

Statement of **Qualifications**

Master Civil Engineering Services for
South Omaha Choice Neighborhood Implementation Area



Omaha Housing
Authority



BRINSHORE



December 22, 2022

Cesar Garcia, Executive Director
Canopy South
2411 O Street, Suite #1
Omaha, NE 68107

RE: Master Civil Engineering Services for South Omaha Choice
Neighborhood Implementation Area

**LAMP
RYNEARSON**

14710 W. Dodge Rd. Ste. 100
Omaha, NE 68154
[P] 402.496.2498
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LampRynearson.com

Dear Mr. Garcia and Selection Committee Members,

The CNI development area is an opportunity to build a foundation for the future, and with a little help, will be a beacon for the City of Omaha and for the South Omaha community. You saw the opportunity, together we developed a plan, and now together we take steps to bring this project to life.

The project is special, and we would be honored to continue to be an integral team member. Our team is thrilled to further our successful partnership and we have the availability to support this effort with our experts all under one roof. What makes us a great partner?

- ✓ **Seasoned Project Management Team.** Project Manager **Joe Zadina, PE**, will ring in his twentieth year of engineering experience at Lamp Rynearson with your project. His workload has been tailored to give this project proper attention to be his top priority. Alongside Joe, our project management team will collaborate with the CNI team to make the vision for this development a reality. As an added benefit to the CNI Team, **Olsson** will bring supplemental capacity to the project team. Through our team's partnership on LB1024, our commitment to the marginalized areas of our community brought us together to review and recommend projects for meaningful change.
- ✓ **Historical Knowledge.** We know this site and we know you. Our collaboration in 2020 is the catalyst for this project – our depth of knowledge of the neighborhood, community, and its partners, alongside the proposed scope, puts this project right in our wheelhouse.
- ✓ **Skilled GIS Specialists.** We have extensive experience utilizing GIS mapping and data capabilities. We will be able to compile and manage your infrastructure database, which will include streets, sewers, power, water, gas, and telecommunications. Our specialists are just that – specialists. They'll keep your database up to date with the most current information, keeping you in the loop every step of the way. Our GIS platform is compatible with a multitude of agencies and other team members.
- ✓ **Sustainable Design Experience.** Lamp Rynearson has created a framework that clients can choose to take advantage of called the Legacy Design Guide. This guide encourages sustainable design in your project at no additional cost to you, building equity in infrastructure.
- ✓ **Practiced Community Engagement Leaders.** This development will only be successful if it truly serves its community. The best way to identify community needs is from the community itself. We will participate in outreach and engagement efforts with key stakeholders throughout.
- ✓ **Grants and Funding Experts.** The HUD grant is a critical driver of this project. Our grants and funding experts are here to help navigate and incorporate HUD grant requirements, as well as find sources of additional funding as needed.

See the custom website for a copy of this proposal and additional information:



Lamp Rynearson is passionate about the opportunity to aid in the development of a community that needs it most. We are committed to your vision and to leaving a legacy of enduring improvements. As your primary point of contact, **Project Manager Joe Zadina, PE**, will energize this project toward a future that represents shared values and serves the residents of this community for generations to come. Please reach out at joe.zadina@lamprynearson.com and **402.496.2498** with any questions.

Sincerely,

LAMP RYNEARSON

Joe Zadina, PE
Project Manager

Nancy Pridal, PE, ENV SP
President & CEO

Project **Understanding & Approach**

The award of the Choice Neighborhood Implementation (CNI) Grant is an incredible opportunity to catalyze critical improvements in the CNI development area. The City of Omaha, Omaha Housing Authority, Canopy South, and Brinshore Development – **the CNI Implementation Team** is charged with providing infrastructure and engineering coordination and design services for a common goal for this community changing project. Conceptual and Schematic Design, Design Development, Production of Contract Documents, Estimating, Bidding and Contractor Selection, Construction Administration services, Survey and other related tasks are the essential foundation for the redevelopment of the Southside Terrace / Indian Hill neighborhood. The list of issues and challenges is long, and it will take the participation of many to transform this neighborhood to serve generations to come.



Fostering an equitable and inclusive culture that values diverse ideas and backgrounds is essential to this project. Lamp Rynearson bring a lens of equity and infrastructure to the CNI project through our Legacy Design Guide.

Firm Qualifications & Team Profile

LAMP RYNEARSON

Lamp Rynearson is a team driven by its mission – leaving a legacy of enduring improvements. Our professionals have the availability to devote themselves wholeheartedly to this effort and give the CNI development area the attention it deserves.

Lamp Rynearson will lead this project starting on day one and is eager to be the primary engineer for the South Omaha Choice Neighborhood Implementation Area.

For more than six decades of service, we have contributed toward resilient projects and lasting change. This is work we not only understand but love to do – and we've put in the investment to build a team that represents the best and brightest in engineering talent. We've been at your side through the planning effort. Each member of our project team is fully invested in the Canopy South project. We seek out our engineers' passions and talents so they can be aligned with the projects where they'll have the most impact and capacity for excellence.

In addition to the individual professionals identified in this submittal, our team has the support of over 170 Lamp Rynearson staff including designers, technicians, land surveyors, environmental specialists, construction engineers and observers, cost estimating experts, planners, landscape architects, and graphic designers. Resume summaries for key personnel may be reviewed on the following pages.

Subconsultant

Olsson brings added capacity to our team to form a highly collaborative, communicative, and deadline-driven team, that is eager to see this project through to completion. Olsson could also provide geotechnical services. If additional expertise in other areas is required, other team members may be added as subconsultants as needed.



Founded in 1956, Olsson is a nationally recognized, employee-owned engineering and design firm headquartered in Lincoln, Nebraska. Olsson has more than 1,700 resources firmwide, including 371 in Omaha and La Vista. Olsson has been ranked in Engineering News-Record's national list of top 100 design firms every year since 2018. Their core services include planning and design, engineering, field, environmental, and technology services for variety of markets.

Over the last five years, Olsson has performed professional services on more than 1,200 projects in the Omaha community. Our services range from planning and design, engineering, and landscape architecture, to a wide range of field services involving public and private clients. Olsson is well connected with the City of Omaha, Omaha Public Works, and the Omaha Housing Authority, as well as with members of Canopy South. Our active work as lead consultant on the Omaha Economic Recovery Act Coordination plan with Lamp Rynearson is a key example of our ability to work together for the common good.

Project Understanding & Approach

Organizational Chart



Omaha Housing Authority



CNI Impementation Team



Joe Zadina, PE
Project Manager



Nancy Pridal, PE, ENV SP
Project Principal

Engineering, Planning, & Project Coordination

*Construction Administration,
Survey & GIS*



Jeff Spiehs, AICP
Senior Planner



Rob Vanderveen, PE
Senior Project Engineer



Dave McIvor, PE
Construction Administration



Kayla Pennell
Project Coordinator



Cruz Pedroza
Project Engineer



Matt Tinkham
Survey Project Manager



Marc Marean
GIS Specialist

Subconsultant: Olsson



Senior Project Manager Joe Zadina, PE



Eric Williams
Team Leader, Civil



Luke Weatherly, PE
Technical Leader, Civil



Shannon DeVivo, PE, CHMM
Technical Leader, Remediation

Senior Project Manager, Joe Zadina, PE is no stranger to the South Omaha community and the Canopy South project area. Much of Joe's career has been developed by completing projects that have enhanced the community's schools and parks, providing opportunities for all neighborhood residents to access and enjoy. Most recently, he has led the Lamp Rynearson team in providing the necessary information and guidance to the Canopy South team to prepare for the HUD implementation grant. Now that the funds have been awarded, Joe is ready to continue the work for the CNI Implementation team.

Understanding how to bring together public-sector agencies and philanthropic funding organizations is critical in facilitating collaborations at the highest level. Joe understands the intricacies of coordinating with local, state, and federal agencies to meet design approval requirements. He has been actively involved with the Omaha Economic Recovery Act Coordination Plan (LB1024) team in public outreach and application assistance and evaluation. Understanding other key projects in the CNI implementation area that may be funded through LB1024 will be critical to informing the project team.

From understanding the needs of the community to coordinating complicated utilities, there is no professional more dedicated to the cause and technically qualified to facilitate the design. Joe has a heart for this type of work and the technical experience to guarantee your investment has a resounding impact on the South Omaha community.

The Omaha Municipal Land Bank (OMLB) has worked with Joe Zadina to understand what redevelopment would look like in the Hope Village area of North Omaha. It is an area of Omaha that is seemingly forgotten. Developing this area from vacant, overgrown, and unimproved lots, takes an engineer who has the heart and passion for this work. Joe has worked side by side as we have worked through ideas for fundamental change to North Omaha. His work has been a key source of information for our grant submission.

- Shannon Snow, Executive Director, OMLB

Project Understanding & Approach

Resumes



Joe Zadina, PE
Project Manager
19 years of experience

About Joe

Joe Zadina is a senior project manager for Lamp Rynearson's Design Group. His work has included all facets of engineering project development. Joe is enthusiastic about community changing projects.

Education

- B.S., Civil Engineering
- Master of Business Administration

Projects

- Southside Terrace / Indian Hill Transformation Area, Omaha, NE
Role: Project Manager

Certifications/Registrations

- Professional Engineer / NE

- Miguel Keith Park, Omaha, NE
Role: Project Manager
- Aksarben Village Mixed-Use Development, Omaha, NE
Role: Senior Project Engineer



Nancy Pridal, PE, ENV SP
Project Principal
30 years of experience

About Nancy

Nancy Pridal is CEO/President for Lamp Rynearson and guides the firm's overall strategy. As a Civil Engineer with a Master's Degree of Organizational Leadership, Nancy applies a diverse skillset to drive strategy and change.

Education

- B.S. Civil Engineering
- Master of Organizational Leadership

Projects

- Habitat for Humanity Highlander Feasibility Study, Omaha, NE
Role: Project Manager

Certifications/Registrations

- Professional Engineer | NE, IA
- Envision Sustainability Professional (ENV-SP)

- Beltline Feasibility Study, Omaha, NE
Role: Project Principal



Jeff Spiehs, AICP
Senior Planner
13 years of experience

About Jeff

As a professional in the intersection of equity, sustainability, and the built environment, Jeff seeks to energize people toward a future that represents shared values and avenues for hope. He's passionate about developing community leaders from within neighborhoods so that growth and change is organic and vibrant.

Education

- B.S. Land Use Economics
- B.A. Communications and Ethics

Projects

- City of Bellevue Parks Master Plan, Bellevue, NE
Role: Project Manager, Planner

Certifications/Registrations

- American Institute of Certified Planners (AICP) Certified Planner
- IAP2 Certified Public Involvement Specialist
- ToP Certified
- Project Management Professional

- Village of Boys Town, Visioning Plan
Role: Project Manager, Planner



Rob Vanderveen, PE
Senior Project Engineer
9 years of experience

About Rob

Rob's project history is broad, with experience in SIDs, redevelopment, education, parks, and multi-family developments. Rob enjoys being involved in the entire process of bringing a project from conception to construction.

Education

- B.S. Civil Engineering

Projects

- Omaha Performing Arts Campus Expansion Site Plan & Public Improvements
Role: Project Engineer

Certifications/Registrations

- Professional Engineer / NE

- The Crossroads Public Improvements
Role: Project Engineer

Project Understanding & Approach



Cruz Pedroza, PE

Project Engineer

1 year of experience

About Cruz

Cruz grew up in South Omaha and is very passionate about community redevelopment projects. He will be responsible for assisting in the collection and evaluation of project infrastructure data, along with design of any necessary upgrades and improvements. Cruz will also assist in project prioritization and execution based on infrastructure capacity, and he will be an active team member coordinating with all stake holders.

Education

- B.S., Civil Engineering

Projects

- Canopy South - Alternative Site Analysis, Omaha, NE
Role: Project Engineer

Certifications/Registrations

- Engineer Intern (E.I.) / NE

- Hope Village - Feasibility Study, Omaha, NE
Role: Project Engineer



Kayla Pennell

Project Coordinator

10 years of experience

About Kayla

Kayla will be your project coordinator. She will be responsible for maintaining the electronic document management system, ensuring all information is up-to-date and easy to locate, as well as assisting with planning, scheduling meetings, creating and updating workflows, and tracking projects.

Education

- B.S., Business Management and Marketing



Dave McIvor, PE

Construction Engineering Lead

22 years of experience

About Dave

Construction observation and administration in a wide variety of civil engineering projects highlight Dave McIvor's professional experience. Communication is a key strength of Dave's. He is detailed, organized, and thorough.

Education

- B.S., Civil Engineering

Projects

- 32nd Street, Harrison to Polk Public Improvements, Omaha, NE
Role: Construction Manager

Certifications/Registrations

- Professional Engineer / NE

- Nicholas Street Sewer Extension, Phases I-3, Omaha, NE
Role: Construction Manager



Matt Tinkham, PLS

Survey Project Manager

29 years of experience

About Matt

As a survey project manager, Matt Tinkham works on a variety of land survey projects. He has 29 years of experience working on boundary surveys, topographical surveys, ALTA surveys, and construction staking.

Education

- B.S. Geography

Projects

- 67th Street Widening - South to Pacific Street, Omaha, NE
Role: Survey Project Manager

Certifications/Registrations

- Professional Land Surveyor / NE, ND

- 9th and Leavenworth Street Widening, Omaha, NE
Role: Survey Project Manager

Project Understanding & Approach



Marc Marean
GIS Specialist
7 years of experience

About Marc

Marc is Lamp Rynearson's GIS Specialist. His work in the private and public sector has helped develop his GIS skillset and grow his passion for the natural world and spatial-system understanding.



Eric Williams
Olsson: Team Leader, Civil
18 years of experience

About Eric

Eric is Olsson's team leader, civil. His experience encompasses a wide variety of skills from due diligence, entitlements, multi-family, education, commercial, industrial, and senior living. His expertise includes project management, permitting, drainage analysis, water, wastewater, stormwater, and grading/drainage design.



Luke Weatherly
Olsson: Technical Leader, Civil
15 years of experience

About Luke

Luke is Olsson's technical leader, civil. As a technical leader, he serves as a mentor for the entire general civil team in Omaha.



Shannon DeVivo, PE, CHMM
Olsson: Technical Leader, Remediation
13 years of experience

About Shannon

Shannon is Olsson's technical leader, remediation. She provides engineering solutions for clients dealing with environmental regulatory compliance issues.

Education

- B.S. Geography

Projects

- Right-Of-Way Data Viewer
Lincoln, NE
Role: GIS Application Developer
- Shadow Lake Subdivision
Omaha, NE
Role: GIS Specialist

Education

- A.A.S Computer Aided Drafting & Design, Southeast Community College

Projects

- Bluestone Design, Alley Poyner Macchietto Architecture (APMA), Dizzy Mule Millwork Commons 12th Street and Izard Street; Omaha, NE
- Aldrich Holdings, Mixed Use Facility; Omaha, NE
- City Ventures, La Vista Town Center Redevelopment; La Vista, NE

Education

- B.S., Civil Engineering, University of Nebraska-Lincoln

Projects

- Paul G Smith Associates, Millwork District; Omaha, NE
- Millwork District LLC, Ashton Building; Omaha, NE

Certifications/Registrations

- Professional Engineer / NE, IA

Education

- M.S., Environmental Engineering, University of Nebraska-Lincoln
- B.S., Civil Engineering, University of Nebraska-Omaha

Projects

- Nebraska Department of Environment and Energy (NDEE), Southside Terrace Brownfields Inventory; Omaha, NE
- Nebraska Department of Transportation (NDOT), Hastings Southeast Phase I and II ESAs; Hastings, NE

Certifications/Registrations

- Professional Environmental Engineer: NE, IA, MO, SD, MD, VA, OK, TX

Project Understanding & Approach



Project Launch

Funding from the Choice Neighborhood Grant Program and other sources has been secured and planning has been completed, it's time to continue the work.

Project Launch with Implementation Team – Lamp Rynearson will prepare an agreed upon scope of work, budget, contract documents, establish clear project goals, deliverables, and important schedule milestones. Creating a strong foundation at project launch is the key to a successful project outcome. We are engaged and ready to begin work immediately.

Project Program & Project Management Plan

CNI requires an experienced project manager who oversees the planning, executing and tracking of all programs and technical aspects of the project. This highly involved process involves coordinating multiple teams, project managers, the City of Omaha, Omaha Housing Authority, Canopy South, Brinshore Development and key stakeholders. Lamp Rynearson has the team, technical skills, knowledge of funding requirements, and program management experience to successfully manage the complexity of the CNI community-changing project.

The project team will utilize an electronic document management system to create a high-level project overview and communication tool. This will be a place to keep key information for the project team that allows the CNI team to utilize, review, coordinate, and communicate critical project details.

Key Project Program and Management Roles and Responsibilities

Communication & Reporting

- Coordinate regular, clear, and focused communication with the CNI Implementation Team
- Develop standardized processes and work flows for the program.
- Provide regular project status reports as well as reports on the overall CNI Development area to aid the planning team in making decisions. The reports will include the projects' timeline, progress of on-going design phases, current and forecasted challenges, and opportunities.
- Adjust and modify communication protocols and processes as needed to meet the needs of the team and to efficiently and effectively communicate with all stakeholders
- Provide public outreach and communication as needed through the project duration

Project Leadership

- Participate and lead projects within the CNI development area managing the database of projects and consultants.
 - » Coordinate regular meetings with design and construction teams for each project.
 - » Provide timelines for design, bidding, and construction.
 - » Provide financial project updates.
 - » Review plan submittals, cost estimates, and other submittals with comments provided to the project teams.
 - » Assist in identifying cost saving options through project delivery, timelines, and potential phasing or combining of projects.
 - » Aid in tracking permitting and funding for various agencies.
 - » Prepare/review development and infrastructure improvement agreements with local municipalities and utility owners.
 - » Aid in reviewing environmental and geotechnical information on project sites.

Project **Understanding & Approach**

Consultant Selection & Coordination

- Assist with the following:
 - » Developing Request for Proposals (RFP's), interviewing and project consultant selection for projects within the CNI Development area.
 - » Geotech engineering would be among the first consultants required.
 - » Scope development, scheduling, and construction time lines, including critical path identification.
 - » Developing Professional Service contract documents.
 - » Scope and fee negotiations with selected consultants.
 - » Attend consultant project kick-off, progress and close-out meetings.
 - » Review Consultant invoices and make recommendations for payment.
 - » Provide QA/QC reviews of Consultant deliverables.

Utility Coordination

- Coordinate and assist in the development of standardized processes for utility coordination, workflows, and project controls.
- Utilize expertise and processes derived from Lamp Rynearson's involvement in the Combined Sewer Overflow (CSO) Utility management program.

CSO Utility Project Experience

Lamp Rynearson participated on the City of Omaha CSO Program Management Team. As part of this work, Lamp Rynearson served as the overall CSO Utility Coordinator. Lamp Rynearson developed standard procedures for utility coordination, assisted in overall communication with each utility company and provided consultant assistance with specific project utility coordination. Lamp Rynearson developed and kept a Utility Contact List up to date. Quarterly meetings were held with each utility company to provide updates to projects and to understand and respond to concerns.

Construction Administration

- Provide construction administration services as needed. A full-time or part-time construction engineer, surveyor, construction observer or specialist would provide:
 - » Contract management
 - » Pay application processing
 - » Inspections
 - » Reporting
 - » Survey
 - » Record drawings
 - » Review change orders
 - » Materials testing
 - » Construction staking
 - » Shop drawing review

Grants & Funding

Grants help ensure growth is evenly distributed in the places that need it the most and for all that live there, and are a critical successful factor of this project. The HUD grant provides a strong platform to lay the groundwork. Our funding experts will collaborate with CNI to ensure the proper execution of HUD Section three and the Omaha Housing Authority (OHA) to engage residents on design and construction in the CNI project area. When it's time for additional funding, our team will be standing by as a resource to help the CNI development area reach its full potential.

[Click here to see website for additional information about grants and funding.](#)

Project **Understanding & Approach**

Scope & Approach

CNI requires an experienced project team who oversees the planning, executing and tracking of all program and technical aspects of the project. This highly involved process involves coordinating multiple teams, project managers, the City, Omaha Housing Authority, Canopy South, Brinshore Development and key stakeholders. Lamp Rynearson has the team, technical skills, knowledge of funding requirements, and program management experience to successfully manage the complexity of the CNI community-changing project.

The Lamp Rynearson team will create and maintain an accessible online file and communication tool. This will be a place to keep key information for the project team that allows the CNI team to utilize, review, coordinate, and communicate critical project details.

Infrastructure Assessment, Analysis, & Recommendations

Task	Why Lamp Rynearson?
<p>GIS</p> <ul style="list-style-type: none"> » Compile and manage project infrastructure database (GIS) 	<p>We have the capabilities to assemble and manage an infrastructure database that includes all of the public utility and right-of-way data that is necessary to support, evaluate and validate the goals of the CNI Team and community. We have experience building and updating numerous databases that utilize the preferred ArcGIS platform, and that are compatible with our AutoCAD Civil3D design software, allowing us to share the data with ease. This database will be established with the onset of record data, but will then become dynamic as infrastructure is added, replaced and upgraded.</p>
<p>Municipality & Utility Coordination</p> <ul style="list-style-type: none"> » Evaluate and understand infrastructure » Perform regular meetings with municipalities and utility owners to ensure proper design, costs, and timing of infrastructure upgrades » Support the development of the CNI project list based on prioritizing adequate existing infrastructure as well as land control and collaboration with outside entities. 	<p>We have extensive experience understanding how infrastructure steers (re)development and we know the importance of coordinating with ALL utility service providers, as each has a unique priority and delivery method, as well as a specific set of requirements and processes.</p> <p>It all starts with communication and is supported by strong processes and procedures that are accessible, transparent and intuitive.</p>
<p>Infrastructure Impacts</p> <ul style="list-style-type: none"> » Analyze infrastructure impacts, both existing and proposed, on future development potential within the CNI redevelopment area » Review previously completed infrastructure analyses, such as the CSO study for the Ohern/ Monroe Basin 	<p>We have an experienced Design and Planning Team that collaborates regularly and understands the re-relationship between infrastructure capacity, land use, and development demand.</p> <p>Lamp Rynearson and Olsson Associates are embarking on the beginnings of the Canopy South Master Plan effort and this will be a pivotal piece of understanding how the goals of the CNI Team align with the capacity of infrastructure, so as to ensure maximization of the (re)development potential for the community.</p>

Project Understanding & Approach

Task	Why Lamp Rynearson?
<p>Budget/Costs</p> <ul style="list-style-type: none"> » Develop order of magnitude construction cost estimates for replacement and enhancement of existing infrastructure » Support the development of the CNI project list based on available funding, grant opportunities and contributions from outside entities <p>Survey Services (as needed)</p> <ul style="list-style-type: none"> • ALTA surveys • Topographic Surveys • Land record research • Title searches/easement investigation • Information verification • Coordination with City, County & Assessor 	<p>Our relationships with contractors, suppliers, and municipalities will allow us to provide the most comprehensive and updated construction cost information based on material availability and contractor interest.</p> <p>Our team stays connected to opportunities for funding at the state level through the ACEC Nebraska Legislative Committee and we are experienced in assisting and compiling grant applications for various agencies and philanthropic partners.</p> <p>Our team has an eye for detail, and with survey, there is always more than meets the eye. Land records within the CNI development area are complex, with a variety of right-of-ways, easements, alleys, utilities, encumbrances, and obstacles. We are prepared to work alongside the various agencies and title companies to assemble the land records puzzle completely and accurately, and to resolve all discrepancies.</p>

Sustainability

Our team includes Envision™ certified professionals. Envision™ sets the standard for sustainable, resilient, and equitable infrastructure. We start with the Envision™ Rating System, setting the stage to incorporate Equity, Social Justice and Sustainability into our projects (QL3.1). We look to our employees and community stakeholders, both public and private, to partner with us on this journey. Our experts utilize these standards from project launch to close to create the most sustainable design possible.

As our team has worked in the area, we believe there is an opportunity to cooperate with adjacent properties to partner on stormwater management in an effort to maximize the development potential within the CNI Area. This is one small example of our team considering sustainability in the development area.



Legacy Design Guide

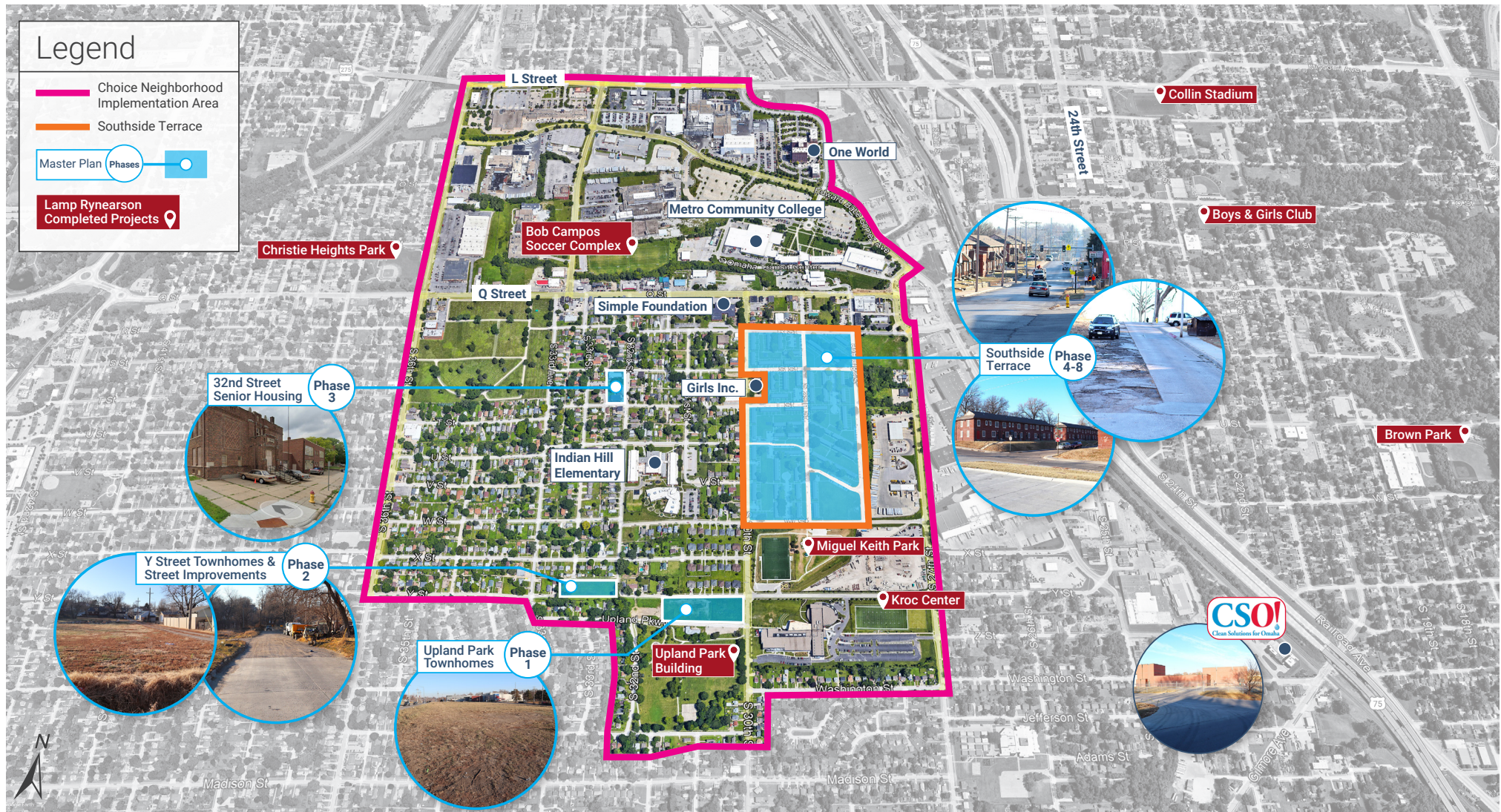
“Equity and social justice refer to the responsibility of a society to ensure that civil and human rights are preserved and protected.” – Envision™ Manual

Lamp Rynearson has created a framework that clients can choose to take advantage of called the Legacy Design Guide. This guide encourages sustainable design in all Lamp Rynearson projects and comes at no additional cost to the client.

Building equity in infrastructure requires a purposeful and iterative process. The intent of this guide is to make a difference in our communities, build our business, and create meaning for everyone. The guide is composed of five sections: leadership, community, design, construction, and measurement. These sections include references to Envision™ credits and allow us to put action into our strategies, living Purpose in Motion to **Leave a Legacy of Enduring Improvements to our Communities.**

Choice Neighborhood Implementation **Project Area Exhibit**

The exhibit below illustrates our investment in the community of South Omaha. From the many projects Lamp Ryneerson has worked on to our understanding of the identified Choice Neighborhood Implementation project phases*, our professionals have the deep understanding of the infrastructure needs of your project area.



*Phases shown on map were derived from the HUD Choice Neighborhood Planning Report and are subject to change.

Past Experience

Canopy South Choice Neighborhood Planning, Omaha, NE

The site

Canopy South, the City of Omaha, the Omaha Housing Authority and Brinshore Development partnered with Lamp Rynearson for the planning effort related to the HUD Choice Neighborhood Planning Grant. Lamp Rynearson completed a preliminary infrastructure analysis of the area encompassing the Southside Terrace Apartments to prepare for the redevelopment of the site **(see website)**.

Coordination with utility owners and municipalities was needed to better understand the condition and availability of sewers, water, power, gas, and telecommunications that served the site. Lamp Rynearson also participated in public meetings and outreach to learn from the neighbors what were priorities, concerns, and opportunities.

Preliminary Infrastructure Analysis



The solution

The design team, the planning team, and Lamp Rynearson met regularly to determine the optimum phasing of the redevelopment of the Southside Terrace apartments to capitalize on the available adjacent vacant land, the alternative nearby sites, and existing buildings. The phasing took into consideration the challenging topography **(see website)**, how to rearrange the existing public right-of-ways, and how to maintain existing utility services while new services were being constructed – all while maintaining access and safe housing for the existing residents.

Phasing & Topography



Lamp Rynearson assisted with the multitude of project layout iterations that were developed by LRK Architects and enjoyed working with their team. The potential project site at 3030 Upland Parkway was evaluated for zoning regulations, building density, parking, grading, stormwater management and utility connections **(see website)**.

Site Analysis



This overall planning process was very important and impactful for the Southside Terrace/Indian Hill Neighborhood and we are thrilled that the team was successful in securing the HUD Choice Neighborhood Implementation Grant!



Southside Terrace



Past Experience

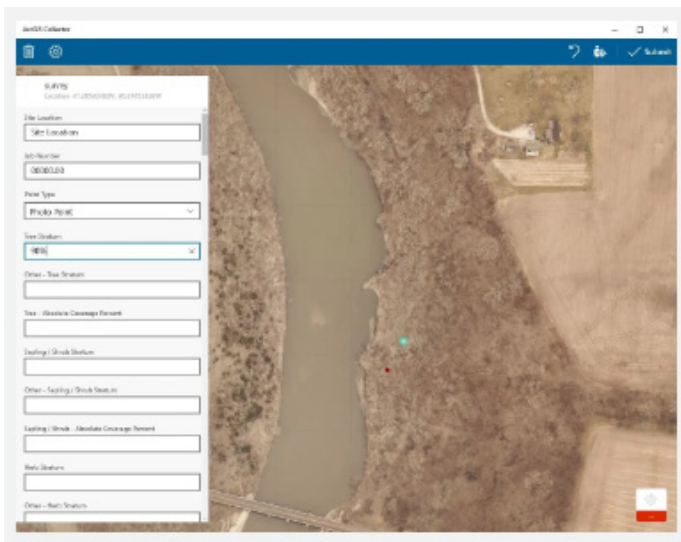
Carter Lake Infrastructure Assessment, Carter Lake, IA

The site

The City of Carter Lake hired Lamp Rynearson to complete an assessment of their existing sanitary and storm water systems and make recommendations for improvements through a final sanitary sewer and storm water master plan.

The City owns and operates a sanitary sewer system, consisting of approximately 87,000 linear feet of sewer and several sanitary lift stations, as well as a storm sewer system consisting of approximately 2,000 linear feet of pipe and several stormwater lift stations.

The southern portion of the City does not have adequate storm sewer infrastructure and a regional lift station was preliminarily sized to serve the area.



Typical GIS Data Collection App

The solution

Lamp Rynearson reviewed the existing information, including previous studies, record drawings, and surveys and developed a GIS asset database and mapping of the City's sewer systems.

Lamp Rynearson reviewed CCTV videos and assessed the capacity and condition of the existing system and made recommendations for repair, replacement, and future development.

Our team prepared a Preliminary Engineering Report that assisted in the application for a Community Development Block Grant (CDBG) to complete CIPP lining on their sanitary sewer system.

- Coordination with City
- Infrastructure assessments
- Cost analysis
- Grants
- GIS infrastructure database

Habitat for Humanity Bluestem Prairie Development, Omaha NE

The site

The 19-acre Bluestem Prairie site replaces the 15-year vacant former Wintergreen Public Housing Apartments property with an 85-home multi-generational community. The \$25 million project will include villas for empty nesters, multiple-generation homes with attached accessory dwelling units as well as homes for young and growing families. It is the largest development for Omaha's Habitat for Humanity.

The vacant area became an unintentional dump site that was largely overgrown. Maintenance, debris removal, and additional demolition of streets and parking areas were required. To connect the area to surrounding streets significant grading was needed.

The solution

The residential infill project was at first hard to imagine. Lamp Rynearson worked closely with Habitat's construction staff to accommodate the various housing types and a new vision for the neighborhood was formed. The work commenced including final layouts, removals, grading, water, stormwater, sewer and utility plans were completed. Approvals, permits, and right-of-way's were obtained.

The infrastructure construction will be complete in the spring of 2023 and housing construction will begin. The result will be a new and vibrant multi-generational community that will serve Omaha for years to come.

MCC Automotive Technology Building Omaha, NE

Olsson

In collaboration with BVH Architecture, Olsson was hired to design Metropolitan Community College's (MCC) new Automotive Technology (Auto Tech) facility located on MCC's South Omaha Campus. The new Auto Tech Facility is a 100,000 square-foot building is now home to MCC's Automotive Technology and Automotive Collision Technology programs. The program partners the college among private industry partners such as Lexus and Toyota.

The facility will feature state-of-the-art learning environments for MCC students spread over two floors. The main, first floor of the facility is for hands-on learning, with bays and equipment similar to what students will see in a working environment. Conventional classrooms, break areas, faculty and administrative offices, and a large showroom are located on the second floor. Visitors of the facility can see the entire building from the second floor, observing the activities taking place on the first floor without disturbing ongoing classes or posing potential safety concerns. In addition to structural engineering design of the facility, Olsson provided site/civil, environmental, survey, landscape architecture, and construction management services for entire site including parking lot and public infrastructure.

This new facility will set a new standard for automotive educational environments programs across the country.

Cost

Category Description	Hourly Rate	Category Description	Hourly Rate
Principals	\$235 - \$342	GIS Services	\$55 - \$166
Group Leaders	\$169 - \$279	Construction Engineers	\$92 - \$208
Project Managers	\$141 - \$257	Stormwater Technicians	\$75 - \$120
Project Engineers	\$103 - \$249	Construction Coordinators	\$77 - \$122
Engineering/CAD Technicians	\$75 - \$158	Survey/CAD Technicians	\$89 - \$109
Project Designer/Admin	\$81 - \$109	Survey Party Chiefs	\$91 - \$113
Planner	\$101 - \$258	Survey Field Technicians	\$50 - \$91
Environmental	\$184	*These category rates include field supplies and equipment.	

References

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Bos Apartments & Townhomes

2016 - 2020

The Bos Apartments project was an urban infill project, with a goal to provide market rate apartment housing in the Saddle Creek Road corridor of midtown Omaha to help satisfy the need for housing alternatives for the many large employers in the nearby vicinity. A redevelopment of a warehouse site, BOS Apartments include a 134-unit apartment building and 24 row houses. Clear sight lines, hardscaping, and landscaping encourage walkability. Lamp Rynearson worked alongside the developer, Bluestone Development, and architect, APM, to create a safe, compliant, and beautiful living space that elevates a once-neglected area.

Bluestem Prairie

2021 - Present

Habitat for Humanity's Bluestem Prairie residential development is a 19-acre site that replaces the 15-year vacant former Wintergreen Public Housing Apartments property. It is an urban infill project that was a largely abandoned site. Lamp Rynearson worked with the Habitat for Humanity construction staff to create 85 home lots serving multi-generations, empty nesters, and growing families.

City of Omaha Nicholas Street Phase 3 Sewers

2017 - 2022

Lamp Rynearson worked closely with the City of Omaha to design the third extension of the Nicholas Street Sewer systems. Our work included design of an 84" storm sewer and 18" sanitary sewer, design of a full pavement removal and replacement and coordination with utilities for relocation. Our work included public outreach and development of phasing plans to address business and residential access during construction.

Millwork Commons

2018 - Present

Olsson has been working with Mr. Riesselman on multitude of items related to the 40-acre, mixed-use urban redevelopment known as Millwork Commons since 2018. This area, known for its distinctive industrial look with 100-plus-year-old buildings in downtown Omaha. Olsson's work with Mr. Riesselman has involved project management, along with site/civil, traffic, and roadway engineering planning and design services.

