

Questions and Answers

Request for Qualifications (RFQ): Downtown Streetscape Improvements & Riverfront Redevelopment and Beautification

Issued: July 24, 2026

The following questions were submitted prior to the deadline established in the Request for Qualifications. The City's responses are provided to ensure that all prospective respondents have access to the same information. These questions and responses should be considered official clarifications of the RFQ. Except as clarified below, the RFQ remains unchanged.

1. The Scope of Services does not include any Public Engagement tasks yet this is stated as desired in the qualifications, submission requirements, and evaluation sections (sections 3, 4, and 5 of the RFP respectively). Can the City please specify the public engagement services to be undertaken as part of this project?

Public engagement will include leading or participating in community meetings ahead of and during design development, public presentations, and updates to City Council.

2. In section 3 (Anticipated Scope of Services) it is stated that the selected team is expected to collaborate with “other design professionals”. Can the City clarify who these design professionals may be and what the anticipated form of collaboration is expected of the selected team?

The City may opt to hire multiple teams to perform different elements of one phase, or to take the lead on different phases of the projects. For example, an engineering team may collaborate with a landscape architecture team on a certain phase, or a different team may be engaged for different portions or different phases.

3. Can the City please confirm that the study area limits of the streetscape and riverfront projects are identical to those contained in the 2023 Streetscape Master Plan and 2022 Riverfront Plan?

Yes, the geographical scope is limited to the areas defined in the 2023 Streetscape Master Plan and 2022 Riverfront Plan.

4. Are the consulting firms who conducted the conceptual planning for the Streetscape Master Plans and Riverfront Plan permitted to bid on this project?

Yes.

5. Section 8 identifies August 7, 2026, while Section 9 states that SOQs are due by 5:00 p.m. on July 31, 2026. Please confirm the correct submission deadline.

*The correct submission deadline is **5:00 pm on August 7, 2026.***

6. Does the City intend to select one multidisciplinary consultant team to address both the Downtown Streetscape Improvements and Riverfront Redevelopment and Beautification projects, or may the City select separate teams for the respective project components?

The City may select separate teams for the Streetscape and Riverfront projects.

7. For purposes of preparing the SOQ, should respondents understand the project areas generally to correspond with the limits and recommendations shown in the referenced Streetscape Master Plan and riverfront planning documents, or are there particular downtown corridors, riverfront areas, parks, or connections that the City would like respondents to emphasize in demonstrating relevant experience?

The project areas correspond to the limits shown in the 2022 and 2023 planning documents.

8. Should respondents assume that the existing Streetscape Master Plan, Waterfront Study, and Riverfront Trail Master Plan represent the conceptual foundation for the future work, with the selected consultant expected to refine and advance those recommendations, or should the SOQ also demonstrate substantial experience reevaluating and updating previously prepared master plans through renewed community engagement?

It is preferred that the SOQ demonstrate experience reevaluating and updating previously prepared master plans through renewed community engagement.

9. In addition to the preferred 15 MB maximum file size, does the City have a page limit, preferred SOQ organization, or desired maximum number of project examples, resumes, or references?

While a concise, relevant sample of work is appreciated, the City is not specifying a page limit, organization or order of sections, or maximum number of examples and references in the SOQ.

10. Among the qualifications and evaluation criteria identified in the RFQ, are there particular capabilities or project types the City considers most important for this selection, such as downtown implementation, riverfront and floodplain work, public engagement, trail connectivity, placemaking, or phased grant-funded project delivery?

The capabilities listed are all relevant to these projects. A team with experience in any of these areas is more likely to be engaged. The City may determine that it is necessary to engage multiple complementary teams to cover the full scope of planning, engagement, implementation, and management services.

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