



## REQUEST FOR QUALIFICATIONS

### **Comprehensive Growth Plan for the City of Bryant, Arkansas**

The City of Bryant, Arkansas, is seeking qualified professional planning and consulting firms to submit statements of qualifications for the development of a Comprehensive Growth Plan, including a Land Use Plan and a Feasibility Study. The selected firm will provide expertise in urban planning, land use analysis, infrastructure feasibility, economic development, and long-term strategic growth planning to guide the City in sustainable and managed expansion.

#### **I. COMMUNITY BACKGROUND**

Bryant, Arkansas, is a fast-growing city located in Saline County, part of the Little Rock metropolitan area. With a population exceeding 20,000 residents, Bryant has experienced significant growth due to its strong local economy, high quality of life, and proximity to major transportation corridors, including Interstate 30. The city is known for its excellent public schools, diverse recreational amenities, and commitment to fostering a business-friendly environment. As a hub for both residential and commercial development, Bryant is dedicated to strategic planning to accommodate its expanding population while preserving its community character and natural resources.

#### **II. SCOPE OF WORK**

The selected firm will be responsible for the following tasks:

1. Develop a Comprehensive Growth Plan, including a Land Use Plan, and a Feasibility Study:
  - a. Comprehensive Growth Plan:
    - i. Assess current demographic, economic, and development trends.
    - ii. Engage stakeholders, including City officials, residents, and business leaders, to determine long-term community goals.
    - iii. Develop growth scenarios, identifying areas for residential, commercial, industrial, and mixed-use development.
    - iv. Provide policy recommendations for existing zoning, transportation, housing, and infrastructure development.
    - v. Ensure consistency with local, including Saline County, regional, and state planning initiatives.
  - b. Land Use Plan:
    - i. Analyze existing land use patterns and zoning regulations.
    - ii. Identify areas suitable for future development and areas requiring preservation or special planning considerations.
    - iii. Provide strategies for smart growth, including infill development and mixed-use planning.
    - iv. Recommend updates to zoning codes and land use policies to align with growth projections.

- c. Feasibility Study:
          - i. Work in alignment with existing plans, including the Transportation Plan, Parks Master Plan, Bike/Pedestrian Plan, and the Water/Wastewater Master Plan, which is expected to be completed by Summer 2025.
          - i. Identify constraints and opportunities related to topography, environmental conditions, and existing infrastructure.
          - ii. Provide financial analysis for infrastructure investments needed to support future growth.
          - iii. Assess economic viability and funding mechanisms for proposed development areas.
2. Environmental Services and Regulatory Compliance:
  - a. Ensure regulatory compliance and permitting expertise, with knowledge of approval procedures for agencies such as the Arkansas Department of Transportation, Arkansas Department of Agriculture, Arkansas Natural Resource Commission, Arkansas Department of Environmental Quality, Federal Emergency Management Agency, Federal Highway Administration, and U.S. Environmental Protection Agency.
3. City Regulation and Reporting:
  - a. Research and obtain extensive knowledge of City of Bryant zoning and planning regulations.
4. Meeting Attendance and Participation:
  - a. Attend Planning Commission meetings, City Council meetings, and meetings with property owners, City staff, developers, and State, Federal, or local agencies.
  - b. Coordinate and facilitate public outreach efforts, including planning, scheduling, organizing, and engaging stakeholders to secure their support.
5. Mapping and Visualization:
  - a. Develop comprehensive visual tools, including infographics, maps, charts, and interactive dashboards, to support decision-making and enhance public understanding.
  - b. Provide one (1) set of Comprehensive Plan maps in a digital format compatible with the City's GIS, ortho-corrected and geo-referenced to the state plane coordinate system.

### **III. QUALIFICATIONS**

Interested firms must demonstrate expertise in:

1. Comprehensive and long-range planning.
2. Land use analysis and zoning policy development.
3. Economic and market feasibility studies.
4. Infrastructure and transportation planning.
5. Community engagement and stakeholder collaboration.
6. GIS mapping and data analysis.

### **IV. SUBMISSION REQUIREMENTS**

Firms interested in responding to this RFQ must submit the following information:

1. Cover letter and introduction of the firm, including primary contact information.
2. A summary of the firm's background, key personnel, and experience in similar projects.

3. A detailed description of the methodology and approach to completing the Comprehensive Growth Plan, Land Use Plan, and Feasibility Study.
4. Examples of similar plans or studies completed by the firm.
5. Estimated timeline for completion of the project.
6. Contact information for at least five (5) references from previous projects. References must include entity name, point of contact, address, phone number, email, and services provided.

## **V. SELECTION PROCESS**

The City of Bryant will evaluate submissions based on the following criteria:

1. Qualifications and experience in comprehensive growth plans. (20 points)
2. Expertise in land use and feasibility studies. (20 points)
3. Quality of work in previous projects. (30 points)
4. Proposed timeline and schedule. (15 points)
5. References and prior client satisfaction. (10 points)
6. Approach to community engagement and stakeholder collaboration. (5 points)

Following the evaluation, the City may conduct interviews with the highest-ranked firms before making a final selection.

All responses should be addressed to:

City of Bryant

### **RFQ FOR COMPREHENSIVE GROWTH PLAN**

Attn: Colton Leonard

210 S.W. 3rd Street

Bryant, AR 72022

One original signed, one electronic, and five (5) copies of responses must be received no later than **2:00 p.m. (CST) on Friday, April 25, 2025**. Any responses received after this deadline will not be considered. When projects are initiated, the City of Bryant will use the submitted information to select qualified firms; it will select the best qualified from that list and then commence contract negotiations with the selected firm. At the City's option, it may seek proposals for a particular project from one or more of the selected firms to aid in the selection process. The City of Bryant encourages participation of small, minority, and woman-owned business enterprises in the procurement of goods, services, professional services, and construction, either as a general contractor or as subcontractor. It is further requested that whenever possible, majority contractors who require subcontractors, seek qualified small, minority, and woman businesses to partner with them.

Additional Questions may be addressed to:

City of Bryant

Colton Leonard

501-943-0301 (office)

[cleonard@cityofbryant.com](mailto:cleonard@cityofbryant.com)