

EAST ALDINE MANAGEMENT DISTRICT
REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL DESIGN SERVICES for PHASE III OF TOWN CENTER

The East Aldine Management District (EAMD) is soliciting Statements of Qualifications for professional Town Center design services for development of improvements to the existing site.

Project Background: The EAD Town Center is a 60-acre site located in unincorporated Harris County at 2800 Aldine Mail Route. The Town Center complex additions are the third phase of a multi-million-dollar project aimed at future economic development of the long-overlooked area between Bush Intercontinental Airport and downtown Houston.

The first phase of the complex included the Lone Star College East Aldine Campus with Avalos Early College High School, BakerRipley East Aldine Center with a non-profit clinic, and state of the art Harris County Sheriff's Office 911 Dispatch Center.

At the center of the complex is the 30,000 square foot EAMD office building (Phase II) surrounded by other community amenities, including the amphitheater and green space, a playground with a splash pad, a river-like water feature and beautiful fountain in a flood detention lake. There are also wide sidewalks and lush landscaping, with trees and native plantings that meander through the complex.

The third phase of the complex will be the development of 10 acre (100,000-300,000 square feet of multi-use space) to primarily include a mix of retail/commercial, as well as possible residential and community partner expansion space.

In 2024, the EAMD Board of Directors decided to enhance the Town Center amenities to improve the quality of the park appearance and increase utilization. The current East Aldine Town Center can be viewed here <https://aldinedistrict.org/towncenter/>.

About the East Aldine Management District: The East Aldine District was created by the Texas Legislature in June 2001 to enhance the physical, social, and economic wellbeing of Aldine. It is a governmental entity administered by a nine-member volunteer board of directors. Projects and services of the district are funded through a 1-cent sales tax that generates approximately \$13.6 million in annual revenue as of 2023. This sales tax was adopted by area voters in August 2001 and took effect on January 1, 2002, bringing the effective total tax rate within the district to 8.25 percent.

The 20-square-mile management district is located in unincorporated Harris County, 15 miles north of downtown Houston. It is bordered approximately by Little York, the Hardy Toll Road, Beltway, U.S. 59, and Homestead Road.

In August 2002, the board of directors adopted an eight-point Service and Action Plan to address Aldine's water/sewer infrastructure, transportation, environment, health, public safety, and economy. Since then, the district has taken direct action to fulfill the goals outlined in this plan.

More information about the East Aldine Management District can be found at <https://aldinedistrict.org/>.

Potential Scope of Work: The East Aldine Management District seeks to engage a firm to perform conceptual design through detailed design and construction services for the area designated as the Phase III improvements of the EAD Town Center.

The scope of work will include:

- Creation of a master plan for design and construction of Phase III, including options for retail/commercial development, optional residential and community partner/ agency expansion space; additional greenspace/amenities, seasonal lighting, outdoor sound system/speakers, and other enhancements
- Electrical work (underground) for around the designated areas to include lighting of landscaped paths.
- Signage (digital and wayfinding signs)
- PA System for bandstand and greenspace
- Splashpad and water feature (lazy river) enhancements

Submittal Requirements: If your firm is interested in submitting qualifications, please submit **six (6) hard copies and one (1) electronic copy to Veronica Sanches at 2909 East Aldine Amphitheatre Dr., Suite 200, Houston, TX 77039 no later than 3:00pm on Friday, July 26th, 2024.** Late submittals will not be accepted. Each firm is responsible for delivery of their submittal by the due date and time to the appropriate location. By submitting your response, it is understood and acknowledged that you have read and understood this RFQ and all its requirements. Please direct your questions to **Veronica Sanches at 832.677.0139** or via **email: vsanches@haweshill.com.**

Submittal Instructions: Prepare a statement of qualifications with a cover letter that illustrates your firm's history and contact information, project manager and roles of key personnel, personnel experience, at least three representative projects with current photos of finished products, references from public agencies. If submitting as a team with subconsultants, similar information should be provided for each subconsultant as appropriate. Please limit your response to twenty-five (25) pages. Responses shall be delivered in a sealed envelope or container clearly marked with the RFQ information. All responses submitted shall become the property of the East Aldine Management District.

Selection Criteria: Firms submitting qualifications will be evaluated based on the following criteria:

- 25% Past experience with Public Agencies and Management Districts.
- 20% Firm/Team reputation and experience in Professional Landscape Architecture Services.
- 20% Qualifications and experience of the Proposed Project Manager and team.
- 15% Clarity of roles of each firm and key personnel
- 10% Firm's local resources and location of local office as well as those of subconsultants, if any.
- 10% Firm/Team reflection of the multi-cultural diversity of the East Aldine community.

Award of Contract: The East Aldine Management District reserves the right to choose the landscape architecture firm or team whose submittal of qualifications to this solicitation will be most advantageous to its goals. The authority further reserves the right to reject any or all submittals or qualifications and to waive informalities and minor irregularities in submittals received. Firms not selected may request a debriefing after the EAMD board of directors has approved the selection of a successful design firm.



EAST ALDINE TOWN CENTER
 EAST ALDINE MANAGEMENT DISTRICT
 114-944

TOWN CENTER MASTER PLAN
 03-07-24



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