

Questions for RFQ – Whispering Creek Extension Planning Study 8/21/2026

1. Has a project selection committee been identified? If so, who will be participating in the evaluation process?

Answer: Yes: SIMPCO Staff, Sioux City Planning, Sioux City Engineering, Sioux City Economic Development, Iowa DOT District 3, Woodbury County Engineering, Woodbury County Zoning.

2. The RFQ notes that the study will provide planning-level recommendations and preliminary engineering concepts. Could you provide additional guidance regarding:

- The anticipated number of concepts or alternatives to be evaluated?

Answer: TBD

- Whether survey services are expected as part of this effort?

Answer: No

- Any anticipated future land use assumptions (residential, commercial, light industrial, mixed-use, etc.) that should be considered?

Answer: We are anticipating residential, commercial, and light industrial development.

- Is there a budget for this study?

Answer: The project is programmed in SIMPCO MPO's FY 2027 TPWP under Element H: Special Projects.

3. What is SIMPCO's and the City's long-term vision for the study area, and is that vision generally consistent with the 2020 Comprehensive Plan? Should the consultant evaluate alternative development scenarios, or focus on implementing an already established vision?

Answer: Yes, it's generally consistent with the 2020 Comprehensive Plan Draft. Open to other ideas as well.

4. Given that portions of the study area are located within both City and County jurisdictions, should annexation considerations be included as part of the study?

Answer: Yes

5. Is the consultant expected to develop infrastructure phasing recommendations to support future growth and implementation?

Answer: No

6. Are any transportation analyses anticipated beyond conceptual street network planning? For example, should the scope include traffic impact analyses and, if so, what level of intersection or corridor evaluation would be expected?

Answer: No

7. The RFQ limits proposals to 20 pages and requests up to three similar projects per consultant. Are there any additional preferences or restrictions regarding resumes, project examples, or supporting materials that should be included within page limit?

Answer: No

8. Are the anticipated land uses to be based on the 2020 Draft Comprehensive Plan Update?

Answer: Yes

1. Is there opportunity or flexibility in the anticipated land uses?

Answer: Yes

9. Has any environmental review been completed for the study area?

Answer: No

1. Is there a benefit to SIMPCO/Sioux City to include desktop-level review in the study?

Answer: No

10. What GIS data is available for the study? Are utilities included?

Answer: GIS data will be available, future traffic projections and utilities included.

11. Is there Federal Funding involved through the MPO?

Answer: Yes

1. We want to confirm public participation requirements

12. Is the goal to complete the study in FY 2027, or is it desirable to complete the study sooner to aid in City budget discussions?

Answer: Yes. The goal is to be done by June 30, 2027.