

## RFQ Addendum: City's Responses to Questions from Consultants

February 09, 2024

- 1) Do you have a fee range in mind for the comprehensive plan?

**Answer:** Although the fee will be an important factor in the negotiation with the preferred consultant, the City has not pre-determined a fee range.

- 2) What is included in the 20-page limit? Are resumes and anything else excluded?

**Answer:** Resumes and other staff biographical information may be excluded from the 20-page limit.

- 3) Are there any additional key locations and topics related to sub-area plans that you did not list in the RFQ?

**Answer:** The City anticipates that during the development of the Comprehensive Plan, the consultant, City staff, the Plan Commission, and/or the public may recommend sub-area locations. The mention of specific "sub-areas" should not narrow the focus of the consultant. However, there are three project areas to be aware of that will be key locations.

A) The Illinois Department of Transportation, in collaboration with the City, is substantially reconstructing the Fayette Avenue corridor from Henrietta Street to Oakridge Street;

B) The City has purchased property to construct an approximately 0.5 mile roadway from N. 4<sup>th</sup> Street to N. Maple Street. Upon completion of the construction, the City will promote residential development in the area adjacent to the new road.

C) The Downtown Business District (DBD) and adjacent areas. Should the DBD be expanded or extended and under what criteria? Also, a parking analysis of the DBD and adjacent area will most likely be needed.

- 4) Could you provide further insight into how significant a role transportation and infrastructure are expected to play in the comprehensive plan?

**Answer:** The transportation industry in Effingham, as well as Effingham's longstanding and growing role as a transportation hub, is central to the city's economic vitality and the economic strength of much of the region. Effingham's location at the junction of I-57 and I-70, US Routes 40 and 45, and IL Routes 32, 33, and 37 bring enormous volumes of traffic to the City. Whether it is the vacationer or business person making a stop while going to their destination, or the Effingham area is their destination, the City needs to ensure that these travelers have places to eat, drink, stay, and have some entertainment.

The City is also home to many trucking companies, truck repair, and service businesses. Located at the crossroads of two cross country interstates and US highways is very appealing to transportation companies. Fed Ex recognizes the value of Effingham as a hub, as it hosts a major facility in the city. Rail is prominent here, too. Canadian National, CSX, and a local short line, Effingham Railroad, run numerous trains through the city each day. An Amtrak station is located in the city along a major north-south route. The City also wants to take advantage of intermodal opportunities with the extensive highway and rail system.

Due to Effingham's daytime population, it is designated as a Micropolitan area. This designation is a primary factor in the City serving as a regional medical provider with the Hospital Sisters Health System (HS) St. Anthony Memorial Hospital and the Sarah Bush Lincoln Health Center (SBLHC) both having facilities providing a robust network of physicians and clinics for all medical needs.

Lake Land College in Matton is also expanding its presence in the City. Lake Land currently serves the community through the Kluthe Center for Higher Education & Technology in Effingham and has recently acquired the Patterson facility for the new Effingham Regional Career Academy

Recently, the Effingham County Airport expanded its service designation to become a regional airport, and is now the Effingham County Regional Airport. The County has just taken bids for a runway expansion project extending the main East / West runway to accommodate larger aircraft.

As the selected consultant collaborates with the City and the community to develop the new Comprehensive Plan, transportation, as well as other infrastructure, will be a primary focus of concentration.

- 5) For the bi-weekly meetings, is the consultant's participation expected to be in-person or virtual?

**Answer:** The bi-weekly meetings may be virtually conducted. Certainly, many meetings and forums will require in-person settings, but virtual applications for meeting should be widely utilized.