

PUBLIC NOTICE

SOQ 20-23

Parish of Jefferson, State of Louisiana.

The Parish of Jefferson is hereby soliciting Statements of Qualifications from persons or firms interested in performing a study of the Jefferson Parish industrial zoning districts. Specifically, the Parish seeks the professional services from experienced firms qualified to complete an analysis of the Parish's current industrial zoning districts and to make recommendations that modernize the industrial zoning districts to acknowledge and define new uses in the Unified Development Code; assign these uses to existing or newly established districts in a use matrix; apply development standards to mitigate any impacts to surrounding uses; determine if changes are required to parish public hearing notification requirements for certain industrial uses; and propose and draft code amendments to the Code of Ordinances to effectuate recommendations.

(RES. NO. 136754)

(DEADLINE DATE: 01/20/2021 AT 3:30 P.M.)

The Jefferson Parish Zoning Ordinance was originally adopted in 1958, and codified as a chapter in the municipal code in 1999. In 2008, the Parish revised and renamed a chapter to "Unified Development Code" with the intent of transitioning the zoning code from its current chapter in the municipal code to the UDC chapter. Although the current code has been subject to amendment and revision over the years, it has not been reviewed in full since its adoption. In particular, the articles in the zoning code which are titled "Industrial Districts" have not been amended to keep current with industrial terminology and best practice standards.

Jefferson Parish recently updated the parish's comprehensive plan, Envision Jefferson 2040 in November of 2019. The updated Future Land Use Map, adopted concurrently with the updated comprehensive plan, adopted two categories related to industrial uses: Production, Distribution, and Repair (PDR) and Heavy Industrial (HI). In particular, the PDR category is intended provide a range of light industrial uses which are at an intensity that is generally compatible with adjacent or nearby land uses. PDR uses involve the on-site production, distribution, repair, assembly, processing, or sale of materials, products, technology, or goods intended for a wholesale, manufacturing, or industrial application, and include uses such as light manufacturing, warehousing, storage, and research and development. In addition to the new Future Land Use categories, the comprehensive plan also included Task 1.j which encourages industrial development standards that capture new or advanced products and processes and address compatibility with adjacent and nearby land uses. Successful update of the parish's industrial zoning districts will accomplish the comprehensive plan task and aid the parish in having better consistency between zoning and the Future Land Use map.

Jefferson Parish desires to hire a consultant to analyze existing industrial zoning districts; conduct best practices research for industrial zoning and standards; meet with applicable stakeholders and community groups; provide recommendations regarding appropriateness of existing uses in industrial zoning districts considering the built environment of modern-day Jefferson Parish, define new uses which support the PDR future land use category, and assign

uses to appropriate industrial zoning districts in the Use Matrix; provide recommendations on new or revised development standards for industrial zoning districts that promote clean industries, and performance standards that ensure all uses are constructed, maintained, and operated to prevent negative impacts to surrounding areas, including impacts from the emission or creation of noise, vibration, odor, radiation, fire, explosive hazard, or glare; provide recommendations on whether the Parish's existing zoning districts should be amended, deleted, or if new districts are needed to better address the uses and standards; analyze the parish's existing notification requirements for public hearings and determine if additional notification is desirable for certain industrial uses; and provide drafts of proposed code amendments to effectuate recommendations.

Persons or firms submitting a Statement of Qualifications shall have the following minimum qualifications:

1. The firm/project manager/team must have at least five (5) years of experience in municipal planning or private sector planning, in particular industrial zoning and use analysis, with projects of similar size and scope.
2. The firm/team must have previous experience in similar projects. Successful completion of a minimum of three (3) such projects within the last five (5) years is required, and completion of five (5) overall is desired.
3. The firm/team must have proven experience in the public and/or private sector and in working with federal, state and municipal agencies, and have demonstrated knowledge of industrial use regulation.
4. The volume of the proposed project managers and firm's current and projected workload must not adversely affect its ability to immediately initiate work and to follow through with the project in a timely and professional manner. The firm and all team members must be current staff members and capable of devoting a significant amount of time to this project in order to complete the work within the schedule outlined.
5. The principal and project manager to be assigned to this project must be available for meetings with the Parish on days or evenings, as required.

The following criteria shall be considered in the selection of persons or firms to perform professional services for the parish by the council and the evaluation committee:

- (1) Depth of experience with similar projects in municipal planning or private sector planning, industrial use analysis, and prior experience with relevant general and industrial specific zoning. (30 points);
- (2) Staffing plan, including the professional qualifications of all project personnel with particular attention to training, educational background, professional certification or registration, and professional experience. Demonstrated expertise and experience of the Principal-in-Charge, Project Manager, and other key personnel, and any Consultants to be assigned to the Project, including professional registration of the Consultants and their qualifications. The staffing plan should be detailed and logical, and demonstrate efficiencies and creativity in completing the project. (20 points);

- (3) Desirability of approach to the project, as well as a demonstrated understanding of all project components and public outreach needs. (20 points);
- (4) Past and current accomplishments, for which references from clients or former clients and information gathered by inspection of current or recent projects may be considered (10 points);
- (5) Capacity for timely completion of the work, taking into consideration the person's or firm's current and projected workload and professional and support manpower. (10 points);
- (6) Demonstrated ability to meet project budget and project schedule. (10 points)

All individuals must submit a Statement of Qualifications (Jefferson Parish Professional Services Questionnaire) by going to jeffparish.net and clicking on "Business & Development" and then clicking on "Prof. Services Questionnaires". Interested firms/individuals must submit their statements and questionnaire on Central Bidding no later than **3:30 P.M. on January 20, 2021**. The Parish will no longer accept manual submissions, these submissions will only be accepted electronically via the Parish's e-Procurement system, Central Bidding. Central Bidding can be accessed by visiting either www.centralauctionhouse.com or www.jeffparishbids.net. All vendors will be required to register with Central Bidding. Jefferson Parish vendors are able to register free by accessing the following link: <http://www.centralauctionhouse.com/SignUp>.

No late submittals will be accepted.
Resolution No. 136754 Adopted on 12/09/2020

Disputes/protests relating to the decisions by the evaluation committee or by the Jefferson Parish Council shall be brought before the 24th Judicial Court.

ADVERTISE: THE NEW ORLEANS ADVOCATE: JANUARY 6, 2021