

REQUEST FOR PROPOSALS

LOGAN COUNTY FISCAL COURT LOGAN COUNTY PARK FEASIBILITY STUDY/MASTER PLAN



The Logan County Fiscal Court is soliciting proposals from qualified firms with experience in parks and recreation planning, design, demographics, tourism, asset management and funding strategies for the update of the Logan County Park Feasibility Study/Master Plan.

PROPERTY IDENTIFICATION

TRACT A:

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN" IS A 5/8" DIAMETER STEEL REINFORCING BAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP STAMPED "J.L. HARRIS P.L.S. 3148". ALL BEARINGS STATED HEREIN ARE REFERRED TO A G.P.S. OBSERVATION DATED MARCH 09, 2020.

BEGINNING AT A FOUND IRON PIN (#3148) IN THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 431 (NASHVILLE ROAD), APPROXIMATELY 30 FEET FROM CENTERLINE AT THE SOUTHWEST CORNER OF SHIFFLETT (DEED BOOK 381 PAGE 042); THENCE LEAVING SAID RIGHT-OF-WAY WITH THE LINE OF SHIFFLETT N 52°42' 11" E 784.37 FEET TO A FOUND IRON PIN (#2189), CORNER TO LOGAN PROPERTIES, INC. (DEED BOOK 358 PAGE 496 TRACT VII (A)); THENCE WITH THE LINE OF LOGAN PROPERTIES N 51°19'01" E 2696.47 FEET TO A FOUND 3/4" DIAMETER IRON PIPE IN THE LINE OF HAYDEN (DEED BOOK 307 PAGE 624); THENCE TURNING RIGHT WITH THE LINE OF HAYDEN S 83°27'58" E 509.65 FEET TO A SET IRON PIN, CORNER TO HAYDEN (COMMISSIONERS DEED BOOK 017 PAGE 269); THENCE WITH THE LINE OF HAYDEN S 83°18'02" E 705.39 FEET TO A FOUND 3/4" DIAMETER IRON PIPE; THENCE TURNING RIGHTS 41°18'14" E 609.85 FEET TO A FOUND 30" DIAMETER BLACK OAK TREE WITH AN EXISTING IRON PIN AT ITS BASE, CORNER TO ANDERSON (DEED BOOK 449 PAGE 391); THENCE WITH THE LINE OF ANDERSONS 75°18'30" E 515.02 FEET TO A FOUND IRON PIN (NO ID CAP), CORNER TO WEBB (DEED BOOK 307 PAGE 601); THENCE WITH THE LINE OF WEBBS 75°14'24" E 511.99 FEET TO A FOUND IRON PIN (NO ID CAP); THENCE TURNING LEFT N 042°34" E 1575.30 FEET TO A FOUND IRON STAKE, CORNER TO WEBB (DEED BOOK 205 PAGE 027); THENCE TURNING RIGHT WITH THE LINE OF WEBB S 85°54'40" E 245.61 FEET TO AN EXISTING IRON BAR, CORNER TO STEENBERGEN (DEED BOOK 432 PAGE 201); THENCE WITH THE LINE OF STEENBERGEN S 88°09'38" E 560.62 FEET TO A FOUND IRON PIN (#2211); THENCE TURNING LEFT CONTINUING WITH THE LINE OF STEENBERGEN AND THEN MCKINLEY (DEED BOOK 372 PAGE 523) N 35°51'10" E 149.29 FEET TO A FOUND IRON PIN (#2474); THENCE N 53°51'04" E 182.61 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE IN THE RIGHT-OF-WAY OF KY 100 (FRANKLIN ROAD); THENCE WITH SAID RIGHT-OF-WAY N 54°02'22" E 35.11 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE TURNING RIGHT CONTINUING WITH SAID RIGHT-OF-WAYS 39°05'37" E 176.90 FEET TO AN EXISTING 1" DIAMETER ALUMINUM BAR, CORNER TO COMMONWEALTH OF KENTUCKY (DEED BOOK 374 PAGE 648); THENCE TURNING RIGHT WITH THE WEST RIGHT-OF-WAY OF THE RUSSELLVILLE SOUTHERN BY-PASS S 39°25'51" W 201.61 FEET TO A SET IRON PIN; THENCE S 51°31'22" W 172.21 FEET TO A SET IRON PIN; THENCE TURNING LEFTS 00°16'21" W 63.45 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE, CORNER TO COMMONWEALTH OF KENTUCKY (DEED BOOK 424 PAGE 500); THENCE TURNING RIGHT WITH THE LINE OF COMMONWEALTH OF KENTUCKY CONTINUING WITH SAID RIGHT-OF-WAYS 35°54'43" W 497.39 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 29°36'54" W 421.80 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 41°05'17" W 107.37 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 24°14'46" W 209.55 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 11°59'28" W 169.32 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 19°54'20" W 82.95 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 26°07'02" W 168.37 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 06°57'58" W 105.31 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 21°47'56" W 158.61 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S

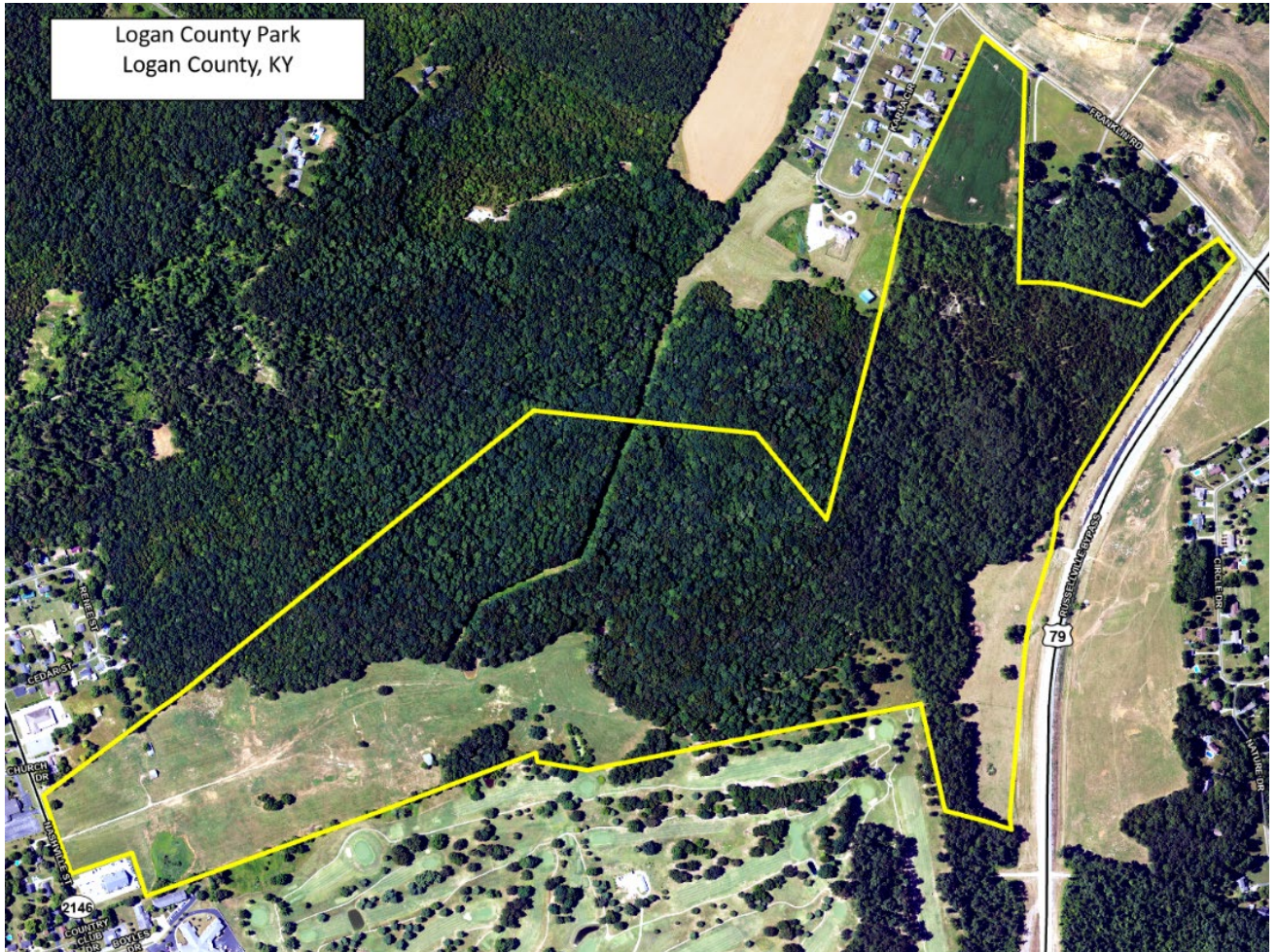
06°49'23" W 490.92 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE SO I 051 '05" W 486.28 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S I 0°4 7' 15" E 201.46 FEET TO A SET IRON PIN, CORNER TO RODGERS (DEED BOOK 346 PAGE 048); THENCE TURNING RIGHT LEAVING SAID RIGHT-OF-WAY WITH THE LINE OF RODGERS N 72°35'4 I" W 440.57 FEET TO A FOUND POST WITH A SET WITNESS IRON PIN AT ITS BASE IN THE LINE OF ROLLING HILLS GOLF COURSE, INC. (DEED BOOK 267 PAGE 059); THENCE TURNING RIGHT WITH THE LINE OF ROLLING HILL GOLF COURSE N I 0°09'58" W 622.72 FEET TO A FOUND 24" DIAMETER CEDAR TREE WITH A SET WITNESS IRON PIN AT ITS BASE; THENCE TURNING LEFTS 78°52'50" W 1874.41 FEET TO AN EXISTING POST WITH A SET WITNESS IRON PIN AT ITS BASE; THENCE CONTINUING WITH THE LINE OF ROLLING HILLS GOLF COURSE AND THEN ROLLING HILLS GOLF COURSE, INC. (DEED BOOK 262 PAGE 179 PARCEL I TRACT 3) N 79°18'18" W 374.28 FEET TO A FOUND IRON PIN (t/2189); THENCE TURNING LEFTS 69°45'28" W 1856.88 FEET TO A FOUND IRON PIN (NO ID CAP), CORNER TO RUSSELLVILLE SENIOR HOUSING, INC. (DEED BOOK 381 PAGE 224); THENCE WITH THE LINE OF RUSSELLVILLE SENIOR HOUSING AND THEN HOMETOWN MANOR ASSISTED LIVING COMMUNITY (DEED BOOK 416 PAGE 629) S 69°57'20" W 368.60 FEET TO A FOUND IRON PIN (11-3148), CORNER TO COMMUNITY HEALTH CENTERS (DEEDS BOOK 424 PAGE 322); THENCE TURNING RIGHT WITH COMMUNITY HEALTH CENTERS N 19°30'56" w 250.00 FEET TO A FOUND IRON PIN (#3148); THENCE TURNING LEFT s 69°58'28" w 350.00 FEET TO A FOUND IRON PIN (#3148) IN THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 431 SOUTH; THENCE TURNING RIGHT WITH SAID RIGHT-OF-WAY N 19°34'52" W 459.38 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINING 196.50 I ACRES AS SHOWN BY SURVEY

TRACT B:

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN" IS A 5/8" DIAMETER STEEL REINFORCING BAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP STAMPED "J.L. HARRIS -P.L.S. 3148". ALL BEARINGS STATED HEREIN ARE REFERRED TO A G.P. S. OBSERVATION DATED MARCH 09, 2020.

BEGINNING AT A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE AT THE SOUTHWEST RJGHT-OF-WAY INTERSECTION OF KY. HIGHWAY 100 (FRANKLIN ROAD) AND RUSSELLVILLE SOUTHERN BY-PASS, CORNER TO COMMONWEALTH (DEED BOOK 374 PAGE 648); THENCE WITH THE SOUTH RIGHT-OF-WAY OF KY I 00 S 36 ° 16'59" E 285 .72 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE S 33 °02'08" E 251.05 FEET TO A SET IRON PIN, CORNER TO ROCKWOOD SUBDIVISION (SECTION A PLAT CABINET I ENVELOPE 056); THENCE TURNING RIGHT LEAVING SAID RIGHT-OF-WAY WITH THE LINE OF ROCKWOOD SUBDIVISION S 59 °20'07" W 925 .93 FEET TO A FOUND IRON PIN (#3290); THENCE TURNING LEFT S 01 °29'32" E 485.90 FEET TO A SET IRON PIN; THENCE S 09 °46'28" W 160.00 FEET TO A SET IRON PIN; THENCE CONTINUING WITH THE LINE OF ROCKWOOD SUBDIVISION SECTION A AND THEN ROCKWOOD SUBDIVISION (SECTION B PLAT CABINET I ENVELOPE 076) S 05 °04'32" E 1682.87 FEET TO A FOUND WALNUT SNAG WITH A SET WITNESS IRON PIN AT ITS BASE, CORNER TO KEMP (DEED BOOK 429 PAGE 562); THENCE TURNING RIGHT WITH THE LINE OF KEMP N 73°27'34" W 818.82 FEET TO A SET IRON PIN IN THE EAST RIGHT-OF-WAY OF RUSSELLVILLE SOUTHERN BY-PASS, CORNER TO COMMONWEALTH OF KENTUCKY (DEED BOOK 424 PAGE 500); THENCE TURNING RIGHT WITH SAID RIGHT-OF-WAY N 02°02'01" E 269.05 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 00 °41'49" E 476.70 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 05°51 '35" E 351.98 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 06 °59'57" W I 00.57 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 22°35'02" E 146.25 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 13 °35'23" E 143.76 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 15°23'14" E 105.63 FEET TO A FOUND 3 1/4"

DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 19 °5 1 '50" E 76. 77 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 23 °08'30" E 249 .51 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 29 °32'07" E 39 1.29 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 34 °59'22" E 388.10 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 31 °30'57" E 300. 72 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE; THENCE N 35°20'07" E 123.34 FEET TO A FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH PUNCH HOLE, CORNER TO COMMONWEALTH OF KENTUCK Y (D EED BOOK 374 PAGE 648); THENCE WITH THE LINE OF COMMONWEALTH OF KENTUCK Y CONTINUING WITH SAID RIGHT-OF-WAY N 47 °52' 10" E 242.49 FEET TO THE POINT OF BEGINNING.



COMMUNITY AT A GLANCE

Logan County is on the south border of Kentucky; its south line abuts the north line of Tennessee. Its low hills are completely devoted to agriculture or urban development. The County's geographic area is roughly 557 square miles with an estimated population of just over 28,000. Manufacturing is a large employment base in the community.

The Lake Malone runs along northwest corner of the community and provides a local water-based recreation destination. Spa Lake and Lake Hemdon also provide outdoor recreation opportunities. Several campgrounds are located throughout Logan County for those who enjoy the outdoor experience.

OVERVIEW

Logan County is looking to establish a new outdoor recreational park. Considerable effort has been made to consider the best use of the space and how to best serve the community through the establishment of the new park facility. The Fiscal Court has a Park Committee consisting of the Judge/Executive and two County Magistrates that meet regularly to discuss upcoming events, improvements and opportunities for increased public use of the property.

SCOPE

Public Engagement and Presentation

The firm will be responsible for ensuring that the general public, stakeholders and elected officials have a variety of means for engagement and input in developing the plan. Strategies for participation should include social media, virtual meetings, press releases, public events and web site. This phase should be an all-inclusive process to determine the needs and values of the community, ideally producing a guiding vision and themes for the plan.

Community Assessment and Need

This phase will analyze existing public and private recreational activities within Logan County as a whole. Previous plans and studies should be utilized by the firm to familiarize themselves with community desires. Based on the analysis, the firm will identify the unserved or underserved opportunities that may be possible at Logan County Park. Duplicate amenities or recreation activities will only be considered if it is shown that a need exists.

Design and Recommendation of Park Facility Improvements

In 2019, Western Kentucky University completed a Logan County Parks and Recreation to assist with a logical and orderly guide for park improvements. The firm should consider those recommendations along with its own design concept. The firm is expected to provide an Implementation Table which identifies future improvements recommended for the property. The final document prepared by the firm shall include an overall park design as well as recommended

improvements. Logan County is interested in exploring the possibility of additional improvements such as an indoor recreation facility (with basketball, volleyball, gym, and meeting space capabilities), ball (baseball/softball/soccer) complex, first aid station(s), detention/fishing pond, pickleball/tennis courts, disc golf course, interconnected trail system throughout the property (paved and unpaved; walking and biking to include mountain bike trail\pump track), frost-free water fountains, bike racks, benches, trash receptacles, dog park, splash pad/water feature, concession facilities, accessible playground with sensory play equipment, multiple bathroom facilities incorporated as functional storm shelters, amphitheater, picnic pavilions, bocce ball court, open green space for multi-use, food vendor hook-ups/dedicated parking/lot with utilities run to site, maintenance building, and RV park with full hookups and dump station. Logan County is also open to other park amenity suggestions as identified by the firm. An implementation table with a timeline should accompany the recommendations. The firm shall make every attempt to prepare the design image files to be compatible with ArcMap software.

Funding and Fiscal Analysis

The firm must help identify a wide range of funding sources including grants, improved efficiency of operations, alternative revenue sources, low-interest loans, etc. The firm should include the estimated economic impact and estimated maintenance cost per year for the final facility.

Implementation Strategy

An implementation table shall be provided that identifies each recommended improvement, its priority ranking, timeline, estimated cost and agency responsible. A means to measure progress of the implementation and recommended benchmarks shall be included. Proposals should address each of the above components and describe their approach and the strategy for execution, including applicable examples from previous projects.

Other services as may assigned by the Fiscal Court

SCHEDULE

The schedule is as follows:

- RFP issue – November 14, 2024
- RFP questions due (via email to Judge Baker) – November 29, 2024
- RFP due –December 5, 2024
- RFP review completion – end of December 9, 2024
- Invitation to selected consultants to participate in interviews – December 10, 2024
- In-person interviews with finalists – December 2024/ early January 2025
- Project award – January 13, 2025
- First draft report due – May 30, 2025
- Final deliverables & Study due – July 30, 2025

SUBMITTAL

The proposals are not to exceed 50 pages and shall be submitted both electronically to the Logan County Fiscal Court at p.baker@logancountyky.gov as well as five (5) hard copies to (200 W. 4th St., Russellville, KY, 42276) no later than 2:00 p.m. local time on December 10, 2024. At 2:05 p.m. local time on December 10, 2024, the proposals will be publicly opened and the name of each firm read aloud. All submittals shall be clearly marked **“Logan County Park Feasibility Study/Master Plan Proposal.”** Proposals received after the specified date and time will not be considered.

Proposal Format

Proposals are not to exceed 50 pages and shall include the following:

1. Letter of Transmittal
2. Description of Project Team
3. Description of firm’s capabilities and experience in the preparation of Master Plans
4. Description of experience in and proposed strategy for public involvement and outreach
5. Proposed general project approach and timeline
6. Office location of firm’s key personnel
7. Description of firm’s ability to be responsive

PROPOSAL EVALUATION

- Description of the firm's capabilities and experience in the field of comparable community facilities parks and recreation facilities (40 points)
- Ability of professional personnel (15)
- Past record and experience in the preparation of Feasibility Studies and Master Plans (30 points)
- Performance data on file (10)
- Willingness to meet time and budget requirements (20)
- Firm's location (5 points)
- Workload (20)
- Demonstration of public engagement experience that is inclusive, effective, productive, and innovative (30 points).

Firms responding to the request will be ranked according to the written information submitted and interviews may be conducted. The Logan County Fiscal Court will enter negotiations with the highest-ranked qualifying firm to execute an agreement. If the parties are unable to negotiate a satisfactory agreement, the second-ranked firm will be promptly notified.

Questions regarding this Request for Proposals shall be submitted via email to Logan County Judge Phil Baker at p.baker@logancountyky.gov.