

Emery County

REQUEST FOR QUALIFICATIONS (RFQ) for Professional Services – Master Plan for Emery County Industrial Park

**Deadline for Submission: Aug 1, 2025 by 5:00 pm
(MST)**

I. Introduction

Emery County is soliciting qualifications from qualified individuals and professional planning, engineering, and development firms to provide services for the preparation of a **comprehensive Master Plan** for the development of a new Industrial Park within Emery County, Utah.

This project seeks to guide the strategic growth and sustainable development of the industrial sector in the County. The selected consultant will be expected to deliver a cost-effective and forward-thinking Master Plan that aligns with the County's economic development objectives, infrastructure planning, and environmental stewardship.

II. Project Overview & Objectives

The Master Plan will serve as a foundational document for the phased development of a new Industrial Park in Emery County. The plan should provide a detailed, implementable strategy that supports:

- Economic development and job creation
- Infrastructure efficiency and cost-effective growth
- Transportation and utility planning
- Environmental sustainability
- Regulatory compliance and community alignment

III. Scope of Work

The selected consultant will perform a full range of planning and design services including, but not limited to:

1. Site and Environmental Analysis

- Conduct detailed site assessments, including environmental studies and infrastructure evaluations
- Perform land-use and zoning analysis to determine optimal layout for industrial, commercial, and support facilities

2. Master Planning and Design

- Develop conceptual and detailed site plans
- Incorporate transportation planning and utility infrastructure (e.g., water, sewer, electricity, broadband)
- Apply sustainable design and low-impact development practices

3. Phasing and Implementation Strategy

- Create a phased construction and development schedule

- Define building footprints, roadways, and utility extensions
- Provide cost estimates and identify potential funding strategies

4. **Stakeholder Engagement and Coordination**

- Work with County officials, regulatory agencies, and stakeholders
- Facilitate meetings and workshops as needed
- Ensure alignment with local, regional, and state economic development goals

5. **Deliverables**

- Final Master Plan document including:
 - Narrative summary
 - Site maps and design plans
 - Infrastructure schematics
 - Phasing strategy
 - Implementation timeline

IV. Proposal Submission Requirements

Interested and qualified individuals or firms must submit one (1) electronic copy of their proposal. Proposals must include:

- A cover letter and firm/individual introduction
- Description of relevant experience and qualifications
- Approach and methodology for completing the scope of work
- Project timeline
- Resumes of key personnel
- Examples of similar projects (optional but encouraged)

Proposal Due Date:

All Qualifications must be submitted to the Emery County Clerk/Auditors office by email brentat@emery.utah.org no later than **5:00 PM (MST) on Friday, August 1, 2025.**

Subject Line: **Qualifications for Professional Services-Emery County Master Plan for Industrial Park.**

The full RFQ can be viewed on the Emery County website. emery.utah.gov Sealed submissions shall be opened in a regularly scheduled Emery County Commission Meeting held at 3:00 pm on Tuesday, August 5, 2025. Emery County reserves the right to select the proposal that best meets the needs of the County, based on qualifications, approach, experience, and cost. Upon selection of the most qualified applicant a simple contract for services including full scope of work and compensation shall be negotiated between EmeryCounty and the selected applicant.

Contact Information

For questions or to request additional information, please contact:

Commissioner Jordan Leonard

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