

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 21
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES
RFQ NO. T21-2026-01**

Background: Tax Increment Reinvestment Zone Number Twenty-One (TIRZ 21), City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements. TIRZ 21 contains approximately 1,492 acres and is generally bound by IH-10 to the south, IH-610 to the north, IH-45 to the west, and US 59 to the east. TIRZ 21 is governed by a seven-member board of directors that are appointed by the City of Houston. Please visit www.nearnorthsidetirz21.com and/or www.houstontx.gov/ecodev/tirz/21.html to learn more.

Potential Scope of Work: The Authority may engage one or more firms to perform Professional Engineering Services for the planning, design, bid phase services, and construction management of public infrastructure projects located within the TIRZ 21 boundaries. The potential projects could generally consist of street and mobility improvements, drainage and storm water improvements, sidewalks and pedestrian safety improvements, and public utility improvements. Qualifications will be based on engineering qualifications and should exclude subconsultants for services such as surveying, geotechnical and landscape architecture.

Submission Requirements

- Cover Letter: A brief introduction to the firm, its qualifications, and the firm's interest in the project.
- Company Profile: A summary of the firm's history, capabilities, and areas of expertise.
- Project Team: The names and qualifications of the key personnel who will be involved in the project.
- Relevant Experience: A list of relevant projects completed by the firm, including a brief description of each, and the roles played by the proposed project team.
- References: Contact information for at least three client references for whom similar projects have been completed.

Submittal Instructions: If your firm is interested in submitting qualifications, please submit one (1) electronic copy to Don Huml, Administrator dhuml@haweshill.com no later than **12:00 noon on Friday October 2, 2026**. Late submittals will not be accepted. Please direct your questions to Don Huml at 713-882-3360 or dhuml@haweshill.com. The last day for questions is Wednesday, September 23, 2026.

Selection Process: An evaluation committee will review and evaluate the statement of qualifications (SOQ) and may conduct interviews. At the outcome of the selection process, the

Authority will select the most highly qualified provider(s) of the services requested based on demonstrated competence and qualifications. The following considerations will be utilized in evaluating the qualifications (Maximum of 100 points):

1	Demonstrated competence and qualifications of the key personnel and key sub-consultants.	40 Points	100 Maximum Points
2	Demonstrated experience of design and management for similar public infrastructure projects and public capital improvements.	35 Points	
3	Demonstrated experience of working with public agencies and tax increment reinvestment zones.	25 Points	

Women and Small Business Enterprises (WSBE) Practices: Provide your proposed (WSBE) subconsultant participation plan and demonstrated good faith efforts to meet or exceed the City of Houston required level of WSBE participation.

Award of Contract: The Authority reserves the right to choose the engineering firm whose submittal of qualifications to this solicitation will be most advantageous to its goals. The Authority reserves the right to reject any or all submittals or qualifications and to waive informalities and minor irregularities in submittals received.