



FY2027

Consultant
Acquisition Plan
Industry Meeting

08/11/2026

Agenda

- › Meet the THEA Team
- › THEA Overview
- › THEA FY27 CAP
- › Procurement Information
- › THEA Expectations
- › Q&A

Meet the THEA TEAM



Greg Deese

Director of Infrastructure



Manny Flores

Design Project Manager



Bob Frey

Planning Manager



Brian McElroy

Construction Project Manager



Anna Quiñones

GIS Manager



Pedro Leon

IT Project Manager



Toni-Catherine Atkins

Procurement Manager



Judith Villegas

ITS Manager

WHO IS THEA?

THEA IS AN AWARD WINNING AND DYNAMIC TRANSPORTATION AGENCY

THEA owns, manages, and operates the Lee Roy Selmon Expressway, Meridian Avenue, Brandon Parkway, and the Selmon Greenway. We are committed to bringing the best technology and most innovative mobility solutions to address emerging transportation challenges while building the roadway of the future.

Enriching lives by connecting communities.



System Overview



THEA History

1976

Original Open Date

Initial limits from Gandy Bridge to Downtown Tampa

1986

System Extension

Expanded from Downtown Tampa to I-75

2007

Reversible Express Lanes (REL)

Florida's first reversible lanes & first all-electronic tolling system in the state

2013

Enabling Legislation Change

Gained ability to work in surrounding counties beyond Hillsborough

2021

Selmon West Extension

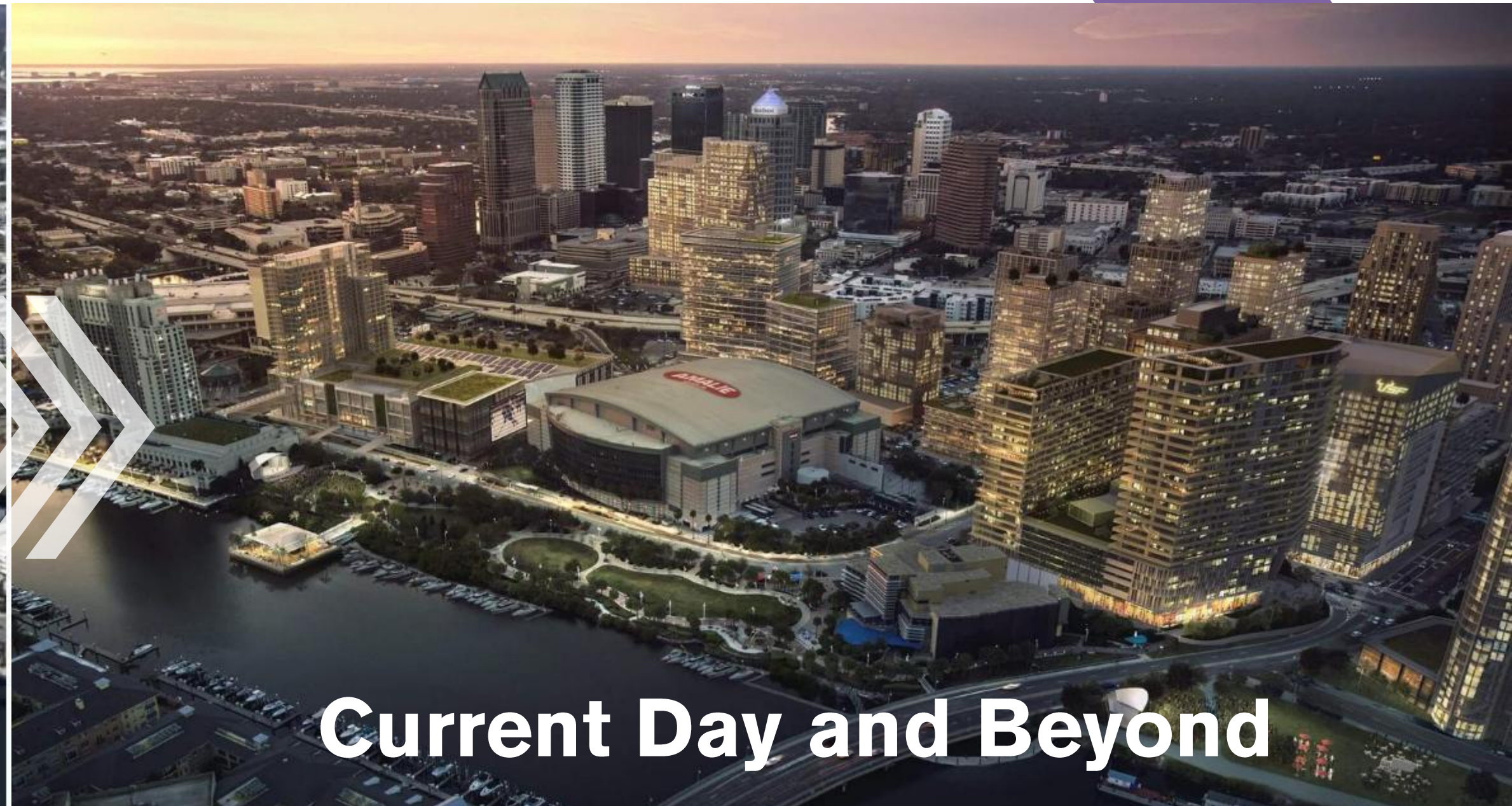
New western extension opened, expanding regional connectivity

SETTING THE STAGE FOR GROWTH & INNOVATION

Tampa Bay is one of the fastest-growing regions in the U.S.

- Hillsborough county's population projected to exceed **2 million by 2050** - that's half a million new residents, an increase of **36% since 2020 counts***
- Hillsborough county's jobs are projected to reach **1.4 million by 2050** - a **45% increase since 2020***
- **80%** traffic increase on Selmon Expressway over the past **10 years.**

DOWNTOWN: TAMPA'S NEW PLAYGROUND



REGIONAL CONNECTIVITY

Regional challenges require regional solutions.

Priorities:

- › Improved Alternative East West Connection
- › Deeper Downtown Integration
- › Strategic Development of New Routes
- › More to come...

THEA APPROVES

\$767.7M

WORK PROGRAM

TAMPA HILLSBOROUGH
EXPRESSWAY
AUTHORITY

**THE PROGRAM STRENGTHENS MOBILITY, MODERNIZES
OPERATIONS, AND PREPARES TAMPA BAY FOR FUTURE GROWTH**

83% (\$635M)

**DIRECTED TOWARD ENHANCEMENT
AND CAPACITY PROJECTS**

15%

**TOWARD PRESERVATION
AND REHABILITATION**

2%

**TOWARD PROGRAMMATIC
INITIATIVES**

Downtown Viaduct Feasibility Analysis



Planning

Feasibility analysis to evaluate opportunities to improve mobility, safety, operations, and capacity within the Downtown Viaduct corridor and adjacent roadway network. Services will include transportation planning, traffic analysis, operational assessments, technology evaluations, stakeholder coordination, and development of feasible improvement alternatives with implementation recommendations and planning-level cost estimates.



Bob Frey
THEA Project Manager

Last Date for
Marketing Meetings

8/31 & 9/2/2026

Advertisement Date

10/21/2026

Shortlist Date

1/25/2027

Final Selection Date

3/22/2027

Estimated Start Date

5/21/2027

Estimated
Contract Amount

\$1,000,000

FDOT Major
Types of Work

13.6

FDOT Minor
Types of Work

**3.2, 3.3, 4.2.1,
4.2.2, 6.1, 6.2,
6.3.1, 6.3.2,
7.1, 8.1**

Evaluation Committee Members



Bob Frey



Greg Deese



Manny Flores

Downtown Viaduct Feasibility Analysis

Project Priorities

- › Infrastructure and operational improvements to ready the Downtown Viaduct for the next 30 years.
- › Congestion relief strategies that can be implemented over the 30-year planning horizon.
- › Integrated corridor management concepts that leverage ITS, AI and operational technologies.
- › Data-driven safety improvement recommendations.
- › Implementation-ready alternatives with realistic phasing, costs and risks.
- › Stakeholder and regional partner alignment with FDOT, City of Tampa, Port Tampa Bay, and private development interests.



Parks Design
Grouping Contract



Manny Flores
THEA Project Manager

Design

This contract covers design of proposed park facilities. Anticipated park designs include 12th Street Park, Meridian Trail and Storm Water, Bay to Bay Park and Selmon Greenway from 12th Street to 19th Street.

FDOT Major
Types of Work

3.1, 15.0

FDOT Minor
Types of Work

6.1, 6.2, 6.3.1, 7.1, 7.2,
7.3, 8.1, 8.2, 8.3, 9.1

Last Date for
Marketing Meetings

8/31 & 9/2/2026

Advertisement Date

10/7/2026

Shortlist Date

1/25/2027

Final Selection Date

3/22/2027

Estimated Start Date

5/21/2027

Estimated
Contract Amount

\$3,000,000

Evaluation Committee Members



Manny Flores



Brian McElroy



Anna Quiñones

Parks Design Grouping Contract

Project Priorities

- Create destination-quality community spaces that strengthen THEA's role as a community partner and steward.
- Deliver highly connected pedestrian and bicycle facilities that enhance access between Downtown, Ybor (Gas Worx and Ybor Harbor), Water Street and surrounding neighborhoods.
- Integrate resilient stormwater and environmental solutions as visible and functional landscape elements.
- Develop designs that are maintainable and cost-effective over the asset lifecycle.
- Incorporate placemaking, public art, wayfinding, and identity elements consistent with the Selmon Greenway Master Plan and THEA Strategic Blueprint.



Selmon East Phase 1 (EB from West of 50th Street to East of 78th Street)



Manny Flores
THEA Project Manager

Design

Eastbound Selmon Expressway from West of 50th Street to East of 78th Street; bridge work at 50th Street, CSX railroad, Maydell Drive and 78th Street.

This project will add an additional eastbound lane to the outside and resurface the existing mainline. The project will also widen bridges at 50th Street, CSX railroad (EB and WB), Maydell Drive and 78th Street. The project will include replacement of roadway lighting and installation of new pavement markings.

FDOT Major Types of Work

3.3

FDOT Minor Types of Work

3.1, 4.1.1, 4.1.2, 4.2.1, 4.2.2, 6.1, 6.2, 6.3.1, 6.3.2, 6.3.3, 7.1, 7.2, 7.3, 8.1, 8.2, 8.3, 9.1, 9.4.1, 9.4.2

Last Date for Marketing Meetings

11/2 & 11/3/2026

Advertisement Date

12/9/2026

Shortlist Date

3/22/2027

Final Selection Date

5/24/2027

Estimated Start Date

7/23/2027

Estimated Contract Amount

\$9,175,000

Evaluation Committee Members



Greg Deese



Brian McElroy

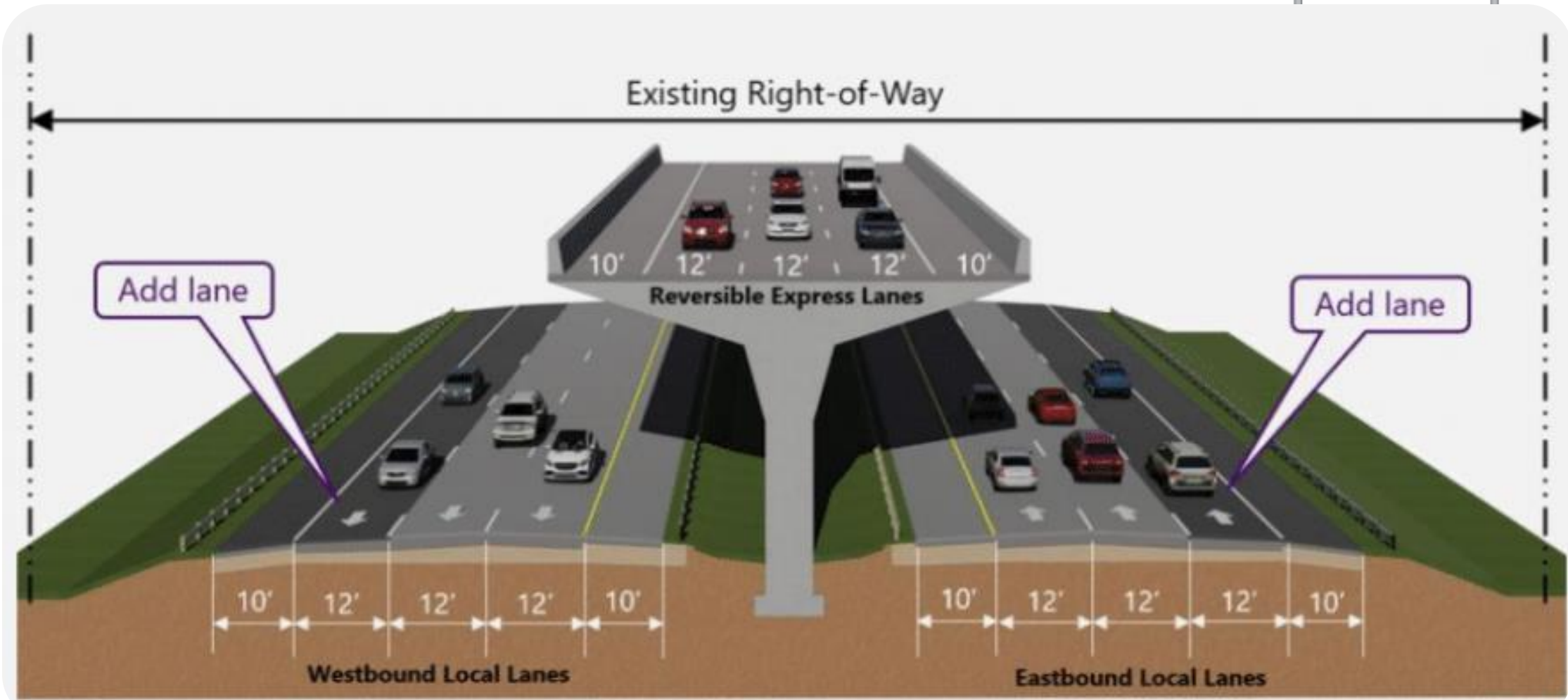
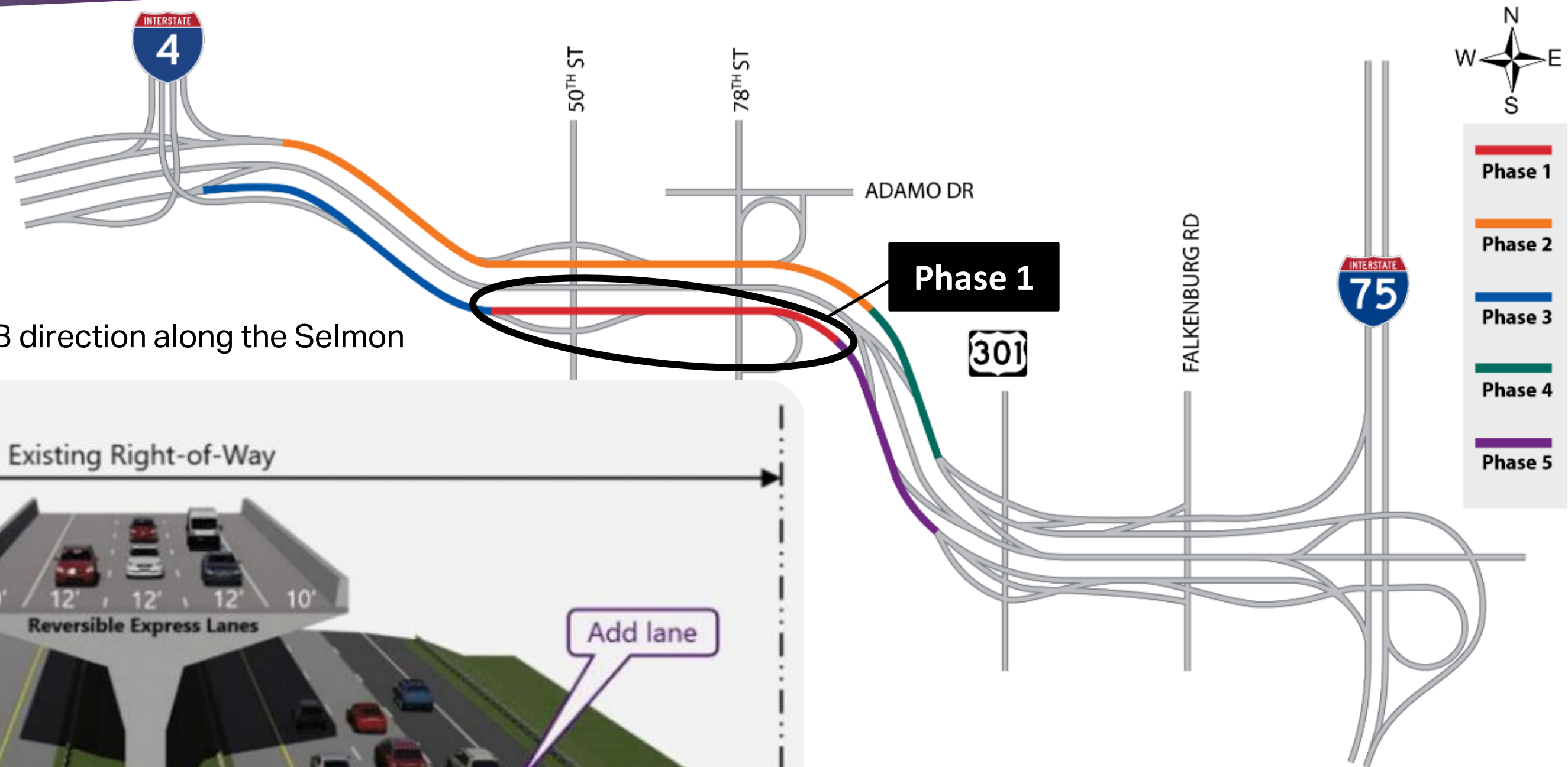


Manny Flores

Selmon East Phase 1 (EB from West of 50th Street to East of 78th Street)

Project Improvements

- Add one additional lane in the EB direction along the Selmon



Selmon East Phase 1 (EB from I-4 Connector to 78th Street)

Project Priorities

- › Address both EB and WB widening of the Selmon Expressway Bridge over the CSX RR.
- › Optimize traffic operations and corridor reliability through capacity improvements.
- › Minimize right-of-way, utility, environmental and permitting risks.
- › Maintain compatibility with future East Selmon corridor improvements.
- › Incorporate safety, lighting, ITS, and asset lifecycle enhancements throughout the corridor.



Brandon Parkway Refresh



Manny Flores
THEA Project Manager

Design

Brandon Parkway, Lakewood Drive, Brandon Main Street, Paul’s Drive extension and the Brandon Parkway Trail.

This project will mill and resurface THEA roadways, including Brandon Parkway, Lakewood Drive, Brandon Main Street and Paul’s Drive extension. The project will replace pavement markings and conduct a corridor refresh of sidewalks, landscaping, and hardscaping. The project will repair root damage and mill and resurface the trail along Brandon Parkway.

Last Date for Marketing Meetings

11/2 & 11/3/2026

Advertisement Date

1/20/2027

Shortlist Date

4/26/2027

Final Selection Date

6/28/2027

Estimated Start Date

8/27/2027

Estimated Contract Amount

\$921,000

FDOT Major Types of Work

3.1

FDOT Minor Types of Work

6.1, 6.2, 6.3.1, 7.1, 7.2, 7.3, 8.1, 8.2, 8.3, 9.1, 15.0

Evaluation Committee Members



Greg Deese



Manny Flores



Judith Villegas

Brandon Parkway Refresh

Project Priorities

- › Deliver a cost-effective preservation project that maximizes asset life extension.
- › Improve safety and accessibility for all roadway and trail users.
- › Refresh corridor aesthetics while minimizing maintenance requirements.
- › Provide coordinated treatment of pavement, sidewalks, landscaping, and trail facilities.
- › Minimize impacts to local businesses, residents, and daily traffic operations.



Meridian Refresh from Twiggs Street to Channelside Drive



Manny Flores
THEA Project Manager

Design

This project will mill and resurface the roadway, replace all overhead signage with ground-mounted signage except for REL/toll-related signage, replace all pavement markings, and relocate to underground the overhead utilities on the east side of Meridian Avenue from Cumberland Avenue to Whiting Street. This project will replace pavers on the east side of Meridian Avenue with stamped concrete sidewalks and replace roadway and pedestrian lighting along Meridian Avenue. This project will refresh landscaping and hardscaping, repair root damage and mill and resurface the Selmon Greenway Trail.

FDOT Major Types of Work

3.1

FDOT Minor Types of Work

6.1, 6.2, 6.3.1, 7.1, 7.2, 7.3,
8.1, 8.2, 8.3, 9.1, 15.0

Last Date for
Marketing Meetings

11/2 & 11/3/2026

Advertisement Date

3/3/2027

Shortlist Date

6/28/2027

Final Selection Date

8/23/2027

Estimated Start Date

10/22/2027

Estimated
Contract Amount

\$1,020,000

Evaluation Committee Members



Greg Deese



Manny Flores



Brian McElroy

Meridian Refresh

Project Priorities

- › Deliver a complete corridor transformation balancing transportation functionality with aesthetics.
- › Minimize impacts to adjacent businesses, residents and redevelopment activity.
- › Coordinate utility upgrades and streetscape improvements efficiently.
- › Improve multimodal safety and accessibility for pedestrians, cyclists, and mobility users.
- › Establish durable, low-maintenance materials and landscape strategies that reduce long-term operating costs.



Reversible Express Lane System Replacement



CEI

Selmon Expressway Reversible Express Lanes gate system locations.

This project will replace the Selmon Expressway Reversible Express Lanes (REL) gate system and associated signing, controllers and software system. The software system will incorporate the capability for future expansion of additional gates.

FDOT Major
Types of Work

10.1

FDOT Minor
Types of Work

6.3.1, 6.3.2,
6.3.3, 7.1, 8.2



Brian McElroy
THEA Project Manager

Last Date for Marketing Meetings	Advertisement Date	Shortlist Date
10/6 & 10/7/2026	11/4/2026	2/22/2027
Final Selection Date	Estimated Start Date	Estimated Contract Amount
4/26/2027	6/25/2027	\$3,800,000

Evaluation Committee Members



Greg Deese



Brian McElroy

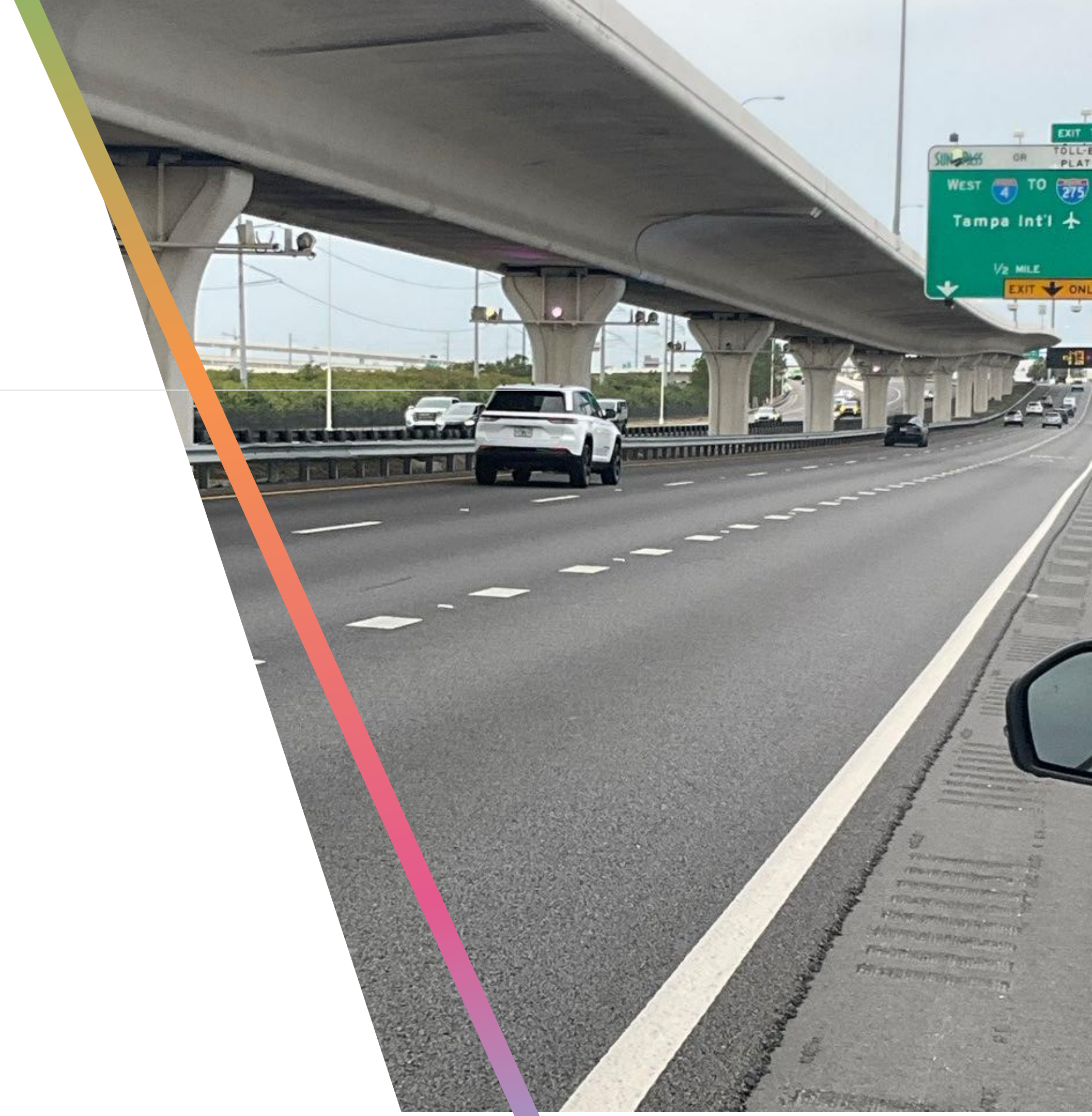


Pedro Leon

Reversible Express Lane System Replacement

Project Priorities

- › Maintain uninterrupted and safe REL operations during construction.
- › Ensure rigorous systems integration testing and commissioning.
- › Maintain schedule discipline to minimize operational risk exposure.
- › Provide comprehensive quality assurance for ITS hardware, software, and communications components.
- › Verify future expansion capability is preserved throughout installation and acceptance.



Clean and Restain Reversible Express Lanes Structures



CEI

Selmon Expressway Reversible Express Lanes bridges, barrier walls, barrier wall caps and segmental bridge piers.

This project will include cleaning and pressure washing all Selmon Expressway Reversible Express Lanes (REL) bridges and associated barrier walls, barrier wall caps and all segmental bridge piers. The project will stain all REL structures including bridges, piers and associated barrier walls and barrier wall caps. The project will perform surface preparation and apply methacrylate coating to all REL bridge decks and install new pavement markings to all bridge decks.

FDOT Major Types of Work

10.1

FDOT Minor Types of Work

7.1



Brian McElroy
THEA Project Manager

Last Date for Marketing Meetings	Advertisement Date	Shortlist Date
10/6 & 10/7/2026	11/18/2026	2/22/2027
Final Selection Date	Estimated Start Date	Estimated Contract Amount
4/26/2027	6/25/2027	\$2,100,000

Evaluation Committee Members



Greg Deese



Brian McElroy



Manny Flores

Clean and Restain Reversible Express Lanes Structures

Project Priorities

- › Protect structural assets through strict surface preparation and coating quality control.
- › Maintain safe traffic operations within the REL system and on local lanes during construction activities.
- › Verify coating performance and durability requirements are achieved.
- › Minimize lane closures and operational disruptions.
- › Successfully implement THEA's new aesthetic guidelines.
- › Ensure consistent aesthetic outcomes across all treated structures.



Bridge Inspection Services



Bridge Inspection

System-wide

Inspection of THEA owned structures including bridges, overhead sign structures, toll gantries, high mast light poles and traffic signal mast arms.

FDOT Major
Types of Work

5.1, 5.3

FDOT Minor
Types of Work

5.4



Brian McElroy
THEA Project Manager

Last Date for
Marketing Meetings

10/6 & 10/7/2026

Advertisement Date

1/6/2027

Shortlist Date

4/26/2027

Final Selection Date

6/28/2027

Estimated Start Date

8/27/2027

Estimated
Contract Amount

\$3,800,000

Evaluation Committee Members



Greg Deese



Brian McElroy



Manny Flores

Bridge Inspection Services

Project Priorities

- › Deliver accurate asset condition assessments supporting preservation decisions.
- › Identify emerging structural risks before significant deterioration occurs.
- › Provide data that directly supports asset management implementation.
- › Maintain full regulatory and inspection program compliance.
- › Develop prioritized maintenance and rehabilitation recommendations based on risk and lifecycle considerations.
- › Provide specialized inspection staff to complete inspection services on THEA's post-tensioned bridges.



An aerial photograph of a city, likely Tampa, showing a mix of urban development including high-rise buildings, parking lots, and green spaces. A large, semi-transparent orange arrow graphic points from the left side of the frame towards the center, partially obscuring the city view.

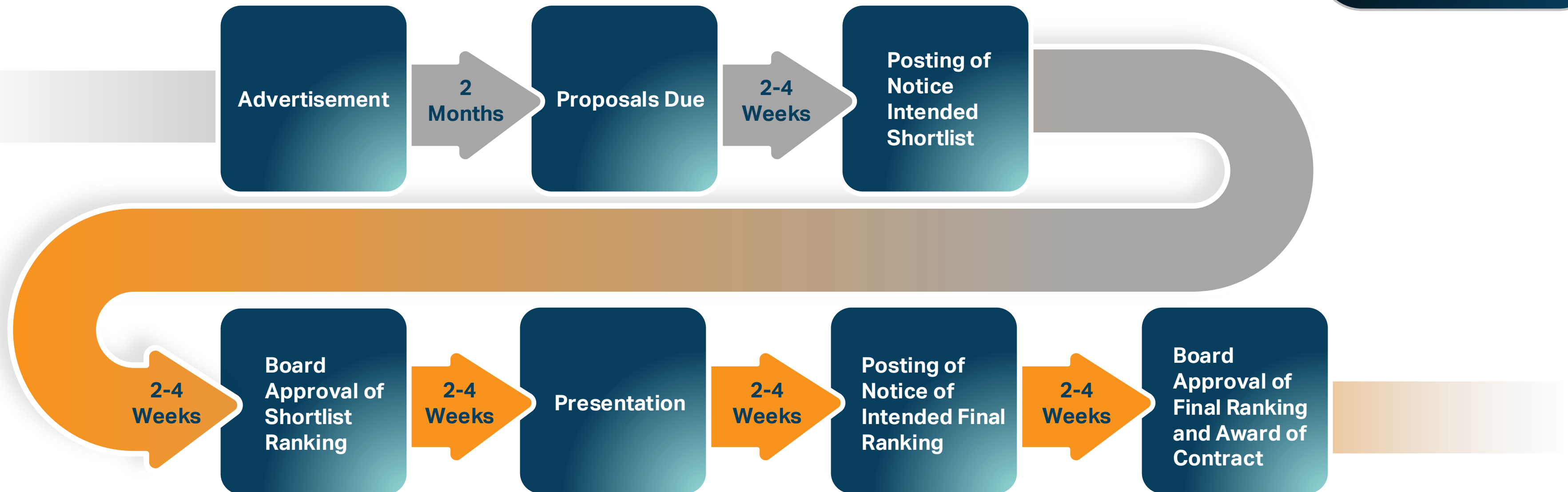
Procurement Information

THEA's Procurement Process



Professional Services Selection with Presentation

Marketing Meetings close 30 days prior to advertisement



Key Procurement Information

- Visit the THEA Procurement website (<https://tampa-xway.com/doing-business/procurement>) for the latest Consultant Acquisition Plan.
- All projected advertisement and procurement dates are subject to change.
- All marketing meetings must be scheduled through THEA Procurement (procurement@tampa-xway.com). Please note the project title(s) in the marketing meeting request.
- Marketing meetings must be completed 30 days in advance of the contract advertisement.
- Cone of silence begins when the advertisement is released.
- Consultant advertisement are posted on the THEA website under Doing Business and on Demandstar.

Marketing Meeting Schedule

Designated Marketing Meeting Dates

**August 31 and
September 2**

October 6 and 7

November 2 and 3

Projects Covered on Designated Dates

- Parks Design Groupings Contract (Design)
- Downtown Viaduct Feasibility Analysis (Planning)
- Reversible Express Lane System Replacement (CEI)
- Clean and Restain Reversible Express Lane Structures (CEI)
- Bridge Inspections
- Selmon East Phase 1, EB from West of 50th Street to East of 78th Street (Design)
- Brandon Parkway Refresh (Design)
- Meridian Refresh (Design)

- Marketing meetings must be completed on the designated dates. Please refrain from requesting additional marketing meetings.
- Each consultant team will be provided 45 minutes for marketing the projects included on the designated dates.

THEA Expectations

Agency Collaboration

THEA is actively collaborating with the other regional transportation agencies to deliver projects that expand regional mobility, advance system connectivity and operations, improve safety, and enhance our community.

- › South Selmon Capacity Project
- › Expanded and integrated ITS System
- › Whiting Street Improvements
- › US-301 PD&E
- › Public spaces and parks
- › Regional Infrastructure Accelerator



Hillsborough TPO
Transportation
Planning Organization

Lessons Learned



THEA's vision is BIG – To be a world-class transportation provider and a national leader



Redefining our urban expressway – modernizing existing infrastructure using data and technology to address rapid population growth and evolving customer expectations



Innovation – All of the easy things have already been done...every facet of THEA's organization, business process and service delivery needs to be innovative



Collaboration – Be a good partner and expect good partners – Other agencies, consultants, contractors and the public



Risk Mitigation - Early risk identification and risk mitigation strategies are critical to delivering successful projects

Consultant Expectations for THEA Projects



Integrity – Do the right thing for the agency



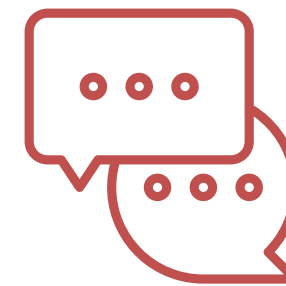
Consistently Proactive – Anticipate needs and offer solutions before being asked. This includes working with other consultants directly. If the problem occurred once...will it occur again?



Problem Solving – Apply talent and experience in the service areas you are providing to give thoughtful insight and elegant solutions.



Shared Commitment – THEA's commitment to our customers, community and partner agencies extends to our consultants.



Communication – There is never too much communication...actively listen, ask questions and document decisions and meetings.



Continuous Quality Improvement – Show us how you are getting better on every assignment

Keys to Success in Pursuing Work with THEA

- › **Be Responsive to Scope** – tailored proposal that addresses the RFP and all scoring criteria
- › **Choose the Right Team** – Technical talent, relevant experience and strong partner connections
- › **THEA Knowledge** – get to know us and our priorities (marketing, board meetings, stakeholders, etc.)
- › **Innovative Solutions** – Swing for the fences - bring ideas that will save money, reduce time or bring enhanced benefits to THEA's customers and the community



1. Project specific questions should be reserved for marketing meetings
2. We will now entertain questions on the CAP, procurement process and THEA expectations



Q&A