experience, Keck & Wood, Inc. has earned an outstanding reputation for integrity, knowledge, and professionalism in advising our clients. We are committed to improving the quality of life of the region and communities we serve through ethical conduct and dedicated client service.

Keck & Wood provides professional services in transportation, water resources, and natural gas engineering, landscape architecture, urban redevelopment, site design, and land surveying for state and local governments, utility authorities, public institutions, and private developers.

Keck & Wood, Inc. is an employee-owned Class C Georgia Corporation, governed by a six person Board of Directors. From our corporate office in Duluth, GA and our regional offices in Fayetteville, GA, North Charleston, SC, and Rock Hill, SC, we serve clients in the southeastern states. Keck & Wood is properly licensed in South Carolina with COA No. C006.

KECK & WOOD CONTACT INFORMATION

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SECTION 2

TEAM ORGANIZATION

TSW TEAM ORGANIZATION & PROJECT MANAGEMENT

The following staff members that are included in the organizational chart below will be assigned to the project and will remain on the project throughout its duration. If a staff member does need to be replaced because of unforeseen circumstances, Hall County will be notified immediately and that staff person will be replaced by another staff member with equal or greater qualifications and experience.

Adam Williamson, a Senior Principal at TSW, will serve as the Principal-in-Charge. Adam is a community planner specializing in leading multidisciplinary teams in the planning and design of livable communities and comprehensive plans. Adam has experience in directing projects in both the public and private sectors and has broad experience with facilitating the public involvement process.

Allison Sinyard, a Community Planner at TSW, will serve as the Project Manager. Allison has successfully managed numerous large-scale municipal planning efforts and has a thorough understanding of the comprehensive planning process. She is a dynamic planner who enjoys interacting with the community and can lead groups toward consensus.

HALL COUNTY

COMMUNITY & ECONOMIC DEVELOPMENT

COMMUNITY PARTICIPATION

OUTREACH COORDINATOR:
+ BEVERLY BELL

WORKSHOPS + MEETINGS:
+ ADAM WILLIAMSON
+ ALLISON SINYARD
+ BEVERLY BELL
+ ELOISA DE LEON*
+ GEOFF KOSKI
+ JONATHAN GELBER
+ SAM SERIO
+ NICK ANDRYUSKY

*SPANISH SPEAKERS

TSW TEAM PROJECT MANAGEMENT

PRINCIPAL-IN-CHARGE: ADAM WILLIAMSON
PROJECT MANAGER: ALLISON SINYARD

LAND USE,
URBAN DESIGN,
COMMUNITY
FACILITIES

ADAM WILLIAMSON
ALLISON SINYARD
BEVERLY BELL
SAM SERIO
+ SUPPORT STAFF

TRAFFIC,
CONNECTIVITY,
TRANSPORTATION
STRATEGIES

SAM SERIO
NICK ANDRYUSKY
+ SUPPORT STAFF

DEMOGRAPHICS,
ECONOMICS
DEVELOPMENT,
HOUSING

GEOFF KOSKI
JONATHAN GELBER
ADAM WILLIAMSON
ALLISON SINYARD
+ SUPPORT STAFF

SUSTAINABILITY,
NATURAL
RESOURCES,
HISTORIC &
CULTURAL
RESOURCES

ADAM WILLIAMSON
ALLISON SINYARD
BEVERLY BELL
GEOFF KOSKI
SAM SERIO
+ SUPPORT STAFF

SECTION 3

MINOR UPDATE SCOPE OF WORK

PROPOSED WORK PLAN

The TSW Team's Work Plan relies on a tested stakeholder involvement process, best development practices, and the expertise of diverse disciplines to create a visionary, yet implementable plan for Hall County. The tasks below are intended to meet the minimum standards needed to create and adopt a minor comprehensive plan update to help pave the way for a major update in 2027. We anticipate commencing work on the major update after June 30, 2022.

TASK 1: PROJECT INITIATION & EXISTING CONDITIONS UPDATE

1. Conduct a Final Scoping Session with Hall County staff to discuss and/or finalize:

- Available data resources.
- Community engagement and communications tasks. (**Note:** *The team will provide flyers or notices for all public meetings, but Hall County shall be responsible for meeting space, postage, and other techniques not contained herein.*)
- Detailed timeline and written schedule highlighting meetings and delivery dates.
- Roles and responsibilities.

2. Project Management Team Meetings will include a minimum of bi-monthly updates (via video conference, conference call, by email, or in person) to report on project status, discuss issues, and review draft materials.

3. Update of Community Assessment will be conducted using GIS provided by Hall County and Gainesville Hall Metropolitan Planning Organization (GHMPO) and consultant research, including, but not limited to:

- Summary of Previous Studies and Plans (key findings, including current policies and status of implementation)
- Population
- Housing
- Employment
- Land Use
- Transportation

The previous plan's Community Assessment (Appendix C in the 2017 Comprehensive Plan) will be used as a framework for the development of this report.

4. Report of Accomplishments as required by DCA of the 2017-2021 Community Work Plan.

TASK 2: COMMUNITY PARTICIPATION PROGRAM

We envision the Community Engagement portion of this process to meet the DCA's minimum required standards.

1. Stakeholder Committee. A Steering Committee will be established by Hall County to represent local stakeholders and meet with the TSW Team throughout the planning process (no more than 2 virtual meetings) to provide guidance regarding local preferences and inform any updates to the plan. The first meeting will include an educational session for members to gain a better understanding of Georgia's requirements for comprehensive planning and a review of the previous Comprehensive Plan to consider using and adapting certain elements. The second meeting will include an opportunities to review draft deliverables and provide recommendations for changes.

2. **Public Meeting #1.** The purpose of this first public meeting will be to educate and inform the community about the overall planning process, the need for the Comprehensive Plan Update, what it is intended to accomplish, and how it will be used. The meeting will also include a general review of trends and issues gathered during the Community Assessment portion and provide opportunities for feedback.
3. **Public Meeting #2** will be conducted near the end of the planning process to review recommendations, discuss next steps, and gather feedback. This meeting may be a standalone meeting or done in conjunction with a County Commission meeting.

TASK 3: COMPREHENSIVE PLAN UPDATE

1. Minor update of Vision and Community Goals

2. Update of Needs and Opportunities, including:

- SWOT analysis for new items and review with Steering Committee
- Prioritized Needs and Opportunities list based on County and community input
- Implementation measures and strategies for high priority items

3. Community Work Program to ensure implementation of Needs and Opportunities, including:

- Brief description of activity
- Legal authorization for activity, if applicable
- Timeframe for initiating and completing activity
- Responsible part for implementing activity
- Estimated cost (if any) of implementing activity
- Funding source(s), if applicable

4. Minor Update of Future Development Guide based on County, Steering Committee, and community input.

meeting. During this meeting, a transmittal resolution will be prepared for the elected officials for adoption to transmit the plan to the NEGRC and the Georgia DCA for review.

2. **Regional Compliance Review.** The TSW Team will work with NEGRC and the Georgia DCA during the review process to revise/reconcile any issues or compliance deficiencies. Any regional review hearings that are scheduled by NEGRC or the Georgia DCA will be attended by the consultant team.

3. **Community Agenda Submittal.** The revised plan will be prepared based on review of its compliance with regional and state requirements and its substance as agreed by the staff, elected officials, and public review.

4. **Adoption by the County.** After the plan update is accepted by the Georgia DCA, a resolution for adoption will be prepared to adopt the Comprehensive Plan. TSW Team members will attend the meeting(s) associated with the adoption process to respond to any questions or comments, and where appropriate, make additional presentations regarding the plan. The consultant team will transmit the Resolution and all required documentation to NEGRC and the Georgia DCA within seven (7) days of adoption to remain in compliance with state requirements, unless otherwise indicated by the Georgia DCA or directed by Hall County.

5. **Adoption Resolution.** A resolution will be prepared for the elected officials for adoption of the Plan. The final adopted plan and all requisite materials shall be transmitted by the consultant team to NEGRC and the Georgia DCA within seven (7) days of Council adoption and in advance of the NEGRC and DCA submission deadline of June 30, 2022. County Commission approval is expected in June 2022.

TASK 4: AGENCY REVIEWS & ADOPTION OF THE PLAN

1. **Transmittal Resolution.** Upon completion of the Comprehensive Plan Update and prior to its transmittal to the NEGRC and the Georgia DCA, the document will be made available for public review. The TSW Team will present the plan update publicly during a County Commission

6. **Documentation:** After adoption of the Comprehensive Plan by the City, the TSW Team will provide digital and hardcopy of the originals (including all maps, shapefiles, charts, tables, etc.) for the City in addition to three (5) printed and bound copies of the completed plan.

ESTIMATED SCHEDULE

TASK 1: PROJECT INITIATION & EXISTING CONDITIONS

1.1: CONSULTATION SESSION

1.2: PROJECT MANAGEMENT TEAM MEETINGS

1.3: COMMUNITY ASSESSMENT UPDATE

1.4: REPORT OF ACCOMPLISHMENTS

TASK 2: COMMUNITY PARTICIPATION PROGRAM

2.1: STAKEHOLDER COMMITTEE MEETINGS

2.2: PUBLIC MEETING #1

2.3: PUBLIC MEETING #2

TASK 3: COMPREHENSIVE PLAN UPDATE

3.1: MINOR UPDATE OF VISION AND COMMUNITY GOALS

3.2: UPDATE OF NEEDS AND OPPORTUNITIES

3.3: COMMUNITY WORK PROGRAM

3.4: MINOR UPDATE OF FUTURE DEVELOPMENT GUIDE

TASK 4: AGENCY REVIEWS & ADOPTION OF THE PLAN

4.1: TRANSMITTAL RESOLUTION

4.2: REGIONAL COMPLIANCE REVIEW

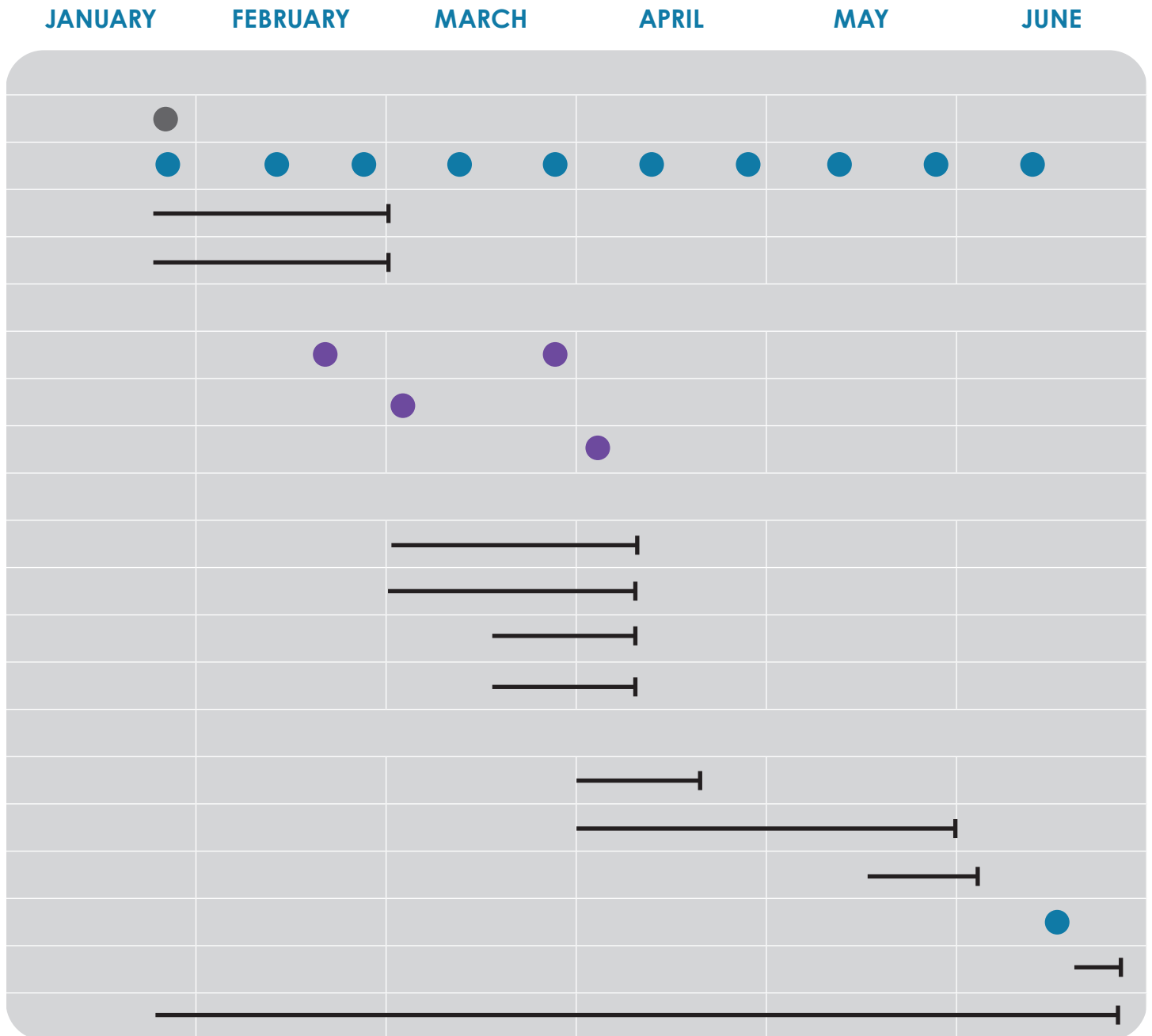
4.3: COMMUNITY AGENDA SUBMITTAL

4.4: ADOPTION BY THE COUNTY

4.5: ADOPTION RESOLUTION

4.6: DOCUMENTATION

Below is an estimated schedule based on the Scope of Work presented in this proposal. We anticipate having the majority of work completed by the beginning of April in time to meet the June 30, 2022 due date, allowing for sufficient review periods and the adoption process. If selected, our team will provide a more detailed schedule of activities based on a finalized Scope of Work and deliverables.



SECTION 4

MINOR UPDATE ESTIMATED BUDGET

The TSW Team's goal is to continue a partnership with Hall County and the community. We do not want fees to be a barrier preventing our selection as your planning consultant team. If our fee proposal differs significantly from what the County has budgeted for this effort, we would be happy to work with you to revise our scope and fee.

	ESTIMATED FEE
TASK 1: PROJECT INITIATION & EXISTING CONDITIONS	\$25,000
TASK 2: COMMUNITY PARTICIPATION PROGRAM	\$15,000
TASK 3: COMPREHENSIVE PLAN UPDATE	\$35,000
TASK 4: AGENCY REVIEWS & ADOPTION	\$7,500
REIMBURSABLE EXPENSES	\$2,500
TOTAL:	\$85,000

VISIONING GRAPHICS

TSW strongly believes in the power of marketing and graphic techniques to convey concepts, achieve consensus, and get people excited about ideas as part of the public engagement effort. We employ a variety of these techniques as part of every project, including: design guidelines, executive summary documents, perspective renderings, AutoCAD street and building sections, SketchUp 3D modeling, ArcGIS mapping, Revit computer-generated renderings, Photoshop before and after renderings, PowerPoint presentations, and visual preference and community surveys.



SECTION 5

MAJOR UPDATE SCOPE OF WORK

PROPOSED WORK PLAN

The TSW Team's Work Plan relies on a tested stakeholder involvement process, best development practices, and the expertise of diverse disciplines to create a visionary, yet implementable plan for the City of Gainesville. The tasks below are organized according to similar comprehensive planning efforts and are intended to advance the goals, policies, and action strategies of the previous Comprehensive Plan.

TASK 1: PROJECT INITIATION & EXISTING CONDITIONS UPDATE

1. **Conduct a Final Scoping Session** with Hall County staff to discuss and/or finalize:
 - Available data resources.
 - Community engagement and communications tasks. (**Note:** *The team will provide flyers or notices for all public meetings, but Hall County shall be responsible for meeting space, postage, and other techniques not contained herein.*)
 - Detailed timeline and written schedule highlighting meetings and delivery dates.
 - Roles and responsibilities.
2. **Project Management Team Meetings** will include a minimum of monthly updates (via GoToMeeting, conference call, by email, or in person) to report on project status, discuss issues and review draft materials. The Project Management Team will include County staff members.
3. **Community Assessment and data** collected by the Northeast Georgia Regional Commission (NEGRC) and GIS provided by Hall County, including, but not limited to:
 - Existing Conditions for Element Areas (relevant data and GIS mapping) for Population, Housing, Economic, Community Facilities, Transportation, Land Use, Cultural and Natural Resources, and Priority Investment

- Summary of Previous Studies and Plans (key findings, including current policies and status of implementation)
- Land Use, Transportation, and Community Facilities

TASK 2: COMMUNITY PARTICIPATION PROGRAM

During the pandemic, we quickly adapted our community input process to include a variety of virtual engagement activities and found that participation rates were higher; therefore, for this effort, we envision the Community Engagement portion of this process to be a combination of in-person and virtual activities to provide participants multiple outlets to get engaged and share their ideas. The final public participation plan will be developed and confirmed during the Final Scoping Session (Task 1.1)

1. **Virtual Public Kick-off Meeting.** Conduct a Virtual Project Kick-off Meeting to educate and inform the community about the overall planning process, the need for the Major Update, what it is intended to accomplish, how it will be used, how and why it is important for the public to participate, and what will be expected of them in terms of actual participation. The meeting will also include a general review of trends and issues gathered during the Community Assessment portion and provide opportunities for feedback.
2. **Two Public Visioning Workshops.** The typical public visioning workshop includes in-person work sessions engaging planners, architects, engineers, market analysts, government staff and officials, and various stakeholders to develop a cohesive vision. Working as a whole group for some activities and in specified teams for others, TSW will help develop a vision that will be woven throughout the various parts of the plan, focusing on connectivity, land use patterns, retail and housing options, development identity, architectural character and scale, historical sensitivity, public open spaces, environ-

mental opportunities and constraints, infrastructure systems, key building placement, and regulatory and policy tools for implementation. The workshops will also help develop an overall vision for specific "character areas" focusing on future land uses, transportation facilities, community amenities, and other recommendations.

Each Visioning Workshop will be conducted in two different locations (i.e. one in North Hall and in South Hall) during the same week in order to engage as many people throughout the county as possible.

3. Public Open House / Review of Recommendations

will be conducted near the end of the planning process to review recommendations, discuss next steps, and gather feedback.

- 4. Steering Committee.** A Steering Committee will be established by Hall County to represent local stakeholders and meet with the TSW Team throughout the planning process (approximately 3 in-person meetings with lunch provided by the County) to review draft materials, provide guidance regarding local preferences, and make recommendations. The first meeting will include: an educational session for members to gain a better understanding of Georgia's requirements for comprehensive planning; a discussion of the setting, relationships, and history of Hall County; a review of the previous Comprehensive Plan to consider using and adapting certain elements; finalize public engagement methods; and finalize detailed meeting schedule. The remaining meetings will include opportunities to review draft deliverables and provide recommendations for changes.

TASK 3: COMPREHENSIVE PLAN UPDATE

1. Review and analysis of Community Assessment findings

- 2. Identification of Community Goals** through Community Participation Program meetings and events to develop:

- Overall vision statement
- List of community goals and/or policies
- Character area-specific goals, including descriptive narratives



3. Needs and Opportunities review and recommendations, including:

- SWOT analysis for new items and review with Steering Committee
- Prioritized Needs and Opportunities list based on County and community input
- Implementation measures and strategies for high priority items (see Community Work Program below)

4. Community Work Program to ensure implementation of Needs and Opportunities, including:

- Brief description of activity
- Legal authorization for activity, if applicable
- Timeframe for initiating and completing activity
- Responsible part for implementing activity
- Estimated cost (if any) of implementing activity
- Funding source(s), if applicable

5. Identification of Other Potential Issues and Opportunities that may include:

- Population: Update demographic data (following DCA requirements and using latest available U.S. Census data and where available more recent estimates)
- Economic Development, including Housing: Update economic data to inventory and assess changes in the community's economic base, labor force characteristics, and housing, and identify local economic

development opportunities and resources, economic needs and goals. Specific analysis components will include:

- Demographic overview and analysis
 - Socioeconomic analysis
 - Business base/business sector analysis
 - Real estate analysis
 - Education performance data (K-12 and Higher Education)
 - Infrastructure and commuting analysis
 - Broadband Internet access assessment
 - Cellular data coverage analysis
 - Daytime population/workers
 - Strategic organization inventory
- Land Use: Review and update Future Land Use recommendations. The TSW Team will develop renderings of key activity centers to better understand how these areas could be developed. (See below for more details.)
 - Transportation: Recommend alternative transportation projects and priority redevelopment and investment areas. This section will include recommendations of ways that the County can improve multimodal connectivity.
 - Natural Resources: The natural resources recommendations will focus on protecting water supplies, watersheds, groundwater recharge areas, wetlands, tree canopy, and conservation/open spaces.
 - Sustainability: The sustainability recommendations will focus on complete streets, no net loss of trees, sustainable buildings and landscapes, and energy conservation.

- Historic and Cultural Resources: The historic and cultural resources recommendations will focus on protecting locally and nationally designated landmarks, buildings, and structures and other culturally significant sites.

6. Analysis of Existing Development Patterns, Existing Overlays, and Character Area Review:

- Existing Land Use Map: Conduct an existing land use inventory of county and areas in the immediate fringe following DCA requirements and using previous land use maps, fieldwork, review and interpretation of aerial photographs, and tax assessor records. Mapping will be produced using GIS provided by Hall County.
- Existing Overlays and Character Areas: Evaluate existing Overlays and Character Areas (map and text descriptions) and develop recommendations for Character Areas that identify unique subareas of the County. Character Areas may include, but are not limited to:
 - Conservation (preservation areas)
 - Suburban
 - Traditional or Intown Neighborhood
 - Urban Core (downtown or major activity center)
 - Activity or Neighborhood Center
 - Corridor
 - Special Districts
 - Other Character Areas from the previous Comprehensive Plan
 - Proposed and potential future annexation areas



- Zoning: Review existing zoning, other ordinances, and land use regulations and prepare general zoning and urban design recommendations to support the community vision and goals of the plan.

7. GIS Data Collection and Organization coordinated with NEGRC, DCA, and Hall County and using data layers in the form of ESRI shapefiles. Key GIS maps will include, but not be limited to:

- Location Map
- Existing Land Use Map
- Future Land Use Map
- Character Area Map
- Natural Features Maps (water resources and conservation areas)
- Transportation Maps (existing and proposed improvements)
- Community Service Facilities Map

8. Subarea Visioning Plans

- Concept Plans: TSW will develop three (3) subarea visioning plans that show potential redevelopment scenarios for key activity areas. Concept Plans will include a land use summary table.
- Perspective Renderings: TSW will develop two (2) renderings for each of the subareas to better understand scale, character, and transportation options for the sites.

TASK 4: AGENCY REVIEWS & ADOPTION OF THE PLAN

1. Public Hearings. Upon completion of the Community Agenda, the document will be made available for public review and Public Hearings will be scheduled and advertised within the legal requirements of the County. The Public Hearing(s) will be held prior to the review and adoption of the Community Agenda. Any comments at the Public Hearing will be addressed.

2. Transmittal Resolution. Upon completion of the Comprehensive Plan Update and prior to its transmittal to the NEGRC and the Georgia DCA, the document will be made available for public review. The TSW Team will present the plan update publicly during a County Commission meeting. During this meeting, a transmittal resolution will be prepared for the elected

officials for adoption to transmit the plan to the NEGRC and the Georgia DCA for review.

3. Regional Compliance Review. The TSW Team will work with NEGRC and the Georgia DCA during the review process to revise/reconcile any issues or compliance deficiencies. Any regional review hearings that are scheduled by NEGRC or DCA will be attended by the consultant team.

4. Community Agenda Submittal. The revised plan will be prepared based on review of its compliance with regional and state requirements and its substance as agreed by the staff, elected officials, and public review.

5. Executive Summary. TSW will develop an Executive Summary of the Comprehensive Plan analysis findings, recommendations, and community engagement process that will rely on a graphic/infographic format and content to communicate information in an easy-to-read document. We estimate the Executive Summary to be approximately 20-40 pages.

6. Adoption by the County. After DCA accepts the Plan, a resolution for adoption will be prepared to adopt the Comprehensive Plan. TSW Team members will attend the meeting associated with the adoption process to respond to any questions or comments, and where appropriate, make presentations regarding the Plan. The consultant team will transmit the Resolution and all required documentation to NEGRC and DCA within seven (7) days of adoption to remain in compliance with state requirements, unless otherwise indicated by DCA or directed by Hall County.

7. Adoption Resolution. A resolution will be prepared for the elected officials for adoption of the Plan. The final adopted Plan and all requisite materials shall be transmitted by the consultant team to NEGRC and DCA within seven (7) days of Council adoption and in advance of the NEGRC and DCA submission deadline of June 30, 2027.

8. Documentation: After adoption of the Comprehensive Plan by the County, the TSW Team will provide digital and hardcopy of the originals (including all maps, shapefiles, charts, tables, etc.) for the County in addition to printed and bound copies of the completed plan, the number of which to be determined by staff and as budget allows.

SECTION 6

MAJOR UPDATE ESTIMATED BUDGET

The TSW Team's goal is to continue a partnership with Hall County and the community. We do not want fees to be a barrier preventing our selection as your planning consultant team. If our fee proposal differs significantly from what the County has budgeted for this effort, we would be happy to work with you to revise our scope and fee.

	ESTIMATED FEE
TASK 1: PROJECT INITIATION & EXISTING CONDITIONS	\$15,000
TASK 2: COMMUNITY PARTICIPATION PROGRAM	\$60,000
TASK 3: COMPREHENSIVE PLAN UPDATE	\$150,000
TASK 4: AGENCY REVIEWS & ADOPTION	\$20,000
REIMBURSABLE EXPENSES	\$5,000
TOTAL:	\$250,000

TSW

PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS