REQUEST FOR QUALIFICATIONS
DRA / RFQ- 261009

ADDENDUM 01

Downtown Redevelopment Authority / TIRZ #3 (DRA)
Request for Qualifications: Design Consultant for the Cool & Connected Corridors Phase 02 (2027 Implementation)

RFQ ISSUE DATE: Friday, October 09, 2026

ADDENDUM 01 ISSUE DATE: Thursday, October 22, 2026

STATEMENTS OF QUALIFICATIONS DUE: **Tuesday, Nov 03, 2026, 2:00 P.M**

The contents of this addendum include all questions received via email at time of posting, meeting minutes from the Pre-Submittal Conference, Attendance Roster for the meeting, and accompanying presentation presented in the meeting.

ADDENDUM 01

Queries and Responses Communicated Via Email

Q: Is the final deliverable envisioned as "design standards" or more of a "kit of parts" to be piloted on the three selected sites?

The deliverables for this project include both elements. While the final work should establish design standards (e.g., identifying recommended treatments, fixtures, and materials for the Cool & Connected Corridors) it should also serve as a functional "kit of parts." Crucially, these standards must account for site-specific conditions and provide clear guidance on how and where fixtures and treatments should be deployed, rather than providing a standalone product catalog.

Q: Is there a preference for the prime firm to be an architect, or an engineer?

There is no preference. Teams led by either discipline (or multidisciplinary teams) are welcome to submit.

Q: Are letters of reference sought for the prime firm only, or can consultant partners provide letters?

Letters of reference are welcome for both the prime firm and any sub-consultant partners.

Q: Unfortunately, [our firm] had an internal scheduling miscommunication regarding attendance at the pre-bid meeting, and our team was unable to participate. I wanted to reach out to see if a recording of the meeting might be available for us to review and, more importantly, whether we would still be eligible to submit a proposal.

To answer your question about presentation availability: If your firm didn't attend, you cannot be the prime firm to submit as attendance was mandatory. However, your firm is still able to be a part of a team whose representatives were able to join the call. We do not record the pre-submittal conference, but we post on the RFQ page the questions / answers from the call as well as the presentation we shared with the group.

Q: As we prepare our response and form a team, could you share how continuity between phases will factor into the Phase 2 selection and whether the Phase 1 team's prior involvement will carry any weight in the evaluation?

A: DRA is committed to a fair and consistent evaluation process. All proposers will be evaluated based on the criteria outlined in the RFQ. No additional weight or preference will be given to the consultant team responsible for delivering Phase 01 improvements based on their prior involvement.

Q: Looking back on Phase 1, were there any challenges, unmet expectations, or aspects of the process or outcome you wish had been handled differently? What lessons learned or specific improvements would you like us to incorporate into our approach to Phase 2?

A: The biggest challenge during Phase 01 was the accelerated timeline required to deliver improvements ahead of the FIFA World Cup. While we successfully met that deadline, Phase 02 allows greater flexibility to explore alternatives, refine solutions, and apply lessons learned from the improvements already implemented.

Another significant challenge was navigating Downtown's complex underground conditions and limited access to power and irrigation. Because this was not a full streetscape reconstruction, existing utilities, building basements, and available connections influenced design decisions and required flexibility in improvement locations and implementation methods.

For Phase 02, we intend to engage adjacent property owners earlier to identify available utility connections and known underground constraints, while developing flexible design solutions that can respond to site conditions.

DRA / RFQ-261009
PRE-SUBMITTAL CONFERENCE
MEETING MINUTES

Downtown Redevelopment Authority / TIRZ #3 (DRA) Request for Qualifications: Design Consultant for the Cool & Connected Corridors Phase 02 (2027 Implementation)
Via Zoom

Tuesday, October 20, 2026, 2:00 PM CT

I. Introductions & Attendance Roster Instructions
   A. Attendees instructed to enter their name, firm/organization, and email in the Zoom chat.
   B. Downtown Houston+ Representatives:
      i. Cassie Hoeprich – Vice President, Planning & Economic Development
      ii. Brett DeBord – Senior Vice President, Operations & Capital Projects
      iii. Jacque Gonzalez-Garcia – Deputy Director, Urban Design
      iv. Sydney Sepulveda – Senior Planning Manager

II. Project Overview Presentation – Attached
   A. Public Realm Action Plan
      i. Establishes an implementation-focused approach to improving Downtown's public realm.
      ii. Cool & Connected Corridors focuses on improving pedestrian connections through targeted streetscape enhancements.
   B. Phase 01 Implementation and Evaluation
      i. Phase 01 established design standards for shade structures, planting, and pedestrian lighting along Texas Avenue.
      ii. Improvements complement previous investments along Main Street, Bagby Street, and Dallas Street to establish a connected network.
      iii. Phase 02 will build upon established design standards while evaluating their performance, maintenance needs, and opportunities for refinement.
   C. Phase 02 Priorities
      i. Close gaps between existing public realm investments and major pedestrian destinations.
      ii. Strengthen connections between Downtown and the Buffalo Bayou and White Oak Bayou trail networks.
      iii. Extend consistent design standards to establish a recognizable corridor identity.
      iv. Develop new design solutions for unique conditions, particularly trail access points, gateways, and underpasses.
   D. Funding and Schedule
      i. Total project budget: $5.6 million, inclusive of design, engineering, and construction.
      ii. Funding includes a contribution from Harris County Precinct 2.

iii. Consultant selection and negotiations anticipated in November 2026. Board authorization anticipated in December 2026, with project kickoff in January 2027.
iv. Design and implementation phasing will be negotiated with the selected consultant.

III. Overview of DRA / RFQ-261009

A. Submission Requirements
i. Proposals must be received by the deadline and time established in the RFQ. Late submissions will not be considered.
ii. Maximum 20-page submission. Concise, clear qualifications are encouraged.
iii. Standard 8.5" × 11" page size is preferred, although alternative formats may be considered.

B. Contracting Entity
i. The Downtown Redevelopment Authority / TIRZ #3 will contract with the selected consultant.

C. Scope of Services
i. Apply and evaluate Phase 01 design standards, adapting them as necessary to site conditions and maintenance requirements.
ii. Scope generally focuses on existing back-of-curb conditions rather than roadway reconstruction, road diets, or new bicycle lanes.
iii. Select locations, particularly Dallas Street, may consider parking removal to accommodate additional trees and planting.

D. Design Deliverables

E. Engagement and Collaboration

F. Evaluation and Selection
i. Shortlisted proposers expected to be notified by November 5, 2026.
ii. Interviews may be conducted in person, virtually, or in a hybrid format.
iii. Selected consultant negotiations are anticipated November 12–20, 2026.
iv. M/WDBE participation is appreciated and considered but is not a requirement nor weighted as part of selection criteria.

G. Queries and Addenda
i. Friday, October 23, 2026, 2:00 PM CT – Proposer Questions Due
ii. Monday, October 26, 2026 – Issue Final Addendum

IV. Questions and Answers:

Q: Should proposed underpass lighting along Buffalo Bayou and Allen Parkway match previous underpass installations or establish a new design identity?

A: The emphasis is on functional pedestrian illumination and safety rather than artistic lighting treatments. Improvements should achieve appropriate lighting levels and may draw from existing trail-adjacent lighting precedents, rather than the blue architectural lighting installed at other underpasses.

Q: Will there be an opportunity to submit additional questions by email?

A: Yes. Written questions may be submitted through Friday, October 23, 2026, at 2:00 PM CT, following the procedures outlined in the RFQ.

Responses will be issued through a final addendum on Monday, October 26, 2026.

Q: May the selected consultant conduct targeted surveys to verify utilities, elevations, existing conditions, or ADA compliance?

A: Yes. Targeted surveys may be proposed where necessary. Comprehensive surveying was not required due to scheduling considerations and the limited usefulness of previous surveys in identifying site-specific conditions. Existing as-built documentation will also be made available where applicable.

Q: Is there a minimum experience requirement for firms?

A: No minimum experience requirement.

Q: How should firms demonstrate a good-faith effort toward M/WDBE participation?

A: M/WDBE participation is a consideration, not a requirement. Firms may identify participating M/WDBE firms in their qualifications and consultant team descriptions.

Q: Can relevant project experience from subconsultants be included among comparable projects in the SOQ?

A: Yes. Relevant experience from the full proposed consultant team may be included.

Q: Does DRA have a preference for which discipline serves as prime consultant, or will evaluation focus on the collective team's qualifications?

A: Response deferred to the formal addendum.

(Addendum Answer): *DRA does not have a preference regarding which discipline serves as the prime consultant. Proposers are encouraged to assemble multidisciplinary teams with the qualifications, expertise, and capacity necessary to successfully deliver the project. Evaluation will focus on the qualifications and capabilities of the proposed team as a whole.*

V. Closing Remarks

A. DRA thanked participants for their interest and emphasized its commitment to a competitive, inclusive selection process that supports continued investment in Downtown Houston's public realm.

VI. Adjourn

DRA / RFQ-261009
Tuesday, October 20, 2026, 2:00 PM

Pre-Submittal Conference Attendance Roster

Name	Company/ Organization	Email
Matt Connor	Asakura Robinson	matt.connor@asakurarobinson.com
Ian Rosenberg	Buffalo Bayou Partnership	irosenberg@buffalobayou.org
Brian Chambers	Chambers Design Studio	brian@chambers.design
Micheal Evans	City of Houston	micheal.evans@houstontx.gov
Maggie Tsang	Dept.	maggie@dept.llc
Alex Ramirez	Design Workshop	aramirez@designworkshop.com
Hugo Colon	Design Workshop	hcolon@designworkshop.com
Isabella Quijano	Design Workshop	iquijano@designworkshop.com
Luke Peterson	Design Workshop	lpeterson@designworkshop.com
Yiran Shen	Design Workshop	yshen@designworkshop.com
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Landon Huckins	Langan	lhuckins@langan.com
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Mandi Chapa	Lionheart Places	mandi@lionheartplaces.com
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Nate Lewman	LJA Engineering	nlewman@lja.com
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Mark De La Torre	MIG	mdelatorre@migcom.com
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Leah Chambers	Outside Voices	leah@outsidevoicesco.com
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Marc el-Khouri	Perkins&Will	marc.el-khouri@perkinswill.com
Andrew Moddrell	PORT	moddrell@porturbanism.com
Logan Beck	Rootlab	logan@rootlab.com
Ryan Losch	SOM	ryan.losch@som.com
Brad Cowan	Stantec	bradley.cowan@stantec.com
Jamie Flatt	Stantec	jamie.flatt@stantec.com
Na Wang	SWA Group	nwang@swagroup.com
Yolanda Washington	SWA Group	ywashington@swagroup.com
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Anna Brancaccio	UltraBarrio	anna@ultrabarrio.com
Brett DeBord	Downtown Houston+	brett.debord@downtownhouston.org
Cassie Hoeprich	Downtown Houston+	cassie.hoeprich@downtownhouston.org
Jacque Gonzalez-Garcia	Downtown Houston+	jacque.gonzalez@downtownhouston.org
Sydney Sepulveda	Downtown Houston+	sydney.sepulveda@downtownhouston.org

Cool + Connected Corridors (CCC): Phase 01 Impact + Proposed Phase 02

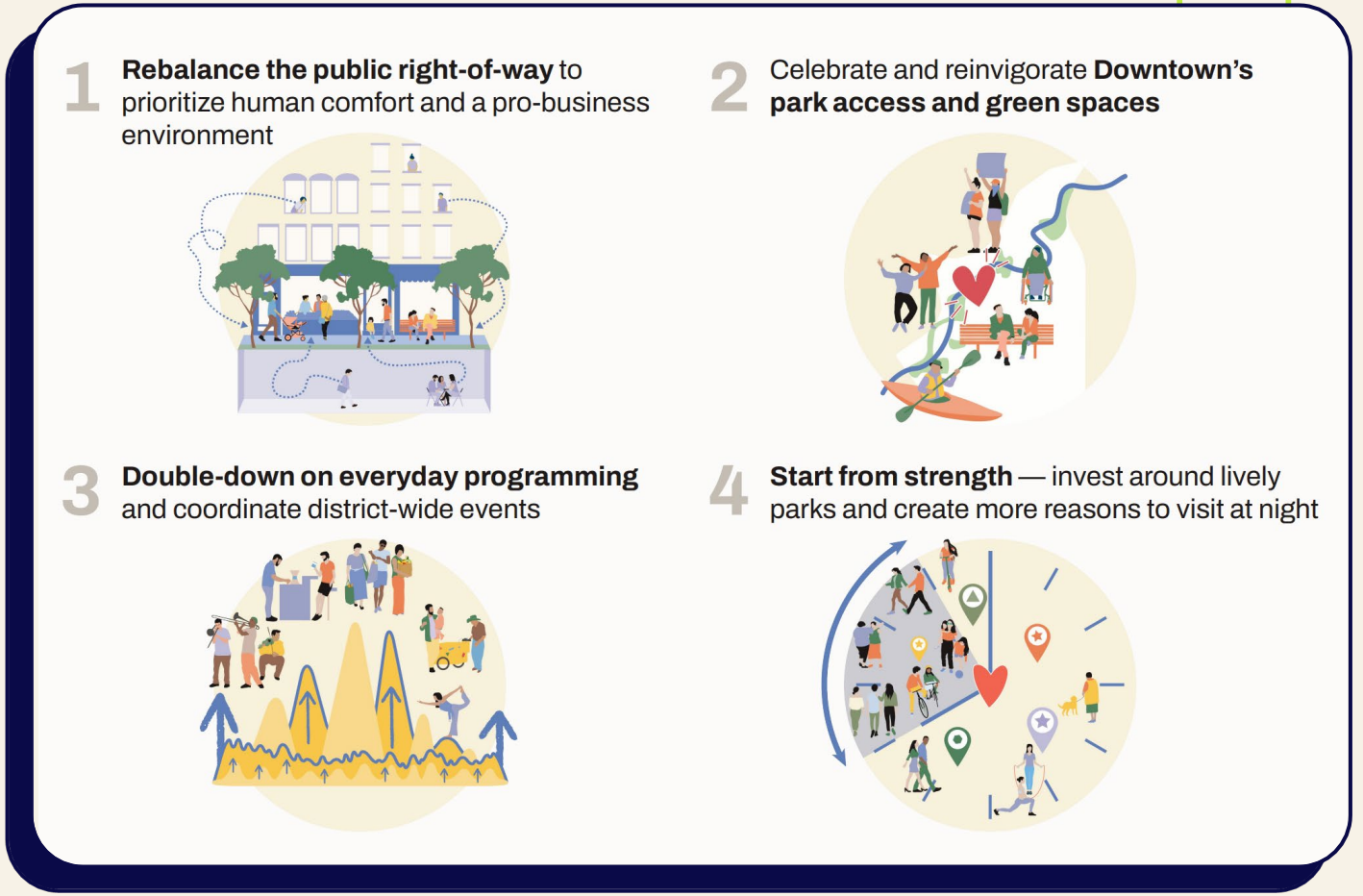
RFQ PRE-PROPOSAL CONFERENCE

OCTOBER 20, 2026

DOWNTOWN HOUSTON+

Public Realm Action Plan

- Developed in 2024 in collaboration with Houston stakeholders, board members, general public
- Visionary, action-oriented plan for leveraging DTH+ funds for capital improvements, private property grants, TIF tool, events and programming *AND* guide City, County, partners, and private property investment towards a shared goal



Public Realm Action Plan

2025

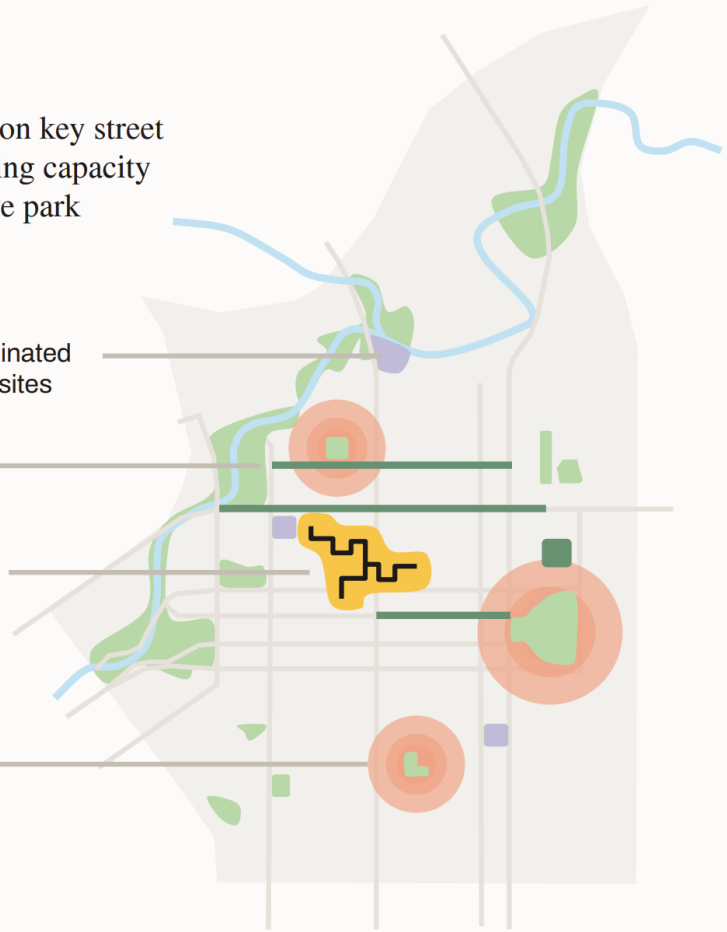
Near-term actions focus on key street improvements and building capacity and consensus to improve park activations.

Place stewardship is coordinated at Allen's Landing and other sites

First **Cool Corridors** built out

Communications and **stakeholder engagement** campaign begins to rethink the role of tunnels

Consistent and varied **programming** in and around signature parks



Future Projects

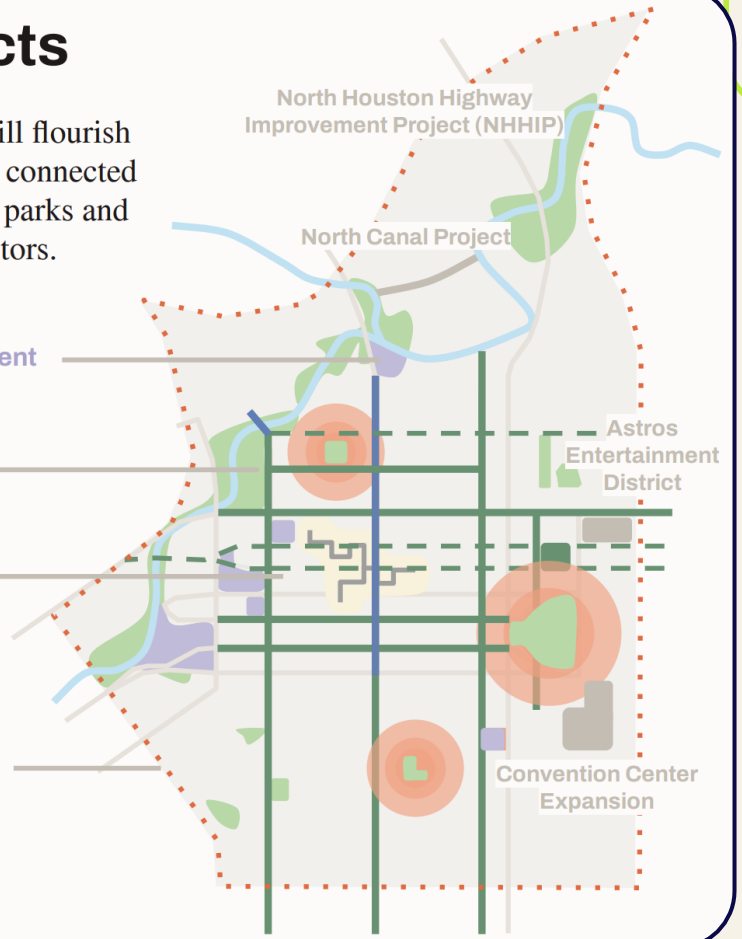
Longer-term, Downtown will flourish with a full network of cool, connected streets and highly activated parks and public spaces that draw visitors.

Coordinated place management extends to all Downtown parks

All **Cool Corridors** built out and explore two-way streets

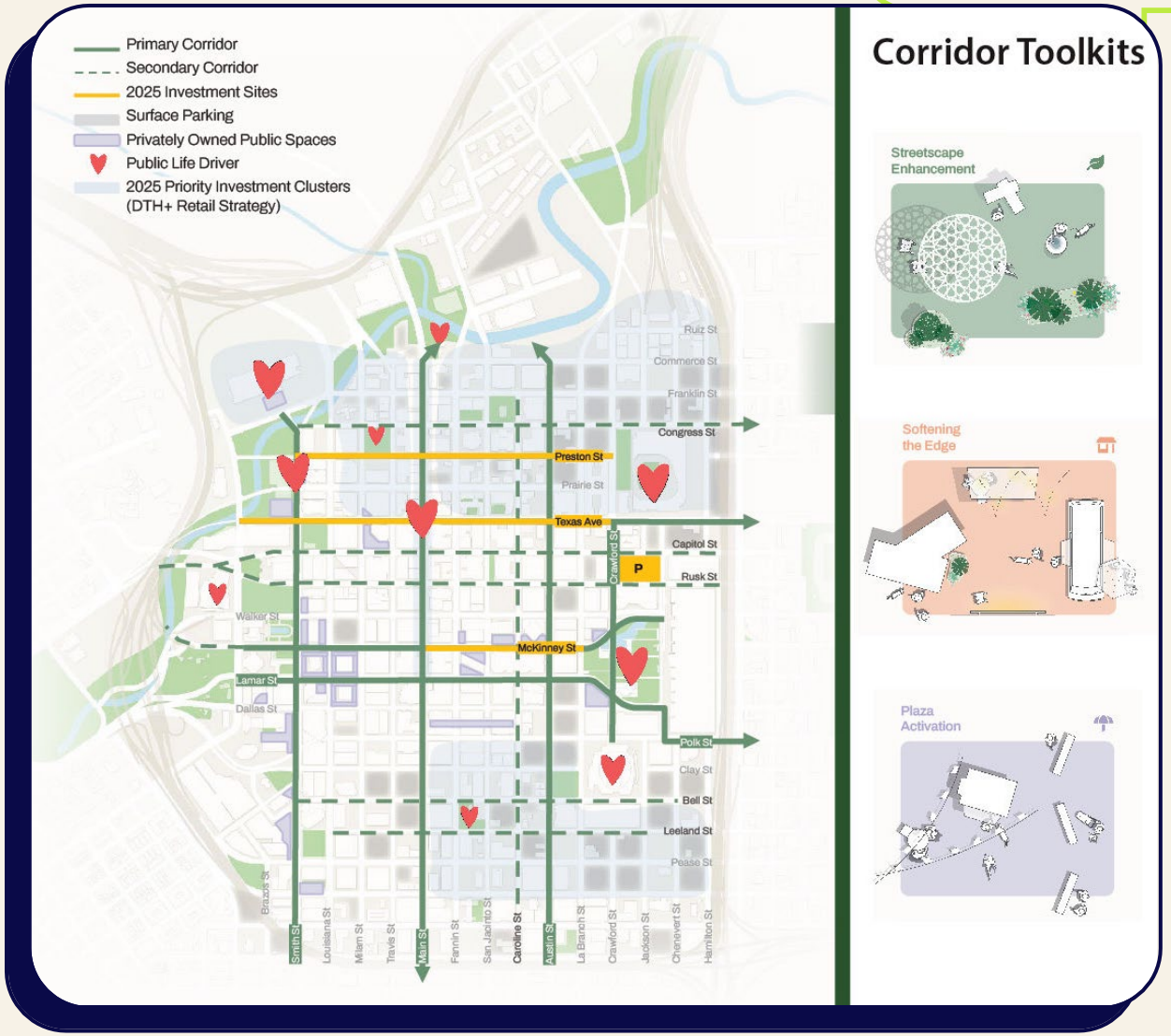
Street-level amenities encourage office workers to be part of public life in Downtown

Downtown is a 24/7 destination with **everyday activities** and **signature, Downtown-wide large events**



Implementing Cool + Connected Corridors

- Achieving a network of Cool & Connected Corridors means addressing:
- Different Scales of Improvements
- Block-by-Block Interventions
- Private Property Alignment
  - e.g. Grants, Design Collaboration
- Programming
- Place Identity Treatments
  - e.g., thematic details



Main Street Promenade, Past Projects

- **Comprehensive streetscape project**
- More trees, silva cells
- More in-ground planting, native plants mixed with ornamentals
- Custom shade structures
- Paver treatments (i.e., blue tile groundplane mural, intersection treatments)
- Private property grant support / design alignment



Cool + Connected Corridor Design Standards: Phase 01

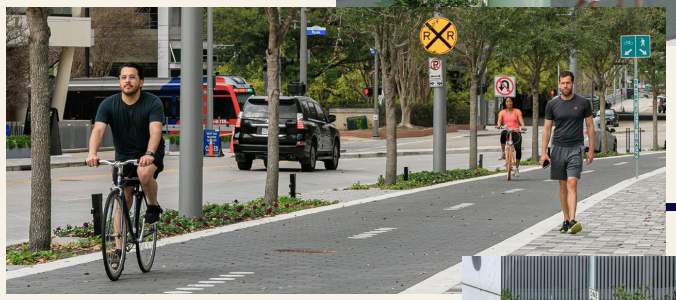
- **“Edits” to existing, well-utilized paths of travel (vs. comprehensive streetscape)**
- Tree replacement; leverage existing canopy
- Above-ground planting, native plants
- Custom shade structures for intersections where trees cannot be planted
- Private property grant support / design alignment

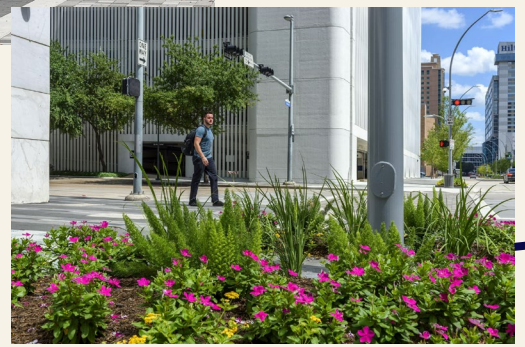


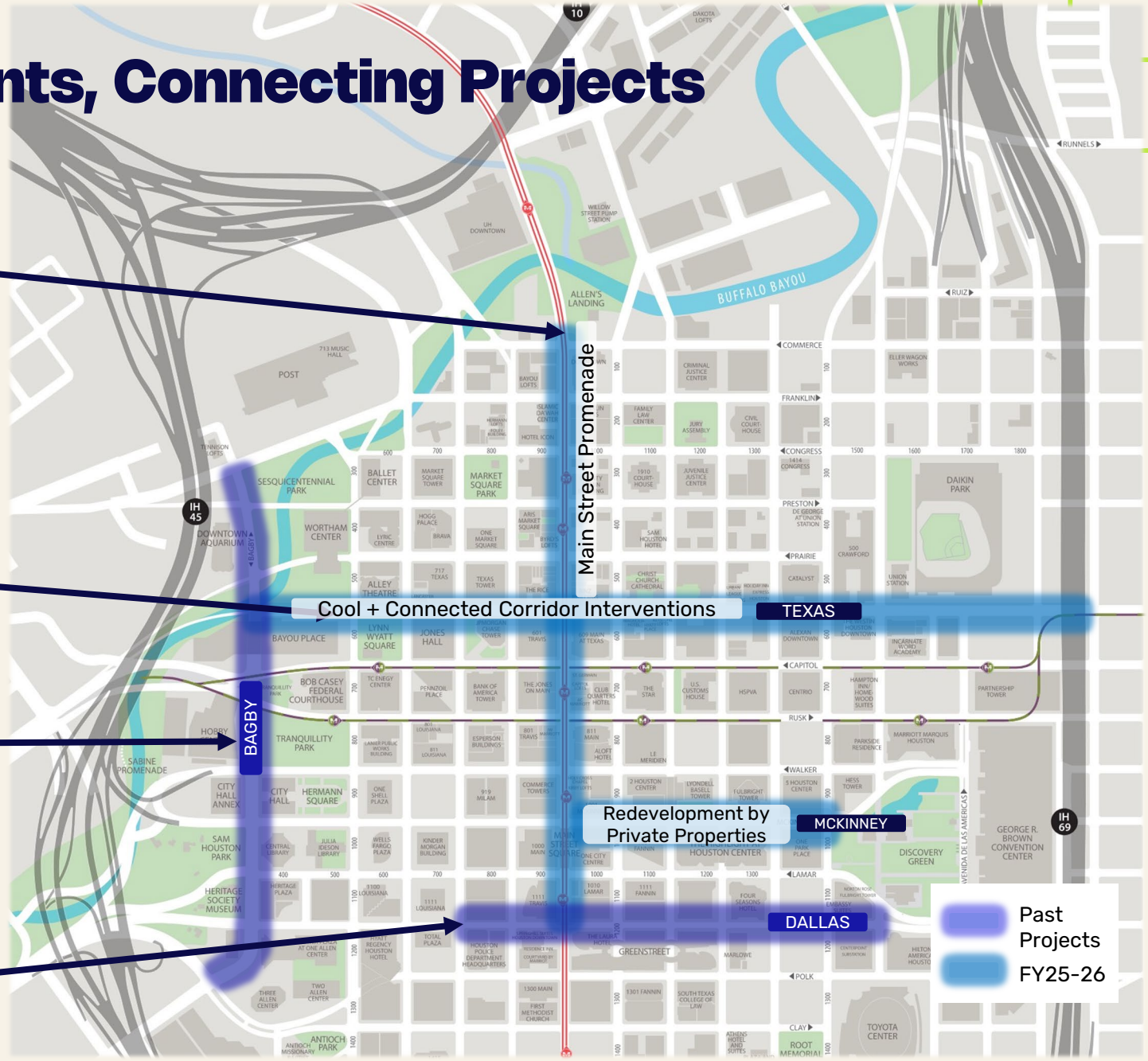
Phase 01: New Improvements, Connecting Projects











Phase 01 Evaluation: Main Street Promenade and Texas Avenue

Goal: Measure Phase 01 success & identify what to refine, scale, or rethink for Phase 02

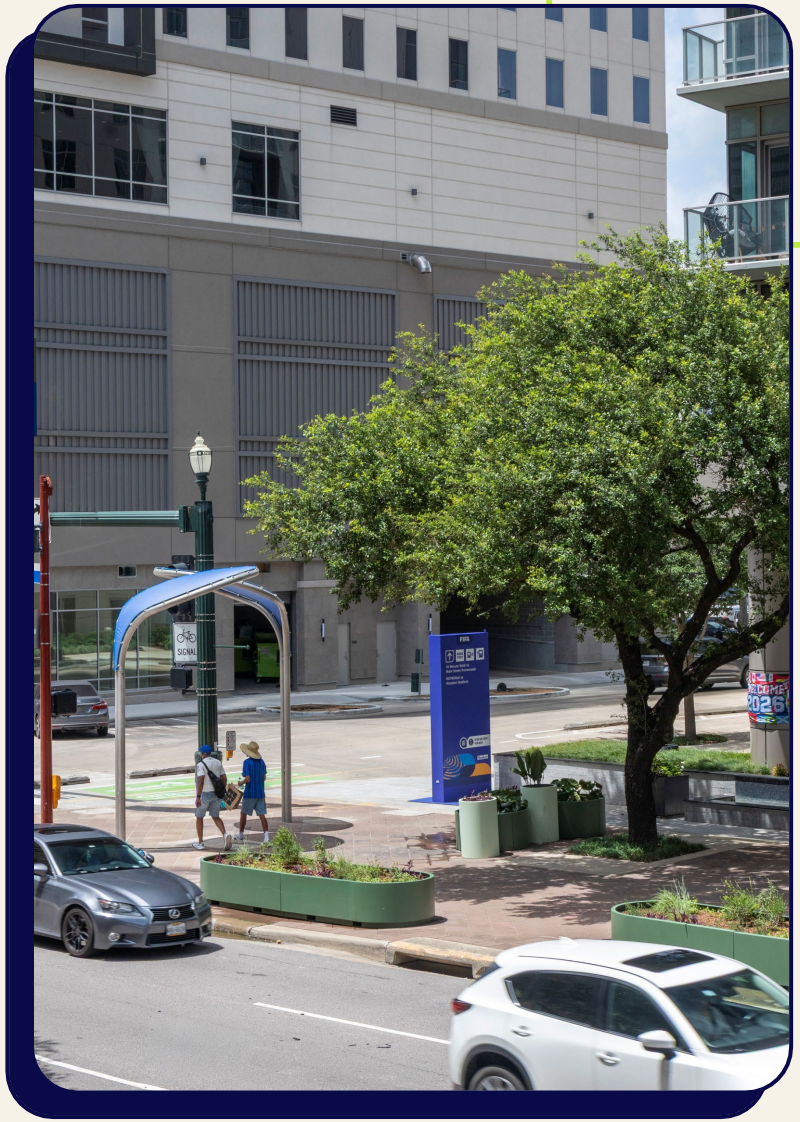
Phase 01 focused on Texas Avenue, a key east/west corridor linking the Theater District, Historic District, civic and government centers, and Daikin Park.

28
Blocks that received treatment

111
New trees

12
Intersections that received shade structures

Additional treatments include **pedestrian lighting + landscaping**



CCC Phase 01 Design Standards Evaluation





Environmental Performance: Texas Avenue Shade Structures

10°F
Average surface temperature reduction

30°F
Maximum surface temperature reduction

8%-22%
Temperature reduction percentage



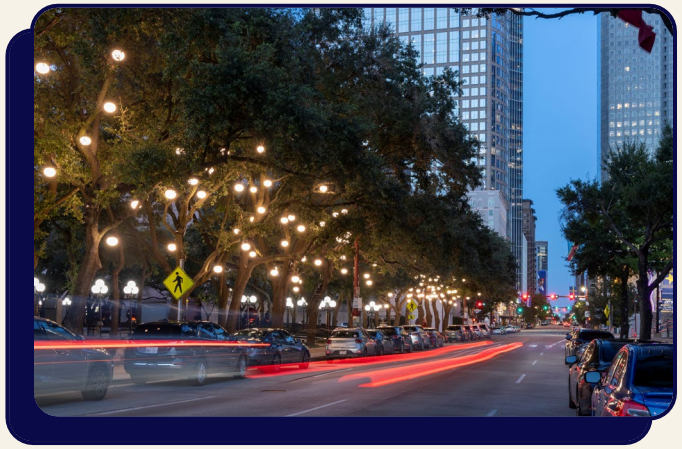
*Measured using a thermal infrared camera

Environmental Performance: Texas Avenue Lighting

2-6x increase in pedestrian illumination compared to existing conditions.

Ellipse Pendant

- 230 fixtures installed
- 3-7 foot-candles (fc)* at pedestrian level



Linear Pendant

- 202 fixtures installed
- 0.9-2.7 foot-candles (fc)* at pedestrian level



***Foot-candle (fc)** is a unit that measures how much actual light lands on a surface. 1-2 fc is the standard illuminating recommendation for general outdoor walkways and pathways.

Environmental Performance: Texas Avenue Lighting

Illuminated shade structures provide a light gradient from **10 fc** at the bollard light fixture to approx. **1.5-2.5 fc** within the pedestrian zone over a 10-foot distance.

Existing conditions measured as low as 0.3-0.5 fc, indicating significantly improved nighttime visibility after project implementation.



Environmental Performance: Texas Avenue

1580 sf
Restored/ improved planting area

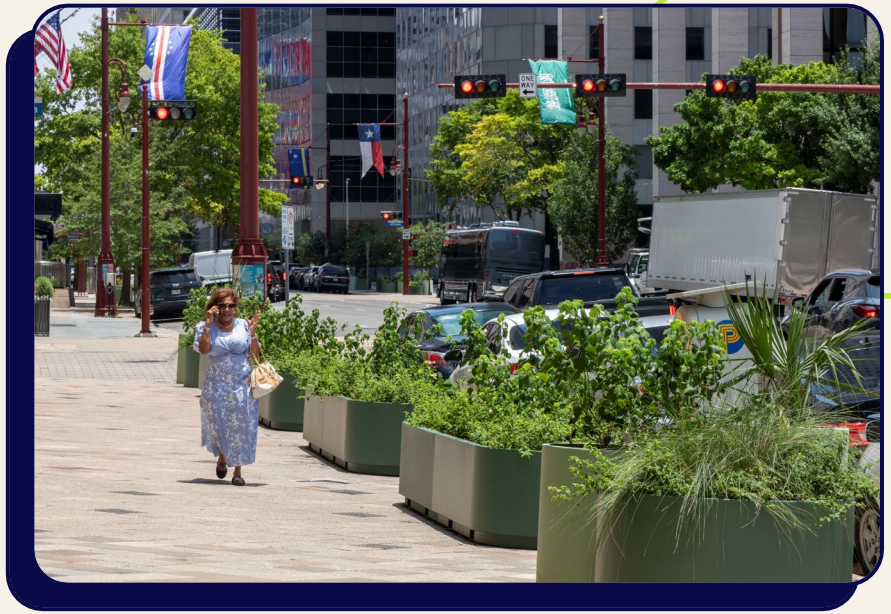
2471 sf
New planting area

8% increase in street tree quantity.

18% of planting areas restored or enhanced.

28% increased planting area throughout the corridor.

7%-9% increase in softscape coverage, reducing impervious surfaces.





Connect Collaborative Committee: Phase 02 Goals

What is the Connect Collaborative Committee?

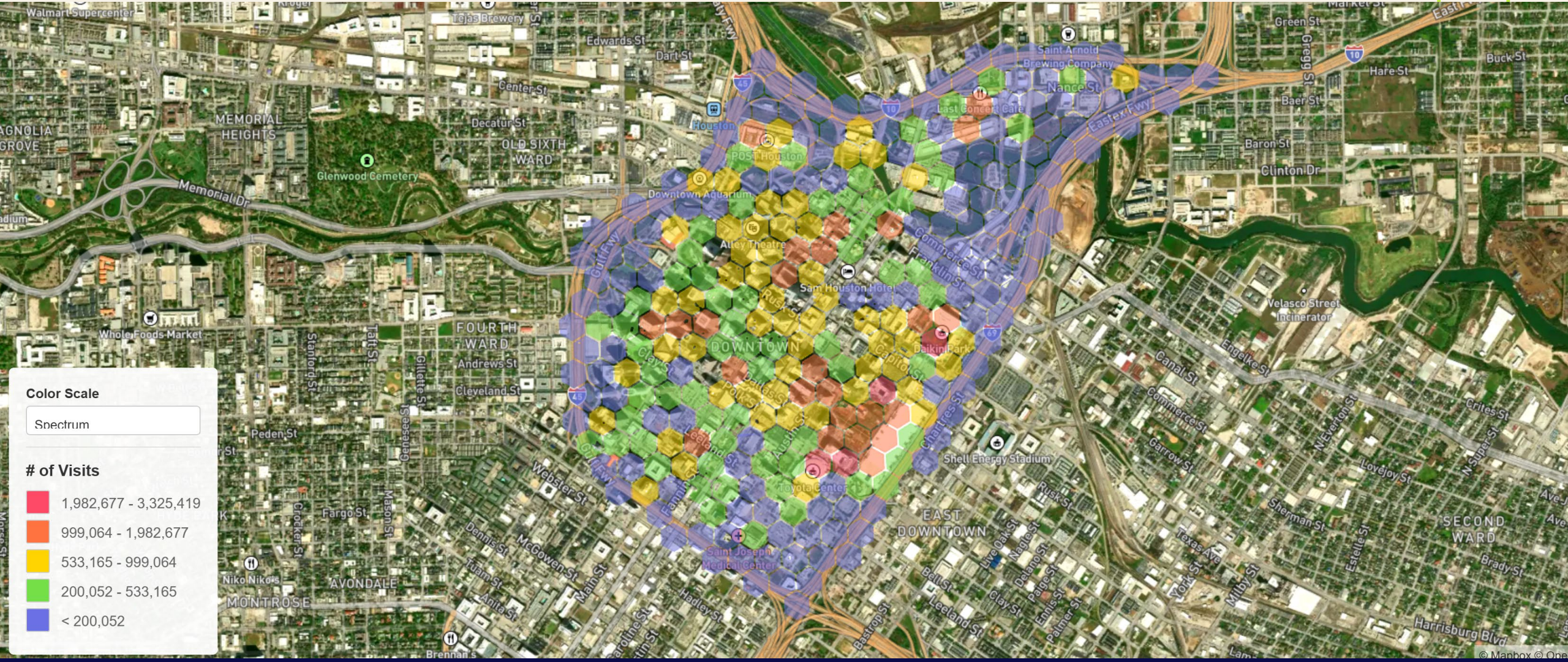
This is the Downtown Houston+ committee that meets throughout the year to advise staff on urban design and connectivity efforts. The committee consists of Downtown-based design and development firms, board members, and other subject-matter experts.

Feedback from April + June 2026 meetings:

1. **Invest in existing strong connections/leverage recent investments:** focusing on corridors like Dallas and Bagby.
2. **Strengthen connections from downtown to the bayou greenways:** this includes Precinct 2 bayou gateways, as well as improvements at Lamar and around Sesquicentennial.
3. **Continue with Phase 01 Design Standards, BUT, ensure they are maintenance-friendly.**
4. **Continue to align grant programs:** supporting private properties and businesses to complement these public efforts.

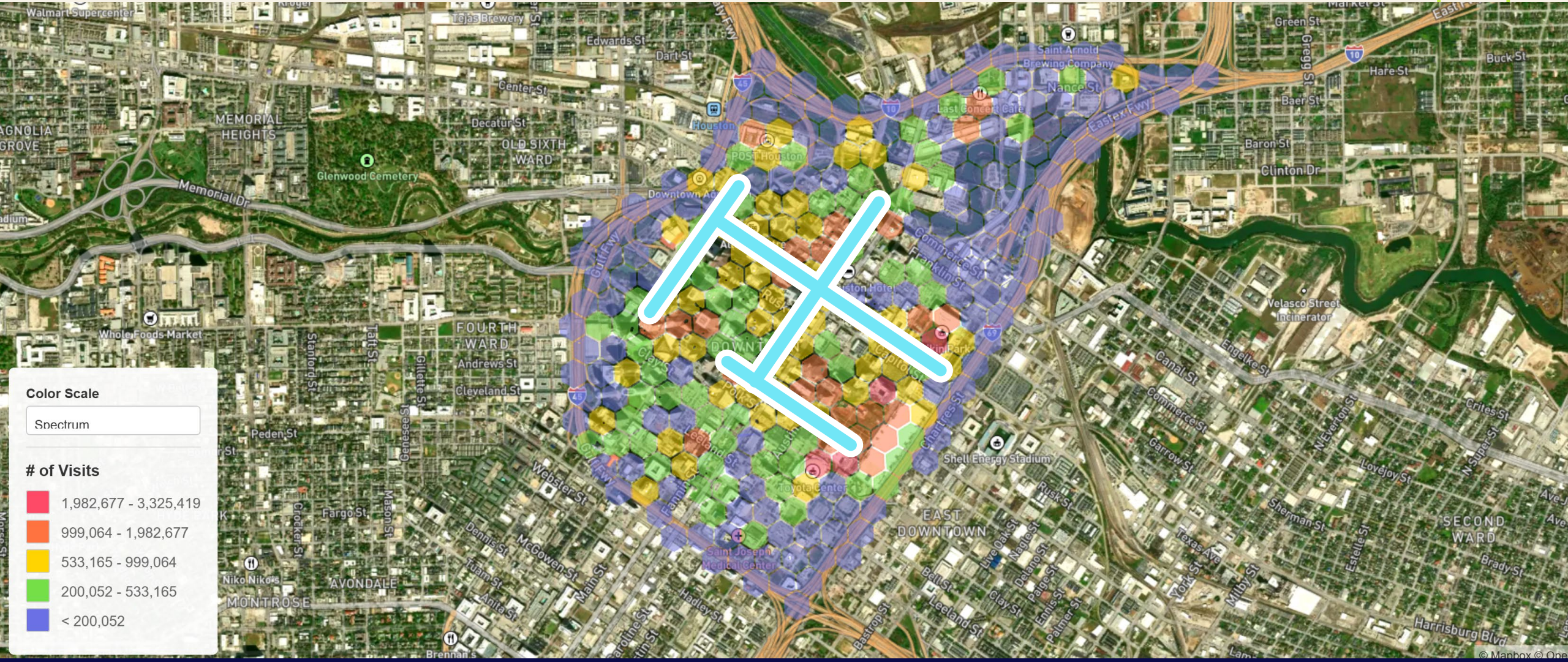
Phase 02 Identification

Heatmap of People in Downtown: May 2025-May 2026



Phase 02 Identification

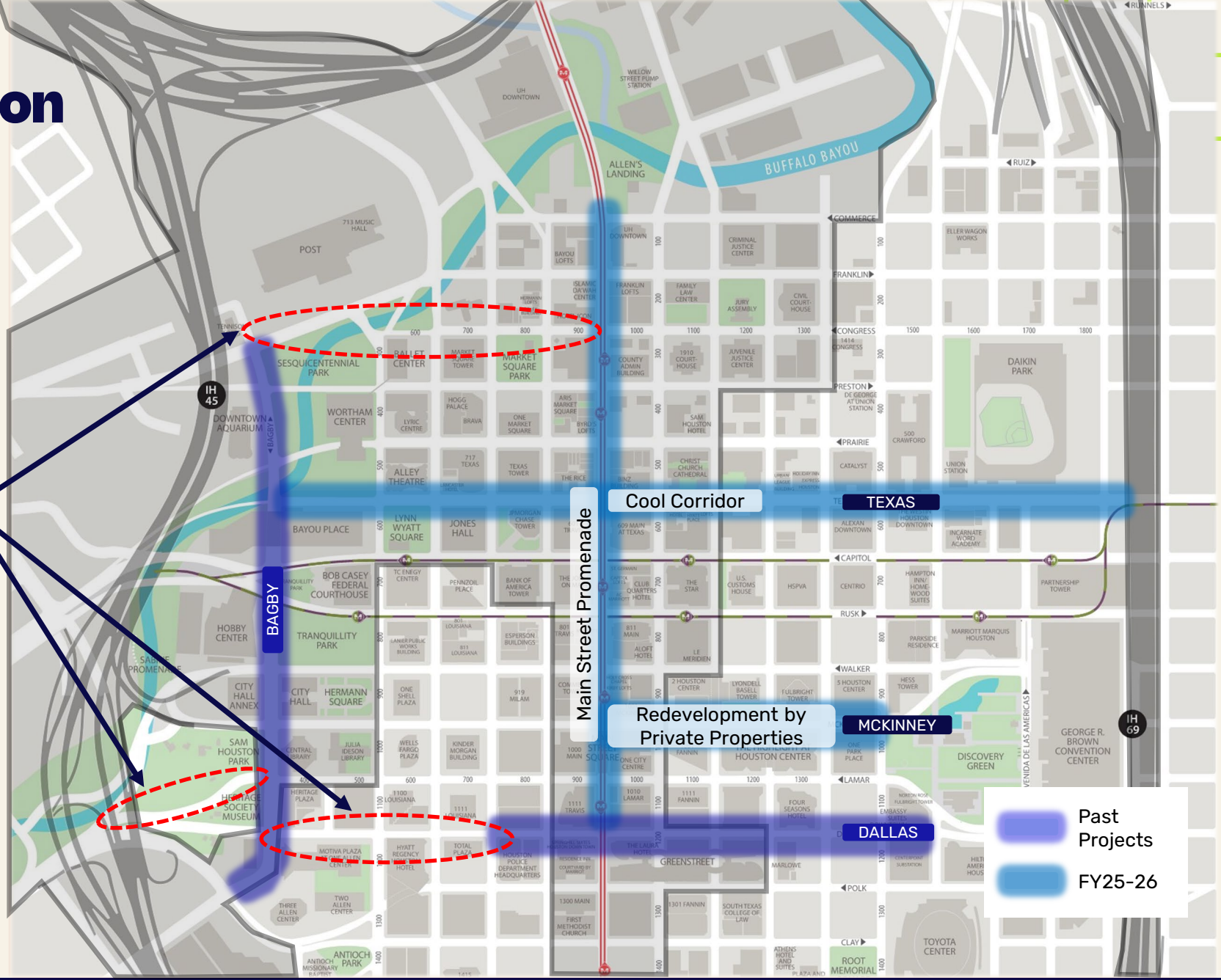
Heatmap of People in Downtown: May 2025-May 2026



Phase 02 Identification

Opportunities

Gaps in the network

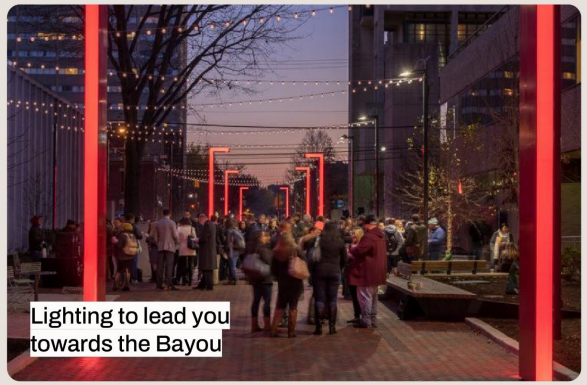


PRAP Concept: Reaching the Bayou



Directional draws from street level to water level

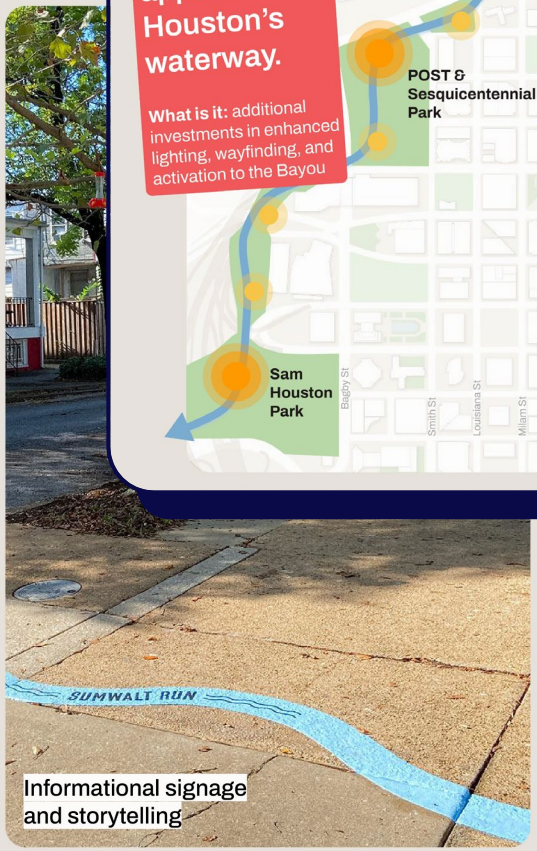

Lending trees near entrances a sculptural quality with uplighting


Lighting to lead you towards the Bayou


“Solar reeds” spotlight natural features



Creative wayfinding attachments



Informational signage and storytelling



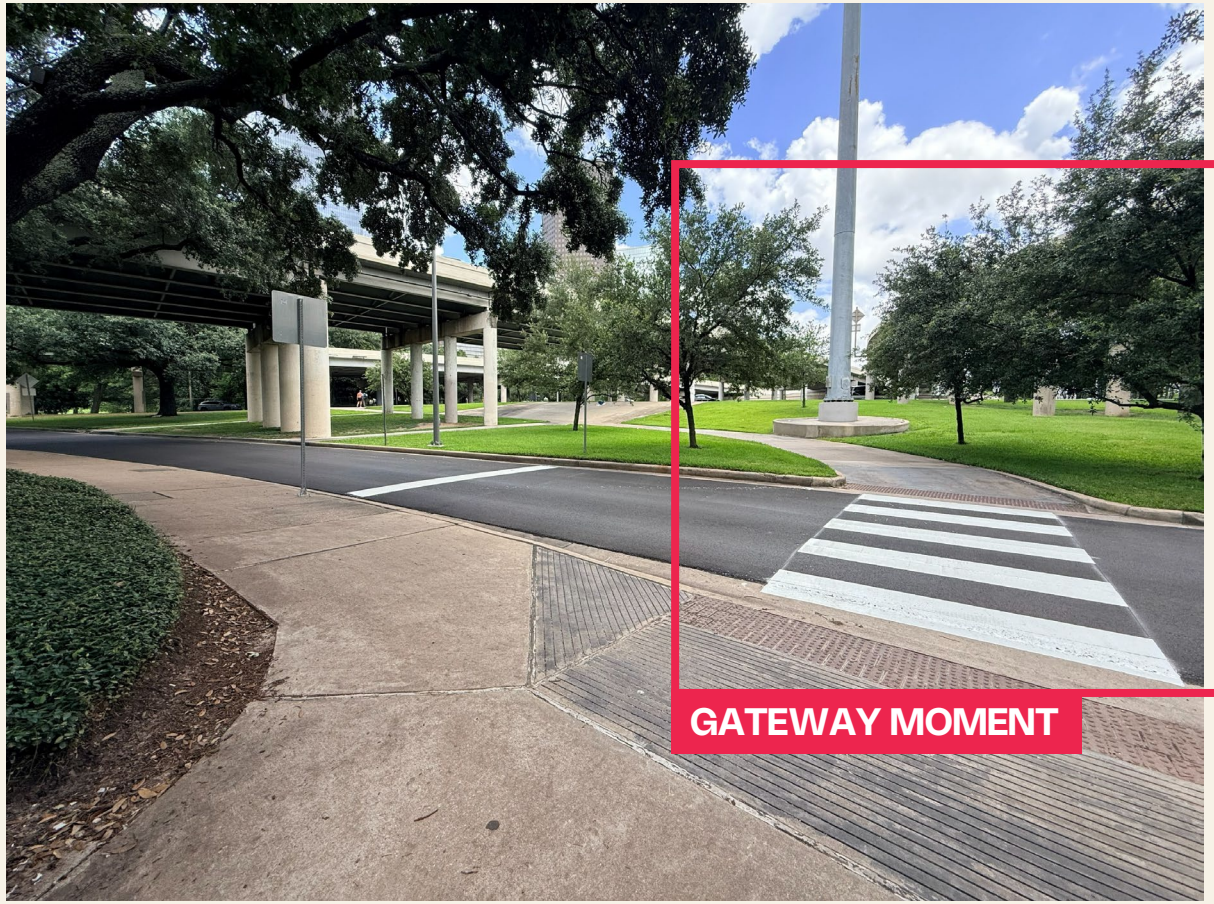
Phase 02

SAM HOUSTON PARK/LAMAR ST



Phase 02

BUFFALO BAYOU AT ALLEN PKWY



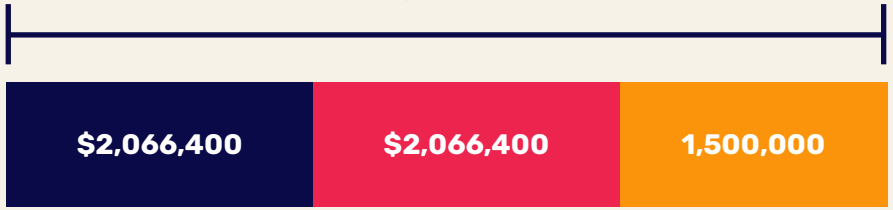


GATEWAY MOMENT

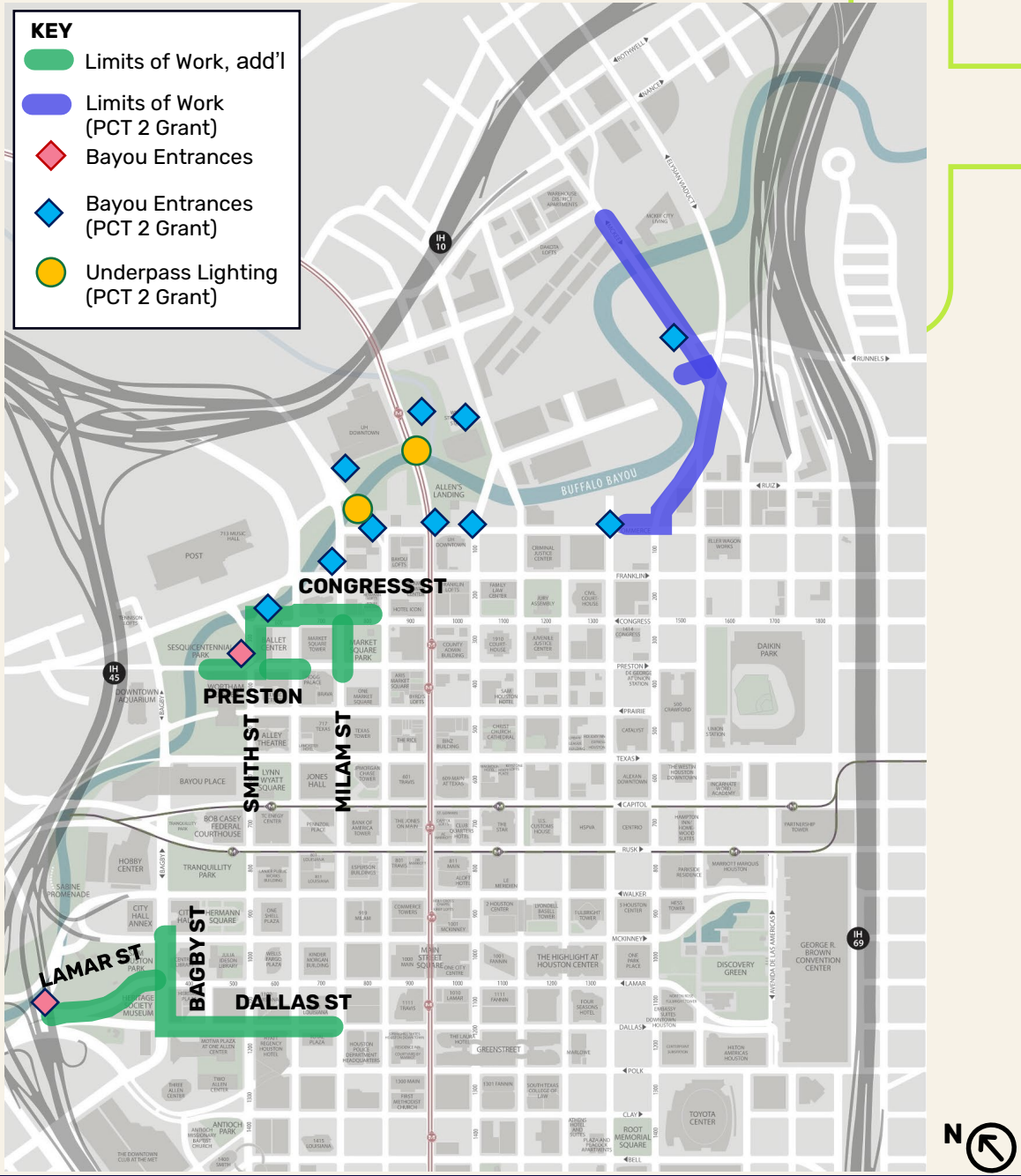
Combined Project Scope and Funding Leverage

Phase 2 Physical Improvements Design & Construction

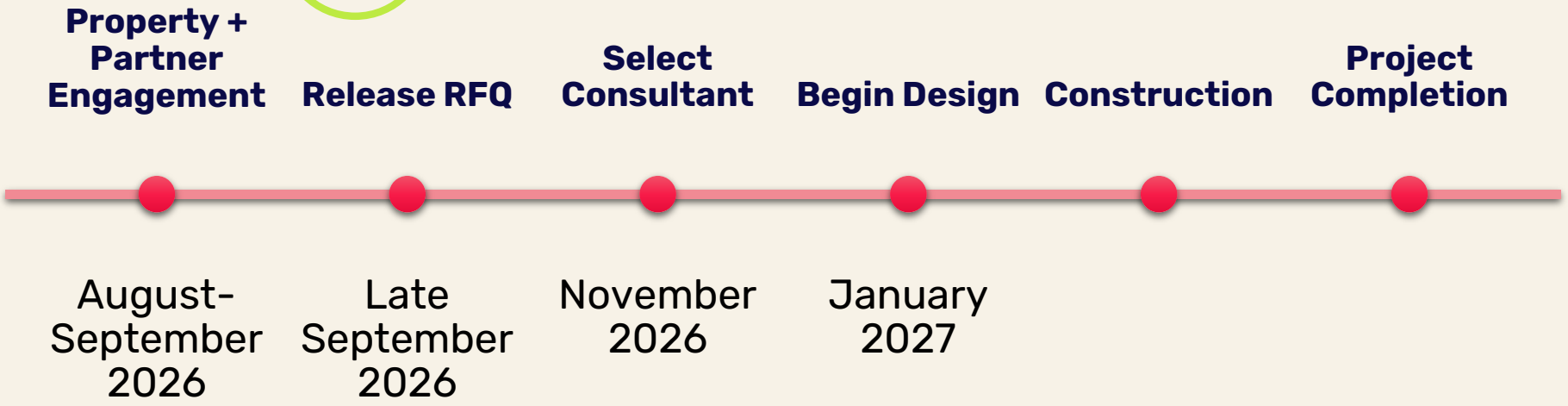
Total Budget: $5,632,800



■ Precinct 2 Grant ■ DRA Matching Funds ■ DRA CCC Phase 02



Proposed Timeline



Thank you!

DOWNTOWN HOUSTON+