

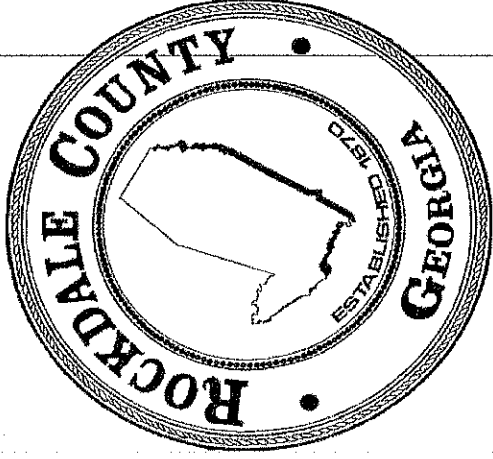
REQUEST FOR INFORMATION-PROPOSAL

#26-15

ROCKDALE COUNTY, GEORGIA

July 30, 2026

**REDEVELOPMENT OF
COUNTY OWNED PROPERTY**



**ROCKDALE COUNTY FINANCE DEPARTMENT
PROCUREMENT DIVISION
958 Milstead Avenue
CONYERS, GA 30012
770-278-7557**

**Request for Information (RFI) and Request for Proposal (RFP)
For Redevelopment of County Owned Property
Rockdale County Board of Commissioners | Conyers, GA**

1. Overview

Rockdale County blends small-town charm with modern opportunity, making it a standout place to live, work, and visit. As the second-smallest county in Georgia by land size, it offers a uniquely close-knit community where residents feel connected and engaged — while still enjoying quick access to the broader Metro Atlanta region.



Strong Community Identity

Rockdale County has a population of 98,360 and is known for its warm, welcoming spirit and strong focus on civic engagement. Local leadership, community organizations, and residents are actively involved in shaping the county's future.



Charming Local Experience

Olde Town Conyers serves as the cultural heart of the county — an inviting district filled with dining, shopping, entertainment, and frequent community events. It's also a popular film destination, contributing to local pride and economic growth.



Natural Beauty & Recreation

Rockdale offers outstanding outdoor assets, including:

- The Monastery of the Holy Spirit and its scenic grounds
 - The Rockdale River Trail, connecting to the Arabia Mountain National Heritage Area
 - The Georgia International Horse Park, a legacy Olympic venue with year-round events, trails, and recreation
- These sites draw visitors from around the region and provide endless outdoor adventures.

Growing Economy & Opportunity

Rockdale's location along the I-20 corridor positions it as an ideal business hub. The County is expanding workforce development initiatives, supporting local entrepreneurs, and attracting diverse industries — helping residents grow careers close to home.

Focus on Families

Rockdale County invests strongly in education, parks, and youth programs. Family-friendly amenities make the county appealing to long-term residents and newcomers alike.

Proud History, Bright Future

With thoughtfully planned development, growing community engagement initiatives, and a strong dedication to quality of life, Rockdale is embracing growth while honoring its historic roots.

2. **Current Investment**

Rockdale County is making significant investments in its downtown core over the next several years to strengthen its presence and enhance the quality of life for residents. Major projects include the construction of a new Administration Building, Courthouse Addition, parking deck, downtown greenspace, and amphitheater.

These projects reflect the County's belief that strategic investment in ourselves is the foundation for long-term economic growth. By creating an inviting and vibrant downtown environment, Rockdale aims to generate renewed energy, attract greater foot traffic, and set the stage for future private-sector investment. Rockdale County offers an appealing landscape for businesses and developers seeking to connect with a growing, family-oriented community while benefiting from close proximity to the broader Metro Atlanta economy. This combination of vision, investment, and location positions Rockdale as a premier destination for both community and commercial growth.

3. Invitation

The Rockdale County Board of Commissioners invites qualified development teams to submit proposals for the redevelopment of multiple County-owned land parcels (outlined in blue in Exhibit A) located in the heart of Conyers, Georgia.

The selected development partner(s) will have the opportunity to deliver a transformative project that further enhances the vibrancy, livability, and economic strength of our city center.

The Board of Commissioners seeks proposals that reflect high-quality urban design, embrace placemaking, and support active, pedestrian-oriented uses. The available property offers unique opportunities for mixed-use development, retail, dining, housing, and public-private partnerships.

4. Site Description

- a. **Parcel IDs:** C150010001, C15001001A
- b. **General Location:** 958 Milstead Avenue, 962 Milstead Avenue
- c. **Acreage:** 1.94 acres
- d. **Current Structures:** The parcels currently have two facilities on them used to house county offices that will be relocated to the new facility under construction directly across the street.

5. Developmental Objectives

The Board of Commissioners seeks proposals to achieve one or more of the following goals:

- Enhance downtown vibrancy through active ground-floor uses
- Support downtown housing, dining, boutique retail, or entertainment
- Encourage walkability, public interaction, and placemaking
- Complement adjacent public investments and infrastructure
- Present a financially feasible, design-forward development
- Mixed-use developments with housing, retail, or services

6. Proposal Requirements

Each proposal must include the following components:

A. Development Concept and Vision

- Proposed uses and conceptual site plan (\$)
- Renderings or precedent imagery
- Narrative explaining compatibility with Downtown Conyers and surrounding area
- Address parking strategy

B. Experience and Qualifications

- Developer team background and key personnel
- A history of past projects, especially in infill or downtown redevelopment in cities of similar sizes

C. Financial Proposal

- Purchase offer or lease structure for identified parcels
- Development cost summary and financing strategy
 - Include pre-development, construction and permanent financing
- Statement of financial capability, including strong credit history and demonstrated ability to finance the proposed development on commercially reasonable terms from equity or debt from bona fide financial institutions

D. Implementation Plan

- Project timeline and phasing plan
- Due diligence, permitting, construction, and expected completion
- Infrastructure evaluation or additional public improvements needed

E. Community Impact and Partnership

- Local hiring or small business / entrepreneurial opportunities
- Integration with existing businesses or civic uses
- Public realm or placemaking enhancements

F. Affidavits and Certifications

- Non-Collusion Affidavit of Vendor
- Non-Collusion Affidavit of Subcontractor
- Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)
- Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)
- Sub-subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(4)
- Affidavit Verifying Status for County Public benefit Application
- Certification of Absence of Conflict of Interest for Development of Specifications or Scope of Work

ROCKDALE COUNTY BOARD OF COMMISSIONERS
NON-COLLUSION AFFIDAVIT OF VENDOR

State of _____)

County of _____)

_____, being first duly sworn, deposes and says that:

(1) He is _____ (owner, partner officer, representative, or

agent) of _____, the Vendor that has submitted the attached RFP;

(2) He is fully informed respecting the preparation and contents of the attached RFP and of all pertinent circumstances respecting such RFP;

(3) Such RFP is genuine and is not a collusive or sham RFP;

(4) Neither the said Vendor nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Vendor, firm or person to submit a collusive or sham RFP in connection with the Contract for which the attached RFP has been submitted or refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Vendor, firm or person to fix the price or prices in the attached RFP or of any other Vendor, or to fix any overhead, profit or cost element of the proposing price or the proposing price of any other Vendor, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against Rockdale County or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached RFP are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Vendor or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

(Signed)

(Title)

Subscribed and Sworn to before me this _____ day of _____, 202__

Name _____

Title _____

My commission expires (Date) _____

ROCKDALE COUNTY BOARD OF COMMISSIONERS
NON-COLLUSION AFFIDAVIT OF SUB-CONTRACTOR

State of _____)

County of _____)

_____, being first duly sworn, deposes and says that:

(1) He/She is _____ (owner, partner officer, representative, or agent) of _____, the sub-contractor that has submitted the attached RFP;

(2) He is fully informed respecting the preparation and contents of the attached RFP and of all pertinent circumstances respecting such RFP;

(3) Such RFP is genuine and is not a collusive or sham RFP;

(4) Neither the said sub-contractor nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Vendor, firm or person to submit a collusive or sham RFP in connection with the Contract for which the attached RFP has been submitted or refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Vendor, firm or person to fix the price or prices in the attached RFP or of any other Vendor, or to fix any overhead, profit or cost element of the proposing price or the proposing price of any other Vendor, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against Rockdale County or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached RFP are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the sub-contractor or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

(Signed)

(Title)

Subscribed and Sworn to before me this _____ day of _____, 202_____.

Name

Title

My commission expires (Date) _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A. § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

Federal Work Authorization User Identification Number _____

Date of Authorization _____

Name of Contractor _____

Name of Project _____

Name of Public Employer _____

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 20____ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent _____

Printed Name and Title of Authorized Officer or Agent _____

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
My Commission Expires: _____

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number _____

Date of Authorization _____

Name of Subcontractor _____

Name of Project _____

Name of Public Employer _____

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 202__ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent _____

Printed Name and Title of Authorized Officer or Agent _____

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 202__.

NOTARY PUBLIC _____

My Commission Expires: _____

Sub-subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(4)

By executing this affidavit, the undersigned sub-subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract for (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract) and (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned sub-subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned sub-subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the sub-subcontractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned sub-subcontractor shall submit, at the time of such contract, this affidavit to (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract). Additionally, the undersigned sub-subcontractor will forward notice of the receipt of any affidavit from a sub-subcontractor to (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract). Sub-subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Sub-subcontractor

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 202__ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 202__.

NOTARY PUBLIC
My Commission Expires: _____

**Affidavit Verifying Status
for County Public Benefit Application**

By executing this affidavit under oath, as an applicant for the award of a contract with Rockdale, County Georgia, I
_____. [Name of natural person applying on behalf of individual, business, corporation,
partnership, or other private entity] am stating the following as required by O.C.G.A. Section 50-36-1:

1) _____ I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Signature of Applicant: _____ Date _____

Printed Name: _____

*

Alien Registration number for non-citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____ DAY OF _____, 202_____.

Notary Public
My commission Expires:

*Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below.

**Certification of Absence of Conflict of Interest
For Development of Specifications or Scope of Work**

*Required for each contract or arrangement to prepare or develop specifications or requirements
(O.C.G.A. § 36-80-28)*

The undersigned Consultant, who is entering into a contract or arrangement with Rockdale County to prepare or develop specifications or requirements for an invitation for bids, request for proposals, purchase order, or any other type of solicitation for said Rockdale County certifies that:

1. Consultant shall avoid any appearance of impropriety and shall follow all policies and procedures of Rockdale County, as may be related to the project.
2. Consultant discloses below any material transaction or relationship currently known to Consultant that reasonably could be expected to give rise to a conflict of interest, including, but not limited to, that of the Consultant, or the Consultant's employees, agents or subsidiaries (Include past, present, or known prospective engagements, involvement in litigation or other dispute, client relationships, or other business or financial interest):

3. Consultant shall immediately disclose any material transaction or relationship subsequently discovered during the pendency of the contract or arrangement.
4. Consultant acknowledges that any violation or threatened violation of the agreement may cause irreparable injury to the Rockdale County, entitling Rockdale County to seek injunctive relief in addition to all other legal remedies.

Signature of Contractor's Authorized Official

Printed Name & Title of Authorized Official

Date

7. Evaluation Criteria

Proposals will be evaluated according to the following weighted criteria:

Criteria	Weight
Alignment with County Vision & Plans	25%
Development Team Experience	25%
Financial Offer & Project Feasibility	25%
Community and Economic Impact	15%
Project Readiness & Timeline	10%

8. Purchasing Contact for this Request:

All questions concerning this request and all questions arising subsequent to award are to be addressed to the Procurement Buyer at the following email address:

Rockdale County Finance Department
Purchasing Division
Attn: Diane Randell, Procurement Buyer
958 Milstead Avenue
Conyers, GA 30012
Phone: (770) 278-7557
E-mail: diane.randell@rockdalecountyga.gov

9. Proposal Deadline:

Sealed proposals will be received at the Rockdale County Finance Department, Procurement Division, 958 Milstead Avenue, Conyers, GA 30012 no later than **2:00 P.M., local time, Thursday, September 24, 2026**. Proposals received after this time will not be accepted.

Proposal Submission:

One (1) Hard Copy and One (1) USB Flash Drive in Adobe PDF format will be required for review purposes. Flash Drives that are blank or have incorrect information on them will not be acceptable and may be justification for disqualification. Check your Flash Drive(s) to ensure that they have the appropriate material on it before submitting.

Submit Proposals To:

Rockdale County Finance Department
Purchasing Division
Attn: Diane Randell
958 Milstead Avenue
Conyers, GA 30012
Phone (770) 278-7557

Pre-Submission Questions:

You should submit your questions and/or requests for clarifications about this RFI/RFP no later than **2:00 P.M., local time, Thursday, September 17, 2026.** Written responses from the County to the questions it receives will be in an addendum and posted to the website.

10. Pre-Proposal Conference:

There will be a Pre-Proposal Conference held at the **Rockdale County Assembly Hall, 901 Main Street, Conyers, Ga 30012, at 10:00 A.M., local time, Wednesday, September 2, 2026.** Prime bidders who arrive more than 5 minutes after the start of the meeting (as stated in the solicitation and by the Procurement representative's watch) or after the discussion portion of the meeting (whichever comes first) may not be permitted to submit a bid on the project. Any questions and/or misunderstandings that may arise from this RFI/RFP may be asked and answered at the pre-proposal conference; however, oral responses are not authoritative. Proposers are encouraged to review the RFI/RFP before attending the pre-proposal conference. Questions received after the pre-proposal conference must be submitted in writing to diane.randell@rockdalecountyga.gov. Answers to questions submitted that materially change the conditions and specifications of this RFI/RFP will be distributed to all addressees as an addendum and placed on the website. Any discussions or documents will be considered non-binding unless incorporated and distributed in an addendum.

11. Addenda:

Answers to questions submitted that materially change the conditions and specifications of this RFI/RFP will be issued in an addendum and posted to the website. Any discussions or documents will be considered non-binding unless incorporated and issued in an addendum.

Proposers should check with the Procurement Office frequently during the process to verify that they have received all issued addendums. Bidders have the responsibility of making sure that they have received all issued addenda. Addendums are posted on the website at www.rockdalecountyga.gov, Bid Opportunities, Current Bids.

12. Contract Term: TBD

13. Proprietary Information

Careful consideration should be given before submitting confidential information to Rockdale County. The Georgia Open Records Act permits public scrutiny of most materials collected as part of this process. Please clearly mark any information that is considered a trade secret, as defined by the Georgia Trade Secrets Act of 1990, O.C.G.A. §10-1-760 et seq., as trade secrets are exempt from disclosure under the Open Records Act. Rockdale County does not guarantee the confidentiality of any information not clearly marked as a trade secret.

14. Terms and Conditions

- The Board of Commissioners reserves the right to reject any or all proposals.
- Final selection is subject to negotiation and approval by the Board of Commissioners.

Attachments

- **Exhibit A:** Site Map of Available Properties (outlined in red)
- **Exhibit B:** Renderings of Judicial & Administrative Complex (Construction in Progress)

Exhibit A: Site Map of Available Property (outlined in red)

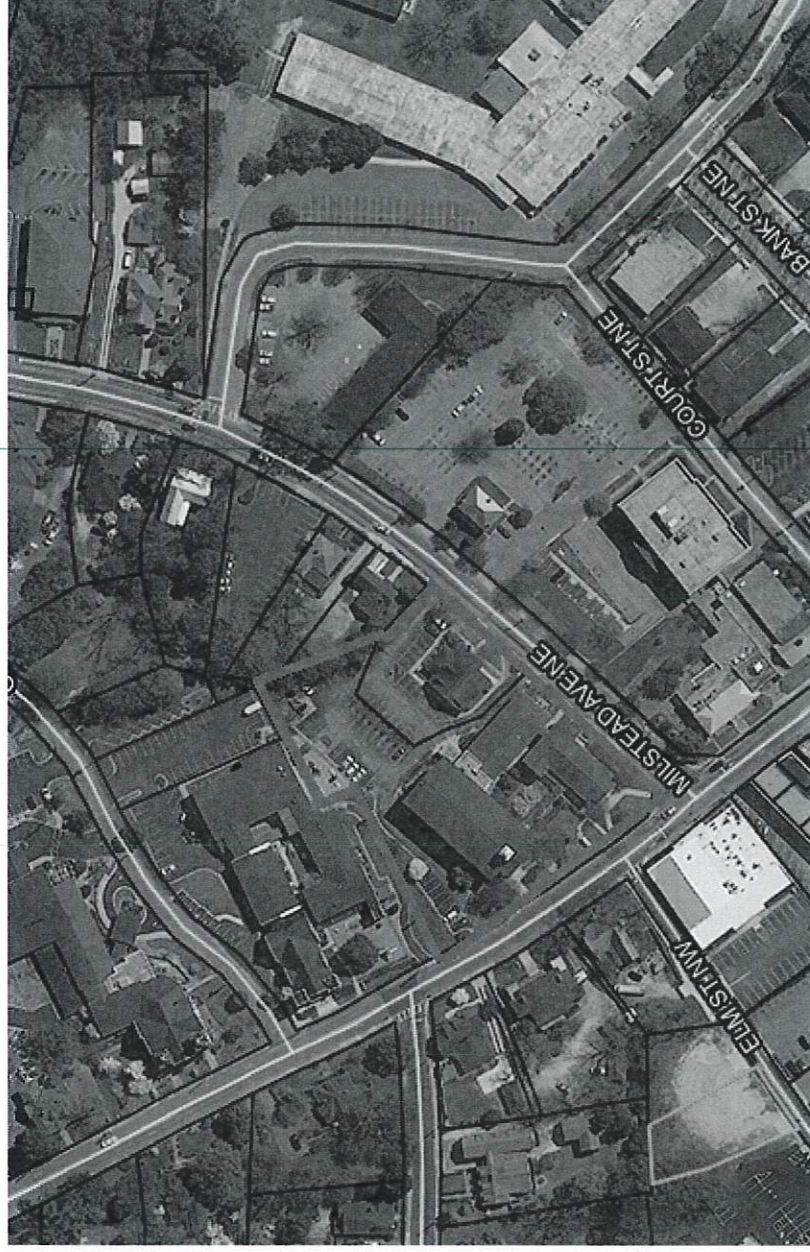
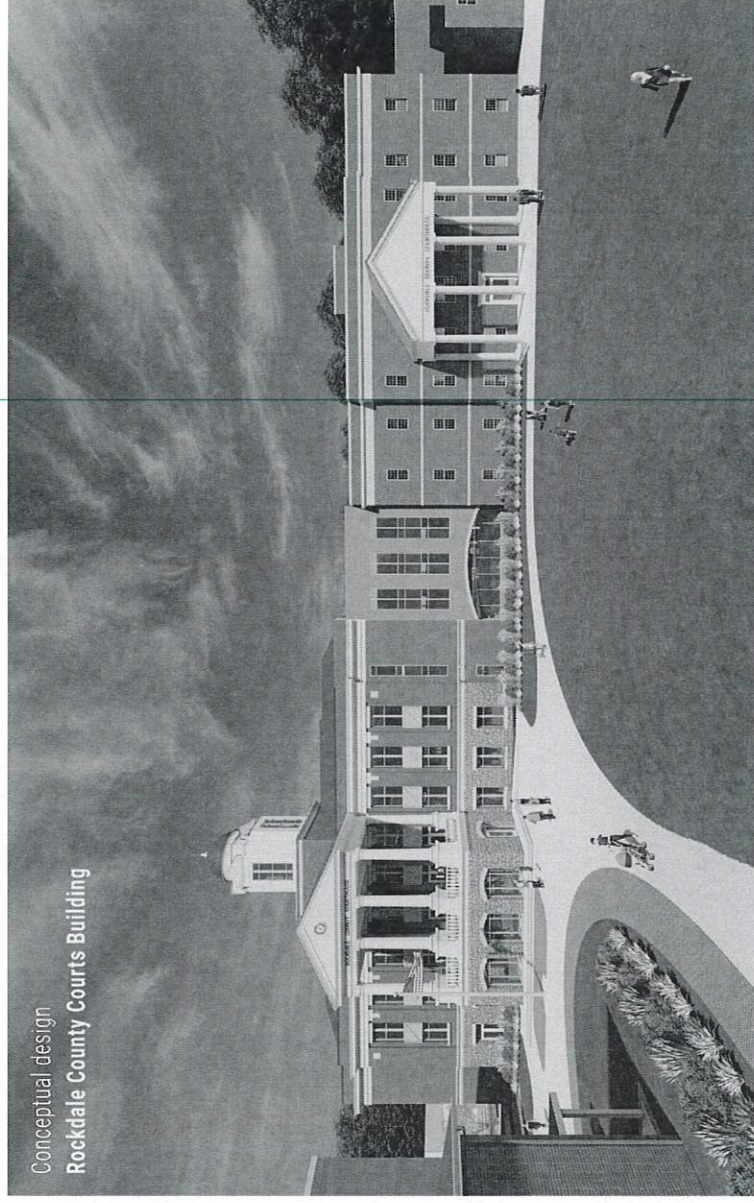


Exhibit B: Renderings of Judicial & Administrative Complex (Construction in Progress)



Conceptual design

Rockdale County Administration Building

