



## **Request for Qualifications (RFQ) Reconnecting Communities Project**

Community-Informed Planning Study for Highway Burial, Capping, and Stitching in San Antonio's Eastside

April 9, 2026

---

### **Background**

San Antonio for Growth on the Eastside (“SAGE”) is a 501(c)(3) economic development nonprofit corporation serving the Eastside of San Antonio for over 25 years. SAGE promotes the economic development and cultural vitality of San Antonio’s Eastside.

In 2024, the United States Department of Transportation (USDOT) awarded SAGE a \$2,000,000 Reconnecting Communities Project (RCP) planning grant to address longstanding barriers created by highways on San Antonio’s Eastside. Through the USDOT RCP planning funds, SAGE will develop a comprehensive strategy to cap, bury, and transform sections of IH-10, IH-35, and IH-37 into green, pedestrian-friendly spaces. This effort aims to reconnect historically divided neighborhoods, enhance mobility, and spur economic development.

This transformative initiative represents a vital step forward for the Eastside, a community that has endured decades of disinvestment and physical separation due to urban highway construction. By reimagining these highways as connective public spaces, SAGE seeks to foster a sense of unity, restore community pride, and unlock economic potential while creating safer, more inclusive pathways for residents to live, work, and thrive.

SAGE is seeking Statements of Qualifications (SOQs) from professional consultant firms to conduct a community-informed envisioning and planning study. The selected firm will work closely with SAGE, community stakeholders, and local government agencies to develop actionable recommendations that align with the community’s vision for equitable growth and development.

The contract duration is throughout the project completion (estimated April 2027) and is not-to-exceed the contract value of approximately \$2,300,000. The remainder of the grant is expected to be used by SAGE personnel to promote community engagement efforts.

---

### **Scope of Work**

The selected consultant will be responsible for the following tasks:

#### **Task 1: Preliminary Planning and Partner Engagement**

- Review previously published community plans available on SAGE’s website.
- Review City of San Antonio's efforts to connect the Eastside to downtown
- Identify community stakeholders and assist SAGE with community engagement efforts (including surveys, interviews, and community meetings) and review related materials.

## **Task 2: Community Engagement and Data Collection**

- Conduct focus groups and other public engagement activities to gather input from residents, businesses, and other stakeholders.
- Present preliminary concepts of the project at townhall meetings for community review such that feedback can be incorporated into final draft.

## **Task 3: Data Analysis and Reporting**

- For each of the 4 sites, assess feasibility of reconnecting neighborhoods historically divided by highway infrastructure via the potential burial, capping, and stitching of highways or construction of bridges for multimodal transportation.
  - Burial: Lowering the highway below ground level – usually into a trench or tunnel – so it no longer sits on an elevated structure or at-grade.
  - Capping: Constructing a structural deck or park over a buried highway.
  - Stitching: Reconnecting streets, sidewalks, and public spaces across or along a highway.
- Prepare economic and environmental impact of the project.
- Prepare architectural designs/renderings/concepts and construction/implementation estimates. This may include preliminary plans, site layouts, massing diagrams, and 3D renderings with structural details.
- Present a final concept at community meetings and to SAGE Board of Directors with viable alternative options. The final concept will be selected by the SAGE Board of Directors.

## **Deliverables**

- A comprehensive planning study report, including conceptual designs, community feedback, and actionable recommendations.
- A detailed timeline and budget for future project phases.

## **Submittal Requirements**

Respondents must submit the following materials:

### **1. Letter of Interest**

- Indicate interest and availability to address the project.
- Include contact information, the name of the Principal-in-Charge, and the Project Manager.

### **2. Project Approach**

- Describe the firm’s philosophy, understanding of the Eastside’s history, and approach to the project.
- Include key scope considerations, project management methodology, and a proposed timeline.

### **3. Project Team and Qualifications**

- Identify the Project Manager and key team members, including sub-consultants.
- Provide resumes or summaries of qualifications, certifications, and relevant experience.

#### 4. Relevant Experience and References

- Provide examples of at least two projects that demonstrate relevant experience, including:
  - Project name and location.
  - Year completed.
  - Client name and contact information.
  - Elements of the project relevant to this RFQ.

### Evaluation Criteria

Submissions will be evaluated based on the following criteria:

Category	Weight	Evaluation Factors
<b>Qualifications of Project Team</b>	40%	Relevant experience, team structure, and capacity to complete deliverables.
<b>Project Strategy</b>	30%	Creativity, vision, and alignment with the Eastside’s goals and SAGE’s mission.
<b>Project Execution</b>	20%	Feasibility of methodology, timeline, and quality control measures.
<b>References and Past Performance</b>	10%	Track record of similar projects and responsiveness to client needs.

### Budget and Timeline

The total project budget is \$2,500,000. The contract duration is throughout the project completion (estimated April 2027) and is not-to-exceed the contract value of approximately \$2,300,000. The remainder of the grant is expected to be used by SAGE personnel to promote community engagement efforts.

Respondents must provide a cost breakdown for their proposed services, ensuring alignment with the project’s financial constraints.

### Community Engagement

The selected firm must demonstrate a robust approach to community engagement, including:

- Outreach to neighborhood associations, businesses, and other stakeholders.
- Strategies to ensure that input from directly affected residents is incorporated into the planning study.
- A plan for publicizing engagement events and ensuring broad participation.

### Submission Instructions

- **Format:** Applications must be submitted electronically at <https://sagesa.org/reconnecting-communities-project/> with attachments in PDF format.
- **Deadline:** June 12, 2026 at 3:00pm CT.
- **Contact Information:** For questions or clarifications, contact Chilaeya Ezell, Program Manager, at [cezell@sagesa.org](mailto:cezell@sagesa.org) or 210.248.9178, ext. 103.