

# TECHNICAL SPECIFICATIONS

Developer/Operator for an  
RV Park and/or Marina at  
Oxbow Meadows Environmental Park  
Columbus, Georgia

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Issued by:

The City of Columbus



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## I: OVERVIEW

The City of Columbus (the “City”) is looking for qualified developers/operators to submit a proposal for the development of certain City-owned property located in Oxbow Meadows Environmental Park. The success of the City’s 16-mile Riverwalk project has prompted interest by the City to target portions of vacant Oxbow Meadows land for additional community improvements.

The Project scope includes the development and operation of an RV Park and/or Marina (“Project”) on the south side of the Oxbow Meadows Environmental Park (“Park”). The goal of the City in soliciting interest in the Project is to create a financial return for the City’s investment in the Park as well as enhance the overall utilization and attractiveness of the Park for residents and visitors alike.

To attract a highly qualified Project partner, the City is not confined to a particular deal structure and looks to the respondent to present an arrangement that would fit within the confines of the City’s objectives which includes enhancing the City’s financial return from the Park and increasing visitation in the existing components of the Park.

The respondent may choose to undertake both components of the Project, a single component of the Project, or team with another organization to propose on both the RV Park and Marina components. A respondent that proposes on both components may receive additional recognition in scoring the submission, however, bidding on both components is not mandatory to be awarded a single component of the Project.

Sealed Proposals are due no later than 5:00 PM on February 24, 2012. A pre-proposal conference is scheduled for January 25, 2012) at 11:00 AM at the Oxbow Meadows Environmental Learning Center (“Center”). A tour of the site will follow the meeting. The Nature Center is located at 3535 South Lumpkin Road. (Refer to page 12 of the RFP)

The City believes this Project presents an excellent opportunity for development and ongoing operation in the City of Columbus given the economic stability of Columbus, the physical attributes and current amenities available at the Park, the location of the Park near Fort Benning and the new National Infantry Museum, existing visitor base, as well as the involvement of the City and Columbus State University on adjacent parcels in the master-planned Park.

## II: DEVELOPMENT SCOPE

### A. RV PARK AND/OR MARINA PROJECT

In 1992, the City of Columbus, Columbus Water Works and Columbus State University joined together to create the 1,600-acre Oxbow Meadows Environmental Park. The site, approximately ten minutes south of downtown Columbus, is bordered by the Chattahoochee River, Upatoi Creek and Fort Benning.

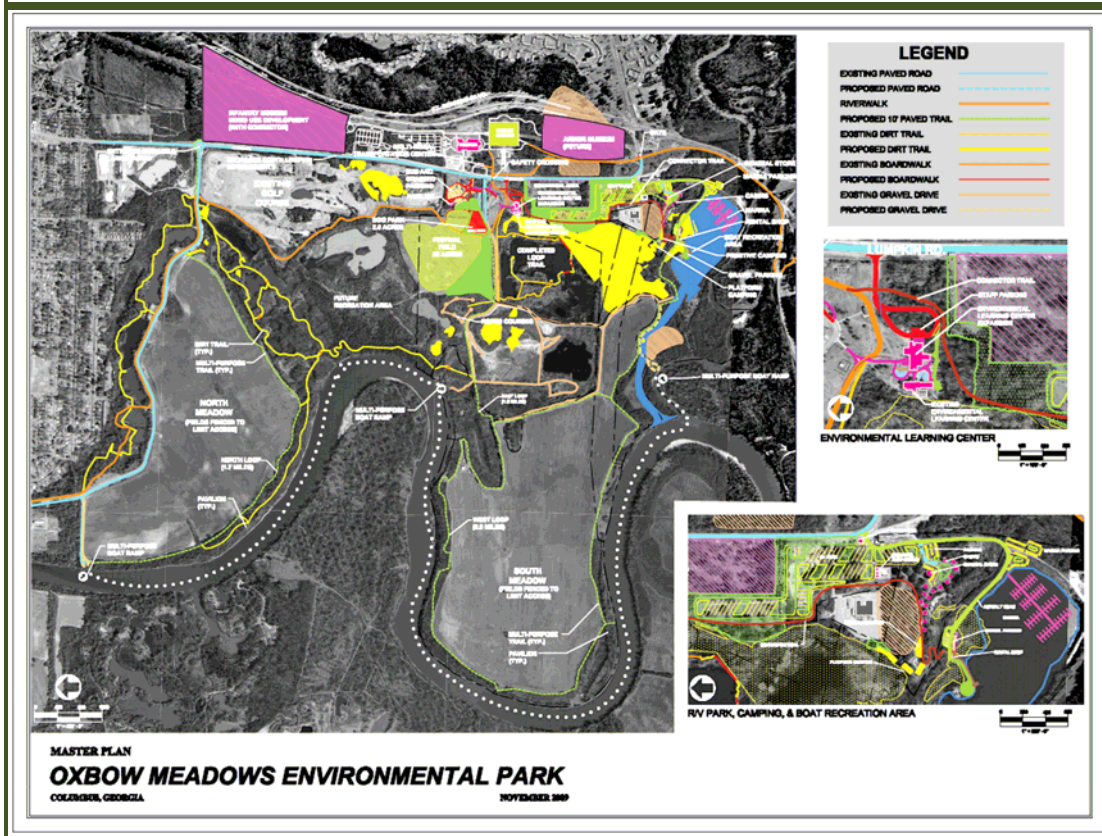
As part of the master-planned Oxbow Meadows Environmental Park, a Recreational Vehicle (RV) Park and Marina have been proposed. The proposed RV Park could include a combination of RV pads, cabins, and primitive camping. If no Marina is developed, a small boat launch/canoeing/fishing area on Wrenn Pond is possible. The Marina could include boat slips, small water vehicle rentals, fuel/repair operation and a general store. The creation of an RV Park and/or Marina is designed to take advantage of the physical attributes of the site and provide an option for overnight accommodations in the Park.

A full market study was undertaken for the proposed RV Park. Excerpts from the report can be found in the Appendix.

#### 1. Project Components

Oxbow Meadows Environmental Park contains approximately 1,600 acres and is located in southwest Columbus. In 2009, the City hired Jones, Jordan and Goulding (now Jacobs) to prepare a Master Plan for the Park. The plan suggested dedicating approximately **36.5 acres to a campground and recreation area, with 5.5 acres devoted to boating/marina activities, 14 acres for primitive, platform and cabin camping as well as 17 acres for RV camping.** The site is heavily treed with water amenities that make for a desirable RV Park and/or Marina setting. Sewer and water services to the sites are available.

Wrenn Pond ("the Pond"), formed by Upatoi Creek, is approximately 22 acres in size. The Wrenn Pond area, the basic footprint for the proposed marina basin, was utilized for a gravel/sand mining operation. To provide boaters with access to the Chattahoochee River and a connection to the Gulf of Mexico in Apalachicola, Florida, a channel will need to be excavated from the Pond basin to the Chattahoochee River. A site has been identified for the channel to be constructed, roughly 2,800 feet in length and 75 feet wide on the south side of the Pond. A boardwalk to provide access for fishing and walking along the shoreline was constructed by the City and is available for public use at Wrenn Pond.



If the RV Park and Marina are developed separately, the Marina would share the water amenities with the RV Park, however, the Marina developer/operator would control the revenue generating operations associated with the waterfront and water features.

The RV Park could include the following elements:

- 100+ RV spaces – NO long term stays permitted (2 weeks maximum)
- 16 cabins
- primitive camping and platform camping
- a boat launch and canoe/kayaking area
- a lake with wooden walkway and fishing area
- a swimming pool and activity center

The Marina could include a combination of the following elements:

- wet slips and dry stack racks
- fuel dock, repair facility, and general store
- boat ramp/launch
- fishing and small boat/jet ski rentals
- channel to Chattahoochee River

The City expects that the RV Park and/or Marina will be developed and operated in a professional manner. The RV Park rentals and Marina slips will be for short-term usage only; no long term stays will be permitted. Management of the gate/public access and ground maintenance of the waterfront grounds will be the responsibility of the RV Park developer/operator until the Marina component is completed at which time the Marina operator will take over responsibility of the gate and waterfront grounds.

Guests of the RV Park and/or Marina would have access to the walking trails, Oxbow Creek Golf Course, the National Infantry Museum and Parade Grounds, and Oxbow Meadows Environmental Learning Center. Future plans for the Park include a boat launch, dog park, extended nature trails, and potentially, an expanded golf course. An Armor Museum and a mixed-use commercial development at the National Infantry Museum and Parade Grounds are also planned.

The City is currently working on creating a boat launch near the RV Park site that could be utilized by RV Park and/or Marina guests and locals. To access the Chattahoochee River, the Marina developer would be required to excavate a channel from Wrenn Pond. The City has identified a route on the south side of the pond. Costs to construct the channel although dated have been estimated at \$1 million+. Several years ago, a large scale Marina Project including the new channel received permits from the U.S. Army Corps of Engineers, however the permit expired December 31, 2010. The City is willing to partner with the selected developer to re-instate the permits.

The Park and all its components are open to the public. The City of Columbus will continue to operate a landfill for yard debris within the Master Plan and a concrete paved power station is also operational adjacent to the RV Park site. The City intends on converting their inert landfills into hardwood wetlands after they have reached capacity.

Several areas within the designated site have archeological significance and can not be disturbed. While no building structure may be put on the designated area, the land can be utilized for picnic areas and the like. The City is requesting that the bidder work within the restrictions set forth. The designated areas have been identified in the Master Plan map provided in the Appendix.

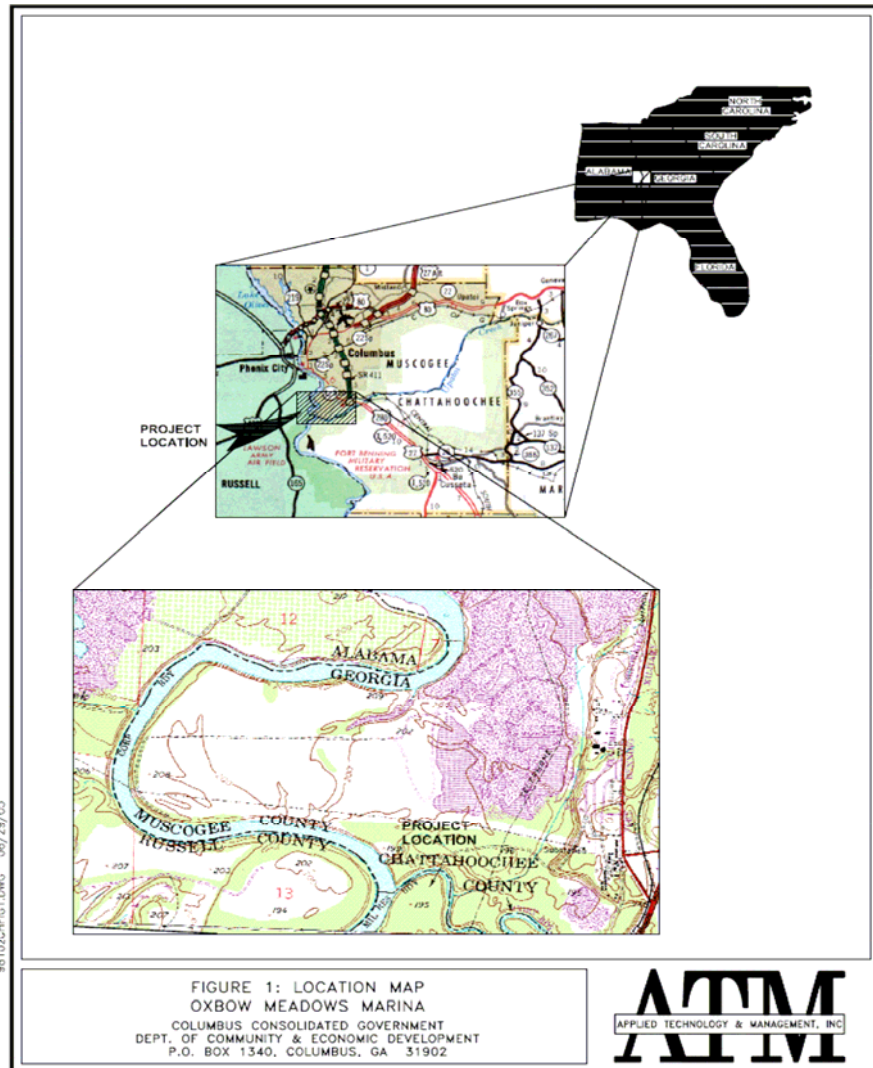
## 2. Project Location

The RV Park entrance is at the southern terminus of South Lumpkin Road, which is the main access road to Oxbow Environmental Park, and across from the National Infantry Museum and Parade Grounds. The RV Park site is immediately south of the Environmental Learning Center and is linked by walking trails. The Oxbow Creek Golf Course is approximately one half mile north of the RV Park entrance

The RV Park and Marina would be accessed from South Lumpkin Road, approximately two miles south on Lumpkin Road from its intersection with Victory Drive. Victory Drive is a major commercial corridor in south Columbus. Interstate 185, the interstate spur which connects Columbus to Interstate 85, terminates at main entrance to Fort Benning. The site has strong regional access through its proximity to Victory Drive and I-185, which makes access easy for RV and boat users.

The RV Park and Marina Project site are within easy driving distance of several major attractions in Columbus which should add to the Project's appeal, including:

- In Walking Distance - The National Infantry Museum, the Parade Grounds used for Fort Benning graduation ceremonies, the Environmental Learning Center, hiking and walking trails. Fort Benning hosts graduation ceremonies every two weeks for approximately 600 graduates. With BRAC realignment initiatives, Fort Benning is now reconstituted as a Maneuver Center of Excellence (MCoE). It has enlarged the Basic Training and Special Forces Training as well as added the Armor Division from Fort Knox. A National Armor and Cavalry Museum and the Infantry Museum Mixed-Use Development are planned across the street. The Environmental Learning Center, which attracts approximately 100,000 visitors per year, includes exhibition space for the Center's animals and educational displays about the ecosystem of the Park. The Center expanded by 6,000 square feet earlier this year.
- Within a mile - Oxbow Golf Course, entrance to Fort Benning.
- Within two miles - Grocery and retailing centers at Lumpkin Road and Victory Drive.
- Within three miles - the Southside sports complex, The Naval History Museum, the Riverwalk, the Historic District, downtown Columbus and the River City Rush white water course/excursion project. According to the Convention and Visitors Bureau, approximately 1.2 million visitors came to Columbus in FY2010.



### 3. Master Plan Components

Oxbow Meadows Environmental Park contains approximately 1,600 acres and is located in southwest Columbus. The following components currently operate in the Park:

- The City currently operates Oxbow Golf Course, a 9-hole course which is open to the public. The golf course is located approximately 0.5 miles north of the Project site and includes a golf pro shop. As part of the Master Plan, the City intends on expanding the golf course with an additional 9 holes.
- The Environmental Learning Center ("Center"), adjacent to the Project site, is a collaboration between Columbus Water Works and Columbus State University. The Center includes exhibition space for animals and the ecosystem of the Park. The Center provides educational programs to visitors, school children and summer camps. The facility, which attracts approximately 100,000 visitors

per year recently completed an expansion of the facility of approximately 6,000 square feet to accommodate additional exhibitions and programming.

- The National Infantry Museum and the Parade Grounds are located across South Lumpkin Road. The Museum, which is new attracts, approximately 400,000 visitors a year. Fort Benning graduation ceremonies take place on the Parade Grounds attracting a large number of family members nearly every weekend of the year.
- Oxbow Meadows contains 16-miles of walking trails which provide access to the meadows, Upatoi Creek and the Chattahoochee River. These trails connect to the extensive RiverWalk trail and path system which runs along the Chattahoochee River through downtown Columbus.



## **B. PROPOSED DEVELOPMENT STRUCTURE**

The City is willing to entertain two approaches to the development structure for the proposed Project:

- (1) ground lease
- (2) public-private partnership

As part of the submission, please indicate the approach you prefer and the arrangement under which the Project would be structured. For instance, with a ground lease, please indicate the length of term, proposed payments and any other components relevant to the ground lease structure you envision. If your preference is for a public-private partnership, please provide the structure of the arrangement, proposed payments to the City, exit strategy and any additional information relevant to the approach you envision. Regardless of the structure, please note, the City does not intend on providing any additional capital to the Project.

### III: ADDITIONAL INFORMATION

#### A. PROPOSED PROJECT SCHEDULE

Step	Target Completion Date (Subject to Change)
Request for Proposals issued	December 22, 2011
Pre-Conference Meeting	January 25, 2012
Deadline for Finalists to submit questions regarding the submission	February 1, 2012
Deadline for Submission of Proposals	February 24, 2012 no later than 5:00 PM
Review of written proposals completed by Selection Committee/Bidders Notified	March 16, 2012
City Council Approval of Selection Committee Recommendations	March 27, 2012
Complete negotiation of a Development Agreement	April 2012
Sign Development agreement and begin design phase	May 2012

At the City's discretion, the final selection may be based upon a presentation/ interview process in which the City is able to negotiate critical areas of the proposed development plan, development structure and development agreement, if any.

#### B. GENERAL INFORMATION

##### 1. QUESTIONS AND INQUIRIES

Questions and inquiries should be submitted in writing, by the deadline listed in the proposed project schedule, and in the manner specified on page 5 of the RFP.

##### 2. SITE INVESTIGATION

By submitting a proposal, the proposers acknowledge that they have investigated and satisfied themselves as to the conditions affecting the work. Any failure by proposers to acquaint themselves with the available information will not relieve them from responsibility for providing the materials and services required. Neither the City nor its representatives shall be responsible for any conclusions or interpretations made by the proposers of the information made available by the City.

A site visit is scheduled for Wednesday, January 25, 2012 at 11:00 AM (refer to page 12). Any Proposer wishing to make arrangements to investigate the site and facilities for a different/additional date may do so by making arrangements with Rick Jones, Planning Director, at 706-225-3936. **Additional site visits outside of the scheduled date and time are made available at the discretion of the City and are not guaranteed.** *Questions that arise during the additional site visits must be submitted in the manner specified on page 5 of the RFP.*

##### 3. CONFIDENTIAL AND PROPRIETARY INFORMATION

Proposers should give specific attention to the identification of those portions of their proposals that they deem to have confidential, proprietary information or trade secrets, and provide justification of why such materials, upon request should



not be disclosed by the City under the Georgia Open Records statute. The proposers must clearly indicate each and every section that is deemed to be confidential, proprietary or a trade secret as required by statute. It is not sufficient to preface the entire proposal with a proprietary statement.

## **VI. APPENDIX EXHIBITS**

- APPENDIX A: RV PARK MARKET STUDY**
- APPENDIX B1 & B2: HIGH RESOLUTION SITE MAP**
- APPENDIX C: HIGH RESOLUTION MASTER PLAN MAP**
- APPENDIX D: WEB SITE LINKS**
- APPENDIX E: DEPARTMENT OF THE ARMY PERMIT – MARINA (EXPIRED)**



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#### **APPENDIX A: RV PARK MARKET STUDY**

See Appendix A on City website



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## **APPENDIX B: HIGH RESOLUTION SITE MAP**

See Appendix [B1](#) & [B2](#) on the City website



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## **APPENDIX C: HIGH RESOLUTION MASTER PLAN MAP**

See Appendix C on the City website



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#### **APPENDIX D: WEB SITE LINKS**

Columbus Development Authority  
Convention and Visitors Bureau  
White Water Rafting  
Fort Benning  
National Infantry Museum

<http://www.columbusgachamber.com/>  
<http://visitcolumbusga.com/>  
<http://columbusgawhitewater.com/>  
<http://www.benning.army.mil/>  
<http://www.nationalinfantrymuseum.com/>



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**APPENDIX E: DEPARTMENT OF THE ARMY PERMIT – MARINA (EXPIRED)**

See Appendix E on the City website