

### **Questions and Answers-DRA Site Planning Grant**

1. **Can you share the specific site that is being reviewed?** The specific sites that are included in the RFP are Parcel No. 30860159 Tract 5-A-2-B on Scenic Highway and the below Parcel Nos. on Plank Road (2559 Plank Road and 2476 Seneca Street): 200611, 200581, 210056, 200573, 200670, 200646, 210099, 210005, 210021, 200638, 210048, 200654, 200662, 200603, 200689, 210072, 200557, 210064, 200565, 200549, 407186, 210013
2. **What is the grant amount provided by Delta Regional Authority and what is the proposed budget for the work?** Delta Regional Authority (DRA) awarded Build EBR \$140,000 for this grant. Of that \$140,000, no more than \$120,000 will be allocated to consultant services.
3. **What are the next steps after the final presentation to the Build EBR board? Is the intent to solicit private development in this area? If our agency is selected to plan the development, are we prohibited from pursuing development activities?** In general, participation in the Site Planning RFP does *not* automatically prevent a firm from taking part in future development opportunities. Build EBR expects to pursue public-private partnerships to bring projects on these sites to life, and firms engaged in planning are not automatically excluded from any future procurement opportunities Build EBR makes available. However, future eligibility for specific procurement opportunities depends on the specific circumstances at that time.  
A firm may be restricted from competing in a later procurement if:
  - It helped design, influence, or advise on that later procurement specifically;
  - Its involvement in the planning work creates a conflict of interest under Build EBR's policies or Louisiana ethics laws; or
  - its role gives it access to information or decision-making that provides an unfair advantage. In short, any contracts resulting from this procurement for Site Planning Services do not disqualify a firm to compete in future procurement opportunities but Build EBR will review any potential conflicts to ensure fairness and compliance.
4. **Is there an anticipated budget for this effort?** See #2
5. **Are there any critical benchmark dates that you would like the project to hit (a target completion date as well as any key meetings, events or presentations already scheduled that part/all of the deliverables need to be shared at)?**

The full Site Planning project should be completed by September 30, 2026. Build EBR may have funder-driven deadlines that require certain interim deliverables, such as preliminary site concepts or early-stage plans, on a faster timeline. These needs will be discussed with the selected vendor at project kickoff so we can establish a clear schedule and determine any early milestones together.

**6. Are there any M/WBE targets we need to meet?**

There are no formal M/WBE requirements tied to this RFP. Build EBR welcomes participation from diverse firms, including vendors who reflect or have strong connections to the communities where these sites are located. Diversity in project teams is encouraged but not required.

**7. How soon will the sites' locations be disclosed in order to determine applicable market strategies?** The sites are listed in #1.

**8. Is site selection part of the Plank Road Corridor site scope?**

No. Build EBR already owns the site identified in the RFP, and it is the subject of this site planning work.

**9. Is there a budget range?** See #2

**10. When will the answers to these questions be posted on the website?** The answers will be posted on our website after 5 pm on 11/14/25

**11. What is Build EBR's ideal timeline for completion of this Economic Development Strategy Plan?** See #5

**12. For the Data Collection task, how much information (existing plans, studies, infrastructure, zoning, transportation, and economic conditions data) does Build EBR already have and how much will the chosen consultant have to gather?** Build EBR has completed Phase I Environmental Assessments for both sites and has procured Phase II assessments, with results pending. The selected consultant will be expected to review these materials, along with any existing plans and studies we can provide, and determine what additional data needs to be updated, supplemented, or newly developed to support the project's strategic direction.

**13. For the Community Engagement task, does Build EBR already have a list of youth groups, small businesses and community leaders they would like to involve in this project or will this be determined in consultation with the chosen consultant?** Build EBR has identified a preliminary list of community leaders who can be engaged in this effort; however, we are fully open to collaborating with the selected consultant to refine and expand this list. We anticipate that the

consultant's expertise will help identify additional youth groups, small businesses, and stakeholders who are the best fit for the project's goals and community impact.

**14. How does Build EBR envision aligning this project with parish-wide redevelopment and attainable housing goals?**

The strategic alignment described in this question is part of the planning work the selected vendor will help Build EBR refine. The RFP outlines the overall objectives and additional details will be developed collaboratively during the project's early phases based on research, engagement, and analysis.

**15. What measurable community outcomes (e.g., job creation, homeownership, small business growth) are Build EBR's top priorities?** Outcomes will include a land use and infrastructure assessment, development strategies for both sites, and recommendations for workforce training aligned with high-growth sectors like healthcare, clean energy, and construction. The plan should identify opportunities to recruit anchor institutions such as grocery stores and healthcare facilities, expand broadband and digital access, and improve transit connectivity to support equitable growth.

**16. Is there a vision for integrating health, sustainability, and economic resilience into these catalyst sites?** Build EBR expects the consultant to assess community needs, best practices, and site conditions to develop a comprehensive vision that incorporates these priorities in a meaningful and achievable way.

**17. How does Build EBR see private-sector partners, like my team, participating beyond the planning phase — for example, in implementation or development oversight?** See #3

**18. Would Build EBR consider a phased partnership model, where planning and project management support extend into construction or activation?** This is a planning only grant.

**19. Beyond the Delta Regional Authority grant, are additional funding streams (CDBG, LIHTC, ARPA, or philanthropic capital) anticipated?** Build EBR anticipates pursuing additional funding opportunities in the future; however, all current allocations are dedicated to strategic planning activities only, not implementation.

**20. Will Build EBR facilitate introductions to institutional or philanthropic investors to support implementation?** Because this is a planning-only grant, Build EBR is not facilitating investor engagement at this stage.

- 21. What internal or external approval processes could affect project timelines or funding disbursements?** Because this project is supported with federal grant funds, approval processes may be affected by required federal reviews and compliance checks, which can extend timelines. In addition, any necessary internal approvals may also influence the timing of key decisions and disbursements. Overall, Build EBR will work to manage these processes proactively, but federally driven action may introduce delays.
- 22. How does Build EBR define “equitable development” for these sites, and what outcomes would demonstrate success?** Build EBR’s approach to equitable development is rooted in the guiding plan, Imagine Plank Rd. However, the specific definition and success metrics for these two sites will be shaped through this planning effort. These are topics we expect to explore in partnership with the selected vendor through research, engagement, and strategy development.
- 23. Can we coordinate with existing neighborhood revitalization or workforce development programs to align efforts?** Please refer to the RFP for guidance
- 24. What engagement strategies have proven most effective in North Baton Rouge, and how can my team enhance those efforts?** Please refer to the RFP for guidance
- 25. How does Build EBR plan to handle environmental review and NEPA compliance coordination?** Because this is a planning-only grant, environmental review and NEPA compliance are not required at this stage. As the project moves beyond planning and into implementation, Build EBR will develop an appropriate approach for environmental review and NEPA coordination in alignment with federal requirements.
- 26. What expectations exist around local hiring, Section 3, or small business participation goals?** There are no local hiring, Section 3, or small business participation requirements at this stage. This RFP is focused solely on developing the strategy, not on implementation activities where those expectations would typically apply.
- 27. Would Build EBR be open to leveraging my team’s relationships with Southern University and local health providers to strengthen anchor partnerships?** Yes. Build EBR welcomes the opportunity to leverage your team’s relationships with Southern University and local health providers. We are open to all consultant partnerships that help advance a transformative plan for the Scenic Highway and



Plank Road sites, and we value any connections that strengthen anchor partnerships and community impact.