



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

Request for Qualifications

**Professional Services for The Stitch:
Accelerating Urban Revitalization with
Innovative Finance**

September 23, 2026

Statements of Qualifications are due Wednesday, October 14, 2026, 1:00 P.M.

GENERAL

In accordance with Nebraska Consultants' Competitive Negotiation Act ([Neb. Rev. Stat. §81-1702](#)), the Brooks Act ([40 USC 1101](#)), and [23 CFR 172.5](#), the State of Nebraska, Department of Transportation (NDOT), is issuing a Request for Qualifications (RFQ) for The Stitch: Accelerating Urban Revitalization with Innovative Finance. Qualified consultants are invited to submit a statement of qualifications as outlined below. NDOT's website referred to in this document is located at: <http://www.dot.nebraska.gov/business-center/consultant/>

All consultants interested in providing professional services for NDOT are strongly encouraged to review NDOT's template [Standard Professional Services Agreement](#), [Sample Fees and Payments Exhibit](#), and [Insurance Requirements for Professional Service Providers](#), as well as the IFAC cooperative agreement included as Attachment A, prior to responding to this RFQ. By submitting a statement of qualifications in response to this RFQ, Consultant, and all subconsultants, agree to meet the substantive requirements of these documents. These documents can be found on NDOT's website. An agreement will not be executed unless consultant provides a current overhead (indirect cost rate) schedule and proof of meeting the insurance requirements in the form of an [Insurance ACORD](#). Further information regarding insurance, including a [checklist](#) to assist in submitting an acceptable insurance certificate, can be found at <https://dot.nebraska.gov/business-center/consultant/insurance/>.

This RFQ does not commit NDOT to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services. NDOT reserves the right to award contracts to more than one qualified consultant, to accept or reject any or all responses received as a result of this request, to negotiate with any qualified consultant or to modify or cancel in part or in its entirety the RFQ, if it is in the best interest of NDOT to do so.

Nebraska Public Records Act

In accordance with Nebraska Revised Statute [84-712](#) et.seq., Nebraska Public Records Act, documents provided to NDOT are public records subject to disclosure unless consultant requests in writing that documents must be kept confidential and can demonstrate that such records are confidential under federal or state law.

Required Title VI Non-discrimination General Assurance

The Nebraska Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the

Regulations, hereby notifies all bidders/offerors that it will affirmatively insure {ensure} that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

BAB IFAC Cooperative Agreement Requirements and Certifications

This procurement is funded through a U.S. Department of Transportation BAB IFAC Grant Program Cooperative Agreement. The selected Consultant and all applicable subconsultants shall comply with the terms of the Cooperative Agreement that apply to contractors and consultants, including applicable provisions of 2 CFR part 200 and Appendix II thereto, debarment and suspension requirements, delinquent federal tax liability and federal felony certifications, restrictions on lobbying, text-messaging-while-driving requirements, Title VI and nondiscrimination requirements, access to records, record retention, and other applicable federal provisions. The Consultant shall incorporate all required provisions into applicable subcontracts and lower-tier agreements. Required certifications and contract clauses will be included in or attached to the final professional services agreement.

STANDARD WORK CATEGORIES

Standard Work Categories anticipated on this project are listed below. Consultant/team must be certified in the following Standard Work Categories. Information regarding the [Standard Work Categories](#) can be found on NDOT's website.

- 102 Transportation Planning
- 250 Public Involvement

SCOPE OF SERVICES

Overview of the work

The Nebraska Department of Transportation (NDOT) is seeking a qualified consultant team to provide expert advisory services evaluating **The Stitch: Accelerating Urban Revitalization with Innovative Finance**, a project funded through the U.S. Department of Transportation's Build America Bureau (BAB) Innovative Finance and Asset Concession (IFAC) Grant Program. Housed within NDOT's Office of Innovative Finance, this project will determine the financial, technical, legal, and strategic viability of redeveloping a 20-acre NDOT-owned parcel of urban right-of-way beneath and adjacent to the I-480/Dodge Street interchange in Omaha, Nebraska. The Stitch originated as a locally driven effort, led by the Omaha Chamber of Commerce with support from the Urban Land Institute (ULI), to transform the site into an active mixed-use development including housing, retail, and commercial space.

NDOT requires independent consultant analysis to determine how a Transportation Infrastructure Finance and Innovation Act (TIFIA) loan, public-private partnerships (P3s), and asset concession could enhance the project in a fiscally responsible manner, while ensuring regional transportation demands continue to be met. This effort is a direct extension of NDOT's Regional Infrastructure Accelerator (RIA) program, Accelerating Critical Connections for Elevating Livability in Nebraska (ACCEL-NE), and is intended to demonstrate a replicable model for federal-state-local economic development partnerships involving urban interstate infrastructure.

The Consultant will be procured to support NDOT throughout the 36-month IFAC grant period. This procurement is issued on a subject-to-funding basis; NDOT's obligation to execute a contract, and the scope and terms of any resulting agreement, are contingent upon final grant award execution and the availability of federal funds. NDOT reserves the right to modify, delay, or cancel this procurement if award terms change or funding is not finalized. The work will follow the four-task workplan outlined in NDOT's IFAC grant application, along with the Project Management, Monitoring and Grant Reporting Support Task identified in this Scope of Services:

Project Management, Monitoring and Grant Reporting Support Task (Months 0-36)

Objective: The Consultant will assist NDOT in satisfying the monitoring, performance, and reporting requirements of the IFAC Cooperative Agreement. NDOT will retain responsibility for official certifications, financial submissions, and transmittal of reports to USDOT. Consultant support shall include preparation and maintenance of the Project Management Plan, project schedule, milestone and deliverable tracker, project risk management plan and risk register, performance-measure tracking, quarterly narrative report drafts, semiannual performance report drafts, supporting information for financial reports, participation in BAB meetings (including preparation of materials and minutes), asset-information submissions, responses to site visits and desk reviews, and the draft closeout report.

Task 1: Financial Feasibility and Revenue Analysis (Months 0-12)

Support NDOT in independently validating the financial and economic case for The Stitch. Key duties include:

- **Financial Assessment:** Conduct a comprehensive financial assessment of The Stitch, including a detailed cost-benefit analysis and comparative value analysis, independently validating the cost estimates and assumptions developed by the Urban Land Institute (ULI) Technical Assistance Panel.
- **Revenue Analysis:** Evaluate potential revenue streams, including value capture mechanisms, and model sustainable revenue options that support TIFIA loan eligibility requirements in the event a TIFIA loan is determined feasible and appropriate.
- **Financing Viability:** Model the financial viability of various financing options, including, but not limited to, a TIFIA loan, asset concession, value capture, and private investment, to demonstrate value for money to NDOT and its public and private partners.

Task 2: Risk and Procurement Alternatives Analysis (Months 6-18)

Lead the identification and evaluation of project risks and delivery alternatives. Key duties include:

- **Risk Identification:** Identify and evaluate mitigation strategies for risks associated with The Stitch, including environmental, legal, political, and technical risks specific to modifying an existing, functional interstate interchange.
- **Delivery Method Analysis:** Analyze different project delivery methods to determine the most suitable approach, including evaluation of optimal risk allocation between public and private partners.

- **Procurement Protocols:** Develop risk mitigation strategies and procurement protocols that ensure transparent, accountable processes while maximizing competitive interest from qualified private partners and meeting federal compliance requirements.

Task 3: Partnership Structure and Asset Concession Strategy (Months 12-30)

Lead the evaluation of partnership and asset disposition alternatives to recommend an optimal path forward. Key duties include:

- **Partnership Structure Evaluation:** Evaluate alternative partnership structures, including direct asset concession, public-private partnership arrangements, or hybrid models that balance NDOT's interests with development objectives.
- **Asset Disposition Analysis:** Conduct comparative analysis of asset disposition options, assessing the financial, legal, and operational implications of transferring assets versus retaining ownership while allowing private development rights.
- **Recommendations and Implementation Framework:** Develop recommendations for the most advantageous partnership structure based on risk allocation, revenue potential, regulatory compliance, and alignment with NDOT's strategic objectives, including preparation of an implementation framework for the recommended approach.

Task 4: Legal and Regulatory Strategy (Months 16-32)

Provide legal and procedural expertise to support implementation of the recommended partnership structure. Key duties include:

- **Legal Requirements Analysis:** Analyze the requirements for implementing the recommended partnership structure, including identification of necessary legal agreements, regulatory approvals, and compliance frameworks.
- **Regulatory Roadmap:** Assess regulatory and statutory challenges specific to the chosen approach while developing road maps for required approval processes and identifying potential legal obstacles that must be addressed in future phases, including any subsequent Interstate Access Justification Report (IAJR) process under 23 CFR 624.11 and 23 CFR 624.9.
- **Leadership Guidance:** Prepare comprehensive legal and procedural guidance for NDOT leadership to understand the requirements, timelines, and resource commitments associated with advancing the recommended partnership model through future implementation phases.

In summary, duties will include independent financial feasibility analysis, risk and delivery method assessment, partnership structure and asset concession strategy development, and legal and regulatory roadmap preparation, culminating in a recommendation on whether and how NDOT should proceed with The Stitch.

Qualifications, Knowledge and Experience

The Consultant team must demonstrate substantial experience and knowledge in the following areas:

- **Required Experience, Licenses, and/or Certifications:**

- Demonstrated experience (preferably 10 years or more) in financial feasibility analysis, asset concession, and public-private partnership structuring for transportation or urban infrastructure projects.
- Proven experience assisting public agencies with innovative finance mechanisms, including TIFIA and other Build America Bureau credit assistance programs.
- Experience evaluating real estate development feasibility, market value, and highest-and-best-use analysis for public rights-of-way.
- A demonstrated track record of successfully structuring or achieving financial close on complex infrastructure or urban redevelopment projects involving asset concession or P3 delivery.
- Experience working with a broad range of public, private, and institutional stakeholders (state DOTs, municipalities, chambers of commerce, and private developers) on urban infrastructure and economic development initiatives.
- **Required Knowledge of Relevant Manuals, Guidelines, and Regulations:**
 - **Innovative Financing:** Deep understanding of innovative financing mechanisms, such as USDOT credit assistance programs, value capture (e.g., Tax Increment Financing), asset concession structures, and P3 arrangements.
 - **Federal/State Regulations:** In-depth knowledge of federal, state, and local laws related to interstate right-of-way disposition, interchange modification requirements (23 CFR 624), and project delivery and financing compliance.
 - **Industry Standards & Guidelines:** Expertise in project evaluation methodologies such as cost-benefit analysis, Value for Money (VfM) analysis, qualitative risk assessment, and real estate market/revenue forecasting. Knowledge of the Build America Bureau's Credit Programs Guide is required.

Software and Equipment Requirements

The Consultant shall be responsible for providing all necessary software, hardware, and equipment to perform the required services. Software must be compatible with NDOT systems. The Consultant should have proficiency in software related to financial modeling, real estate/development pro forma analysis, risk analysis, and Geographic Information Systems (GIS) for transportation and land use planning.

Expectations for the Deliverables

The Consultant will produce a series of key deliverables corresponding to the four technical work plan tasks, along with the Project Management, Monitoring and Grant Reporting Support Task. NDOT retains the right to review all draft and final work products prior to final submission. All deliverables must be provided in professionally formatted electronic files compatible with NDOT standards.

- **Project Management, Monitoring and Grant Reporting Support Task Deliverables (Months 0-36):**

- Project Management Plan: Prepared pursuant to the cooperative agreement, including maintenance of a project schedule, project budget, milestone tracker, log of status of deliverables, and a Risk Management Plan.
- Monthly Consultant Status Summaries: Addressing completed activities, upcoming work, schedule, risks, decisions, budget status, and performance metrics.
- BAB Meeting Participation, Quarterly Narrative-Report Packages and Preparation of BAB Meeting Materials.
- Semiannual Performance-Report Packages: Tied to the cooperative agreement's goals and metrics.
- Closeout Report Support: Including findings, effectiveness, lessons learned, best practices, and next steps.
- Documentation Support: Including audits, desk reviews, site visits, invoice support documentation, and record retention.
- **Work Plan Task 1 Deliverables (Months 0-12):**
 - Independent financial feasibility and cost-benefit analysis report, including comparative value analysis.
 - Revenue and value capture analysis.
 - Financing options memorandum comparing TIFIA, asset concession, and P3 structures.
- **Work Plan Task 2 Deliverables (Months 6-18):**
 - Risk register and mitigation strategy report addressing environmental, legal, political, and technical risks.
 - Delivery method evaluation and recommended procurement protocols.
- **Work Plan Task 3 Deliverables (Months 12-30):**
 - Partnership structure and asset disposition comparative analysis.
 - Partnership Structure Strategy Report with implementation framework and recommendation.
- **Work Plan Task 4 Deliverables (Months 16-32):**
 - Legal and regulatory roadmap identifying required agreements, approvals, and compliance frameworks.
 - Comprehensive leadership guidance memorandum on requirements, timelines, and resource commitments for future implementation phases.

The work will be completed as arranged and agreed upon by the parties, following the 36-month Work Plan. The final work products will be used by NDOT to determine whether to proceed with subsequent engineering study, Interstate Access Justification Report (IAJR), and other subsequent project phases for The Stitch.

DETAILS

It is anticipated that three (3) consultants will be short-listed for interviews, with one (1) consultant being awarded the contract for the work. The evaluation criteria to be used for the short-listing and final selection are outlined below. The payment method for the contract may be Lump Sum, Cost Plus Fixed Fee, or Specific Rates of Compensation.

NDOT reserves the right to abandon or terminate any contract at any time and either re-advertise services or utilize its own forces. NDOT also reserves the right to accomplish services for future phases on all projects with the selected consultant, select another consultant, or utilize its own forces.

NDOT will not hold a briefing. All information is contained within this RFQ and on NDOT's website. If additional information is deemed necessary, it will be posted on the same web page as this RFQ and will be labeled as an update. Consultants interested in this RFQ are responsible for checking for updated information.

Interested consultants must be certified by NDOT or have a completed certification form on file with NDOT prior to the deadline identified in the Schedule of Activities. Instructions for completing the NDOT Annual Consultant Certification form is available at: <https://dot.nebraska.gov/media/g1qb344b/cert-instruc-annual-certification.pdf>

Please submit your Drug-Free Workplace Policy (DF Policy) separate from the response to this RFQ ([DF Policy Example](#)). The DF Policy is a one-time submittal to NDOT. Please do not re-submit unless your DF Policy has changed or you never have previously submitted a DF Policy. While the DF Policy is not a submittal requirement, all consultants must have an acceptable DF Policy on file prior to the deadline identified in the Schedule of Activities. If necessary, the consultant's DF Policy may be submitted via email to: NDOT.PDAnnualCertification@nebraska.gov

Please do not call or write NDOT staff for information regarding the services in this RFQ. Email all inquiries/questions to NDOT Procurement Engineer, at: ndot.pdRFQinfo@nebraska.gov or call (402) 479-4778.

EVALUATION CRITERIA

Short List (70 pts)

A. QUALIFICATIONS (30 PTS)

- Qualifications of the project manager and key team members to perform the work.
- Qualifications and capability of key subconsultants to perform the work.
- Applicability and relevance of comparable projects (financial feasibility studies, asset concession/P3 transactions, urban redevelopment on transportation right-of-way) provided by the Consultant and key subconsultants.
- Knowledge and experience with TIFIA credit assistance, asset concession, and P3 transaction structuring as applicable to the scope of services.

B. PERFORMANCE DATA (15 PTS)

- Performance evaluations by NDOT regarding the past work of the Consultant.
- Adherence to applicable standards and completeness of previous submittals to NDOT or other clients consultant has worked for on similar projects.
- Project schedule adherence on previous work performed by consultant for these types of services.
- Cooperation with NDOT staff on previous projects.
- If firm has no experience with NDOT, review information obtained from Consultant's references for Consultant's performance with other states, local governments, or appropriate clients. The team should list a minimum of two (2) references in their proposal.

C. UNDERSTANDING OF THE SERVICES TO BE PROVIDED (25 PTS)

- Consultant demonstrated they understand the nature and scope of the work to be performed under this agreement.
- The consultant has recognized and identified special circumstances to be considered, including the interchange's development history, buried bridge structures, and the need to preserve the transportation function of the asset.
- Consultant provided a logical and organized approach to complete tasks and resolve issues.

Final Selection (30 pts, 100 pts total)**D. DISCUSSION OF FOCUS AREA TOPICS (20 PTS)**

1. Consultant's interview presentation was clear and concise.
2. Consultant showed knowledge and understanding of topics.

E. COMMITTEE Q&A SESSION (10 PTS)

1. Consultant answered committee questions logically and thoroughly.

SCHEDULE OF ACTIVITIES	Date (2025)	Time (CST)
RFQ posted	September 23 - October 14	
Last day questions will be accepted	September 30	4:00 PM
Last day Q&A or updates to RFQ may be posted	October 7	4:00 PM
NDOT Form 497 & Drug-Free Workplace Policy on file at NDOT	October 14	1:00 PM
Statement of Qualifications Due	October 14	1:00 PM
Post Short-List Consultants & Interview Schedule	October 23	4:00 PM
Interview	November 3	9:00 AM- 12:00 PM
Post Final Selections	November 6	4:00 PM

NOTE – Shortlisted Firms may be asked to provide verification that they and all subconsultants have submitted their indirect cost rates and certifications for their latest fiscal year. Latest fiscal year means the last fiscal year with an end date no more than 6 months in the past.

SUBMITTAL OF QUALIFICATIONS

All information must be received by the deadline identified in the Schedule of Activities. No exceptions to this deadline will be given.

One (1) electronic copy (PDF format) of your firm's statement of qualification (SOQ) must be submitted using the Online "[SOQ Submittal Form](#)" link found on the Consultant Services Business Opportunities page. Please "reduce file size" of PDF before submitting.

Submittals are to include the following in the order given below:

1. Front cover to include the consultant, subconsultants (if applicable), and number and title of the RFQ.
2. A letter of interest not to exceed one (1) page.
3. Organizational Chart not to exceed one (1) page.
4. A narrative responding to the established evaluation factors not to exceed five (5) pages.
5. A maximum of five (5) pages of additional supportive material such as charts, tables, resumes, or photos.
6. [NDOT Form 498, "Architect, Engineer, & Related Services Supplement to Statement of Qualifications" \(MS Word version\)](#) not to exceed six (6) pages for the consultant and six (6) pages for each subconsultant. A separate NDOT Form 498 must be submitted for each subconsultant to be used.

Additional submittal requirements are:

1. All narrative-related material in the submittal must be formatted for 8½ x 11 paper, single or double spaced. Font size for narrative text no smaller than 11 point.
2. Submittal covers and dividers between the sections are allowed and not included in the page limit.

INTERVIEWS

NDOT's selection committee will conduct interviews with the short-listed consultants via Microsoft Teams on the date and time specified in the Schedule of Activities. Interviews will be capped at 30 minutes, followed by up to 15 minutes of Q&A. Consultant may contact the Procurement Engineer to make any special arrangements.

NDOT will make every effort to post the short-listed consultants and interview schedule on NDOT's website prior to the deadline identified in the Schedule of Activities.

Upon completion of scoring and approval of the Deputy Director, NDOT will post the final selections on NDOT's website prior to the deadline identified in the Schedule of Activities, or as soon as possible.

Vicki Kramer, Director
Nebraska Department of Transportation

EQUAL OPPORTUNITY EMPLOYER