



DRA / RFQ-261009

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

Issue Date: Friday, October 09, 2026

Statements of Qualifications Due: 2:00 P.M., Tuesday, November 03, 2026

<https://downtownhouston.org/do-business/procurement-RFQ>

REQUEST FOR QUALIFICATIONS | DRA / RFQ-261009

Design Firm as Consultant for the Cool & Connected Corridors Phase 02
for the Downtown Redevelopment Authority / TIRZ #3 (DRA)

ISSUE DATE: October 09, 2026

PROPOSAL DUE: 2:00 P.M., Tuesday, November 3, 2026

FORMAT: Digital: PDF file, 25 MB maximum, 20 pages maximum

NUMBER OF COPIES: One (1) digital copy; 300 dpi min; include reference number in file name.

REFERENCE NO: RFQ-261009; please include this number in your email subject line.

SUBMIT FROM: The Proposer's assigned Project Manager, including email and phone contact information.

SUBMIT TO: cassie.hoeprich@downtownhouston.org
Cassie Hoeprich
Vice President, Planning & Economic Development

SUBMIT CC: jacque.gonzalez@downtownhouston.org
Jacque Gonzalez-Garcia
Deputy Director, Urban Design

Only electronic submissions (i.e., email) will be accepted. Failure to submit per the above guidelines or instructions in this RFQ may result in disqualification by the Downtown Redevelopment Authority / TIRZ #3 (DRA). The deadline for receipt of the Proposal is 2:00 P.M., Tuesday, November 3, 2026. Proposals received after the deadline will not be accepted or evaluated by the DRA. Respondents to this request may submit a Proposal any time before the posted deadline.

NOTE: All A.M. and P.M. time references for DRA / RFQ-261009 are specific to Houston, Texas, either Central Daylight-Savings Time (CDT) or Central Standard Time (CST), contingent on the corresponding date.

COOL & CONNECTED CORRIDORS PHASE 02 OVERVIEW

On behalf of Downtown Houston+, the Downtown Redevelopment Authority / TIRZ #3 (“DRA”) is seeking qualifications from experienced design consultants to advance Cool & Connected Corridors Phase 02. Phase 02 will build upon the design standards, materials, and implementation methods established through the initial phase of Cool & Connected Corridors (“CCC”) while extending the network into new areas of Downtown, with particular emphasis on closing pedestrian connectivity gaps and strengthening connections to the Buffalo Bayou greenway network. The selected consultant will be expected to apply established Phase 01 standards where appropriate and develop context-responsive solutions where new site conditions require additional design exploration.

This Request for Qualifications (RFQ) seeks a multidisciplinary team capable of efficiently advancing targeted public realm improvements from concept refinement through implementable design.

ABOUT DOWNTOWN HOUSTON+

Downtown Houston+ (DTH+) is the name for the family of organizations that lead Downtown Houston investment projects, promotion, and public realm maintenance. Affiliated organizations include the Houston Downtown Management District (HDMD, Downtown District), the Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 3 (DRA / TIRZ #3), Central Houston, Inc. (CHI) and Central Houston Civic Improvement (CHCI), 501(c)6 and 501(c)3 organizations. The Strategic Alignment Plan (SAP) for these organizations can be viewed at downtownhouston.org/about/strategic-alignment-plan.

Houston Downtown Management District:

In 1996, and prompted by CHI, the Texas legislature created the Downtown District to beautify and care for the public realm, provide programming and marketing for Houston's urban core, and incentivize economic development. Guided by a diverse board, HDMD is funded through a fair and proportionate assessment on eligible non-exempt real property.

Downtown Redevelopment Authority / TIRZ #3:

The DRA leads capital investments in infrastructure, parks, public realm improvements, and development projects that demonstrate a public benefit (e.g., flood mitigation, housing, historic preservation). Governed by a City-approved board, DRA projects are made possible through the reinvestment of incremental property taxes collected within the TIRZ #3 boundaries (see EXHIBIT A). *The DRA is the funding entity for this design effort.*

Central Houston, Inc. / Central Houston Civic Improvement:

Founded in 1983, CHI advocates and advances the vision for Houston's urban core. CHI has been behind the diversification of Central Houston's industries, innovative land use, and catalyzed the creation of Houston's big city amenities (e.g., Theater District, Minute Maid Park, Toyota Center, George R. Brown Convention Center, Discovery Green, Buffalo Bayou Partnership). Led by a prestigious board of leaders, CHI is a non-profit organization funded by its membership. CHCI is a 501(c)(3) non-profit charitable affiliate of Central Houston, Inc. and serves as the fiscal agent for catalyst projects.

PROJECT CONTEXT

To address Downtown Houston's unique challenges and strengthen its public realm, the Downtown District developed the 2025 Downtown Houston Public Realm Action Plan. The plan serves as a strategic framework for improving pedestrian comfort, connectivity, safety, identity, and the overall Downtown experience through targeted public realm investments.

Downtown features a strong street grid with multiple connections to our expansive bayou greenway network. However, pedestrian experiences along these sidewalks are inconsistent. Wayfinding between destinations often fails to create a strong sense of place or direction; harsh weather conditions make unshaded, unplanted blocks inhospitable; pedestrian lighting varies wildly; and inactive ground-floor land uses diminish sidewalk vibrancy across significant portions of Downtown.

The Cool & Connected Corridors (CCC) initiative is a direct outcome of the Public Realm Action Plan. It is intended to address these challenges and implement improvements along sidewalks and bayou gateways. Rather than relying on full streetscape reconstruction, the initiative uses strategic, scalable interventions to bridge gaps between major Downtown destinations.

Establishing clear passages for pedestrian use—supported by unified design standards—creates a legible design language and a well-rounded experience. A successful corridor relies on consistency across blocks, hitting the mark on pedestrian lighting, planting, shade, and active street level usage.

Earlier in 2026, Downtown Houston+ completed Phase 01 of Cool & Connected Corridors along Texas Avenue. That work introduced a coordinated toolkit—the Phase 01 Design Standards—comprising shade structures, trees, plantings, and pedestrian-scale lighting enhancements. Phase 02 will build upon lessons learned from Phase 01 by extending the network into areas where important pedestrian connections remain incomplete, with a particular emphasis on the northwest and southwest portions of Downtown and connections to the Buffalo Bayou greenway system. The strategy leverages recent public and private investments, strengthens existing connections, improves access to the Bayou, and creates a more continuous, intuitive pedestrian network.

Unlike Phase 01, Phase 02 will address a broader range of site-specific conditions and intervention scales. Improvements may include increased tree canopy and plantings, pedestrian lighting, shade structures, accessibility and sidewalk upgrades, wayfinding, pedestrian safety treatments, gateway and visual enhancements, and other targeted public realm improvements. An important component of Phase 02 will be establishing stronger, more pronounced connections between the Buffalo Bayou greenway trail network and Downtown.

The selected Consultant will be expected to apply the lessons learned from Phase 01 design standards as a baseline for this work. Where Phase 01 materials, fixtures, planting palettes, shade structures, and design approaches are appropriate, they should be incorporated into Phase 02. Where new physical conditions or needs arise, the Consultant will communicate with the DRA team and adapt or develop solutions that remain consistent with the overall Cool & Connected Corridors identity.

Consultant Qualifications: A qualifying prime consultant shall be a licensed professional experienced in designing and implementing public realm improvements like those in Cool & Connected Corridors Phase 01. Required design and engineering disciplines include landscape architecture, electrical and lighting

design, structural engineering, irrigation, accessibility, and other specialties necessary to advance the improvements through implementation. A qualifying firm may utilize internal personnel or partner with sub-consultants. Please note that the seal and signature of a professional engineer registered in the State of Texas may be required for documents issued in association with this project.

SCOPE OF SERVICES

The DRA is seeking Statements of Qualifications (SOQ) on which to base the selection and award the contract to a qualified design consultant (the “Consultant”). The selected Consultant will provide professional design, engineering, coordination, and documentation services for Phase 02 of the Cool & Connected Corridors initiative.

The Consultant will advance improvements within the project limits identified in the RFQ exhibits, generally focused on the northwest and southwest quadrants of Downtown Houston. The project limits include portions of Preston, Congress, Smith, Milam, Bagby, Lamar, and Dallas, as well as connections to Buffalo Bayou access points and identified bayou trail underpass locations.

The scope of services includes:

1. **Downtown Streets / Sidewalks Design:** Develop detailed designs for targeted public realm improvements within Phase 02 street and sidewalk project limits. Improvements may include landscaping and trees, shade, pedestrian lighting, sidewalk modifications, accessibility improvements, pedestrian safety treatments, wayfinding, gateway elements, visual enhancements, and other streetscape improvements necessary to advance the corridors towards a Cool + Connected standard.
 - a. **Application of Phase 01 Standards:** Evaluate Phase 01 Cool & Connected Corridors design standards and incorporate materials, products, planting palettes, lighting fixtures, and shade structures for use where applicable. The Consultant shall evaluate how these standards perform under different site conditions and adapt their application as necessary while maintaining consistency across the broader network.
 - b. **Develop New Standards As-Needed:** Consultants are invited to develop new improvements for locations identified for interventions within the project limits where existing Cool & Connected Corridors standards do not fully address the identified condition and develop appropriate design solutions. These improvements may include new types of shade structures, lighting, planting treatments, etc.
2. **Buffalo Bayou Access Design:** Develop detailed designs for targeted Bayou entrances and trail moments identified within the Phase 02 bayou improvements project limits. These improvements include physical and visual connections between Downtown and Buffalo Bayou, including identified trail access points, underpass conditions, pedestrian approaches, gateway opportunities, lighting, planting, shade, and safety improvements. These improvements should announce the approach to the gateways with improvements extending up to one-block away from the access point.
3. **Pedestrian Connectivity, Accessibility, and Safety:** Street, sidewalk, and bayou access improvements should strengthen pedestrian connections throughout the project area by reducing barriers to pedestrian movement, improving ADA accessibility, and creating safer, more direct routes.

With guidance from the client's Planning and Capital Projects Teams, the selected consultant will lead the detailed design process and coordinate the necessary professional disciplines required to advance the project. The scope of services may be augmented or expanded should the selected consultant propose justifiable modifications.

The RFQ exhibits identify known conditions, desired improvements, and anticipated areas of intervention. These exhibits are intended to establish the project direction and anticipated scope but should not be interpreted as completed designs. The Consultant will be expected to refine the specific design response based on site analysis, engineering, constructability, permitting, stakeholder input, cost, maintenance considerations, and professional judgment.

DESIGN DELIVERABLES AND TIMELINE

The DRA is seeking a consultant team capable of efficiently advancing Phase 02 from the identified project concepts and established Phase 01 standards through implementable design. The selected Consultant will work with the DRA to establish a detailed project schedule at the outset of the contract.

The design process is expected to generally include the following:

Existing Conditions and Design Validation

The Consultant will review existing conditions, confirm project constraints, evaluate the improvements identified in the RFQ exhibits, and determine where established Phase 01 standards can be directly applied, where they require adaptation, and where additional design development is necessary. This includes a review of Phase 01 design standards, evaluating factors such as durability and maintenance to inform the development of Phase 02 design standards.

This work must include field verification, review of available surveys and utility information, accessibility conditions, existing tree and landscape conditions, lighting and electrical conditions, adjacent property interfaces, permitting considerations, and other factors affecting implementation. A survey of the project area will not be conducted.

Conceptual and Schematic Design Refinement

The Consultant will refine the identified Phase 02 improvements into coordinated design concepts. This phase should demonstrate how established Cool & Connected Corridors standards will be applied within different site conditions and identify proposed solutions for conditions where an existing standard is not sufficient.

Alternative concepts may be requested where a particular condition warrants additional exploration.

Design Development and Implementation Documentation

Following approval of the preferred design direction, the Consultant will advance the improvements through the level of documentation required for permitting, bidding, procurement, fabrication, and construction. Final documentation should provide sufficient technical detail to allow the DRA to procure and implement improvements.

Updated Cool & Connected Corridors Design Standards Package: A consolidated final standards package that documents the established Phase 01 design standards and incorporates any new or adapted standards developed through Phase 02 will be provided by the consultant at the end of the project. This package should serve as a clear reference for future phases of the Cool & Connected Corridors program and include, as applicable, planting palettes and strategies, lighting fixtures and applications, shade elements, materials, details, site-specific adaptations, and other design standards established through the project.

PROJECT MANAGEMENT

The selected Consultant will lead the detailed design development of Cool & Connected Corridors Phase 02, including management of time, staff, budget, schedule, quality control, and coordination among all required professional disciplines. The Consultant will be responsible for assembling and managing the multidisciplinary team necessary to complete the work. Anticipated disciplines may include landscape architecture, electrical and lighting design, structural engineering, irrigation, accessibility, and other specialized services necessary to advance individual improvements.

The Consultant will coordinate regularly with the DRA's Planning and Capital Projects teams and will be expected to clearly identify decisions, outstanding issues, permitting requirements, cost implications, and schedule risks throughout the design process. The DRA will assist the consultant with communicating to stakeholders and work in partnership to determine communication protocols with the public and other necessary stakeholders.

The Consultant should anticipate coordination with multiple implementation partners and property interests and should structure the design process to allow individual project elements to progress efficiently while maintaining consistency across the overall Cool & Connected Corridors network.

CCC PHASE 01 AND PAST STUDIES SYNTHESIS

The selected Consultant will be expected to review and synthesize previous planning, design, and implementation work by the DRA that is relevant to Phase 02.

The purpose of this review is not to reopen previously resolved design decisions, but to ensure that Phase 02 builds upon the established public realm strategy and design standards while appropriately responding to new site conditions.

The final designs should be informed by and aligned with:

- **Downtown Houston Public Realm Action Plan:** Published in February 2025, the plan establishes the overarching vision, priorities, and strategic framework for improving Downtown Houston's public realm and pedestrian experience. The Phase 02 work should continue advancing the

connectivity, comfort, safety, and placemaking objectives established through the Action Plan. Additional information for the project can be accessed at this link:

<https://downtownhouston.org/about/dth-builds/public-realm-action-plan>

- **Cool & Connected Corridors Phase 01:** The Consultant shall review the final Phase 01 design and implementation materials, including established planting palettes, lighting fixtures, shade structures, materials, details, and lessons learned through implementation. These standards should serve as the baseline design standards for Phase 02 where applicable. Additional information for the project can be accessed at this link:
<https://downtownhouston.org/about/dth-builds/cool-connected-corridors>
- **Main Street Promenade Final Design (completed May 2026):** The transformative Main Street Promenade project offers insights into successful pedestrian-focused streetscape elements, material choices, and placemaking strategies that can be adapted and applied. Additional information for the project can be accessed at this link:
<https://downtownhouston.org/about/dth-builds/main-street-promenade>
- **Downtown Houston Pedestrian Lighting Study (January 2024):** This study offers a thorough analysis of existing lighting conditions across Downtown, identifies areas of vulnerability, and provides recommendations for improved pedestrian lighting to enhance safety, visibility, and nighttime activation. Additional information and the detailed reports can be accessed at this link: <https://downtownhouston.org/about/dth-builds/downtown-pedestrian-lighting-study>
- **Phase 01 Performance and Evaluation Findings:** The Consultant should consider available performance information and lessons learned from Phase 01 implementation, including findings related to shade, lighting, landscaping, constructability, maintenance, and user experience. Phase 01 evaluation documented measurable improvements in pedestrian illumination, shade performance, and landscape coverage. Additional information and the detailed reports can be found as EXHIBIT D: CCC Phase 01 Report Card.

NOTE: All studies are available at downtownhouston.org

ENGAGEMENT AND COLLABORATION

A focused and collaborative design process will be critical to the success of Phase 02. The Consultant will coordinate with the City of Houston and other applicable agencies and permitting entities to ensure that proposed improvements are feasible, constructible, maintainable, and capable of receiving necessary approvals. This coordination will be conducted in close partnership with the DRA. Because Phase 02 includes connections to the Buffalo Bayou greenway network, the Consultant should also anticipate coordination with agencies and organizations responsible for adjacent parks, trails, streets,

infrastructure, and bayou facilities. These include Harris County Precinct 2, Houston Parks Board, Buffalo Bayou Partnership, the City of Houston, and any other applicable public entities.

The DRA will lead engagement with community and property stakeholders, with support from the Consultant team. Stakeholders may include:

- **Property owners and building management** adjacent to identified Phase 02 improvements.
- **Businesses and tenants** directly impacted by proposed improvements.
- **Residential properties and resident representatives** adjacent to project areas.
- **Institutional and public-sector partners** whose properties front these corridors.
- **Park, trail, and bayou partners** associated with the identified connections to Buffalo Bayou.

As part of the engagement process, the Consultant team will be expected to plan for and participate in 2 public engagement events to present project concepts, gather feedback, and help inform design development. The Consultant will also be expected to prepare and deliver 2 presentations to DRA/Downtown Houston+ committees and/or Boards at key project milestones to communicate progress, present evolving design recommendations, and receive direction before advancing the work.

The purpose of stakeholder engagement will be to validate existing conditions, understand operational and access needs, identify potential conflicts or opportunities, and gather feedback that can inform the detailed design of improvements.

Engagement should not be interpreted as an open-ended reconsideration of the established Cool & Connected Corridors design standards. Rather, stakeholder input should help the Consultant determine how established standards are most appropriately applied or adapted within individual locations and inform the development of solutions for conditions not previously addressed through Phase 01.

FINAL DELIVERABLES

Before project commencement, the final scope of services, schedule, deliverable sequence, and associated fees are subject to modification through negotiations between the DRA and the selected Consultant.

Final deliverables are anticipated to include:

- **Comprehensive Design Packages:** Coordinated design and engineering documents sufficient for permitting, bidding, procurement, fabrication, and implementation of the identified Phase 02 improvements. Packages should include applicable plans, details, technical specifications, material selections, planting plans, lighting and electrical design, structural requirements, accessibility improvements, civil modifications, and other documentation required for implementation.
- **Application of Cool & Connected Corridors Standards:** Documentation identifying how established Phase 01 standards have been incorporated into Phase 02, including planting palettes, materials, lighting fixtures, shade structures, and other applicable design elements.

- **Conceptual Illustrations and Renderings:** Visualizations, diagrams, and other graphic materials necessary to clearly communicate proposed improvements to stakeholders, decision-makers, permitting agencies, and implementation partners.
- **Cost Estimates:** Opinion of probable construction cost or comparable cost documentation at agreed-upon design milestones to support budgeting and implementation decisions.
- **Permitting and Agency Coordination Materials:** Documents and technical materials required to support review and approval by applicable agencies and project partners.
- **Public and Stakeholder Presentation Materials:** Design presentations, exhibits, and supporting materials tailored to Downtown Houston+ committees, affected stakeholders, project partners, and other audiences.
- **Updated Cool & Connected Corridors Design Standards Package:** A consolidated package documenting Phase 01 standards and any new or adapted standards developed through Phase 02, including applicable planting, lighting, shade, materials, details, and site-specific applications.
- **Final Electronic Project Files:** Complete electronic copies of final drawings, specifications, calculations, cost estimates, renderings, and other design files produced through the project.

Professional seals and signatures shall be provided by appropriately licensed professionals for all documents requiring certification under applicable regulations.

STATEMENTS OF QUALIFICATIONS SUBMISSION REQUIREMENTS

Statements of Qualifications must include a letter of interest and concisely communicate the capability, experience, knowledge, and expertise of the Proposer. Proposers may submit with sub-consultants if critical to the Consultant's fieldwork process and analytic approach.

Proposers should provide the following as minimum qualifications contents:

- Letter of interest and availability
- Scope of services, project schedule, and deliverables, as understood from this RFQ
- Consultant profile and team structure as well as confirmation that the team has capacity to complete project within desired timeframe
- Identification of team principal and, if different, the team's project manager
- Summary resumes for key personnel assigned to the project, with past professional experience tailored to this RFQ
- Relevant urban project experience where similar services were provided with successful implementation; provide hyperlinks to at least three (3) specific projects of comparable scope
- Three (3) letters of reference from previous or current clients, for projects of similar scope

EVALUATION AND SELECTION CRITERIA

Statements of Qualifications will be evaluated and ranked based on the planning capabilities and past performance of the proposing Consultant.

Qualifications will be evaluated and ranked based on the following criteria:

30% - Past and current experience of urban design project implementation of similar scope; provide a project brief description and representative image(s) plus hyperlinks to either the Consultant's or project's website

35% – Scope of Proposed Services and Deliverables, Project Schedule (duration timeline),

25% – Expertise of Consultant with regards to project management, communications, and facilitation, identifying key personnel assigned to this project

10% – Client References (past work experience of similar scope), supported by three (3) client reference letters

Yes/No – M/WDBE Consideration: Respondent demonstrated a good faith effort to comply with the Organization's DBE policy", see "Diversity Commitment" below.

Following the receipt of Proposals, valid Proposals will be reviewed by an Evaluation Panel comprised of DTH+ staff and Downtown District/Downtown Redevelopment Authority Board Members.

Short-Listed Proposers will be notified on Thursday, November 5, 2026, and invited to interview on Wednesday, November 11, 2026, either in-person at the DRA offices or via Zoom.

The Proposer's project principal and project manager (if different) must attend the interview. Those Proposers short-listed to interview will be evaluated and ranked according to the quality of the respective Proposal and interview presentation.

Following the interviews, the Evaluation Panel will identify the Highest-Ranked Proposer who will be notified no later than Thursday, November 12, 2026, and provided with a draft version of an Agreement for Professional Services. Negotiations between the Highest-Ranked Proposer and the DRA will occur between November 12 through December 1, 2026, to confirm the scope of services and associated fees.

The Highest-Ranked Proposer will be recommended to the DRA/TIRZ 3 Board of Directors on December 8, 2026, requesting authorization to enter agreement and approve funding for the proposed fees per the respective Proposal.

NOTIFICATION PROCEDURES

All Consultants who submit for DRA / RFQ-261009 will be notified by email no later than 5:00 P.M., November 3, 2026 regarding the receipt and acceptance or disqualification of the respective Proposal.

Following the SOQ evaluation process and Board authorization of the recommended Consultant, all Proposers will be notified by email no later than 5:00 P.M., Wednesday, December 9, 2026. DRA will retain all copies of submitted Proposals, with no portion or excerpt returned to any submitting Proposer.

DIVERSITY COMMITMENT

Good faith utilization of certified Minority-Owned / Women-Owned Disadvantaged Business Enterprise (M/WDBE) firms is encouraged by HDMD, DRA, and CHI as part of their commitment to supporting all business participation. For sole-prime vendors, M/WDBE registration with the City of Houston, State Historically Underutilized Business (HUB) certification or certification from the Proposer's local area's comparable diversity program will provide proof of good faith effort sufficient for evaluation purposes. For vendors not certified under a local area's diversity program who may be potentially eligible, HDMD, DRA, and CHI offer a self-certification process to satisfy the organization's diversity commitment (see EXHIBIT E) and the enclosed self-certification form should be included in the Proposal.

COSTS AND EXPENSES

All costs and expenses incurred by any Proposer responding to DRA / RFQ-261009 will be borne solely by the Proposer. In no event will DRA have any monetary responsibility or pay any remuneration to any Proposer for the Proposal production or submittal process.

SUBMISSION REJECTION

The DRA reserves the right to accept or reject all or part of any submission. The DRA also reserves the right to waive any technical defects or minor irregularities, which in its discretion, is in the best interest of the DRA.

All firms submitting qualifications shall be aware that the SOQ and the responses thereto are in the public domain; therefore, firms shall identify specifically any information contained in the statement of qualifications which is to be considered confidential or proprietary and exempt from disclosure. Blanket statements that entire submittals are confidential shall be unacceptable.

QUERIES PRIOR TO PROPOSAL SUBMITTAL

For those interested in responding to DRA / RFQ-261009, a Qualifications Pre-submittal Conference will be hosted via Zoom for this project on Tuesday, October 20 at 2:00 P.M. CST.

Attendance by at least one member of the consultant team intending to submit is required.

The link will be made available at: <https://downtownhouston.org/do-business/procurement-RFQ>

While the pre-submittal conference will not be recorded, meeting minutes will be posted as part of Addendum 01 on the procurement page of the Downtown Houston+ website:
<https://downtownhouston.org/do-business/procurement-RFQ>

“Requests for Clarification or Additional Information” from prospective Proposers will be considered by DRA during a queries period between the issue date of Friday, October 09, 2026, and on or before 2:00 P.M. on Friday, October 23, 2026.

RFQ queries will be considered only as written requests by email to both:

- Cassie Hoeprich, cassie.hoeprich@downtownhouston.org
- Jacque Gonzalez-Garcia, jacque.gonzalez@downtownhouston.org

Please state “DRA / RFQ-261009/ Query” in the email subject line.

By 5:00 P.M., Monday, October 26, 2026, DRA responses to appropriately submitted queries will be posted via Addenda to the procurement page of the Downtown Houston+ website:
<https://downtownhouston.org/do-business/procurement-RFQ>

Telephone or in-person queries will not be addressed.

ADVERTISEMENT

DRA / RFQ-261009 has been advertised in the *Southern Chinese Daily News* for a two-week period beginning October 09, 2026. The RFQ and associated Addenda will be available for download on the Organization’s website, <https://www.downtownhouston.org/do-business/procurement-RFQ>. The following block text communicates the advertisement.

**REQUEST FOR QUALIFICATIONS FOR
DESIGN FIRM AS CONSULTANT FOR THE COOL & CONNECTED CORRIDORS PHASE 02
FOR THE DOWNTOWN REDEVELOPMENT AUTHORITY / TIRZ #3 (DRA)**

The Downtown Redevelopment Authority / TIRZ #3 ("DRA") will receive Statements of Qualifications (SOQ) for the preparation and issuance of construction and bidding documents for capital improvements to be constructed in Downtown Houston, Texas. Statements of Qualifications will be received until 2:00 P.M. CST, Tuesday, November 03, 2026, by Cassie Hoeprich, Vice President, Planning & Capital Projects, at cassie.hoeprich@downtownhouston.org per instructions outlined in this project's RFQ document. Qualifications received after this time will not be accepted.

Beginning Friday, October 09, 2026, this project's Request for Qualifications (RFQ) may be reviewed and downloaded from the Organization's website:

<https://downtownhouston.org/do-business/procurement-RFQ>

Only queries or requests for information submitted via email will be addressed by the DRA. Please submit written queries or requests for information directly to Cassie Hoeprich, Vice President, Planning & Capital Projects, at cassie.hoeprich@downtownhouston.org on or before 2:00 P.M. CST, Friday, October 23, 2026. Please note that telephone or mail queries or requests for information will not be addressed by the DRA.

Additionally, a mandatory proposal pre-submittal conference via Zoom is scheduled for 2:00 P.M. CST, Tuesday, October 20, 2026. The link to the conference will be available on the Organization's website: <https://downtownhouston.org/do-business/procurement-RFQ>

Based on the Proposals submitted, an evaluation and selection committee will identify up to three qualifying consultants for a second-stage interview to be held on Wednesday, November 11, 2026. The DRA will award the contract to the selected consultant based on the qualifications and interview performance.

RFQ TIMELINE AND PROJECT MILESTONES

Day	Date	Action	DTH+ / DRA	Proposers
F	10/09/26	First Advertisement	X	
F	10/09/26	Issue and Post Request for Qualifications (RFQ)	X	
F	10/16/26	Second Advertisement	X	
F – F	10/09/26– 10/23/26	Questions Period for prospective Proposers (P) ; Proposer Questions Due - 10/23/26, 2:00 p.m. CST		P
T	10/20/26	Pre-Submittal Conference at 2:00 p.m. CST via Zoom	X	P
M	10/26/26	Issue Final Addendum	X	
F – T	09/25/26– 11/03/26	Proposal Preparation Period		P
T	11/03/26	Statements of Qualifications Due at 2:00 p.m. CST		P
T	11/03/26	Notify All Proposers of Receipt of Valid Submittals	X	P
T – TH	11/03/26– 11/05/26	Proposal Evaluation Period	X	
TH	11/05/26	Proposal Evaluation Panel Meeting	X	
TH	11/05/26	Notify And Schedule Short-Listed Proposers (SLP) for Interviews	X	SLP
W	11/11/26	Interview Short-Listed Proposers and Identify Highest-Ranked Proposal / Proposer (HRP)	X	SLP / HRP
TH	11/12/26	Notify Highest-Ranked Proposer	X	HRP
TH	11/12/26	Draft Form of Agreement, Clarify Proposal Scope of Services and Associated Fees with Highest-Ranked Proposer	X	HRP
TH – T	11/12/26– 12/01/26	Agreement Negotiations with Highest-Ranked Proposer	X	HRP
T	12/01/26	Finalize negotiated scope, fee, schedule, and board authorization materials	X	HRP
T	12/08/26	Downtown Redevelopment Authority Board of Directors Meeting: Authorize Consultant Agreement and Expenditure	X	
W – F	12/09/26– 12/18/26	Execute agreement with Authorized Consultant (AC)	X	AC
	Dec 2026	Notice to Proceed with Consultant	X	AC

EXHIBIT A: DRA Boundary

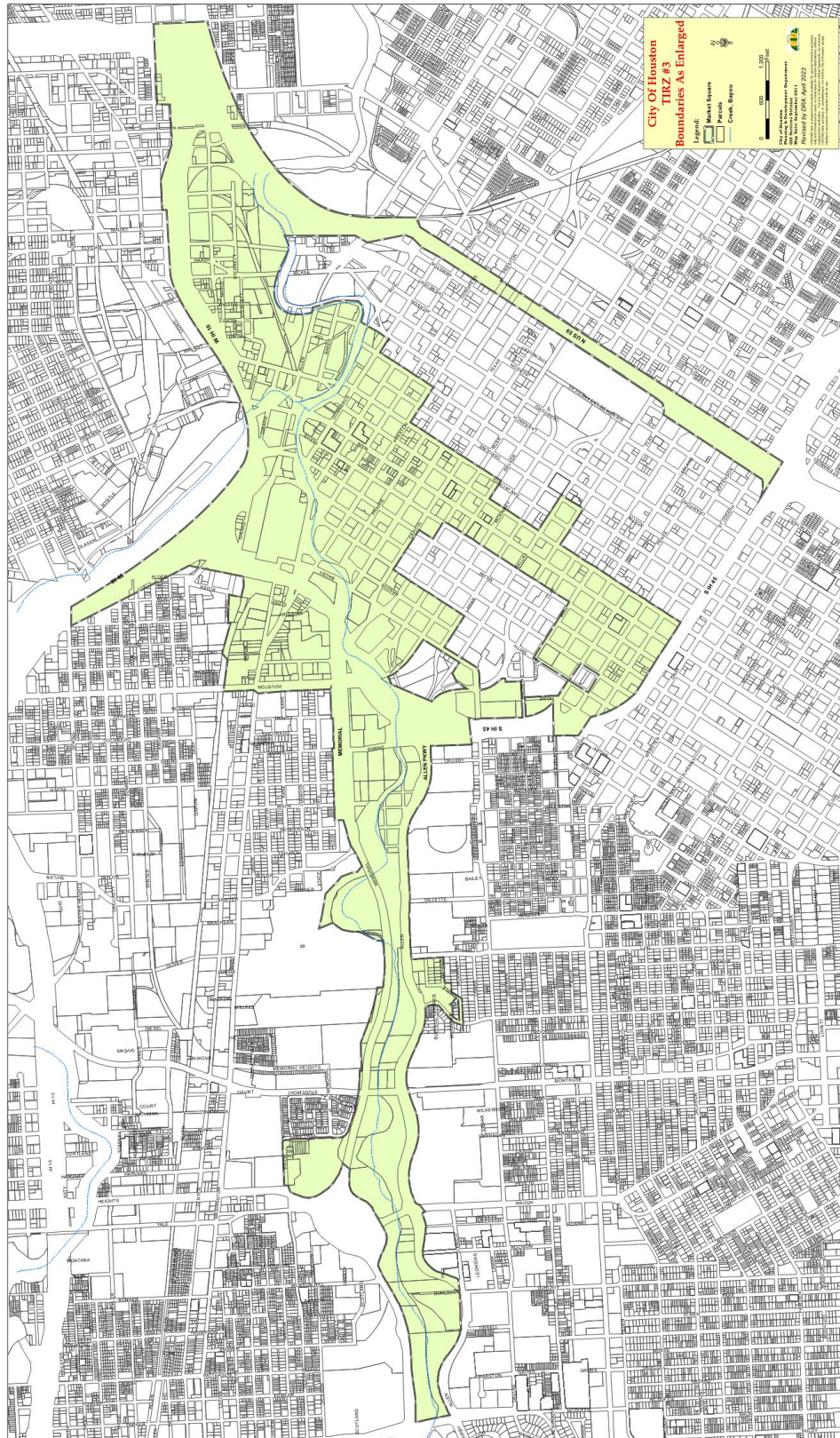
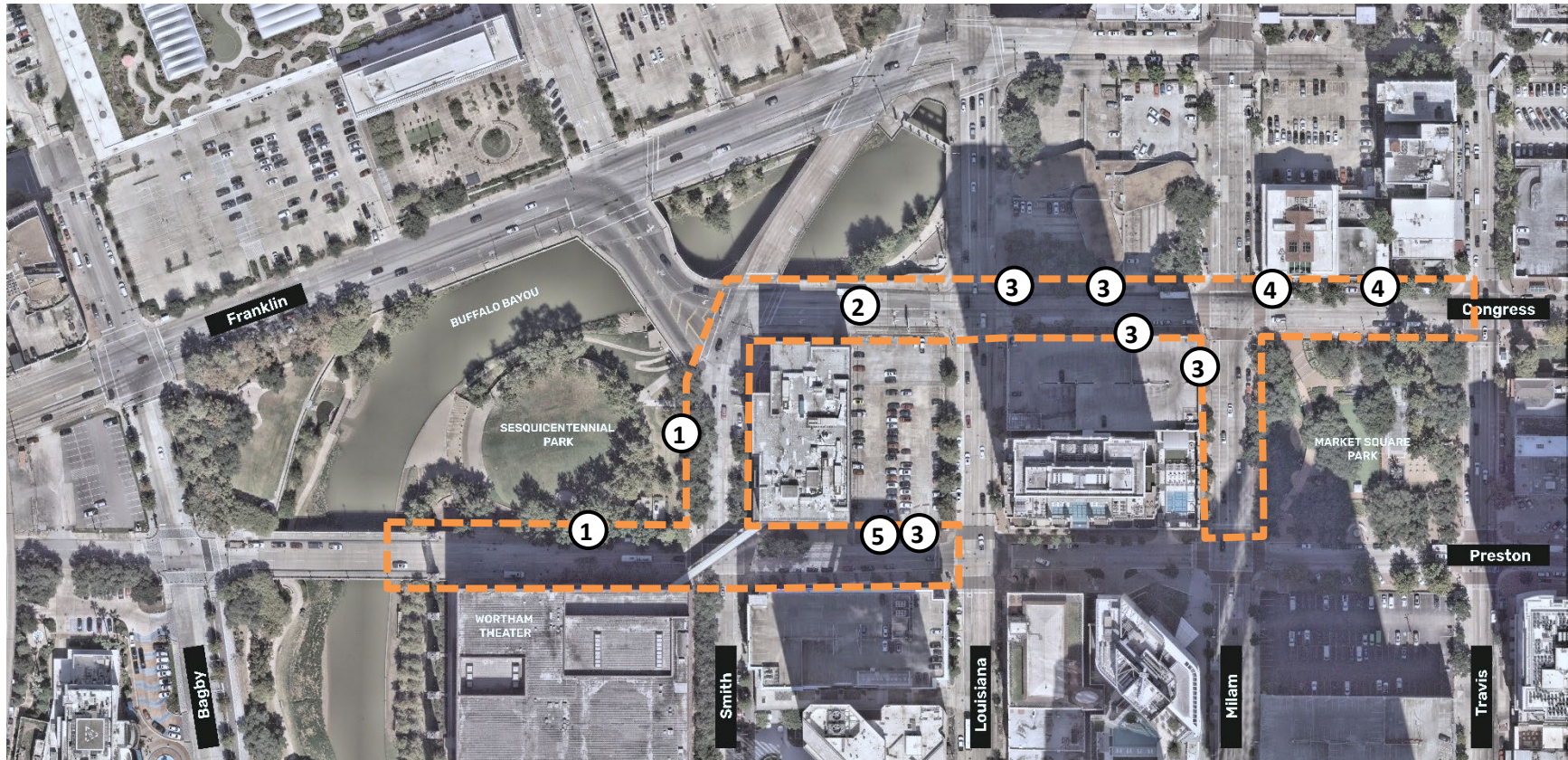


EXHIBIT B: Scope of Work: Overall Map



EXHIBIT B - Scope of Work: Northwest Quadrant



LEGEND

No. Improvement

- | | |
|---|--|
| 1 | Add tree canopy lighting |
| 2 | Add shade element |
| 3 | Add trees & understory planting |
| 4 | Address ADA compliancy issues |
| 5 | Convert abandoned driveway to sidewalk |



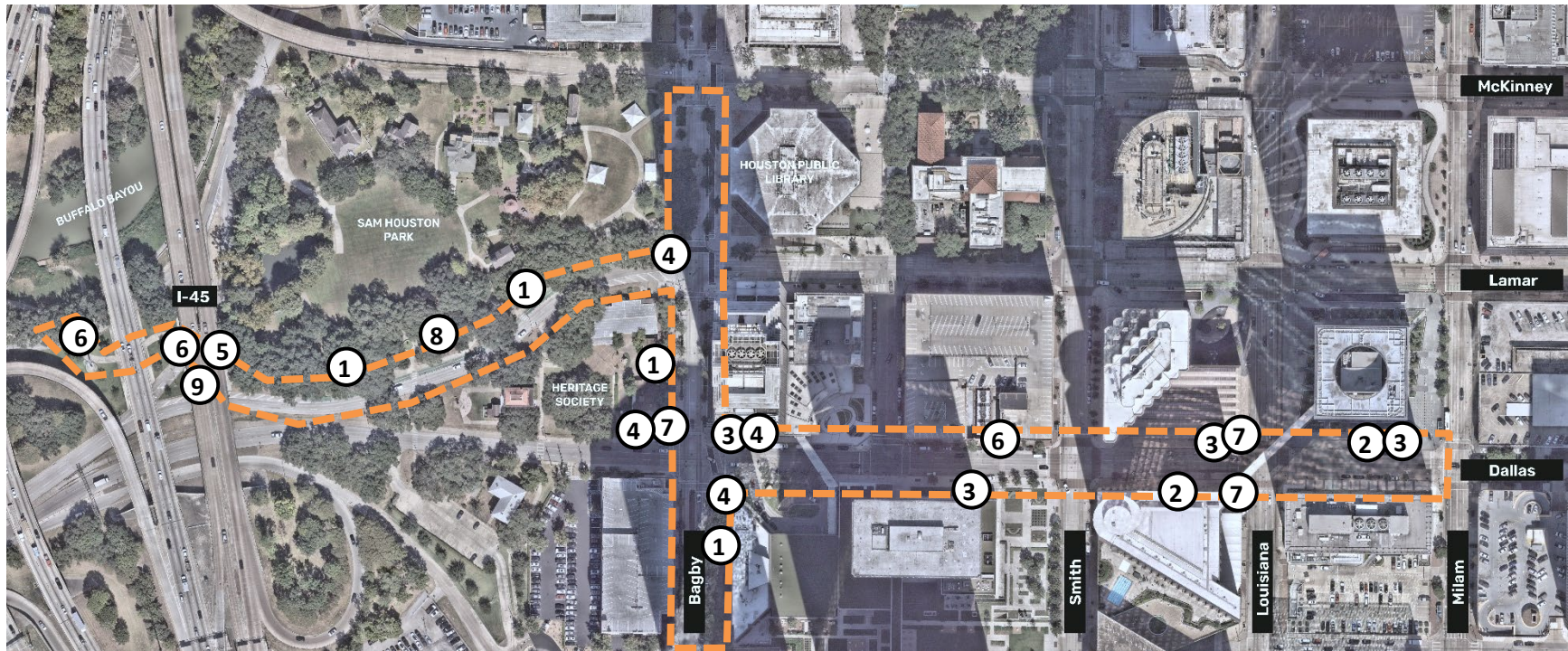
Exhibit B - Scope of Work: Northwest Quadrant

No	Improvement	Description	
1	Add tree canopy lighting	Use light fixtures to illuminate the pedestrian realm.	
2	Add shade element	Add shade element that runs the length of the block and serves as a visual cue to draw people.	

3	Add trees & understory planting	Use Cool & Connected Corridors' standard specified planting strategy where feasible.	 
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4	Address ADA compliancy issues	Evaluate and address changes in sidewalk elevation that create suboptimal conditions today.	
5	Convert abandoned driveway to sidewalk	Removed abandoned curb cut and bollards and replace with useable sidewalk to match existing.	

EXHIBIT B- Scope of Work: Southwest Quadrant



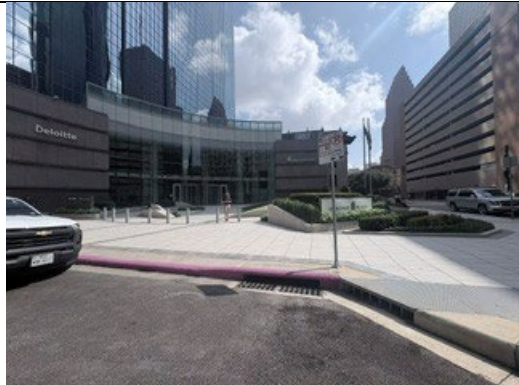
LEGEND	
No.	Improvement
1	Add tree canopy lighting
2	Bring trees to sidewalk grade & add understory planting
3	Add trees & understory planting
4	Add wayfinding
5	Address pedestrian lighting
6	Address safety between vehicular / pedestrian mixing zone
7	Add shade structure
8	Straighten winding sidewalk path
9	Create gateway moment at underpass

EXHIBIT B - Scope of Work: Southwest Quadrant

No	Improvement	Description	
1	Add tree canopy lighting	Use light fixtures to illuminate the pedestrian realm.	  

2	Bring trees to sidewalk grade & add understory planting	Trees are currently planted in the first lane adjacent to the sidewalk. Remove trees, expand sidewalk (while maintaining parking cutouts where needed), replant trees, and add understory planting as specified via the Cool & Connected Corridors' standards.		
3	Add trees & understory planting	Use Cool & Connected Corridors' standard specified planting strategy where feasible.		

				
4	Add wayfinding	Add directional signage that highlights the nearby trails and greenspaces. This should be complimentary to the existing, traditional wayfinding system DTH+ manages.		
5	Address Pedestrian Lighting	Use light fixtures to illuminate the pedestrian realm.		

6	Address safety between vehicular / pedestrian mixing zone	Implement best practices for pedestrian crosswalk zone to increase visibility and safety.		
7	Add shade structure	Locate shade structure near intersection where pedestrians are most exposed and trees cannot go.		
8	Straighten winding sidewalk path	Straighten winding sidewalk to address blind spots while using treatment that's considerate of established tree roots. Explore understory planting feasibility at base of trees in alignment with Cool & Connected Corridors' standard specified planting.		

9	Create gateway moment at underpass	Enhance underpass experience through art, lighting, or other physical improvements that will create a more welcoming connection between Downtown and the Buffalo Bayou Hike and Bike Trail		
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EXHIBIT C: Examples of Buffalo Bayou Trail Access Potential Improvements

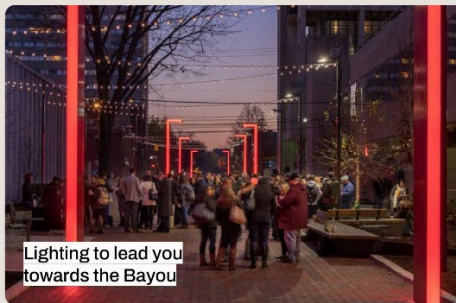


EXHIBIT D: CCC Phase 01 Report Card

Cool + Connected Corridors
Phase 01: Impact Report

Summer 2026

OVERVIEW

Phase 01
Snapshot

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**



SHADE STRUCTURES

Shade
Structures

Average
surface
temperature
reduction:

10°F

Maximum
surface
temperature
reduction:

30°F

Temperature
reduction
percentage:

8%–22%

*Measured using a thermal infrared camera



Cool + Connected Corridors Phase 01: Impact Report

Summer 2026

LIGHTING

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.



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.

LANDSCAPING

Landscaping

Restored/
Improved
planting
area:

1580 sf

New
planting
area:

2471 sf

8% increase in street
tree quantity.

18% of planting areas restored
or enhanced.

28% increased planting area
throughout the corridor.

Softscape coverage **increased from 7% to 9%**, reducing
impervious surfaces.



DT
H+

EXHIBIT E: MWDBE Self-Certification Form



Downtown
Redevelopment
Authority

MINORITY-OWNED / WOMAN-OWNED DISADVANTAGED BUSINESS ENTERPRISE PROGRAM (M/WDBE) SELF-CERTIFICATION

Company Name: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Cell: _____

Email: _____

Federal Tax ID: _____ Industry: _____

Please check one of the following disadvantaged business qualifying categories that apply to you.

- ☐ A Corporation formed for the purpose of making a profit of which at least fifty-one percent (51%) of all classes of the shares of stock or other equitable securities are owned by one or more persons who are economically and socially disadvantaged because of their identification as members of certain groups, that may include African Americans, Hispanic Americans, Asian- Americans, American Indians, women, and the disabled, that have suffered the effects of discriminatory practices or similar insidious circumstances over which they have no control;
- ☐ A sole proprietorship for the purpose of making a profit that is one hundred percent (100%) owned, operated, and controlled by one or more persons described by Paragraph (1) of this subdivision;
- ☐ A partnership for the purpose of making a profit in which fifty-one percent (51%) of the assets and interest in the partnership must be owned by one or more persons described by Paragraph (1) of this subdivision, and minority or women partners must have a proportionate interest in the control, operation, and management of the partnership affairs;
- ☐ A joint venture between minority and women's group members for the purpose of making a profit in which the minority participation is based on the sharing of real economic interest and must include equally proportionate control over management, interest in capital, and interest earnings. If majority (non-minority and non-women's) group members own or control debt securities, leasehold interest, management contracts, or other interests, the joint venture shall not be designated a disadvantaged business; or
- ☐ A supplier contract between persons described in Paragraph (1) of this subdivision and a prime contractor in which the disadvantaged business is directly involved for the manufacture or distribution of the supplies or materials or otherwise for warehousing and shipping the supplies.

Upon executing this document you attest to the accuracy of the statements herein and acknowledge any material misrepresentation is cause to be terminated from any contract or agreement with DRA.

Signature	Date
Name (Print)	Title