

REQUEST FOR PROPOSAL | HDMD / RFP- 230502
Lighting Designer as Consultant for the
Downtown Houston Pedestrian Lighting Framework for the
The Houston Downtown Management District

Addendum 01

RFP ISSUE DATE: Friday, April 14, 2023

ADDENDUM 01 ISSUE DATE: Wednesday, April 26, 2023

PROPOSAL DUE: **2:00 P.M., Tuesday, May 2, 2023**

Responses to questions received by HDMD per the RFP instructions are attached and incorporated as Addendum 01.

Questions Received By 2:00 P.M. April 25, 2023

Question Received: Friday, April 21, 2023, 3:09 PM

Q1: Does HDMD require photometric readings at each crosswalk, only when it is located at an intersection? There are crosswalks in the downtown area that are not at intersections.

A: There are a limited number of mid-block crosswalks in Downtown Houston. The authorized Consultant will be required to take photometric readings at approximately twenty mid-block crossings in addition to the intersections.

Question Received: Friday, April 21, 2023, 3:09 PM

Q2: Will HDMD help facilitate outreach to the private developers or property owners (mentioned in the Notes section, second paragraph after the bullets)?

A: See Page 4 of the RFP: *"...it is not anticipated at the outset that extensive engagement with private developers or property owners will be required as a design service. However, HDMD reserves the right to add stakeholder, developer, owner engagement to the basic services...."* For any private or public engagement, HDMD will initiate the engagement and define the facilitation protocol with the authorized Consultant.

Question Received: Friday, April 21, 2023, 3:09 PM

Q3: Is HDMD looking to include all lights (public and private) in the assessment?

A: Yes. See Page 2 of the RFP: *"Observe and document ambient effects generated by street lighting, landscape lighting (in-grade or tree canopy), building lighting (storefront, façade- or canopy-mounted), skywalk soffit lighting, transit station lighting, existing pedestrian lighting, parking lot flood lights or garage lighting, vehicular wayfinding lighting, banner pole lighting, and high-mast or under-bridge highway lighting."*

Question Received: Friday, April 21, 2023, 3:09 PM

Q4: Will the selected firm for this project be precluded from working on subsequent related projects?

A: No. Any proposer responding to this RFP, including the authorized Consultant, will not be precluded or prohibited from pursuing subsequent work with HDMD and DRA.

Question Received: Friday, April 21, 2023, 3:09 PM

Q5: In what units does HDMD prefer the lighting heat map to be?

A: Footcandles.

Question Received: Monday, April 24, 2023, 1:22 PM

Q6: Can more explanation be provided for the following PROPOSAL content requirement? Should we link to a project site in Google Maps?

“provide hyperlinks to at least three (3) specific projects of comparable scope both in the documentation phase report form and, as appropriate, to completed projects of similar scope.”

A: HDMD requests proposers provide links to past or current projects of comparable scope as hosted on the proposer’s or project’s respective website. The intent of this content requirement is to provide proposers flexibility to represent their firm’s work through website links. Furthermore, HDMD considers this RFP instruction as one that simplifies the graphic production of the Proposal while allowing respondents to fully showcase their past design efforts.

Question Received: Monday, April 24, 2023, 5:14 PM

Q7: Does HDMD have a date in mind for project completion?

A: See Page 5 of the RFP: *“The above meetings are to be generally conducted and delivered by the authorized Consultant during 2023. Based on the understanding of this RFP and included in the Proposal’s ‘Approach,’ each submitting Proposer is to provide an estimated timeline per work task for the duration of services, from project kick-off, through fieldwork, to analytic plan documentation, to development of recommendations, to delivery of the final report.”* Assuming a late-May project kick-off, HDMD forecasts project completion by late-2023.

Question Received: Tuesday, April 25, 2023, 12:06 PM

Q8: The RFP calls for a photometric objective analysis which includes a survey of existing illuminance levels over a very substantial area. Is the intention to survey existing illuminance levels for every pedestrian way on every city block within the boundaries shown on the RFP, or to recognize patterns that emerge during the survey and to document only typical conditions that are found for pedestrian ways with common dimensions, luminaire types, and layouts?

A: The intention of this RFP is to build a comprehensive understanding of existing lighting conditions in Downtown per the HDMD boundary map as provided. It is the proposer’s prerogative to define a reasonable lighting design approach to achieve this intention. While there may be some uniformity to street lighting patterns, uniform lighting effects and perceptions should not be assumed due to the variable effects of adjacent building and landscape conditions.

Question Received: Tuesday, April 25, 2023, 12:06 PM

Q9: The deliverables section mentions “photometric calculations.” Is this referring to the survey of existing illuminance levels, or to actual photometric calculations for potential solutions that would accompany our series of prioritized planning recommendations?

A: The primary lighting design task is to document and analyze existing lighting conditions to identify well-lit and under-lit areas. Existing illuminance levels are to be calculated. This Pedestrian Lighting Framework will identify priority areas for future lighting improvements. Subsequent design of future projects will involve photometric calculations for potential solutions.

Question Received: Tuesday, April 25, 2023, 12:39 PM

Q10: This is a large project with many submittal requirements. Two (2) weeks is limiting when pulling together a comprehensive proposal of this size. Will there be a time extension considered?

A: HDMD is not considering a time extension for receipt of Proposals.

Question Received: Tuesday, April 25, 2023, 12:39 PM

Q11: There is a reliance on field measurements and calculations throughout the RFP. There is not a clear definition as to what is to be measured in the field surveys – illuminance, luminance, uniformity, glare (objective or subjective), etc. This will determine how much time is needed to conduct lighting surveys on each streetscape.

A: Field measurements are to be illuminance at grade.

Question Received: Tuesday, April 25, 2023, 12:39 PM

Q12: Are any lighting implementation cost estimates required for this Project?

A: No. As future implementation may have an extended duration, the authorized Consultant will not be required to provide cost estimates as basic services.

Question Received: Tuesday, April 25, 2023, 12:39 PM

Q13: Can a local firm (Houston or Greater-Texas based) be added to the team to assist an out-of-region lighting design bidder in executing the field work and lighting surveys?

A: It is a proposer’s prerogative to team with a local firm for delivery of services. Supplementary information and associated costs should be incorporated in the Proposal for any joint venture.

Question Received: Tuesday, April 25, 2023, 12:39 PM

Q14: Notes on Page 3 of the RFP, include the statement: "The planning recommendations do not necessarily require the Lighting Designer's identification, selection, and specification of pedestrian lighting systems or manufacturers, though precedent examples and actual pedestrian lighting recommendations are encouraged." Can/should precedents consist of photographs and documentation of other successful pedestrian lighting applications? Can/should recommendations of general equipment be included to further document precedent suggestions?

A: Yes, it is acceptable to provide photographs, design documents, manufacturer cutsheets, equipment outline specifications, etc. of precedent examples. This future effort is a deliverable for the authorized Consultant, not a requirement of the Proposal.

Question Received: Tuesday, April 25, 2023, 12:48 PM

Q15: Would HDMD be able to provide security for any team(s) collecting data on the public streets at night or is that something we should factor into our fee?

A: HDMD does not anticipate the need for continuous security for overnight fieldwork. HDMD has 24-hour private security that can be dispatched for escort in the event the authorized Consultant feels security is warranted.

Question Received: Tuesday, April 25, 2023, 12:48 PM

Q16: Is a list of references acceptable or do they need to be physical letters?

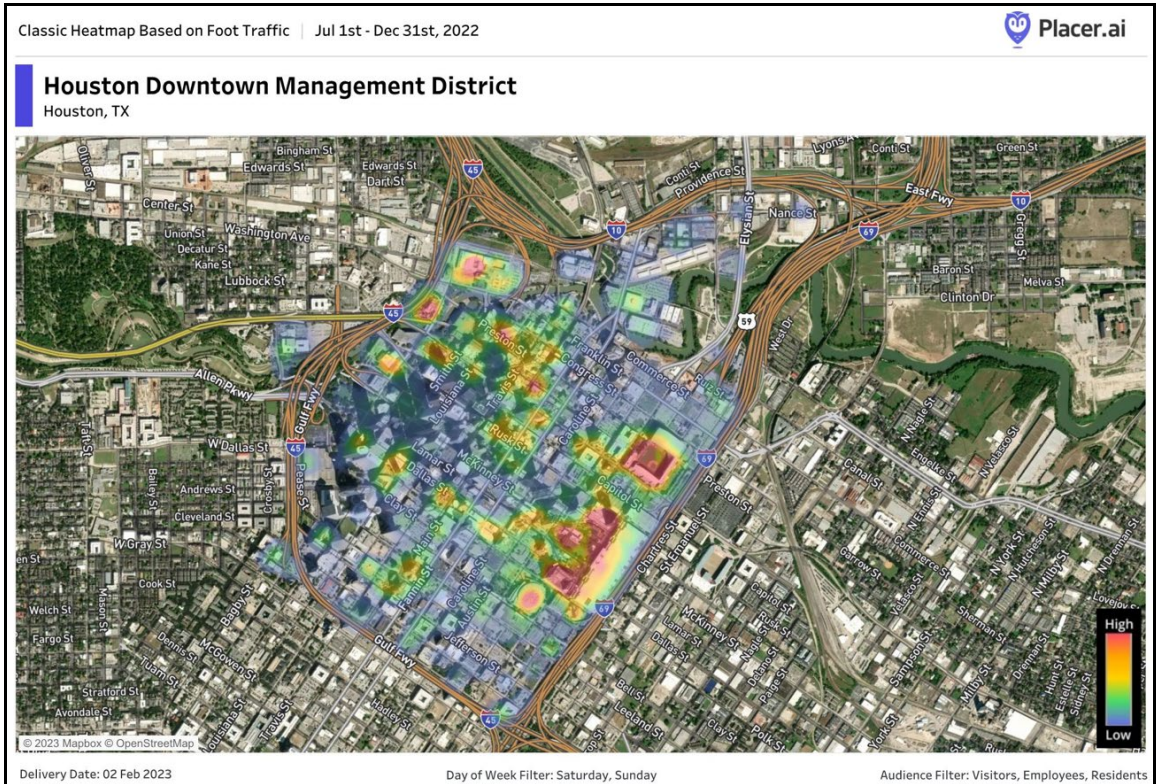
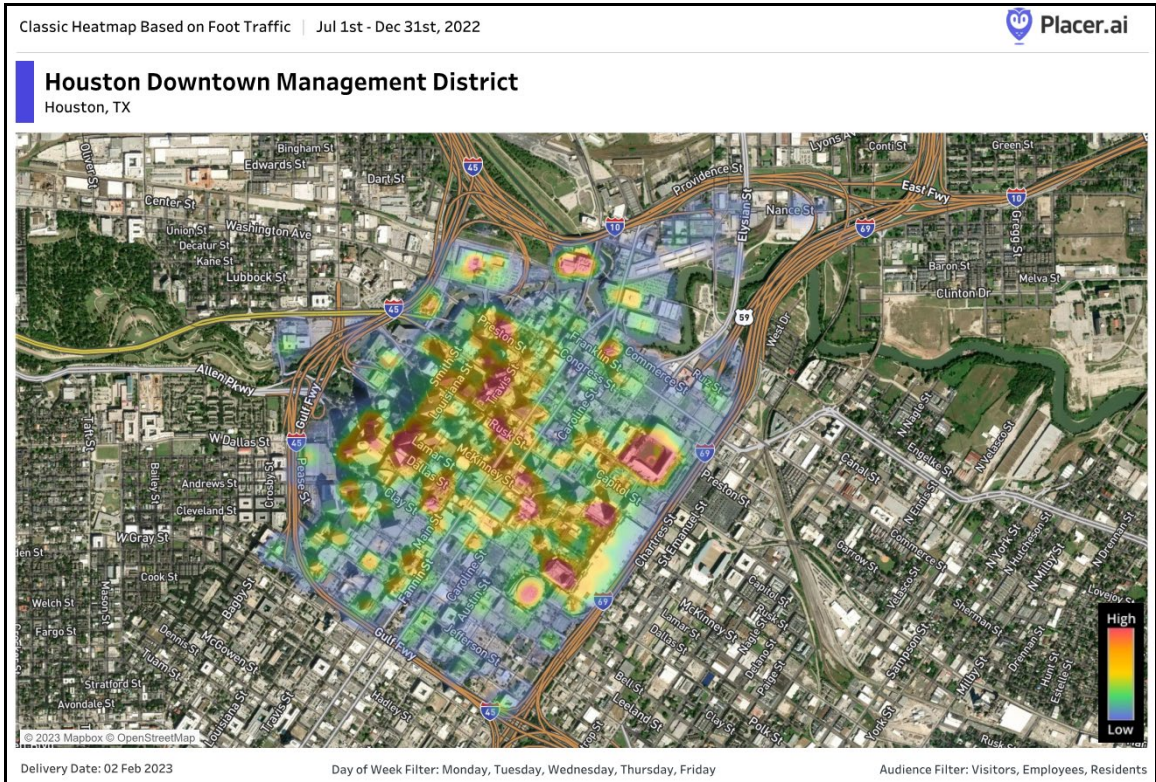
A: See Page 8 - 9 of the RFP: *"Proposer should provide reference letters specific to comparable projects as the HDMD-preferred Proposal content receiving favorable evaluation. However, it is also acceptable to provide references by name, company, contact information (phone and email), and project identification, for which HDMD may conduct reference inquiries."*

Question Received: Tuesday, April 25, 2023, 12:48 PM

Q17: Could you provide us with a graphic example of the data we could expect to receive from Placer.ai?

A: See attached examples, indicating weekday and weekend pedestrian activity for July 1 – December 1, 2022, within the HDMD boundaries.

Placer.ai Example



END OF ADDENDUM 01