

Request for Proposals for Industrial Park Master Plan

RFP Closing Date: May 7, 2020

RFP Closing Time: 3:00pm

Introduction:

The Greater Brownsville Incentives Corporation (GBIC) is requesting proposals from qualified firms and individuals to provide Consulting Services on economic development initiatives to include but not limited to developing a Master Plan for the approximately 730-acre FM 511 GBIC Industrial Park.

Integrative planning of a medium to long-term, viable future concept for the site will be devised and discussed with the relevant decision-makers. In addition to defining the future allocation of facilities across different uses and the corresponding structure of the buildings, proposals will be made regarding traffic flow and stationary traffic and the overall structure of green and open spaces throughout the site.

The Greater Brownsville Incentives Corporation (GBIC) is the "Type A" economic development organization for the City of Brownsville, Texas.

Description of Services:

1. Develop a Master Plan of a +/- 730-acre Industrial Park
2. Provide a Conceptual Design that meets all City of Brownsville Industrial Codes and Requirements.
3. Design Highest and Best Use Conceptual Layout that utilizes all amenities and assets.
4. Proposed locations and sizes of Potential Buildings, Utilities, Telecommunications and Roads.
5. Ingress, egress and traffic flow of Roads and entrances.
6. Proposed location of two (2) rail spurs.
7. Identify Landscaping and Green Space Areas.

Submittal Requirements & Contents:

1. Firm Name
2. Business Address
3. Telephone Number
4. Location of Branch Offices and Home Office
5. Year Business Established
6. Type of Organization (Individual, Partnership, Corporation)

a) **Executive Summary:**

Describe your understanding of the scope of work to be performed and your firm's ability to perform the work.

- b) **Team Qualifications:**
Identify the specific partners, managers, and in-charge staff who will be assigned to this engagement. Provide their bios specifying experience relevant to the type of services requested.
- c) **Fees:**
Please provide an estimate of fees, billing rates for the anticipated services to be provided, and billing frequency. Please indicate whether you are willing to make a commitment to a fixed fee schedule.
- d) **Client References:**
Include a list of relevant clients that your firm has served within the past three years.

Selection Criteria:

- 15 Points Qualifications, experience and expertise
- 15 Points Firm's profile, staff resources, its principals, current workload
- 25 Points Firm's approach for developing a master plan
- 10 Points Familiarity with the City of Brownsville and Economic Development
- 10 Points Firm's projects within last five years and references
- 25 Points Firm's fee and billing policies

100 Points Total

Submission Requirements:

In order to be considered, submittals must be received no later than 3:00 p.m. on May, 7, 2020.

Mail or hand delivery submittals:

Greater Brownsville Incentives Corporation
Attn: Administration
500 East Saint Charles
Brownsville, Texas 78520

An electronic file submittal is required to be sent to:
administration@greaterbrownsville.com

Questions can be submitted in writing to:

Ramiro Aleman, Director of Business Recruitment
Email: r Aleman@greaterbrownsville.com

Please use email subject head- RFP INQUIRY (Master Plan)

Legal Descriptions per Cameron Appraisal District:

- ESPIRITU SANTO GRANT SHARE 22 105.573 AC OUT OF 173.957 ACRES TRACT G-2 ABST 2
- ESPIRITU SANTO GRANT SHARE 22, 268.58 ACS OUT OF 348.13 ACS OF 477.00 ACS OUT OF 745.41 ACS TRACTS C D F H-M & O-Z
- ESPIRITU SANTO GRANT SHARE 22 68.384 AC OUT OF 173.957 ACRES TRACT G-2 ABST 2 (AKA BAILY ACRES PT LOTS 27 - 30 & ALL LOTS 31 - 34)
- ESPIRITU SANTO GRANT SHARE 22 73.682 ACS OF 477.00 ACS OUT OF 745.41 ACS TRACTS C D F H-M & O-Z
- WYMORE TRACT 142.8774 ACRES OUT OF BLK 1
- ESPIRITU SANTO GRANT SHARE 22 37.70 OUT OF 54.89 ACS OF TRACT F-2 ABST 2
- ESPIRITU SANTO GRANT SHARE 22 113.6546 ACS OUT OF 146.51 ACRES OUT OF TRACT F-2 ABST 2

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Type A - Economic Development for Brownsville, Texas

