ADVERTISEMENT FOR PROPOSALS

Sealed proposals will be received by the Paulding County Department of Finance, Purchasing Division, 240 Constitution Boulevard, Dallas, Georgia 30132, through the County's Bonfire e-procurement portal until:

10:00 a.m. Eastern Time, Friday, November 20, 2026

For the project known as:

Paulding County Board of Commissioners
Paulding County Comprehensive Plan Five-Year Update
RFP No. 27013-4201

Proposals received after the designated deadline will not be considered.

The OWNER of the project is the Paulding County Board of Commissioners.

The approximate extent and character of the services are generally described as follows:

Paulding County seeks proposals from qualified consultants to prepare the 2027 Five-Year Update to the County's Comprehensive Plan in accordance with the Georgia Department of Community Affairs' Local Planning Requirements, Chapter 110-12-1. The update will cover **unincorporated Paulding County only** and will not be a joint plan with the County's municipalities.

Services include assessment of the existing Comprehensive Plan and related planning documents; updates to community goals, needs and opportunities, community assessment, broadband and transportation elements, and the Report of Accomplishments; updates to the Future Land Use Map and Supporting Policy Map; preparation of three to four special-area studies; and development of the 2027–2032 Community Work Program. A Capital Improvement Element may also be included as described in the RFP.

The consultant will facilitate project management and steering committee meetings, public engagement opportunities, and an interactive community engagement website. Final deliverables include printed and electronic reports, supporting maps and graphics, editable source files, and original GIS shapefiles.

The anticipated schedule includes project initiation in January 2027 and adoption of the final plan in September 2027, ahead of the October 31, 2027 DCA adoption deadline.

The complete RFP, required forms, and any addenda may be obtained through the Paulding County Bonfire e-procurement portal at **https://paulding.bonfirehub.com**. Registration is free.

Proposals and all required supporting documents must be submitted electronically through Bonfire before the designated deadline. Offerors are responsible for allowing sufficient time to complete all uploads and finalize their submission.

Questions concerning this RFP must be submitted in writing through the Bonfire portal no later than **10:00 a.m. Eastern Time on November 13, 2026**. Responses to questions and any addenda will be posted through Bonfire. Offerors are responsible for reviewing all addenda and submitting signed addenda with their proposals.

The County will evaluate proposals based on Project Understanding and Methodology (25 points), Consultant Team Qualifications (20 points), Experience (20 points), Proposed Schedule (5 points), and Price (30 points). The County may invite one or more of the highest-scoring firms to make presentations, which may earn up to 20 additional points, as provided in the RFP.

Proposals shall remain open for acceptance for at least ninety (90) days following the proposal opening. Offerors shall comply with applicable Georgia laws and all requirements stated in the RFP, including the required Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1). The successful offeror must furnish the required certificates of insurance before contract execution.

The County reserves the right to reject any or all proposals, waive defects or irregularities, request clarification or additional information, and re-advertise the solicitation. Any award will be made to a responsive, responsible firm whose proposal provides the best value and is deemed most advantageous to the County.

Paulding County Board of Commissioners
Department of Finance — Purchasing Division
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