

**4th STREET AREA
DRAINAGE ASSESSMENT
Request For Qualifications**

MAGNOLIA 4A Economic Development Corporation
18111 Buddy Riley Boulevard
Magnolia, Texas 77354

December 28, 2023

Submittal Deadline: January 31, 2024 by 12:00 P.M.

**Request for Qualifications
Magnolia 4A Economic Development Corporation
4th Street Area Drainage Assessment**

Overview

The Magnolia 4A Economic Development Corporation (MEDC) is seeking professional engineering services from a qualified firm to assess existing conditions and prepare a local drainage plan for the 4th Street area within the city limits of Magnolia, Texas. The outcome of this assessment will identify a plan, subsequent projects, policy and development recommendations focused on drainage improvements to allow for future development within The Stroll District of Magnolia. This RFQ is being generated because the city's current Unified Development Code states that land development projects increasing impervious cover shall provide a 10 percent reduction in runoff from pre-constriction conditions. To satisfy existing detention requirements the only remedy for property owners is on-site detention. When this standard is applied to tracts within The Stroll District, where the average lot size is half-an acre or less, compliance with the standard makes development cost prohibitive and reduces the ability to balance additional develop standards to the site such as parking and landscaping. The Magnolia 4A Economic Development Corporation in collaboration with the city of Magnolia seeks to create a workable and resilient based strategy to respond to this development standard (or amend the standard) but be responsive to drainage and site development needs through creative and innovative engineering strategies formulated for the area.

4th Street

Developing resilient drainage strategies for The Stroll district and mitigating for flood is one of the first priorities to encourage economic investment and redevelopment in The Stroll district. 4th Street is located within Magnolia city limits west of FM 1774 and south of FM 1488. In October of 2015, the city of Magnolia adopted zoning and subsequently created The Stroll overlay district. The Stroll district was created to preserve the local concept of a Texas old-town business district. The district is a 2 block by 9 block area with a set of commercial land uses pre-approved for location in the area. The overlay district is intended to revitalize the area and promote distinctive small-town development. The built environment within The Stroll is inviting with short blocks, standardized setbacks, architectural guidelines, and small-scale buildings to preserve the quaint and small town feel of the community. The 4th Street Corridor, within The Stroll District, begins at the 400 Block of Magnolia Boulevard and runs west, parallel to Nichols Sawmill, to the Magnolia Bible Church located at 31511 Nichols Sawmill Road. The 4th Street right of way dates to the original townsite plat from the late 1918's (plat attached).

6th Street Considerations

Evaluation of 4th Street would be remiss without inclusion of 6th Street because both rights of way play a prominent role in The Stroll District. The 6th Street corridor runs parallel to the 4th Street ROW in The Stroll district of Magnolia. 6th Street supports the development of 4th Street as a pedestrian corridor because 6th Street is the local road, paved by the Magnolia 4B Corporation and City of Magnolia to connect FM 1774 to the western portions of the city and Unity Park. The 6th Street corridor carries portions of unused right of way, that could contribute to an area drainage plan and would be part of the project scope for examination.

At the time of writing this RFQ, neither the city nor the MEDC knows the exact size and extent of

the drainage needs for the area. The selected consultant will determine what existing and future needs will be through this project. Generally, the 4th Street right of way is in an area of minimal flood hazard (Zone X), the northernmost endpoint of the corridor discharges to TxDOT right of way along FM 1774 and the western end point terminates within Flood Zone AE.

The primary goal of the project is to identify optimal strategies and recommendations that balance mitigation, resiliency and minimize flood within the 4th Street area. With this goal in mind, this project is to prepare a 100-year plus storm event drainage analysis of the area and prepare preliminary design solutions with engineer's estimates of probable construction costs to accommodate the 100-year plus storm event.

The MEDC will not be responsible for any costs incurred by any firm to respond to this request. Firms who wish to submit proposals must provide the information outlined in the RFQ by January 31, 2024. Eight copies of the response must be provided in a sealed envelope clearly marked "RFQ Response: 4th Street Area Drainage Assessment." by 12:00 p.m. on January 31, 2024. Electronic (email) or facsimile submissions will not be accepted, and late submittals will be rejected. Proposals should be submitted to:

Magnolia 4A Economic Development Corporation
Rachel Steele, Executive Director
18111 Buddy Riley Boulevard
Magnolia, TX 77354

Timeline

<u>Task</u>	<u>Target Date</u>
RFQ release	December 28, 2023
RFQ Questions and Response	January 10, 2024
RFQ due	January 31, 2024
Review & Selection by MEDC Board	February 8, 2024

This project is developed and funded under the project guidelines established for Type A local government corporations under the Texas Local Government Code. This project has been approved as an official project by the Magnolia 4A Economic Development Corporations Board of Directors and confirmed by the Magnolia City Council as an official project of the 4A Corporation for fiscal year 2024.

The MEDC may conduct inquiries and request additional information from firms as the MEDC deems necessary to assist in its evaluation. The MEDC reserves the right to accept or reject any and all proposals submitted and/or negotiate terms with firms who submit proposals. The MEDC reserves the right to select the firm that best meets the needs of the MEDC in the sole judgement of the MEDC, and the selection will be based on experience, qualifications, and/or economic benefit to the MEDC.

All questions must be in writing, emailed and directed to:

Magnolia 4A Economic Development Corporation
Attn: Rachel Steele, Executive Director
development@cityofmagnolia.com

Required Qualifications

The consultant must possess and demonstrate, as a minimum, the following qualifications:

- Previous experience in providing stormwater drainage design and developing innovative management of both natural and man-made stormwater infrastructure.
- Awareness of a 4A Economic Development Corporation and the development of projects and their eligibility established under the Texas Local Government Code.
- Sufficient experience from proposed key staff in stormwater utility development, field inspections, and problem solving.
- A Texas based licensed engineer with demonstrated experience- experience in Flood Plain Management is preferred.
- The ability to meet timeline, provide public briefing to the Board of Directors, address sensitive information if needed in a confidential nature, and demands during the entirety of the project, and must be flexible and able to adjust to changing priorities or direction.

Services Requested

Services and deliverables to be submitted in performing all work associated with project development may include, but may not be limited to:

- Meeting with area property owners and developers to understand and respond to future development requirements, density projections and needs.
- Development of a 100-year plus storm event drainage analysis of the area that encompasses 4th and 6th Street corridors.
- Prepare preliminary design solutions with engineer's estimates of probable construction costs to accommodate the 100-year plus storm event. Design solutions shall be prepared as exhibits and include existing rights-of-way, easements and utilities. Exhibits may be prepared on consultant provided aerials but should be to scale.
- Perform a hydraulic analysis of 4th Street / 6th Street /Commerce Street Area and prepare preliminary design solutions with engineer's estimate of probable construction costs to

accommodate the 100-year plus storm event.

- While the primary focus of the project is mitigation for the 100 year plus flood event, a small percent of efforts should also be allocated to the 500-year storm event assessment of the study area with preliminary findings.
- Consultant coordination will include an appropriate number of coordination meetings with MEDC staff and city engineer.
- Develop potential Unified Development Code (UDC) recommendations that would contemplate offsite detention to allow development of commercial tracts within The Stroll district.
- Furnish the MEDC with an electronic source file of the assessment and deliver eight printed and bound copies.
- Present final report to the Magnolia 4A Board of Directors and potentially the Magnolia Planning and Zoning Commission.

Submittal Information and Requirements

Eight Statements of Qualification will be accepted at Magnolia City Hall, 18111 Buddy Riley Boulevard, Magnolia, Texas 77345, until 12:00 P.M., on January 31, 2024. All respondents are requested to provide the information specified along with any supplemental information that provides a comprehensive view of the firm, team assigned to the project, and proposed execution plan. Information shall be provided in an organized, clear, and concise manner. The submittal shall be placed in a sealed envelope marked clearly:

Magnolia 4A Economic Development Corporation
Attn: Rachel Steele, Executive Director
18111 Buddy Riley Boulevard
Magnolia Tx 77354

“RFQ Response: 4th Street Area Drainage Assessment”

Electronic (email) or facsimile submissions will not be accepted.

Proposal Format

1. Coversheet / Cover Letter: List the name, address, and phone number of the consultant’s contact person for the remainder of the selection process. Provide any qualifying statements of comments regarding the consultant’s proposal and the information provided in the RFQ.

2. Qualifications & Experience of the Firm: Brief history and organization of the firm, legal entity that will enter into the contract, location of the office where the work will be performed, and the name and title of the person that is authorized to enter into a master contract agreement. List any sub-consultant firms that will support your firm and their responsibilities.
3. Experience: Provide a narrative of your firm's prior experience and qualifications as it pertains to the above scope of work and provide a list of projects with similar scopes. Include firm's direct experience with stormwater management.
4. Project Team: Provide a list of the project team members (including the office location where they currently work) that you propose to use and identify the responsibility of each team member. You do not need to list all of your subconsultant employees that may be on the team, but you should list your subconsultants and the primary contact at your subconsultants. Provide a brief resume for each person listed and include a brief specific similar project experience, educational experience and licensure/certifications. List any their specialty or role on the team. Provide an hourly rate summary for project team members.
5. Project Management Approach to the Project & Quality Control: Demonstrate project management approach to the project and quality control methods that will be employed by the firm.
6. Capacity and Response Capability: Provide a statement of your firm's current workload, proposed schedule of action, and capacity to meet the project schedules.
7. References: Provide the name, address and telephone number of at least three references familiar with the quality of work done by your firm of similar nature as contained in the above scope of work. By submission of the references, you are authorizing the Magnolia Economic Development Corporation to contact these references.
8. Fees: The consultant is to submit a project budget for services and materials anticipated in completing the assessment and miscellaneous billable costs. The consultant has the right to include optional tasks that will enhance the assessment. These optional tasks shall be prepared separately from the main cost proposal and may or may not be awarded at the MEDC's discretion.

Evaluation Criteria

The following factors will be used in evaluating the engineering proposals and awarding a contract:

Proposed approach and timeline	30 points
Qualifications of the firm’s staff assigned to perform the work with the project	20 points
Firm’s experience with similar projects comparable in scope, size, and complexity.	20 points
Demonstrated ability of the firm to perform high quality work, to be creative, to control costs, and to meet project schedules	15 points
References	10 points
Experience with Texas 4A/4B Economic Development Corporation Projects	5 Points

Qualifications will be ranked and graded on what has been submitted. It is possible that the MEDC staff may develop a shortlist of candidates who will present their qualifications and answer questions presented by staff.

If contract negotiations with the selected firm is unsuccessful, the MEDC staff at the direction of the Board of Directors will discontinue the negotiations and begin negotiations with the second highest ranked firm.

RFQ Revisions

Any revision(s) to this RFQ will be issued and distributed as an Addendum by the Magnolia 4A Economic Development Corporation via their website under News & Announcements. Available at: <https://www.cityofmagnolia.com/node/1761/news>

Consultant Certification

The submission of proposal shall be deemed a representation and certification that the proposing consultant:

- Has carefully read and fully understands the information provided by the MEDC in this RFQ;
- Is financially solvent and has the capability to successfully undertake and complete the responsibilities and obligations of the proposal submitted;
- Represents that all of the information contained in the submitted proposal is true and correct;
- Acknowledges that the MEDC has the right to make any inquiry it deems appropriate to substantiate or supplement information provided by proposing vendors and hereby grants the MEDC permission to make these inquiries.

MEDC Conditions

- No proposals will be accepted from any person or organization that is in arrears for any obligation to the Magnolia Economic Development Corporation or the City of Magnolia, or that otherwise may be deemed irresponsible or unresponsive by MEDC staff.
- The Magnolia Economic Development Corporation is not obligated to enter into any contract as a result of the RFQ.
- The Magnolia Economic Development Corporation reserves the right to reject any and all proposals or any part thereof and to select the most responsive proposal that is deemed in the best interest of the corporation.
- The Magnolia Economic Development Corporation reserves the right to negotiate with any, none, or all of the proposing vendors.
- All costs, including travel and expenses, incurred in the preparation of this proposal will be borne solely by the proposing company.
- The Magnolia Economic Development Corporation will not return proposal materials to those submitting proposals.
- No agreements with any selected firm shall be binding until a contract is approved and signed and executed by the Board of Directors of the Magnolia 4A Economic Development Corporation and/or authorized representatives of the corporation.
- The Magnolia Economic Development Corporation requires the selected firm and any subcontractors to provide proof of insurance to include professional liability, workers compensation, employer's liability, error and omissions, general liability, and auto liability prior to commencing work.

Nota Bene: The MEDC reserves the right to accept or reject any and all proposals submitted, and/or negotiate terms with firms who submit proposals. The MEDC exclusively reserves the right to select the firm that best meets the needs of the MEDC in the sole judgement of the MEDC, and the selection will be based on experience, qualifications, and/or economic benefit to the MEDC.

Study Area Map



Chas. Acker et al

To State of Texas |

The Public, County of Terry |

Know all men by these presents:

That I, Charles Acker acting for myself and as guardian of the person and estate of my two sons, Carl Acker and Cecil Acker, heretofore owned all that certain portion of the Gamble Dawson survey of land in Montgomery County, Texas, 23 miles from Spring on the Ft. Worth division of the I. & G. N. Road, then known as Melton, now known as Magnolia, as fully described in the plat to the same hereto attached and made a part hereof, Save and except Blocks Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) on the West side and fronting the Depot.

And whereas, I caused a plat of said land, then owned by the maker hereof to be made showing the various lots and blocks, streets and alleys as therein indicated upon said plat, and whereas, it was our intention at the time, and now, to dedicate to the Public and especially those who bought lots and blocks in accordance therewith, the various streets and alleys as therein shown upon said map,

Now, therefore I, Charles Acker acting for myself and as Guardian for my two sons, Carl Acker and Cecil Acker, do here now dedicate to the Public generally all of said streets and alleys, except 145 feet on Melton and 145 feet on Acker Streets heretofore sold by grantors herein, to be for public use only and especially to those who have bought property therein with reference to said Streets and Alleys, as fully as I could have done had I made the dedication when said plat was originally made and the lines so established, hereby relinquishing all out right, title, claim or demand in and to all of said Streets and Alleys to the public generally forever.

In witness whereof I have hereunto subscribed my name for myself and as Guardian for my sons, this the 5 day of December A.D. 1918.

Chas. Acker,
Chas Acker,
Guardian for Carl & Cecil Acker.

State of Texas |

County of Terry |

Before me, Joe J. McGowan, a Notary Public in and for Terry County, Texas, on this day personally appeared Charles Acker, individually and as guardian for the persons and estate of his minor sons Carl and Cecil Acker, known to me to be the person whose name is subscribed to the foregoing instrument of writing, with plat attached, and acknowledged to me that he executed said instrument with its attached plat, made a part thereof for the purposes and consideration therein expressed and in the capacity as therein set forth. Given under my hand and seal of office this the 5th day of November A.D. 1918.

(Seal) Joe J. McGowan,

Notary Public, Terry County, Texas.

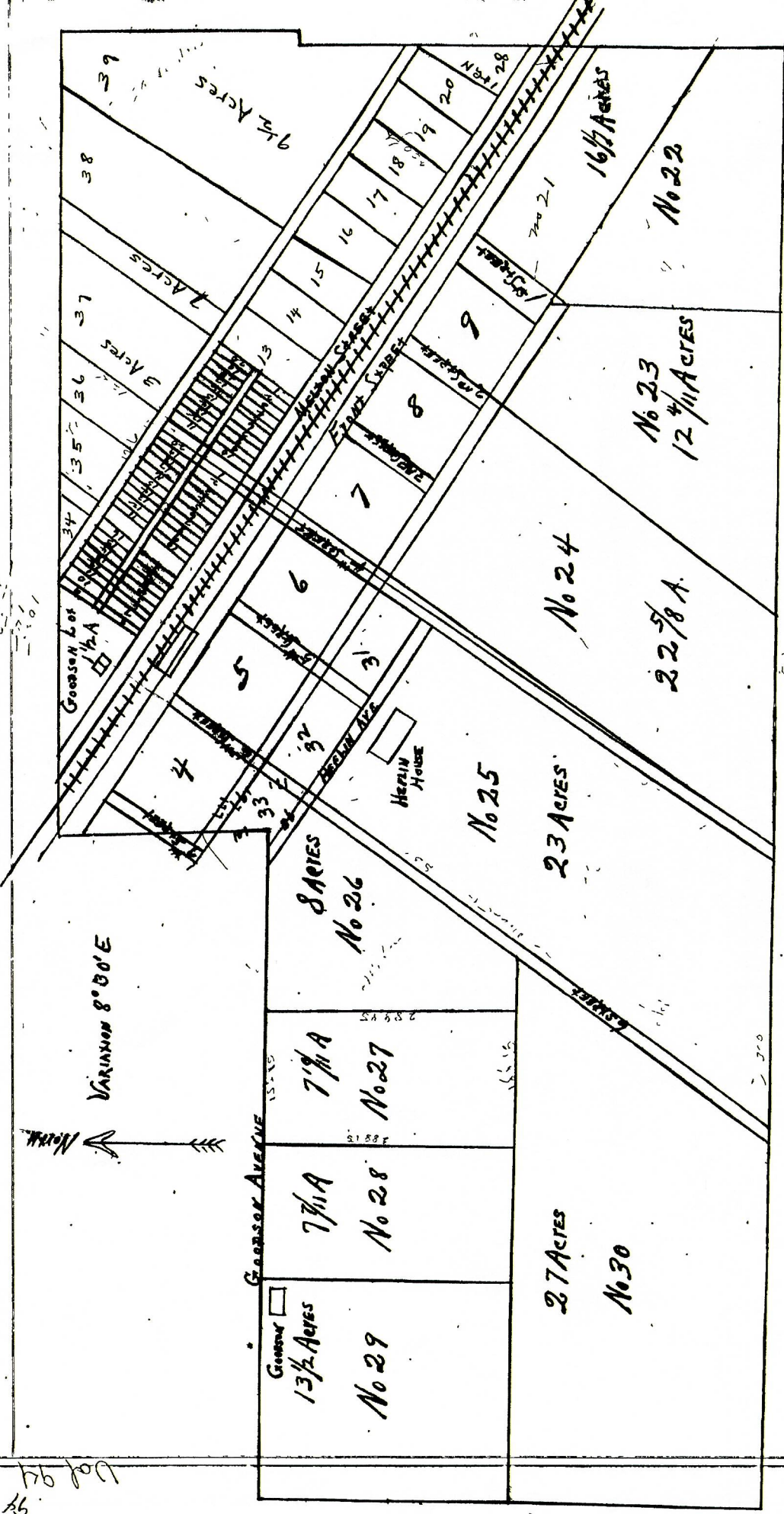
Filed for Record December 23rd 1918 at 11 o'clock A.M.

Recorded January 24th 1919 at 9-30 o'clock A.M.

N. L. Griffin
Clk. C. C. M. C.

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Vol 94

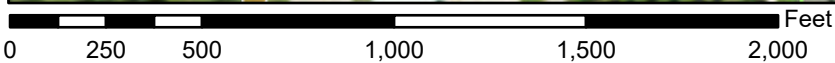
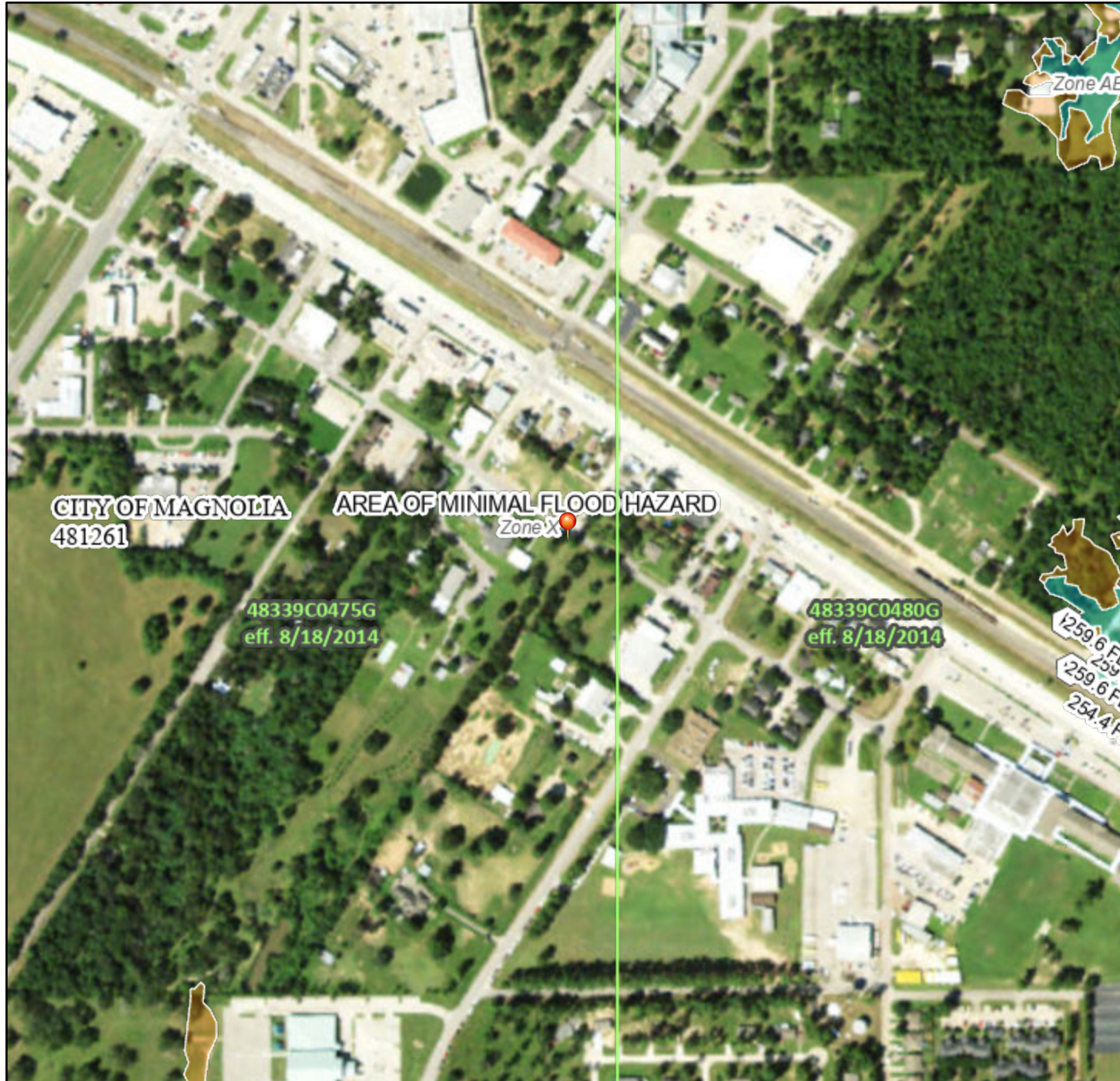
VARIATION 8° 00' E
North



National Flood Hazard Layer FIRMMette



95°45'20"W 30°12'44"N



1:6,000

95°44'43"W 30°12'13"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99	
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway	
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	
		Future Conditions 1% Annual Chance Flood Hazard Zone X	
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X	
		Area with Flood Risk due to Levee Zone D	
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X	
		Effective LOMRs	
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D	
		Channel, Culvert, or Storm Sewer	
OTHER FEATURES		Levee, Dike, or Floodwall	
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	
MAP PANELS		17.5 Coastal Transect	
		Base Flood Elevation Line (BFE)	
OTHER FEATURES		Limit of Study	
		Jurisdiction Boundary	
OTHER FEATURES		Coastal Transect Baseline	
		Profile Baseline	
OTHER FEATURES		Hydrographic Feature	
		Digital Data Available	
MAP PANELS		No Digital Data Available	
		Unmapped	
			The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

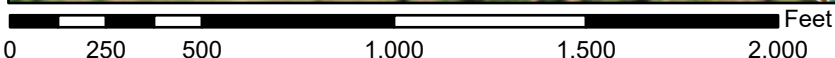
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/20/2023 at 6:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMMette



95°45'45"W 30°12'19"N



1:6,000 95°45'8"W 30°11'48"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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