

Addendum #1 (August 5, 2025)

Changes made by this addendum are reflected in red font.

Request for Proposals (RFP)

Comprehensive Planning, Land Use, Zoning, and Infrastructure Consulting Services

Issued by: Richland Parish, Louisiana

RFP No.: 2025-1

Issue Date: July 15, 2025

Proposal Due Date: August 18, 2025

1. Purpose

Richland Parish, Louisiana, is issuing this Request for Proposals (RFP) to engage a qualified planning consulting firm (or team of firms) to provide comprehensive planning, land use, zoning, and infrastructure consulting services. These services are essential to help the Parish proactively manage and guide significant growth resulting from the \$10 billion Meta AI Data Center (the “Project”), while preserving its agricultural character, rural communities, and long-term livability.

2. Background

Though its first settlement began back in 1821, the economic driver of Richland Parish remains virtually similar today, which is agribusiness derived from our rich alluvial soils.

This "Rich Land" has defined our successes and failures for the past 200 years. It continues to show the world that the safest and most efficient food supply on the planet wouldn't exist without rural communities like Richland Parish.

We are home to the largest cotton gin in Louisiana and the largest sweet potato processing facility in the world.

Our amazing crop diversity is so vast that we can grow corn, soybeans, cotton, rice, wheat, sweet potatoes, peanuts, watermelons, vegetables, and even cut flowers.

Our bountiful hardwood forests and preserved wetlands embody our state's motto, "The Sportsman's Paradise," as we enjoy world-class whitetail deer and waterfowl hunting at all corners of the Parish. When creating Richland Parish, God blessed us with the immense ability to feed, clothe, and even entertain the masses.

Located in the heart of the I-20 corridor, we are strategically fortunate, with parish-wide rail access and multiple intrastate highways. Not only are we a few dozen miles from multiple major ports

along the nation's most efficient commercial superhighway, the Mississippi River, but Richland Parish has some of the most plentiful and easily accessible groundwater in all of the world.

In 2024, Meta selected Richland Parish as the home for its largest AI data center campus, representing one of the biggest private investments in Louisiana's history. The \$10 billion Project is expected to bring thousands of jobs, advanced technology investment, and catalytic infrastructure improvements.

The Parish is thrilled and honored to support this historic opportunity. The local government and community leaders are united in their excitement and are committed to ensuring the Project contributes positively to all residents.

At the same time, Parish officials recognize that this rapid growth must be managed with great care. Richland Parish is committed to protecting its agricultural lands, rural identity, and environmental quality while enabling the successful integration of the Project into its landscape, infrastructure, and land use framework. This planning effort is a key step in achieving that vision.

3. Scope of Work

The selected consultant(s) will support Richland Parish in developing a planning framework that accommodates major technological and infrastructural investment while protecting agricultural land and rural quality of life.

A. Comprehensive Plan

- Analyze current conditions, population trends, and regional development patterns.
- Craft a future land use vision that reflects the Parish's values, the scale of the Project, and community priorities.
- Evaluate and model growth scenarios driven by the Meta AI Data Center.
- Integrate economic development, housing, mobility, environmental stewardship, and agricultural preservation.
- Facilitate transparent community engagement, especially with farmers, landowners, and long-time residents.

B. Zoning and Subdivision Code Update

- Develop land development regulations.
- Develop zoning tools that enable advanced technology development while minimizing encroachment on farmland.
- Propose overlays or form-based zoning where appropriate.
- Streamline subdivision and permitting processes aligned with development pressure from the Project.

C. Infrastructure Planning

- Assess and map existing infrastructure systems, including transportation, utilities, broadband, and water/sewer.
- Identify critical improvements needed to support the Project.
- Recommend a Capital Improvement Plan (CIP) framework linked to land use planning.

- Coordinate with Meta, utility providers, and government agencies to align infrastructure.

D. Implementation Tools

- Provide an implementation roadmap including timelines, responsible parties, and benchmarks.
- Recommend fiscal tools, policy frameworks, and incentives.
- Incorporate strategies for farmland conservation, resilience, and equitable development.

4. Proposal Requirements

Firms should submit a digital proposal (PDF) including the following:

- Cover Letter
- Firm Overview & Qualifications – Experience with rural/agricultural communities and major investments
- Project Team & Resumes
- Approach & Methodology – Including stakeholder engagement and scenario planning
- Schedule
- Fee Proposal
- Relevant Project Examples
- Proof of Insurance and Legal Standing

5. Evaluation Criteria

Criteria	Weight
Experience with similar rural or transformative growth planning	30%
Qualifications of the project team	20%
Understanding of Richland Parish’s vision and agricultural values	15%
Approach and stakeholder engagement strategy	20%
Cost and value	15%

6. Submission Instructions

Deadline: August 18, 2025 (by 5:00 p.m. Central Standard Time)

Submit To: Upload to the Public Purchase portal

Questions Due By: August 4, 2025 (by 5:00 p.m. Central Standard Time)

7. Timeline

Milestone	Date
RFP Issued	July 15, 2025
Questions Due	August 4, 2025 (by 5:00 p.m. Central Standard Time)
Proposals Due	August 18, 2025 (by 5:00 p.m. Central Standard Time)
Interviews/Presentations (Top 5 respondents may be asked to attend an interview and make a presentation)	Within approximately 2 weeks of the proposal due date.

Consultant Selected	Within 60 days of the RFP Issue Date
Project Kickoff	Immediately upon engagement

8. Rules and Procedures

a) Communication Restrictions

- No oral or informal communication is permitted with Richland Parish officials, representatives, or staff regarding this RFP outside of the designated Question and Answer period.
- Any attempt to influence the selection process through unauthorized contact may result in disqualification.

b) Submission of Questions

- All questions must be submitted in writing via email to the contact listed in the RFP.
- Questions must be submitted no later than 5:00 p.m. Central Standard Time on August 4, 2025.

c) Response to Questions

- All questions and corresponding responses will be compiled and posted to the designated RFP portal by August 6, 2025.

d) Proposal Format and Delivery

- Proposals must be submitted electronically through the Public Purchase portal.
- Late submissions will not be accepted or considered under any circumstances.

e) Clarifications and Addenda

- Richland Parish reserves the right to issue addenda to clarify, revise, or change the RFP.
- Proposers are responsible for monitoring communications and incorporating any addenda into their proposal.

f) Confidentiality and Public Record

- Proposals are considered public records under Louisiana law and may be subject to disclosure after contract award.
- Proprietary information should be clearly marked and will be protected to the extent allowed by law.

g) Disqualification

- Failure to follow submission requirements, meet deadlines, or abide by communication rules may result in disqualification.
- Proposals that are not responsive to the scope or lack required elements may be rejected.

h) Right to Reject and Modify

- Richland Parish Police Jury reserves the right to reject any or all proposals, waive informalities, and negotiate scope and terms with the selected consultant.

9. Selection Process and Contract Negotiation

Selection Methodology

The Parish will appoint a committee to evaluate all submitted proposals according to the criteria outlined in this RFP. The committee (the "Committee") will rank qualified respondents based on their overall scores. Following the evaluation process, the Committee will identify its top five (5) ranked proposers, each of which may be invited to interview and make a presentation.

Negotiation Process

Upon completion of the evaluation and ranking process, the Committee reserves the right to enter into negotiations with the highest-ranked proposer ("first choice") to finalize the scope of work, contract terms, and project cost. These negotiations may result in modifications to the original proposal to better meet the Parish's needs and objectives. Upon the successful completion of negotiations, the Committee will make a formal recommendation to the Police Jury for approval of the contract.

Alternative Selection Protocol

In the event that the Committee and its first choice are unable to reach mutually acceptable terms within a reasonable timeframe, as determined solely by the Committee, the Committee may terminate negotiations and proceed to negotiate with the second-ranked proposer. This process may continue sequentially through the third, fourth, and fifth-ranked proposers until a satisfactory agreement is reached or until the Committee determines that no acceptable agreement can be negotiated.

Rights Reserved

Subject to the approval of the Police Jury, the Committee reserves the right to:

- Reject any or all proposals.
- Negotiate modifications to scope, timeline, and cost with any ranked proposer.
- Determine what constitutes a "reasonable timeframe" for negotiations.
- Terminate negotiations at any time and for any reason.
- Re-issue the RFP if no satisfactory agreement is reached with any of the top five ranked proposers.

Contract Award

No contractual obligation exists until a formal written agreement is fully executed by both parties. Submission of a proposal does not guarantee selection for negotiations or contract award.