

REQUEST FOR STATEMENT OF QUALIFICATIONS

COMMERCE CITY INFRASTRUCTURE PRIORITIZATION STUDY

July 15, 2026

The Urban Drainage and Flood Control District, d/b/a Mile High Flood District (MHFD) is seeking Statements of Qualifications (SOQ) from highly qualified professional consulting teams to support a stormwater and drainageway infrastructure prioritization study for Commerce City. MHFD, in coordination with Commerce City, intends to identify a consultant team with the experience, judgment, and facilitation skills to help shape a new, more holistic model for prioritizing stormwater and drainageway infrastructure as foundational city-building investments that are interwoven with broader implementation, funding, and growth decisions.

This is intended to be a qualifications-based selection process. MHFD is not requesting a formal technical proposal, detailed scope, or low-bid pricing approach at this stage. Rather, MHFD is seeking teams that can demonstrate relevant comparable experience, strong project leadership, and the ability to work collaboratively with MHFD and Commerce City to define the appropriate scope, process, and final study deliverables. Shortlisted firms may be invited to participate in interviews and roundtable discussions.

Project Intent

MHFD and Commerce City are seeking to move beyond a traditional stormwater project list. The purpose of this effort is to help define a more implementable and compelling model for prioritizing stormwater and drainageway infrastructure—one that recognizes stormwater and drainageway infrastructure should serve as a foundation for and be interwoven with transportation, parks and open space, pedestrian and mobility improvements, utility coordination, development readiness, tax-base growth, and broader city-building goals. Well-planned stormwater and drainageway infrastructure can do more than reduce flood risk; it can also create natural stream corridors, community assets, recreation opportunities, safer crossings, and more coordinated, lasting public infrastructure investments.

Ultimately, MHFD envisions this effort resulting in a practical decision-making framework that helps Commerce City identify, communicate, and prioritize stormwater and drainageway investments in the context of broader community objectives. Rather than producing only a traditional prioritized project list, the study should help establish a repeatable approach for evaluating infrastructure investments based on factors such as flood risk reduction, community benefit, alignment with adopted plans, implementation opportunities, funding and partnership readiness, lifecycle considerations, and coordination with other public and private investments. The resulting framework is intended to support future capital programming, funding decisions,

partnership opportunities, project sequencing, and advancement of implementable projects by Commerce City and MHFD.

This effort should be understood as an implementation strategy, not simply a ranking and scoring exercise. The goal is to help MHFD and Commerce City determine which drainageway investments should advance, why they matter, what other city priorities they support, what timing or partnership windows exist, and what practical next steps are needed to move priority projects toward delivery.

Why This Opportunity Is Distinctive

This effort provides an opportunity to help Commerce City and MHFD establish a citywide model for connecting stormwater and drainageway investment decisions with transportation, parks and open space, mobility, utilities, development, redevelopment, economic vitality, and long-term capital planning. MHFD and Commerce City are seeking a consultant team capable of combining infrastructure knowledge, strategic thinking, facilitation, data analysis, and implementation experience to create a model that is practical for Commerce City and potentially informative to other rapidly growing communities facing similar challenges.

The study should therefore emphasize implementation pathways over a traditional rank-and-criteria exercise. Consultant teams should be prepared to help convert prior plans and project concepts into a practical roadmap that addresses project bundling, sequencing, funding readiness, governance, and decision points.

MHFD welcomes multidisciplinary teams that combine national or multi-jurisdictional experience with an understanding of local and regional implementation conditions.

Description of Services

The selected consultant team will work with MHFD and Commerce City to help shape and support a stormwater and drainageway infrastructure prioritization study that is intended to:

- Align stormwater and drainageway infrastructure priorities with Commerce City's broader vision, including the Comprehensive Plan, Transportation Master Plan, and other capital planning efforts, so that stormwater and drainageway improvements are treated as an integral component of the City's other major initiatives;
- Identify and communicate why stormwater and drainageway investments are foundational to city implementation, growth, resilience, safety, economic vitality, quality of life, and flood risk reduction;
- Develop a practical framework for prioritizing stormwater and drainageway infrastructure projects in a way that supports future funding requests, implementation sequencing, and identification of opportunities where stormwater investments can be delivered concurrently with transportation, utility, parks, and development projects;

- Translate prioritized drainageway needs into implementation pathways that identify project bundles, partner roles, timing windows, funding and grant readiness, property or easement considerations, and next-step actions rather than stopping at a scored or ranked list;
- Consider how stormwater and drainageway needs are interwoven with transportation, channel improvements, bridge and crossing decisions, trails, parks and open space, pedestrian and mobility improvements, utilities, redevelopment, and major development goals;
- Help MHFD and Commerce City think differently about how drainage investments can unlock and strengthen other public and private investments across the city, including development outcomes, community connectivity, and long-term tax base objectives; and
- Produce an approach that is durable, understandable, and useful over time, including through staff and leadership transitions, while helping redefine what a modern project prioritization study can be for local governments facing long-standing implementation and funding challenges.

MHFD expects the selected consultant to bring relevant national or multi-jurisdictional perspective, but to work collaboratively with MHFD and Commerce City to determine the right scope and final product for this effort. The consultant will not be expected to respond to a fully prescribed work plan at this stage.

Anticipated Outcomes

The final scope will be developed collaboratively with the selected consultant. At a minimum, MHFD and Commerce City anticipate that the effort will address the following types of outcomes:

- An integrated understanding of relevant adopted plans, current and prior capital programs, drainageway recommendations, development initiatives, and infrastructure projects;
- A transparent and repeatable framework for evaluating and communicating stormwater and drainageway priorities;
- An implementation roadmap that distinguishes funded, near-term, development-triggered, partnership-dependent, and long-range drainageway opportunities;
- Identification of opportunities to coordinate or bundle drainage investments with transportation, utilities, parks, trails, development, redevelopment, and other public or private investments;
- A practical approach to project sequencing, funding and partnership readiness, and implementation;
- A one-build opportunity register that identifies where stormwater investments can be advanced with planned transportation, utility, parks, open space, redevelopment, or private development projects;
- Clear and accessible mapping, visualization, or communication tools that support staff, leadership, elected official, and public understanding;
- A process for maintaining and updating the framework over time; and

- Identification of a limited number of catalytic projects or project bundles that could be advanced following completion of the study.

These anticipated outcomes are not intended to prescribe the consultant's methodology or detailed work plan. MHFD and Commerce City are interested in the selected team's judgment and ideas for refining the scope, process, and final products.

Desired Consultant Qualifications

Firms interested in qualifying for this work should demonstrate experience and expertise in all, or a majority, of the following:

- Project prioritization studies, capital planning studies, or comparable implementation-focused infrastructure planning efforts for rapidly urbanizing municipalities, similar public agencies, or regions undergoing redevelopment and infill;
- Stormwater, drainageway, watershed, planning, and/or implementation-focused infrastructure studies that integrate with transportation, utilities, parks and open space, mobility, land use, redevelopment, development pressure, or broader municipal planning objectives;
- Helping clients define project scope, study structure, and final deliverables where the end product is intentionally not fully prescribed at the outset;
- Facilitating cross-department discussions and aligning technical priorities with broader organizational or community goals;
- Presenting complex infrastructure issues in a way that is understandable and compelling to executive leadership, elected officials, and the public;
- Identifying practical and defensible ways to tie infrastructure priorities to funding strategy, implementation timing, and best-value decision-making; and
- Serving as a collaborative thought partner capable of helping MHFD and Commerce City shape a new model for holistic project prioritization that reflects both infrastructure realities and broader city-building goals.
- Translating prioritization work into implementable capital programs, including project bundling, funding strategy, sequencing, governance, and clear next steps for public agency decision-making.

Method of Submittal

If your firm has the specialized expertise required for this effort and is interested in being considered, please submit a concise Statement of Qualifications electronically to rfq@mhfd.org no later than **5:00 PM MDT on August 21st, 2026**. Other delivery methods will not be accepted.

MHFD is intentionally requesting a concise qualifications package. Formal technical proposals, detailed scopes of work, and fee proposals are not requested at this stage.

Submittals should be brief and focused. As a general guide, MHFD recommends a maximum of fifteen (15) pages excluding cover letter, resumes, and rate sheets, unless otherwise authorized by MHFD.

Statement of Qualifications Content

Please address the following topics in your SOQ:

1. Firm overview, including office location(s), primary contact, and the proposed project manager and key team members who would be actively involved in the work;
2. Relevant experience on comparable efforts, with emphasis on municipal or public-sector studies that moved beyond traditional project ranking and addressed implementation, funding, or cross-department alignment for stormwater and drainageway infrastructure;
3. Up to five representative examples from municipalities or public agencies that best demonstrate your team's ability to support this type of work;
4. Provide one or more examples where your team helped a public agency move beyond project ranking and into implementation planning, including how recommendations were tied to funding, sequencing, partnership, capital programming, or project delivery decisions;
5. Describe the specific capabilities that distinguish the proposed team, identify the individuals who provide those capabilities, and explain how the team has applied them to produce successful outcomes on comparable assignments;
6. Describe the team's understanding of the opportunity presented by this effort and explain why the proposed team is particularly well suited to support MHFD and Commerce City;
7. Describe the team's experience and demonstrated ability to work effectively with executive leadership, elected officials, technical staff, and multiple departments within a single planning, prioritization, or implementation effort;
8. Describe the team's communication and facilitation approach, including how it builds trust, frames strategic conversations, facilitates consensus among diverse stakeholders, and translates broad ideas into practical and implementable outcomes;
9. Identify the availability and anticipated level of involvement of the proposed project manager and other key personnel, along with the team's capacity to perform the work within the anticipated timeframe; and
10. A rate sheet or summary of standard billing rates for key team members, including all proposed subconsultants. Rate information is requested solely to support subsequent contract negotiations and will not be evaluated or considered in the qualifications-based ranking of firms.

Selection Process

MHFD intends to evaluate submittals based on the qualifications and availability of the proposed key personnel; relevant comparable experience and demonstrated outcomes; strategic, technical, communication, and facilitation capabilities; understanding of the opportunity; collaborative approach; and capacity to successfully complete the assignment. Particular emphasis will be

placed on the qualifications and direct involvement of the individuals proposed to perform and lead the work. MHFD is seeking the most qualified team and the best overall fit for the assignment, not the lowest cost. Commerce City will participate in the review of SOQs, shortlisting, interviews, and consultant selection.

MHFD will place particular value on teams that can demonstrate how they have converted strategic prioritization efforts into implementable capital decisions, project bundles, funding strategies, and durable internal processes rather than producing only a static project ranking.

Following review of SOQs, MHFD anticipates shortlisting a limited number of firms for interviews and roundtable discussions. Shortlisted firms will not be expected to prepare a detailed scope of work, technical solution, or other substantial unpaid work product. Discussions will focus on the proposed team, relevant experience, judgment, working style, strategic perspective, collaborative approach, and ideas for working with MHFD and Commerce City to refine the appropriate scope and direction for the study.

MHFD reserves the right to select a consultant based on written qualifications alone, to conduct interviews, to request additional information, or to reject any or all submittals.

RFQ Schedule

Activity	Date
Documents available on BidNet and MHFD website	July 15, 2026
Optional Virtual Information Meeting	July 28, 2026
Consultant written questions due	July 31, 2026
Responses to questions posted	August 5, 2026
SOQ submittals due	Friday, August 21, 2026 (5:00 PM MDT)
Evaluation Committee Review	August 24–28, 2026
Interviews / roundtable discussions with shortlisted firms	Week of August 31, 2026
Consultant selection	Friday, September 4, 2026

Inquiries

All questions to obtain clarification of the SOQ requirements shall be submitted in writing to rfq@mhfd.org. No inquiries will be accepted after the date specified in the Consultant Selection Schedule. MHFD's response to inquiries will be published on the MHFD website after the "Final response to questions" deadline listed in the Schedule.

Additional Information

- MHFD anticipates that the selected consultant will work closely with Commerce City and MHFD staff in shaping the final scope, process, and deliverables for this effort.
- MHFD and Commerce City anticipate active participation from relevant technical, planning, capital-programming, development, parks, finance, and leadership staff. The selected consultant will be provided access to available adopted plans, capital-program information, drainage studies, GIS resources, and other relevant background materials.
- MHFD and Commerce City have established an anticipated professional-services budget of approximately \$300,000 for this effort, subject to negotiation of the final scope of work and fee with the selected consultant.
- MHFD anticipates initiating the work promptly following consultant selection. The final schedule will be established collaboratively with the selected consultant based on the agreed-upon scope and availability of key personnel.
- MHFD anticipates selecting the most qualified consultant team and subsequently negotiating a detailed scope of work and fee. Consultants are not expected to develop a detailed scope, work plan, or fee proposal as part of their SOQ submission.
- MHFD is interested in attracting highly qualified teams, including firms that may not typically work with MHFD, and encourages submittals from consultants with strong comparable experience from other regions of the country.
- This solicitation is intended to identify a consultant team capable of helping MHFD and Commerce City define a new, more holistic approach to prioritizing stormwater and drainageway infrastructure—one that makes a clearer case for these investments as foundational community infrastructure and strengthens implementation, funding strategy, and cross-department alignment.
- The final work product should emphasize implementable pathways, decision points, and coordinated delivery opportunities rather than simply assigning priority scores to standalone drainage projects.

Point of Contact

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