City of Omaha, Nebraska

Tranquility Park Multi-Sports Complex

Request for Proposal

December 20, 2023

LAMP RYNEARSON

Download the proposal and learn about your Sports Complex Team!

Leaving a **Legacy**

2023 ENR TOP 500 DESIGN FIRMS

LampRynearson.com 14710 West Dodge Rd. Omaha, NE 402.496.2498

December 20, 2023

LAMP RYNEARSON

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City of Omaha Public Works Department
Austin Rowser
Assistant Director of Public Works
1819 Farnam Street, Suite 600
Omaha, NE 68183

RE: RFP - Tranquility Park Multi-Sports Complex

Dear Mr. Rowser and Members of the Selection Committee,

Tranquility Park is a catalyst, bringing the City of Omaha together. Our team is inspired by the park's potential to be a landmark public asset and create lasting positive community impact.

Developing the concept plan includes designing an athletic facility to attract local, regional, and national events involves a deliberate fusion of innovation, functionality, and versatility. Every aspect, from fields to amenities and infrastructure, is tailored to meet the needs of diverse sports and participants, creating a flexible layout that adheres to the highest standards. The plan should incorporate spectator seating, state-of-the-art equipment, and cutting-edge technology for live streaming and event management. Strategic location within the facility, ample parking, and easy access to lodging and dining options further enhance the venue's appeal to event organizers and participants. By prioritizing the comfort and convenience of athletes and attendees, fostering a vibrant atmosphere, and showcasing the facility's capabilities, it becomes a prime destination for sporting events, elevating its status, and contributing to the development of athletes on a grand stage.

As users of the current facility, the Lamp Rynearson Team has been dreaming about the endless opportunities this site presents. By keeping your vision at the center, we will utilize our local and regional knowledge and recreation experience to bring a fresh, creative approach to Tranquility Park. Collectively, we offer:

- **Regional expertise** in athletic facility design, land development, and park improvements with municipal experience. During our 64 years of service, Lamp Rynearson has completed nearly **80% of all turf playing field projects designed and constructed in the Omaha Metro Area in the past ten years.** Projects include numerous publicly owned and operated facilities.
- **Localized floodplain knowledge.** The Tranquility site brings unique floodplain and floodway challenges. The publishing of new draft maps further complicates the approval process. Our Floodplain Team, led by Mike McIntosh, a Certified Floodplain Manager, will lead the project through the necessary design and approvals for the floodplain permitting process. We have worked on recent flood-plain projects and have served as an expert floodplain witness for the City of Omaha.
- **Constructibility.** Athletic facility construction is highly specialized, requiring detail and scrutiny. We also know there are only a select number of contractors and material suppliers in our region who are qualified, responsible, and reputable. This experience is invaluable to keeping your project schedule, budget, and vision focused. Many projects have utilized the Construction Manager at Risk (CMAR) process. We know and understand this process well and have the experience necessary to provide guidance and support to the City of Omaha.

This locally grown team has the talent and knowledge base required to solve design challenges and maximize opportunities for Tranquility. Knowing and working with our trusted partners on more than **255 athletic facilities and 132 artificial turf projects**, we effectively collaborate and communicate to deliver award-winning athletic facilities. The firm members and roles proposed for the Tranquility Park are as follows:

Firm	Project Role
Lamp Rynearson	Project Management, Traffic Engineeing, Material Specification and Selection, Design, Landscape Architecture, Survey, Construction Administration, and Environmental Services
BCDM Architects	Architect and Structural
Morrissey Engineering	Electrical and Mechanical Engineer and Sports Technology Consultant
Thiele Geotech	Geotechnical Engineering and Materials Testing

The revitalization of Tranquility Park is a collective investment - a great foundation on which athletes of all ages can learn and practice the qualities that make sports our mutual passion. We can help you move forward with confidence, providing the expertise, experience, relationships, skills, and shared vision. A project as unique as the city it will call home is a legacy worth leaving and a goal we would be proud to support.

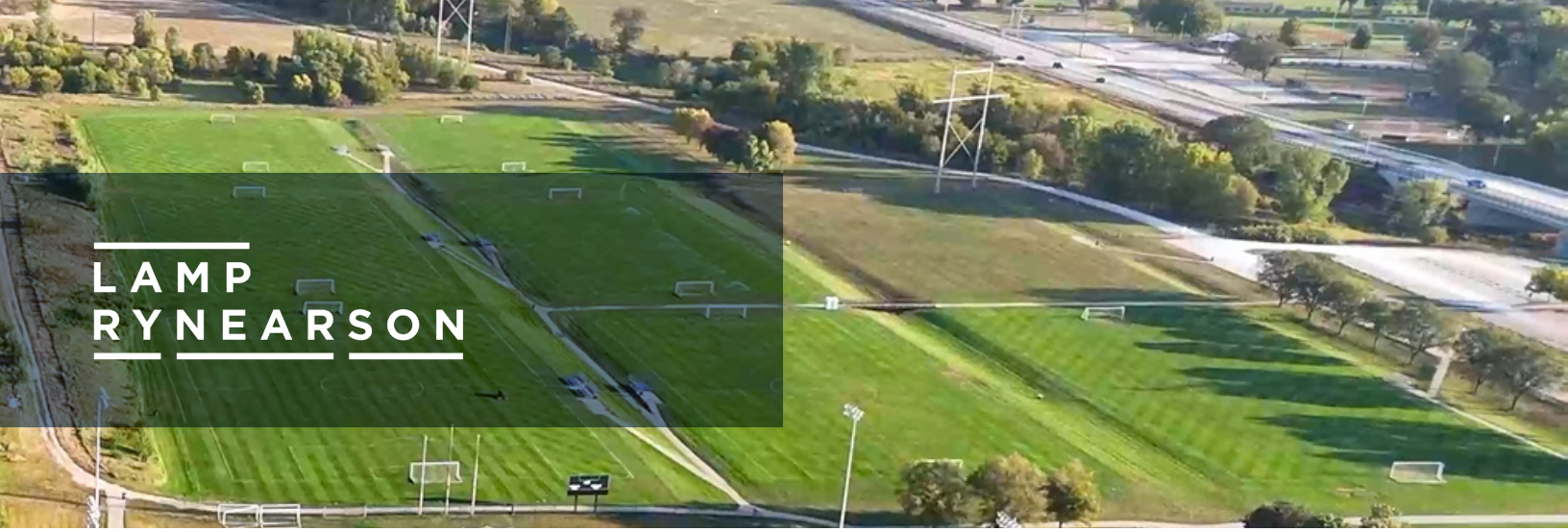
Our team acknowledges and will sign the client standard agreement. Please reach out to your Project Manager, **Joe Zadina, PE,** if you have any questions or would like additional information at **402.496.2498** or by email at *joe.zadina@lamprynearson.com*.

Let's create your vision!

Sincerely,
LAMP RYNEARSON

Joe Zadina, PE
Landscape Architecture and
Planning Group Leader

Mike McIntosh, PE, CFM
Design Group Leader



LAMP RYNEARSON

Request for Proposal
Tranquility Park Multi-Sports Complex

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Leaving a ***Legacy***

Principal Firm **Overview**

Principal Firm

This project requires a team that is flexible, agile, and prepared to offer the service you need at a moment's notice. Lamp Rynearson is that team, providing a breadth of survey, design, landscape architecture, and construction administration, specializations in-house that will revitalize Tranquility Park to best serve generations to come. With a deep bench of talented, experienced experts available as resources, and the tools and technology to get the job done, Lamp Rynearson has the commitment and time to be here for your project.

With offices in Nebraska, Colorado, and Kansas City, over 165 Lamp Rynearson experts are ready to create what you have imagined. We design many athletic facility projects every year, demonstrating our dedication to transformative community projects. We have established relationships with key stakeholders like the City of Omaha Parks and Recreation team, enabling us to understand their capacity and collaborate effectively.

Our extensive knowledge network extends to turf suppliers, both local and abroad, and manufacturers of athletic facility materials, ensuring access to high-quality resources for your project. We are well-versed in diverse types of turf and possess the expertise required for efficient replacement and maintenance.

Clients trust us because of our ability to share their vision. Beyond monitoring budgets and meeting schedules, Lamp Rynearson professionals actively engage stakeholders, incorporate sustainable principles, and create purposeful designs that shape communities with thoughtfulness, creativity, and compassion. We rigorously keep track of the details and cultivate innovation through an outcomes-driven approach so that you can focus on achieving your goals. From smart infrastructure to community-changing developments to renewable energy, Lamp Rynearson will be your partner in building a better tomorrow.

Scan the QR code to check out our Athletic Facilities Projects!

https://www.youtube.com/watch?v=ahJhTs4mtdM

Founded in

1959

by a **surveyor** and an **engineer**

Local Office in

OMAHA, NE

More than

165

survey, design, & construction administration professionals company-wide

Proud members of the American Sports Builders Association **(ASBA)** since 2005!

Our professionals stay on the **cutting edge** of the facility, turf, and track design so you can be confident your facility is safe, accessible, and **built to last** season after season.

Principal Firm **Overview**

No need to travel out of town to see successful projects. We know athletic fields in the region! Lamp Rynearson has completed over 255 athletic facility projects.

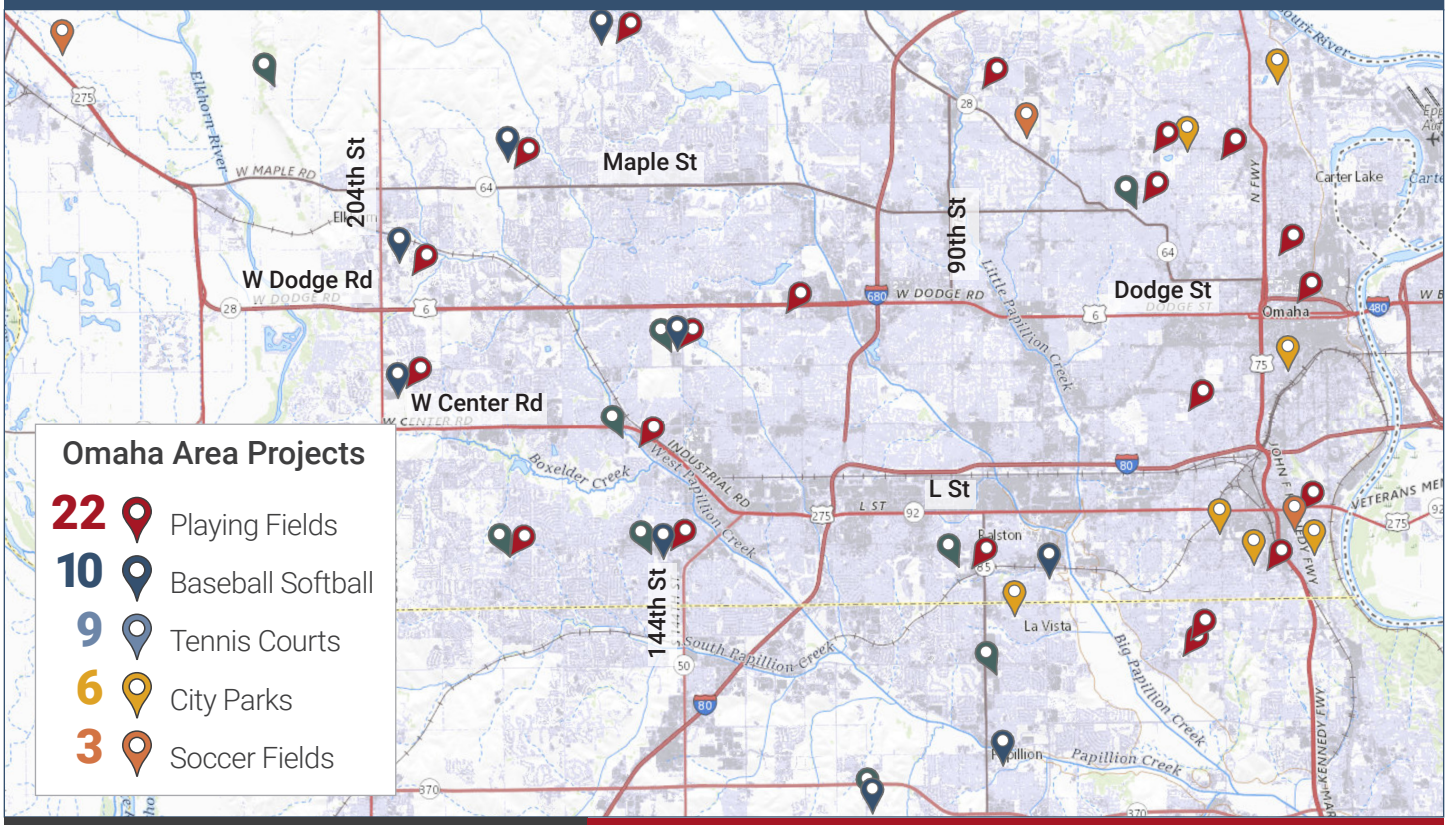
We are the Experts! Together, we have delivered on more than

255
Athletic Facilities

132
Artificial Turf Projects

Numerous Projects Underway in Omaha

50 Turf and Athletic Facilities Projects in the Omaha Metro Area Over the Last 5 Years



50
Turf and Athletic Facilities Projects in the Omaha Metro Area Over the Last 5 years

25 Multi-sport synthetic turf playing fields

City Parks **6**

3 Regulation Sized Soccer Fields

18 Synthetic turf Baseball & Softball Fields

9 Multi- battery Tennis Courts

Principal Firm **Overview**

Design Team Qualifications and Design Experience

The table below lists the firms that make up the Lamp Rynearson Team and their proposed roles.

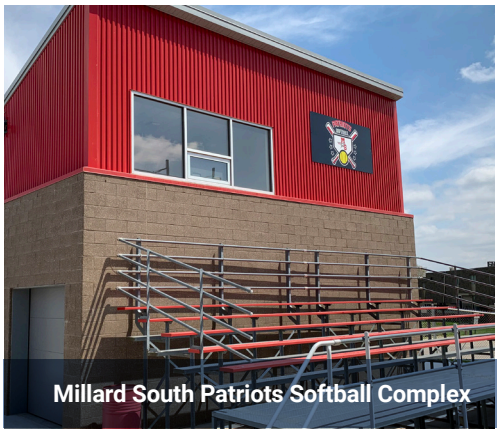
Joe Zadina, PE
City of Omaha Point of Contact

Team Members	Project Role	Qualifications
LAMP RYNEARSON	Civil and Athletic Design, Project Management, Design, Landscape Architecture, Survey, Construction Administration	Award winning field design consultant and field specialist and Professional member of the American Sports Builders Association.
BCDM architects	Architect and building design	Expertise in design buildings to meet the needs of major athletic facilities.
MEI	Electrical and Mechanical system designs including established working relationships with sports technology	Expertise in building and field electrical systems as well as mechanical requirements.
Thiele Geotech Inc	Goetechnical Services Materials Testing	AASHTO accredited Laboratorty with experience in providing geotechnical and material test of athletic facilities and roadway projects.

Lamp Rynearson team members and families enjoying Tranquility Park

Principal Firm **Overview**

We believe that the most important thing in life is each other. The environments we live in share the people we become and the things we achieve. We understand that a vision for the future requires a foundation of unwavering values to guide us along the way. BCDM Architects has been around since 1976 because of our passion for design and our dedication to the individual and community for which we design.


Millard South Patriots Softball Complex

The heart of the firm lies in the studio, a collaborative environment of design professionals that span a diverse set of multi-disciplinary expertise, technical and creative process, and unified in creating and serving our communities.

Our staff is engaged and invested in what they do. The majority of our team has ownership of the firm. Our team thrives by collaborating together, and ensuring, as a firm, that our people are positioned to succeed.

Morrissey Engineering is a leader in the design and development of multi-sports complexes, ballfields, and stadiums. With a strong foundation in mechanical and electrical engineering, the company has successfully undertaken a diverse range of projects in this domain, each varying in size and complexity. The team at Morrissey Engineering approaches each project with a commitment to delivering functional, safe, and sustainable sports facilities. The hallmark of our work lies in creating environments that cater to the needs of athletes and spectators alike, enhancing the overall sporting experience. Our portfolio includes cutting-edge lighting systems, energy-efficient HVAC solutions, and customized electrical designs tailored to meet the specific requirements of each sports facility.

Staying at the forefront of technological advancements and industry best practices in stadium design is a key aspect of Morrissey Engineering's strategy. This approach ensures the integration of advanced systems in their projects, such as state-of-the-art lighting that provides excellent visibility while being energy efficient, and robust electrical systems that guarantee smooth and safe event operations. Our collaborative philosophy involves working closely with architects, contractors, and stakeholders, ensuring that every project not only fulfills but surpasses client expectations. Morrissey Engineering's dedication to excellence and innovation in the field of engineering design is clearly reflected in our significant work on multi-sports complexes, ballfields, and stadiums.

THIELE GEOTECH, INC. (TG) is a consulting engineering firm specializing in geotechnical, material, and environmental engineering. Headquartered in Omaha, Nebraska, the firm was founded in 1996 on the principles of client service and quality engineering practice. Since then, the firm has worked on over 14,000 individual projects. The company principals draw from over 120 years of combined experience on thousands of projects in these fields.

These professional services include a complete package of geotechnical consulting services. The engineering staff is experienced with geotechnical analysis of projects ranging from medical facilities, multistory office buildings, higher education facilities, commercial and industrial facilities, bridges, airfields, highways, railroads, land developments, dams, and other earth structures. As a supplement to our geotechnical engineering services, TG also provides retaining wall design and earth retention design and can provide complete quality control testing services for earthwork, asphalt, concrete, and structural steel construction.

Ralston Athletic Complex

Design Team Qualifications and **Experience**

Meet your design team

Joe Zadina, PE brings a wealth of experience to athletic facility design and turf projects. Throughout his 20-year career, Joe has dedicated himself to projects that elevate the quality of community schools and parks, resulting in enhanced opportunities for residents to engage and enjoy. With three rambunctious boys, Joe & his family have frequented Tranquility Park too many times to count. Joe's expertise extends beyond design and construction, including the critical ability to forge collaborations between stakeholders. He has a deep understanding of the complexities involved in coordinating with local, state, and federal agencies, ensuring that projects meet stringent design approval requirements.

From grasping the unique needs of communities to selecting the best turf for the project, Joe stands as a pillar of dedication and technical proficiency in the field. His passion for this work and his substantial technical ability guarantee that your investment will leave a resounding impact on the Omaha community. With Joe at the helm, you can be assured that your athletic facility project will be guided by a professional committed to realizing its full potential, who has been a regional athletic design leader since 2005.

As a frequent user of athletic facilities across the Midwest, **Zack Fergus, PLA**, uses first-hand experience to develop creative solutions for sports projects that allow for the joy of athletic competition while recognizing the need for the safety and comfort of players and spectators alike. Zack's design approach is rooted in people-centric principles addressing basic needs like wayfinding, seating, and protection from the climate – as the parent of soccer-playing twins, he has experienced an entire year's worth of weather conditions on the pitch, sometimes at a single tournament.

Zack has developed a reputation for innovative and strategic site design for clients seeking creative solutions. His portfolio spans various projects, from expansive college campuses to community-oriented neighborhood parks. Each project he works on receives a well-developed design that considers the unique aspects of the individual site and the programming being placed upon it. Leveraging his extensive knowledge and personal experience on the fields and trails of Tranquility Park, Zack will serve as a valuable collaborator and guide throughout the journey of your athletic facility project.

Our team members have watched their children learn and grow at Tranquility Park. These shared memories fuel their collective commitment to making the park a safe and exciting space for future generations and inform their decisions on design, amenities, and programming to ensure this space continues to reflect the community's needs and aspirations.

Design Team Qualifications and **Experience**

Organizational Chart

OMAHA PARKS RECREATION PUBLIC PROPERTY

LAMP RYNEARSON

Zack Fergus, PLA
Landscape Architecture Practice Lead
Role: Layout and Placemaking

Joe Zadina, PE
Landscape Architecture Planning Group Leader
Role: Senior Project Manager

Mike McIntosh, PE, CFM
Design Group Leader
Role: Project Principal and Certified Floodplain Manager

Design Services and Technical Specialists

Matt Tinkham, PLS
Survey Project Manager
Role: Surveyor

Sam Howland, PLA, ENV-SP
Environmental Specialist
Role: Wetlands and Permitting

Matt Nelson, PE
Construction Engineer
Role: Construction Administration

Tom Wells, CPESC, CISEC
Environmental Services Coordinator
Role: Erosion Control Services

Caleb VanWeelden, PE
Civil Engineer
Role: Athletic Facility Engineer

Scott Oswald, PE, CFM, ENV-SP
Civil Engineer
Role: Flood Zone Modeling & Permitting

Matt Kruse, PE, PTOE
Transportation Practice Lead
Role: Traffic Engineering

Kortney Brown, PE, PTOE
Transportation Engineer
Role: Traffic Studies

Cruz Pedroza
Project Engineer
Role: Civil/Site Engineering

BCDM architects

Pat Carson, AIA
Architect
Role: Building Design

morrissey engineering inc

Jeff Hemje, PE, RCDD, CTS-D, LEED AP
Electrical Engineer
Role: Athletic Lighting and Systems Design

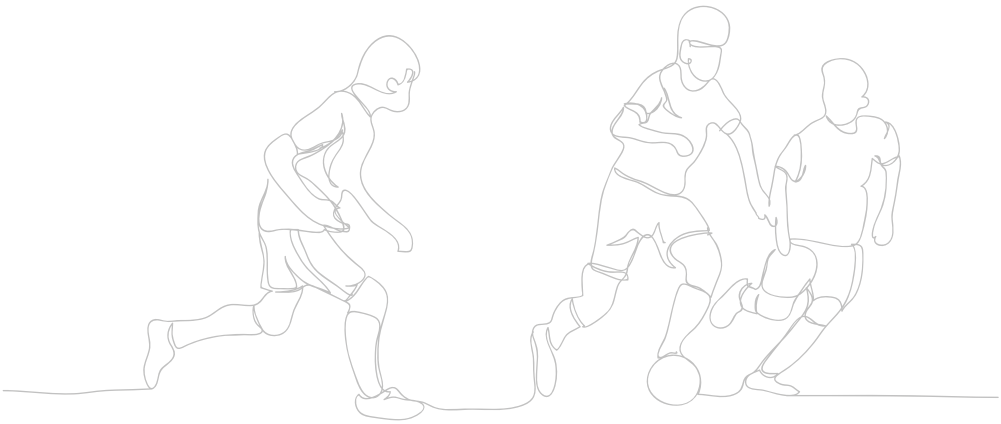
Andy Gilliam, PE
Mechanical Engineer
Role: Mechanical Systems and Systems Design

Alex Asay, CTS
Audio Visual Specialist
Role: Sports Technology

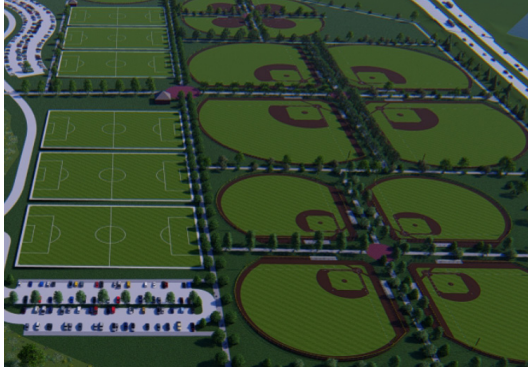
Thiele Geotech Inc

Bob Matlock, PE
Geotechnical Engineer
Role: Geotechnical Investigation

Joshua Kankovsky, PE
Geotechnical Engineer
Role: Materials Testing



See full resumes in appendix. Page 25



LAMP RYNEARSON

Elkhorn Athletic Association Sports Complex

Valley, NE

Client
Elkhorn Athletic Association

Completion Date
March 2020 - Ongoing

Project Cost
$7 Million

CMAR

Team Members
- Joe Zadina
- Zack Fergus
- Sam Howland
- Caleb Van Weelden
- Kortney Brown
- Matt Kruse
- Matt Tinkham
- Mike McIntosh

Turf Product
Natural Surfaces

As the civil engineering firm entrusted with the design and engineering services for the Sports Complex, Lamp Rynearson is proud to play a pivotal role in this transformative project. The Sports Complex, situated on 142 acres in Valley, NE, represents a monumental venture by the Elkhorn Athletic Association (EAA) and numerous Nebraska-based partners to create a regional sporting haven and community legacy.

Phase one of the project is already underway and includes the construction of eight turfed baseball/softball fields, six turfed soccer/football fields, and a barrier-free field. Additionally, this phase encompasses infrastructure development, including concession stands, restroom facilities, and parking for up to 2,500 vehicles. Future phases will introduce more multi-purpose fields and eight additional softball/baseball fields, along with recreational amenities such as walking paths, playgrounds, and picnic areas.

Our dedication to this project arises from the vision and leadership exhibited by EAA and the entire team. Lamp Rynearson has a passion for youth sports and the creation of spaces where children can learn, grow, and thrive. We understand the long-term impact such a sports complex will have on our local community, making it a signature destination for youth athletics and community recreation.

We identify priorities, leverage relationships with suppliers, and maximize the return on investment, recognizing that the turf, among other elements, is a substantial investment. Our team is experienced and well-prepared to tackle external factors and the complexities of permits, ensuring a smooth and efficient construction process.

LAMP RYNEARSON

Omaha Public Schools Westview High School

Omaha, NE

Omaha Public Schools Westview High School began as a new high school project located on vacant ground compiled from multiple residential lots planned and designed within the campus were the necessary playing fields and related parking and wayfinding. Lamp Rynearson has been the Athletic Facility Engineer for OPS since the 1990s and has set the standard for the district.

With severe grade changes across multiple lots, our team completed lot purchase evaluations to determine which lots were feasible and available for the school's location. Eventually, 70 acres were acquired. The plans, which housed a YMCA and the high school within the same building, challenged Lamp Rynearson's design team to design a site plan and alignment that promoted visibility and safety at entrances and across the campus. The site design helped OPS maximize both the site's size and location to be accessible and safe for users while compatible with the surrounding neighborhood.

The Lamp Rynearson team acted as an equity advocate, completing equity comparisons for both Westview and Buena Vista high schools. Lamp Rynearson dedicated 7% of the design fee to small and minority-owned business contributors to meet bond economic inclusion requirements.

Coordinating with Omaha Public Schools, the City of Omaha, Douglas County, adjacent SIDs, utility companies, construction managers, bond managers, and others, Lamp Rynearson provided a full suite of direct-to-owner services, as well as working jointly with the architect, BCDM.

Client
Omaha Public Schools

Completion Date
2022

Project Cost
$100 Million

CMAR

Team Members
- Joe Zadina
- Zack Fergus
- Brendan Findell
- Kortney Brown
- Matt Kruse
- Matt Tinkham
- Sam Howland
- Matt Nelson
- Mike McIntosh
- **BCDM**

Turf Product
Astroturf

LAMP RYNEARSON

Marian High School Athletic Complex

Omaha, NE

As the civil engineering firm entrusted with the development of the upgraded athletic complex at Omaha Marian High School, Lamp Rynearson takes immense pride in contributing to the transformation of this educational institution. This project provides students and the community with state-of-the-art athletic facilities, enhancing the overall player and fan experience while promoting excellence and inclusivity.

This $7 million project kicked off in 2021 and marks a significant milestone for Marian. The renovation encompasses improvements across multiple athletic disciplines, including two soccer fields, one of which is only a handful of full-sized synthetic turf soccer pitches in the state. An improved softball facility and running track & field events were also included. Essential amenities such as spectator seating, an updated plaza, and renovated parking were part of this project. Along with improved access to parking and facilities, with EV charging stations.

Marian's soccer field is undoubtedly the crown jewel of this revitalization. The installation of artificial turf, an LED scoreboard, and a new press box sets a new standard for high school athletic facilities. The decision to introduce turf was born out of practicality, ensuring that games proceed in all weather conditions. It aligns Marian with modern athletic trends, offering students and athletes a competitive edge. This project included upgrading the soccer press box and outfitting it with Hudl camera capabilities.

Substantial upgrades were also provided to the softball complex, including a new press box, extended dugouts, and a dedicated pitching warm-up area. These enhancements not only elevate the quality of the facility but also provide a safer and more enjoyable environment for both players and spectators.

Client
Marian High School

Completion Date
2022

Project Cost
$7 Million

Team Members
- Joe Zadina
- Zack Fergus
- Brendan Findell
- Cruz Pedroza
- Matt Nelson
- Mike McIntosh

Turf Product
Sprinturf

LAMP RYNEARSON

Ralston High School Athletic Complex

Ralston, NE

Client
Ralston Public Schools

Completion Date
2023

Project Cost
$6 Million

Team Members
- Joe Zadina
- Zack Fergus
- Caleb VanWeelden
- Matt Nelson
- Mike McIntosh
- Tom Wells
- **BCDM**
- **Morrissey**
- **Thiele**

Turf Product
Shawturf

Lamp Rynearson engineers began evaluating the off-campus bat and ball fields used by Ralston High School years ahead of a bond passage. Our design engineers brought the dreams of new athletic fields into reality by designing a state-of-the-art multi-use facility on campus. The Ralston students and staff can host home games and eliminate travel to fields that are located outside of the campus.

Transforming the old natural grass practice fields into two full-sized synthetic turf baseball and softball facilities was a first in the state of Nebraska. With just under 200,000 sq. ft. of turf installed, this athletic complex features batting tunnels, dugouts, bullpens, LED lighting, new scoreboards, and “batters’ eye” improvements to each field. A new plaza was also designed between the fields with a multi-level press box building that includes storage, restrooms, and concessions. Wi-Fi was expanded within the complex for various technology needs. Infrastructure improvements included expanded parking and new pathways with ADA accessibility for students, athletes, and visitors.

Providing survey, construction staking, civil engineering, construction administration, and erosion control services, Lamp Rynearson was able to bring the home field advantage to Ralston High School’s faculty and athletes for generations to come.

LAMP RYNEARSON

Miller Park's Kerrie Orozco Memorial Ball Field

Omaha, NE

When the first North Omaha youth baseball teams were formed in 2014, the facility at Miller Park could be described as "decrepit" at best. North Omaha teams had to drive down to South Omaha to compete because the state of the baseball field was inadequate for play. After Omaha Police Officer Kerrie Orozco, a dedicated coach and volunteer for at-risk youth programs, was tragically slain in the line of duty, the community rallied around her legacy. A total of $1.7 million in donations was raised to install a Little League-size turf field with batting cages, new dugouts, bleachers, a scoreboard, lights, and a concession building.

Lamp Rynearson was commissioned to provide survey, engineering, and construction services for this memorial facility. Tasks included a topographic survey, civil design, a drainage study and permitting, landscape architecture, construction staking, and construction observation. Extra effort was required to coordinate connection to the City's Combined Sewer System for field drainage. The project met the requirements and was awarded an NDEE Recycled Tire Grant. Detailed project renderings were created by our team and provided to the City as well as family members of Officer Orozco.

Additional City of Omaha Parks experience at the following locations:

- Brown Park
- Fontenelle Park
- Hitchcock Park
- Miguel Keith Park & Trail
- Columbus Park
- Miller Park & Trail
- Myott Park
- Ta-Ha-Zouka Park
- Gallagher Park

Client

City of Omaha Parks Department

Completion Date

2019

Project Cost

$1.7 Million

Team Members

- Joe Zadina
- Zack Fergus
- Caleb VanWeelden
- Sam Howland
- Matt Nelson
- Matt Tinkham
- Mike McIntosh
- Tom Wells

Turf Product

Fieldturf

Project Approach and **Understanding**

We're Ready to Help

Lamp Rynearson utilizes a "big picture" approach. We understand that the work done at the beginning of a design or construction project will impact its success. At each phase and for each element of a project, we reflect on how that portion affects the goals of the entire project.

Practical, economical, and environmentally sound solutions for this project are our team's focus. We will lead the effort, closely collaborating with City staff, the community, and other key stakeholders. As civil and traffic engineers, planners, landscape architects, and certified floodplain managers, we will create a multidisciplinary approach to our solutions.

A sound design process and schedule are critical to the success of the project. The Lamp Rynearson team will perform the following major tasks:

Identify project objectives and goals, performance, utilization, durability, and schedule.

Develop balanced solutions for each project component & evaluate all viable project considerations.

Deliver quality construction documents on schedule including phasing if necessary.

Provide construction administration services as needed to ensure a successful project completion.

Check out our "keys" to success

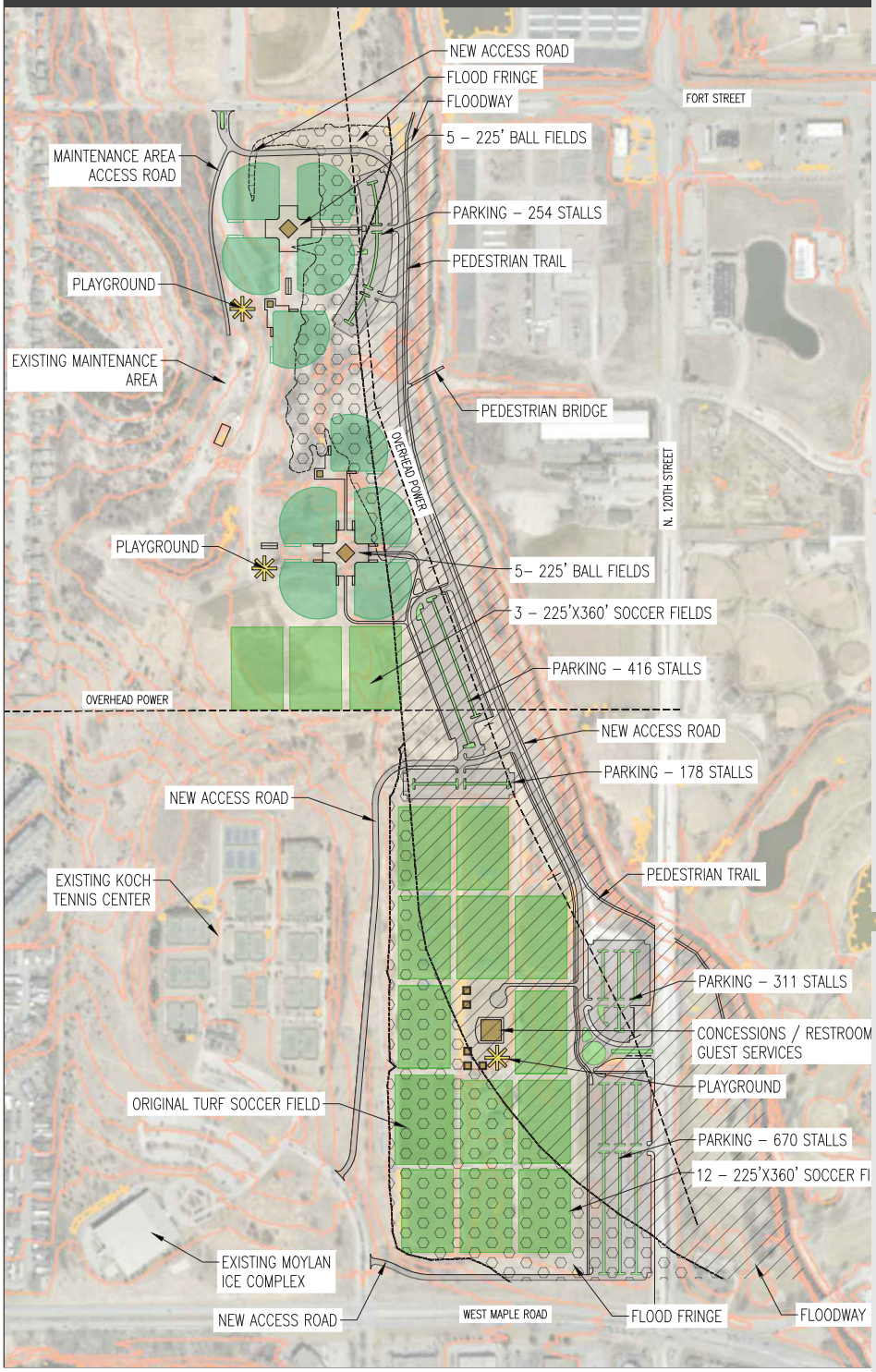
Lamp Rynearson team members and families enjoying Tranquility Park.

Project Approach and **Understanding**

Understanding the Project Based on the Concept Plan Exhibit B

Create a regional premiere sports experience by redeveloping Tranquility Park to expand the existing soccer field components, including additional bat and ball fields and amenities.

Exhibit B



Key Improvements Required

Fields

- Conversion of playing fields from natural grass to synthetic turf
- Additional soccer fields
- Conversion of practice soccer fields to bat/ball fields
- Lighting

Accessibility

- Traffic
- Roadway Access
- Parking
- Trails
- Wayfinding
- Maintain access to existing park features (ice rink and tennis courts)
- City access to Maintenance area

Technology

- Sports Technology
- Scoreboards
- Live streaming and interactive wayfinding
- Tournament and game updates
- Concession and merchandise specials
- Weather updates

Amenities

- Playgrounds
- Concessions
- Restrooms
- Trails
- Fitness equipment
- Picnic spaces
- Team gathering and warm-up spaces
- Guest Services
- Spectator Experience

Project Approach and **Understanding**

Existing Site Conditions

Floodplain

Key · Know your limitations

Floodplain zoning presents unique design considerations to ensure the safety and resilience of the facility. Incorporating proper elevation, flood-resistant materials, and effective drainage systems is paramount to minimizing potential flood risks and ensuring the long-term viability of the complex. Outdoor recreation is a common use for property in the flood zone, and we are familiar with the required permitting and the limitations placed upon a project in this type of environmentally sensitive area.

We have an awareness that the flood mapping of the Big Papillion Creek is creating changes to the flood limits and boundaries across the City, and the Tranquility Park site is likewise poised to see a revision of the current flood limits, which were established back in 2005.

Strategic site planning can help locate essential infrastructure and high-traffic areas outside flood-prone zones. Balancing the need for recreational spaces with floodplain preservation requires a delicate equilibrium, necessitating collaboration between design experts, local authorities, and stakeholders.

Floodplain Permitting

If needed, we have extensive experience obtaining waivers for projects that exceed the 25% fill limit in floodplain areas. We can also complete the "no-rise" studies, and related certifications, as required when working within the floodway. Our team has worked closely with the Papio-Missouri River NRD and the City of Omaha Floodplain Regulators in regard to the draft floodplain maps, and we have a solid understanding of the requirements for permitting in this transitional stage.

Environmental

Lamp Rynearson will conduct site visits to delineate wetlands and ordinary high-water mark (OHWM) of the Tranquility Park site, with jurisdictional assumptions according to the Waters of the United States Rule published on January 18, 2023. Our Environmental Specialists can perform bat and bird surveys for the project site to keep development in compliance with government, state, and local jurisdictions.

Project Approach and **Understanding**

Existing Site Conditions Continued...

Existing Infrastructure - Sanitary Sewer, Power, and Gas Utilities

The presence of existing OPPD power infrastructure, along with the Northern Natural Gas main line running through an athletic complex, introduces a vital layer of consideration in the facility's design and development.

These infrastructure components serve as the lifeblood of the facility, powering lighting, equipment, buildings, and heating systems essential for optimal operations. The challenge lies in harmonizing the facility's layout with the preexisting utility infrastructure to ensure constructability, safety, functionality, and aesthetic integration.

Athletic facilities in Flood Zone

Vertical obstructions are a challenge in the floodway, including backstops, fences, goals, light poles, etc., that must be coordinated with the City's floodplain manager. We must also consider the fill depths, amounts, and limits to ensure compliance with the City ordinance.

Utility Coordination

Key · Identify and Coordinate Early and Often

We know the Tranquility Park site is home to an OPPD overhead transmission line, a Northern Natural Gas main distribution line, and a City of Omaha sanitary outfall and collector sewer.

Several of these utilities have restrictions and easements that will impact our design and layout.

By coordinating with the utility owners and quantifying the impact, Lamp Rynearson will enable the City of Omaha to determine changes to the project scope, cost, and schedule, along with any required relocations.

Project Approach and **Understanding**

A Project Opportunities

Playing Fields

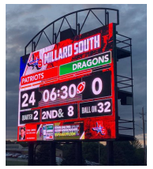
Not all turf companies are created equal, and our professionals have been evaluating and specifying athletic playing field turf for the past 18 years. Goals for playing fields include:

- Optimum playing surface to stand up to the countless play hours
- Player safety, performance, and longevity of the playing fields
- Geographical product availability and local climate conditions
- Expectations of the playing surface must be determined to evaluate turf backing and fiber, turf infill, and turf makings and certifications
- Floodplain considerations
- Turf care maintenance

Synthetic Turf cross section & Infill Examples

A1 Lighting

- With top-tier resources & specialized knowledge our team designs systems that are not only highly efficient and reliable but also tailor-made to enhance the athletic experience.
- **Morrissey Engineering** has consistently demonstrated a successful and ongoing partnership with industry-leading sports lighting vendors. This collaboration enables our team to deliver superior lighting solutions for a wide range of sports complexes.



Scoreboard at Buell Stadium

B Big Papillion Creek

- Floodplain and floodway considerations 3:1+50 foot buffer yard requirements
- Potential 404 permitting for any new stormwater outfalls
- Creek bank stability review

C Technology

- Live streaming
- Interactive wayfinding
- Tournament & game updates
- Concession & merchandise
- Weather updates

Hudl Sports Camera System

D Accessibility

Traffic

Completing a traffic impact analysis for an athletic complex takes a different and unique approach to modeling and accommodating the hours of operation and the volume of traffic properly. In addition we must be sure to have safe and logical drop-off and pick-up zones for all participants across the entire campus.

Accommodating Traffic Types Include

- Team buses & vans
- Recreational vehicles
- Bicycles, e-bikes, & scooters
- Food trucks

D1 Parking & Circulation

Having enough and in the right location.

- Parking that is strategically located in efficient and convenient areas within an athletic facility holds immense importance in ensuring inclusivity and ease of access for all.

D2 Wayfinding & Visitor Experience

- Effective wayfinding systems ensure that athletes, spectators, and visitors can effortlessly navigate the complex layout of the facility.
- Public safety, screening, and pedestrian barriers
- Fire truck and emergency response

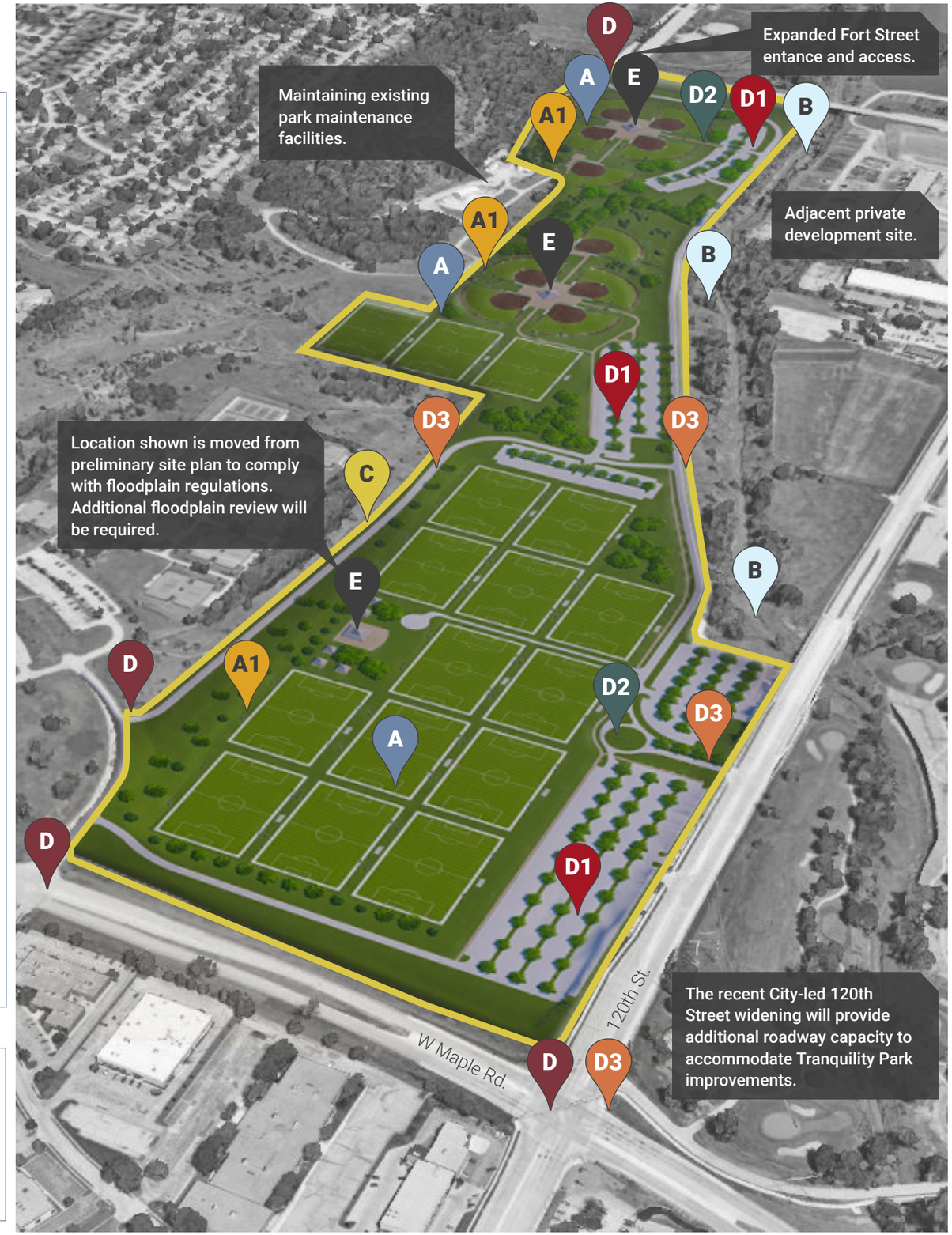
D3 Multimodal Connectivity

Leverage trail connections on the Big Papio Trail providing access to potential connections.

- Tranquility Park is a draw for mountain biking
- Creates opportunities for spectators to explore surrounding amenities
- Contributes to a sense of unity within the community

E Amenities

- Centrally located concessions and restrooms
- Paved paths and clear wayfinding
- Inclusive playgrounds
- Shaded picnic areas
- Natural surface trails with connections to a larger network
- Team gathering and warm-up spaces



Project Approach and **Understanding**

Project Management

Key · Begin with the End in Mind and Set Clear Expectations

Lamp Rynearson professionals bring a collaborative attitude and people-first approach to every project — our mission to leave a legacy of enduring improvements is lived out in our daily work. A single point of contact is vital to maintain simplicity and flow of communications. As your primary point of contact and project manager, **Joe Zadina, PE,** will manage the day-to-day communication and on-the-ground tasks and work closely with you to maintain project direction, schedule, and budget. These are all systems essential for optimal operations. The challenge lies in harmonizing the facility's layout with the preexisting utility infrastructure to ensure constructability, safety, functionality, and aesthetic integration. Meticulous planning and early coordination are required to accommodate these utilities without compromising the overall design and user experience. Effective collaboration among designers, utility owners, and construction teams becomes paramount to navigating this intricate landscape.

Survey and Geotechnical

Key · Start with a Solid Foundational Understanding

Our surveyors will conduct a survey with the highest level of detail and precision to provide the foundation for accurate and informed design. We will survey the proposed park for elevations, utilities, and all existing features. The team will establish benchmarks, flood limits, easements & encumbrances and set control points from which the work can be laid out & verified in the field.

Our partner, Thiele Geotech, will perform a geotechnical investigation with borings to determine the sub-surface conditions. These tests assess sub-soil conditions to understand potential project impacts and cost implications. Athletic facility construction is unique in how the drainage is handled and how the field base is prepared. Lamp Rynearson and Thiele have developed a mutual respect for and understanding of the intricacies of building sports fields.

Permitting

Permits and entitlements are typically on a critical path of the project schedule. Properly anticipating and incorporating the permit process is key to meeting project deadlines. Potential permits that will need to be coordinated by the project team include:

- State and Local NPDES Grading Permits – Permits from the City of Omaha and the State of Nebraska to allow for construction grading to occur. Includes development of a Stormwater Pollution Prevention Plan (SWPPP).
- Post Construction Stormwater Management Plan (PCSMP) – Permit from the City of Omaha to address water quality and water quantity from the disturbed area of the site. The permit will require treatment of the first ½-inch of stormwater runoff and control to pre-development project runoff rates.
- Floodplain Permit – Permit from the City of Omaha to allow for construction in the floodplain. This permit is also reviewed by the Papio-Missouri River Natural Resource District.
- Building Permit – Permit from the City of Omaha for construction activities. Typically applied for by the Contractor.
- Entitlements – City of Omaha Planning processes, including special and condition use permits, zoning waivers, and administrative board of appeals waivers.

Project Approach and **Understanding**

Design and Plan Development

Key · Iterate Along the Way

Design development will begin based on the City's concept plan. We will develop a solid 15% submittal package necessary to solicit, select, and onboard the CMAR process. Including Lamp Rynearson in the process to minimize unforeseen challenges with utility conflicts, permitting, and environmental and geotechnical issues.

Through a track record of successful athletic facility projects, we have demonstrated our proficiency in overseeing construction activities from inception to completion, employing proactive risk management strategies , ensuring cost-effective project delivery, and maintaining a strong focus on quality control and client satisfaction. We are prepared to help select and guide the Construction manager.

A good working relationship with the City, contractor, and engineering professionals starts with clearly defined roles in the CMAR process and a shared respect for what each stakeholder brings. Teamwork and communication are critical to the project's success.

Our team will develop the 15% plan set into schematic design, design development, and the final construction documents. Lamp Rynearson will write the specifications required for the project, incorporating the multiple special conditions and technical specifications accompanying an athletic facility project.

Due to its size and complexity, this project will require a breakout of discipline or contractor-specific scopes that best align with the schedule and construction season.

Outreach & Coordination

Coordinate with the adjacent development project underway. Lamp Rynearson will assist with communications with all stakeholders and provide materials and renderings to the media and other stakeholders as needed.

CMAR Experience

Key · Teamwork

The CMAR approach is an effective method of delivery for enhanced collaboration and efficiency and the process is a shared responsibility. No project is static throughout its life-cycle process, and changes can be expected. We will work closely with the City and contractor to lead and manage critical items of the process including:

Early project involvement provide input on design, budget, and scheduling

Risk Management by identifying potential risks and challenges

Cost Estimation and Control. Engagement during the preconstruction phase for input on design, budget, and scheduling.

Scheduling and time management by maintaining project schedules

Subcontractor management. Selection and manages subcontractors. Ensures adherence to specifications, quality standards, and timelines.

Quality assurance and quality control (QA/QC) by monitoring and enforcing quality standards.

Effective communication and collaborates among all project stakeholders.

Value engineering. Seeks opportunities without sacrificing quality.

Construction coordination to ensure a smooth and efficient workflow including addressing conflicts or challenges through the construction process.

Legal compliance by managing permits and approvals required for construction activities.

Schedule

Project **Schedule**

Quarter **01 - 2024**

Kick-off Meeting - Let's get excited!

- Review the current concept design and begin preparing a 10%-15% plan set for CMAR solicitation and selection
- City and consultants gather for formal team introductions and complete design scoping review meeting
- Discuss known issues and critical path items to be addressed with the team
- Compile and send project letters to all area utilities
- Complete a pre-application meeting with the City

Quarter **02 - 2024**

Begin Solicitations (RFP) for CMAR team

- Identify qualified CMARs to notify of project
- Completion & distribution of 15% plans to CMARs
- CMAR proposals due
- CMAR proposal review and interview shortlist established
- CMAR interviews; selection to follow after interviews

Quarter **03 - 2024**

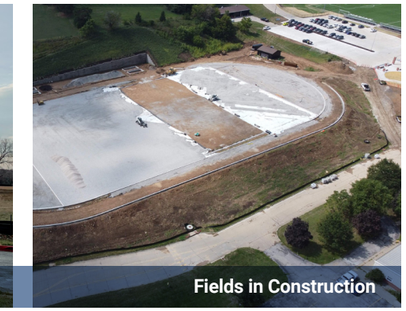
CMAR Team Under Contract

- Team building & goal setting with CMAR
- Continue with project design and begin to engage contractors and material suppliers
- Evaluate optimal field matrix, orientation, and layout. Also included is optimizing the site circulation and public spaces
- 30% design plans complete
- Complete traffic study
- Project site visits to similar complexes & manufacturers to compare and create an awareness of our options
- Evaluate available sports technology options and desires

Quarter **04 - 2024** to Quarter **01 - 2025**

60% Design Plans Complete

- CMAR establishes a guaranteed maximum price
- Begin Phase 1 site demolishing and site earthwork (weather dependent)
- Final turf selection and other related materials
- 100% design plans complete



Fields in Construction

Quarter **02 - 2025**

Construction Phase

- Thirteen (13) soccer fields complete

Quarter **03 & 04 - 2025**

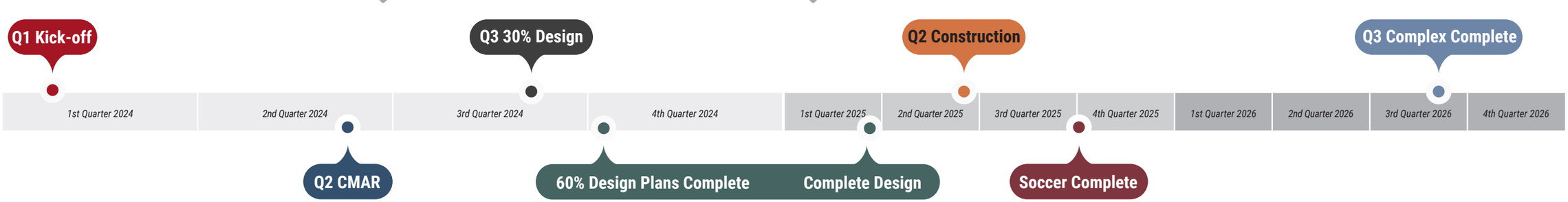
Construction Phase

- Full soccer field component complete (3 additional turf soccer fields)

Quarter **03 - 2026**

Completion

- Full multi-sports complex completion (two 5-plex baseball/softball fields)
- As-built survey
- Punch list walk-through
- Owner training
- O & M manuals and warranties



Tranquility Park Multi-Sports Complex | Lamp Rynearson 1

Appendix

Resumes, References, and Insurance

Joe **Zadina, PE**

Landscape Architecture and Planning Group Leader

About Joe

Joe Zadina is the Group Leader for Lamp Rynearson's Landscape Architecture and Planning Team. His work has included all facets of engineering project development, including preliminary and final design engineering; cost estimates; preparation of contracts, CAD, drawings, and project manuals; permitting; and construction administration. Joe is enthusiastic about community-changing projects, with an emphasis on outdoor recreation, education, and athletic campuses, and has valuable expertise in these areas, as shown by the featured project experience.

Experience

- Omaha Public Schools - Westview High School, Omaha, NE
  Role: Project Manager
- Millard Public Schools West High School Campus Improvements
  Role: Project Manager
- Ralston High School Baseball and Softball Complex
  Role: Project Manager
- Marian High School Soccer and Athletic Complex
  Role: Project Manager
- Elkhorn Athletic Association Valley Sports Complex
  Role: Project Manager
- Karrie Orosco Park
  Role: Project Manager
- South Sioux City Track and Playing Field
  Role: Project Manager
- Miguel Keith Park, Omaha, NE
  Role: Project Manager
- Miller Park, Omaha, NE
  Role: Project Manager
- Brown Park, Omaha, NE
  Role: Project Manager
- Christie Heights Park, Omaha, NE
  Role: Project Manager
- H.P. Smith Complex, Omaha, NE
  Role: Project Manager
- Columbus Park, Omaha, NE
  Role: Project Manager
- Salvation Army Croc Center Turf Playing Field, Omaha, NE
  Role: Project Engineer

Education
– B.S., Civil Engineering
– Master of Business Administration

Certifications/Registrations
– Professional Engineer | NE

Professional Affiliations
– American Sports Builders Association

Community Involvement
– Ambassador - Omaha Municipal Land Bank

– TeamMates - Millard Public Schools

– Lutheran Family Services - Careers & Connections

– Millard Public School Foundation - Board Member 2022 - current

Years of Experience
20

Zack **Fergus, PLA, ENV-SP**

Landscape Architecture Practice Lead

Education
– B.L.A. | Bachelor of Landscape Architecture
– B.S. | Design

Certifications/Registrations
– Professional Landscape Architect | NE, IA

– Council of Landscape Architecture Registration Boards (CLARB) Certified Landscape Architect

– Envision Sustainability Proffessional (ENV-SP)

Professional Affiliations
– Keep Omaha Beautiful - Board of Directors Secretary

– American Society of Landscape Architects (ASLA) Nebraska/ Dakotas Chapter - Past President

– UNL College
College of Architecture Friends Association - Secretary / Treasurer

– UNL College
College of Architecture Professional Advisory Council

– MAPA 2050 Natural Resource Committee Vice Chair

Years of Experience
11

About Zack

Zack's passion for landscape architecture is rooted in a passion for creating people-oriented places. As a skilled Landscape Architect and project manager with experience in design, facilitation, and site planning, Zack is a creator of inclusive spaces — helping people experience belonging, comfort, inspiration, and renewal through the outdoors and as they go about their daily lives.

For Zack, creating strong communities goes beyond design. He is a leader and collaborator in organizations focused on creating a bright future for all, including Keep Omaha Beautiful, Heartland 2050, Leadership Fremont, the Professional Advisory Council for the UNL College of Architecture, the Nebraska-Dakotas Chapter of the ASLA, and the Nebraska Statewide Arboretum.

Experience

- Elkhorn Athletic Association MD West ONE Sports Complex Valley, NE
  Role: Landscape Architect
- Elkhorn Public Schools – 180th & Ida School Campus Master Plan, Omaha, NE
  Role: Landscape Architect
- Millard Public Schools - North High School Campus, Omaha, NE
  Role: Landscape Architect
- Springfield Platteview High School Athletic Facility and Parking Improvements, Springfield, NE
  Role: Landscape Architect
- Westside Community Schools - Sunset Hills Elementary School Building/Site, Omaha, NE
  Role: Project Manager
- Omaha Public Schools Westview High School, Omaha, NE
  Role: Landscape Architect
- Omaha Public Schools-Burke High School Athletic Facility Master Plan, Omaha, NE
  Role: Landscape Architect
- NGPC Mahoney State Park- Event Center, Ashland NE
  Role: Landscape Architect
- NGPC Platte River State Park Playground, Louisville, NE
  Role: Landscape Architect
- Boys Town Education Center, Village of Boys Town, NE
  Role: Landscape Architect
- Metropolitan Community College - Fort Omaha Campus, Omaha, NE
  Role: Landscape Architect

Mike **McIntosh, PE, CFM**

Design Group Leader

Education
– B.S. Biological Systems Engineering

Certifications/Registrations
– Professional Engineer | NE, IA

– Certified Floodplain Manager

Professional Affiliations
– American Council of Engineering Companies (ACEC) Board Member

– American Public Works Association (APWA)

– UNL College of Civil and Environmental Engineering, Advisory Board Member

– MAPA 2050 Infrastructure Committee Chair

– Nebraska Floodplain and Stormwater Managers Association (NeFSMA) Board Member

– Engineers' Club of Omaha

– Association of State Flood Plain Managers (ASFPM) Member

Years of Experience
24

About Mike

An emphasis on water resources and infrastructure design highlight Design Group Leader Mike McIntosh's 24 years of design experience. He has been a project manager for some of the firm's larger and more challenging projects. Mike is a Certified Floodplain Manager who has worked with local floodplain administrators, the Papio-Missouri River NRD and FEMA for multiple projects involving floodplain and floodway challenges including NP Dodge Park, Tom Hanafan River's Edge Park, Shadow Lake Town Center, Offutt AFB and others.

An Outstanding Service Award winner with the American Society of Civil Engineers (ASCE) Nebraska Section, Mike is also a past 40 Under 40 winner with the Midlands Business Journal and completed Leadership Omaha, Class 31.

Experience

- NP Dodge Park and Marina Omaha, NE
  Role: Project Manager
- Tom Hanafan Park, Omaha, NE
  Role: Project Manager
- City of Omaha - Anchor Inn, Omaha, NE
  Role: Expert Witness
- Woodhouse Family Auto - FEMA Letter of Map Revisions, Omaha, NE
  Role: Project Manager
- Offutt AFB - Flood Protection, Bellevue, NE
  Role: Technical Expert
- Omaha's Henry Doorly Zoo/ Aquarium Bob Gibson Relocation Rd, Omaha, NE
  Role: Project Manager
- City of Omaha CSO Program Management Team, Omaha, NE
  Role: CSO Utility Coordinator
- 16th and Grace Sewer Reconstruction, Omaha, NE
  Role: Project Manager
- City of Omaha 51st and Madison Creek Stabilization, Omaha, NE
  Project Manager
- Nicholas Street Sewer Extension Phases 1-3, Omaha, NE
  Role: Project Manager
- City of Omaha Levee Certification, Omaha, NE
  Role: Project Manager
- Papio NRD Levee Certification, Omaha, NE
  Role: Project Manager
- Forest Run / Lyman Highlands Channel Improvements, Gretna, NE
  Role: Project Manager
- Bob Boozer – Channel Restoration, Omaha, NE
  Role: Project Manager
- Elmwood Park Creek Stabilization, Omaha, NE
  Role: Project Manager

Education
– B.S. Civil and Environmental Engineering

Professional Registration
– Professional Engineer | NE

– Sarpy County Board of Adjustments Member

Years of Experience
7

Caleb **VanWeelden, PE**

Project Manager

About Caleb

Whether for new-builds or renovations, Caleb is a design expert for multi-family and school building projects. He's able to bridge the gap between technical design and personal application, thanks to his proficiencies in CAD software, technical design, and project management needs for both public and private clients.

Experience

- Ralston Public Schools Track and Field Reconstruction, Ralston, NE
  Role: Project Engineer
- Blair Community School District Track and Field,
  Blair, NE
  Role: Project Engineer
- NGPC Mahoney State Park- Event Center, Ashland NE
  Role: Project Engineer
- Omaha Public Schools Westview High School, Omaha, NE
  Role: Project Engineer
- Lewis Central Community Schools Performing Arts and Operations Center Addition, Council Bluffs, NE
  Role: Project Engineer
- Middle School #5 New Build Including Track and Field, Elkhorn Public Schools, Omaha, NE
  Role: Project Engineer
- Miller Park New Construction Turf Baseball Field, Omaha, NE
  Role: Project Engineer
- Miguel Keith Park Turf Soccer Field Reconstruction, Omaha, NE
  Role: Project Engineer
- Lincoln Public Schools North Star and Southwest Synthetic Turf, Lincoln, NE
  Role: Sr. Project Engineer
- Westside Community Schools — Swanson Elementary School Full Remove and Replace School Site, Omaha, NE
  Role: Project Engineer
- Elkhorn Public Schools Site Selection for proposed Elementary Schools
  Role: Project Manager

Scott **Oswald, PE, CFM, ENV-SP**

Senior Project Engineer

Education
– B.S. Civil Engineering

Certifications/Registrations
– Professional Engineer | NE, IA

– Certified Floodplain Manager

– Envision Sustainability Professional (ENV-SP)

Professional Affiliations
– NEFSMA (Nebraska Floodplain and Stormwater Managers Association)

– The Association of State Floodplain Managers

– Omaha Engineers Club

Years of Experience
23

About Scott

Scott Oswald, a senior project engineer and certified floodplain manager for Lamp Rynearson, has over 20 years of engineering experience. Scott has experience in coordination with city engineers and natural resource district personnel, hydrologic and hydraulic analysis, storm and sanitary sewer design, stormwater detention and water quality, water mains, paving layout and design, site grading, sustainability, cost estimation and plan production for municipalities and private clients.

Experience

- Omaha's Henry Doorly Zoo/ Aquarium Hubbard Orangutan Forest, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Desert Dome Plaza, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Alaskan Plaza, Omaha, NE
  Role: Project Manager
- Omaha's Henry Doorly Zoo/ Aquarium Mid Valley, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo & Aquarium Coastal Sea Lion Shores, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Scott Aquarium, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Asian Highlands, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Glacier Bay Landing, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium Alaskan Adventure Splashpad, Omaha, NE
  Role: Sr. Project Engineer
- Omaha's Henry Doorly Zoo/ Aquarium African Grasslands, Omaha, NE
  Role: Sr. Project Engineer
- Wildlife Safari Park Hospital Renovation, Ashland, NE
  Role: Sr. Project Engineer
- CWS Stadium Site Plan Design, Omaha, NE
  Role: Sr. Project Engineer
- University of Nebraska Omaha Dodge Campus Storm Sewer Study, Omaha, NE
  Role: Sr. Project Engineer

Matt **Kruse, PE, PTOE**

Roadway & Traffic Practice Group Leader

Education
– B.S. Civil Engineering
– M.S. Civil Engineering

Certifications/Registrations
– Professional Engineer with PTOE Designation: NE, KS, IA, CO, MO

Professional Affiliations
– Institute of Transportation Engineers (ITE) - Membership Committee Member and Fellow

– Leadership ITE Graduate - Class of 2016

– Leadership ITE Selection and Programs Committee

– National Society of Professional Engineers (NSPE) Past North Central Region President, PEC Legislative President, Past Eastern Chapter President, North Central Region Director, 2021 Fellow Award

– Missouri Valley Section of the Institute of Transportation Engineers (MOVITE) – Past NE State Director

– Lincoln Omaha Council Bluffs Association of Transportation Engineers (LOCATE) – Past President

Years of Experience
23

About Matt

Matt Kruse's transportation engineering experience includes both roadway engineering and traffic engineering. He has worked on arterial roadway improvement design plans and planning studies, intersection design, traffic signal plans, corridor studies, traffic signal and corridor wiring plans, traffic impact studies, multimodal bike lanes, bike/pedestrian trails, bypass feasibility, campus circulation studies, interchange justification reports, street lighting, network timing plans, access management projects, and airport master plans. Matt leads Lamp Rynearson's Roadway & Traffic Practice Group, and has several years of experience serving as a project manager on transportation improvement projects.

Experience

- Elkhorn Athletic Association MD West ONE Sports Complex Valley, NE
  Role: Transportation/Traffic Engineer
- Crossroads Redevelopment Traffic Study and Infrastructure Improvements, Omaha, NE
  Role: Transportation/Traffic Engineer
- Eppley Airfield Terminal Traffic Study, Omaha, NE
  Role: Transportation/Traffic Engineer
- Schewe Farms Mixed-Use Development, Werner Park Complex, Sarpy County
  Role: Transportation/Traffic Engineer
- Riverfront Redevelopment / Gallup University, Omaha, NE
  Role: Transportation/Traffic Engineer
- Sanctuary Ridge Subdivision Traffic Study and Infrastructure Improvements, Omaha, NE
  Role: Transportation/Traffic Engineer
- 78th Street Roadway Improvements from Mercy Road to Pacific Street, Omaha, NE
  Role: Transportation/Traffic Engineer
- Midtown Crossing Redevelopment, Omaha, NE
  Role: Transportation/Traffic Engineer/Street Lighting

Sam **Howland, PLA, ENV-SP**

Environmental Specialist

Education
– B.S. Landscape Architecture

– B.S. Environmental Studies

Certifications/Registrations
– Professional Landscape Architect | NE, IA

– NDOT / LPA Approved Wetland Delineation Consultant

– USACE Approved Wetlands Specialist

– Wetland Delineation Certified (Minnesota Wetland Delineator Certification Program)

– ENVISION Sustainability Professional (ENV-SP)

– CLARB (Council of Landscape Architectural Registration Boards) Certified Landscape Architect

Professional Affiliations
– American Society of Landscape Architects (ASLA) - Nebraska/ Dakotas Chapter

Years of Experience
10

About Sam

Growing up in small-town Iowa with a farming background, Sam understood early on that hard work can be gratifying. Maintaining vitality in a rural setting led her to an interest in ecological design and sustainable landscapes, understanding the importance of creating designs that connect people, places, and ideas. Sam is a wetland specialist in all aspects of the delineation, including desktop delineation, wetland delineation, and wetland reports and permits.

Experience

- OPS Bluestem Middle School, Bennington, NE
  Role: Environmental Specialist
- Summer Hill Farm, Bennington, NE
  Role: Environmental Specialist
- Stone Creek Plaza Mixed-Use Development, Omaha, NE
  Role: Landscape Designer
- Shadow View Mixed-Use Development, Omaha, NE
  Role: Landscape Designer
- Owen Industries Gate Project (Avenue H & N 5th St), Carter Lake, IA
  Role: Landscape Designer
- Elkhorn Athletic Association MD West ONE Sports Complex, Valley, NE
  Role: Environmental Specialist
- 192nd and Cornhusker, Sarpy County, NE
  Role: Environmental Specialist
- Builders Supply, Omaha, NE
  Role: Environmental Specialist
- Elmwood Park Bank Stabilization, Omaha, NE
  Role: Environmental Specialist
- Keystone Trail Bank Stabilization, Omaha, NE
  Role: Environmental Specialist
- Big Papio Trails Bank Stabilization, Omaha, NE
  Role:Environmental Specialist
- UNO Memorial Plaza Planting Plan, Omaha, NE
  Role: Landscape Designer

Matt **Nelson, PE, ENV-SP**

Senior Construction Engineer

Education
– B.S. Construction Engineering
– Magna Cum Laude Graduate

Certifications/Registrations
– Professional Engineer | NE

– ENVISION Sustainability Professional (ENV-SP)

– Completed 30 and 10-hour OSHA Construction Safety & Health Course

Professional Affiliations
– American Concrete Institute (ACI)

– American Public Works Association (APWA)

– International Erosion Control Association (IECA)

Years of Experience
20

About Matt

Matt Nelson serves as a construction engineer for Lamp Rynearson. His responsibilities include communication and coordination among owners, engineers and contractors. Matt's job site duties include routine inspection and preparing daily journals of activities performed, coordinating materials testing, writing work directives and change orders, preparing payment applications, compiling punch-lists and close-out documents, and participating in weekly coordination meetings with project owners and contractors.

Experience

- Ralston Public Schools Track and Field Reconstruction, Ralston, NE
  Role: Sr. Construction Engineer
- Blair Community School District Track and Field, Blair, NE
  Role: Sr. Construction Engineer
- Mahoney State Park Multi-use Event Space, Ashland, NE
  Role: Sr. Construction Engineer
- Haworth Park – Missouri River Bank Restoration, Bellevue, NE
  Role: Sr. Construction Engineer
- Treynor Community School District, Cardinal Athletic Complex, Treynor, IA
  Role: Construction Engineer
- Millard South High School's Buell Stadium, Omaha, NE
  Role: Sr. Construction Engineer
- Denison High School Stadium Improvements, Denison, IA
  Role: Sr. Construction Engineer
- Millard Public Schools, Omaha, NE
  Role: Construction Engineer
- Omaha Public Schools, Omaha, NE
  Role: Construction Engineer
- Ralston Public Schools, Ralston, NE
  Role: Construction Engineer
- Elkhorn Public Schools Elementary and Middle School New Track and Field Campus, Omaha, NE
  Role: Sr. Construction Engineer
- Fort Calhoun HS Track and Field Reconstruction, Fort Calhoun, NE
  Role: Sr. Construction Engineer

Education
– B.S., Geography

Professional Registration
– Professional Land Surveyor | NE, ND

Years of Experience
27

Matt **Tinkham, PLS**

Senior Survey Project Manager

About Matt

As a survey project manager, Matt Tinkham works on a variety of land survey projects. He has over 25 years of experience working on boundary surveys, topographical surveys, ALTA surveys, and construction staking.

Matt routinely works with Clients and Design Professionals. His experience makes him an integral part of our land development team.

Matt also has over 15 years of experience working on Athletic Fields. He has worked on projects for many of the Meto school districts including OPS, MPS, Elkhorn, Gretna and most recently Fort Calhoun. He has also worked with EAA on several of their new projects including the MD West One Complex in Valley Nebraska.

Experience

- Schwab Field, Omaha, NE
  Role: Survey Project Manager
- Omaha Riverfront Redevelopment Working with HDR, Survey and Platting
  Role: Survey Project Manager
- Crossroads Redevelopment – Omaha NE, Survey and Design
  Role: Survey Project Manager
- Midtown Crossing, Omaha, NE, Design and Construction Staking
  Role: Survey Project Manager
- North Shore (Home of Werner Park) and WPRB-15 (Prairie Queen Lake), Sarpy County
  Role: Survey Project Manager
- The Breakers – Omaha NE (Design and Construction)
  Role: Survey Project Manager
- Ashbury Creek and Ashbury Farm – Sarpy County Nebraska, Design and construction
  Role: Survey Project Manager
- Westbury Creek and Westbury Farm – Douglas County Nebraska, Design and Construction
  Role: Survey Project Manager
- Northshore Subdivision, Papillion, NE
  Role: Survey Project Manager
- Papio NRD Dam Site WPRB-15, Papillion, NE, Boundary, Platting and Design

LAMP RYNEARSON

Education
– B.S. Civil Engineering

Certifications/Registrations
– Professional Engineer with PTOE Designation / NE

Professional Affiliations
– Nebraska ITE (NITE)

Years of Experience
11

Kortney **Brown, PE, PTOE**

Senior Project Engineer

Kortney is a transportation design engineer on a variety of traffic and roadway projects. She has completed numerous traffic impact studies for new developments and redevelopment projects, along with traffic signal designs and speed studies. Kortney has experience designing pedestrian and sidewalk projects, including Safe Routes to School projects and new sidewalk and trail designs, as well as retrofitting existing pedestrian facilities to satisfy the latest ADA and PROWAG standards.

- McMillan Magnet, Safe Routes to School, Omaha, NE
  Role: Traffic Engineer
- Valley Elementary School, Safe Routes to School, Valley, NE
  Role: Traffic Engineer
- Westbrook Elementary, Safe Routes to School, Omaha, NE
  Role: Traffic Engineer
- Swain Construction, 87th & Sorensen Pkwy. Signal Modifications, Omaha, NE
  Role: Traffic Engineer
- Bluestem Commons Traffic Study, Fremont, NE
  Role: Traffic Engineer
- Westside Schools: Oakdale, Sunset Hills, Westside Elementary Swing School – Traffic Studies & Site Circulation, Omaha, NE
  Role: Traffic Engineer

Education
– B.S. Business Management
– A.A.S., Computer-aided Drafting

Certifications/Registrations
– Certified Professional in Erosion Control (CPESC)
– Certified Inspector of Sediment in Erosion Control (CISEC)

Professional Affiliations
– International Erosion Control Association, Great Rivers Chapter - Board of Directors

Years of Experience
20

Tom **Wells, CPESC, CISEC**

Environmental Services Coordinator

As the environmental services coordinator at Lamp Rynearson, Tom Wells is responsible for monitoring the installation and maintenance of erosion control measures at all Lamp Rynearson sites operating under the State of Nebraska NPDES and local authority grading permits, to ensure compliance with Grading and Storm Water Pollution Prevention Plans (SWPPP). Tom's responsibilities include conducting site inspections and preparing and submitting inspection reports as required by local jurisdictions. As necessary, he makes recommendations to project managers.

- 132nd Street (West Dodge Road to Blondo Street), Omaha, NE
  Role: Senior Stormwater Management Specialist
- 144th Street (Fort Street to Maple Street), Omaha, NE
  Role: Senior Stormwater Management Specialist
- 168th & Burt Street Intersection, Omaha, NE
  Role: Senior Stormwater Management Specialist
- Midtown Crossing, Omaha, NE
  Role: Senior Stormwater Management Specialist
- Bank of the West Business Park, Omaha, NE
  Role: Senior Stormwater Management Specialist
- Pacific Street (168th Street to Bob Boozer Drive), Omaha, NE
  Role: Senior Stormwater Management Specialist

LAMP RYNEARSON

Education
– B.S. Civil Engineering

Certifications/Registrations
– Professional Engineer | NE

Years of Experience
4

Brendan **Findall, PE**

Senior Project Engineer

Brendan is a site design engineer on a variety of development and education projects. An integral part of the team on several subdivision projects and commercial developments, Brendan brings experience in sanitary sewer, stormwater management, and pavement design. He has developed the site layout and facilitated the grading and stormwater design on several large project sites such as subdivisions, schools, and multi-sport athletic complexes. He has experience designing natural grass and artificial turf athletic fields for a variety of

- McMillan Magnet, Safe Routes to School, Omaha, NE
  Role: Traffic Engineer
- Valley Elementary School, Safe Routes to School, Valley, NE
  Role: Traffic Engineer
- Westbrook Elementary, Safe Routes to School, Omaha, NE
  Role: Traffic Engineer
- Swain Construction, 87th & Sorensen Pkwy. Signal Modifications, Omaha, NE
  Role: Traffic Engineer
- Bluestem Commons Traffic Study, Fremont, NE
  Role: Traffic Engineer
- Westside Schools: Oakdale, Sunset Hills, Westside Elementary Swing School – Traffic Studies & Site Circulation, Omaha, NE
  Role: Traffic Engineer

Education
– B.S., Civil Engineering, University of Nebraska - Omaha

Certifications/Registrations
– Engineer Intern | NE

Years of Experience
2.5

Cruz **Pedroza, EI**

Project Engineer

Cruz Pedroza is a Project Engineer at Lamp Rynearson. Cruz grew up in South Omaha and frequently visited Tranquility Park to play in soccer games and tennis matches. He recently began his engineering career but has already participated in a number of projects around the metro. Cruz brings experience in playground, site, subdivision and school design.

- North Ridge Acres - Hamburg, Iowa
  Role: Project Engineer
- Holling Heights Elementary Playground Improvements - Omaha, NE
  Role: Project Engineer
- Hitchcock Elementary Playground Improvements - Omaha, NE
  Role: Project Engineer
- Ashbury Elementary School Playground Improvements - Papillion, NE
  Role:Project Engineer
- Blue Sage Creek 3 - Omaha, NE
  Role: Project Engineer
- Builder's District Square - Omaha,NE
  Role: Project Engineer

RESUME PAT CARSON

Pat is a principal of the firm with more than 30 years of experience working with our largest clients planning, developing, and executing projects of many scales and levels of complexity. In the realm of sports facilities, athletic fields and related support buildings, his experience provides building owners with insights into creating athletic support facilities which are inviting, effective, functional, and low maintenance. All the projects listed below are examples of efforts where Pat and BCDM collaborated with the team at Lamp Rynearson to create inviting sports complexes to meet the diverse needs of the communities which they serve. .

Education

University of Nebraska-Lincoln
Masters of Architecture

University of Nebraska-Lincoln
Bachelor of Science in Design

Registrations

Licensure: Nebraska (A-2710), Kansas, Minnesota, Oklahoma, and South Dakota

Associations

AIA, A4LE, SCUP, and AIA Committee on Architecture and Education

Relevant Project Experience

Ralston High School
- Baseball/Softball Building (Concessions/ Restroom/Pressbox)

OPS Westview High School
- Football/Soccer Large Equipment Support Storage Building
- Football/Soccer Home Restroom/ Pressbox/Storage Building
- Football/Soccer Visitor Restroom/ Storage Building
- Baseball Pressbox/Storage Building
- Softball Pressbox/Storage Building

Millard South High School
- Softball Pressbox/Storage Building
- Softball Restroom/Storage Building

Millard North High School
- Softball Pressbox/Storage Building
- Softball Restroom/Storage Building

Millard West High School
- Softball Pressbox/Storage Building

MPS Buell Stadium
- Football/Soccer Home Restroom/ Pressbox/Storage Building
- Team Locker Building

Papillion La Vista (Monarch) High School
- Football/Soccer Home Restroom/ Pressbox/Storage Building

Papillion La Vista South (Titan) High School
- Baseball/Softball Building (Concessions/ Restroom/Pressbox)

PLCS Softball Field at La Vista City Park
- Softball Pressbox/Storage Building

PLCS Foundation Field
- Football/Soccer Large Equipment Support Storage Building
- Football/Soccer Home Restroom/ Pressbox/Storage Building
- Football/Soccer Visitor Restroom/ Storage Building
- Team Locker Building

Robert Matlock, P.E.

Senior Vice President and Principal Engineer
Office Location: Omaha, Nebraska

As principal and Senior Vice President for Thiele Geotech, Inc., Mr. Matlock is a senior consultant within the Materials Testing department. He has a broad background in geotechnical and materials engineering, with over 25 years of experience in the civil/construction industry.

Matlock has extensive experience in geotechnical and material engineering projects in the Midwest. Projects have included numerous airfields, wind farms, public works, highways, bridges, major sewers, commercial structures, schools, multi-story office buildings, land developments, recreation/sports facilities, and levees.

Mr. Matlock manages construction materials testing projects, coordinates projects and day to day responsibilities to staff engineers, materials testing personnel, and drilling crews. He is responsible for all aspects of projects ranging from proposal writing, client relations, project supervision, and project billing. He has been actively involved in over 800 construction materials projects since starting with Thiele Geotech, Inc.

PROJECT EXPERIENCE: (other projects available on request)

- **South Sioux City HS Track & Field,** South Sioux City, NE, NE
  Geotechnical Investigation & materials testing (2021-2022)
- **Lewiston HS Track & Field,** Lewiston, NE
  Geotechnical Investigation & materials testing (2019-2020)
- **South Sioux City Tennis Court,** South Sioux City, NE
  Forensic Investigation & materials testing (2018-2019)
- **Treynor Athletic Complex,** Treynor, IA
  Geotechnical Investigation & materials testing (2012-2013)
- **Lewis Central HS Track & Field,** Council Bluffs, IA
  Geotechnical Investigation & materials testing (2011-2012)
- **Boys Town Track Reconstruction,** Boys Town, NE
  Geotechnical Investigation & materials testing (2016-2017)
- **Beadle Middle School Track Reconstruction,** Omaha, NE
  Geotechnical Investigation & materials testing (2009-2010)

EDUCATION:
BS Civil Engineering/2001
University of Wyoming

MS Civil Engineering /2011
Kansas State University

REGISTRATIONS:
Professional Engineer - Nebraska/Iowa/Kansas/Wyoming/Colorado/South Dakota, Nevada

Land Surveyor in Training

CERTIFICATIONS:
Private Pilot's License

Land Surveying Certificate /2001

PROFESSIONAL AFFILIATIONS:
American Society of Civil Engineers

National Society of Professional Engineers
American Concrete Institute - Nebraska Chapter
ACEC Nebraska

Joshua J. Kankovsky, P.E.

Vice President

Office Location: Omaha, Nebraska

Mr. Kankovsky is a Vice President and Senior Project Engineer for Thiele Geotech, Inc. He is also the Materials Testing Department Manager. He has a broad background in geotechnical and materials engineering, with over 14 years of experience in the civil/construction industry.

He assisted in the preparation of geotechnical exploration evaluation reports. This included proposal preparation, setting up laboratory testing program, evaluating the lab data, and assisting in the composition of the final report. Has also assisted drilling crews with the field boring and sampling activities.

Mr. Kankovsky has performed project supervision for testing and inspection services on a variety of airport, roadway, utilities, buildings and sports complex projects throughout the metro area.

PROJECT EXPERIENCE: (other projects available on request)

- **Elkhorn Athletic Complex,** Valley, NE, Geotechnical Investigation & materials testing (2023)
- **Glenwood Sports Complex,** Glenwood, IA, Materials testing (2018)
- **Ralston High School Athletic Complex,** Ralston, NE, Geotechnical investigation and materials testing, 2019
- **Fort Calhoun Track and Field,** Fort Calhoun, NE, Geotechnical Investigation & materials testing (2022)
- **Gretna Crossing Park Athletic Complex,** Gretna, NE, Geotechnical Investigation & materials testing (2020)

EDUCATION:
BS Civil Engineering /2010
University of Nebraska

MS Civil Engineering /2014
Kansas State University

REGISTRATIONS:
Professional Engineer - Nebraska/Iowa

CERTIFICATIONS:
Radiation Safety
Concrete ACI Grade 1
Concrete Strength
Approved Plant Inspector
Maturity Curve Development

PROFESSIONAL AFFILIATIONS:
American Society of Civil Engineers

National Society of Professional Engineers
American Concrete Institute - Nebraska Chapter
ACEC Nebraska

RESUME

JEFF HEMJE PE, RCDD, CTS-D, LEED AP

PARTNER | ELECTRICAL PROJECT MANAGER

Jeff Hemje, serving as a Partner and Electrical Project Manager, couples his electrical engineering expertise with low voltage experience, guiding a team of engineers and liaising with clients to fulfill their objectives.

Drawing on his experience as a former Husker football athlete, Jeff exemplifies commitment, superior performance, and collaborative spirit. He delivers engineering excellence to each project, enhancing his team's capabilities by leveraging advanced technologies to enhance productivity and streamline operations. Jeff's innovative approach transforms theoretical designs into tangible solutions.

EDUCATION

University of Nebraska - Lincoln,
Bachelor of Science in Electrical Engineering

PROFESSIONAL REGISTRATIONS

Registered Professional Electrical Engineer in Nebraska, Iowa, and Massachusetts
Leadership in Energy and Environmental Design (LEED) Accredited Professional
Registered Communications Distribution Designer (RCDD)
Certified Technology Specialist - Design (CTS-D)

PROFESSIONAL ORGANIZATIONS

Building Industry Consulting Service International (BICSI)
Audiovisual and Integrated Experience Association (AVIXA)

YEARS WITH MEI	13
TOTAL YEARS EXPERIENCE	21
NEBRASKA LICENSE #	E-11817

NOTABLE EXPERIENCE

Malcolm Sports Association, Malcolm, NE
Athletic Field Lighting and Concession Stand

South Sioux City High School, Sioux City, IA
Athletic Field Improvements

University of Nebraska - Kearney
Health and Sports Center Video Scoreboard
Health and Sports Center Audio Visual

City of Papillion, Papillion, NE
Papillion Landing New Construction Community Center, Field House, and Outdoor Sports Fields

Millard Public Schools, Omaha, NE
Buell Stadium Press Box and Fan Experience

Omaha Public Schools, Omaha, NE
Burke High School Stadium Improvements

Elkhorn Athletic Association, Valley, NE
MD West ONE Sports Complex, Valley, NE

DC West Community Schools, Valley, NE
Athletics Complex

RESUME

ALEX ASAY CTS

AUDIO VISUAL SPECIALIST

Alex is an Audio Visual Project Manager who works in partnership with owners and clients to understand the project and every alternative and possibility to make the best decisions for their project.

Alex believes that focus and intelligibility are paramount for an effective visual and acoustical experience. Every other facet of how we craft the experience of the space builds on these two fundamental principles.

Alex holds a BS from Full Sail University and is a Certified Technology Specialist.

EDUCATION

Full Sail University, Winter Park, FL,
Bachelor of Science in Digital Art and Design

PROFESSIONAL REGISTRATIONS

Certified Technology Specialist - Design (CTS)

PROFESSIONAL ORGANIZATIONS

United States Institute for Theatre Technology (USITT)
Audio Engineering Society (AES)

YEARS WITH MEI 5
TOTAL YEARS EXPERIENCE 18

NOTABLE EXPERIENCE

South Sioux City High School, Sioux City, IA
Athletic Field Improvements

University of Nebraska - Kearney
Health and Sports Center Video Scoreboard
Health and Sports Center Audio Visual

City of Papillion, Papillion, NE
Papillion Landing New Construction Community Center, Field House, and Outdoor Sports Fields

Millard Public Schools, Omaha, NE
Buell Stadium Press Box and Fan Experience

Elkhorn Athletic Association, Valley, NE
MD West ONE Sports Complex, Valley, NE

DC West Community Schools, Valley, NE
Athletics Complex

University of Nebraska - Lincoln
Johnny Carson Center for Emerging Media Arts (Audio Visual)

RESUME

ANDY GILLIAM PE

MECHANICAL ENGINEER

Andy Gilliam is a mechanical engineer with a balanced blend of technical proficiency and personal strengths.

Andy is known for his relentless drive and ability to consistently deliver high-quality solutions. His passion for learning keeps him at the forefront of mechanical engineering advancements, ensuring cutting-edge applications in his work. His focused approach results in meticulously crafted projects, marked by efficiency and effectiveness. Andy excels at breaking down complex challenges and innovating practical solutions. Andy's unique combination of strengths makes him a standout professional, setting a high standard in mechanical engineering and consistently exceeding expectations.

EDUCATION

University of Nebraska - Master of Architectural Engineering

University of Nebraska - Bachelor of Science in Architectural Engineering

PROFESSIONAL REGISTRATIONS

Registered Professional Mechanical Engineer in Nebraska

PROFESSIONAL ORGANIZATIONS

American Society of Heating, Refrigeration and Air Conditioning Engineers

YEARS WITH MEI	11
TOTAL YEARS EXPERIENCE	11
NEBRASKA LICENSE #	E-16619

NOTABLE EXPERIENCE

Millard Public Schools, Omaha, NE
Buell Stadium Press Box and Fan Experience

Elkhorn Athletic Association, Valley, NE
MD West ONE Sports Complex, Valley, NE

DC West Community Schools, Valley, NE
Athletics Complex

Omaha Public Schools, Omaha, NE
Burke High School Stadium Improvements

Treynor Stadium, Treynor, IA
Renovation and New Construction Press Box

Creighton University, Omaha, NE
Rasmussen Fitness and Sports Center

City of Omaha, NE
Levi Carter Park Pavilion Renovation

Millard Public Schools, Omaha, NE
Softball Press Box and Concessions

Appendix

References

Joe Greco
Superintendent

Elkhorn Athletic Association
402.289.8358
joegreco@elkhornathletics.org

Rochelle Rohlfs
Assistant Principal/Athletic Director

Marian High School
402.571.2618
rohlfs@omahamarian.org

Kenneth Juhl
OPS Administrator, School House Planning

Omaha Public Schools
531.299.0180
kenneth.juhl@ops.org

Jason Buckingham
Superintendent

Ralston Public Schools
402.331.4700
jason.buckingham@ralstonschools.org

John Brennan
General Manager of Support Services

Millard Public Schools
402.715.1396
jtbrennan@mpsomaha.org

Appendix

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/18/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
FNIC
P.O. Box 45279
Omaha NE 68145

CONTACT NAME: Deanne Beltz-Sund
PHONE (A/C, No, Ext): 402-861-7191 FAX (A/C, No):
E-MAIL ADDRESS: Deanne.Beltz@fnicgroup.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL Specialty Insurance Co	37885
INSURER B : Travelers Property Casualty of America	25674
INSURER C : The Phoenix Insurance Co	25623
INSURER D :	
INSURER E :	
INSURER F :	

INSURED LAM68437
Lamp Rynearson, Inc.
14710 W. Dodge Rd., Ste. 100
Omaha NE 68154

COVERAGES **CERTIFICATE NUMBER:** 1121618548 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY			6602L971185	9/30/2023	9/30/2024	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY			8102L974010	9/30/2023	9/30/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUP3L015816	9/30/2023	9/30/2024	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB8M969092	9/30/2023	9/30/2024	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	Architects/Engineers Professional Liability/Pollution Claims Made Basis			DPR5018664	9/30/2023	9/30/2024	Each Claim Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Lamp Rynearson, Inc.
14710 West Dodge Road, Suite 100
Omaha NE 68154

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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