



SAGE

SAN ANTONIO FOR GROWTH ON THE EASTSIDE

Reconnecting Communities Project

Request for Qualifications Pre- Proposal Meeting

May 6, 2026

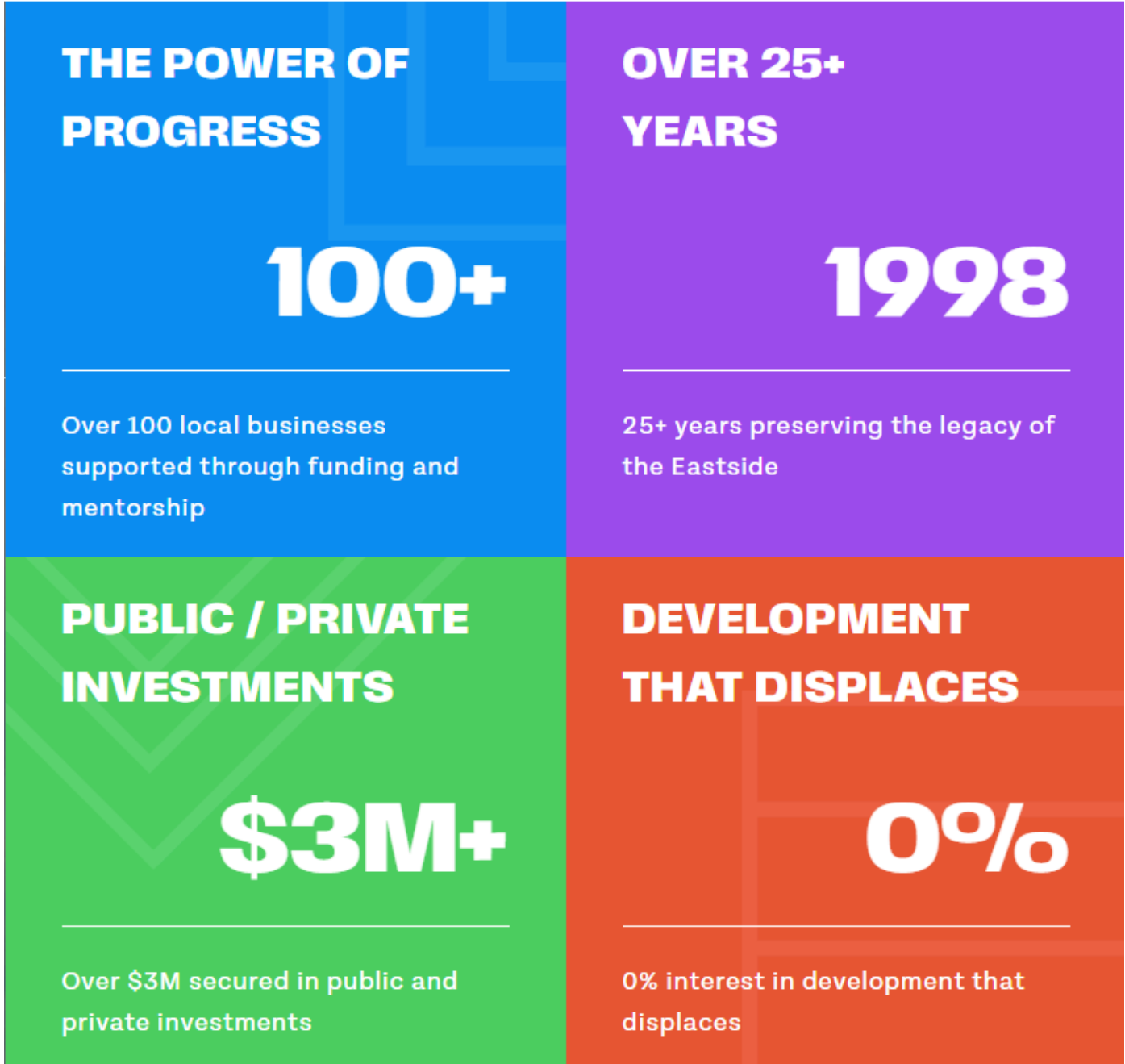
Agenda



1. Welcome & Meeting Overview
2. Background on SAGE
3. Project Overview
4. RFQ Overview & Timeline
5. Q&A

WHO IS SAGE?

San Antonio for Growth on the Eastside



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 has served as a catalyst for community-powered growth.

We help local businesses thrive, protect cultural heritage, and connect change-makers with the tools to build a more inclusive and vibrant future.



Our Mission & Vision

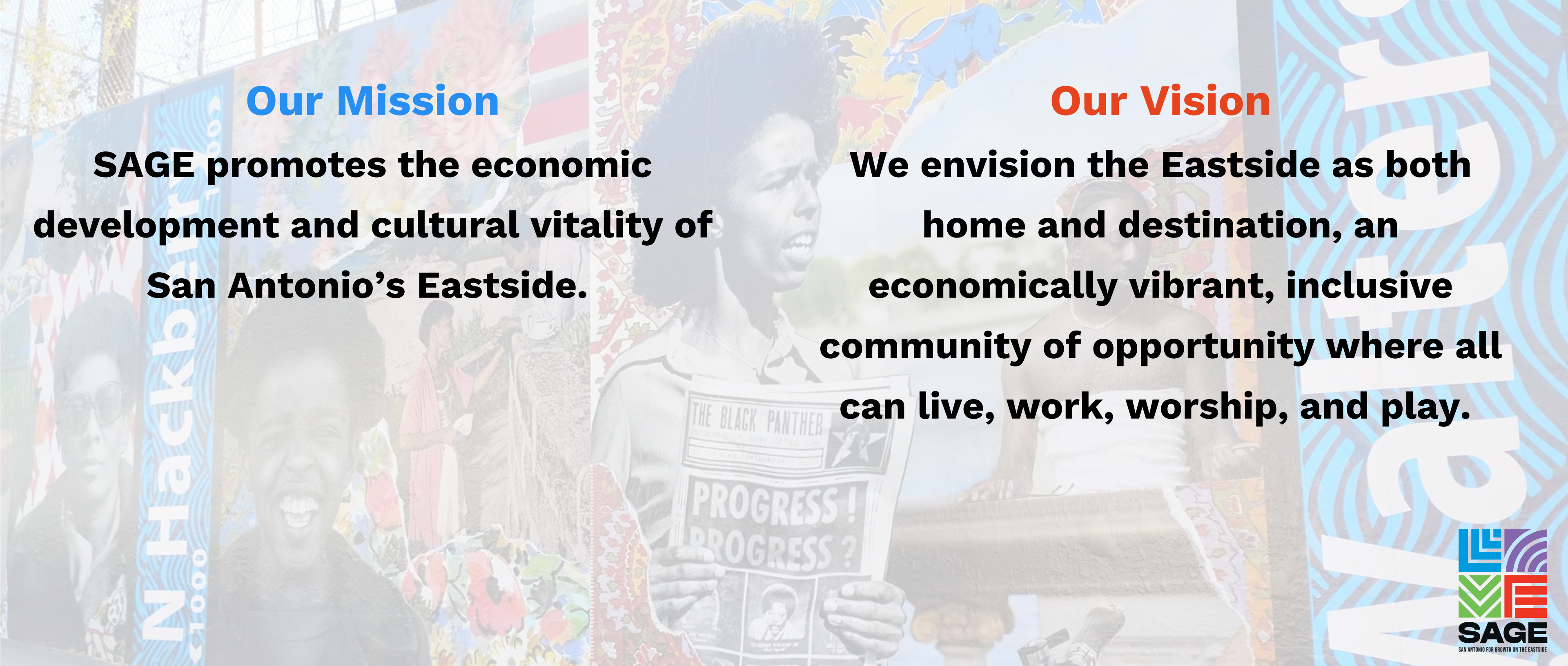


Our Mission

SAGE promotes the economic development and cultural vitality of San Antonio's Eastside.

Our Vision

We envision the Eastside as both home and destination, an economically vibrant, inclusive community of opportunity where all can live, work, worship, and play.



Our Shared Story

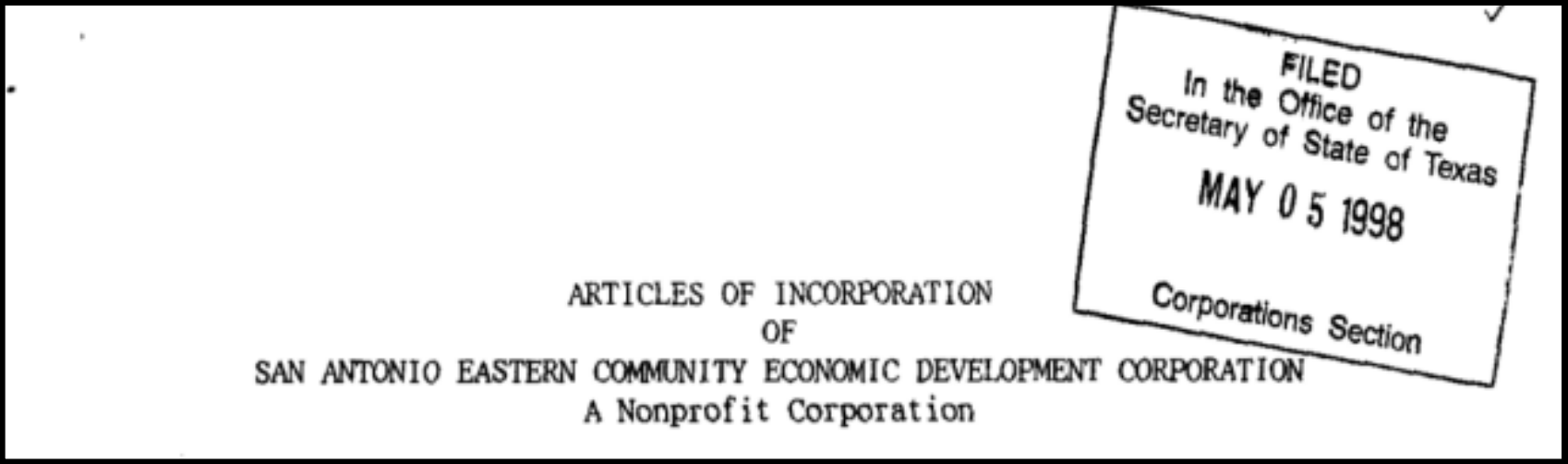


- ▶ San Antonio's Eastside is a **beautiful community** with a proud history and culture that has also been challenged by **historical disinvestment** and **continually undervalued**.
- ▶ The Eastside of San Antonio is a **diverse, multilingual community** with some of the city's oldest and most distressed neighborhoods.
- ▶ Once a thriving area and the heart of the city's African American community, the Eastside has, over time, experienced **significant neglect** and **being under resourced**.

Objectives



- (1) to facilitate **business development**
- (2) to generate **jobs**
- (3) to serve as a principal **planning** agency
- (4) to **coordinate development** of “bricks and mortar projects”
- (5) to build economic development credibility through partnership and **real estate development**
- (6) to actively **seek financial investors** for Eastern Community projects and
- (7) to establish **strong positive** relationships with neighborhood organizations, faith communities, and other Eastern Community groups and individuals

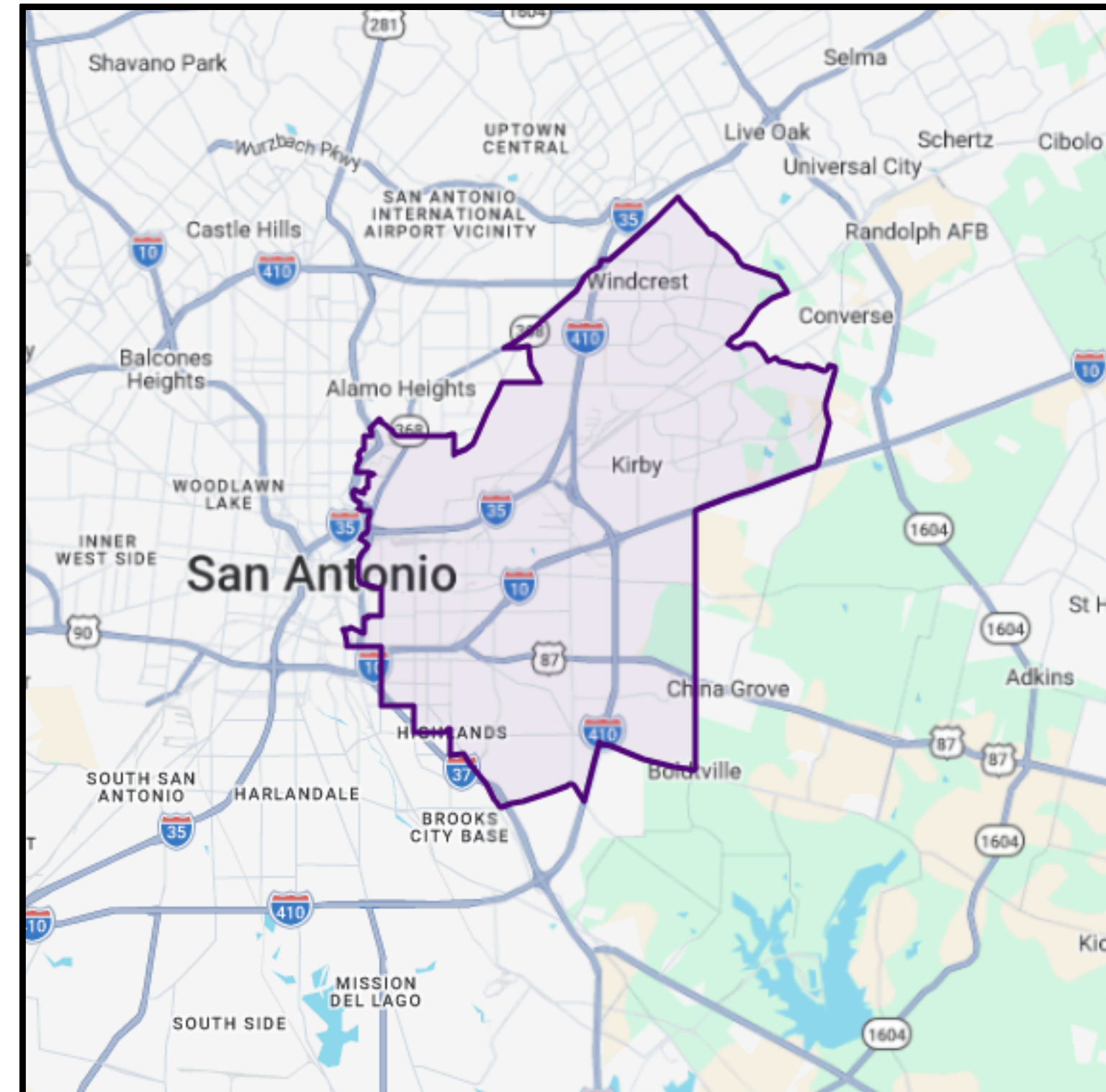


ARTICLE 3

The purposes for which this corporation is organized are: To establish an organization to coordinate activities of public and private agencies, individuals, and firms dedicated to utilizing resources to promote the general welfare and economic development of the City of San Antonio. These activities will include developing publicly approved real estate projects, developing community development projects, promoting and engaging in real estate acquisitions and development of other related programs directed toward achieving the economic stability and empowerment of the City of San Antonio Eastern Community. The corporation's objectives include: (1) to facilitate business development (2) to generate jobs (3) to serve as a principal planning agency (4) to coordinate development of "bricks and mortar projects" (5) to build economic development credibility through partnership and real estate development (6) to actively seek financial investors for Eastern Community projects and (7) to establish strong positive relationships with neighborhood organizations, faith communities and other Eastern Community groups and individuals.

Service Area

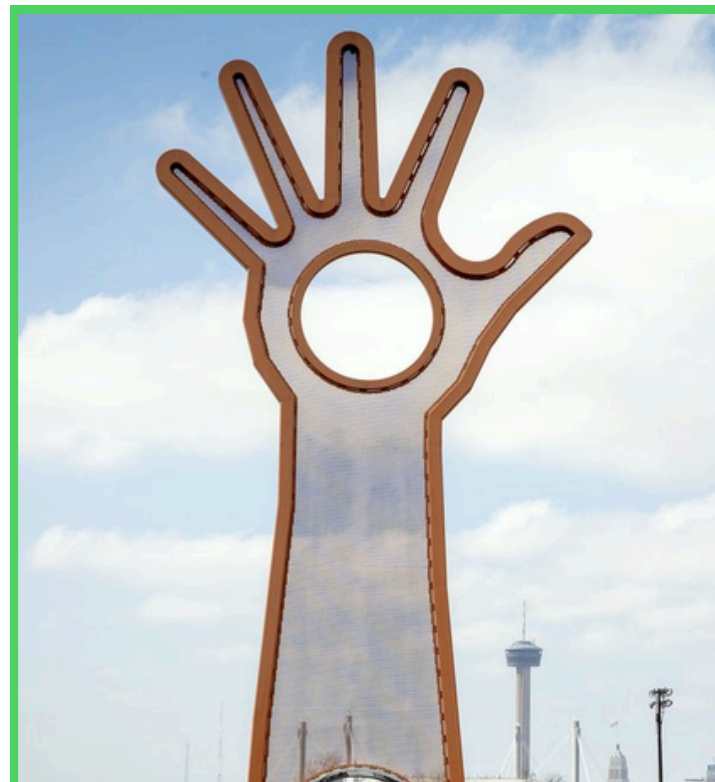
- ▶ 16.13% of San Antonio population
- ▶ ~5,880 businesses
- ▶ ~234,298 residents
- ▶ 59% identifying as Hispanic/Latino
- ▶ 19% identifying as Black/African American
- ▶ 57% Owner-occupied housing
- ▶ 43% Renter-occupied housing
- ▶ \$55,361 Median household income
- ▶ 6.3% Unemployment rate
- ▶ 19.9% Poverty rate



What Do We Do?



Support Small Businesses



Preserve Culture & Heritage



Community Development
(without displacement)

RECONNECTING COMMUNITIES PROJECT (RCP)

Project Overview



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 bury, cap, and transform sections of IH-10, IH-35, and IH-37 into green, pedestrian-friendly spaces.

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.

This effort aims to reconnect historically divided neighborhoods, enhance mobility, and spur economic development.

Project Goals



- ▶ **Reconnect communities:** re-stitching neighborhoods historically divided by highway infrastructure;
- ▶ **Enhance mobility options:** encouraging walking, biking, and public transit use, thereby reducing reliance on automobiles;
- ▶ **Improve economic development:** revitalizing surrounding areas by fostering walkability, increased foot traffic, and beautifying the area more attractive for small businesses, housing, and commercial investment;
- ▶ **Reclaim community spaces:** replacing sections of the highway with spaces that encourage community interaction and local business development, promoting more inclusive and accessible mobility options that are suited to the local context; and
- ▶ **Reduce speed and improve safety:** by capping sections of high-speed roadways, the Project will slow down automobile traffic in key areas and create safer, more welcoming spaces for non-automobile users.



Project Vision



We seek **an ambitious analysis** that explores the feasibility of retrofitting interstate highways (I-10, I-35, and I-37) as green spaces where people can **gain greater access** to housing, work, and play, while **moving freely and safely** across the Eastside.

REQUEST FOR QUALIFICATIONS (RFQ)



Scope of Work

- **Task 1:** Preliminary Planning and Partner Engagement
- **Task 2:** Community Engagement and Data Collection
- **Task 3:** Data Analysis and Reporting

Deliverables

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

Budget & Timeline

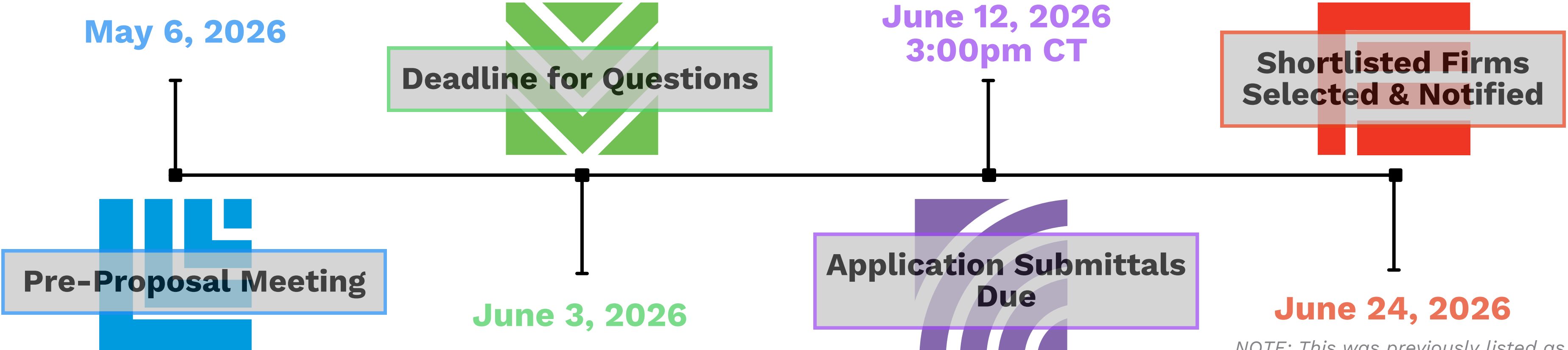
The total project budget: \$2,500,000

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.

Submittal Requirements

1. Letter of Interest
2. Project Approach
3. Project Team & Qualifications
4. Relevant Experience & References

Timeline



NOTE: The question deadline, originally set for June 9, was moved up at the request of attendees to the May 6 pre-proposal meeting to provide firms additional time to adjust submissions based on responses received.

NOTE: This was previously listed as "Interview Shortlisted Firms", update was made for clarity as firms will be notified to coordinate scheduling of interview by this date.

Q & A

Frequently Asked Questions

What keeps us up? What concerns SAGE about this grant?

Although SAGE has been provided reasonable assurance that this grant will not be delayed or canceled, we have no guarantee.

Additionally, SAGE has to strike the right balance of maximizing the depths of the community's imagination to redesign highways spaces, while being realistic about the time, cost, and probability of implementation.

Frequently Asked Questions

Did the federal administration make any changes to contracts?

The full grant awarded to SAGE, including the terms of contract, can be found on our Reconnecting Communities Project webpage. No changes were made to SAGE's grant, first awarded in January 2025 and contractually executed in February 2026.

Frequently Asked Questions

Do you have a standard contract for professional services or would this be negotiated at the next stage?

We do not have a standard contract for this project.

The terms of a contract for professional services will be negotiated with the firm deemed best qualified.

Frequently Asked Questions

For the Final Statements of Qualifications (SOQ), do cover letters, dividers, table of contents, or resumes count towards the 20-page limit?

Yes, 20-page limit for the Final SOQ includes all content - to include cover letters, dividers, etc. Standard page size of 8.5 x 11-inch should be used.

Frequently Asked Questions

Does SAGE have any DBE, HUB, and MWBE requirements?

We understand that certain government entities will usually require contractors to utilize small, for-profit businesses owned (at least 51%) by socially/economically disadvantaged individuals —primarily women and minority groups—to ensure fair opportunity for competing on federally funded transportation projects.

No, at this time, SAGE does not have any requirements for Disadvantaged Business Enterprise(s), Historically Underutilized Business(es), or Minority and Women-owned Business Enterprises.

Open Floor



CAMEO

Contact Us!

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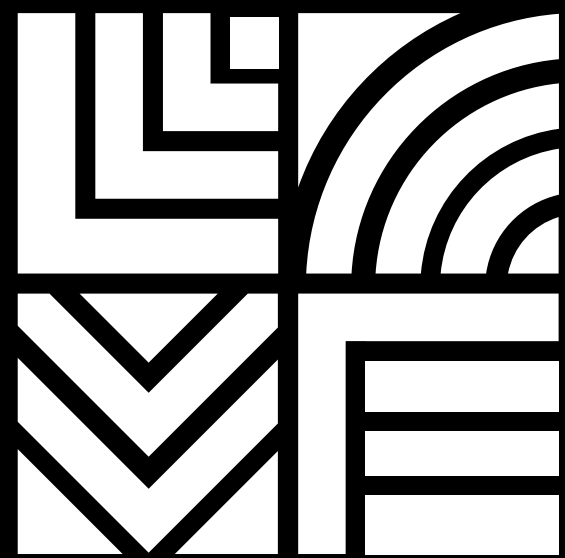
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Thank you!



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