

**REQUEST FOR QUALIFICATIONS
PROFESSIONAL DESIGN SERVICES
FOR PDC # 305-682 - Crossroads District Infrastructure Improvements
RFQ No. 27-08**

**PDC #305-682
Crossroads District Infrastructure Improvements**

109 Muldrow Properties, LLC is a single-member LLC wholly owned by the MSU Foundation, Inc. and seeks qualifications from multidisciplinary planning, engineering, and design firms licensed in the State of Mississippi to provide professional services for the planning, design, permitting, bidding, and construction administration of infrastructure improvements supporting the continued development of the Crossroads District.

The selected consultant will evaluate existing infrastructure, prepare phased implementation strategies, and develop construction documents for public infrastructure improvements necessary to support mixed-use commercial, hospitality, residential, academic, research, and parking developments within the district.

The scope of services may include, but is not limited to, the following:

- Comprehensive assessment of existing utilities, transportation systems, and site infrastructure.
- Development of a comprehensive utility master plan including water, sanitary sewer, storm drainage, electrical distribution, natural gas, telecommunications, and other required utility systems.
- Roadway planning and design, including new streets, roadway extensions, intersection improvements, traffic signalization, roundabouts, curb and gutter, sidewalks, bicycle accommodations, and streetscape elements.
- Stormwater management systems, detention facilities, drainage improvements, water quality measures, and green infrastructure where appropriate.
- Utility relocations, upgrades, and extensions necessary to accommodate phased district development.
- Site grading, earthwork, retaining walls, erosion control, and associated civil engineering improvements.
- Coordination of infrastructure supporting structured parking facilities and future vertical development.
- Pedestrian connectivity, ADA accessibility improvements, plazas, trails, and public open space infrastructure.
- Streetscape and urban design improvements including lighting, landscaping, irrigation, street furnishings, gateway features, and wayfinding.
- Coordination with local, state, and utility agencies to obtain required permits and approvals.
- Preparation of cost estimates, project phasing plans, value engineering recommendations, and life-cycle cost analyses.
- Assistance with funding strategies, bid package development, construction procurement, and construction administration services.
- Assist in identifying, evaluating, and pursuing federal, state, local, and private funding opportunities; prepare technical documentation, cost estimates, benefit analyses, exhibits, and supporting materials necessary for grant applications, legislative funding requests, economic development incentives, and other financing opportunities.

The consultant shall evaluate alternatives that maximize long-term flexibility, operational efficiency, resiliency, sustainability, and constructability while minimizing impacts to existing campus operations and adjacent development.

Infrastructure recommendations shall support the University's long-term vision for the Crossroads District and be compatible with future expansion of commercial, hospitality, residential, academic, research, and public-use facilities. The consultant should anticipate that implementation will occur over multiple phases and shall develop infrastructure solutions that can be constructed incrementally while maintaining uninterrupted operations to adjacent facilities.

The Owner reserves the right to negotiate the final scope of services with the selected consultant and may authorize services in phases as funding becomes available.

The Submission Process

This invitation is limited to firms with at least one principal in the firm licensed in the State of Mississippi. If your firm wishes to be considered for the work, please submit a thumb drive of a proposal containing the following:

- 1) **Letter of Interest**, specifically including the following:
 - a) Name of principal to be in charge, project professional, project manager, consultants, and others as applicable to your firm's organization (resumes attached in appendix).
 - b) Name (resume attached in appendix) of the principal who is licensed in the State of Mississippi.
 - c) Names (resumes attached in appendix) of project team, including in-house specialists and external consultants as deemed necessary for a successful project.
 - d) A description of your procedures used to ensure a successful professional-client relationship.
 - e) Documentation of your record of design excellence. Photographs and other evidence may be placed in appendix.
 - f) An explanation of your cost-control procedures including an evaluation of your record with change orders and closeness of bids to estimated costs.
- 2) **Project Specific Qualifications:**
 - a) Documentation of your experience with projects of this specific type. Photographs, references and other evidence may be placed in appendix.
 - b) Documentation of your experience with similar projects. List a reference for each project who may be contacted.
 - c) Documentation of design procedures and solutions.

The Selection Process

A selection committee will review all proposals received and select based on qualifications. The selection process timetable will proceed as follows:

- Qualifications (40 points), Experience (40 points) and Capacity for Performance (20 points). To be evaluated properly, the following must be addressed in detail:
- Qualifications – List of qualifications of persons to be assigned to project;
Experience – Information regarding the firm's experience and the projects previously

undertaken, including the type and amount of grants awarded, the projects activities and the status of the projects;

- Capacity for Performance – Identify the number and title of staff assigned to provide services.

Submission Notice

Submissions **must be** received, at the address below, no later than **Wednesday, August 26, 2026 at 2:00 PM**. Submissions received after this date and time will not be accepted.

Office of Procurement & Contracts
Attn: RFQ No. 27-08
405 Garrard Road East
Starkville, MS 39759

Mississippi State University does not discriminate on the basis of race, color, ethnicity, sex, religion, national origin, disability, age, sexual orientation, genetic information, pregnancy, gender identity, status as a U.S. veteran, and/or any other status protected by applicable law.

This project may be funded all or in part by funding from the Appalachian Regional Commission.

END OF NOTICE