

**MIDAS Council of Governments
USDA Rural Business Opportunity Grant
Industrial Park Master Plan
Professional Services
Request for Proposal**

The MIDAS Council of Governments seeks requests for proposals to provide technical services generally described herein for the professional study to prepare a professional master plan for development of the Ag Center, located four miles west of Fort Dodge known as the Webster County Ag Center. The project is financed by Webster County, Iowa and USDA. The project shall be completed by at least September 2012.

Interested firms that meet the attached requirements and desire to provide those services shall submit proposals to Clifford Weldon, Executive Director, MIDAS Council of Governments, 602 1st Avenue South, Fort Dodge, IA 50501 by February 1, 2012. Mr. Weldon may be reached by telephone at 515-576-7183 ext 211 or by e-mail at cweldon-midas@prairieinet.net.

The proposals will be rated on the basis of the factors included below. The firm which best meets the project needs will be selected by the MIDAS Council of Governments. The selection criteria from high to low are as follows:

- Firm's experience and qualifications;
- Firm's approach to completing the study;
- Estimated cost for the project; and
- Geographic location of the firm.

The proposals should describe in detail the following factors:

- Experience with similar industrial park master plans;
- Location of the firm's office;
- Cost for the minimum services;
- Staff that will be assigned to the project; and
- Staff experience with similar projects.

The MIDAS Council of Governments is an equal opportunity employer.

PROFESSIONAL SERVICES REQUIRED DUTIES

The minimum service expectations for this project are noted below:

1. Meet with MIDAS, Webster County, and City of Fort Dodge elected and economic development officials to discuss current status of industrial park. The design team will also meet with existing Ag park industries to identify their needs and goals for further development. Recognizing the importance of the dual rail service provided to the Ag park location, both rail providers must be involved in this design process. During the timeline of this project the planners will maintain contact with local government officials through scheduled conference calls at least twice per month.
2. Review and analyze existing industrial park plans and studies. Include by reference in a general development plan as appropriate, and identify any conflict between existing plans and the new general development plan.
3. Determine size adequacy of the existing industrial park, and if additional land is required, identify desired expansion sites. Plan shall include a proposed timeline for site expansion if recommended.
4. Plan shall include analysis of existing rail access situation and identify alternatives to assure that additional industries retain access to both of the current servicing railroads.
5. Catalog existing infrastructure and future infrastructure needs to develop a world class industrial park. The park design will focus on wind, biotechnology, and food processing industries that utilize the area's primary raw materials to provide value added processing opportunities. Infrastructure to be included as a minimum shall include water supply, waste water treatment, rail access, road network, electrical power, gas, and broadband availability.
6. Identify approximate costs for each future infrastructure requirement cataloged. As part of the development of the plan, a staged cost estimate with realistic sources of funding shall be included.
7. Preparation of a general development plan showing lots, roads, rails, utilities, etc. for each identified potential new tenant.
8. Plan shall identify options for long-term management of the Industrial Park.
9. Plan shall identify avenues through regionalism to obtain cooperation and support of policy officials from many governments in a 60 to 100 mile range to participate in the growth of the Industrial Park.
10. A mid-study progress report will be provided to the Grant Advisory Committee on 31-May 2012 at the MIDAS Council of Governments office located at 602 1st Ave S., Fort Dodge, IA at 4:00 p.m.

11. The completed plan shall be presented to the Grant Advisory Committee on 21 August, 2012 at 4:00 p.m. at the MIDAS Council of Governments office, and again to the MIDAS Board on 22 August at 5:00 p.m. at a Fort Dodge location TBD.