



Rowen Construction Services RFP  
June 7, 2021

## **Request for Proposal**

Construction Services  
for  
Rowen Phase 1 Roads and Infrastructure  
Gwinnett County, GA

Issue Date: June 7, 2021

Submittals Due: June 30, 2021

## Rowen Mission Statement

To be a catalyst for education, research, innovation, and transformation through the creation of a global destination which recognizes stewardship of the land as the cornerstone of an inspired community.

## Invitation

This is the first of several phases in the development of Rowen; a “knowledge community” of offices, research facilities, public spaces and residences that embraces the best in design practices and takes full advantage of the natural beauty of its site. Located at the heart of Atlanta, Athens and Gainesville, the Rowen innovation district is a reimagination and reinvention of the traditional office and research environment that will include gathering spaces for arts, learning and entertainment.

**The Rowen Foundation is looking for a construction partner that will construct its Phase 1 infrastructure improvements.**

## Project Background

Rowen is a visionary mixed use knowledge community. The 2,000 carefully preserved acres that make up the site sit at the confluence of Atlanta, Athens, and Gainesville within the Atlanta Metro Region, is proximate to more than 50 research and educational institutions and many of Georgia’s medical and bio facilities.

Leading Rowen is the Rowen Foundation, an independent not-for-profit managing the planning and visioning of Rowen, the proposed innovation district in Gwinnett County. With its mission to be a catalyst for education, research, innovation and transformation, the Foundation is responsible for Project leadership and operations to ensure the long-term vision for Rowen is never compromised.

Bringing together entrepreneurs, researchers and innovators, Rowen is dedicated to enriching lives through its three programmatic drivers:

- **Medicine**, in line with Georgia’s history of healthcare innovation and strong healthcare economy.
- **Agriculture**, an industry in which Georgia has long been a giant but in a region where large tracts and good soil are quickly disappearing.
- **Environment**, where the unique preservation of the site, its river frontage and proximity to Atlanta allow for research and innovation at diverse scales.

Rooted in the history of the site and the state, these programmatic drivers distinguish Rowen from its global counterparts.

The word "rowen" alludes to the second harvest, mirroring the Rowen Foundation’s plan for this site. This “second harvest” of land that has been cultivated for centuries to provide sustenance for those who live there and the community around them will yield ideas and innovation that can drive a new economy for generations to come.

By building on Georgia’s rich history of thoughtful, environmental stewardship, Rowen will offer a place where people, ideas and inspiration converge, changing the economic and social trajectory of Gwinnett, Georgia, and our nation for generations. Additional Information can be found at [www.RowenLife.com](http://www.RowenLife.com).

## Rowen Vision Statement

We are known for the place that we create. The Rowen vision is one that establishes a place described as:

- A place of natural beauty where physical design, planning and programming inspire – at the highest level – interaction, dialogue and collaboration among diverse peoples.
- A place where an entrepreneurial spirit, humanity and long-term vision drive our planning and execution.
- A place of stewardship where the land, its collective history and all other assets are managed consistently and respectfully to build a more informed future.
- A place which supports, fosters and leverages the resources and talents of our universities, colleges and companies, advancing discovery and insight into action, policy and products that enrich lives.
- A place that fully recognizes and integrates components promoting inspired and productive lives that ignite transformation in people, not only locally, but in the State of Georgia and beyond.
- A place in a unique setting which, we will be proud to say, includes research facilities, corporations and residential living along with a “Town Center” that promotes education, healthy lifestyles and gracious living.

## Intent and Unifying Principles

Key to the Mission and Vision of Rowen is the construct of deliberately bringing together diverse people in a manner which fosters social interaction, the exchange of thought and the exploration of new ideas, solutions and possibilities. The planning of Rowen envisions areas for individual, corporate, and research facilities as well as an area which will provide a mix of civic, residential, retail, office and research facilities.

The entirety of Rowen is conceived as a singular idea. The following Unifying Principles will be utilized in the creation of the project's Design Guidelines:

- Be respectful of the natural contours of the land.
- Be highly collaborative supporting programming for arts, music and education.
- Be authentic with a true narrative based upon the place.
- Be inspirational where people can feel, touch and experience something special.
- Be accessible to a wide variety of people, companies and institutions.

To ensure these guidelines are followed and respected, the Rowen Foundation staff and Board of Directors will guide and oversee the Rowen planning and implementation.

## Commitment to Diversity and Inclusion

As an extension of Rowen's Mission and Vision, a cornerstone of the Project is its commitment to diversity and inclusion reflecting the diverse demographics of Gwinnett County. Honoring this commitment will require a broad-based approach that encompasses the Rowen Foundation Board and staff as well as the community of vendors and contractors with whom Rowen conducts its business and organizations Rowen partners with in advancing its mission.

As Rowen establishes its presence as a leader in inclusive innovation, research, entrepreneurship and stewardship for the state, its various elements should reflect this commitment to diversity and equity while engaging the vendor/contractor community, which is why Rowen has a Women and Minority Business

Utilization Program (WMB). Adherence to the guidelines of the WMB Utilization Program will be required of both public and private investments. Therefore, the Rowen Foundation will oversee and track procurement initiatives and develop metrics to measure progress.

#### **Women and Minority Business Utilization Plan**

Rowen has established a strategic objective of achieving a minimum 20% minority business participation based on total contract amount in all procurement contracts with vendors and contractors involved with the Project. As a result, each vendor/contractor must provide along with their proposal a Minority Business Utilization Plan which details their efforts for achieving the minimum objectives as set forth above. Success of individual Plans will be reported through the Women and Minority Business (WMB) Utilization Report prepared by the vendor/contractor. Each Plan must accomplish the following:

- Address efforts at outreach to the County and State WMB community to make them aware of specific opportunities. Information regarding individuals, organizations and media used during outreach are to be included in the Plan. Rowen Foundation is prepared to serve as a resource to assist with outreach efforts.
- Provide the names of specific individuals who were contacted for business and work opportunities and when those individuals were contacted along with their response. Rowen Foundation will verify all information provided.
- Contain, as a minimum, the definition of the scope of work to be contracted, estimated dollar value of the scope of work and the name of the WMB to be utilized. If for some reason an identified minority business is later dropped from the Plan, Rowen shall be notified immediately. Any replacement for a dropped minority business shall satisfy the minority component of the Plan and Rowen's permission must be given before any substitution is made.
- Show evidence that each WMB business has a current up-to-date certification as such (and the government jurisdiction providing the certification). Copy of certification materials will be provided to Rowen in the RFP response for documentation and reporting.
- Provide a monthly report to Rowen Foundation indicating the progress made toward achieving the objectives of the Plan. Each monthly report shall list the businesses used, the amount paid to them and the type of work they performed.

#### **Development Plan and Current Activities**

Rowen will be developed in several phases. **The scope of this RFP is for the Phase 1 Infrastructure construction which will include the Phase 1 roads, hardscape, landscaping, and utilities.**

Gwinnett County, through a separate contract, has started the design of County improvements that will bring water and sewer to the Rowen site. The Gwinnett County Department of Water Resources (GCDWR) has selected the John D Stephens team to design, construct, and commission their Eastern Regional Infrastructure (ERI) project consisting of water mains, gravity sewers, a pump station, parallel force mains, trails, and stormwater and roadwork improvements. The Rowen Phase 1 Construction Manager will tie into the existing County water main and the new sewer main to be designed and constructed under the John D Stephens ERI contract.

The expected date for County infrastructure to reach the Rowen site is first quarter 2023. Rowen is also planning to have its Phase 1 infrastructure in place in that same timeframe.

## Work to Date

- **HR&A Advisors** has been hired by the County to staff and manage the Rowen Foundation's work. The Foundation is established and has its non-profit status with the IRS. HR&A is actively managing the affairs of the Foundation under the direction of the founding Board members.
- **Senkbeil and Associates** in coordination with HGOR has led land acquisition activities and will continue to provide development advisory services. Most of the Rowen property has been acquired or is under contract.
- **HGOR** has been engaged by the County as planning consultant. HGOR developed the roadway network and has helped with the coordination of planning activities with Rowen stakeholders and will continue as a planning advisor throughout the design and construction of Phase 1.
- **DaVinci Development Collaborative** has been engaged by the Rowen Foundation to provide development management services. DaVinci Development is providing scheduling, budget, procurement and development team management support.
- **Michael Baker, International** has been contracted by the Rowen Foundation to provide engineering consulting services in support of the Developments of Regional Impact (DRI) application. The current DRI schedule is for a Notice of Decision in August 2021.
- **Technical Survey Services** has developed LiDAR boundary and topographic information that has been confirmed by ground profile of approximately 4,500 linear feet in four (4) different locations of the Phase 1 roads.
- **Terracon** has performed environmental assessments and a preliminary geotechnical analysis for several of the Rowen owned parcels. That information will be provided to the selected construction manager.
- **Kimley Horn** has been selected to provide engineering services for the Phase 1 roads and utilities and hardscape and landscape.

## Project Scope

The selected Construction Manager will be responsible for Preconstruction and Construction Services for the Rowen Phase 1 infrastructure. The scope of work will include the proposed roadway network, hardscape and landscape, site furniture, water and sewer mains and storm water management elements. The scope will be described in signed and sealed construction documents to be developed by the Kimley Horn design team. The selected Construction Manager is scheduled to be under contract at the mid-point of the Schematic Design phase to start providing Preconstruction Services.

### Preconstruction Services

Preconstruction Services will include development of construction estimates at the Schematic Design, Design Development, and Construction Documents phases of design. Services also include constructability reviews of documents, development of value engineering alternatives, aiding in obtaining building permits, reviewing existing geotechnical data, and advising the owner on supplemental information that may be required, and other services normally required as a part of preconstruction to support the project.

Deliverables will include, but not be limited to, adjustments to the design phase estimates, a preliminary construction schedule, and evaluation and pricing of value engineering options.

### Construction Services

Construction Services shall include management, labor, and materials for all elements of the required work, including but not limited to, the following:

- A. Site work: clearing, grubbing, mass grading
- B. Utilities: water mains, sewer mains, communications conduit
- C. Roadwork: fine grading, base, curb and gutter, paving, striping, road signs
- D. Stormwater Management: water quality features, storm piping, stormwater management structures
- E. Landscape and Hardscape: sidewalks, bike lanes, street crossings, site trees, site landscape features, site furniture

The Rowen Foundation will provide oversight of the project through its Development Manager, DaVinci Development Collaborative. DaVinci Development will be the primary point of contact for the Construction Manager and facilitate owner input throughout the Preconstruction and Construction Services phases. Rowen will be responsible for materials testing and inspections.

The form of contract will be the AIA A102-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price with a split savings clause. A Bond may be required at the Owner's discretion. Proposers are asked to provide evidence of bonding capacity including maximum bonding for a single project. The GMP will be established based on Construction Documents.

The established budget range is \$18M to \$20M including escalation, based on a recently completed assessment of the Phase 1 scope.

### Project Schedule

Civil design Concept Planning work is underway. The Schematic Design is scheduled to begin July 8, 2021. As part of your submission, you should indicate a reasonable target timeframe for construction activities having the work completed within the following milestones.

<b>Milestone</b>	<b>Target Completion Date</b>
Schematic Design	08/09/21
Design Development	09/30/21
Construction Documents	12/15/21
GDOT Encroachments Permit	03/01/22
County Permits	04/15/22
Construction Start	04/18/22
Construction Completion	12/18/22

### Submittal Format

Submittals shall be formatted with the following sections clearly indicated:

#### Section 1 - Cover Letter

Submit cover letter including a brief firm qualification narrative including office location, years in service, annual construction contract value, and number of staff members.

## Section 2 - Proposed Project Team

- A. Provide a specific staff resources plan to show in detail how you intend to staff the project, the crews you have available to dedicate to the project, and the estimated percent of time each team member will be involved for the Preconstruction and Construction Services phases.
- B. Submit resumes showing experience of the assigned staff that will manage and provide services under this contract. At a minimum, identify the following key personnel on the project:
  - Daily Point of Contact
  - Project Executive
  - Senior Project Manager
  - Pre-Construction Services Manager
  - Scheduler
  - Project Superintendent(s)
  - Cost Estimator
  - Quality Control Manager
- C. Submit qualifications of any proposed sub-contractors.

## Section 3 - Minority Business Utilization Plan

- A. In response to Rowen's policy of engaging disadvantaged businesses in its contracting practices, provide your plans for utilizing WMB firms.

## Section 4 - Qualifying Projects and References

Submit project profiles for three similar projects completed within the past five years indicating firm experience with similar projects. Include the following:

- Scope of work performed with contract amount and duration of construction schedule
- Similarity to Rowen
- Provide references for each of the example projects including primary contact name, phone number and email address
- Note which members of your proposed team worked on each Project.

## Section 5 - Project Approach

Describe your team's approach to providing Preconstruction and Construction Services. Specifically, this should cover the following topics and documents:

- A. RESPONDENT'S PRE-CONSTRUCTION PHASE SERVICES AND PROJECT EXECUTION PLAN FOR THIS PROJECT
  - Description of your Construction Management and Execution plan for providing Preconstruction Phase Services for this Project including a description of Preconstruction Services you will provide to the Owner and the Engineer.

- Your procedures, objectives, and personnel responsible for reviewing design and construction documents and providing feedback regarding cost, schedule and constructability to the engineer and Owner.
- B. RESPONDENT'S CONSTRUCTION PHASE SERVICES AND PROJECT EXECUTION PLAN FOR THIS PROJECT
- Detailed list of all Construction Services you will provide to the Owner on this Project (including those outlined above).
  - Provide examples of records, monthly reports, monitoring systems, and information management systems you will use and share with the project team on this Project during Construction Services.
  - Describe any critical construction concerns and issues for this Project including your experience managing sites with the presence of rock and how you have managed cost risks associated with rock removal.
  - Describe your ability and desire to self-perform work on this Project, and the method for determining yourself as the "best value" through a competitive proposal process.
- C. RESPONDENT'S ESTIMATING AND COST CONTROL MEASURES FOR THIS PROJECT
- Describe proposed cost control team for Pre-Construction and Construction Services, their duties, estimating system, and Guaranteed Maximum Price (GMP) cost control system for this Project.
  - Your project estimating system for developing the GMP Proposal and how you will monitor and track these costs.
  - Your process to ensure the executed GMP Proposal will be within the Owner's budget on this Project.
  - The contingencies you will propose in the GMP, and how these contingencies will be managed through the completion of Construction Phase Services.
  - Your plans for establishing, tracking, reporting of the GMP and possible future changes for this Project.
  - Your philosophy regarding Payment and Performance bonds possibly being required by the Owner on this project, and the bonds or Sub Guard type product your firm requires of subcontractors. If you use a sub guard or sub insurance type program, submit program and quote the rate to be used for this type of insurance.
- D. RESPONDENT'S PROJECT PLANNING AND SCHEDULING FOR THIS PROJECT
- Provide a conceptual schedule Indicating your team's ability to provide the Phase 1 infrastructure improvements as soon as practical with a logical sequence of construction activities.
  - Describe personnel, and software to be used on this Project with respect to scheduling.
  - Responsible person for establishing and updating the project schedule.
- E. RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT
- Description of:
- Describe your quality control program and quality control process for this Project from the Design Development stage through completion of Construction.
  - How your quality control team will measure the quality of construction performed by subcontractors on this Project, and how will you address non-conforming work.



- Relevant experience your firm has on projects that obtained SITES certification.

F. RESPONDENT'S JOB SITE SAFETY PROGRAM FOR THIS PROJECT

- Description of your job site safety program for this Project and specific safety policies in which subcontractors and employees must comply.
- Project safety personnel, their qualifications, and duties.
- Provide your Experience Modification Rate (EMR).

G. RESPONDENT'S CLOSE OUT WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT

- Description of your closeout and closeout document process.
- Your warranty service support philosophy and warranty service implementation plan for this Project.

### Section 6 - Additional Submittal Questions

In addition to the data requested above, please answer the following questions regarding your firm:

- What are your current liability insurance limits and coverages (General Liability, auto, excess, and professional) for current and future projects?
- Who are your current insurance carriers?
- Confirm that you have all licenses required to perform the work in the State of Georgia.
- In the last 5 years, has your firm paid out any judgments in excess of \$50,000 as a result of litigation, mediation, or arbitration? If so, please list judgments.
- Has your firm been declared in default of any contract or has any contract or performance on a project been terminated? If so, please explain.
- Has your firm filed for reorganization, protection from creditors, or dissolution under the bankruptcy statutes during the past 5 years? If so, please explain.
- Is your firm currently in any discussions about being acquired or selling all or any part of your assets?
- Is your firm currently the subject of any litigation, mediation, or arbitration in which an adverse decision might result in a material change in your financial position or future viability?

### Section 7 - Fee Proposal and Completed Forms

A. PRE-CONSTRUCTION PHASE FEE

Respondents shall identify a Pre-Construction Phase Fee. Preconstruction services will include but not be limited to the period leading to the GMP execution as described above under the Scope of Work.

B. CONSTRUCTION PHASE FEE

Respondents shall identify a Construction Phase Fee percentage. The construction manager shall be compensated for actual costs plus a Fee, the total of which shall not exceed the GMP. The Fee shall be proposed as a percentage of the GMP. Fee must include the following, but is not limited to:

- Expenses of principal office and offices other than the site office.
- Salaries and other compensation of personnel stationed at the principal office or offices other than the site.

- Overhead and general expenses not included in the general conditions and not included in the cost of work.
- Any non-reimbursable costs as defined by the cost of the work
- Profit
- Bonuses
- Capital expenses
- Main office expenses
- Any costs which would cause the Guaranteed Maximum Price to be exceeded.

C. NOT-TO-EXCEED GENERAL CONDITIONS COSTS

Respondents shall provide the proposed amount for general conditions using the spreadsheet provided. General conditions may be modified for significant changes to the scope, but only at the discretion of the owner. The form for filling out your General Conditions costs can be accessed here:

<https://www.dropbox.com/s/vracz41go1cfnv0/General%20Conditions%20Cost%20Proposal%20Form.xlsx?dl=0>

D. FORMS

Submit a completed Conflict of Interest Statement form.

### Confidentiality

The information contained in this RFP and any information about Rowen and its properties, or services shall be considered confidential by any firm receiving or responding to this RFP. Any party receiving and/or responding to this RFP shall keep information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the project, or (3) its consultants whose contracts shall include similar restrictions on the use of confidential information.

### Selection and Award

Consultants submitting responses to this RFP will be evaluated according to the following general criteria. Selection shall be based on the evidence of appropriate qualifications and experience with consideration for cost.

1. Responsiveness of proposal to the requested information
2. Demonstrated experience in delivering similar work on schedule and in budget
3. Proposed engagement of minority and women owned businesses
4. Fee proposal

Selection is not final until Rowen Foundation and Construction Manager have executed a mutually satisfactory written agreement. Rowen reserves the right to award based on best value as opposed to lowest fee.



### Submittal, Selection Timeline & Communication

Proposals are due by **June 30, 2021, at 5PM**. Milestone dates for the solicitation process are as follows:

<b>Milestone</b>	<b>Target Date</b>
RFP Issued	6/7/21
Questions Due	6/17/21
Proposals Due	6/30/21
Interviews (if required)	7/12/21
Recommendation to Rowen Board	7/15/21

Questions regarding this RFP and the consultant selection process must be submitted via email to **bcaldwell@davinci-dev.com**. Deadline for submission of questions is **June 17 at 2:00 pm**. Responses to questions will be shared with all proposers.

Deadline for submission of **proposals** is **June 30, 2021**. Submit one (1) electronic PDF format proposal document in the sections described above to **bcaldwell@davinci-dev.com**.

### Available Documents

The following documents have been made available by the Rowen Foundation team to provide additional project information and background and are attached as Exhibits to this RFP.

- Exhibit 1 - Rowen Overview Presentation
- Exhibit 2 - Project area Map with Proposed Roadway Network



**ATTACHMENT NO. 1**

FEE PROPOSAL FORM – GUARANTEED MAXIMUM PRICE CONTRACT

Provide Fee Proposal as indicated below:

	Proposed Fee
Preconstruction Services Fee	
Fixed General Conditions (from attached spreadsheet)	
Construction Services Fee Percentage	
Bonding Capacity (Provide letter from bonding company)	
Single Project Bonding Limit	

SUBMISSION OF PROPOSAL

By signing this document, the Proposer represents that all appropriate information has been considered to develop this Guaranteed Maximum Cost.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Month, day and year)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip)



**ATTACHMENT NO. 2**

CONFLICT OF INTEREST STATEMENT

As a duly authorized representative of the proposing firm,

I, \_\_\_\_\_ with the title \_\_\_\_\_ certify that to the best of my knowledge that no circumstances exist which will cause a conflict of interest in performing services for The Rowen Project, that no public agency official or employee affected by this Request for Qualifications has any pecuniary interest in the business of this firm, associates or consultants of this firm, or the firm's parent firm, subsidiary, or other legal entity of which this firm is a part, and that no person associated with or employed by this firm has any interest that would conflict in any way, manner or degree with the performance of services for Rowen.

Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

Authorized Representative Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

# Exhibit 1

## Rowen Overview Presentation

An aerial photograph of a multi-lane highway stretching into the distance under a warm, golden sunset sky. The sun is low on the horizon to the right, creating a lens flare effect. The surrounding landscape is a mix of green and brown trees. On the left side of the image, there are several vertical, stylized geometric shapes resembling cellular structures or molecular models, along with several overlapping triangles in shades of orange, red, and teal.

# ROWEN

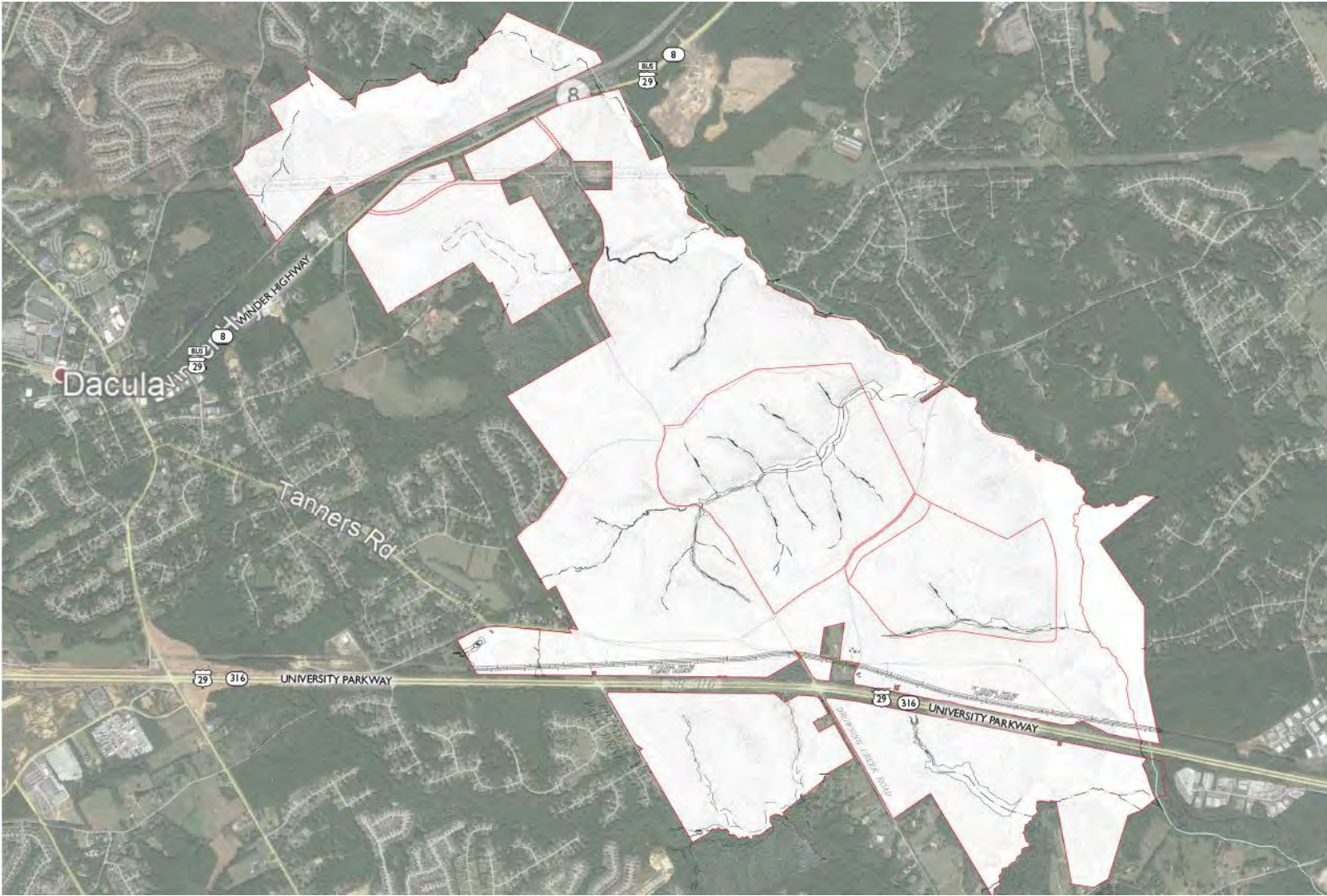
Georgia's Hub for Environmental, Agricultural and Medical Innovation

An aerial photograph showing a multi-lane highway under construction in a hilly, wooded area. The road curves through the landscape, with several construction vehicles and equipment visible on the site. The surrounding terrain is covered in dense trees and vegetation. The text "Realizing the Vision" is overlaid in the center of the image.

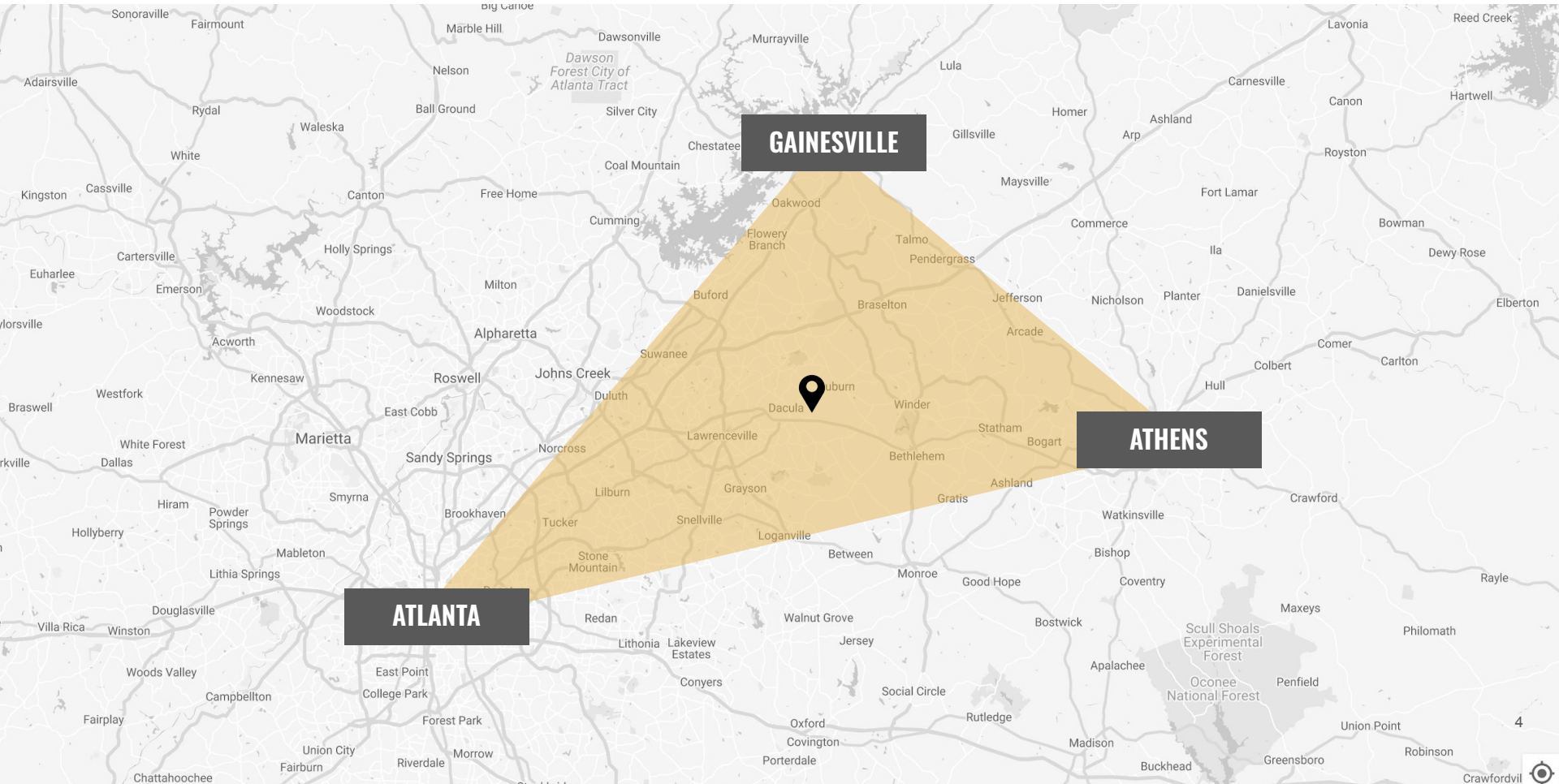
# Realizing the Vision



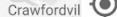
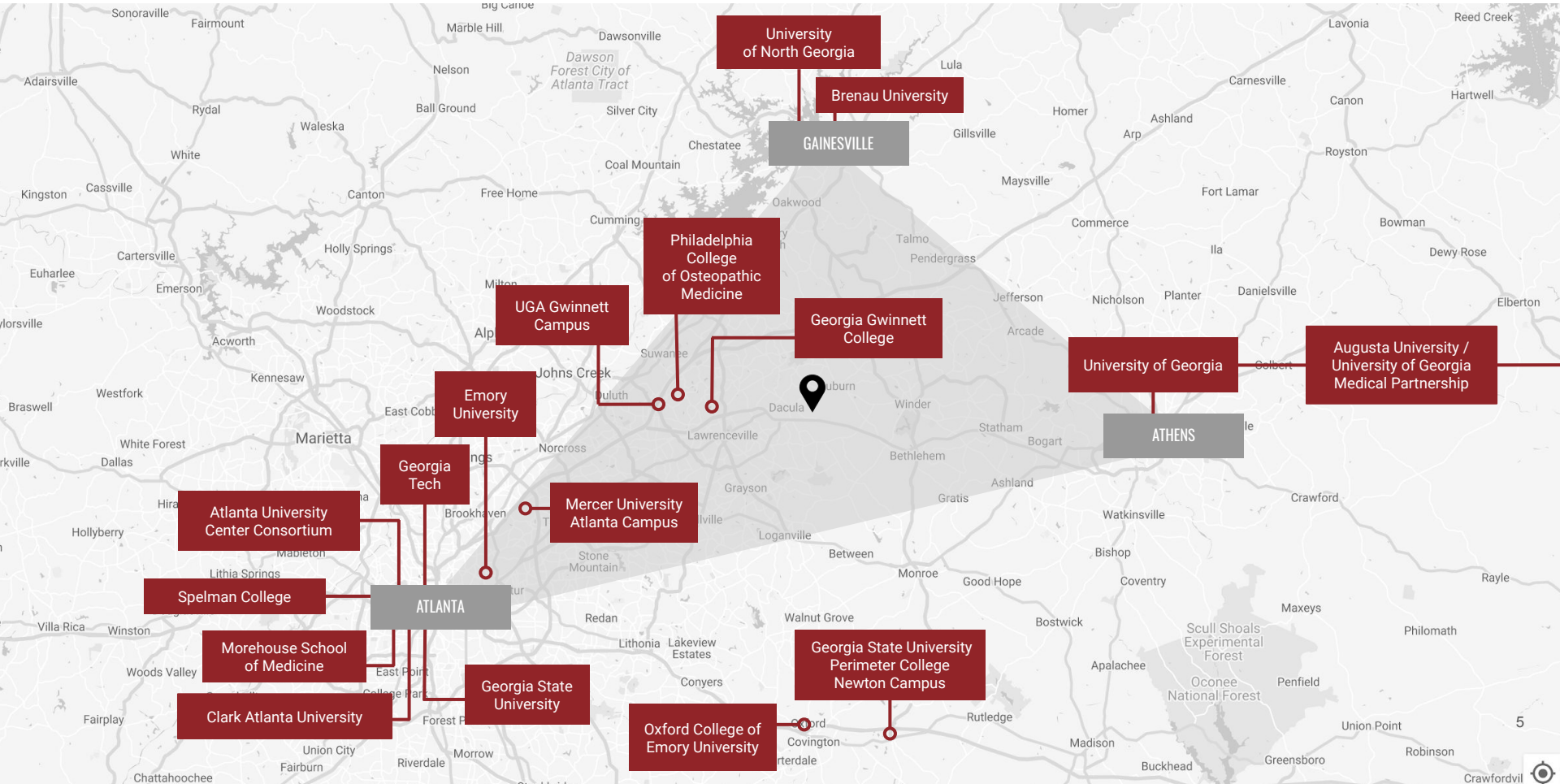
LOCATION



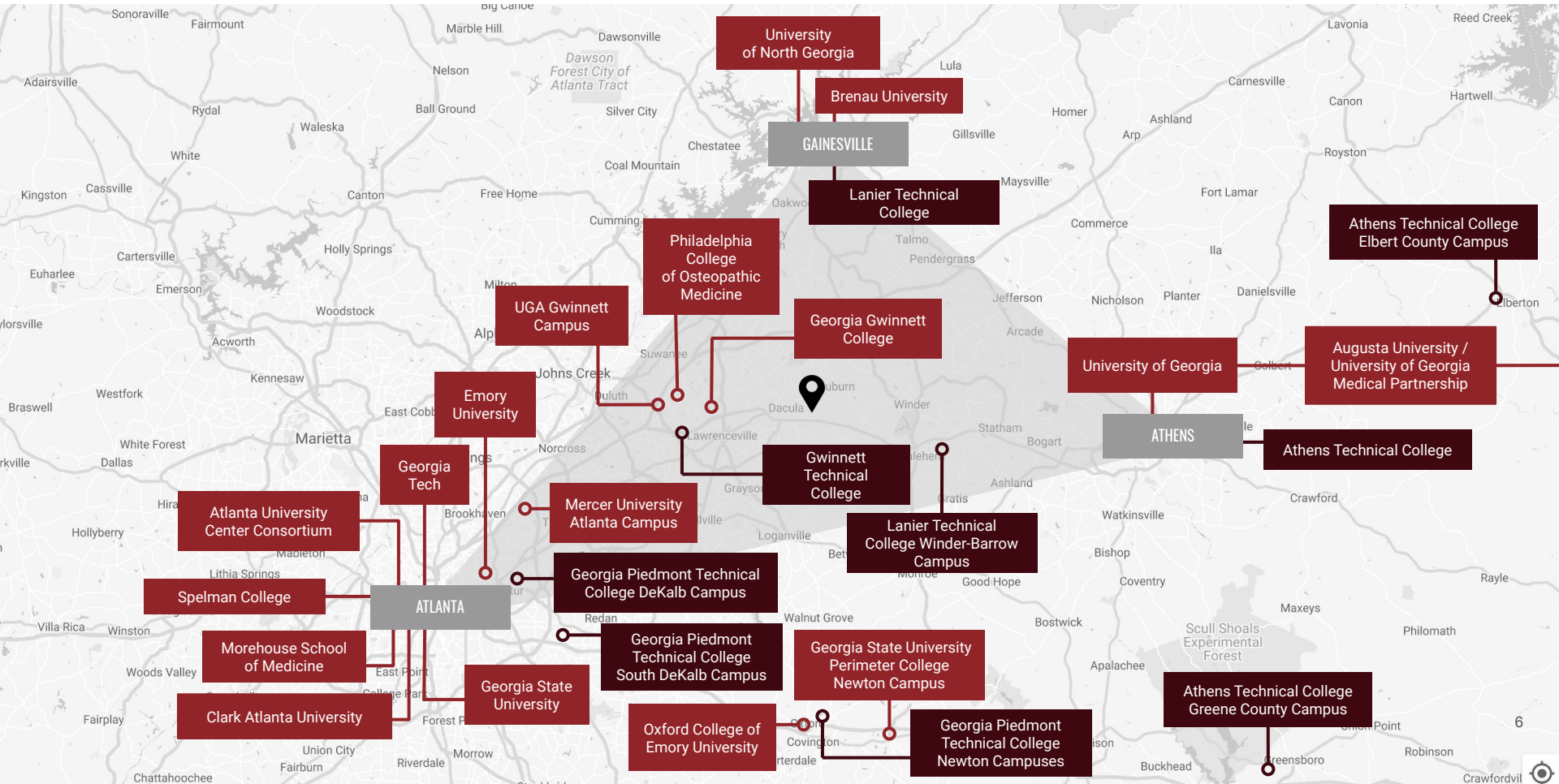
# LOCATION



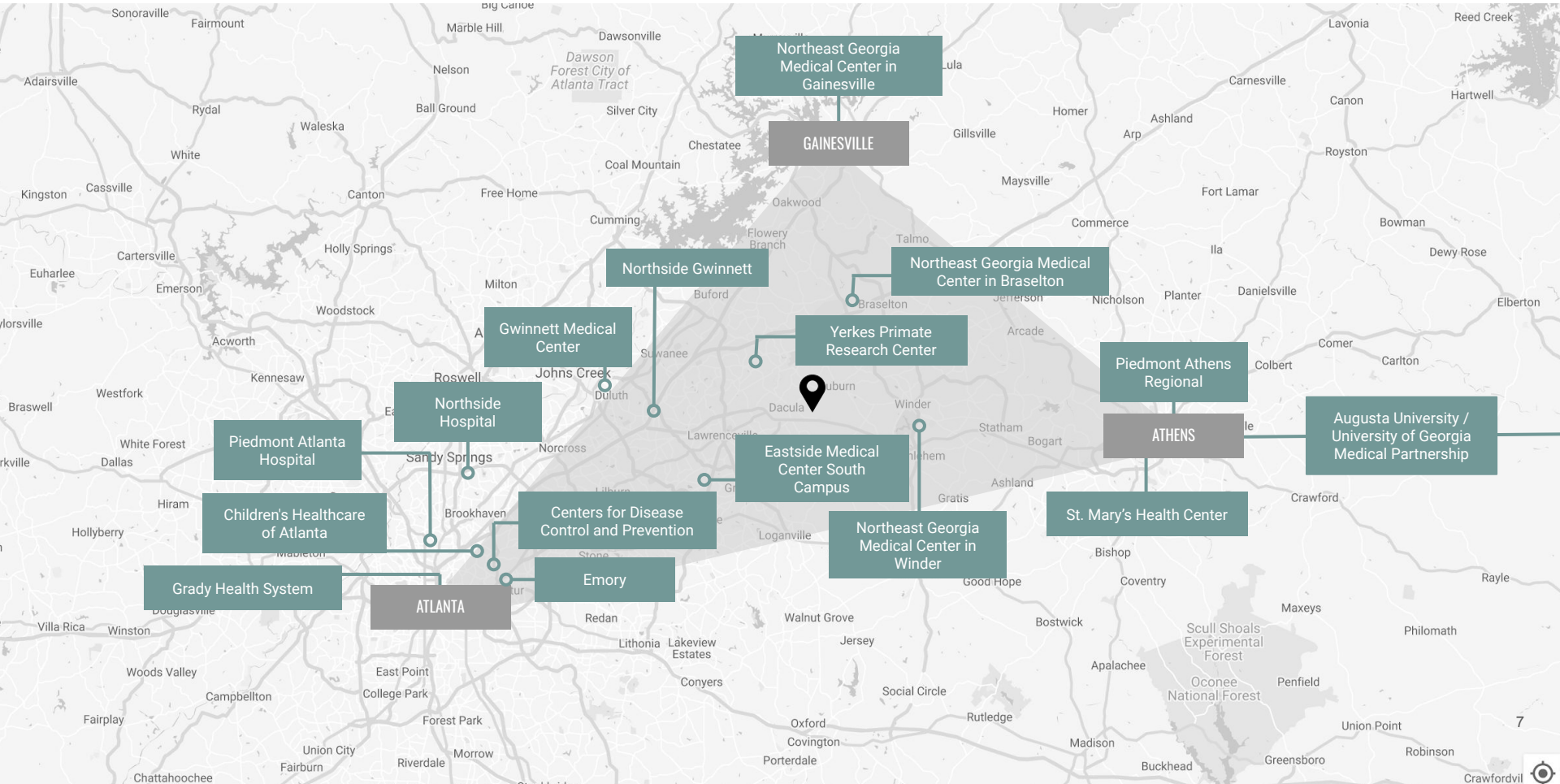
# LOCATION • Higher Education Institutions



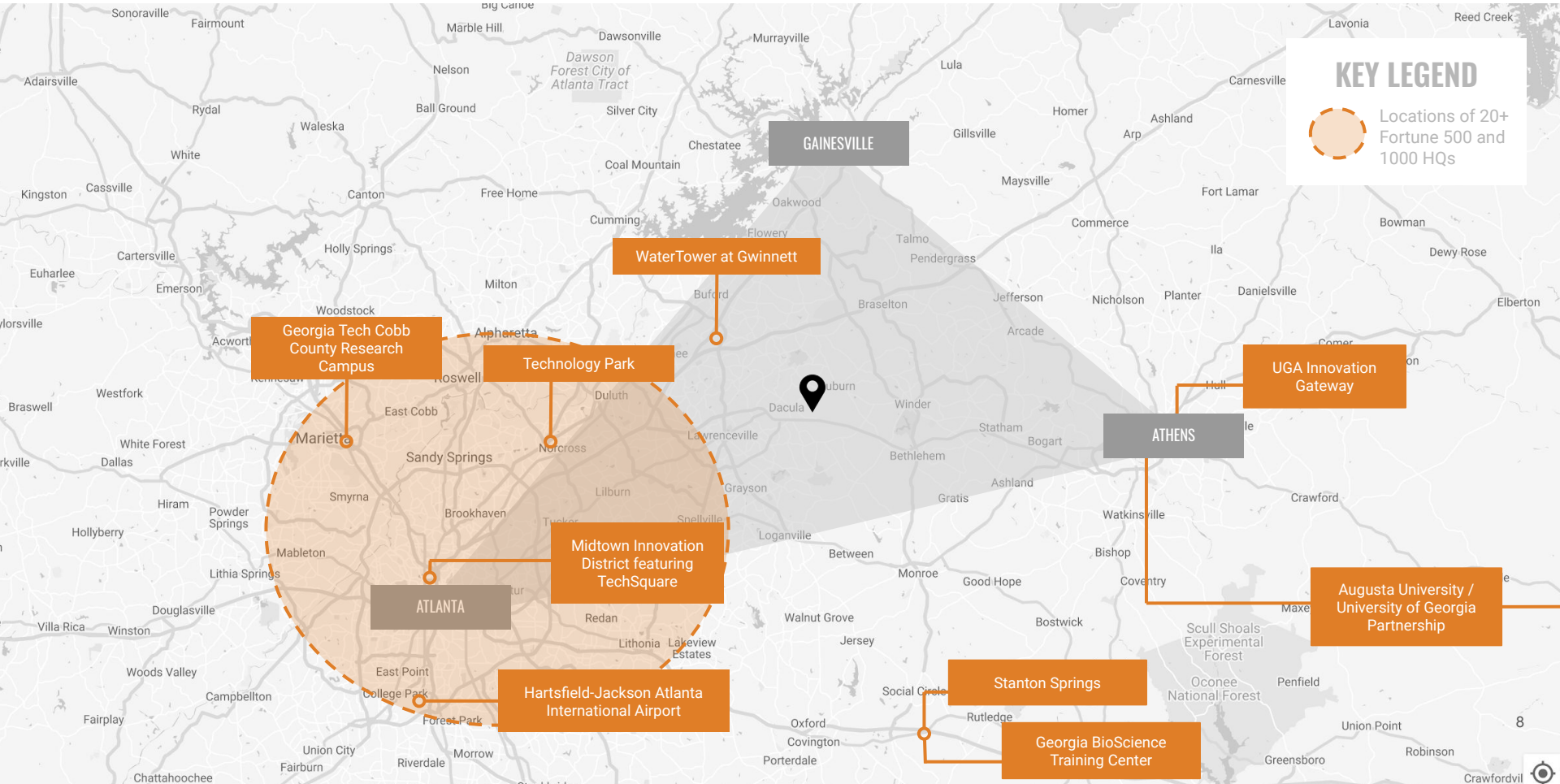
# LOCATION • Higher Education Institutions, cont.



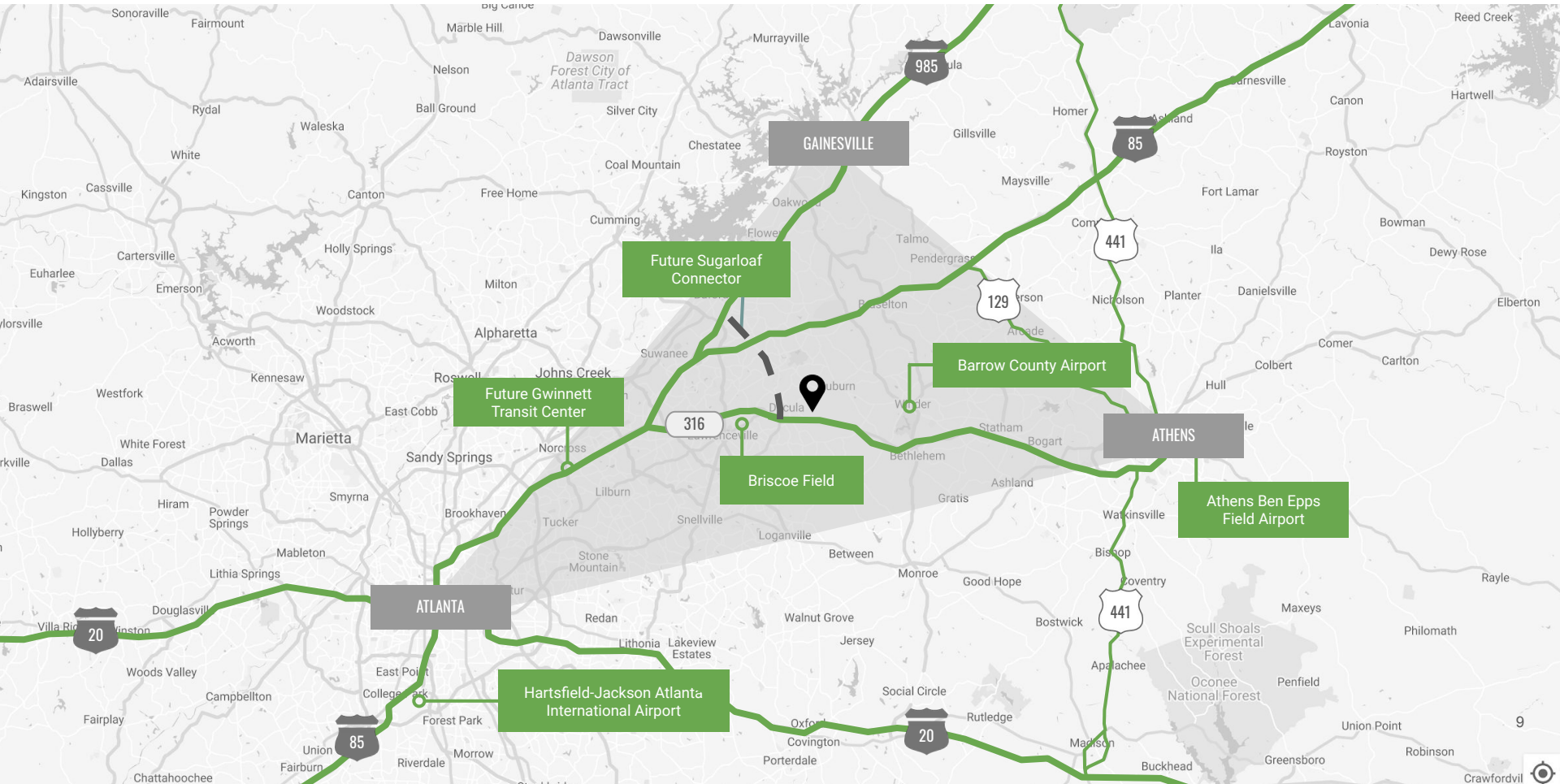
# LOCATION • Medical Institutions



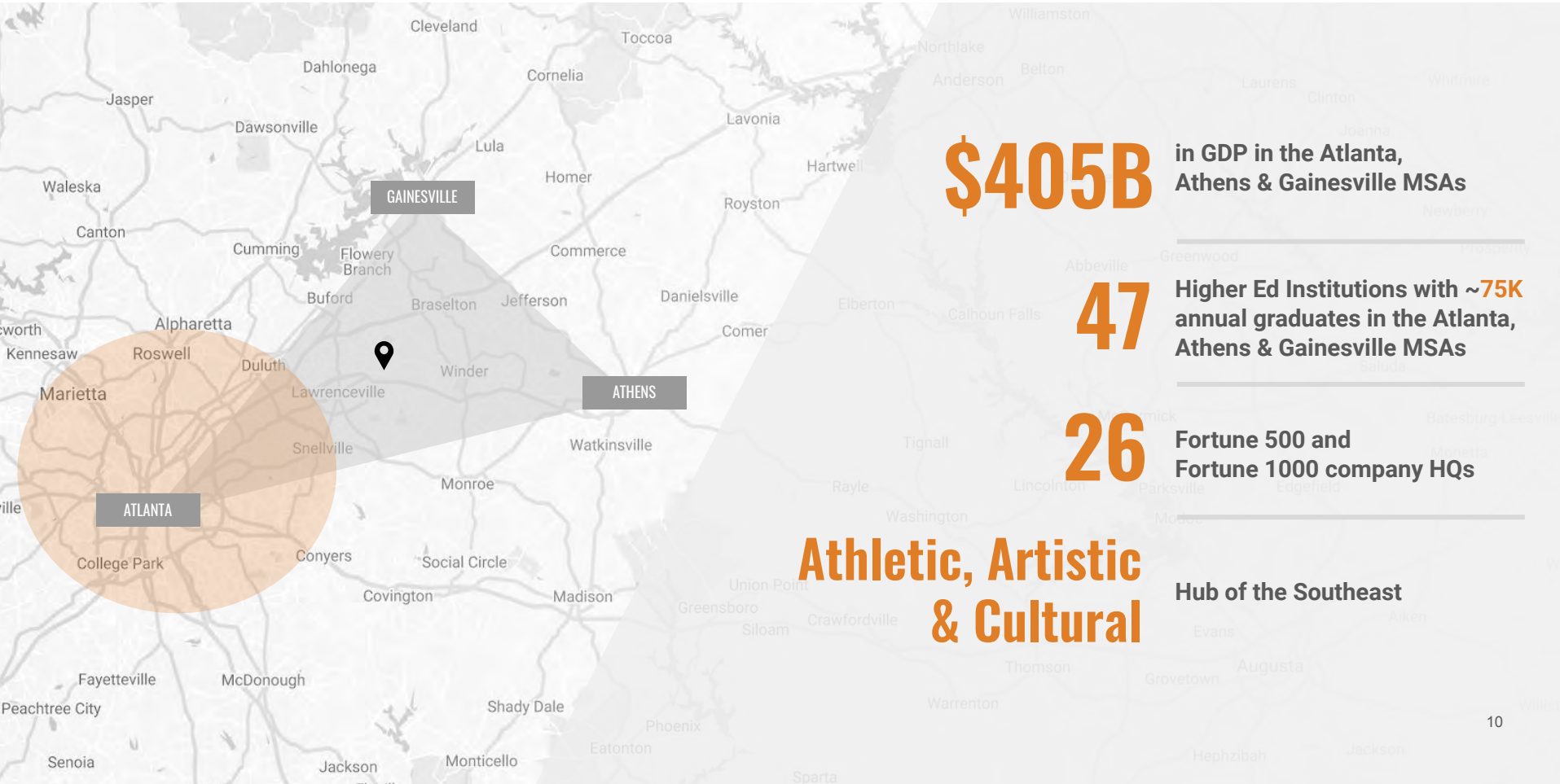
# LOCATION • Economic Development/Innovation Assets



# LOCATION • Transportation



## SITE CHARACTERISTICS



**\$405B**

in GDP in the Atlanta, Athens & Gainesville MSAs

**47**

Higher Ed Institutions with ~75K annual graduates in the Atlanta, Athens & Gainesville MSAs

**26**

Fortune 500 and Fortune 1000 company HQs

**Athletic, Artistic & Cultural**

Hub of the Southeast



Rowen has identified three programmatic drivers based on the history of the site and the strengths of the state's economy and institutions:



### Agriculture

Georgia's agricultural industries continue to support high employment and moderate growth, though the innovative capacity of existing agricultural ventures is unknown.



### Medicine

Georgia's healthcare economy is growing faster than national trends, though this is driven primarily by high-employment fields including healthcare providers and hospitals.



### Environment

Georgia's energy sector may be well positioned to support green energy efforts, capable of becoming a leader in sustainability and zero emission strategies.



**Research Triangle Park**

North Carolina



**Cortex Innovation  
Community**

Missouri



**Utrecht Science Park**

The Netherlands

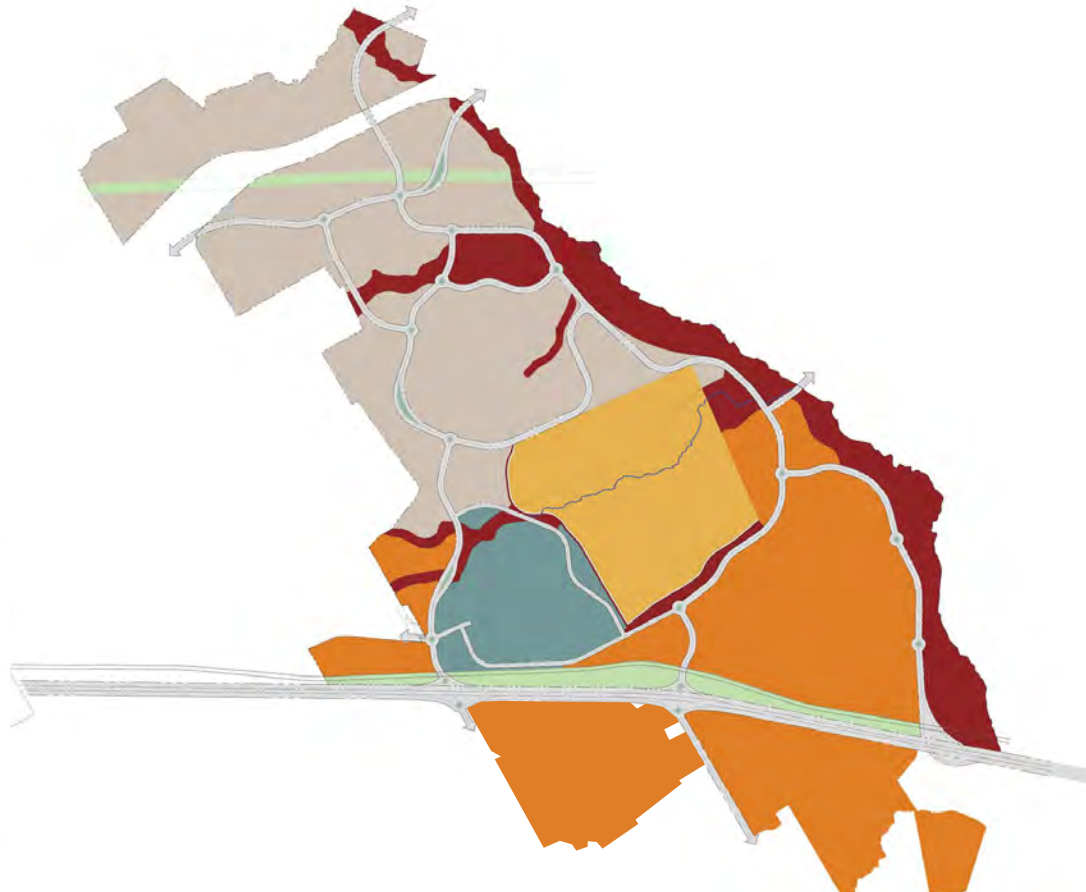
## STRATEGIC DIFFERENTIATORS

- + Independent
- + Authentic
- + Inspirational
- + Accessible & Affordable
- + Collaborative
- + Accretive
- + Sustainable











## SITE CHARACTERISTICS

Independent • Authentic • Inspirational • Accessible & Affordable • Collaborative • Accretive • Sustainable



### KEY LEGEND

-  Total Gross Acreage: 1873.77 AC.
-  Right of Way
-  Greenway
-  Buffer
-  Low Density Research
-  Medium Density Research
-  Town Center
-  Agriculture/Environmental Educational Center\*

*\*Landowners and Project Team contemplate collaborating on an Agriculture and Environmental Education Center.*

## Ongoing Economic Impact – State of Georgia\*

	By 2035	By 2050 (50% Build-Out)	Full Build-Out Potential**
Construction Costs	\$1,150,000,000	\$3,445,000,000	\$6,890,000,000
Ongoing Jobs Supported	18,500 Jobs	55,500 Jobs	80,000 to 100,000 Jobs
Ongoing Labor Income	\$1,655,000,000	\$4,965,000,000	\$8,000,000,000 to \$10,000,000,000

\*Source: Rowen Preliminary Economic Impact Analysis, HR&A, March 2020.

\*\*Since the multipliers underlying the economic impact analysis would change fairly substantially over the time period between now and full build-out (roughly 60+ years), the figures for full build-out potential are order of magnitude estimates.

An aerial photograph of a multi-lane highway stretching into the distance under a warm, golden sunset sky. The sun is low on the horizon to the right, creating a lens flare effect. The surrounding landscape is a mix of green and brown trees. On the left side of the image, there are several vertical, stylized geometric shapes resembling cellular structures or molecular models, along with several overlapping triangles in shades of orange, red, and teal.

# ROWEN

Georgia's Hub for Environmental, Agricultural and Medical Innovation



## Exhibit 2

# Project Map with Proposed Roadway Network

- PHASE 1**  
± 14,250 LF
- PHASE 2**  
± 25,100 LF  
(up to 44,900 LF)
- PHASE 3**  
± 10,700 LF  
(up to 14,900 LF)
- PHASE 4**  
± 2,580 LF  
(up to 18,00 LF)

