

**Pearl River Water Valley Supply District
Request for Qualifications – Public
Notice
Planning Services M and N Parcels**

Planners, architects, engineers, and other related professionals are requested to submit qualifications to provide professional services authoring a Conceptual Plan for the future development of Parcel R9 (“M”), 189.2 acres, and Parcel R8 (“N”), 241.9 acres.

Overview

The Pearl River Valley Water Supply District (“PRVWSD”) is requesting qualifications, pricing information, and availability of a consultant to author a Conceptual Plan for the future development of an area generally bound on the south by Pelahatchie Bay, on the west by Windward Oaks Subdivision, on the east by Fox Bay subdivision, and on the north by Northshore Parkway. The Conceptual Plan should describe a vision for the future development of the area in terms of both public infrastructure and private development expectations. The area is uniquely situated with direct water access to the Ross Barnett Reservoir, connects directly to a regionally impactful recreational trail on the Northshore Parkway, and is one of the few remaining water-access parcels that is undeveloped.

M & N Conceptual Plan

This project requests sufficient analysis of the current economic development impact, land use of the project area, and transportation planning, to achieve a walkable, mixed-use community. The Conceptual Plan will lay out the future development character of the area, phases for public infrastructure investment, and strategies to execute the plan. Strategies should not only spur development within the area, but plan to buffer and protect the established neighboring residential neighborhood in order to enhance quality of life for all. Considerations include but are not limited to: existing conditions; feasibility of walkable, functional neighborhoods, and mixed-use districts.

Outcome/Goal

The intended outcome of the project is to engage key stakeholders and work with the agency staff and board to create a conceptual plan for the project area reflective of the desires of the PRVWSD and to promote smart growth principles. The plan will also promote urban design standards; reduce conflicts of incompatible land uses; stabilize and improve property values; promote transportation options; and encourage safe, convenient, attractive, sustainable, healthy neighborhoods and districts. Strategies in the plan should include potential phasing.

Meeting Input Format

Responses should include proposed strategies, one presentation to PRVWSD Staff, which may be virtual, and one in- person presentation to PRVWSD board. Twenty five percent updates as the work is developed are expected. Coordination with planning work currently being performed by Central Mississippi Planning and Development District (CMPDD) is expected.

Deliverables

The deliverables for this project are:

1. Conceptual Plan document including development vision for the project area; suggested development standards if any should differ from existing Land Development Code; overlay district, Planned Unit Development concept or other mechanism that may be necessary; and maps and other visuals sufficient to communicate the vision of the Conceptual Plan product. This work is critical for PRVWSD to select a properly capitalized developer partner;
2. Digital/Electronic copies of all new databases, studies, and documents prepared for the completion of the final project;
3. Professional, print-ready material in a standard word-processing program in a format consistent with existing codes;
4. Professional-looking graphics consistent with the scope of services outlined in the RFP. This should include but not be limited to extensive site planning and a sample pattern book of building typologies;
5. Web-ready versions of any of the above;
6. All materials and sufficient copies for distribution and presentation to stakeholders.

Project Timeline and Budget:

The PRVWSD prefers no more than a 12-month process that would begin on or about year-end, 2022. A final schedule will be mutually determined by the PRVWSD and selected firm.

Submittal Requirements:

Responses must conform to the requirements set forth in this RFQ, and include as follows:

- Cover letter identifying all firms proposed for the team, including contact information, such as mailing address, email address and phone number;
- Project understanding;
- Statement of Qualifications: Team organization, including professional resumes and identification of the lead consultant and project manager, key personnel, and the roles and responsibilities of all sub-consultants. Also designate who will be directly working with the PRVWSD staff.
- Statement of relevant work/experience with referral contact information and links to published product(s);
- Project approach;
- Scope of Work; (*Important elements: Public participation plan; digital content for website*)
- Proposed deliverables;
- Proposed timeline, not to exceed 12 months from project initiation;
- Proposed project budget;
- Proposed improvements to the process that submitting firm can achieve;
- Clearly identify any term of proposal that may deviate from submitted requirements and the benefits thereof.

All proposals, exhibits, responses, attachments, reports, charts, schedules, maps, and illustrations shall become the property of the PRVWSD upon receipt.

Selection Criteria Process:

All proposals received will be reviewed by designated PRVWSD staff according to the selection criteria set forth in this RFQ.

The following criteria will be the basis on which responses will be considered (in no particular order):

<i>Evaluation Criteria</i>	<i>Weight</i>
<i>Demonstrated Capacity (Past performance of firm on similar projects, as well as project manager and other team members; availability of consultant team members; extent of other completed projects of similar scope and magnitude).</i>	25
<i>Experience and qualifications of personnel assigned to perform the services</i>	15
<i>Proposed Scope of Work and Deliverables (Understanding of the assignment; quality of response to proposed work program deliverables, and public/stakeholder engagement).</i>	25
<i>Communications (Organization/completeness of response; writing skills, as shown through referenced work examples).</i>	10
<i>Work Product Examples (Quality, appearance, presentation, and applicability of referenced work examples).</i>	25
<i>Total</i>	<i>100</i>

Questions:

The deadline to submit written questions for information and/or clarification is 3:00 PM on Friday, October 14, 2022. Questions should be made in writing to TBallard@therez.ms. All written questions received by this deadline will be answered in writing, posted as an accompanying document on the PRVWSD’s website beside the publication of this RFQ. Answers will be posted by close of business, October 19, 2022.

Submission:

Final sealed qualifications must be received by the PRVWSD no later than 10:00 a.m. (Central Standard Time) local time on **November 18, 2022**. Late proposals will not be accepted nor considered.

All proposals must be sealed and clearly marked with the Proposer’s name and labeled with “Land Use Plan RFQ: M & N”. Proposers must allow sufficient lead-time to ensure receipt of their proposals by the time specified. The PRVWSD will not be responsible for a carrier’s failure to deliver. **Five (5) copies of the complete proposal response plus one (1) PDF version must be delivered digitally to the following:**

Physical Address

Pearl River Valley Water Supply District
ATTN: Tammie Ballard
115 Madison Landing Circle
Ridgeland, Mississippi 39157

OR

Mailing Address

Pearl River Valley Water Supply District
ATTN: Tammie Ballard
115 Madison Landing Circle
Ridgeland, Mississippi 39157

Schedule of Activities

Please note that dates are subject to change based on PRVWSD needs.

<u>Item</u>	<u>Date</u>
RFP Issue Date	October 03, 2022
Deadline for Questions	October 14, 2022
Response in Writing, to Questions	October 19, 2022, 3:00 pm, CDT
Closing Date for Receipt of Proposals	November 18, 2022, 10:00 am, CDT
Proposal Openings	November 18, 2022, 10:00 am, CDT
Discussions/Negotiations as Needed	November 28, 2022
Anticipated Notice to Proceed	December 19, 2022

The PRVWSD reserves the right to reject any or all Proposals, or any parts thereof, waive formalities, negotiate terms and conditions, and to select the consultant and service options that best meet the needs of the PRVWSD. It is expected that all vendors will be able to furnish satisfactory evidence that they have the ability, experience, and capital to enable them to complete this project.

**PUBLIC NOTICE
REQUEST FOR QUALIFICATIONS**

The PRVWSD is issuing a Request for Qualifications for a Conceptual Plan from planners, architects, engineers, and other related professionals for an area bound (generally) by. The goal of this Conceptual Plan is to further guide the future development from both the public infrastructure and private investment perspectives. Considerations include but are not limited to: existing conditions; feasibility of walkable, functional neighborhoods and mixed-use districts; redevelopment opportunities that support an economically viable and sustainable community; character and history; design guidelines; implementation language and public participation. The intended outcome of the project is to adopt the Conceptual Plan as a component/appendix of the PRVWSD's existing land use plan.

Proposals are due no later than 10:00 a.m., Monday, November, 18, 2022. Any proposals received after this deadline may be returned to the offeror unopened. The PRVWSD reserves the right to reject any and all proposals, and/or divide any project into sections. The full RFP can be found on the PRVWSD's website at therez.ms.gov.

Inquiries and requests for proposal packets should be addressed to:

Pearl River Valley Water Supply District
Attention: Tammie Ballard
115 Madison Landing Circle
Ridgeland, Mississippi 39157
769-243-7014
Email: TBallard@therez.ms

PUBLISHED by the order of the board on the 18
day of August, 2022.

PEARL RIVER VALLEY WATER SUPPLY
DISTRICT

BY: _____/s/_____
Pearl River Valley Water Supply District

(SEAL)

Publish (1) in the Legal section: Thursday, October 3, 2022

Publish (1) in the Legal section: Thursday, October 10, 2022

Return PROOF to
PRVWSD
Attention: Tammie Ballard
115 Madison Landing Circle
Ridgeland, Mississippi 39157