

H.10

**ORIGINAL PROPOSAL  
SUBMISSIONS  
#181-200**

# Grant Application

Row 181

<b>Organization Name (if applicable)</b>	House of Darsa/House of Bethel
<b>Physical Address</b>	TBD
<b>Mailing Address</b>	
<b>Website</b>	Pending
<b>Social Media Accounts</b>	Pending
<b>Name</b>	Damone Williams
<b>Title</b>	CEO
<b>Email Address</b>	williamsdamone40@gmail.com
<b>Phone</b>	+1 (512) 796-5655
<b>Team</b>	Yes
	Frankie Williams--Program Director, Zola Doya Activites Director, Robert Brown Maintenance Manager
<b>Organizational Chart</b>	Damone Williams --CEO Frankie Williams--Program Director, Zola Doya Activities Director, Robert Brown Maintenance Manager
<b>Other Completed Projects and/or Accomplishments</b>	Program Director with Omaha Housing Authority/Girl Scouts that earned a point of light via President Bush 1000 point of light initiative.
<b>Proposal Title</b>	House of Darda/House of Bethel
<b>Total Budget (\$)</b>	\$892,955.00
<b>LB1024 Grant Funding Request (\$)</b>	\$892,955.00
<b>Proposal Type</b>	Service/program
<b>Brief Proposal Summary</b>	The Company shall be formed as Limited Liability Corporation under Nebraska state laws and headed by Damone Williams. House of Darda and House of Bethel is a Transitional Living Program that serves as a resource for youth ages 17 to 20 who struggle with a lack of housing, support, education, and independent living skills. Young adults in the program live at the Jacobs' Place housing units where they find the stability and security they desperately want and need. Under the structure and staff supervision of the Jacobs' Place Program, these youth

are empowered to transition from a state of crisis to one of safety and growth. What makes House of Darda/Bethel unique and special are the opportunities offered through this life-changing program:

<b>Timeline</b>	State Approval, Website, LLC, Purchase of Property and Compliance should be completed within 6 months of funding receipt
<b>Percentage completed by July 2025</b>	99%
<b>Funding Goals</b>	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Approximately 30 percent of people experiencing homelessness are younger than 24 years of age. The trauma of homelessness, even short term, can have a major effect on a youth's future development. Children who experience homelessness have significantly higher rates of emotional, behavioral, and immediate and long-term health problems. They often struggle with self-esteem issues, which puts them at risk for substance abuse, death by suicide, sexual exploitation, prostitution, and other negative outcomes. They have numerous academic difficulties, including below-grade reading levels, high rate of learning disabilities, poor school attendance, and failure to advance to the next grade or graduate. Four out of five children who experience homelessness have been exposed to at least one serious violent event by age 12. Family conflict and "aging out" of the foster care or juvenile justice systems may play a significant role in a youth's experience with homelessness. According to the report "Missed Opportunities: Homeless Youth in America, one in 10 young adults (ages 18-25), and at least one in 30 adolescents (ages 13-17), experience some form of homelessness unaccompanied by a parent or guardian over the course of a year. Unaccompanied youth can find it difficult to find a place to live and someone willing to rent them a room. Furthermore, youth who identify as lesbian, gay, bi-sexual, transgender, or queer disproportionately experience homelessness. They are at substantial risk for family rejection, physical assaults, sexual exploitation in shelters and on the streets, and trauma, mental and substance use disorders. Providing safe, supportive, and welcoming environments for LGBTQ youth is essential for reaching this vulnerable population. Proposal Impact: 87% of our targeted youth have experienced one or more adverse childhood experiences 64% have never participated in any extracurricular activity 41% run away from home 67% come from single parent

homes 49% have a parent who has been incarcerated When youth are unprepared and unsupported to transition to adulthood, there are many negative impacts and excessive costs to the community. The Company is passionate about our mission to support and strengthen youth, young adults and families through services that inspire and equip them to lead independent, productive lives. Your support enables the Company to create a stronger, more thriving community by helping marginalized youth realize their full potential.

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**Visioning Workshop  
Findings Alignment**

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**Priorities Alignment** We will be directly impacting North and South Omaha. By improving living conditions, remodeling housing and improving the lives of Omaha youth.

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**Economic Impact** Reducing homelessness, job creation of up to 5 to 10 jobs, healthcare cost reduced by 59% for taxpayers, hospitalization rates is reduced by 77%

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5-10

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2 full-time positions at \$41,600.00 2 Part-Time positions at \$16,640.00

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**Community Benefit** Reduce the number of homeless youths, lower crime rates, lower healthcare cost, safety and lowers the cost of tax dollars Healthcare costs are reduced by 59% Emergency department costs are decreased by 61% The number of general inpatient hospitalizations is decreased by 77%

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When youth are unprepared and unsupported to transition to adulthood, there are many negative impacts and excessive costs to the community. We are passionate about our mission to support and strengthen youth, young adults and families through services that inspire and equip them to lead independent, productive lives. Your support enables the Company to create a stronger, more thriving community by helping marginalized youth realize their full potential.

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**Best Practices/Innovation** We will use The Omaha Home for Boys as a guide and resource to build out our program

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**Outcome Measurement** Successful completion of the program, gainful employment, community service commitment, successfully reached self-determined savings goal, ability to acquire and sustain safe housing

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Our program director will have a chart for each child and we will have weekly check-ins to monitor their progress.

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Yes we would like to continue to expand our campus with the purchase of additional housing

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**Partnerships** Yes

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Youth Emergency Services, Omaha Home for Boys, EverGreen Capital Management, Charles Drew Health Center, Carver Savings and Loan,

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N/A

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**Displacement** No

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**Displacement explanation**

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**Physical Location** 2817 Spaulding 3813 N 28th St. Two multifamily duplexes 410,200. Real Estate Taxes 8,496. X 2 years = 16,992. Real Estate Insurance 1,728. Utilities 6,540. X 2 years = 12,080. Heating 160. 155. 1920. 1860. = 3,780. Electricity 130. 100. 1560. 1200. = 2,760 Renovation Costs 80,000

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**Qualified Census Tract** Within one or more QCTs

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**Additional Location Documents**

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**Property Zoning** Yes

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**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating, and Bidding** No

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No

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Estimated by general contractor

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**General Contractor** Yes

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No

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It's renovating/repairing a home and I have used the contractor in the past.

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**Request Rationale** Budget Business insurance \$12,000 Car Insurance \$2,500.00 Website \$700.00 LLC \$350.00 DBA \$25 Consulting Fee \$10K Furniture for 8 Bedroom Home 16 Twin Beds \$6200.00 4 Living Room Set \$12,000.00 4 Dining Room Table \$4,000.00 8 Computers \$8,000.00 8 desk \$2,400.00 8 chairs \$2,400 Dishes \$800 8 TV's \$3,500.00 2 4Plexes \$411,000K 1 Full Time Site Director 2 years \$76,800.00 \$20 per hour 2 Full-Time Youth Directors \$133,120.00 \$16 per hour Maintenance Cost \$5,000.00 Annual Utilities \$28,800.00 \$300 x 8 per unit per month Accountant: \$960.00 \$20 x 4 hours a month Legal

Services \$7,500.00 Passenger Van \$35,000 Food Budget \$12,000 Real Estate Taxes \$23,700.00 \$7,900.00 for 3 years Washer & Dryer \$5,000.00 8 Fridge \$6,400.00 8 Stoves \$6,400.00 Misc. \$15,000.00 Remodeling \$50,000.00 CEO Pay \$175,000 Misc. expenses such as lamps, pillows blankets etc. \$10,000.00 Total \$892,955.00.00

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**Grant Funds Usage** All funds will be directly used to fund the project.

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**Proposal Financial Sustainability** Yes

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Annual expenses after first year start-up cost \$197,020.00  
Estimated Annual Income \$432,000.00 at 12 kid occupancy

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**Funding Sources** State/Federal Gov't will provide an estimated \$3,000.00 per month per kid and provide food stamps as well.

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State approval should be completed within 6 months

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**Scalability** Yes

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Annual expenses after first year start-up cost \$197,020.00  
Estimated Annual Income \$432,000.00 at 12 kid occupancy

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**Financial Commitment** We can provide about \$25,000.00

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 182

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**Organization Name (if applicable)** The Ham Sandie Shoppe LLC

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**Physical Address** I don't have my place yet still looking

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**Mailing Address** 4852 Saratoga Street

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**Website**

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**Social Media Accounts**

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**Name** Paulette Anderson

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**Title** Owner

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**Email Address** prose1110@yahoo.com

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**Phone** +1 (402) 808-0999

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**Team** No

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**Organizational Chart**

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**Other Completed Projects and/or Accomplishments**

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**Proposal Title** The Ham Sandie Shop LLC

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**Total Budget (\$)** \$750,000.00

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**LB1024 Grant Funding Request (\$)** \$750,000.00

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**Proposal Type** I do not know

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**Brief Proposal Summary** I would love to open up my own business a sandwich shop. I have been planning this for a couple of years. It is intended to be a established as a LLC.in North Omaha to help grow are community. I would love to assist in the growth of are city. The Company solicits financial backing in order to be able to introduce my new business.

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**Timeline** I would love to have my business open by 2023.

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**Percentage completed by July** 100%

**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

**Community Needs** Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)

**"other" explanation** Offer more job opportunities in North Omaha

**Proposal Description and Needs Alignment**

**Visioning Workshop Findings Alignment**

**Priorities Alignment**

**Economic Impact** I will need 4 to 5 full time employees. Maybe 2 to 3 part time

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12-15 per hour

I plan on being open from 11-6 daily. I will definitely need people to work various shifts.

**Community Benefit** There is not a sandwich shop like this in North Omaha. It will definitely be a first shop like this in town.

This proposal will help a lot of people have their dreams come true like mine for sure.

**Best Practices/Innovation** My sandwich shops are definitely made from scratch and love. There are more fast food shops than I can have healthy options.

**Outcome Measurement** I would love to hire a few kids from high school to get their mind set for a business sense.

I think they will be measured from the community and for the kids growing up in today's society.

**Partnerships** No



<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	
<b>Qualified Census Tract</b>	Neither within or adjacent to the QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	No
<b>Is the project connected to utilities?</b>	
	No
	No
<b>Design, Estimating, and Bidding</b>	No
	No
<b>General Contractor</b>	No
<b>Request Rationale</b>	
<b>Grant Funds Usage</b>	I will be finding a location in North Omaha, if I need to have work done on the building, remodeling, tables chairs, kitchen if it needs updating everything to open up a small business. Kitchen appliances. Thinking about a van to deliver and do catering.
<b>Proposal Financial Sustainability</b>	Yes
	To be very successful in the following year to make my business everything , I know it should be to able to be to have the funding. I would love to be physically able to insure security for my employees and business.
<b>Funding Sources</b>	No current investment or pending
<b>Scalability</b>	No I am starting from scratch

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**Financial  
Commitment**

I would love to have this proposal to fund my business. I think it would be a real asset to North Omaha.

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**ARPA Compliance  
Acknowledgment**



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**ARPA Reporting and  
Monitoring Process  
Acknowledgme**



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**LB1024 Funding  
Sources  
Acknowledgment**



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**Public Information**



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**File Uploads**

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# Grant Application

Row 183

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**Organization Name (if applicable)** Chamba Plaza

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**Physical Address** 1200 and 1201 S. 17th Street Omaha, NE. 68108

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**Mailing Address** 1200 S. 17th St Omaha, NE 68108

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**Website**

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**Social Media Accounts**

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**Name** Ryan M. Sell

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**Title** Owner/Manager

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**Email Address** ryan.sell@yahoo.com

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**Phone** +1 (402) 982-2712

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**Team** Yes

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Ryan Sell, Owner and Contractor, DeShawne L. Bird-Sell, Owner and attorney. Ryan has decades of experience in construction of both commercial and residential entities. DeShawne is an attorney and has provided the legal facet of the endeavors. The parties have acquired and repurposed numerous sites commencing in the year 2000. Parker Sell is a team-member with several years of experience in commercial real estate and finance. Brock Sell will provide site management and has been lead on this site. Madeleine Wilson provides key rental and demographic information. Her expertise in developing budgets and plans including the site data is invaluable. Diana Wray provides oversight for the legal and financial aspects. Karri Mohr handles the finances and comes from a rental management background. This is the core team and our financial team includes Brent VonEssen, James Prchal and Charles Wiest. Our real estate team includes Margaret Russmann as in-house realtor and Danielle Lowry as the commercial real state contact.

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**Organizational Chart** See Organizational Chart

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**Other Completed Projects and/or Accomplishments** Our organizations have completed the following projects in Iowa and Nebraska. Albia Business Plaza, LLC - a shopping center that was tragically hit by a tornado. Our team rebuilt the entire shopping center to become a thriving part of the Albia, Iowa community. Perry Business Plaza, LLC - this center was abandoned. We remodeled and demolished a portion of the property to become a center that is now a top attraction in the town of Perry, Iowa, boasting an Orschlen's and several supporting shops. Hotel Arthur - our team remodeled the entire

hotel down to the cement block and rebuilt the town's only hotel. It went from two guests per day to 26 full rooms regularly. City of Pacific Junction - Our team was chosen out of several bids to clean up the town's devastation after the 2019 flood. The flooding completely buried the town and the clean-up was substantial. We have taken on the task of demolishing a several story abandoned packing plant at 2405 Z Street in Omaha. These are just a few examples of the major projects we have completed recently.

<b>Proposal Title</b>	Chamba Plaza
<b>Total Budget (\$)</b>	\$9,500,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$9,500,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Creating generational wealth for an underserved section of South Omaha requires resources that historically have not been available. This exciting opportunity fits the concepts of Chamba Plaza - a project predicated on rehabilitating existing real estate that has historically provided South Omaha with jobs and pride and turning the property back into a productive site. Chamba Plaza is a 30 tenant business hub with a centralized conference center, loading docks, and a plethora of parking. We anticipate 100+ jobs through the flex workspace created through the small and startup contractors using the space and directly through the business support staff located onsite. Z End operating as Chamba Plaza, purchased 1200 S. 17th Street in South Omaha and commenced work immediately. The clean-up and expansion is ongoing and it sits ready for this project immediately. 1200 S. 17th Street was an abandoned warehouse that previously employed numerous people in South Omaha. Our vision is to expand that area to include a business complex that will provide commercial/industrial bays for those that need space. The complex will also include a common area that houses a kitchen, conference room for the business owners to meet with customers, insurance providers, tax professionals, attorney, and others. This business hub concept will provide immediate access to small businesses that historically underutilized these services. This proposal provides bays with an office, restrooms and independent utilities. The building will be constructed with non-load bearing removable walls to provide business expansion. Each bay will be constructed with 8-inch concrete walls providing security and sustainability. Chamba Plaza intends to collaborate with South Omaha organizations to offer bi-lingual professional programs. The conference areas will provide an essential meeting space conducive to expansion and partnerships that will be fostered in this location. Currently, the opportunity to lease a business space in South Omaha is 1.9% (See attached Industrial South Omaha Submarket Report). The need is clear - and we are in the perfect position to fill the need with a parcel that sits ready to build the future for the citizens of South Omaha.</p>
<b>Timeline</b>	This location is immediately available to build. We would like to commence work immediately. Our anticipated timeline would have this site completed in 2024.
<b>Percentage</b>	100%

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**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment** Transformational - This project intends to take an abandoned structure that has been in need of repair and turn it into a hub of activity for several small businesses. These small businesses have the opportunity to either work directly from the site or utilize this area as a drop-off. For instance, if a self-employed roofer needs a spot to house his tools, currently his only option is to put them either in a garage (if available) or in his house at night. The crew would need to meet at the house or the site and any extra materials would not be stored due to space available. Chamba Plaza would provide a shop for the roofer. In addition to meeting the needs of a central location for the roofing business, there would be access to an insurance company and an attorney for any needs the independent businessperson would require. Chamba Plaza's green space and conference rooms would provide additional areas for the companies to utilize that would provide added benefit to their small business. Fundamental Change: The location of this project is adjacent to the newly renovated and revitalized Little Bohemia area that has exploded with interest. This area would expand on this and allow both westerly and northerly expansion for the residents. It would clean up an otherwise forgotten part of the city and allow an industrial connection for the workers and patrons of the area. Long-lasting Economic Growth: This facet of Chamba Plaza garners the most for the area. The explosion of industry and the ability to foster small business growth will allow a generational expansion of growth and education. The proverbial passing of the torch to the next generation will be possible through the business hub that is created and fostered in the community in which the owners and patrons reside. This continuing effort to achieve financial independence will allow prosperity to thrive.

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**Visioning Workshop Findings Alignment** This particular project aligns with the perceived SWOT strengths and focuses on both the weaknesses and the threats to the community. First, the strengths identified include a population that is hard-working and rich in culture consisting of more than 60 percent Latinx. The weakness for these hardworking people includes that lack of infrastructure with dated commercial properties that are inaccessible. The threats perceived include no land for growth and very old construction.

Chamba Plaza intends to provide this hard-working population with a new structure that will benefit the entire population giving them pride in their facilities as well as a gathering place. These areas will additionally allow the patrons the workers the added benefit of addressing the transportation disparity by the location central to their homes instead of having to travel just to get to their employment. Several of the SWOT responses worried about transportation to work-sites. These sites would be easily accessible to the community members. The bus line stop is less than a block from the location. The location is within the community. The opportunities will provide a reuse of land that has languished for years and provide meeting and community spaces for the workforce that has a strong and proud history in the area.

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**Priorities Alignment** LB1024 specifically states that the priorities are to assist with small businesses and as well assist with business development. Chamba Plaza provides a plethora of opportunities for the citizens of South Omaha - including but not limited to the location of the business, access to assistance for forming businesses within Chamba Plaza, business insurance to continue the businesses and as well as providing a community experience for the businesses that are vital to the area. This location will utilize the area's organizations to assist in business development and maintenance. The ARPA guidelines fall squarely with Chamba Plaza's ultimate goals. The property is located squarely in the identified tract and the property is immediately ready for transformation. The location will provide an immediate impact with the hiring of local contractors for the construction of the site as well as provide a location for the long-term housing of the small businesses that are created and the businesses that currently exist without a space to grow. The anticipated employment impact will create more than 100 temporary and permanent jobs. Our intent is to place two structures on the parcel. The project could feasibly be divided into the two separate buildings allowing for Phase I and Phase II of this project. The ultimate goal is to have all of the contractors complete the building simultaneously to keep the project close to the budgeted amount. Additional phases would add to the cost substantially.

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**Economic Impact** Chamba Plaza anticipates that the construction phase would garner dozens of jobs with the end result providing spaces for the community to expand in various employment opportunities. Commencing immediately upon receipt of funds, Chamba Plaza would employ individuals to facilitate the construction of the property. This includes both the demolition of the current buildings, landscaping and construction of the new facility. The project would employ numerous individuals and companies and we are committed to utilize as many residents of South Omaha as possible in the endeavor. The wages will be commensurate with experience. The hope is that these temporary jobs will lead to the employees investing in their own business and leasing a bay they just constructed. Additionally, the site will employ individuals to maintain the conference areas and the site itself. These employees will be hourly. The 30 plus bays will provide employment opportunities for over 100 workers. These employment opportunities will lead to additional traffic to the location as opposed to having the residents travel to other parts of Omaha for their work day - thereby increasing spending in local establishments.

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We anticipate that fully functional, this space will provide jobs for more than 100 people - with potential to provide jobs for

many, many more.

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Each facet of construction will provide at least 20 jobs.

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These will be skilled jobs such as mechanics and laborers as well as the professional degrees that will be on site. These wages will range from approximately \$52,000 to \$150,000.00. The small businesses will ultimately be able to determine their own salaries and the possibilities have no restrictions.

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The aim is to commence work immediately upon receiving the grants. This will provide construction work for dozens of workers immediately. Additionally, as discussed above, the increase in small business opportunities created by this project are indefinite. The entire proposal is an attempt to attract and keep small business contractors in this specific Qualified Census Tract.

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**Community Benefit** Chamba Plaza provides the community with so many benefits immediately upon receipt of the grant monies. The construction site is ready to be utilized for the purposes set forth herein - providing local jobs. The community has already benefitted with the clearing of the overgrown debris. This proposal would provide an area of pride and a hub for businesses to showcase their work. The video and overview of the site illustrates what years of neglect had done to this site. Chamba Plaza aims to have a showcase property that will enhance the area and allow each of the tenants the ability to maintain their trades and provide a space for education alongside employment. These bays will attract additional investment in the area from the increased traffic. The possibilities created by these bays will only grow. The neighborhood will no longer have to look at the abandoned buildings in shame.

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The area has an industrial setting that does not impede on the lives of the surrounding homes. The proposal will not be removing any of the natural habitat but in fact will add a green space to provide an area of respite among the industrial tenants upon completion. This area will be a community area that will allow a rest site for visitors and workers during their hectic schedules. The sense of community in these green spaces will provide the ability for persons of alternate trades to meet and have discussions and respite. Additionally, quality of life will improve by not having to travel to other parts of the city before and after work allowing a quicker transition home.

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**Best Practices/Innovation** The concept we are proposing has been successful in various larger cities but there are none in the metro area. Our concept brings small businesses together to provide a central location for growth. Each bay will be provided with their own office, restrooms and utilities. The conference area will provide a location for tenants to meet with tax advisors, potential customers and business professionals. The building will be built with non-load bearing walls in the interior. The walls that separate the bays will be easy to remove and replace to allow the tenant's growth. With this concept, as their business expands, so can their space. The exterior walls will be built with 8 inches of concrete. These walls will provide sustainability and security. The lack of availability, affordability and adaptability is prevalent in these areas. The spaces that become available to the small businesses that are in need are not conducive to the types of building space available. For instance a mechanic

cannot raise a car in their space due to the lowered ceilings. Chamba Plaza will include ceilings that are 22 feet. Each bay will have access to loading docks for their goods. Historically, some of the buildings have been ignored in South Omaha. These buildings have a use that does not fit the current needs of small business. Examples of this are but not limited to a contractor that needs an elevated space to store building materials. Storage of product with the elevated ceilings will provide endless possibilities for the space. The 60's and 70's turned to metal buildings. These buildings do not endure time with denting, fading and rusting. The construction we are proposing will be adaptable to the times and will provide a structure that looks appealing and maintains the integrity of the design for years to come. With the quality of construction we are proposing the small business will have "conveniences" of high ceilings and doors, energy efficiency, affordability to fill the hole that currently exists in South Omaha.

**Outcome Measurement**

Chamba Plaza will provide new job opportunities for the local community as well as a new aesthetic for the small business owner to allow for customers to visit them at their shop. The measurement should be based on generational improvements in addition to the short-term increase in income.

The vacancy rates will determine if the small businesses have thrived. If there are low turnover rates, we will be able to discern the success. The request for additional space will illustrate business growth.

Absolutely! This is precisely what Chamba Plaza hopes to promote. Each business that is either initiated at South Works or comes to lease at South Works will have the ability to grow. This type of investment in the community will allow the partnership of other entities to invest in the small businesses that will be a small seed that grows larger through each generation. This development will be life-changing for generations to come.

**Partnerships**

Yes

We intend to partner with local organizations that will bolster the business acumen of businesses located at South Works. We intend to hold regular meetings with organizations that will provide essential business strategies such as incorporation and accounting advice.

Nothing formal as of this date.

**Displacement**

No

**Displacement explanation**

**Physical Location**

2100 South 17th Street, Omaha, NE. The site is approximately five acres of industrial land that was abandoned for several years. The site was cleaned of debris and trees recently and has been cleaned up and is ready for development.

**Qualified Census Tract**

Within one or more QCTs



<b>Additional Location Documents</b>	Site pictures and maps, Assessor sheet providing ownership by Z End, LLC - Ryan Sell and DeShawne Bird-Sell
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	Yes
<b>General Contractor</b>	No
<b>Request Rationale</b>	The documentation outlining the costs are included in the attachments. The attached Pro Forma illustrates the need and potential outcomes.
<b>Grant Funds Usage</b>	These funds will be utilized to demo the existing outdated structure and replace with the Chamba Plaza flex use concept that will allow expansion of each and every bay as the small business continues to grow and develop. We intend to provide for growth and intend that each business will continue to expand due to the infrastructure put in place.
<b>Proposal Financial Sustainability</b>	Yes
	This investment will provide the ability to construct the buildings. The rental income from the bays will provide the necessary income to maintain the project.
<b>Funding Sources</b>	Chamba Plaza has not sought additional funding.
	Chamba Plaza has not sought additional funding.
	No
<b>Scalability</b>	Possibly but the extent of the build would be economically similar in nature as the costly portions of this would be incurred to prepare the site and not the actual number of flex spaces.
	As stated above, the budget reflects the fact that even if the project was decreased in the number of flex space bays, the cost associated with the preparation of the site would far exceed the actual structures.
<b>Financial</b>	Chamba Plaza through Z End, LLC has purchased the site.

**Commitment** Expenditures such as demolition, property clean-up, taxes and insurance is currently being paid. The members will continue to keep their financial commitment to the area in tact regardless of the outcome of the application.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

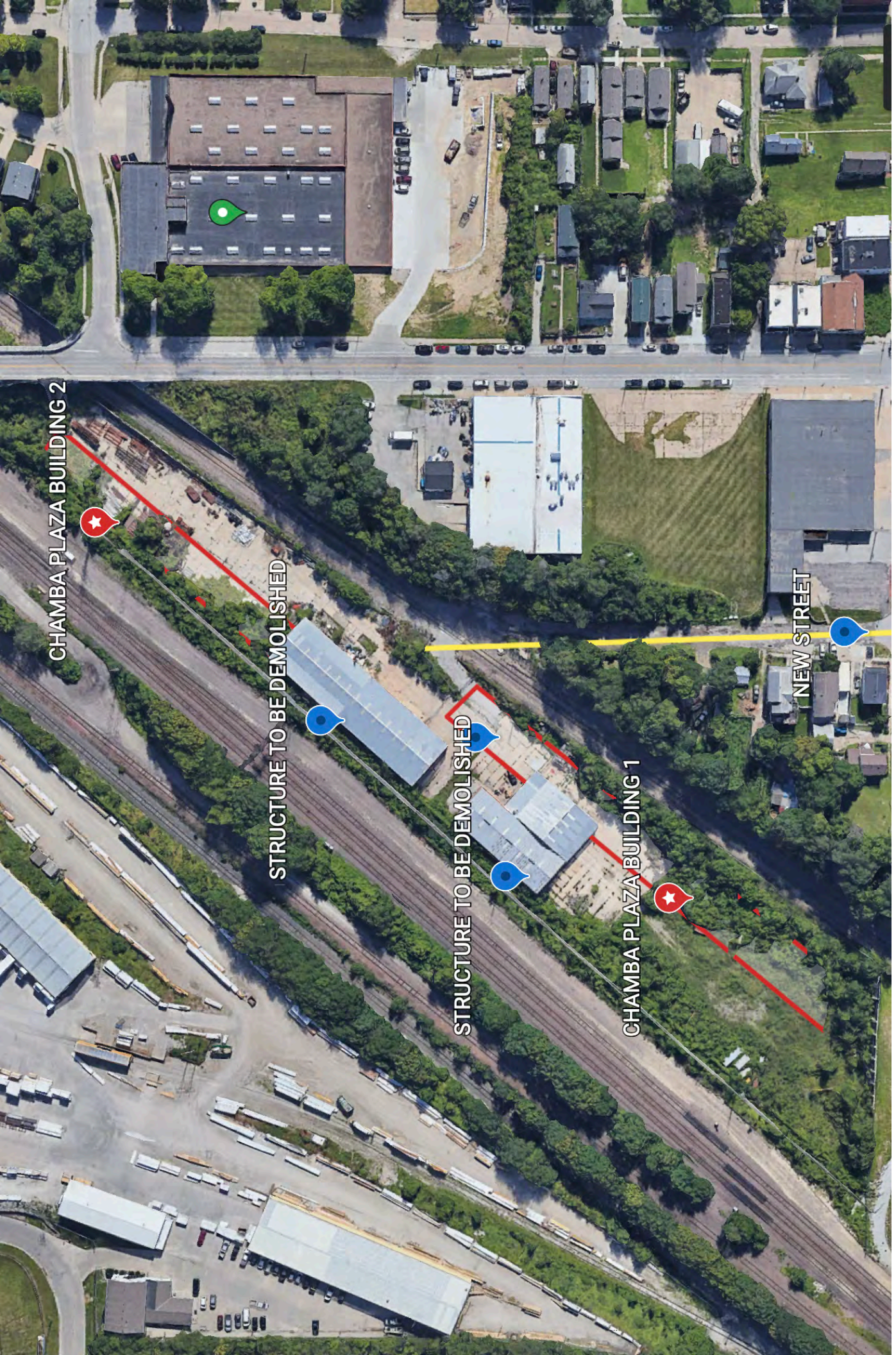
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**Public Information**

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**File Uploads** Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

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CHAMBA PLAZA BUILDING 2

STRUCTURE TO BE DEMOLISHED

STRUCTURE TO BE DEMOLISHED

CHAMBA PLAZA BUILDING 1

NEW STREET



**Project:** 1200 & 1201 S. 17th Street, Omaha, NE  
**Owner:** Ryan Sell  
**Architect:** TBD  
**Estimate:**  
**Duration:** TBD

**Date:** October 7, 2022  
**Building SF:** 42,000  
**Parking Stalls:** 20,000  
**Site area (Acre):** 1.76

### Direct Costs Summary

Division	Division Description	Cost	Building cost/SF	% of Building Total
01	General Requirements	\$210,710	\$5.02	3.98%
02	Existing Conditions	\$142,000	\$3.38	2.68%
03	Building Concrete	\$1,395,500	\$33.23	26.36%
04	Masonry	\$0	\$0.00	0.00%
05	Metals	\$990,000	\$23.57	18.70%
06	Wood, Plastics, Composites	\$35,000	\$0.83	0.66%
07	Thermal & Moisture Protection	\$642,500	\$15.30	12.14%
08	Doors & Windows	\$324,000	\$7.71	6.12%
09	Finishes	\$124,500	\$2.96	2.35%
10	Specialties	\$0	\$0.00	0.00%
11	Equipment	\$0	\$0.00	0.00%
12	Furnishings	\$0	\$0.00	0.00%
13	Special Construction	\$0	\$0.00	0.00%
14	Conveying Equipment	\$0	\$0.00	0.00%
21	Fire Suppression	\$105,000	\$2.50	1.98%
22	Plumbing	\$460,500	\$10.96	8.70%
23	HVAC (Heating Only)	\$192,000	\$4.57	3.63%
26	Electrical	\$672,000	\$16.00	12.69%
<b>Total Building Costs</b>		<b>\$5,293,710</b>	<b>\$126.04</b>	<b>100.00%</b>
Division	Division Description	Cost	Site cost/Acre	% of Site Total
31	Earthwork & Demolition	\$510,000	\$0.00	0.00%
32	Exterior Improvements	\$489,000	\$0.00	0.00%
33	Utilities	<i>Inc in Plumbing</i>	\$0.00	0.00%
<b>Total Site Costs</b>		<b>\$999,000</b>	<b>\$0.00</b>	<b>0.00%</b>

### Indirect Costs Summary

Description	Cost	Building cost/SF
Preconstruction service	0.00%	\$0
Building permit/Plan re	0.00%	\$0
Capital facility fees	\$0.00	\$0
City use tax	0.00%	\$0
State sales tax	0.00%	\$0
Builder's risk insurance	0.00%	\$0
Performance & payme	0.00%	\$0
General liability insural	0.75%	\$57,904
Construction continge	0.00%	\$0
Construction cost esc	0.00%	\$0
Contractor Fee	5.00%	\$314,636
<b>Total Indirect Costs</b>		<b>\$372,540</b>
<b>Total of Direct &amp; Indirect Cost:</b>		<b>\$6,665,250</b>
		<b>\$158.70 / SF of building</b>

## **TIMELINE**

### **Chamba Business Plaza**

Location: 1200 South 17th street

Completion Target: December 2024

Our time line is based off of the funds being released on or before December of 2023. Should the funds distribution be advanced or pushed back, the timeline would adjust accordingly. Timeline restraints are contingent upon supply chain Issues and availability of products.

It should be noted that the property is currently ready for development. There will be no delays in commencement of project outside of funding.

#### Items Completed Prior to Funding:

- Survey property
- Preliminary meeting with engineer and architect
- Demo permits
- Property cleanup
- Rail crossing formal approval change (preliminary approval received)
- City confirmation of street repair/replacement
- Site grading plan
- Engineering and architect final drawings
- City planning board
- Building permits
- Utility permits and plans
- Planning and sizing with OPPD and MUD

#### Timeline After Needed Funding:

- December 2023** (or exact date funds received)  
First 90 days (tasks completed by March of 2024)
- Demolition
  - Initial site grading
  - Temporary power to site (power already to site)
  - Bidding and construction planning
  - Ordering of tilt up building panels and roofing materials (extended lead times)
  - Street work
  - Rail Crossing construction
- March 2024 - June 2024**
- Footings
  - Sewer and water

- Plumbing groundwork
- Drainage
- Retaining walls
- Utilities to buildings

**June 2024-December 2024**

- Concrete tilt up panels placement
- Roofing installed
- Windows doors
- Electrical
- Plumbing
- HVAC
- Parking lots
- Non load bearing walls

**Douglas County, Nebraska Property Record - R2008230003**

Information is valid as of 2022-10-07

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

Z END LLC

1200 S 17 ST  
OMAHA NE 68108-0000**Property Information****Key Number:** 0823 0003 20**Account Type:** Industrial**Parcel Number:** 2008230003**Parcel Address:** 1210 S 17 ST  
OMAHA NE 68108-0000**Abbreviated Legal Description:** PAXTON & VIERLING ADD LOT -EX RWY- LT 9 & ALL LT 10 & SE 12,420 SQ FT LT 11 HARTMANS ADD & -EX IRREG N 122.32 X 144.53 FT TRT- PAXTON & VIERLING ADD**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$188,200	\$138,200	\$326,400
<b>2021</b>	\$188,200	\$66,400	\$254,600
<b>2020</b>	\$44,500	\$210,100	\$254,600
<b>2019</b>	\$44,500	\$121,300	\$165,800
<b>2018</b>	\$44,500	\$121,300	\$165,800
<b>2017</b>	\$44,500	\$121,300	\$165,800

**Sales Information****Sales Date:** 2006-08-18**Deed Type:** WD **Book:** 2006 **Page:** 095020**Price:** \$110,000**Grantor:** LCL Investments Inc**Grantee:** Anderson Virgil D**Valid/Invalid:** Valid**Exclusion Reason:**[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
2.4	104544.0	0.0	0.0	0.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Access	Poor

Land Attributes	Topography/Shape	Irregular -.40
	Site/Size Adjustment	Size Adj. -15
	<b>Attribute</b>	<b>Attribute Description</b>

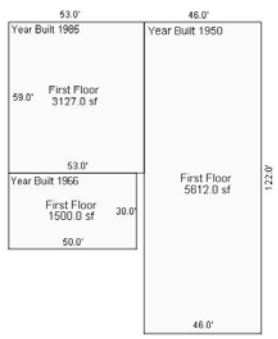
**Improvement Information**

**Building 1**



[CLICK TO ENLARGE IMAGE](#)

Storage Warehouse  
1210 S 17TH STREET



Sketch by Apex Media™

[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	10239.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	720.0	<b>Quality:</b>	Average
<b>Unit Type:</b>		<b>Condition:</b>	Fair
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Package Unit	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	1.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Gable	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1966	0	0%	1966	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Ob Garage Detached Frame	750.0
Add On	Ob Paving Concrete - Average	3200.0



To interact more fully with Google Maps and Street View go to this link [Google](#).

**Douglas County, Nebraska Property Record - R2008230002**

Information is valid as of 2022-10-07

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

Z END LLC

1200 S 17 ST  
OMAHA NE 68108-0000**Property Information****Key Number:** 0823 0002 20**Account Type:** Industrial**Parcel Number:** 2008230002**Parcel Address:** 1200 S 17 ST  
OMAHA NE 68108-0000**Abbreviated Legal Description:** PAXTON & VIERLING ADD LOT 1/2 VAC 17 ST & IRREG NE 122.32 FT TL 32**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$114,900	\$213,800	\$328,700
<b>2021</b>	\$114,900	\$89,100	\$204,000
<b>2020</b>	\$40,200	\$163,800	\$204,000
<b>2019</b>	\$40,200	\$124,700	\$164,900
<b>2018</b>	\$40,200	\$124,700	\$164,900
<b>2017</b>	\$40,200	\$94,200	\$134,400

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.8796	38316.0	0.0	0.0	0.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Access	Access 10
Topography/Shape	Irregular -.40

**Improvement Information****Building 1**

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[CLICK TO ENLARGE IMAGE](#)

Storage Warehouse  
1200 S 17TH STREET



Scanned by Apex Media™

[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	12600.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	540.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Fair
<b>Built As:</b>	Storage Warehouse	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Forced Air	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	1.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Gable	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

<b>Year Built</b>	<b>Year Remodeled</b>	<b>Percent Remodeled</b>	<b>Adjusted Year Built</b>	<b>Physical Age</b>
1900	0	0%	1900	0

<b>Detail Type</b>	<b>Detail Description</b>	<b>Units</b>
Add On	Canopy	660.0
Add On	Chain Link Fence	8640.0
Add On	Loading Dock - Steel/conc	660.0

To interact more fully with Google Maps and Street View go to this link [Google](#).

**Douglas County, Nebraska Property Record - R1531030000**

Information is valid as of 2022-10-07

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

Z END LLC

1200 S 17 ST  
OMAHA NE 68108-0000**Property Information****Key Number:** 3103 0000 15**Account Type:** Industrial**Parcel Number:** 1531030000**Parcel Address:** 1201 S 17 ST  
OMAHA NE 68108-0000**Abbreviated Legal Description:** KOUNTZE S 16TH ST ADD LOT 4 BLOCK 1 LOTS 1 TO & INC 30471 SQ FT & 1/2 VAC 17 ST ADJ LTS 2 & 3**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$115,500	\$0	\$115,500
<b>2021</b>	\$115,500	\$0	\$115,500
<b>2020</b>	\$36,400	\$0	\$36,400
<b>2019</b>	\$36,400	\$0	\$36,400
<b>2018</b>	\$36,400	\$0	\$36,400
<b>2017</b>	\$36,400	\$0	\$36,400

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.88	38500.0	0.0	0.0	0.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Topography/Shape	Irregular -.40
Access	Access 1

To interact more fully with Google Maps and Street View go to this link [Google](#).

# CHAMBA PLAZA

Flex Space Business HUB  
1200 S. 17th St  
Omaha, NE



Development Budget  
Pro Forma  
Sources of Funds  
Tax and Appreciation Benefit

**RENTAL HOUSING DEVELOPMENT BUDGET**

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PROJECT: **Chamba Plaza**

NUMBER OF UNITS: **30** TOTAL COST PER UNIT: **#####**

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
<b>ACQUISITION</b>								
Build Acquisiton	0	0.00%	0				0	
Land Acquisition	775,000	8.39%			#####			
<b>SITE IMPROVEMENTS</b>								
Demolition	0	0.00%	0			0	0	0
On-Site Imp.	0	0.00%	0				0	0
Off-Site Imp.	0	0.00%			0			
<b>CONSTRUCTION</b>								
MUD	45,000	0.49%	45,000			45,000	45,000	45,000
New Construction	6,665,250	72.15%	#####				6,665,250	6,665,250
Contingency	0	0.00%	0			0	0	0
Tap & Impact Fees	125,000	1.35%	125,000			125,000	125,000	125,000
Permits	4,400	0.05%	4,400			4,400	4,400	4,400
Furnishings	0	0.00%	0				0	0
Other	412,000	4.46%	412,000			412,000	412,000	412,000
<b>PROFESSIONAL FEES</b>								
Survey	0	0.00%	0			0	0	0
Architect & Engineer	163,000	1.76%	163,000			163,000	163,000	163,000
Real Estate Attorn	15,500	0.17%	15,500			15,500	15,500	15,500
Consultant	280,000	3.03%	280,000			280,000	280,000	280,000
Tax Opinion	0	0.00%			0			
Developer Fee	448,550	4.86%	448,550			448,550	448,550	448,550
Market Study	0	0.00%	0			0	0	0
Environmental	0	0.00%	0			0	0	0
Cost Certification	0	0.00%	0			0	0	0
Other	2,100	0.02%	2,100			2,100	2,100	2,100
<b>CONSTRUCTION FINANCE</b>								
Constr. Loan Inter	232,474	2.52%	232,474			232,474	232,474	232,474
Constr. Loan Fee	0	0.00%	0			0	0	0
Constr. Origination	0	0.00%	0			0	0	0
Appraisal	0	0.00%	0			0	0	0
Title and Recording	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
<b>PERMANENT FINANCE</b>								
Perm. Loan Fee		0.00%		0				
Perm. Origination		0.00%		0				
Title and Recording		0.00%		0				
Other		0.00%		0				
<b>SOFT COSTS</b>								
Tax Credit Appl. F	0	0.00%			0			
Tax Credit Mon. F	0	0.00%			0			
Marketing Expense		0.00%		0				
Organizational Ex	11,820	0.13%		11,820				
Constr. Insurance	9,884	0.11%	9,884			9,884	9,884	9,884
Property Taxes	28,353	0.31%	28,353			28,353	28,353	28,353
Syndication Exper	0	0.00%			0			
Rentup Expense	0	0.00%			0			
Relocation	0	0.00%			0			
Other	19,600	0.21%						
<b>RESERVES</b>								
Rentup Reserve	0	0.00%			0			
Operating Reserve	0	0.00%			0			
Other	0	0.00%			0			
<b>DEVELOPMENT COS</b>	<b>9,237,931</b>	<b>#####</b>	<b>#####</b>	<b>11,820</b>	<b>#####</b>	<b>1,766,261</b>	<b>8,431,511</b>	<b>8,431,511</b>









**SOURCES OF FUNDS**

**Chamba Plaza**

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**PROJECT ASSUMPTIONS**

% Commercial	100.00%
Anticipated Year of Sale	0
Cap Rate at Sale	10.00%
Cost of Sale	
Tax Rate at Sale	35%

**HISTORIC REHAB. ASSUMPTIONS**

Historic Rehabilitation 1=yes, 0=no	1
Historic RTC Equity Rate	\$0.92

**LIHTC ASSUMPTIONS**

Project Type (1=acq/rehab, 2=bond, 3=new c	3
LIHTC Occupancy Percentage	0%
Bldg. Acquisition Eligible 1=yes, 0=no	0

LIHTC 4% Rate	3.56%
LIHTC 9% Rate	8.15%
LIHTC Bonus Area 1=yes, 0=no	0

**INVESTMENT ASSUMPTIONS**

Investor Tax Rate	0%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Am	1
1. LIHTC Sale Rate	\$0.00
2. Expected Internal Rate of Return (IRR)	0.00%
3. Equity Investment Committed	\$0

**EQUITY ATTRACTED**

Equity Attracted Based on Sale Rate	\$0
Equity Attracted Based on IRR	\$0
Equity Attracted Based on Dollar Amount	\$0

**DEBT ATTRACTION CALCULATION**

	Requirements	Loan Amt.
Debt Coverage Ratio	0.00	\$0
Loan to Value Ratio	0%	\$0
Capitalization Rate	0.00%	
Stabilized NOI	\$170,750	
Fair Market Value	\$0	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and	1	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$0	
Loan Amount Based on DCR and LVR	\$0	

**PROPOSED PERMANENT FINANCING**

	Amount	Rate	Amortizati	Term	Pymts. Begin	Source
BANK	750,000	5.49%	0	15		
Amortizing Loan	0	0.00%	0	0		
Amortizing Loan	0	0.00%	0	0		
Interest Only Loan	0	0.00%		0	0	
Interest Only Loan	0	0.00%		0	0	
Deferred Loan	0	0.00%	0	0	1	
Deferred Loan	0	0.00%	0	0	1	
Developer Loan	0	0.00%	0	0	1	
Cash Flow Loan	0	0.00%	0	0	40.00%	% of CF
<b>TOTAL LOANS</b>	<b>750,000</b>					
Grant - Non Basis	9,500,000					
Grant - Other	0					
<b>TOTAL GRANTS</b>	<b>9,500,000</b>					
EQUITY	0					
<b>TOTAL SOURCES</b>	<b>10,250,000</b>					

TOTAL DEV. COST	9,237,931
- TOTAL SOURCES	10,250,000
GAP	-1,012,069
CASH FLOW	1 2 3 4 5
	-32,340 15,944 111,021 ##### 125,343
ACTUAL IRR	0.00%

**TAX & APPRECIATION BENEFITS**

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**Chamba Plaza**

LIHTC	Acquisition and Rehab.	Rehab./New No Acq.
Rehab./New Construction	8,431,511	8,431,511
- % Commercial	8,431,511	8,431,511
- RTC (Housing only)	0	0
- Grants	9,500,000	0
= Rehab/Const. Basis	-9,500,000	0
x Credit Rate	8.15%	8.15%
x Bonus Area	100%	100%
= Annual Rehab/Const Cre	-774,250	0
Acquisition	0	
x Credit Rate	3.56%	
= Annual Acq. Credit	0	
Annual Credit	-774,250	0
x % Low Income	0%	0%
Amount of Credit/Year	0	0

Annual LIHTC	0
10 Year LIH Tax Credit	0
Equity	0
x % Ownership	99.99%
Partnership Equity	0
TOTAL EQUITY LIHTC	0

**CALCULATION OF HISTORIC TAX CREDIT**

Eligible Costs	1,766,261
- Non RTC Basis Items	0
Historic Basis	1,766,261
Historic Rate	20%
Historic Tax Credit	0
x % Ownership	99.99%
Historic RTC Equity Rate	\$0.92
Equity Raised by RTC	0

**DEPRECIABLE BASIS**

Depreciable Expenses	8,431,511
- Amount of Historic RTC	0
Adjusted Depreciable Bas	8,019,511
Commercial Basis (39 yrs)	0
Residential Basis (27.5yrs)	8,019,511
Other Depreciable	412,000
Depreciation Per Year	374,019

**NET SALE PROCEEDS**

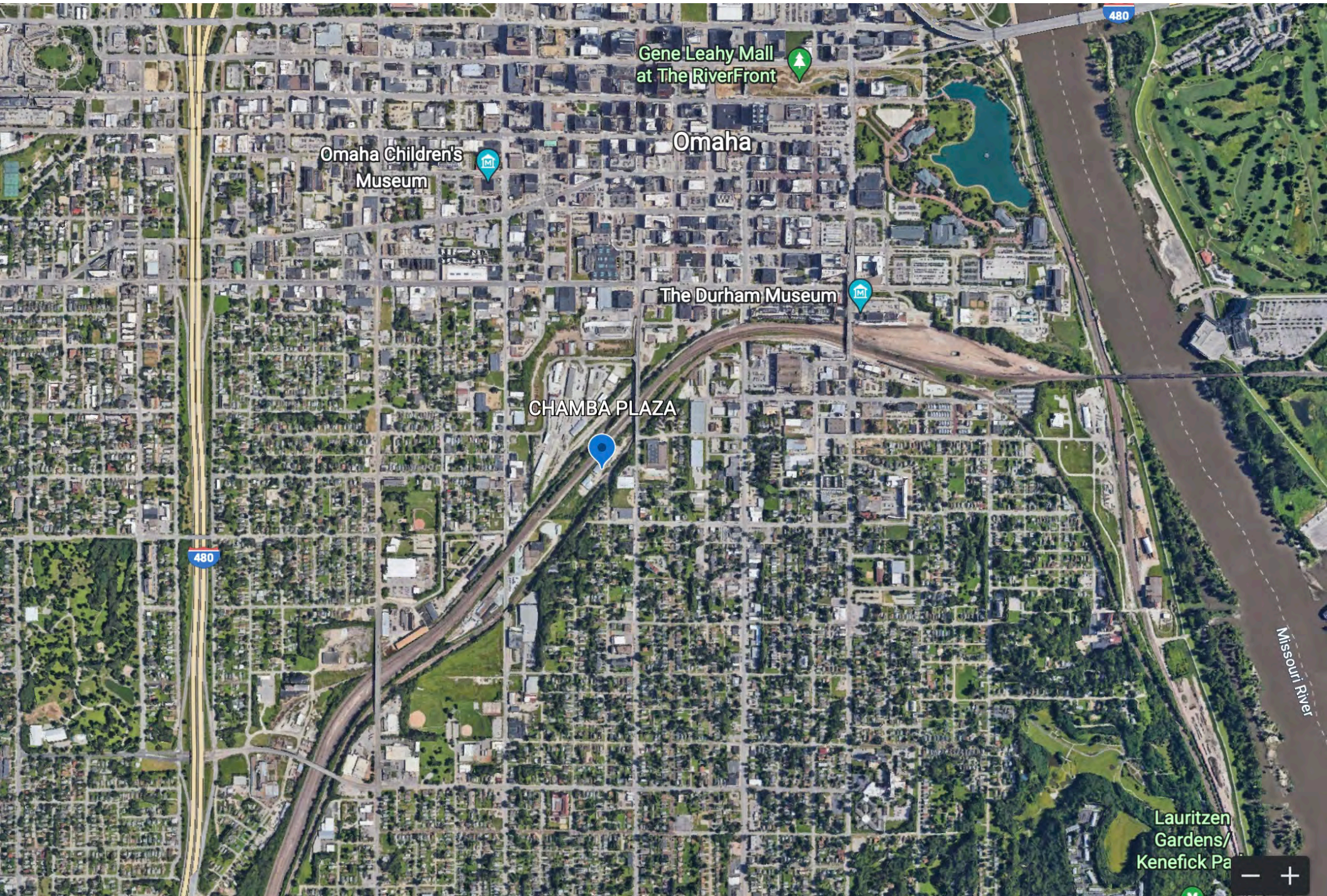
		Capital Gain	
Sale Price	0	Sale Price	0
- Cost of Sale	0	- Cost of Sale	0
- Existing Debt	0	- Adjusted Bas	#####
- Tax Due	-3,233,276	Capital Gain	#####
Net Sale Proceeds	3,233,276		

**Adjusted Basis**

Adjusted Basis		Tax on Gain	
Original Project Cost	9,237,931	Capital Gain	#####
- Sum Depreciation	0	x Tax Rate	35%
- Sum Amortization	0	Tax	#####
- RTC	0		
Adjusted Basis	9,237,931		

# Proposed Building Prototype





Gene Leahy Mall  
at The RiverFront

Omaha

Omaha Children's  
Museum

The Durham Museum

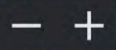
CHAMBA PLAZA

Lauritzen  
Gardens/  
Kenefick Pa

Missouri River

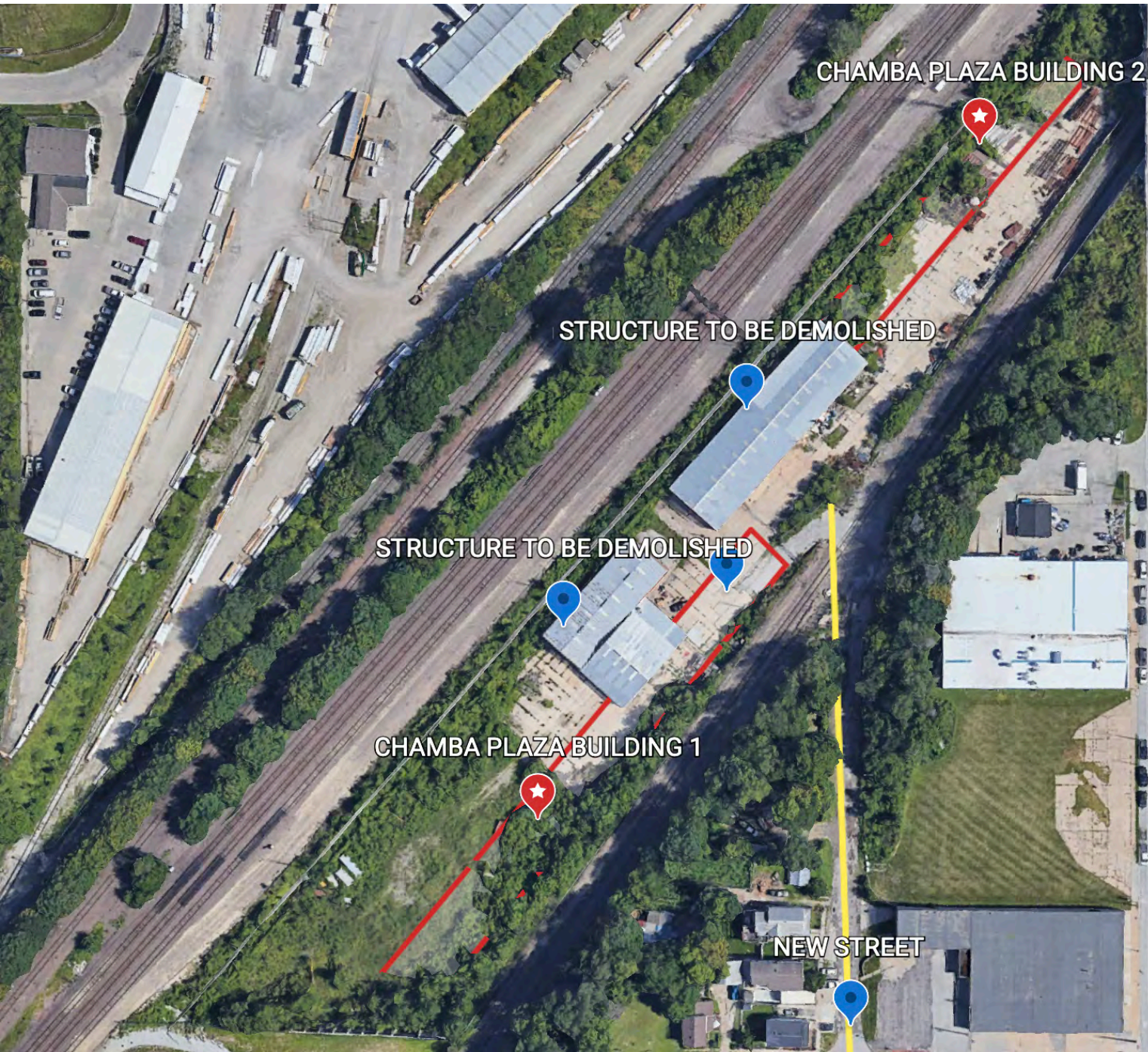
480

480









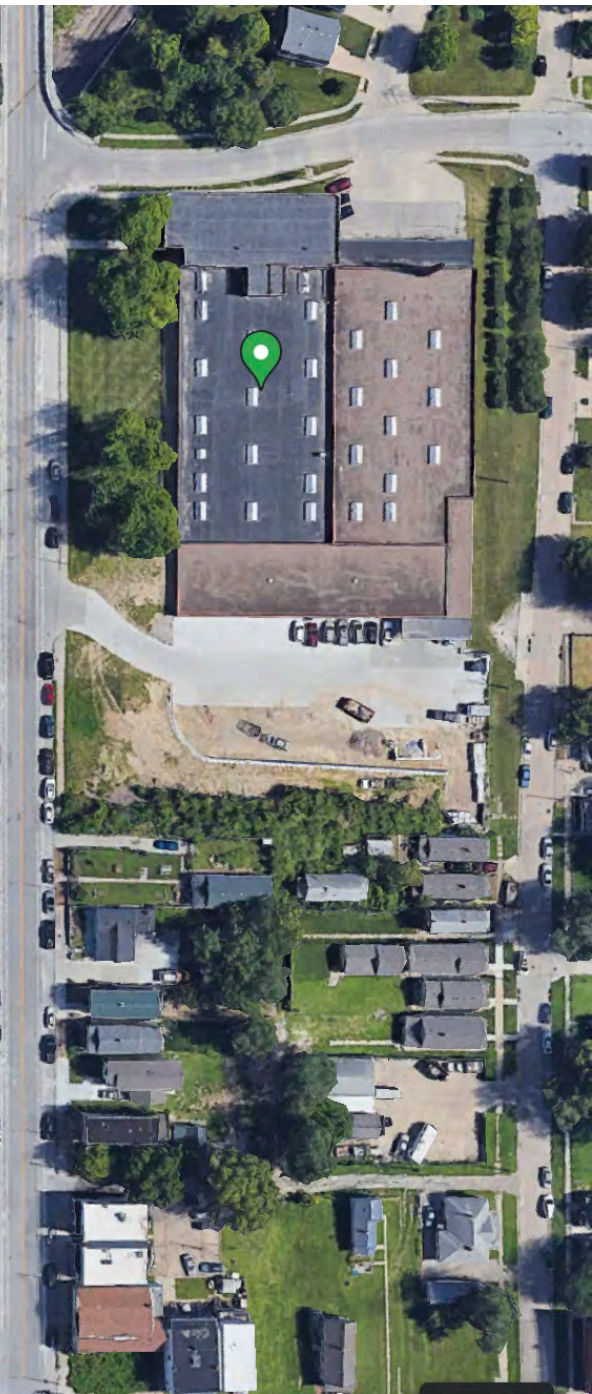
CHAMBA PLAZA BUILDING 2

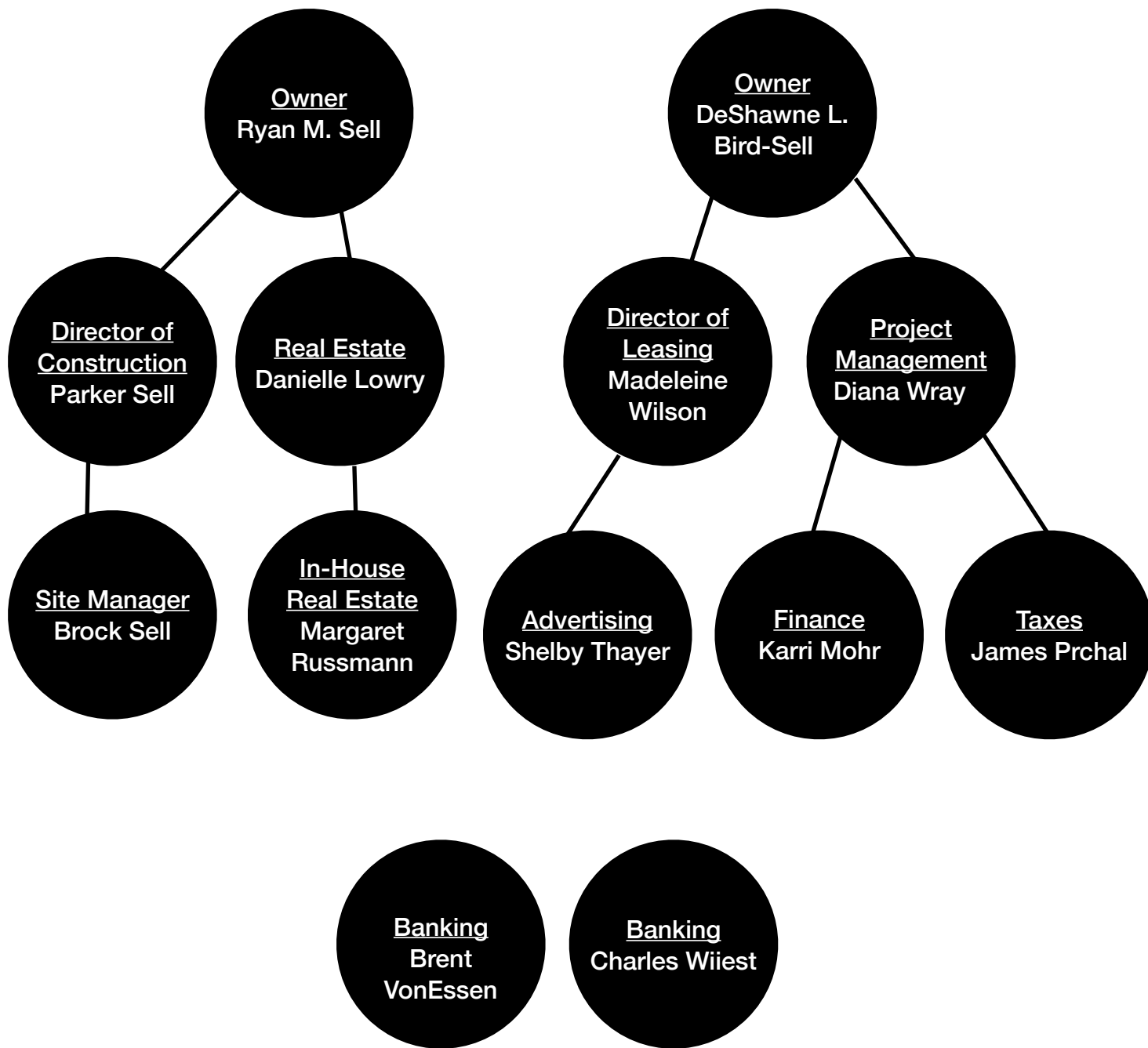
STRUCTURE TO BE DEMOLISHED

STRUCTURE TO BE DEMOLISHED

CHAMBA PLAZA BUILDING 1

NEW STREET





# Grant Application

Row 184

<b>Organization Name (if applicable)</b>	White Lotus Group
<b>Physical Address</b>	4606 N 56 ST OMAHA NE 68104
<b>Mailing Address</b>	10404 Essex Court, Suite 101 Omaha, Nebraska 68114
<b>Website</b>	<a href="http://www.whitelotusgroup.com">www.whitelotusgroup.com</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Andrea Macias
<b>Title</b>	Developer Coordinator
<b>Email Address</b>	amacias@whitelotusgroup.com
<b>Phone</b>	+1 (402) 408-0005
<b>Team</b>	Yes
	Arun Agarwal (CEO), Drew Sova (EVP/General Counsel), Eric Wolfe (Architect/Construction Manager), Andrea Macias (Dev Coordinator), Darienne Pokorny (Controller/Auditor/CPA), Crystal Cantrell (REgional Prop Mgr), Shawn Johnson (SVP - Ops)
<b>Organizational Chart</b>	see attached
<b>Other Completed Projects and/or Accomplishments</b>	White Lotus Group, headquartered in Omaha, with offices in QCT, has been actively developing projects in North and South Omaha throughout our history. Projects that may be of note include, but limited to: 30 Metro Place, Prairie Springs, Turner Court Apartments, 1401 Jones (new public library), RTG Medical (NMTC - corp HQ in Fremont), Hotel Deco, Ames Plaza, Ames Innovation, Ames Rows, Learning Community of South Omaha, Blackstone, Baxter Auto, Nebraska Realty. Recent Awards: State of Nebraska DHHS, DMV and Veterans Campus in GI. Accomplishments include approximately \$100MM of investments in north omaha with no philanthropy awards. Over 500 units of affordable housing totaling housing for nearly 2000 people. We have aided in over 1,000 jobs created or positions earned since inception within Omaha alone.
<b>Proposal Title</b>	Ames Co-Working Space
<b>Total Budget (\$)</b>	\$2,971,500.00
<b>LB1024 Grant</b>	\$1,110,000.00

## Funding Request (\$)

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**Proposal Type** Capital project

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**Brief Proposal Summary** 4606N56 LLC, which is wholly owned by White Lotus Group ("WLG"), is requesting an award of funds via the Omaha Economic Recovery Grant to subsidize the construction project to create a modern co-work environment in North Omaha that would foster collaboration among various small businesses, organizations, and networking events. We understand how difficult it is to start up a new business or grow it and want to provide a flexible office space option in this area of the City. The project assistance is needed to subsidize construction costs and be able to rent out an office for a cost-effective rate for the community, supporting the entrepreneurship and small business ecosystem. If awarded, ownership will earmark a ten (50%) goal of subcontractors that are minority-owned or disadvantaged.

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**Timeline** If the funds are approved, the coworking can be in service by the fall of 2023.

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**Percentage completed by July 2025** 100%

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**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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### "other" explanation

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**Proposal Description and Needs Alignment** This building was once the old Ames Bowling Alley in North Omaha(Address); it currently houses the state of Nebraska DMV express but has roughly 17,000 square feet available for the Co-working space. This area of the building has the core and shell updated and ready for the next chapter. We envision like-minded companies with similar-sized teams calling the Ames Innovation Center their 'home base' and sharing overhead to create a higher-paying work environment for the local community. Those small businesses could be local companies looking to expand or national businesses looking to open a new North Omaha-based operation. According to North Omaha SWOT Analysis, this project will increase the currently poor inventory of offices in QCT of North Omaha (0.8% of land use is offices in NO). It will also allow between 100-150 new employees to work from the area, contributing to this side of the city's economic development.

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**Visioning Workshop Findings Alignment** 1). Deficiency of offices in the area 2). Proximity between workspace to housing 3). Easy access to public transportation (0.2 miles to the bus station) 4). Increase Economic Investment in the area; this was a weakness identified in the workshop. 5). This will be a space to facilitate the development of educational sessions for black business owners and networking events

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**Priorities Alignment** Accessible workspace while creating opportunities for small and disadvantaged businesses to be part of the solution to the neighborhood. Improving the office inventory will improve service businesses in the area. Encourages additional investment in area

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**Economic Impact** The economic impact should not be simply weighed by the construction project, but the access provided for those business owners and workforce within the area Lastly, the set aside of 50% for minority and disadvantaged businesses allows community members to be a part of the solution and ideally enhance their own economics. 65 permanent+ 25 temporaries during construction 90\*20\$/hrs average 2.6 Million in revenue approx per year generated in North Omaha

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65= 5 permanent new jobs would be created for management+ potentially 60 relocated from other areas of the city working in their neighborhood

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25

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20

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We are aiming to create a set aside of 50% for minority and disadvantaged businesses

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**Community Benefit** There are many community benefits. The project is located in a QCT and visible from Ames Avenue. The investment will encourage additional redevelopment projects and investment in the area and encourage more workforce to live where jobs are.

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**Best Practices/Innovation** Co-working spaces are cost-effective and affordable. They give small businesses the opportunity to be in a professional independent environment, connect with other small businesses, and collaborate at a lower cost than a traditional office.

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**Outcome Measurement** Creating more workspace for employees to work within the neighborhood in which they live.

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This would be measured by available commercial space (market data is measured by city), employees living in the area (measured by the chamber of commerce)

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**Partnerships** No

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**Displacement** No

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**Displacement explanation**

**Physical Location** Ames Innovation, 4606 N 56 ST OMAHA NE 68104

**Qualified Census Tract** Within one or more QCTs

**Additional Location Documents**

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

No

**Design, Estimating, and Bidding** Yes

**General Contractor** Yes

Yes

**Request Rationale**

**Grant Funds Usage** Funds will be utilized to implement the construction project and get the furniture necessary

**Proposal Financial Sustainability** Yes

**Funding Sources** Traditional Debt and Equity plus ARPA are the only funds anticipated

**Scalability** No

**Financial Commitment** See Sources and Uses of Funds. Organization will commit \$321K of equity plus guaranty \$1,5M of Debt.

**ARPA Compliance Acknowledgment**

**ARPA Reporting and**

**Monitoring Process  
Acknowledgme**

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**LB1024 Funding  
Sources  
Acknowledgment**



**Public Information**



**File Uploads**

Additional Location Documents (see application for list)  
Documentation of site control (proof of ownership, option,  
purchase contract, or long-term lease agreement)  
Organizational Chart Pro Forma

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**Ames Co-Working  
White Lotus Group  
Operating Proforma Summary**

	Year				
	1	2	3	4	5
Operating Income					
Gross Rents	420,000	428,400	436,968	445,707	454,622
Less Vacancy	(84,000)	(79,800)	(75,810)	(72,020)	(68,419)
Total Operating Income	336,000	348,600	361,158	373,688	386,203
Operating Expenses					
Administrative Fees	26,880	34,272	33,600	33,600	33,600
Management Fees	53,760	68,544	67,200	67,200	67,200
Grounds Maintenance	2,688	3,427	3,360	3,360	3,360
Trash Removal	-	-	-	-	-
Utilities	10,752	13,709	13,440	13,440	13,440
Maintenance	34,944	44,554	43,680	43,680	43,680
Insurance	13,440	13,709	13,440	13,440	13,440
Other	2,688	3,360	3,360	3,360	3,360
Operating Expenses	145,152	181,574	178,080	178,080	178,080
<b>Net Operating Income</b>	<b>190,848</b>	<b>167,026</b>	<b>183,078</b>	<b>195,608</b>	<b>208,123</b>
Total Debt Service	126,251	126,251	126,251	126,251	126,251
TIF Reimbursement	-	-	-	-	-
<b>Net Cash Flow</b>	<b>64,597</b>	<b>40,774</b>	<b>56,827</b>	<b>69,356</b>	<b>81,872</b>

Sources	
ARPA Grant Funds	1,110,000
Construction / Permanent Loan	1,540,000
Developer Equity	321,500
<b>Total Sources</b>	<b>2,971,500</b>

Uses	
Building Acquisition	0
Core and Shell	500,000
Building improvements	1,700,000
Building Permits	51,000
Construction Contingency	150,000
Survey	0
Environmental Report	0
Architect - Design	150,000
Architect - Supervision	8,000
Engineering	5,000
Geotech	0
Construction Insurance	1,500
Title and Recording	5,000
Property Appraisal	3,000
Zoning / Legal	1,000
Water, Sewer & Impact Fees (Building)	7,000
Taxes During Construction	11,596
Rent-up Marketing and Costs	50,000
Inspection Fees	3,000
Lender Legal, Etc	10,000
Development Fee	315,404
<b>Total Uses</b>	<b>2,971,500</b>



**Douglas County, Nebraska Property Record - R0635480011**

Information is valid as of 2022-10-07

[Print Report](#)  
[View Interactive GIS Map](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

4606N56 LLC

10404 ESSEX CT #101  
 OMAHA NE 68114-0000

**Property Information**

<b>Key Number:</b>	3548 0011 06
<b>Account Type:</b>	Commercial
<b>Parcel Number:</b>	0635480011
<b>Parcel Address:</b>	4606 N 56 ST OMAHA NE 68104-0000
<b>Abbreviated Legal Description:</b>	BENSON HEIGHTS LOT 90 BLOCK 0 E 85 FT S 114 FT LT 83 & E 85 NORTH 106.5 FT LT 84 & N 106.5 FT LT 89 & S 114 FT LOT 90 --EXCESS VALUE--

**Value Information**

	Land	Improvement	Total
2022	\$101,900	\$1,290,800	\$1,392,700
2021	\$101,900	\$1,290,800	\$1,392,700
2020	\$55,300	\$1,357,100	\$1,412,400
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

**Land Information**

Acres	SF	Units	Depth	Width	Vacant
1.948852	84892.0	0.0	0.0	0.0	

**Land Attributes**

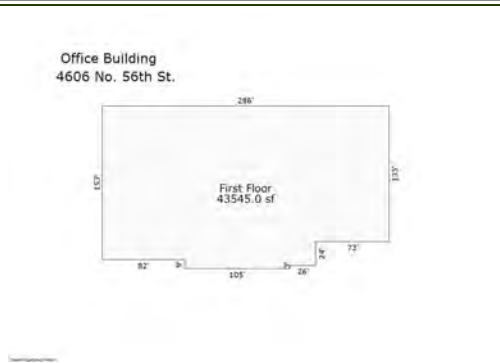
Attribute	Attribute Description
Location	Inferior -70

**Improvement Information**

**Building 1**



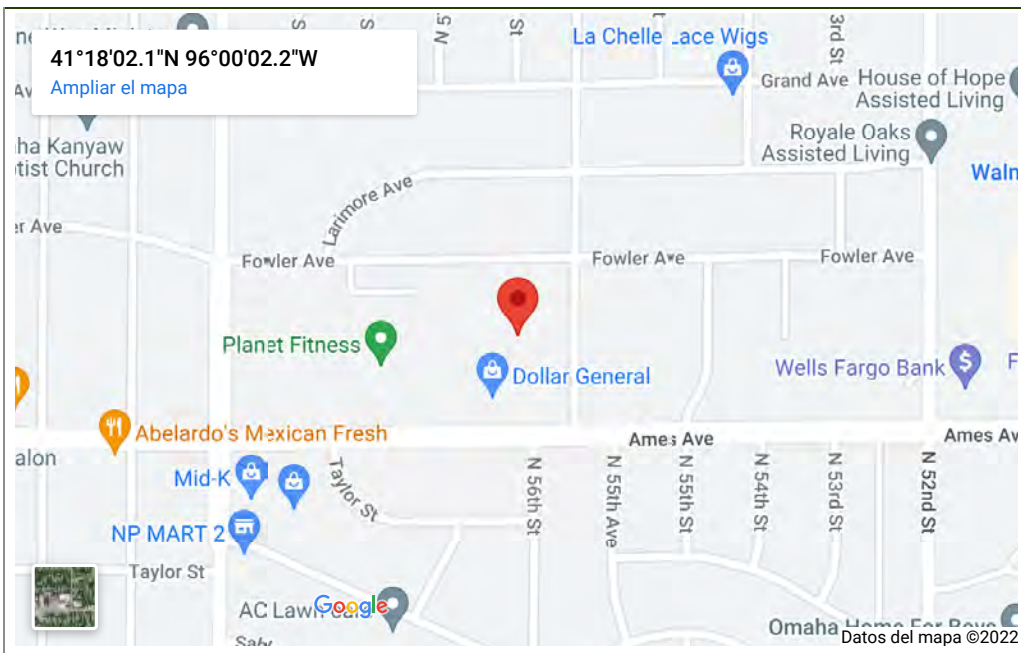
[CLICK TO ENLARGE IMAGE](#)



[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	43545.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	896.0	<b>Quality:</b>	Average
<b>Unit Type:</b>		<b>Condition:</b>	Fair
<b>Built As:</b>	Office Building	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Package Unit	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	0.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Flat	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1959	2019	0%	2001	0
<i>Detail Type</i>		<i>Detail Description</i>		<i>Units</i>
Add On		Paving Asphalt Park		34000.0



To interact more fully with Google Maps and Street View go to this link [Google](https://www.google.com/maps). If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.

PEACE  
STUDIO

Architect  
Peace Studio Architects, Inc.  
1000 Kings Hwy, Suite 5  
Lincoln, NE 68502  
402.317.1800  
www.peacestudio.com



Location



Vicinity Plan

Location



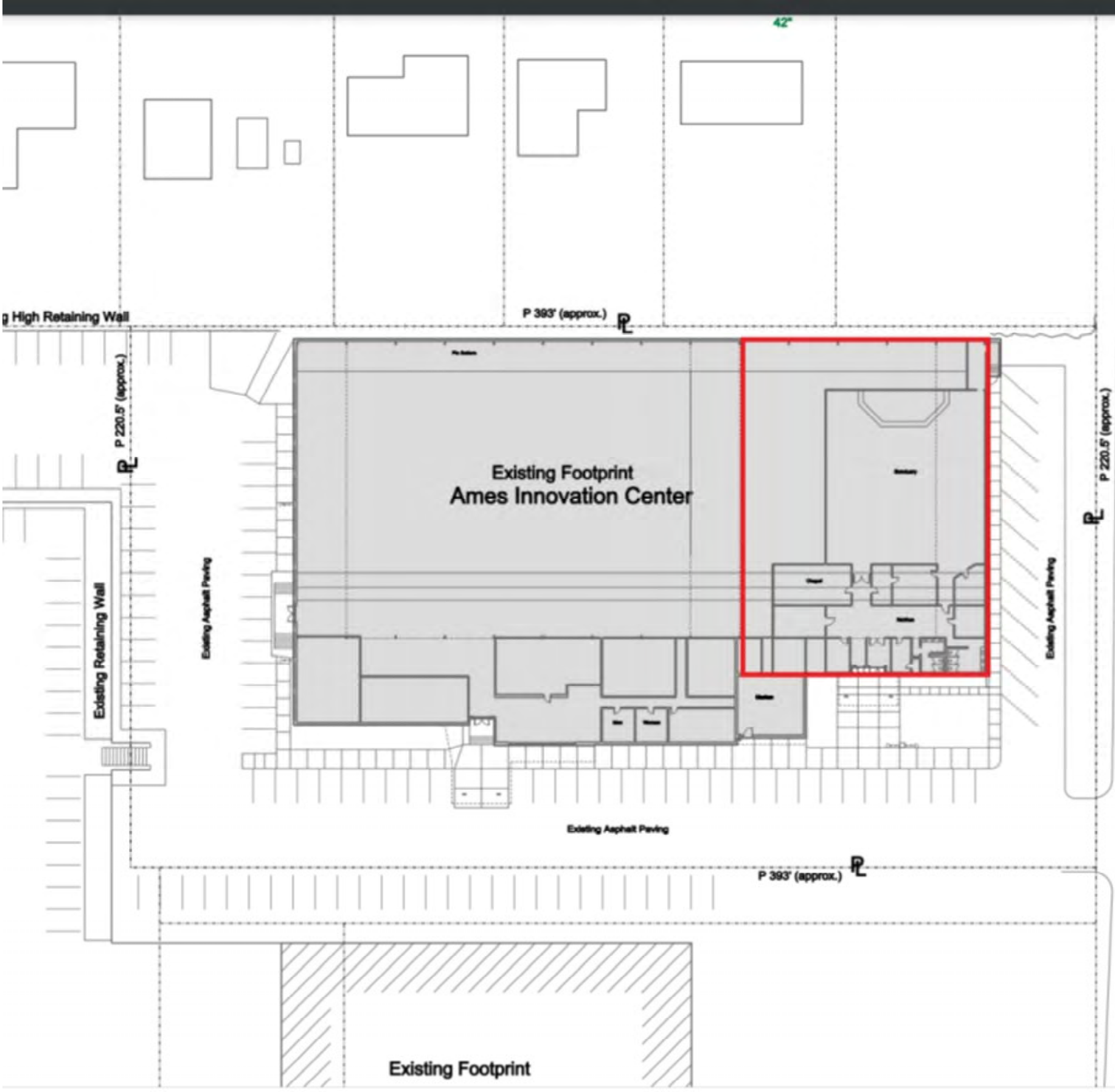
100 N. 2nd Ave., Ste 10  
Lincoln, NE 68502  
402.498.5555

**Ames  
Innovation  
Center**  
4008 North 56th Street

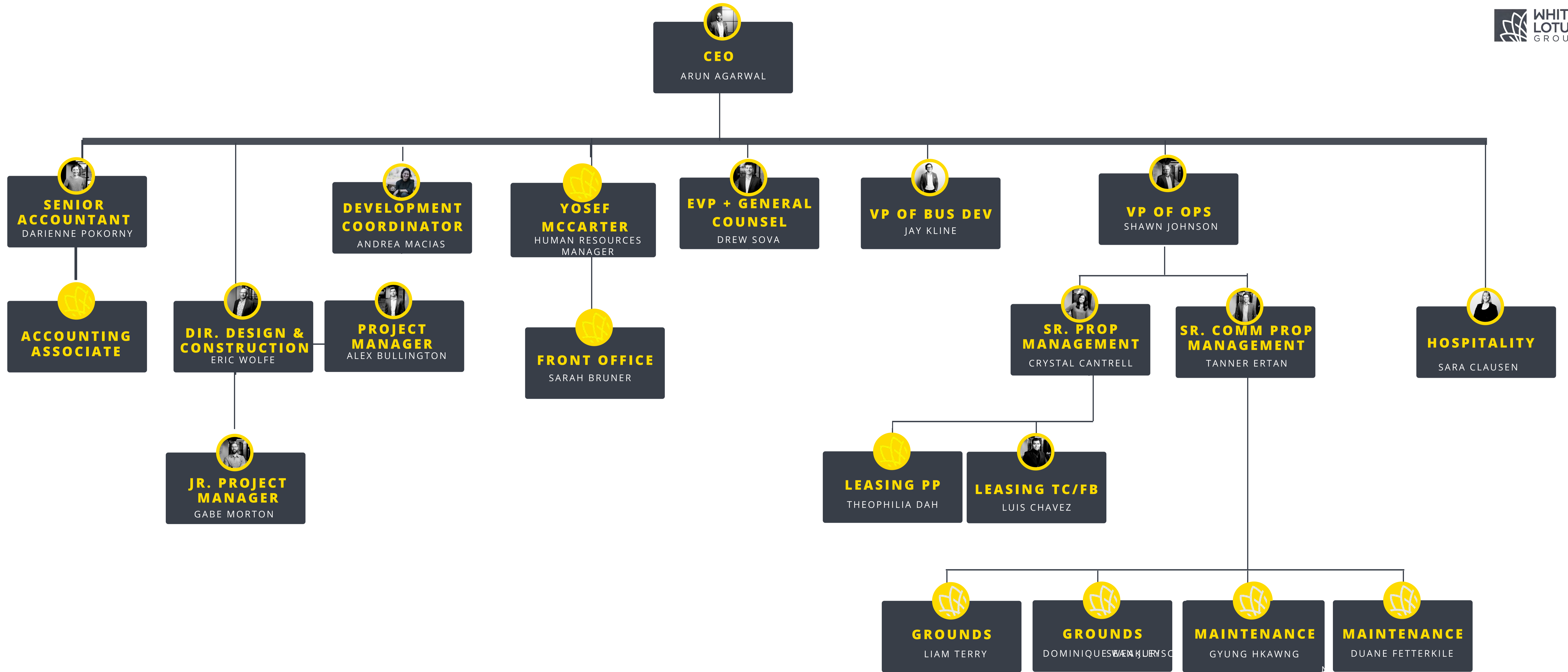
Historic  
Building  
Assessment



Show all



Footprint: Approx. 43,500 sq ft  
Year Built: 1950





# ARUN AGARWAL

## CEO

### WHITE LOTUS GROUP

Arun is a former Wall Street investment banker at Prudential Securities who has primarily focused on healthcare and real estate initiatives. Arun began his own private equity firm in 2002, returning to Omaha, Nebraska to set up a home base for White Lotus Group. White Lotus Group, under the management of Arun, continues to facilitate projects within the real estate and healthcare markets with projects totaling over \$1.5 billion. Arun is a graduate from the Wharton School of Finance at the University of Pennsylvania of 1998, where he was awarded the Wharton Award for Academic Achievement. He serves on the following organizations and boards: Scienture, TinkRworks, NanoThernastics, Greater Omaha YMCA, HELP Foundation and Bemis Contemporary Arts.



## EXPERIENCE

20 Years Experience



## EDUCATION

Wharton School of Finance at the University of Pennsylvania



## ENGAGEMENT

Board Member of Scienture, TinkRworks, NanoThernastics, Greater Omaha YMCA, HELP Foundation and Bemis Contemporary Arts.



## CONTACT

aagarwal@whitelotusgroup.com

## SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Brook Valley Industrial Park | La Vista
- Lincoln Logistics Hub | Lincoln, NE
- Outlook Nebraska Industrial | Omaha, NE
- RTG Medical HQ | Fremont, NE
- Nebraska Realty Omaha HQ | Omaha, NE
- Baxter Auto HQ | Omaha, NE
- Ames Innovation Center | Omaha, NE
- Burr Ridge Park | Chicago, IL
- Ames Plaza | Omaha, NE
- Learning Community | Omaha NE
- Hotel Deco | Omaha, NE



# DREW SOVA

## EVP + GENERAL COUNSEL

### WHITE LOTUS GROUP

Drew is a graduate of Creighton University, where he earned his B.S.B.A. with a focus in accounting. Upon graduation, he joined a “Big 4” accounting firm spending two years in the audit and assurance department. Thereafter, Drew earned his Juris Doctor from the University of Nebraska College of Law, and spent the last eight years as an associate attorney and partner at a national law firm representing investors, developers and community development entities in transactions focused on utilizing government incentives, including various tax credits, for finance and real estate transactions.



## EXPERIENCE

10 Years Experience



## EDUCATION

Creighton University  
B.S.B.A. with accounting focus

Juris Doctor from the University  
of Nebraska College of Law




## CONTACT

[dsova@whitelotusgroup.com](mailto:dsova@whitelotusgroup.com)

Drew is now the Executive Vice President and General Counsel for White Lotus Group, where he will focus on leading development operations on certain WLG projects, as well as managing the day to day internal and external legal efforts of WLG’s development program. Outside of work, Drew enjoys getting outdoors as much as possible with his wife Carrie, and their three children, Brady, Lily and Josh.

## SELECT PROJECT EXPERIENCE:



Prior to WLG, counseled Investors and Developers in closing real estate development projects in over 20 states, assisting in the deployment of hundreds of millions of dollars of tax credit incentives and bridge financing. Such development projects included:

- Boutique and nationally branded hotels
- Multi-family residential complexes
- State university medical schools and systems
- Manufacturing plants
- Non-profit community wellness centers



# ANDREA MACIAS

## DEVELOPMENT COORDINATOR

### WHITE LOTUS GROUP

Andrea is an Economist and Project Manager graduate of the EAFIT University in Medellin, Colombia. At an early stage of her career, she worked for a non-profit organization developing projects to promote economic development and business productivity improvement in her hometown. Later her passion for entrepreneurship helped her to create a start-up in the electrical industry that introduced her to the real estate development and construction industry and has managed commercial and residential projects since then.

In 2019 She moved to Omaha and has worked in the Small business ecosystem coaching minority small business owners in the construction industry.

Andrea is now the Development Coordinator for White Lotus Group.



## EXPERIENCE

13 Years Experience



## EDUCATION

Universidad EAFIT-Colombia  
Economics

Universidad EAFIT-Colombia  
Project Management



## CONTACT

amacias@whitelotusgroup.com

## SELECT PROJECT EXPERIENCE:



Prior to WLG:

- New Isagen headquarters -Medellin, Col
- Electric utility connection - Isolated communities, Col
- Mas Casino Panamericano - Envigado, Col
- Multiple Luxury Houses





# JAY KLINE

## VP OF BUSINESS DEVELOPMENT

### WHITE LOTUS GROUP

Jay is a graduate of the University of Nebraska at Omaha, earning his BA in International Studies with a concentration in International Business and Leadership. After graduation, for nearly a decade, Jay was a member of LEO A DALY'S business development team initially focusing on reinforcing the success of the company's Federal Program. In 2011, he began overseeing the company's business interests in the Kingdom of Saudi Arabia, and after a successful three years overseas, Jay came home and became the Small Business Program Manager. Parallel to his time at the company, he co-founded 'House of Loom' - a place where the community could gather for music, art and educational events while promoting social progress.

Jay is now the vice president of business development at White Lotus Group and maintains and manage the company's relationships while identifying opportunities locally and regionally for the company to grow. Jay is Board President of One Omaha, an organization designed to empower people where they live through education, training, and engagement to develop thriving neighborhoods. He also chairs Benson High School's Design & Construction Academy's Advisory Board and sits on UNO's International Studies Department, Community Advisory Board. He has two awesome children, Vesper and Ayrton, with his wife Holly who is clearly the better half.



### EXPERIENCE

15 Years Experience



### EDUCATION

University of Nebraska at Omaha -  
BA in International Studies with a  
concentration in International  
Business and Leadership



### ENGAGEMENT

One Omaha - Board Member  
Benson High School - Board  
Member  
UNO's International Studies  
Community Advisory Board  
Member



### CONTACT

[jkline@whitelotusgroup.com](mailto:jkline@whitelotusgroup.com)

### SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Civic Corner Redevelopment | Omaha, NE
- Lincoln Logistics Hub | Lincoln, NE
- 1401 Jones | Omaha, NE
- RTG Medical | Fremont, NE
- West Dodge Pointe Office B | Omaha, NE



# ERIC WOLFE

## DIRECTOR OF DESIGN & CONSTRUCTION

### WHITE LOTUS GROUP

Eric graduated with honors from the University of Nebraska at Lincoln's College of Architecture and has been a licensed professional architect in Nebraska since 1987. He founded Metro Project Services (MPS), an architectural design and planning firm and Development Associates (DVA), a development and construction consulting firm. Most recently he served as the Director of the Residential Division for Ronco Construction. Eric joined the White Lotus Group team in 2020 and is responsible for managing all construction and design aspects of White Lotus Group's development projects. Eric's extensive portfolio of commercial, residential, industrial, office and hospitality projects allows him to be extremely proficient in design/build, value engineering and fast tracked construction methods. He has served on several homeowner's association boards and in his free time enjoys hiking, camping and attending Husker football games.



### EXPERIENCE

35 Years Experience



### EDUCATION

University of Nebraska - Lincoln  
B.S. in Architecture



### ENGAGEMENT

Member of the Omaha Real Estate Investor Association,  
Omaha Landlord Association



### CONTACT

[ewolfe@whitelotusgroup.com](mailto:ewolfe@whitelotusgroup.com)



### REGISTRATIONS

Licensed Architect - NE

American Institute of Architects (AIA)  
International Council of Building Officials (ICBO)  
National Fire Protection Association (NFPA)

### SELECT PROJECT EXPERIENCE:



- I-80 Logistics Hub | Papillion, NE
- Brook Valley Industrial Park | La Vista
- Lincoln Logistics Hub | Lincoln, NE
- Outlook Nebraska Industrial | Omaha, NE
- RTG Medical HQ | Fremont, NE
- Baxter Auto HQ | Omaha, NE
- Ames Innovation Center | Omaha, NE
- Hotel Deco | Omaha, NE
- Blackstone Station | Omaha, NE
- Colonial Hotel | Omaha, NE
- Dundee Flatts | Omaha, NE



# SHAWN JOHNSON

## VICE PRESIDENT OF OPERATIONS

### WHITE LOTUS GROUP



#### EXPERIENCE

30 Years Experience



#### EDUCATION

University of Nebraska - Lincoln  
B.S. in Agriculture



#### ENGAGEMENT

Member of the Building  
Owners and Managers  
Association



#### CONTACT

[sjohnson@whitelotusgroup.com](mailto:sjohnson@whitelotusgroup.com)

Shawn received his bachelor's degree from the University of Nebraska-Lincoln in Agriculture and began his career in real estate while attending college. After working in asset and property management in Kansas City, Shawn moved back to Nebraska to begin a 28 year career with Mutual of Omaha as Vice President of Corporate Real Estate, managing the company's local and national real estate portfolio. Shawn joined the team at White Lotus Group in 2021 as Vice President of Operations, overseeing the tactical execution of the company's assets. Shawn is a member of the Building Owners and Managers Association and CoreNet Global and has a Nebraska Real Estate License and a Private Pilot License. Shawn is an avid outdoorsman, enjoys riding and restoring motorcycles and spending time at the lake with his wife Sheri and sons, Zack and AJ.

#### SELECT PROJECT EXPERIENCE:



- Timbercrest Apartments | Bellevue, NE
- Turner Park Apartments | Omaha, NE
- Armor Storage | IA, KS, NE
- Fontainebleau Apartments | Bellevue, NE
- Grand Island Veterans Campus | Grand Island, NE
- New North Makerhood | Omaha, NE



## **CRYSTAL CANTRELL SENIOR PROPERTY MANAGER WHITE LOTUS GROUP**



### **EXPERIENCE**

15 Years Experience



### **EDUCATION**

Fort Collins, Colorado  
B.S. in Business Management



### **CONTACT**

ccantrell@whitelotusgroup.com

As a Senior Property Manager at White Lotus Group, Crystal manages a portfolio mix of both residential and commercial properties. She provides asset management over our third-party residential properties and heads the WLG maintenance and grounds division. Crystal attended school in Fort Collins, Colorado where she received a degree in Business. Her passion will forever be property management and Real Estate. Before returning to Nebraska in 2012, Crystal worked for two large property management companies in Colorado, managing several hundred units, and specializing in new construction lease-ups. Crystal joined the White Lotus team in 2019 and has shaped our residential and maintenance teams into what they are today. Her passion is people, and her goal is to always provide outstanding customer service and tenant satisfaction. Crystal spends her free time with her kiddos and enjoys the occasional true crime podcast or country music concert.

### **SELECT PROJECT EXPERIENCE:**



- Conducted a 440 Unit New Construction Residential Lease Up
- Led \$2.1 million in value-add property renovations that resulted in a \$612,000 increase in annual revenue
- Increased residential monthly NOI by \$76,000 in 16 months by understanding market trends and managing expenses
- Successfully hired and developed the WLG maintenance division



# AMES INNOVATION

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This building was once well-known as the Ames Bowling Alley in North Omaha, but the 44,000 square foot building had deteriorated over the years, making this a fantastic opportunity for redevelopment.

This project, the Ames Innovation Center, was designed to create a customer-service, data-driven environment in North Omaha that would foster collaboration among various businesses and organizations.

Our first tenant space was completed in the Spring of 2019 and is home to the Nebraska Department of Motor Vehicles and includes a 3,800-square-foot express DMV.



# AMES PLAZA

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Ames Plaza was a structure that was condemned by the City of Omaha, and at White Lotus Group, we saw this as an exciting challenge and opportunity. We worked closely with the City and negotiated the acquisition of this 1950's retail mall.

The goal of the project was to revitalize and re-purpose the space using Tax Increment Financing into a 100% occupied mixed-use building. We did exactly that with 40,000 square feet of self-storage, 20,000 square feet of a nationally anchored fitness center - Planet Fitness, and a 23,000 square feet workforce training center - Heartland Workforce Solutions.



# **1401 JONES – PUBLIC LIBRARY**

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1401 Jones has a rich Omaha history, housing the David Cole Creamery until the 1940s. While White Lotus Group has been searching for the perfect tenant for the space, the project was approved for TIF funding and historic-tax credits.

In February of 2022, The Omaha City Council approved an agreement for the Downtown Omaha Public Library to move from its location at 14th and Farnam to 1401 Jones. Work began at the end of March 2022 and is scheduled to conclude at the end of February 2023.

We are excited to help achieve the Omaha Public Library's 2010 and 2017 Facilities Plans recommendations for a new branch location in downtown Omaha and a new central library.



# LEARNING COMMUNITY CENTER

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White Lotus Group jumped into this project as the owner's representative for the HELP Foundation of Omaha, Inc. We started by identifying some problems the Learning Community was having which included the need to acquire real estate, build that real estate out to fit their needs, and then finally, how that real estate would be funded. In less than sixty days, White Lotus Group coordinated the acquisition, the design with RDG Planning and the construction with Ronco Construction to initiate a complete project plan. One hundred (100) days later - the center was delivered for 22% under the original budget approved by the Learning Community.





The \$ 20 million development on the former site of a beloved Omaha eatery, MisterC's, will serve the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro feature 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile, the Department of Health and human services, and the Nebraska Economic Development field office- North Omaha. The design and aesthetic are consistent with the college.



The transformation of the Turner Park Apartments included turning 58 units of Class C apartments into historically significant urban cultured apartments. These distinctive apartments were built in 1920 and renovated by the White Lotus Group team in 2017. The renovations included everything from plumbing and mechanical to roofing and interiors.

We believe that they set the standard for innovative revitalization along North Dodge Street, Omaha.



# ***PRAIRIE SPRING APARTMENTS***

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This development in North Omaha includes 8 buildings and 120 affordable housing apartments with a preference for seniors and veterans. Amenities include a pool, clubhouse, ponds, and walking trails.

As the owner of the land, White Lotus Group has provided turn-key development services leading planning and zoning efforts, selecting of the design and construction consultants, and managing the design and construction efforts.



# BLACKSTONE CORNER

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Blackstone Corner is a 92,000SF Apartment Complex in the Heart of Blackstone Omaha. The building consists of 112 luxury apartments, a community lounge, and parking. The luxury apartment complex includes a community patio, string lights, a fire pit, and an available gas grill. Other features include Bike storage, a pet wash station, seating for entertainment, and full-size rooms with balconies. White Lotus Group financed the co-developer of this project and our affiliate managed construction.



MURAL Nebraska is a progressive project awarded by the City of Lincoln to White Lotus Group with the task to bring affordable housing to the central business district of Lincoln. The project aims to combine affordable housing units with associated services through their community service facility focused on healthcare and child care. The entire development also has a planned new central library as well as a public park central to the entire block to be developed by the City of Lincoln.

# Grant Application

Row 185

<b>Organization Name (if applicable)</b>	Culxr House
<b>Physical Address</b>	3014 N 24th Street, Omaha, NE 68110
<b>Mailing Address</b>	
<b>Website</b>	culxr.house
<b>Social Media Accounts</b>	Facebook: <a href="https://www.facebook.com/culxrhouse/">https://www.facebook.com/culxrhouse/</a> Instagram: <a href="https://www.instagram.com/culxrhouseomaha/">https://www.instagram.com/culxrhouseomaha/</a> Twitter: <a href="https://twitter.com/Culxrhouse">https://twitter.com/Culxrhouse</a>
<b>Name</b>	Justin Young AKA Marcey Yates
<b>Title</b>	Art Director/Executive Director/Founder
<b>Email Address</b>	info@culxr.house
<b>Phone</b>	+1 (402) 320-4769
<b>Team</b>	Yes
	Justin Young - Founder and Executive Director of Culxr House (Art Director); Julian Young - Business Advisor (CEO of The Start Center Entrepreneurship); Joe P. Zadina - Project Consultation (Lamp Rynearson); Brad Brooks - Design and Layout (B2 Lab); Blair Freeman - Consultation (Group); Brittany Young - Board Member (CEO of Scooters Coffee on Ames Street); Luis Jimenez - Secretary (Heartland Bike Share); Alexis Bromley - Board Member (Director of One Omaha)
<b>Organizational Chart</b>	Attachment provided; Culxr House is a 501(c)3 nonprofit, designated with a tax exempt status in June 23, 2020. We work in groups and committees, under the board of directors listed: Justin Young - Founder and Executive Director of Culxr House (Art Director) Julian Young - Business Advisor (CEO of The Start Center Entrepreneurship) Brittany Young - Board Member (CEO of Scooters Coffee on Ames Street) Luis Jimenez - Secretary (Heartland Bike Share) Alexis Bromley - Board Member (Director of One Omaha)
<b>Other Completed Projects and/or Accomplishments</b>	Culxr House has provided arts and culture programs for the 24th Street corridor, and hosted community functions for 4 consecutive years. We have activated the space in 3014 N 24th Street, by supporting artist, community groups, civic activism, and organized pop-ups, music and entertainment events, and block parties, and management the education and training at Culxr House. We participated in the Forever North study and North Omaha Trail development.
<b>Proposal Title</b>	Culxr House Economic Proposal

<b>Total Budget (\$)</b>	\$2,738,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$2,738,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Culxr House exists in an underserved area, in the neighborhoods of North Omaha, where public benefit corporations attempt to answer a spectrum of needs in relation to these target demographics. Arts and Culture services and opportunities are scant or inaccessible to them, thereby contributing to the brain drain recognized throughout the metropolitan area. Culxr House economic proposal addresses these issues by primarily offering a platform for artists, creatives, and entrepreneurs to develop their brand. Just as important, it offers a plan for transformational urban development. Phase One of this grant would give North Omaha artists and entrepreneurs access to subject matter experts and resources developed with Culxr House, while helping cover capacity building for operations and programs, such as education and community functions (taking place in 2023). This includes the purchase of three adjacent lots at 3014 N 24th Street, 3012 N 24th Street, and 2414 Binney Street, and for facility improvements at 3014 N 24th Street, which is the main premises for nonprofit activity. During Phase Two, improvements at 3012 N 24th Streets will transform the space into a pizza shop run by a jobs program managed by Culxr House, after the permitting process is complete. The adjacent alley will be vacated in tandem, to allow for outdoor dining and seating, and will only be open for pedestrian traffic. Phase Three begins the planning for affordable housing with mixed-use at 2414 N 24th Street in 2023. Phase Four sees funding for the construction of the affordable housing project in 2024, and for Culxr House operations and programs to continue our mission that same year. Phase Five will encompass the planning and the purchase of property at 3006 N 24th Street for a redevelopment project for the North 24th Street corridor. This property houses four bay areas and will conform to the Forever North Strategy adopted by the City of Omaha, and the location will undergo facility improvements to meet compliance and zoning codes, and as prescribed by LB1024.</p>
<b>Timeline</b>	1) Phase One completed by July 31, 2023. 2) Phase Two completed in March 25, 2024. 3) Phase 3 completed by May 27, 2024. 4) Phase Four completed by September 30, 2024. 5) Phase Five completed by March 3, 2025.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur</p>

significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment** Culxr House uses the space and offers services for education and skill-building, and holds forums for civic engagement. The vacation of the alley will allow for civic use, like outdoor meetings, gatherings, and dining. The North Omaha Trail is 2 blocks away, as is the Binney Street bridge over U.S. Route 75. This project proposal aims to support the N 24th Business Improvement District by improving the financial capability of Culxr House in the form of ownership transfer of property, which will allow the nonprofit and businesses to directly pay for the BID assessments. The overall proposal will incorporate mixed use and affordable housing at 2414 Binney Street, and improve safety in this focus area for pedestrian traffic. A primary objective for Culxr House is context-sensitive education through the cultural economic training program. The present proposal greatly enhances the education and workforce training capabilities for the organization.

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**Visioning Workshop Findings Alignment** The project address the insufficient infrastructure issue by prioritizing improvements of building and redevelopment construction. This development fits within the cultural context because the primary organization, Culxr House, was founded in the North 24th Street corridor. Culxr House will oversee access and develop tools to leverage community resources through existing collaborations and by bringing in new collaborators, while focusing in quality.

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**Priorities Alignment** This project will strictly follow compliance requirements and is located in a qualified census tract.

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**Economic Impact** \$672,000 - \$1,184,000 total wages through and after project completion, then \$384,000-\$896,000 total annually thereafter. This project can create 16-24 temporary construction jobs, and 8-16 permanent jobs in management and nonprofit and for-profit waged employees.

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8-16 permanent jobs in management and nonprofit and for-profit waged employees will be created.

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16-24 temporary construction jobs will be created.

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\$24,000 - \$67,000 after project completion.

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Culxr House operations are setup to expand to South Omaha. Culxr House will continue to submit proposals for economic development.

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<b>Community Benefit</b>	The project supports the education and training program at Culxr House, and improves community collaboration. The project will transform workforce development activities.
	This project works against redlining which contributes to the food desert, leading to poor health and unhealthy eating habits.
<b>Best Practices/Innovation</b>	This project reduces city and state government burdens. This project also increases tourism and diversity, equity and inclusion.
<b>Outcome Measurement</b>	Improve and expand education, straining, and skill-building, and wages that can grow closer the the Nebraska median.
	Culxr House board of directors; N 24th Street Business Improvement District; the City of Omaha Planning Department
	Yes, this project will benefit fundraising and impact the bottomline.
<b>Partnerships</b>	Yes
	Sherwood Foundation, Weitz Family Foundation, Lamp Rynearson, B2lab, Blair Freeman, AIM Institute, Omaha Symphony, Paul and Annette Smith
	Sherwood Foundation, Weitz Family Foundation, Lamp Rynearson, B2lab, Blair Freeman
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	Located in the North 24th Street corridor, between Wirt and Binney Streets. This proposed location has no pizza shops with in miles. No pizza chain will deliver to this community.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	Yes

	No
	Professional consultation.
<b>General Contractor</b>	Yes
	No
	N/A
<b>Request Rationale</b>	Attachments provided.
<b>Grant Funds Usage</b>	Property purchase, construction and improvements, and programing.
<b>Proposal Financial Sustainability</b>	Yes
	There will be business revenue, rental fees, and nonprofit contributions.
<b>Funding Sources</b>	We have the support from Sherwood and funds commitment for 2023. Wait Family Foundation and The Lozier Foundation are pending for 2023. Private donations that are pending and exploring come from Paul and Annette Smith.
	Funds to purchase the properties for the project.
<b>Scalability</b>	Yes, it has major components outlined as Phase One, Two, Three, Four, Five.
	\$850,000.00 Culxr House Property Purchase - Phase One; \$180,000.00 Operations/Programs 2023 - Phase One; \$42,000.00 Facility Improvements - Phase One; \$51,000.00 Alley vacation and redevelopment - Phase Two; \$117,000.00 Pizza Shop Improvements - Phase Two; \$240,000.00 Programs 2024 - Phase Three; \$600,000.00 Affordable Housing on Binney Street - Phase Three and Four; \$400,000.00 Culxr House Property Purchase - Phase Five; \$300,000.00 Commercial Improvements - Phase Five
<b>Financial Commitment</b>	We have ongoing and annual fundraising in excess of \$45,000, and have capacity to fundraise over \$180,000 annually.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>

**File Uploads**

Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Schedule

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INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUN 23 2020**

CULXR HOUSE OMAHA  
3014 NORTH 24TH ST  
OMAHA, NE 68110-0000

Employer Identification Number:  
84-3326224  
DLN:  
26053522001050  
Contact Person:  
JASON A KROTINE ID# 31666  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
December 04, 2019  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

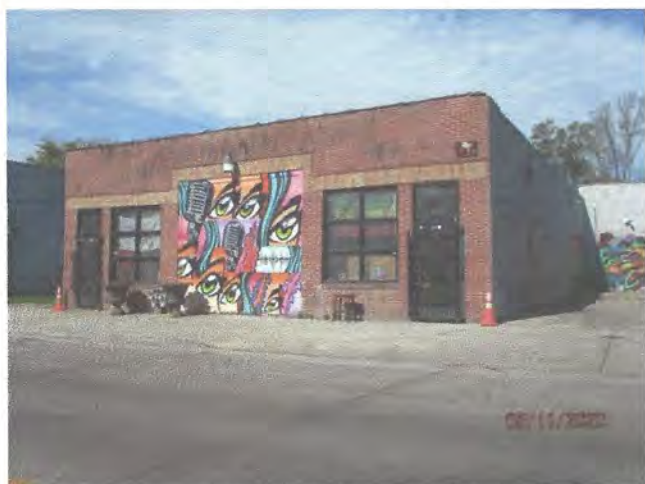
For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

Acres	SF	Units	Depth	Width	Vacant
0.1835	7995.0	0.0	0.0	0.0	

**Improvement Information**

**Building 1**



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<b>Square Footage:</b>	7779.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	410.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Fair
<b>Built As:</b>	Retail Store	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Package Unit	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	2.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Flat	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1920	0	0%	1920	0

Detail Type	Detail Description	Units

**Douglas County, Nebraska Property Record - R0917370000**

Information is valid as of 2022-10-07

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**Taxpayer**LINDHORST CHARLES H  
ETAL TR108 SHORELINE DR  
CARTER LAKE IA 51510-0000**Property Information****Key Number:** 1737 0000 09**Account Type:** Commercial**Parcel Number:** 0917370000**Parcel Address:** 3014 N 24 ST  
OMAHA NE 68110-0000**Abbreviated Legal Description:** DAVENPORT SUB DIV LOT 9 BLOCK 0 -EX IRR ESTLY 1.78 FT TAKEN FOR ROW- IRREG SW PT LT 8 & ALL LT 9**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$4,000	\$82,400	\$86,400
2021	\$4,000	\$82,400	\$86,400
2020	\$4,000	\$42,100	\$46,100
2019	\$4,000	\$42,100	\$46,100
2018	\$4,000	\$42,100	\$46,100
2017	\$4,000	\$42,100	\$46,100

**Sales Information****Sales Date:** 2003-11-05**Deed Type:** WD**Book:** 2003**Page:** 218799**Price:** \$20,000**Grantor:** GOOD FELLOWSHIP BAPTIST CHURCH**Grantee:** THEODORE D MOSS**Valid/Invalid:** Valid**Exclusion Reason:****[Show All Transactions](#)****Land Information**

**Douglas County, Nebraska Property Record - R2328860000**

Information is valid as of 2022-09-26

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**Taxpayer**

LINDHORST CHARLES  
ETAL

108 SHORELINE DR  
CARTER LAKE IA 51510-0000

**Property Information**

<b>Key Number:</b>	2886 0000 23
<b>Account Type:</b>	Commercial
<b>Parcel Number:</b>	2328860000
<b>Parcel Address:</b>	3012 N 24 ST OMAHA NE 68110-0000
<b>Abbreviated Legal Description:</b>	TROUPS SUB DIV LOT 1 BLOCK 0 21.17 X 126

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$1,300	\$30,300	\$31,600
2021	\$1,300	\$30,300	\$31,600
2020	\$1,300	\$30,300	\$31,600
2019	\$1,300	\$30,300	\$31,600
2018	\$1,300	\$30,300	\$31,600
2017	\$1,300	\$22,000	\$23,300

**Sales Information**

<b>Sales Date:</b>	2021-12-30	<a href="#">View Document</a>		
<b>Deed Type:</b>	WD	<b>Book:</b>	2021	<b>Page:</b> 169283
<b>Price:</b>	\$65,000			
<b>Grantor:</b>	Everly Michael etal Trustee			
<b>Grantee:</b>	Lindhorst Charles etal			
<b>Valid/Invalid:</b>	Valid			
<b>Exclusion Reason:</b>				
<b>Sales Date:</b>	2002-05-16			
<b>Deed Type:</b>	WD	<b>Book:</b>	2211	<b>Page:</b> 422

<b>Price:</b>	\$5,500
<b>Grantor:</b>	ANGEL ENTERPROSES
<b>Grantee:</b>	HL EVESTLEY & D. EVESTLEY
<b>Valid/Invalid:</b>	Valid
<b>Exclusion Reason:</b>	

**Land Information**

Acres	SF	Units	Depth	Width	Vacant
0.06	2667.0	0.0	0.0	0.0	

**Improvement Information**

**Building 1**



[CLICK TO ENLARGE IMAGE](#)



Based on Aerial Data

[CLICK TO ENLARGE IMAGE](#)

<b>Square Footage:</b>	1769.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	216.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Poor
<b>Built As:</b>	Retail Store	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Forced Air	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	1.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Flat	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1905	0	0%	1905	0



<i><b>Detail Type</b></i>	<i><b>Detail Description</b></i>	<i><b>Units</b></i>
Add On	Garage Attached Masonry	273.0

**Douglas County, Nebraska Property Record - R2328890000**

Information is valid as of 2022-10-07

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**Taxpayer**LINDHORST CHARLES H  
ETAL TR108 SHORELINE DR  
CARTER LAKE IA 51510-0000**Property Information**

<b>Key Number:</b>	2889 0000 23
<b>Account Type:</b>	Residential
<b>Parcel Number:</b>	2328890000
<b>Parcel Address:</b>	2414 BINNEY ST OMAHA NE 68111-0000
<b>Abbreviated Legal Description:</b>	TROUPS SUB DIV LOT 7 BLOCK 0 E 31 FT 31 X 131.17

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$400	\$0	\$400
2021	\$400	\$0	\$400
2020	\$400	\$0	\$400
2019	\$400	\$0	\$400
2018	\$400	\$0	\$400
2017	\$400	\$0	\$400

**Sales Information**

<b>Sales Date:</b>	2011-10-26				
<b>Deed Type:</b>	QC	<b>Book:</b>	2012	<b>Page:</b>	002228
<b>Price:</b>	\$1,000				
<b>Grantor:</b>	SCOTT JEANICE N				
<b>Grantee:</b>	LINDHORST CHARLES ETAL				
<b>Valid/Invalid:</b>	Valid				
<b>Exclusion Reason:</b>					

[Show All Transactions](#)**Land Information**

<i><b>Acres</b></i>	<i><b>SF</b></i>	<i><b>Units</b></i>	<i><b>Depth</b></i>	<i><b>Width</b></i>	<i><b>Vacant</b></i>
0.09	4061.0	0.0	131.0	31.0	

**Douglas County, Nebraska Property Record - R2328870000**

Information is valid as of 2022-10-07

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**Taxpayer**

PAGE JACQUELINE E

6337 N 32 ST  
 OMAHA NE 68111-0000

**Property Information**

<b>Key Number:</b>	2887 0000 23
<b>Account Type:</b>	Commercial
<b>Parcel Number:</b>	2328870000
<b>Parcel Address:</b>	3006 N 24 ST OMAHA NE 68110-0000
<b>Abbreviated Legal Description:</b>	TROUPS SUB DIV LOT 4 BLOCK 0 LTS 2-3 & 66 X 126

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$4,100	\$53,700	\$57,800
2021	\$4,100	\$53,700	\$57,800
2020	\$4,100	\$53,700	\$57,800
2019	\$4,100	\$53,700	\$57,800
2018	\$4,100	\$53,700	\$57,800
2017	\$4,100	\$53,700	\$57,800

**Sales Information**

<b>Sales Date:</b>	1999-07-09				
<b>Deed Type:</b>	D	<b>Book:</b>	2128	<b>Page:</b>	247
<b>Price:</b>	\$35,500				
<b>Grantor:</b>	CLEF CLUB OF OMAHA NE., INC., A NE. CORP.				
<b>Grantee:</b>	RAY HAYES				
<b>Valid/Invalid:</b>	Valid				
<b>Exclusion Reason:</b>					

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**Land Information**

Acres	SF	Units	Depth	Width	Vacant
0.19	8316.0	0.0	0.0	0.0	

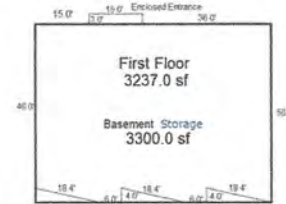
**Improvement Information**

**Building 1**



[CLICK TO ENLARGE IMAGE](#)

Retail Store  
3006 N 24 St



Search by Area Search

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<b>Square Footage:</b>	3237.0	<b>Percent Complete:</b>	100.0%
<b>Perimeter</b>	243.0	<b>Quality:</b>	Fair
<b>Unit Type:</b>		<b>Condition:</b>	Poor
<b>Built As:</b>	Retail Store	<b>Condo Square Footage:</b>	0.0
<b>HVAC:</b>	Forced Air	<b>Rooms:</b>	0.0
<b>Exterior:</b>		<b>Units:</b>	4.0
<b>Interior:</b>		<b>Baths:</b>	0.0
<b>Roof Cover:</b>		<b>Bedrooms:</b>	0.0
<b>Roof Type:</b>	Flat	<b>Stories:</b>	1.0
<b>Floorcover:</b>		<b>Foundation:</b>	
		<b>Sprinkler Square Footage:</b>	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1910	0	0%	1910	0

Detail Type	Detail Description	Units
Add On	Porch Enclosed	45.0
Basement	Storage	3300.0

## Data Table of Use by Culxr House

\$850,000.00	Culxr House Property Purchase - Phase One
\$180,000.00	Operations/Programms 2023 - Phase One
\$42,000.00	Facility Improvements - Phase One
\$51,000.00	Alley vacation and redevelopment - Phase Two
\$117,000.00	Pizza Shop Improvements - Phase Two
\$240,000.00	Programms 2024 - Phase Three
\$600,000.00	Affordable Housing on Binney Street - Phase Three and Four
\$400,000.00	Culxr House Property Purchase Phase Five
\$300,000.00	Commercial Improvements - Phase Five
\$2,780,000.00	TOTAL COSTS

Small Property Owners Association  
NEBRASKA LEASE AGREEMENT

AGREEMENT OF LEASE, executed this 1 day of Sept, 192022 between

Charles and Arlene Lindhorst  
referred to as Landlord, and Justin Young aka Ruby House  
referred to as Tenant, whether one or more,

1. RENT. The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises known as 3012 N 24 St  
Omaha, Ne

to use and occupy as a strictly private residence by the Tenant and his immediate family, and not otherwise, for the following term (check one):

(  ) A. Month-to-month tenancy, at a monthly rental of \$ \_\_\_\_\_, payable in advance on the \_\_\_\_\_ of each month at the office of the Landlord, the first such payment being made herewith.

(  ) B. For a term to commence on the 1 day of Sept, 192022, and to end on the 31 day of Oct, 2024, unless sooner terminated as hereinafter provided, the Tenant paying to the Landlord at his office for rent the sum of 500 - per mo (\$ \_\_\_\_\_ ) payable in equal monthly installments of after start of business (\$1000) in advance upon the day of each and every month of the term hereof, the first such payment being made herewith.

2. RULES AND REGULATIONS. The Tenant agrees for himself, his family, and his invitees and guests to conform to the Rules and Regulations governing the premises and to any reasonable changes or new regulations that the Landlord may deem necessary. Tenant also agrees to abide by all laws or regulations of all governmental authorities. Premises shall be occupied only by the undersigned adult and their (number) children. Other \_\_\_\_\_

3. SECURITY DEPOSIT. The Tenant has deposited, and the Landlord hereby acknowledges the receipt of, security in the amount of \$ 1000 for the faithful performance of all the terms of this lease. Upon termination of the tenancy the money held as security by the Landlord may be applied to the payment of damages which the Landlord has suffered by reason of the Tenant's noncompliance with the rental agreement. The balance, if any, and a written itemization, shall be delivered or mailed to the Tenant within fourteen days after demand and designation of the location where payment may be mailed. The Landlord shall not be obliged to keep the security as a separate fund, but may mix the security with its own funds.

4. OTHER. NO illegal activities allowed. Landlord not responsible  
OTHER. for tenants or visitors illegal activities. Landlord not responsible  
for tenants or visitors vicious pets. Any rent 10 days overdue will  
have a late charge of \$1 per day added to remainder of rent due.

Small Property Owners Association  
NEBRASKA LEASE AGREEMENT

AGREEMENT OF LEASE, executed this 1 day of Sept, 192022, between

Charles and Arlene Lindquist  
referred to as Landlord, and Justin Perry aka. Culp House  
referred to as Tenant, whether one or more,

1. RENT. The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises known as 3014 + 3016 N 24 St  
Omaha, Ne

to use and occupy as a strictly private residence by the Tenant and his immediate family, and not otherwise, for the following term (check one):

(  ) A. Month-to-month tenancy, at a monthly rental of \$ \_\_\_\_\_, payable in advance on the \_\_\_\_\_ of each month at the office of the Landlord, the first such payment being made herewith.

(  ) B. For a term to commence on the 1 day of Sept, 192022, and to end on the 31 day of Oct, 2024, unless sooner terminated as hereinafter provided, the Tenant paying to the Landlord at his office for rent the sum of 30,000 per year (\$ 2500 per mo) payable in equal monthly installments of 2500 (\$) in advance upon the day of each and every month of the term hereof, the first such payment being made herewith.

2. RULES AND REGULATIONS. The Tenant agrees for himself, his family, and his invitees and guests to conform to the Rules and Regulations governing the premises and to any reasonable changes or new regulations that the Landlord may deem necessary. Tenant also agrees to abide by all laws or regulations of all governmental authorities. Premises shall be occupied only by the undersigned adult and their (number) children. Other \_\_\_\_\_

3. SECURITY DEPOSIT. The Tenant has deposited, and the Landlord hereby acknowledges the receipt of, security in the amount of \$ 2500 one month rent for the faithful performance of all the terms of this lease. Upon termination of the tenancy the money held as security by the Landlord may be applied to the payment of damages which the Landlord has suffered by reason of the Tenant's noncompliance with the rental agreement. The balance, if any, and a written itemization, shall be delivered or mailed to the Tenant within fourteen days after demand and designation of the location where payment may be mailed. The Landlord shall not be obliged to keep the security as a separate fund, but may mix the security with its own funds.

4. OTHER. NO illegal activities allowed. Landlord not responsible  
for tenants or visitors illegal activities. Landlord not responsible  
for tenants or visitors vicious pets. Any rent 10 days overdue will  
have a late charge of \$1 per day added to remainder of rent due.



Charles and Arlene Lindhurst <sup>trust</sup> will  
 lease <sup>3014</sup> 3012 or 3016 N 24th St to Justin Young aka  
 known as Coburn House \$1,000.- for 3012 & \$2,500.- for  
 3014-3016 N 24th St. All proceeds will go to the  
 loan of \$850,000.- except Real Estate Taxes <sup>& Insurance</sup> for  
 3 years. If the loan isn't full then proceeds  
 will go to Lindhurst Trust.

You will make all repairs any up dates  
 to buildings. You <sup>will</sup> pay all Utilities and  
~~Insurance~~ <sup>carry insurance</sup> on the ~~building~~ equipment and  
 windows.

Lease will start ~~10-1-2022~~ 10-1-2022  
 \$22

Charles Lindhurst

\$ Taxes: 
$$\begin{array}{r} 2414 \text{ Biuney} \\ 3014-3016 \text{ No } 24 \\ \hline 1828.72 \end{array}$$
 
$$\begin{array}{r} 71 \\ \hline 152.40 \\ \hline 1981.12 \end{array}$$
 3012 N 24 St. 
$$\begin{array}{r} 55.44 \\ \hline 1465.84 \end{array}$$
 } per mo

Insurance: 
$$\begin{array}{r} 364.17 \\ 302+25 \\ \hline 302+25 \end{array}$$
 3014-3016 No 24 St } per mo

## ORGANIZATIONAL CHART FOR CULXR HOUSE

Board of Directors, authority assigned by US codes and Nebraska statutes.

Art Director, executive director duties, supervisor of employees, reports to board of directors, coordinates with committees.

- Finance Committee, a group of three which produces financial and budgetary documents for the art director and the board of directors; grant writing; contracts.
  - Supplemental Sources: Legal support for contracts; design team with developers and engineering for drafting; research (e.g., traffic counts); project management.
- Programs Committee, these members manage and monitor the various educational programs and nonprofit-based activity; communication and technical support.
- Selection Committee, is used to determine finalists and to select artists to participate in Culxr House functions.

Events Team, a work group dedicated to the quality execution of events in our premises.

Social Media Focus Team, is responsible for managing the presence of Culxr House in social media.

**Culxr House, Omaha, NE 68110**

***Board Members***

**Justin Young - Founder and Executive Director of Culxr House (Recording Artist)**

**Julian Young - Business Advisor (CEO of The Start Center Entrepreneurship)**

**Brittany Young - Board Member (CEO of Scooters Coffee on Ames Street)**

**Luis Jimenez - Secretary (Heartland Bike Share)**

**Alexis Bromley - Board Member (Director of One Omaha)**

100 - 82221028  
 100 - 82221028

PROJECT NAME:  
**CULXRA / PIZZERIA**  
**INTERIOR DESIGN**  
 3012 N 24TH STREET  
 OMAHA, NE 68110

**B2**  
 L.A.B.

ARCHITECTURE  
 MULTIDISCIPLINARY DESIGN  
 2264 Harvard St., Suite 204  
 Omaha, NE 68104  
 Tel: 402.730.9141  
 Web: www.b2lab.com

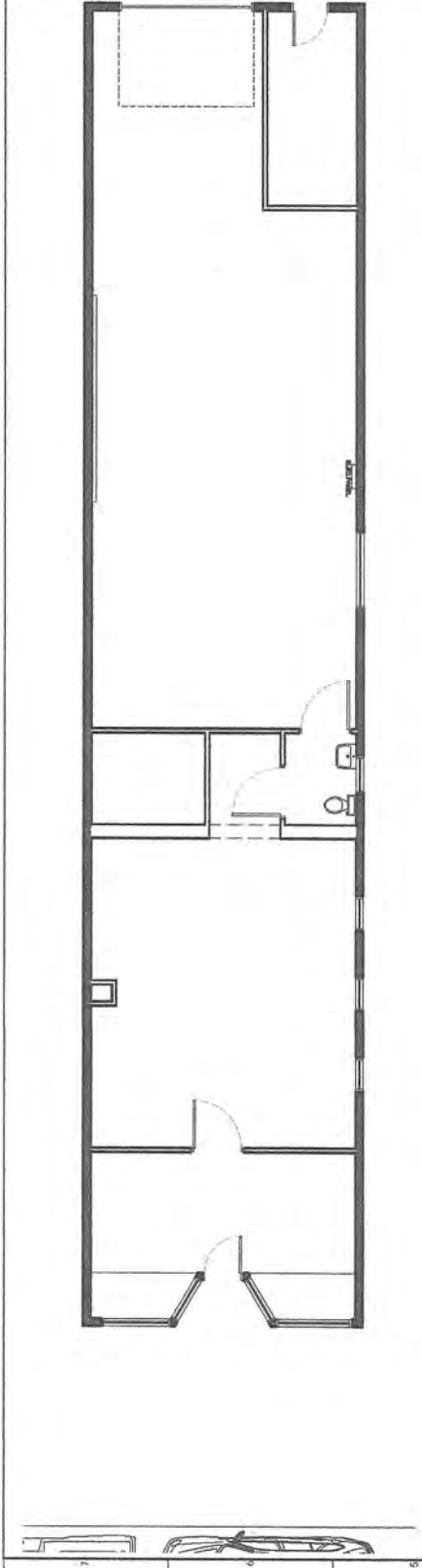
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 B2lab, Inc.

SHEET NAME:

PROJECT NO.: 22.014

REVIEWED:

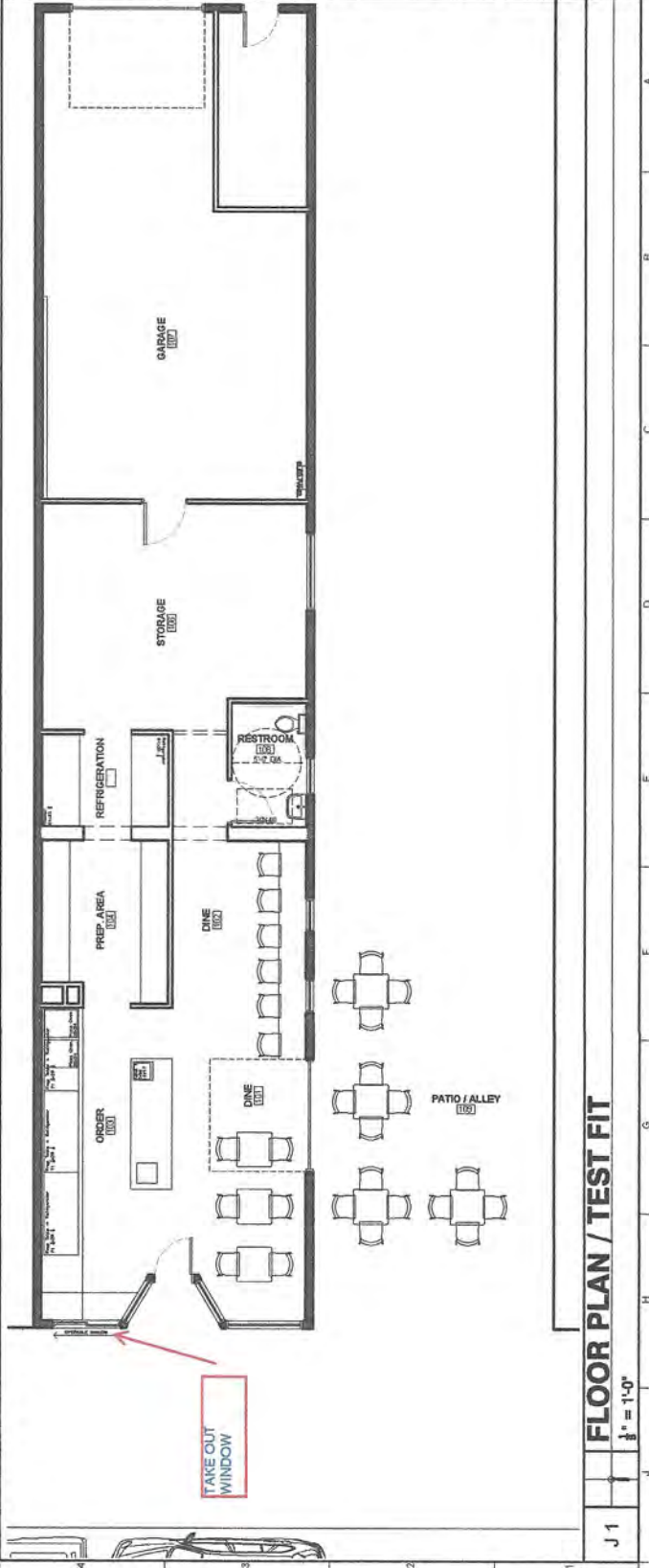
SHEET NO.:



**FLOOR PLAN / AS BUILTS**

1/8" = 1'-0"

J 1



**FLOOR PLAN / TEST FIT**

1/8" = 1'-0"

J 1

J 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | A | B | C | D | E | F | G | H | I | J

LOCATION OF PROPOSAL, PHASES, USE



- Phase 1  - Culxr House, 3014 N 24th Street
- Phase 2  - Alley, North Omaha, 41.286511, -95.947133
- Phase 2  - Pizza Shop, 3012 N 24th Street
- Phase 3&4  - Affordable Housing/Mixed Use, 2414 Binney Street
- Phase 5  - Commercial Space, 3006, 3008, 3010 N 24th Street

## STATEMENT OF ACTIVITIES - CULXR HOUSE (October 1, 2022)

Revenues	2021 - Prior Year Actual			2022 - Current Year to Date		
	Unrestricted	With Donor Restrictons	Total	Unrestricted	With Donor Restrictons	Total
Foundation Grants	\$40,000	\$0	\$40,000	\$140,000	\$13,000	\$153,000
Government Grants	\$0	\$15,000	\$15,000	\$0	\$10,000	\$10,000
Donor Contributions	\$12,262	\$0	\$12,262	\$6,700	\$0	\$6,700
Investment Income	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$52,262</b>	<b>\$15,000</b>	<b>\$67,262</b>	<b>\$146,700</b>	<b>\$23,000</b>	<b>\$169,700</b>
Expenses	2021 - Prior Year Actual			2022 - Current Year to Date		
	Unrestricted	Temporarily Restricted	Total	Unrestricted	With Donor Restrictons	Total
Art Director/Program Manager	\$4,560	\$0	\$4,560	\$25,151	\$7,000	\$32,151
Graphic Designer/Social Media	\$14,400	\$0	\$14,400	\$8,926	\$2,000	\$10,926
Programs	\$0	\$0	\$0	\$3,199	\$11,000	\$14,199
Equipment & Supplies/Tech	\$0	\$0	\$0	\$4,084	\$0	\$4,084
Rent & Utilities	\$21,000	\$15,000	\$36,000	\$30,726	\$0	\$30,726
Telephone/Technology	\$1,440	\$0	\$1,440	\$0	\$0	\$0
Depreciation	\$800	\$0	\$800	\$2,400	\$0	\$2,400
Fundraising	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expense</b>	<b>\$42,200</b>	<b>\$15,000</b>	<b>\$57,200</b>	<b>\$74,486</b>	<b>\$20,000</b>	<b>\$94,486</b>
<b>Net Assets to Date</b>	<b>\$10,062</b>	<b>\$0</b>	<b>\$10,062</b>	<b>\$72,214</b>	<b>\$3,000</b>	<b>\$75,214</b>

# Grant Application

Row 186

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**Organization Name (if applicable)** VIP Contracting LLC

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**Physical Address** 4912 s 86th St Omaha Ne 68127

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**Mailing Address** 615 Glenhaven Dr Lincoln Ne 68505

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**Website** 1Vipcontracting.com

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## Social Media Accounts

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**Name** Shane Hankins Sr

---

**Title** Owner

---

**Email Address** shaneh@1vipcontracting.com

---

**Phone** +1 (402) 504-0337

---

**Team** Yes

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## Organizational Chart

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**Other Completed Projects and/or Accomplishments** Sidewalk Replacement at 4205 D St Omaha, NE 68107, Residential Customer Sidewalk Replacement at Apple Creek Apartments 14010 Dorcas Pla Omaha, NE Commercial Customer Sidewalk Replacement at 4233 Pinkney St Omaha, NE 68111, Residential Customer

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**Proposal Title** Sidewalk Safe Community

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**Total Budget (\$)** \$5,000,000.00

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**LB1024 Grant Funding Request (\$)** \$3,499,999.00

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**Proposal Type** Capital project

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**Brief Proposal Summary** This proposal will impact the North and South Omaha Community by providing 100% of the cost for the replacement of deteriorated sidewalks within the frontage of residents' homes and the city right of ways. This program's objective is to create a safer, cleaner, and more walkable community. By creating safe sidewalks, community members will walk on the sidewalk, and not in the streets, to keep the community safe. VIP Contracting LLC is committed to helping maintain the beauty of our community. As part of this commitment, VIP Contracting LLC provides funds through the 100% Sidewalk

Replacement Assistance Program to help residents replace deteriorated sidewalks, and/or curbs and gutters. With the great help of LB1024 and its creators, VIP Contracting LLC will replace sidewalks of property owners at 100% the cost. Funding is limited and assistance is provided on a first come, first-serve basis. Location will be based on applications received and outreach to homeowners in the community.

<b>Timeline</b>	The timeline for this proposal is 1 year. Start Day: 3/1/2023 Completion Date: 3/1/2024 Every 20 homes completed is a milestone. Goal is to impact 400 residents.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Safe sidewalks keep people in the community on the sidewalks and out of the streets, which keeps individuals safe. This proposal addresses the needs of trip hazards, damaged and cracked sidewalks, and lack of sidewalks. 2
<b>Visioning Workshop Findings Alignment</b>	Creating safe sidewalks impacts the community directly because it improves individual property. This will then improve property value. Improved property values improves the community as a whole. Creating a safe community for persons to maneuver in improves the community as a whole - from a person who is disabled and uses a wheelchair, to the parents walking their child in a stroller, to the person riding their bike to work. People who are disabled in the community especially need safe sidewalks to be able to navigate their community.
<b>Priorities Alignment</b>	Not only do safe sidewalks impact the people in the community, they will help to create jobs for residents in the community. As the sidewalks are being improved, the workforce to do this will come from people who are from the North Omaha community.
<b>Economic Impact</b>	temporary and permanent jobs will be created.



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\$20 - \$30 an hour

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Proposed jobs will be aligned by using the workforce within the community; as well as businesses and contractors within the community to complete the proposed project.

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**Community Benefit** Improved mobility in the community for residents to get to school, work, businesses, doctors offices, etc. Increases the property value of individual properties Improves the physical appeal of the community

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Contributes to sustainability by: Keeping people safe on sidewalks Lowering trip hazards Allowing community members to move safely in their community Providing safe path of travel for people who are disabled and use wheelchairs or walking sticks for people who are blind Making our community ADA accessible and compliant Providing community members opportunities to exercise safely Encouraging community members to explore outside, which is also linked to improved mental health.

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**Best Practices/Innovation** This is not an innovative solution, however innovation comes from addressing a need that is often overlooked that citizens of the community often have to struggle with. This project is a best practice as it keeps members in the community safe in a variety of ways, which have been described above.

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**Outcome Measurement** Improved walkability, homeowners sidewalks replaced, high-wage job opportunities

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Measured my keeping track of employees pay and location and by the general contractor

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Yes because it directly impact and improves the community

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**Partnerships** Yes

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We will partner with organizations by offering sidewalks to be replaced at not only residents homes, but also businesses in the community, churches, nonprofits, etc. We will also utilize other contractors within the community to complete the proposal.

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**Displacement** No

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**Displacement explanation**

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**Physical Location** Physical Location All work will be done in the Qualified Census Tract. Multiple locations in the Qualified Census Tract. Qualified Census Tract- All work will be done in the Qualified Census Tract to create economic growth and investments Additional Location Documents

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**Qualified Census Tract** Within one or more QCTs

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**Additional Location Documents**

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**Property Zoning** Yes

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**Is the project connected to utilities?**

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Yes

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No

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**Design, Estimating, and Bidding** Yes

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Yes

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**General Contractor** Yes

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Yes

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**Request Rationale** Request Rationale- Replace 40,000 sq footage of concrete total Impact 300 residences or business owners in the Qualified Census Track Approximately 35 ft of sidewalk per residence or business owner

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**Grant Funds Usage** LB1024 will be used to support the Safe Sidewalk Program by providing funds to inject capital that will directly benefit the stakeholders in the Qualified Census Track.

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**Proposal Financial Sustainability** Yes

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The fiscal operations of the proposal is to increase the value of the community and census track by improving the walkability of the community.

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**Funding Sources** Funding Sources will be \$3.5 Million Directly from LB1024 and 1.5 Milion in donated Labor and material by the General Contractor.

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No.

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**Scalability** This proposal can be completed in smaller components.

---

The components can be broken into the 7 seperate phases and those phases represent breaking down the census track into 7 different areas.

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**Financial Commitment** VIP Contracting LLC will personally provide or source 1.5 million in labor and materials to complete the project.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads** Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

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# LIST

## OF EXPENSES



PROJECT FUNDS ALLOTTED  
**\$5,000,000.00**

FUNDS USED TO DATE  
**\$5,000,000.00**

FUNDS REMAINING  
**\$0.00**

Item	Category	Amount
Soil Testing	Materials	\$22,095.00
Concrete Joint Placement	Labor	\$78,954.00
Temp Facilities	Materials	\$19,863.00
Engineering and Survey	Fee	\$89,097.00
Prep Subgrade	Labor and Material	\$59,323.00
Reinforcing Steel	Labor and Material	\$49,121.00
Concrete Formwork	Labor and Material	\$50,589.00
Backfill	Labor and Material	\$90,112.00
Plans and Blueprints	Fee	\$79,400.00
Demolition	Labor and Material	\$209,909.00
Site Securing	Labor	\$45,326.00
Formwork Strip	Labor and Material	\$80,432.00
Biding	Labor	\$10,985.00
Project Management	Labor	\$342,590.00
Inspections	Labor	\$43,124.00
Permits	Fee	\$23,878.00
Concrete	Materials	\$1,900,368.00
Concrete	Labor	\$1,804,834.00
<b>Total</b>		<b>\$5,000,000.00</b>

# CONSTRUCTION BUDGET

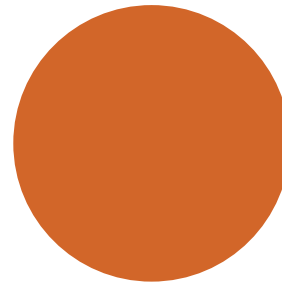


## PROJECT INFORMATION

Project Name	Project Sidewalk Safe Community
Project Description	Repair and replace broken, cracked, damaged concrete sidewalks. Install concrete sidewalks where there are non-existence
Contractor	VIP Contracting LLC
Licensed/Bonded Number	LIC-2200504
Contact Name	Shane Hankins Sr
Phone	402-504-0337
Address	4912 S 86th St Omaha Ne 68127

## FINANCIAL STATUS

Cash Amount	
Financed Amount	\$5,000,000
Total Allotted Funds	\$5,000,000
Funds Used To Date	\$5,000,000
Funds Remaining	\$0



- Funds Used To Date:  
\$5,000,000.00  
(100%)
- Funds Remaining:  
\$0.00 (0%)

# PROJECT INFORMATION

## 2023 Sidewalk Safe Community Project

DESCRIPTION OF WORK: The work consists of the removal and replacement of approximately 40,000 square feet of 4" thick sidewalk and remove & replace 1000.f. of existing curb & gutter. Impacting directly 400 homeowners/residents

LOCATION OF THE WORK: Various locations throughout the City.

COMPLETION OF THE WORK: The work shall be completed by March 1, 2024.

WAITING PERIOD BEFORE AWARD: A waiting period of 30 calendar days from the date of opening of bids to award of contract may be required. Bidders shall assume full responsibility for and shall guarantee the bid price during this period and make certain the time period is stated in and does not restrict the proposal guarantee.

PROJECT ADMINISTRATION: All questions relative to this project prior to the opening of bids shall be directed to Shane Hankins [Shaneh@1vipcontracting.com](mailto:Shaneh@1vipcontracting.com). It shall be understood, however, that no specification interpretations will be made by telephone, nor will any "or equal" products be considered for approval prior to award of contract.

## SPECIAL PROJECT CONDITIONS

**3.1.01 PROJECT LOCATION:** The project is in various locations throughout the City but with in the project proposed guidelines

**3.1.02 PROJECT DESCRIPTION:** The work consists of the removal and replacement of approximately 624 square feet of 4" thick sidewalk and 50 l.f. of 30" curb & gutter.

**3.1.03 CONTRACT TIME:** The contractor shall complete the construction of the work covered under the contract documents on or before **March 1, 2024**. It is agreed that time is the essence of this contract, and if construction is not complete by the end of the contract time.

**3.1.04 SOIL CONDITIONS:** No test holes or pits have been dug in connection with this project. The Contractor should examine the site to make his own judgment concerning soil conditions.

**3.1.05 EXISTING UTILITIES:** city has attempted to show the location of all known underground utilities, but the accuracy or completeness of the presentation is not guaranteed. It shall be the responsibility of the Contractor to contact utility companies to determine the exact location, type and shall be responsible for the protection of these utilities. In the event these utilities or service lines are damaged, they shall be repaired at no additional expense to the Owner.

**3.1.06 WORK ON STATE, COUNTY AND CITY ROADS:** The Owner will obtain all required licenses for construction on State, County and City Roads, but securing of digging permits and posting of required bonds will be the responsibility, and at the expense of the Contractor.

All survey monuments and markers shall be protected and preserved by the Contractor. In the event the construction requires the removal and re-establishing of survey monuments or markers, the Contractor shall so inform the Engineer.

Re-staking by the Engineer as a result of the Contractor's carelessness or failure to protect survey marks and stakes shall be accomplished at the expense of the Contractor. Application for construction stakes must be made by the Contractor at least 72 Hours before the services of a survey party will be required to accomplish the staking.

**3.1.07 WATER FOR CONSTRUCTION:** Water required for consolidation of trench backfilling, testing, flushing, and other construction purposes shall be provided by the Contractor.

**3.1.08 PUBLIC CONVENIENCE AND SAFETY:** During the progress of the work, adequate provisions shall be made by the Contractor to accommodate the normal traffic over the road or street being used as to cause a minimum inconvenience to the public. Means of ingress and egress for occupants of property adjacent to the work, with convenient access to driveways, houses and buildings shall be provided when applicable.

The Contractor shall provide and maintain barriers, guards, lights, and temporary bridges and post flagmen and watchmen when and where necessary in order to effectively guard the public from danger involved with the work being done.

**3.1.09 CLEAN-UP:** Throughout all phases of construction, the Contractor shall keep the construction areas in a clean condition free from rubbish and debris. All materials and equipment required in

### 3.1

connection with the construction of any portion of the work shall be removed from the site as soon as the use of said materials and equipment at that location is no longer necessary, and the area shall be thoroughly cleaned by sweeping with power and/or hand brooms or by other means which will produce results equal to or better than conditions prior to construction.

Care shall be taken to prevent spillage on streets over which hauling is done and any such spillage or debris deposited on streets due to the Contractor's operations shall be immediately removed and the streets cleaned.

Excess excavated material resulting from excavation shall be removed from the site immediately, except that sufficient material may remain for use as backfill material if such use is permitted by the provisions of the Specifications. Likewise, forms and form lumber shall be removed from the site immediately following the striping operation.

Upon completion of the work and prior to final inspection, the entire site of the operation shall be cleared of equipment, unused materials, and rubbish so as to present a clean and neat appearance satisfactory to the Engineer. All costs of "clean-up" shall be absorbed in the prices bid for the various bid items.

**3.1.10 UPDES STORM WATER PERMIT:** The contractor shall submit a Notice of Intent (NOI) if the Project shall require a storm water general permit from the State of Nebraska. The Contractor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) if required. The contractor shall be responsible to comply with the provisions of the plan and shall update the plan as necessary and comply with all current city regulations. The Contractor shall submit a Notice of Intent to the State as the main operator to obtain a permit for coverage under the City Of Omaha Pollution Discharge Elimination System City of Omaha. The general contractor shall be required to amend the permit so as to be listed as a Co-Permittee with the City.

**3.1.11 SANITARY PROVISIONS:** The Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as may be necessary to comply with all applicable laws, ordinances and regulations pertaining to public health and sanitation.

**3.1.12 DUST ABATEMENT:** During the performance of the work required by these Specifications or any operations appurtenant thereto, whether on the right-of-way provided by the City or elsewhere, the Contractor shall furnish all labor, equipment, materials, and means required, and shall carry out proper and efficient measures wherever and as often as necessary to reduce the dust nuisance and to prevent dust which is originated from the operations under these Specifications on City right-of-way or elsewhere. The cost of sprinkling or other methods of reducing formation of dust shall be included in the prices bid in the schedules for other items of work.

**3.1.13 PROTECTION OF EXISTING UTILITIES:** The Contractor shall take all reasonable precautions to protect all existing utilities at all times during construction under this contract.

**3.1.14 INSPECTION:** All construction work shall be subject to inspection by the Owner's Project Manager or its representatives. Certain types of construction shall have continuous inspections while

others may have only periodic inspection. The Contractor shall notify the Owner's Project Manager or its representative of timetable when concrete pours are to be made, in advance of pour sufficient to allow inspections of forms, grades, etc.

On construction requiring continuous inspection, the Contractor shall be notified and no work shall be done without the inspector's approval.

### 3.2

An inspection shall be made by the Engineer after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date of the Engineer's Inspection Report defining the faulty or defective work.

**3.1.15 SURVEY & TESTING:** The Owner shall pay for surveying of the Project one time to ensure proper location of infrastructure. The Contractor shall be responsible to maintain surveying stakes and locating devices. In the event that survey staking is damaged, moved, or destroyed, the Contractor shall pay for re-staking. Pressure testing of the infrastructure according to the specifications set forth herein shall be required and included in the appropriate line item bid by the Contractor. The owner shall pay for compaction testing and any other testing deemed necessary that is not specifically required by the contract specifications.

**3.1.16 CONSTRUCTION THROUGH PRIVATE PROPERTY:** The Contractor shall confine all his operations to the area within the Public Right-of-way or construction easement which has been acquired by the City. In general, the easement or right-of-way area is intended to provide reasonable access and working area for efficient operation by the Contractor. If additional easement width and/or additional access routes are desired, the Contractor shall negotiate with and compensate the private owners for such use.

**3.1.17 MEASUREMENT, PAYMENT AND WORK QUANTITIES:** Measurement and payment for all work shall be defined in Section 3.2.

The right is reserved to increase or decrease or to entirely eliminate certain items from the work if found desirable or expedient, and the Contractor is cautioned against unbalancing of his bid by prorating this overhead and profit into one or two items when there are a number of items on the Proposal. The overhead, indirect charges and profit should be prorated on all items in the Proposal.

The Contractor will be allowed no claims for anticipated profits, loss of profits or for damages because of any difference between the estimated and the actual amounts of work done, or materials furnished or used in the completed Project.

**3.1.18 GUARANTEE:** The Contractor warrants and guarantees that the materials and workmanship of the improvements provided for hereunder, and every part thereof, remain in good condition for a period of one (1) year after the date of completion and conditional acceptance by the Owner, which date shall be the date of approval for the final estimate of the work as given by the Engineer, and agrees to make all repairs to, and maintain the improvements and every part thereof, in good condition during the time, with no cost to the Owner; and the bonds shall remain in full force until conditions of this contract are fulfilled

## PORTLAND CEMENT CONCRETE

**5.1 SCOPE:** This section of the specifications defines materials to be used in all portland cement concrete work and requirements for mixing, placing, finishing, and curing.

**5.2 MATERIALS:** Materials used in portland cement concrete and reinforcing of portland cement concrete shall meet the following requirements.

**A. Cement:** Portland cement shall be Type II or as approved by the City Engineer and shall comply with the Standard Specification for Portland Cement, ASTM C-150.



B. Aggregates: Concrete aggregates shall conform to Tentative Specifications for Concrete Aggregates, ASTM C-33.

C. Water: Water used in mixing concrete shall be clean and free from oil, acid, salt, injurious amounts of alkali, organic matter or other deleterious substances.

D. Entraining Agent: An air-entraining agent shall be used in all concrete exposed to the weather. The agent shall conform to ASTM Designation C-175 and C-260.

E. Admixtures: No admixture (except calcium chloride) will be permitted to be used in portland cement concrete unless such use is specifically authorized by the City Engineer. Calcium chloride shall conform to ASTM Standard Specification D-98.

F. Reinforced Steel: All bar material used for reinforcement of concrete shall be grade 60 steel conforming to the requirements of ASTM Designation A-615 and shall be deformed in accordance with ASTM Designation A-305.

G. Welded Wire Fabric: Welded wire fabric for concrete reinforcement shall conform to the requirements of ASTM A-185.

5.3 CONCRETE MIX: For the purpose of practical identification, concrete has been divided into three classes: Class A, B, and C. Basic requirements and use for each class are as defined below:

	Minimum	Minimum 28-day Cement Compressive Strength	
<u>CLASS (sacks/c.y.) (p.s.i.) Primary Use</u>	"A"	6-1/2	4,000 Reinforced Structural Con-crete

"B" 6 3,500 Sidewalks, curb, gutters, cross gutters, pavements and unreinforced footings and foundations

"C" 5 2,500 Thrust Blocks, anchors, mass concrete All concrete shall also comply with the following

requirements.

#### 4.3

A. Aggregates: The maximum size of the aggregate shall be not larger than one-fifth of the narrowest dimension between forms within which the concrete is to be cast, nor larger than three-fourths of the minimum clear spacing between reinforcing bars or between reinforcing bars and forms. For unreinforced concrete slabs, the maximum size of aggregates shall not be larger than one-fourth the slab thickness.

B. Water: Sufficient water shall be added to the mix to produce concrete with the minimum practicable slump. The slump of mechanically vibrated concrete shall not exceed four inches. No concrete shall be placed with a slump in excess of five inches. The maximum permissible water-cement ratio (including free moisture on aggregates) shall be 5 and 5 3/4 gallons per bag of cement respectively for Class A and B air entrained concrete.

C. Air-Entraining: Air content for air-entrained concrete shall comply with the following:

Course Aggregate

(In.) %

Size Air Content

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1 1/2 to 2 1/2 +/- 1

3/4 or 1 6 +/- 1  
3/8 or 1/2 7 +/- 1

The air-entraining agent shall be added as liquid to the mixing water by means of mechanical equipment capable of accurate measurement and control.

D. Calcium Chloride: Calcium chloride may be added as an accelerator with prior approval of the City Engineer during cold weather, with maximum amount being two pounds per sack of cement.

5.4 FORMS: Forms shall be substantially built and adequately braced so as to withstand the liquid weight of concrete. All linings, studding, walling and bracing shall be such as to prevent bulging, spreading, or loss of true alignment while pouring and displacement of concrete while setting.

Metal forms shall be used for curb and gutter work unless otherwise specified by the City Engineer. All edge forms for sidewalk pavements, curbs, and gutters shall be of sufficient rigidity and adequately braced to accurately maintain line and grade. Prior to concrete placement, all forms shall be lightly coated with oil to prevent concrete adhesion to form materials.

Forms for curved sections shall be so constructed and placed that the finish surface of walls and edge of sidewalks, curbs and gutters will not deviate appreciable from the arc of the curve.

Exposed vertical and horizontal edges of the concrete in structures shall be chamfered by the placing of moldings in the forms at those locations shown on the Drawings.

5.5 JOINTS: Joints shall be provided for sidewalk and curb and gutter as follows:

A. Sidewalks:

Shall have scribed joints at intervals equal to the width of the sidewalk but not to exceed 10 feet or as directed. Joints shall be approximately 3/16" wide and be approximately 1/4 of the total slab thickness. Expansion joint in sidewalk shall be at intervals not to exceed 44 feet and shall extend the full depth of the concrete.

4.4

B. Curb and Gutter:

Shall be cut into lengths of 10 feet by the use of 1/8 inch steel division plates of the exact cross section of the curb and gutter when constructed by hand methods. Curb and gutter constructed with a lay down machine shall be scribed with joints which shall be approximately 1/16" wide and be approximately 1/4 of the total curb thickness.

5.6 REINFORCEMENT AND EMBEDDED ITEMS: Reinforcing steel shall be clean and free from rust, scale, paint, grease, or other foreign matter which might impair the bond. It shall be accurately bent and shall be tied to prevent displacement when concrete is poured. Reinforcing steel shall be held in place by only metal or concrete ties, braces and supports. No steel shall extend from or be visible on any finished surface and shall have a minimum of 1 1/2 inch concrete cover.

The Contractor shall use concrete chairs for holding the steel away from the subgrade, and spreader or other type bars for securing the steel in place. The spreader bars shall be not less than 3/8 inch in diameter.

5.7 PREPARATIONS: Before batching and placing concrete, all equipment for mixing and transporting the concrete shall be cleaned, all debris and ice shall be removed from the places to be occupied by the concrete, forms shall be thoroughly wetted (except in freezing weather) or oiled, and masonry filler units that will be in contact with concrete shall be well drenched (except in freezing weather), and the reinforcements shall be well drenched (except in freezing weather), and the reinforcements shall be thoroughly cleaned of ice or other coatings. Water shall be removed from spaces to receive concrete.

When placing concrete on earth surfaces the surfaces shall be free from frost, ice, mud, and water. When the subgrade surface is dry soil or pervious material, it shall be sprayed with

water immediately before placing of concrete or shall be covered with waterproof sheathing paper or a plastic membrane. No concrete shall be placed until the surfaces have been inspected and approved by the City Engineer or City Inspector.

5.8 CONCRETE MIXING: All concrete shall be ready-mixed and delivered in accordance with ASTM C-94. The concrete shall be mixed until there is a uniform distribution of the materials. Sufficient water shall be used in mixing concrete to produce a mixture which will flatten and quake when deposited in place, but not enough to cause it to flow. Sufficient water shall be used in concrete in which reinforcement is to be embedded, to produce a mixture which will flow sluggishly when worked and which, at the same time, can be conveyed from the mixer to the forms without separation of the coarse aggregate from the mortar. In no case shall the quantity of water used be sufficient to cause the collection of a surplus in the forms or exceed the maximum allowable slump as specified in 5.3 (b).

5.9 DEPOSITING: Concrete shall be deposited as nearly as practical in its final position to avoid segregation due to re-handling or flowing. The concrete placing shall be carried on at such a rate that the concrete is at all times plastic and flows readily into the corners of forms and reinforcing bars. No concrete that has partially hardened or been contaminated by foreign material shall be deposited in the work, nor shall re-tempered concrete be used. No concrete shall be dropped more than 3 feet. Concrete delivered to the job site having a temperature which exceeds 90° F shall not be placed. Concrete cooling methods during hot weather will be approved by the City Engineer.

All concrete in structures shall be vibrator compacted during the operation of placing and shall be thoroughly worked around reinforcement and embedded fixtures and into the corners of the forms.

#### 4.5

5.10 PLACING CONCRETE IN COLD WEATHER: No concrete shall be poured where the air temperature is lower than 40° F, at a location where the concrete cannot be covered or protected from the surrounding air. When concrete is poured below a temperature of 35° F the ingredients of the concrete shall be heated so that the temperature of the mixture shall not be less than 50° or more than 100° F. Before mixing, the heated aggregates shall not exceed 125° F and the temperature of the heated water shall not exceed 175° F. Cement shall not be added while the temperature of the mixed aggregates and water is greater than 100°F. When there is likelihood of freezing during the curing period, the concrete shall be protected by means of an insulating covering and/or heating to prevent freezing of the concrete for a period of not less than 7 days after placing. Concrete shall not be placed on frozen soil.

Equipment for protecting concrete from freezing shall be available at the job site prior to placing concrete. Particular care shall be exercised to protect edges and exposed corners from freezing. In the event heating is employed, care shall be taken to insure that no part of the concrete becomes dried out or is heated to temperatures above 90° F. The housing, covering, or other protection used shall remain in place and intact at least 24 hours after the artificial heating is discontinued. Combustion heaters shall not be used during the first 24 hours unless precautions are taken to prevent exposure of the concrete to exhaust gases which contain carbon dioxide.

5.11 FINISHING: All concrete finish work shall be carefully performed and shall produce a top quality visual appearance as is common to the industry. After the concrete for slabs has been brought to the established grade and screened it shall be worked with a magnesium float and then given a light broom finish. In no case shall dry cement or a mixture of dry cement and sand be sprinkled on the surface to absorb moisture or hasten hardening. Surface edges of all slabs shall be rounded to a radius of ½ inch.

After concrete has been poured in curb and gutter forms it shall be puddled and spaded so as to insure a thorough mixture, eliminate air pockets, and create uniform and smooth sides. Before the concrete has thoroughly set, and while the concrete is still green, the forms shall be removed and the front and top sides shall be finished with a flat or steel trowel to make a uniform finished surface. Wherever corners are to be rounded, special steel trowels shall be used while the concrete is workable and the corners constructed to the dimensions specified.

The top and face of the curb and also the top of the apron on combined curb and gutter must be finished true to line and grade and without any irregularities of surface noticeable to the eye. The gutter shall not hold water to a depth of more than one fourth (1/4) of an inch, nor shall any portion of the surface or face of the curb or gutter depart more than one-fourth (1/4) of an inch from a straight edge ten (10) feet in length, placed on the curb parallel to the center line of the street nor shall any part of the exposed surface present a wavy appearance.

5.12 CURING AND PROTECTION: As soon as the concrete has hardened sufficiently to prevent damage, the finished surface shall be protected for curing one of the following ways:

A. Ponding of water on the surface or continuous sprinkling.

B. Application of absorptive mats such as 3-inch of cured hay, clean straw or fabric kept continuously wet.

C. Application of two inches of moist earth or sand uniformly distributed on the surface and kept saturated by spraying with water.

D. Application of light colored waterproof plastic materials, conforming to "Specifications for Waterproof Sheet Materials for Curing Concrete" ASTM C-171, placed and maintained in contact

4.6

with the surface of the concrete.

E. Application of a curing compound, conforming to "Specifications for Liquid Membrane - Forming Compounds for Curing Concrete" ASTM C-309. The compound shall be light in color and shall be applied in accordance with the manufactures recommendations immediately after any water sheen, which may develop after finishing has disappeared from the concrete surface.

The freshly finished surface shall be protected from hot sun and drying winds until it can be sprinkled or covered as above specified. The concrete surface must not be damaged or pitted by rain. The contractor shall provide and use, when necessary, sufficient tarpaulins to completely cover all sections that have been placed within the preceding twelve (12) hours.

The Contractor shall erect and maintain suitable barriers to protect the finished surface. Any section damaged from traffic or other causes occurring prior to its official acceptance, shall be repaired or replaced by the Contractor at his own expense in a manner satisfactory to the City Engineer.

Defective concrete conditions or surfaces shall be removed, replaced or repaired as directed to meet the approval of the City Engineer.

5.13 CONCRETE TESTING: In the event that the concrete placed or delivered to the job site appears to have questionable quality, the City Engineer may order the taking of concrete test cylinders to check required compressive strengths. In place concrete may be cored for testing. Cost of all required laboratory testing shall be the responsibility of the Subdivider/Developer, Contractor or ready-mix supplier. All concrete delivered to the job site shall be accompanied by a ticket specifying bag mix, air content, etc., said tickets shall be given to the City Inspector who may field check slump and air entrainment compliance.

## **RESTORATION OF SURFACE IMPROVEMENTS**

4.15.1 GENERAL: The Contractor shall be responsible for the protection and the restoration or replacement of any improvements existing on public or private property at the start of work or placed there during the progress of the work. All restoration of improvements shall comply with the requirements of Section 2 - "Permit Requirements for Work in the Public Way".

Existing improvements shall include but are not limited to permanent surfacing, curbs, gutters, sidewalks, planted areas, ditches, driveways, culverts, fences, and walls. All improvements shall be reconstructed to equal or better conditions in all respects than the existing improvements removed.

4.15.2 GRAVEL SURFACE: Where trenches are excavated through gravel surfaced areas such as roads and shoulders, parking areas, unpaved driveways, etc., the gravel surface shall be restored and maintained as follows:

- A. The gravel shall be placed deep enough to provide a minimum of eight inches of material.
- B. The gravel shall be placed in the trench at the time it is backfilled. The surface shall be maintained by blading, sprinkling, rolling, adding gravel, etc., to maintain a safe, uniform surface satisfactory to the City Engineer. Excess material shall be removed from the premises immediately.
- C. Material for use on gravel surfaces shall be obtained from sound, tough, durable gravel or rock meeting the following requirements for grading:

#### **1 Inch Gradation**

Sieve Size Ideal Gradation Ideal Gradation (Percent Passing) (Tolerance)

1 inch 100 0 1/2 inch 85 +/- 6 No. 4 sieve 55 +/- 6 No. 16 sieve 31 +/- 4 No. 200 sieve 9 +/- 2

4.15.3 BITUMINOUS SURFACE: Where trenches are excavated through bituminous surfaced roads, driveways, parking areas, etc., the surface shall be restored and maintained as follows:

- A. A temporary gravel surface shall be placed and maintained as required in Paragraph 16.2 above after the required backfill and compaction of the trench has been accomplished.
- B. The gravel shall be placed to such depth as to provide eight inches thickness below the bottom of the asphalt pavement and shall be brought flush with the paved surface.
- C. The area over trenches to be resurfaced shall be graded and rolled to provide a subgrade

#### 4.8

which is firm and unyielding. Density of the subgrade materials shall be 95% of AASHTO T-180. Mud or other soft or spongy material shall be removed and the void filled with gravel and rolled and tamped thoroughly in layers not exceeding six inches in thickness. The edges of trenches which are broken down during the making of subgrade shall be removed and trimmed neatly before resurfacing.

- D. Before any permanent resurfacing is placed, the Contractor shall trim the existing paving to clean, straight lines as nearly parallel to the centerline of the trench as practicable. Said straight lines shall be thirty feet minimum length and no deviations from such lines shall be made except as specifically permitted by the City Engineer.
- E. Existing bituminous paving shall be cut back a minimum of six inches beyond the limits of any excavation or cave-in along the trench so that the edges of the new paving will rest on at least six inches of undisturbed soil
- F. As soon as is practical, weather permitting, the bituminous surface shall be restored by standard paving practices to the thickness shown on the Drawings and/or defined in the Proposal, or matching the existing pavement cut during excavation.
- G. Pavement restoration shall include priming of pavement of edges and sub-base with Type MC-70 bituminous material and placing and rolling plant hot mix bituminous material to the level of the adjacent pavement surfaces.

4.15.4 CONCRETE SURFACES: All concrete curbs, gutters, sidewalks, and driveways shall be removed and replaced to the next joint or scoring line beyond the actually damaged or broken sections; or in the event that joints or scoring lines do not exist or are three or more feet from the removed or damaged section, the damaged portions shall be removed and reconstructed to a neat "saw cut" vertical plane face. All new concrete shall match, as nearly as possible, the appearance of adjacent concrete improvements. Where necessary, lamp black or other pigments shall be added to the new concrete to obtain the desired results.

All concrete work shall conform to the requirements of Section 4.5 of these specifications.

## **Sidewalk Safe Community Proposal**

### Proposal Name

- Nebraska Legislative Bill 1024(LB1024)

### Personal

- VIP Contracting LLC
- 4912 S 86th St Omaha Ne 68127
- 615 Glenhaven Dr Lincoln Ne 68505
- 1Vipcontracting.com

### Proposal Leadership

- Shane Hankins Sr, Proposal Team Leader, [Shaneh@1Vipcontracting.com](mailto:Shaneh@1Vipcontracting.com), 4025040337
- Megan Murphy, Proposal Consultant, [Megan@valueconstruction.net](mailto:Megan@valueconstruction.net), 4029375108

### Other Completed Accomplishments

- Sidewalk Replacement at 4205 D St Omaha Ne 68107, Residential Customer
- Sidewalk Replacement at Apple Creek Apartments 14010 Dorcas Pla, Omaha Ne Commercial Customer
- Sidewalk Replacement at 4233 Pinkney St Omaha Ne 68111 Residential Customer

## **Proposal Overview**

### Proposal Title

- Sidewalk Safe Community

### Total Budget

- 5,000,000

### LB 1024 Grant Funding Request

- 3,500,000

### Proposal Type

- Capital Project

### Proposal Summary

- Impact the North and South Omaha Community by providing 100% Of cost for the replacement of deteriorated sidewalks within the frontage of residents homes and the city right of ways. This program's objective is to create a safer, cleaner, and more walkable community. Also to get more people walking on the sidewalk and not in the street to keep the citizens of our community safe.
- VIP Contracting LLC is committed to helping maintain the beauty of our community. As part of this commitment, VIP Contracting LLC provides funds through the 100% Sidewalk

Replacement Assistance Program to help residents replace deteriorated sidewalks, and/or curbs and gutters.

- With the great help of LB1024 and its creators VIP Contracting LLC will replace sidewalks of property owners at 100% cost. Funding is limited and assistance is provided on a first-come, first-served basis.

#### Location

- The location will be based on application received and outreach to homeowners in the community.

#### Timeline

- 1 year
- Start day 3/1/2023
- Completion date 3/1/2024
- 400 residents impacted
- Every 20 Homes completed is a milestone

#### Funding Goals

- Transformational-
  
- Fundamental Change
  
- Long-Lasting Economic Growth

#### Community Needs

- Keeps community members out of street and on sidewalks
- Due to the high number of residents that utilize the public and private walks safe sidewalks are a must
- Mothers walking strollers
- Kids and adults riding bikes
- Older residents walking for exercise
- Residents walking to the nearby bus stop or stores, ect.
- Gets people out of the streets

### **Proposal Narrative**

#### Proposal Impact

**Proposal Description and needs alignment:** Safe sidewalks keep people in the community on the sidewalks and out of the streets, which keeps individuals safe. This



proposal addresses the needs of trip hazards, damaged and cracked sidewalks, and lack of sidewalks.

**Visioning Workshop Findings Alignment:** Creating safe sidewalks impacts the community directly because it improves individual property. This will then improve property value. Improved property values improves the community as a whole. Creating a safe community for persons to maneuver in improves the community as a whole - from a person who is disabled and uses a wheelchair, to the parents walking their child in a stroller, to the person riding their bike to work. People who are disabled in the community especially need safe sidewalks to be able to navigate their community.

**Priorities Alignment:** Not only do safe sidewalks impact the people in the community, they will help to create jobs for residents in the community. As the sidewalks are being improved, the workforce to do this will come from people who are from the North Omaha community.

**Economic Impact:**

- Permanent Jobs - 4
- Temporary/Construction Jobs - 10
- Job Wage Level - \$20 - \$30 an hour
- Proposed jobs will be aligned by using the workforce within the community; as well as businesses and contractors within the community to complete the proposed project.

**Community Benefit:**

- Improved mobility in the community for residents to get to school, work, businesses, doctors offices, etc.
- Increases the property value of individual properties
- Improves the physical appeal of the community
- Contributes to sustainability by:
  - Keeps people safe on sidewalks
  - Lowering trip hazards
  - Allows community members to move safely in their community
  - Provides safe path of travel for people who are disabled and use wheelchairs or walking sticks for people who are blind
  - Making our community ADA accessible and compliant
  - Provides community members opportunities to exercise safely
  - Encourages community members to explore outside, which is also linked to improved mental health.

**Innovation/Best Practices:** This is not an innovative solution, however innovation comes from addressing a need that is often overlooked that citizens of the community often have to struggle with. This project is a best practice as it keeps members in the community safe in a variety of ways, which have been described above.

## **Outcome Measurement:**

**Partnerships:** We will partner with organizations by offering sidewalks to be replaced at not only residents homes, but also businesses in the community, churches, nonprofits, etc. We will also utilize other contractors within the community to complete the proposal.

**Displacement:** No businesses or residents will be displaced by this proposal.

## Location

- Physical Location
  - All work will be done in the Qualified Census Track.
  - Multiple location in the Qualified Census Track.
- Qualified Census Tract- All work will be done in the Qualified Census Track to create economic growth and investments
- Additional Location Documents

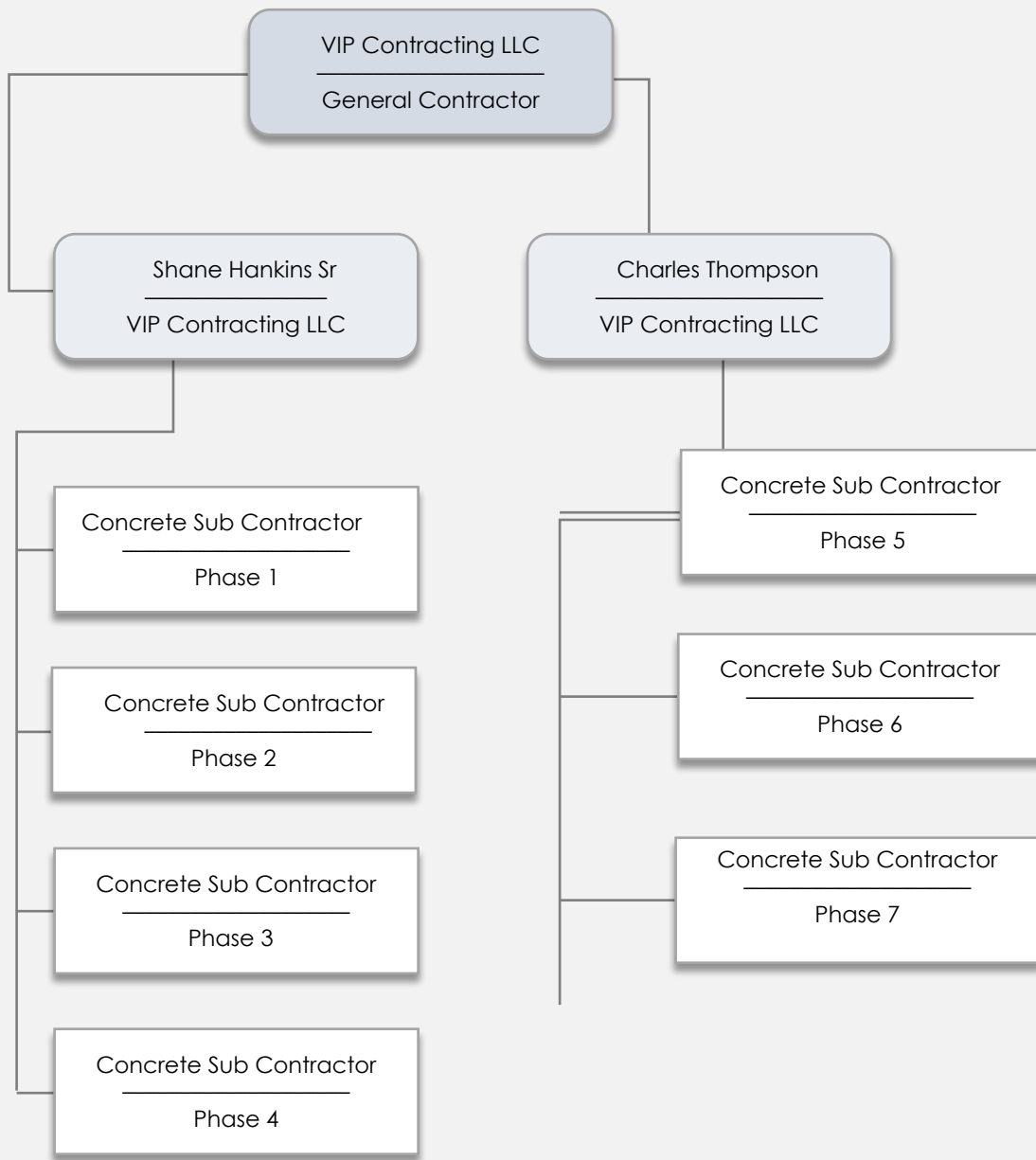
## Zoning, Design, and Contracting

- Property Zoning- No Zoning required
- Utilities- Utilities will be marked and 811 will be called
- Design, Estimating, and Bidding-
  - Design Mix of concrete
  - Estimating is complete
  - Cost estimate were determined based on amount of money each homeowner will be allotted per home or business
- General Contractor- The General Contractor will be VIP Contracting LLC and the work will be subcontracted out to multiple concrete contractors within the community.

## Financials

- Proposal/Budget/Sources and Uses
- Pro Forma
- Request Rationale-
  - Replace 40,000 sq footage of concrete total
  - impact 300 residences or business owners in the Qualified Census Track
  - approx 35 ft of sidewalk per residence or business owner
- Grant Funds Usage
  - LB1024 will be used to support the Safe Sidewalk Program by providing funds to inject capital that will directly benefit the stakeholders in the Qualified Census Track.
- Proposal Financial Sustainability
  - This will propos financial sustainability by increasing the values of the properties and community directly and indirectly with support from LB1024
- Funding Sources

- Funding Sources will be \$3.5 Million Directly from LB1024 and 1.5 Million in donated Labor and material by the General Contractor.
- Scalability
  - This proposal can be complete in smaller components
- Financial Commitment
  - VIP Contracting LLC will personally provide or source 1.5 million in labor and materials to complete the project.



# PROJECT SIDEWALK SAFE COMMUNITY

<p>START      END 1/15/2023    2/15/2023 <b>4 weeks</b></p>	<p><b>PROJECT CONCEPT</b></p>	<p>Chose project team Select Project Sites Discuss Project Management Finalize Project Parameters / Feasibility Discuss Project Equity</p>
<p>START      END 1/20/2023    2/20/2023 <b>4 Weeks</b></p>	<p><b>PLANNING AND DESIGN DEVELOPMENT</b></p>	<p>Identify Required Concrete Specs and Mix Design Complete Schematic Design Establish Preliminary Location within census track Establish Preliminary Schedule Complete Site Plan Approval Process Perform Value Engineering Secure financing Finalize Construction Documents Establish Final Project Budget</p>
<p>START      END 2/1/2023      2/28/2023 <b>4 Weeks</b></p>	<p><b>BIDDING AND AWARD</b></p>	<p>Identify Subcontractor List for Bidding Solicit Subcontractor Bids Award Subcontracts</p>
<p>START      END 2/20/2023    3/1/2023 <b>2 Weeks</b></p>	<p><b>MOBILIZATION</b></p>	<p>Obtain necessary Permits and Insurance Finalize Project Schedule Coordinate Project Start-up items</p>
<p>START      END 3/1/2023      3/1/2024 <b>52 Weeks</b></p>	<p><b>ACTIVE CONSTRUCTION Concrete Replacement Sites</b></p>	<p>Sidewalk Safe Phase 1 Sidewalk Safe Phase 2 Sidewalk Safe Phase 3 Sidewalk Safe Phase 4 Sidewalk Safe Phase 5 Side wall Safe Phase 6 Sidewalk Safe phase 7 Field Supervision / Quality Control Manage Subcontractors Manage Change Orders Coordinate Local/County/State Inspections Track Costs (budget vs. actual)</p>
<p>START      END 3/1/2024      3/15/2024 <b>2 Weeks</b></p>	<p><b>PROJECT CLOSEOUT</b></p>	<p>Substantial Completion Final Inspections Certificate of Occupancy Punch List Closeout Documentation</p>
<p>START      END 3/15/2024    03/21/2024 <b>1 Week</b></p>	<p><b>PROJECT FINALIZATION</b></p>	<p>Final Clean UP Final Billing Final Walk Through with Community Representatives</p>



# Grant Application

Row 187

<b>Organization Name (if applicable)</b>	Prosperous Homes
<b>Physical Address</b>	Remote
<b>Mailing Address</b>	16606 Frances St Omaha, NE 68130
<b>Website</b>	prosperoushomes.net - Site under construction
<b>Social Media Accounts</b>	<a href="https://www.facebook.com/RealProsperousHomes">https://www.facebook.com/RealProsperousHomes</a>
<b>Name</b>	Keilah Scott
<b>Title</b>	
<b>Email Address</b>	info@prosperoushomes.net
<b>Phone</b>	+1 (402) 320-9783
<b>Team</b>	Yes
	<p>Keilah Scott: Prosperous Homes: A computer engineer and landlord since 2016. She has participated in real estate transactions as a mentee and jv partner. However, she has done solo investment projects including 3 long term investments and 2 flips. She is an aspiring Real Estate Broker and Tax credit real estate investor. Her dream is to transform urban neighborhoods into urban utopias! Alexis Scott: Advisor Alexis Scott has been a real estate investor since 2008. She continues to invest in and provide housing for many single parent and low income housing families in the North Omaha community. She now serves as COO for Prosperous Homes.. Neeraj Agarwal: Clarity Development and Aldrich Holdings Nebraska. Neeraj Agarwal is a tax credit real estate investor and mentor since 2020 for Keilah. He has participated in many commercial affordable housing projects in the community and continues to be a huge force in making Omaha a better place. Prosperous Homes is currently collaborating with Neeraj and Aldrich Holdings Nebraska on tax credit investing projects like 2501 Center St., and Howard St development projects. <a href="https://www.linkedin.com/in/neeraj-agarwal-63497728">https://www.linkedin.com/in/neeraj-agarwal-63497728</a> Rahul Agarwal: Financial Advisor at Modus Co Working Rahul Agarwal is the president of Midwest Urgent Care and has given his time to assisting in the business structure and financial projections for the project. <a href="https://www.linkedin.com/in/rahulagarwal3">https://www.linkedin.com/in/rahulagarwal3</a></p>
<b>Organizational Chart</b>	Keilah Scott: Owner/CEO -Manage revenue, expenses and external financing to maintain the consistent growth of the business. -Team building and Hiring -Investment Management, Brand Management and Corporate Relations/Development. Alexis Scott: COO -Focus is on the organization's current

operations and financial status. carrying out the details of the company's business plan and strategy.

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<b>Other Completed Projects and/or Accomplishments</b>	3 Long-term investments (Rentals) 2 Buy and Sell (Flip project) Studied with Investors/Mentors in Tax Credit financing, Senior Living and Historic housing Development. Currently, working with Neeraj Agarwal on several projects such as 2501 Center St Redevelopment as well as 15th and Howard St project. This proposal plays an important role in the beginning of many North Omaha development projects starting in 2023 in partnership with Clarity Development, Aldridge Holdings and many other businesses in the community.
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<b>Proposal Title</b>	Prosperous Homes Phase I
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<b>Total Budget (\$)</b>	\$1,065,000.00
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<b>LB1024 Grant Funding Request (\$)</b>	\$1,000,000.00
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<b>Proposal Type</b>	Combination of capital project and service/program
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<b>Brief Proposal Summary</b>	<p>We are requesting start-up capital. Our goal is to purchase 4 undervalued properties in the North Omaha Qualified Census Tract, remodel and retain them as long-term investments for individuals within the community. Preferably historic structures in the North Omaha area. Properties will be acquired from various sources such as the city's tear down list and Omaha Land Bank. These four properties will be rehabilitated and used to support the community's need for housing as well as building wealth within. 50% of the project will be dedicated to affordable housing candidates. Those individuals will have the opportunity to go through our educational program to learn the benefits and importance of owning and maintaining a home. Our mission is to guide our renter through the real estate cycle of not only renting, but owning. Our desire is to stick with them through each stage of the process. From renting to owning and ultimately using the property as equity to fund their first investment properties. This to create generational wealth and financial freedom by empowering and educating them with prosperous investment solutions. This project will be the first of many in an effort to build better families, communities and businesses while keeping local land and houses IN the community. In an effort to build better businesses we are looking to hire within. Each piece of the project will be completed by a member of the North Omaha community. This includes all construction work, licensed contractors, as well as any other work or services needed to complete the project successfully. The timeline for this project will be as follows: All properties will be acquired and restored by the end of 2025. This will allow us about 6-9 months to acquire the properties, leaving us with a year to restore them all. We anticipate another 30 days to place the chosen candidates into their new homes. We will take applications during the restoration process to ensure that we have given the time needed to make the best choice possible. Upon Project success we look to complete our first 60 unit senior living project(2025).</p>
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<b>Timeline</b>	Properties to be acquired by the end of first quarter 2023. We are currently vetting licensed contractors and local construction companies within the North Omaha area. We will have each contractor submit their bids for the project and choose from the
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top three. Each property will take about 6 months to complete from start to finish. During this 6 month period we will be collecting applications from rental candidates. We anticipate that the project will be completed by the end of the fourth quarter 2025 so that we can have our renters in their new homes by first quarter 2026.

**Percentage completed by July 2025**

100%

**Funding Goals**

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

**Community Needs**

Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

**Proposal Description and Needs Alignment**

Sustainable Community: By creating homeowners in the community we will foster great communities, great families and even better education opportunities. Quality of Life: Prosperous Homes plans to meet the Quality of Life need by providing cleaner and more resourceful communities in the North Omaha QCT areas. In turn creating safer communities. Policy: Financial Literacy is at the top of our list when it comes to the educational offerings for these tenants through our program.

**Visioning Workshop Findings Alignment**

Transformational: This proposal is one that will not only energize and recharge the community but it will also create jobs and community relationships for generations to come. This will be done by collaborating with North Omaha small businesses. Including but not limited to collaborating 2 or 3 North Omaha female owned businesses. In an effort to keep the funds in the North Omaha area and create unity. Fundamental Change: This proposal will improve the lives of area residents by creating prosperous investment opportunities to all in an effort to close the wealth gap. Long-Lasting Economic Growth: Prosperous Homes will create long lasting economic growth by working with small businesses and entrepreneurs specifically in the North Omaha area. This will be accomplished by creating prosperous investment opportunities to all in an effort to close the wealth gap. And, Yes! Nurturing and supporting what already exists with funding and technical assistance; networking related to entrepreneurs and community groups (opportunities)

**Priorities Alignment**

Among many other things, by meeting the housing needs in the community, Prosperous Homes will also address work toward "Rehabilitation, renovation, maintenance, or other costs to secure vacant or abandoned properties in disproportionately

impacted communities; " (c) Acquiring and securing legal title of vacant or abandoned properties in disproportionately impacted communities;

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**Economic Impact** We are looking to collaborate with minority businesses in the QCTs. However, we are still in the planning stages and actively meeting with prospects and getting these numbers.

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Still to be determined.

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Still to be determined.

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Still to be determined.

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This will be done by collaborating with North Omaha small businesses. Including but not limited to collaborating 2 or 3 North Omaha female owned businesses. In an effort to keep the funds in the North Omaha area and create unity.

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**Community Benefit** This will be accomplished by creating prosperous investment opportunities to all in an effort to close the wealth gap.

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Nurturing and supporting what already exists with funding and technical assistance; networking related to entrepreneurs and community groups (opportunities).

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**Best Practices/Innovation** This proposal will build trust within and in turn allow unity and comfort in each other.

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**Outcome Measurement**

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Our goal is to continue providing our services in the North Omaha QCTs and to transition into Senior Living developments.

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**Partnerships** Yes

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We are currently looking into partnerships with several local businesses to accomplish this project.

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**Displacement** No

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**Displacement explanation**

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**Physical Location** Currently looking to acquire prospective properties in the QCT area.

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**Qualified Census Tract** Within one or more QCTs

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**Additional Location Documents**

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## Property Zoning

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Is the project connected to utilities?

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Design, Estimating, and Bidding

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General Contractor

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**Request Rationale** We are looking to spend all funds on acquisition and restoration costs of each property not to exceed 250,000 per unit. Currently working on financial sheets to reflect.

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**Grant Funds Usage** 100% of the funds will go into acquisitions, labor and placement costs.

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**Proposal Financial Sustainability** Yes

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No other funds will be needed to sustain these properties beyond those expressed under the Ib1024 grant guidelines and processes.

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Funding Sources

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no

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**Scalability** This proposal is scalable. However, it will not require any additional funds for sustainability.

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We will continue to make investments in the North Omaha area and use these projects to prepare for future senior living projects as mentioned to start in early 2025.

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**Financial Commitment** Prosperous Homes will continue our financial obligations by funding the business start up costs needed to continue normal business. We will be liable for investing time and any additional funds needed to make this project a success. To date we have invested roughly \$60,000 in funds towards real estate education, training, certification and labor costs associated towards marketing, contractors and consultants.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process**

**Acknowledgme**

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**LB1024 Funding  
Sources  
Acknowledgment**



**Public Information**



**File Uploads**

Proposal Budget/Sources and Uses

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# Grant Application

Row 188

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**Organization Name (if applicable)** Modern Eminence II LLC

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**Physical Address** 6412 N. 159th St. Omaha, NE.68116

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**Mailing Address**

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**Website** [www.TheModernEminence.com](http://www.TheModernEminence.com)

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**Social Media Accounts**

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**Name** Phillip Henderson

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**Title** Director of Operations

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**Email Address** Phillip@modern-eminence.com

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**Phone** +1 (402) 208-2660

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**Team** Yes

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Dr. Travis Fox - Partner- CEO Travis, has been architecting businesses and companies for the last twenty-five years. Starting in real estate, trained by Robert Allen, focusing on strategic marketing, development, processes and sales for single family, multi-unit complex and development. Travis has closed millions in deal flow and financing. Travis specializes in optimized systematizing, negotiations and sales allowing Travis' teams to cover end-to-end project management and completion. S. Braden Breinholt- Partner- COO Brady started his professional career in real estate where he quickly became a top producing sales agent, helping manage and train agents in 6 offices eventually leaving to achieve an MBA. Being the key player bringing the on time delivery up from 7% to 85.6% as Operations Manager which launched him in the next phase of his career. For the better part of a decade now, having funded over 300MM in real estate via development, sales - marketing and financing with focus on manufacturing homes from bottom to top vertical management both domestically and soon internationally. Bryant Andrus- MSF, CFP - CFO Bryant's career covers 15+ years of finance, wealth management, consulting, and general advisory services. Leading his former company's expansion into Canada, eventually becoming President of the company. Taking the helm at US Bank Wealth Management in Cedar Rapids Iowa, a multi-business line wealth management team, becoming team # 2 producing team in the US Bank footprint in a matter of 12 months. Achieving via the Master of Finance program at prestigious McDonough School of Business at Georgetown University in Washington, D.C. He worked with the International Finance Corporation, RMD Bank and others analyzing, researching, and performing due diligence on private debt and private equity investments around the world.. Co-

Founding State Bird Corp, Global Financial Consultants and SBC Investment Management, an investment advisory firm headquartered in Arizona. Phillip Henderson- GC-Partner - Director of Operations Phillip has 25 years of experience in business & construction management. He is owner & operator of Dynasty Concrete LLC & DC Management LLC. Dynasty Concrete specializes in the development of residential homes & commercial properties focusing on quality above quantity. Throughout the years Phillip has a long history of giving back to the community and keeping Omaha clean. Donating to many local charities such as The Wounded Warriors, Family Support Fund, Cystic Fibrosis CF walk, Cancer Research Society, Children's Hospital, and more. Awarded the Integrity Award through the Better Business Bureau he continues to pride himself on the professionalism of his company and employees by making every customers' dream a reality. Chris Wallis - Partner President of Manufacturing Chris is the owner & operator of sPanels LLC, Est. in 2004. sPanels is a structural insulated panel company based in Idaho falls. Working his way up from 2011 to become the CEO & Sole Proprietor in 2019. His passion for creating efficiencies in business, products that are innovative, superior & ecologically sustainable. To date having produced over 455 buildings in various parts of the country and is now expanding manufacturing plants across the USA & Internationally.

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**Organizational  
Chart**

Dr. Travis Fox - Partner- CEO Travis, has been architecting businesses and companies for the last twenty-five years. Starting in real estate, trained by Robert Allen, focusing on strategic marketing, development, processes and sales for single family, multi-unit complex and development. Travis has closed millions in deal flow and financing. Travis specializes in optimized systematizing, negotiations and sales allowing Travis' teams to cover end-to-end project management and completion. S. Braden Breinholt- Partner- COO Brady started his professional career in real estate where he quickly became a top producing sales agent, helping manage and train agents in 6 offices eventually leaving to achieve an MBA. Being the key player bringing the on time delivery up from 7% to 85.6% as Operations Manager which launched him in the next phase of his career. For the better part of a decade now, having funded over 300MM in real estate via development, sales - marketing and financing with focus on manufacturing homes from bottom to top vertical management both domestically and soon internationally. Bryant Andrus- MSF, CFP - CFO Bryant's career covers 15+ years of finance, wealth management, consulting, and general advisory services. Leading his former company's expansion into Canada, eventually becoming President of the company. Taking the helm at US Bank Wealth Management in Cedar Rapids Iowa, a multi-business line wealth management team, becoming team # 2 producing team in the US Bank footprint in a matter of 12 months. Achieving via the Master of Finance program at prestigious McDonough School of Business at Georgetown University in Washington, D.C. He worked with the International Finance Corporation, RMD Bank and others analyzing, researching, and performing due diligence on private debt and private equity investments around the world.. Co-Founding State Bird Corp, Global Financial Consultants and SBC Investment Management, an investment advisory firm headquartered in Arizona. Phillip Henderson- GC-Partner - Director of Operations Phillip has 25 years of experience in business & construction management. He is owner & operator of Dynasty Concrete LLC & DC Management LLC. Dynasty Concrete specializes in the development of residential homes &

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**Other Completed Projects and/or Accomplishments** Our organization's leaders have been creating an impact in real estate and housing construction since 2004, by using traditional and non-traditional approaches we have impacted thousands of lives and communities throughout the county. Bringing developers, investors, contractors and buyers together to build affordable and luxury homes in areas that have been stagnant for years. Being the modern solution for areas that suffered during the last economic downturn, helping banks and individuals liquidate their properties and bring these homes back to market in a timely fashion. Our experience has led us to be an innovator in the arenas of Real Estate through our expert team in development, finance, construction, manufacturing, investor relations, and sales. We strive to make an impact on every community we work in and with.

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**Proposal Title** Affordable Housing & Manufacturing SIP Facility

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**Total Budget (\$)** \$24,578,074.00

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**LB1024 Grant Funding Request (\$)** \$14,560,180.00

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**Proposal Type** Combination of capital project and service/program

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**Brief Proposal Summary** By way of Modern Eminence & sPanels merging, along with localized operators, DC Concrete & Construction, the expansion of additional manufacturing plants across the USA, bringing high quality housing and now stable employment to Nebraska through location operations in: Manufacturing, transportation, land development, consistent construction, vocational training and more, allowing Nebraska to become the Central Hub for the Midwest operations. With plans to start construction of the manufacturing plant(s) in the spring of 2023 and operations starting in spring of 2024 we anticipate the creation of more the 105 new jobs in manufacturing, with the addition of 56 workforce applications via construction, transportation, warehousing, railway, real estate brokerage and sales, electrical, plumbing, recycling, new construction growth and finally tax, employment, economic, financial, social increases impacting to the local, City, County, Metropolitan and State Government.

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**Timeline** Start would be November 1st, 2022 with approx. completion



August of 2023 in full production. (Schedule of bullet points ?)  
 Draw Schedule? Dec 2022 Land Purchase Jan-March 2023  
 Design Engineering Equipment ordered Permits issues April  
 Site Prep Survey Layout Excavation Site Clearing Utilities  
 Foundation Deposit on Equipment May - July Footings poured  
 Slab Poured Temp Power installed Steel Building Erected  
 Rough Framing of Offices completed Windows and Doors  
 installed Aug-Oct Rough Plumbing Elec, and HVAC installed  
 Insulation Installed Sheetrock installed in offices Sept -Jan  
 Finish work begins Electrical Plumbing HVAC Feb- April Texture  
 and paint in offices, Trim Installed Power drops in Shop  
 finalized Equipment ships Office and Handling equipment  
 arrives Equipment testing begins Raw Materials begin arriving  
 May Final inspection Final testing First Run Begins Training  
 Continues Homes - Timeline December 2022- March 2023 Lots  
 Chosen and plans selected Submitted to city for approval  
 Orders placed with Factory (Ours or Partners) April 2023 Site  
 Prep Begins Foundation and Utilities in place Homes begin to  
 arrive Additional Lot clearing Begins May 2023 3 home installed  
 every 2 weeks with continued plans being submitted for  
 approval Sites cleared Foundation started June 2023 3 homes  
 per week installed and finalized. with additional permits and lots  
 being acquired Process repeats until production is at 15 homes  
 per month

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**Percentage completed by July 2025** 100%

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**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment** Through the proposed additions to the existing communities, building quality homes which are energy efficient, saving money for those in the community who have been unfairly impacted by the COVID-19 pandemic providing rising values to the community, ecologically sustainable housing, with overarching emotional upliftment inspiring more neighborhood involvement and civil wellbeing. For the residents of the North and Southern regions, the psychological change with the rehabilitation of the existing housing will fundamentally change the living conditions, while improving the economics of the regions with rising values, while providing modern ecological improvements, while staying in the affordable housing pricing for all residents. The proposal provides a multi-faceted economic growth, in manufacturing and construction, as well as, in the residential arena. Allowing

employment opportunities for continued regional impact. With the addition of new jobs, in manufacturing, transportation, construction, exporting, railway, plumbing, electrical, real estate sales, title, escrow the employment sectors have continued year over year growth, supporting all areas of the economy in the entire region. With the employment growth, residents will have more opportunities to live in improving areas, more surplus capital allowing the entire overall economy to be sustainable and desirable, attracting new residents to the local, city, metropolitan sectors of the region with year over year steady and sustainable growth. The scalability of the proposed allows further expansion into other regions of the state, creating more employment opportunities, exporting to additional surrounding areas, creating a deeper economic and ecological stabilization over the State.

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**Visioning Workshop Findings Alignment**

Through the proposed additions to the existing communities, building quality homes which are energy efficient, saving money for those in the community who have been unfairly impacted by the COVID-19 pandemic providing rising values to the community, ecologically sustainable housing, with overarching emotional upliftment inspiring more neighborhood involvement and civil wellbeing. For the residents of the North and Southern regions, the psychological change with the rehabilitation of the existing housing will fundamentally change the living conditions, while improving the economics of the regions with rising values, while providing modern ecological improvements, while staying in the affordable housing pricing for all residents. The proposal provides a multi-faceted economic growth, in manufacturing and construction, as well as, in the residential arena. Allowing employment opportunities for continued regional impact. With the addition of new jobs, in manufacturing, transportation, construction, exporting, railway, plumbing, electrical, real estate sales, title, escrow the employment sectors have continued year over year growth, supporting all areas of the economy in the entire region. With the employment growth, residents will have more opportunities to live in improving areas, more surplus capital allowing the entire overall economy to be sustainable and desirable, attracting new residents to the local, city, metropolitan sectors of the region with year over year steady and sustainable growth. The scalability of the proposed allows further expansion into other regions of the state, creating more employment opportunities, exporting to additional surrounding areas, creating a deeper economic and ecological stabilization over the State.

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**Priorities Alignment**

The proposed will provide updated ecological housing, green spaces, landscaping surrounding both the manufacturing facility, as well as, the enhancement of the Northern and Southern regions residentially. This improvement will have an overall impact on both the residents and communities, and will be reflected in the emotional, psychological and physical effects to the residents. This impact and its overarching effect will have a positive outcome through the community and regions delivered in the strengthening of community ties, safer communities, enhanced and rising appraisal rates deepening the economic ability for those in these communities who have been unfairly impacted by the COVID -19 pandemic. This effect will have a cascading effect throughout the entire Northern and Southern regions, as well as the local surrounding communities.

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**Economic Impact**

161 Permanent Jobs

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\$42,000 (over \$20.00 per hour) to \$150,000 (over \$70 per hour) per Year

Employment will be immediately implemented specifically in the construction elements of the proposal, with focus on 100 lots rehabilitation, in demolition, site preparation, foundational footing and concrete foundations, transportation in trucking and railway imports, Realtor and Brokering through sales, Mortgage, title and escrow impacts.

**Community Benefit** Modern Eminence II, via its SIP manufacturing facility, warehousing, and construction initiatives provide stable incomes, along with energy efficient housing that is affordable but being below the national average, yet innovative, using renewable resources they are built in the community, by the community creating a ripple effect of pride and economic impact that is reflected in our products and people.

The proposed will contribute to the communities sustainability through the rehabilitation of the Northern and Southern regions, allowing neighborhoods to regain rising appraisal values, improved look and feel though modern, more ecological living all will remain in the affordable region of affordability. The overall emotional, psychological and quality of life will be reflected in the resurgence of the regions, further reflected in the economic recovery felt in restaurants, entertainment and small businesses.

**Best Practices/Innovation** Current methods for housing construction are coming to an end, as the labor force continues to shrink and the natural resources we have used to build them continue to be depleted. Through ecological and economic sustainable methods, the practices that Modern Eminence II uses incorporates the best of the old technology while eliminating wasteful procedures. This combined with a better process for low ecological impact, long term growth and economic stability on all aspects of affordable housing and employment make our process best in class. Through our proven technologies, and bringing the supply chain all to the same campus, minimizing the impact to the environment and providing stable jobs and sustainable housing.

**Outcome Measurement** Through the new job creation, with competitive wages the secondary economic impacts will waterfall into additional local businesses, restaurants, entertainment and other arenas regarding the overall conditions in both the Northern and Southern regions of Omaha. While direct measurement of these outcomes will not be in Modern Eminence's direct reporting it would be an overall measurement that local, city, county and state governments will have oversight and accountability.

These outcomes will be measured by our executive team through KPI's and reported to our board of directors. These metrics will be shared equally across local, city, county and state governments upon request and as needed for additional

support of the rehabilitation and growth of these impacted communities.

Being a catalyst for local suppliers of raw materials, such as cement, Realtors, Title Companies, Mortgage Companies, Land Developers, Banks, Transportation, Utility companies, local and nation stores, and supporting the tax basis is one of the proposal's primary objectives. Additionally, as the plants are built, technical and trades schools may want to co-locate, create partnerships with us to have a more skilled labor force growing throughout Omaha and the State.

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**Partnerships**

Yes

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We have partnered with DC Concrete & Construction in order to facilitate the implementation of the affordable housing, manufacturing plant build out and overall general construction processes. They are equity partners and with the local construction industry connections, labor force, logicistal organization they will be vital in enhancing the local QCT areas that are and have been in need of affordable housing and employment. We have also partnered with the Sankofa to ensure additional programs to local residents and businesses through their outreach programs.

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DC Concrete & Construction, SPanels, Sankofa

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**Displacement**

No

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**Displacement explanation**

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**Physical Location**

To Be Determined preliminary sites are approximately 10 acres in the Enterprise park in partnership with Sankofa

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**Qualified Census Tract**

Within one or more QCTs

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**Additional Location Documents**

Enterprise Park Manufacturing, with housing rehabilitation in the Northern and Southern Regions of Metropolitan Areas

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**Property Zoning**

Yes

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**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating, and Bidding**

No

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No

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Costs are semi dependent on the site selection. It is based on similar projects that have been created, financed and built by

this group. Equipment estimates have been received, additional estimates which have been approximated from prior constructions, are awaiting arrival from the steel building manufacturer and construction companies for the same.

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**General Contractor** Yes

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No

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We are doing a design build, and DC Concrete and Construction is the selected partner and we will be seeking competitive bids from local subcontractors. Those contractors may include Harrison Plumbing and Mustang Electric .

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**Request Rationale** See attached Proforma's

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**Grant Funds Usage** See attached Proforma's

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**Proposal Financial Sustainability** Yes

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The proposal's fiscal operations will include, but are not limited to, finalizing draw schedules for the construction and implementation of the facilities, securing material, etc. Reports will be drafted and delivered to the local, city, county, metropolitan and State entities providing transparency to account for all spending activities and ensuring the proposed is in continued alignment with timelines, as well as economic, ecological and community impacts as outlined in the proposed. The proposed uses an ERP System in all divisions of business to order, track and maintain inventory, hours, resources and purchases as well as the use of those products. The ERP system provides up to the minute accounting reports on demand as well as tracking current lead times, pricing, costs and margins for all materials allowing detailed reports of each component, product and project undertaken, ensuring availability of the master item and its subcomponents prior to implementation. The ERP system provides built-in controls allowing users a set of permissions that limit their ability to alter, change or influence another areas without supervisor or admin authority. Example, the purchasing agent does not have the ability to pay bills or change purchase orders after they have been submitted nor can they edit or approve invoices. Additionally a complete record of every transaction within the system, including alteration, changes, and/ or deleted items or documents. The ERP system will be hosted on AWS servers that comply with the highest ISO standards and information protection and built in redundancies.

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**Funding Sources** Other sourcing TIF, Imagine Revolving Fund and Bank and Private Financing. Decision date is concurrent with the proposed.

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Estimated timelines are within approximately thirty (30) days of the proposed submission and approval.

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The proposal is fully encompassing and prepared upon approval to proceed into its timelines as outlined. The initial installments as outlined in the proposed, if not appropriated within the timeline does present significant timeline interruptions

and potential delays for the short and long term outcome and proposed completion.

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<b>Scalability</b>	The proposal is scalable at its current state, with future opportunities to replicate in other areas of the State should the local, city, county, metropolitan and state governments desire additional growth in the proposed sectors.
	See attached Proformas
<b>Financial Commitment</b>	Intellectual Property, \$2,740,000.00 SIP Equipment and Technology , \$784,080.00 Modular Plant Equipment and Technology, \$457,633.00 Construction Equipment, \$754,147.50 Totaling \$4,735,860.50 for additional information see attached file.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

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**Modern Eminence  
10 Year Pro-Forma**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Homes sold	100	100	100	100	100	100	100	100	100	100
Income										
Homes	\$ 27,700,000.00	\$ 28,669,500.00	\$ 29,672,932.50	\$ 30,711,485.14	\$ 31,786,387.12	\$ 32,898,910.67	\$ 34,050,372.54	\$ 35,242,135.58	\$ 36,475,610.32	\$ 37,752,256.69
Construction	\$ 24,927,800.00	\$ 25,800,273.00	\$ 26,703,282.56	\$ 27,637,897.44	\$ 28,605,223.85	\$ 29,606,406.69	\$ 30,642,630.92	\$ 31,715,123.01	\$ 32,825,152.31	\$ 33,974,032.64
Manufacturing	\$ 12,600,000.00	\$ 13,041,000.00	\$ 13,497,435.00	\$ 13,969,845.23	\$ 14,458,789.81	\$ 14,964,847.45	\$ 15,488,617.11	\$ 16,030,718.71	\$ 16,591,793.87	\$ 17,172,506.65
Panels	\$ 4,158,000.00	\$ 4,303,530.00	\$ 4,454,153.55	\$ 4,610,048.92	\$ 4,771,400.64	\$ 4,938,399.66	\$ 5,111,243.65	\$ 5,290,137.17	\$ 5,475,291.98	\$ 5,666,927.19
Foam	\$ 2,079,000.00	\$ 2,151,765.00	\$ 2,227,076.78	\$ 2,305,024.46	\$ 2,385,700.32	\$ 2,469,199.83	\$ 2,555,621.82	\$ 2,645,068.59	\$ 2,737,645.99	\$ 2,833,463.60
Total Income	\$ 71,464,800.00	\$ 73,966,068.00	\$ 76,554,880.38	\$ 79,234,301.19	\$ 82,007,501.74	\$ 84,877,764.30	\$ 87,848,486.05	\$ 90,923,183.06	\$ 94,105,494.46	\$ 97,399,186.77
COGS										
Homes	\$ 24,927,800.00	\$ 25,737,953.50	\$ 26,574,436.99	\$ 27,438,106.19	\$ 28,329,844.64	\$ 29,250,564.59	\$ 30,201,207.94	\$ 31,182,747.20	\$ 32,196,186.48	\$ 33,242,562.55
Construction	\$ 21,248,000.00	\$ 21,938,560.00	\$ 22,651,563.20	\$ 23,387,739.00	\$ 24,147,840.52	\$ 24,932,645.34	\$ 25,742,956.31	\$ 26,579,602.39	\$ 27,443,439.47	\$ 28,335,351.25
Manufacturing	\$ 11,025,000.00	\$ 11,383,312.50	\$ 11,753,270.16	\$ 12,135,251.44	\$ 12,529,647.11	\$ 12,936,860.64	\$ 13,357,308.61	\$ 13,791,421.14	\$ 14,239,642.33	\$ 14,702,430.70
Panels	\$ 3,700,620.00	\$ 3,820,890.15	\$ 3,945,069.08	\$ 4,073,283.82	\$ 4,205,665.55	\$ 4,342,349.68	\$ 4,483,476.04	\$ 4,629,189.02	\$ 4,779,637.66	\$ 4,934,975.88
Foam Co	\$ 1,812,888.00	\$ 1,871,806.86	\$ 1,932,640.58	\$ 1,995,451.40	\$ 2,060,303.57	\$ 2,127,263.44	\$ 2,196,399.50	\$ 2,267,782.48	\$ 2,341,485.41	\$ 2,417,583.69
Cost of Goods Sold	\$ 62,714,308.00	\$ 64,752,523.01	\$ 66,856,980.01	\$ 69,029,831.86	\$ 71,273,301.39	\$ 73,589,683.69	\$ 75,981,348.41	\$ 78,450,742.23	\$ 81,000,391.35	\$ 83,632,904.07
EBITDA	\$ 8,750,492.00	\$ 9,213,544.99	\$ 9,697,900.37	\$ 10,204,469.34	\$ 10,734,200.34	\$ 11,288,080.61	\$ 11,867,137.64	\$ 12,472,440.83	\$ 13,105,103.11	\$ 13,766,282.70

**Modern Eminence II LLC**  
**Omaha Nebraska**  
**Development Costs and Start up Costs**  
**2023**

	BUDGET	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	TOTALS
<b>USES:</b>														
Land	\$ 3,500,000	-	3,500,000	-	-	-	-	-	-	-	-	-	-	\$ 3,500,000
Construction Contract	\$ 8,050,000	-	-	-	-	-	161,000	241,500	1,207,500	805,000	1,610,000	805,000	805,000	\$ 5,635,000
Contingency (Construction)	\$ 1,329,459	-	-	-	-	-	-	-	-	-	-	265,892	-	\$ 265,892
Site Improvements	\$ 975,000	-	-	-	-	-	292,500	585,000	97,500	-	-	-	-	\$ 975,000
Impact/Permit Fees	\$ 350,000	-	-	-	-	-	350,000	-	-	-	-	-	-	\$ 350,000
Equipment	\$ 3,662,800	-	-	-	-	-	1,098,840	-	-	-	-	-	-	\$ 1,098,840
Environmental, Soil Borings, Wetlands	\$ 25,000	-	-	-	-	-	25,000	-	-	-	-	-	-	\$ 25,000
Appraisal & Market Study	\$ 15,000	-	-	-	-	-	15,000	-	-	-	-	-	-	\$ 15,000
Architectural Fees	\$ 150,000	-	-	10,500	49,500	45,000	45,000	-	-	-	-	-	-	\$ 150,000
Survey	\$ 50,000	-	-	-	50,000	-	-	-	-	-	-	-	-	\$ 50,000
Engineering Fees	\$ 25,000	-	-	-	-	25,000	-	-	-	-	-	-	-	\$ 25,000
Legal & Accounting Fees	\$ 25,000	-	-	-	6,250	-	-	-	12,500	-	-	-	-	\$ 18,750
Insurance	\$ 15,000	-	-	-	-	-	15,000	-	-	-	-	-	-	\$ 15,000
Real Estate Taxes	\$ 35,000	-	-	-	-	-	-	-	-	-	-	-	35,000	\$ 35,000
Title Insurance	\$ 35,000	-	-	-	-	-	35,000	-	-	-	-	-	-	\$ 35,000
Initial Supply purchase	\$ 870,956	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Admin Overhead	\$ 594,000	-	35,640	35,640	35,640	35,640	35,640	35,640	35,640	35,640	35,640	35,640	35,640	\$ 392,040
Furniture, Fixtures & Office Equip	\$ 135,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
<b>Total Uses</b>	<b>\$ 19,842,216</b>	<b>\$ -</b>	<b>\$ 3,535,640</b>	<b>\$ 46,140</b>	<b>\$ 141,390</b>	<b>\$ 105,640</b>	<b>\$ 2,072,980</b>	<b>\$ 862,140</b>	<b>\$ 1,353,140</b>	<b>\$ 840,640</b>	<b>\$ 1,645,640</b>	<b>\$ 1,106,532</b>	<b>\$ 875,640</b>	<b>\$ 12,585,522</b>
<b>Total Cumulative Uses</b>	<b>\$ 19,842,216</b>	<b>\$ -</b>	<b>\$ 3,535,640</b>	<b>\$ 3,581,780</b>	<b>\$ 3,723,170</b>	<b>\$ 3,828,810</b>	<b>\$ 5,901,790</b>	<b>\$ 6,763,930</b>	<b>\$ 8,117,070</b>	<b>\$ 8,957,710</b>	<b>\$ 10,603,350</b>	<b>\$ 11,709,882</b>	<b>\$ 12,585,522</b>	<b>\$ 12,585,522</b>

**2024**

	BUDGET	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	Dec	TOTALS
<b>USES:</b>														
Land	\$ 3,500,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 3,500,000
Construction Contract	\$ 8,050,000	402,500	402,500	201,250	603,750	805,000	-	-	-	-	-	-	-	\$ 8,050,000
Contingency (Construction)	\$ 1,329,459	398,838	132,946	265,892	132,946	132,946	-	-	-	-	-	-	-	\$ 1,329,459
Site Improvements	\$ 975,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 975,000
Impact/Permit Fees	\$ 350,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 350,000
Equipment	\$ 3,662,800	1,831,400	-	-	549,420	-	183,140	-	-	-	-	-	-	\$ 3,662,800
Environmental, Soil Borings, Wetlands	\$ 25,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 25,000
Appraisal & Market Study	\$ 15,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 15,000
Architectural Fees	\$ 150,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 150,000
Survey	\$ 50,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 50,000
Engineering Fees	\$ 25,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 25,000
Legal & Accounting Fees	\$ 25,000	-	-	-	-	-	6,250	-	-	-	-	-	-	\$ 25,000
Insurance	\$ 15,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 15,000
Real Estate Taxes	\$ 35,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 35,000
Title Insurance	\$ 35,000	-	-	-	-	-	-	-	-	-	-	-	-	\$ 35,000
Initial Supply purchase	\$ 870,956	43,548	43,548	87,096	87,096	261,287	348,383	-	-	-	-	-	-	\$ 870,956
Admin Overhead	\$ 594,000	35,640	35,640	35,640	35,640	35,640	23,760	-	-	-	-	-	-	\$ 594,000
Furniture, Fixtures & Office Equip	\$ 135,000	-	-	-	67,500	-	67,500	-	-	-	-	-	-	\$ 135,000
<b>Total Uses</b>	<b>\$ 19,842,216</b>	<b>\$ 2,711,926</b>	<b>\$ 614,634</b>	<b>\$ 589,878</b>	<b>\$ 1,476,352</b>	<b>\$ 1,234,873</b>	<b>\$ 629,033</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,842,216</b>
<b>Total Cumulative Uses</b>	<b>\$ 19,842,216</b>	<b>\$ 15,297,448</b>	<b>\$ 15,912,081</b>	<b>\$ 16,501,959</b>	<b>\$ 17,978,310</b>	<b>\$ 19,213,183</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>	<b>\$ 19,842,216</b>



Equity Invested				Total Equity	Investment
Intellectual Property				\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology				\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology				\$ 457,633.00	\$ 457,633.00
Construction Equipment				\$ 754,147.50	\$ 754,147.50
				\$ -	\$ -
				Total Equity Investment	\$ 4,735,860.50

Factory Build Grant Uses				Size	Unit	Cost		
Lot Cost		10	Acres			\$	3,500,000.00	\$ 3,500,000.00
Closing Fees						\$	350,000.00	\$ 350,000.00
Site Prep Costs and Permits						\$	957,000.00	\$ 957,000.00
Modular Factory Construction Budget		40000	sqft			\$	3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget		12500	sqft			\$	1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget		40000	sqft			\$	3,240,000.00	\$ 3,240,000.00
Equipment Costs						\$	3,662,800.00	\$ 3,662,800.00
Operating Capital						\$	2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%						\$	1,329,458.43	\$ 1,329,458.43
							Total Costs	\$ 19,842,215.43
Equity Invested						Total Equity	Investment	
Intellectual Property						\$	2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology						\$	784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology						\$	457,633.00	\$ 457,633.00
Construction Equipment						\$	754,147.50	\$ 754,147.50
							\$	-
							Total Equity Investment	\$ 4,735,860.50
Additional Incentives						Cost		
Tax Credits						\$	2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption						\$	282,035.60	\$ 282,035.60
TIFS						\$	3,000,000.00	\$ 3,000,000.00
							Total Incentives	\$ 5,282,035.60
							Requested Funds	\$ 14,560,179.83

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost	10	Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			<b>Total Costs</b>	<b>\$ 19,842,215.43</b>

**Housing** for  
everyone that  
**makes sense for all**



**MODERN**eminence  
Better Placements • Better Returns

# Affordable Housing Crisis in the USA

**“70% of Americans said young adults today have a harder time buying a home than their parents’ generation did.”**

**Median Price of a new Home in 2021 increased to \$408,100**

**Deficit of 7,000,000 homes needed to satisfy demand**

**Lead times starting at 9 months and going as high as 18 months**

**Affordable housing in the USA, has no solution**



# Now ... Modern Eminence's Real Estate Verticals is the solution

Homes are contracted, prepared and installed in less than 3 Months

Target pricing for a completed home with 4,000-5,000 sq. ft lots with optional detached garage - \$277,000-\$347,000\*

Yearly production and Installation over 240 homes per year

Each Vertical is Quality Controlled & overseen from lot to home owner

(\* Pricing with optional garage)

# Marketplace in United States



**MODERN**eminence  
BETTER PLACEMENTS • BETTER RETURNS

**U.S. home prices were up  
7.1% over 2021.**

**Current median price  
\$408,100**

**The number of homes  
sold was down 19.9%  
year-over-year**

**The national average 30  
year fixed rate mortgage  
rate is at 7.2%\* and up  
440 basis point or a gross  
4.4% year-over-year**

\*as of 9/29/2022

# Competitive Advantage

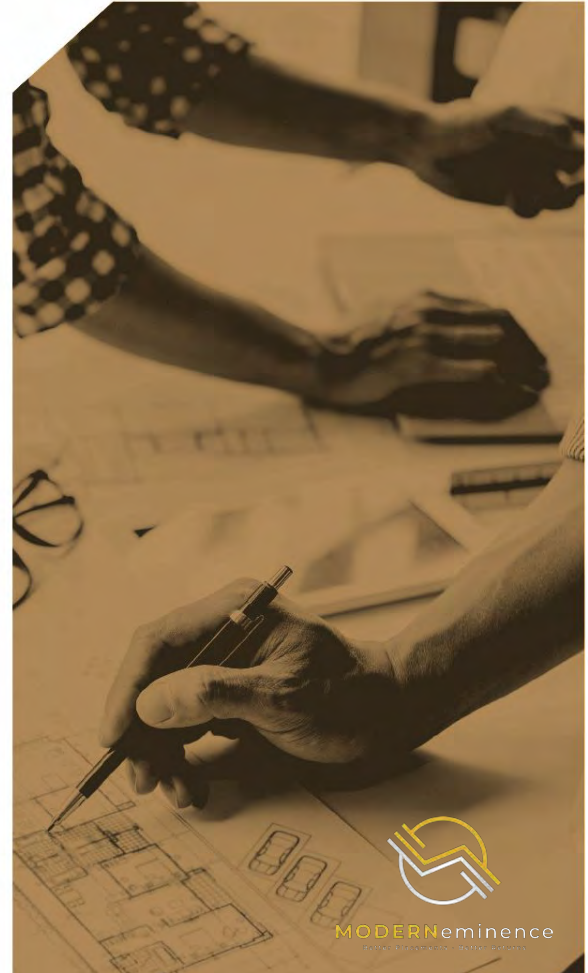
Our Home Prices start 30% lower than the national average

Lead times on the homes are 12 weeks from start to finish

Partnered with funding groups who have committed upto \$20MM per project for development and long term financing

Fully inclusive operations from acquisition of land, to final sales for ensured Quality Control & Delivery

Invested funds are 60-90 days, with complete standard financing for reclamation





**Sustainability**

**Faster Building**

**Energy Efficiency**

**Higher Air Quality**

**Strength**

**Long-term Value**



# Our Business Model

## Modern Eminence Model :Mobile/ Modular Home

**Cost: \$80-\$140 Per Sqft**

**Timeline: Less than 3 months**

**Floor Plan: 3 Bed 2 Bath 1496 sqft**  
**Options: Solid Surface Countertops, Various elevations, color pallets, and appliance packages**

**Total with Lot : \$277,000**

## Old model : Stick Framed Homes

Cost: \$200-\$350 per sqft

Timeline: 9-18 months

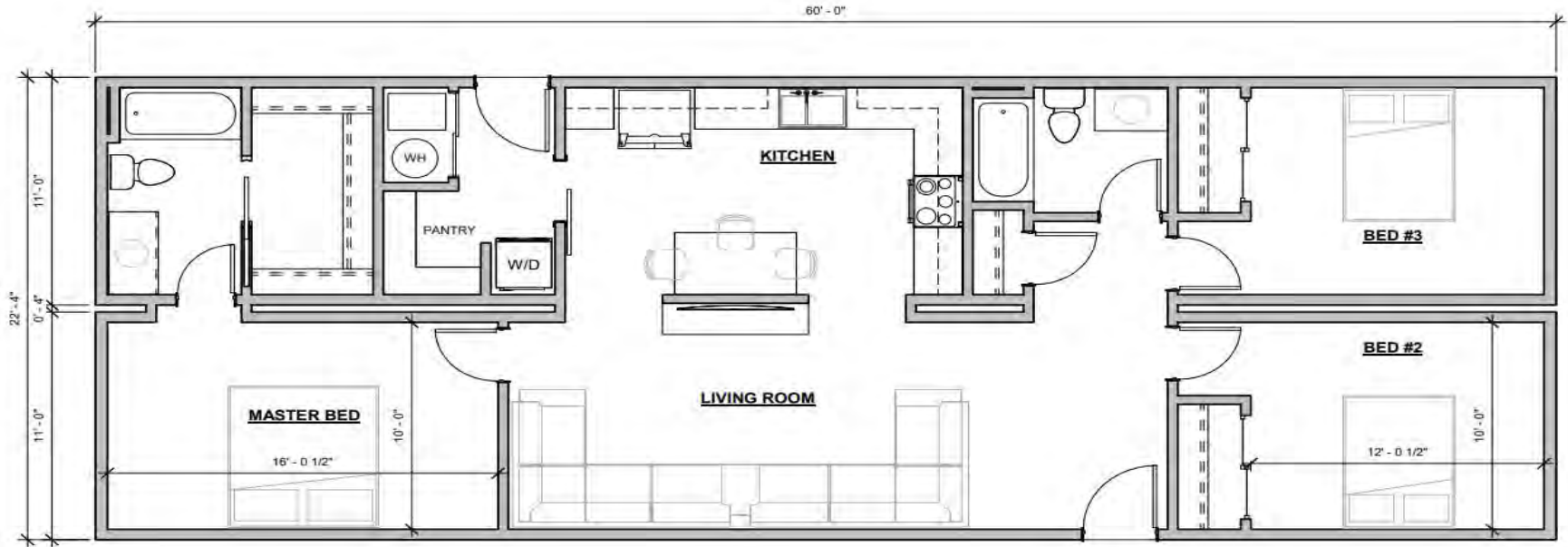
Floor Plan: Semi Custom

Options: Varies by builder and subcontractor generally: Solid Surface Countertops, Various elevations, color pallets, and appliance packages

Total with Lot : \$537,000



# Modern Solutions in Architecture





MODERNeminence

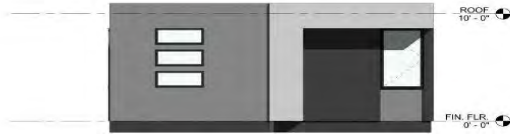
Quality. Placement. Process.



**Modern Housing  
Contemporary Look & Feel**



**C3 FLOOR PLAN**  
144" x 22'0"



**B1 LEFT SIDE**  
144" x 14'



**B3 FRONT**  
144" x 22'0"

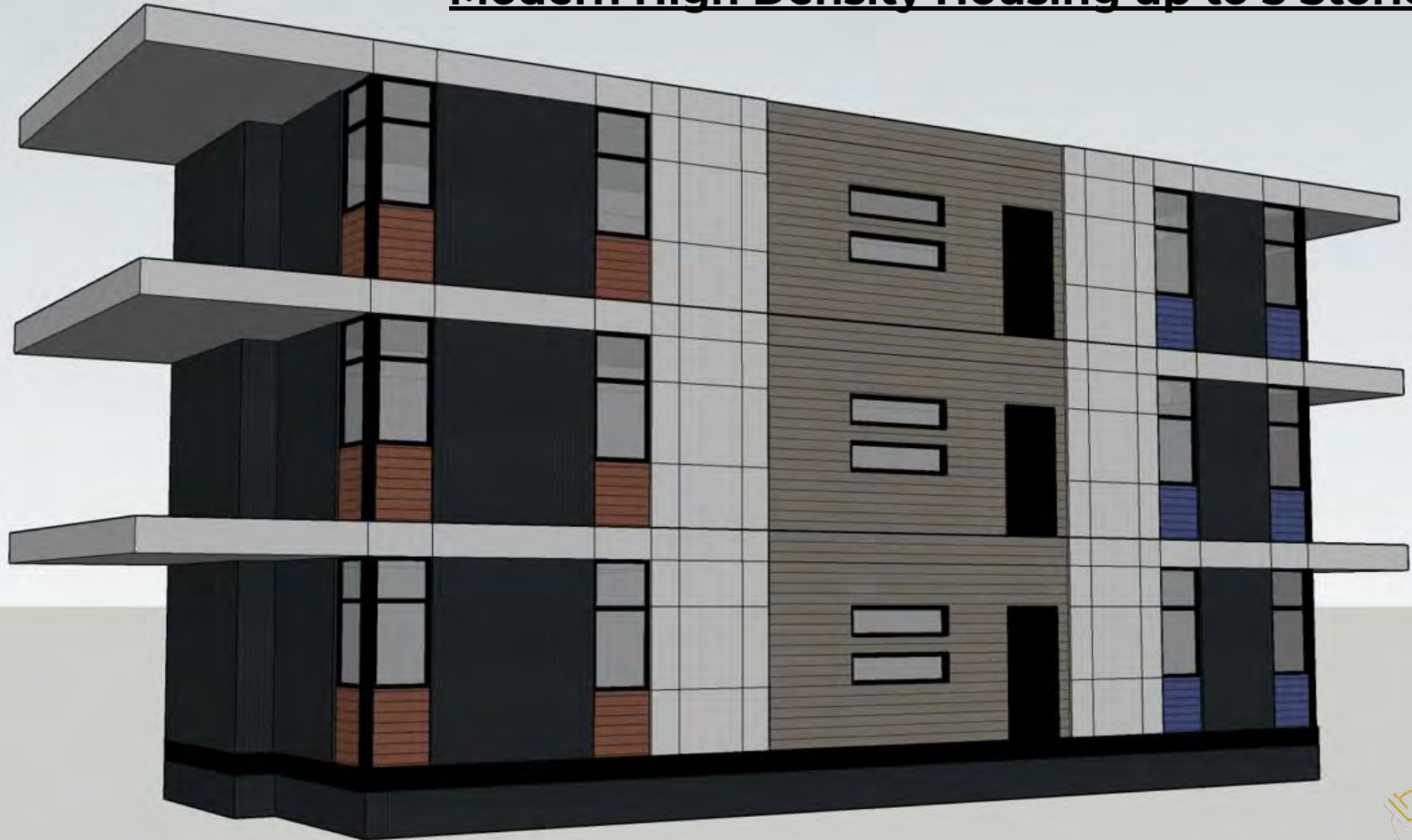
**Modern Housing  
Contemporary Look, Feel &  
Living Space**



# Single unit Proforma with Sales costs

Item	VENDOR SUBCONTRACTOR/CONTRACTOR	HRS	RATE	UNITS	\$/UNIT		
<b>Anticipated Sales income</b>							
Sale of unit				\$ 1.00	\$ 277,000.00		\$ 277,000.00
							\$ -
							\$ -
						<b>Total Income</b>	<b>\$ 277,000.00</b>
<b>Unit Costs</b>							
Lot Cost						\$ -	\$ -
Closing Fees						\$ -	\$ -
Site Prep Costs						\$ 36,560.00	\$ 36,560.00
Garage Costs		25	\$ 200.00	1	\$ 5,400.00		\$ 10,400.00
Unit Costs						\$ 126,000.00	\$ 126,000.00
Transport Cost						\$ 15,000.00	\$ 15,000.00
Install Cost						\$ 15,000.00	\$ 15,000.00
Contingency @ 8%						\$ 19,920.00	\$ 19,920.00
Realtor fees				4%	\$ 277,000.00		\$ 9,695.00
Interest by month				1	\$ 4,203.00		\$ 4,203.00
Financing fees				5%	\$ 250,000.00		\$ 12,500.00
						<b>Total Expenses</b>	<b>\$ 249,278.00</b>
						<b>Net Income</b>	<b>\$ 27,722.00</b>

# Modern High Density Housing up to 5 Stories



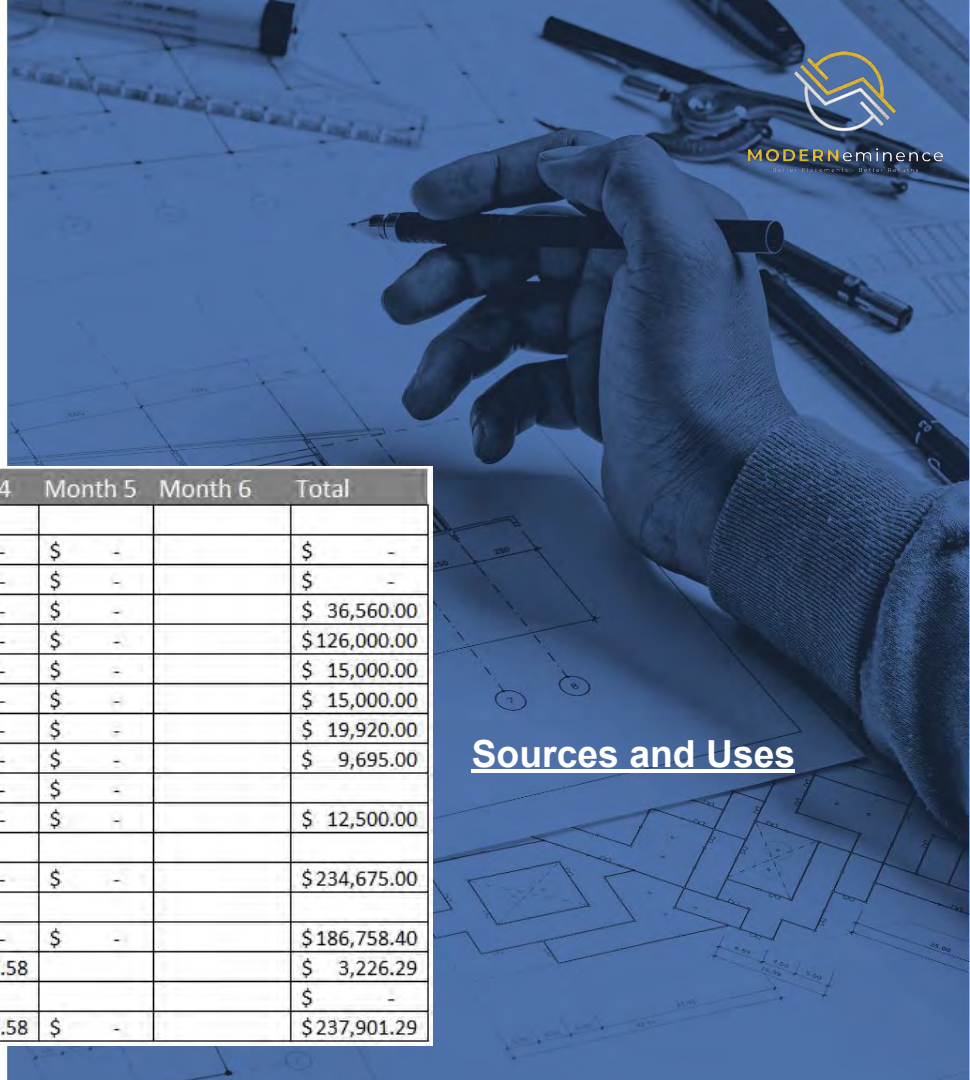
# Build Cost and Construction Loan information



BUILD COST INFORMATION	
Total Costs	\$237,901
(+) Acquisition Costs	
(+) Loan Fees / Costs	
(-) Financing	\$190,321.03
(-) Equity Invested	\$47,580.26

Item	Month 1	Month2	Month 3	Month 4	Month 5	Month 6	Total
Lot Cost	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Closing Fees	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Site Prep Costs	\$ 10,968.00	\$ 18,280.00	\$ 7,312.00	\$ -	\$ -		\$ 36,560.00
Unit Costs	\$ 37,800.00	\$ 63,000.00	\$ 25,200.00	\$ -	\$ -		\$126,000.00
Transport Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Install Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Contingency @ 8%	\$ 7,968.00	\$ 11,952.00	\$ -	\$ -	\$ -		\$ 19,920.00
Realtor fees	\$ -	\$ -	\$ 9,695.00	\$ -	\$ -		\$ 9,695.00
Interest by month	\$ -	\$ -	\$ -	\$ -	\$ -		
Financing fees	\$ 12,500.00	\$ -	\$ -	\$ -	\$ -		\$ 12,500.00
Totals	\$ 69,236.00	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$234,675.00
Investor Capital	\$ 47,916.60						
Loan Proceeds	\$ 21,319.40	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$186,758.40
Interest Charges		\$ 213.19	\$ 1,145.51	\$ 1,867.58			\$ 3,226.29
							\$ -
Total by Month	\$ 69,236.00	\$ 93,445.19	\$ 73,352.51	\$ 1,867.58	\$ -		\$237,901.29

## Sources and Uses





**Nebraska  
100 Units  
Summary of Financial Projections  
All Units Being Sold**

	2023 Jan	2023 Feb	2023 Mar	2023 April	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	TOTALS
Units Sold	2	3	5	5	15	10	15	15	13	7	5	5	100
Sales Gross Income	\$554,000	\$831,000	\$1,385,000	\$1,385,000	\$4,155,000	\$2,770,000	\$4,155,000	\$4,155,000	\$3,601,000	\$1,939,000	\$1,385,000	\$1,385,000	\$27,700,000
Sale Expense	19,390	29,085	48,475	48,475	145,425	96,950	145,425	145,425	126,035	67,865	48,475	48,475	969,500
Financing and Interest	33,406	50,109	83,515	83,515	250,545	167,030	250,545	250,545	217,139	116,921	83,515	83,515	1,670,300
Building Costs	445,760	668,640	1,114,400	1,114,400	3,343,200	2,228,800	3,343,200	3,343,200	2,897,440	1,560,160	1,114,400	1,114,400	22,288,000
Total Expenses	\$498,556	\$747,834	\$1,246,390	\$1,246,390	\$3,739,170	\$2,492,780	\$3,739,170	\$3,739,170	\$3,240,614	\$1,744,946	\$1,246,390	\$1,246,390	\$24,927,800
Net Operating Income	\$ 55,444	\$ 83,166	\$ 138,610	\$ 138,610	\$ 415,830	\$ 277,220	\$ 415,830	\$ 415,830	\$ 360,386	\$ 194,054	\$ 138,610	\$ 138,610	\$ 2,772,200

# Vertical Team Leaders

## Dr. Travis Fox-Partner- CEO

Travis, has been architecting businesses and companies for the last twenty-five years. Starting in real estate, trained by Robert Allen, focusing on strategic marketing, development, processes and sales for single family, multi-unit complex and development. Travis has closed millions in deal flow and financing. Travis specializes in optimized systematizing, negotiations and sales allowing Travis' teams to cover end-to-end project management and completion.

## S. Braden Breinholt-Partner-COO

Brady, started his professional career in real estate where he quickly became a top producing sales agents, helping manage and train agents in 6 offices eventually leaving to achieve an MBA. Being the key player bringing the on time delivery up from 7% to 85.6% as Operations Manager which launched him in the next phase of his career. For the better part of a decade now, having funded over 300MM in real estate via development, sales - marketing and financing with focus on manufacturing homes from bottom to top vertical management both domestically and soon internationally.

## Bryant Andrus- MSF, CFP-CFO

Bryant's career covers 15+ years of finance, wealth management, consulting, and general advisory services. Leading his former company's expansion into Canada, eventually becoming President of the company. Taking the helm at US Bank Wealth Management, of a multi-business wealth management team, becoming team # 2 producing team in the US Bank footprint in a matter of 12 months.

Achieving via the Master of Finance program at prestigious McDonough School of Business at Georgetown University in Washington, D.C. He worked with the International Finance Corporation, RMD Bank and others analyzing, researching, and performing due diligence on private debt and private equity investments around the world.. Co-Founding State Bird Corp, Global Financial Consultants and SBC Investment Management, an investment advisory firm in Arizona.





## Vertical Team Leaders

10

### Phillip Henderson- GC- Partner- Director Of Operations

Phillip having 25 years of experience in business & construction management. He is owner & operator of Dynasty Concrete LLC & DC Management LLC. Dynasty Concrete specializes in the development of residential homes & commercial properties focusing on quality above quantity. Throughout the years Phillip has a long history of giving back to the community and keeping Omaha clean. Donating to many local charities such as The Wounded Warriors, Family Support Fund, Cystic Fibrosis CF walk, Cancer Research Society, Children's Hospital, and more. Awarded the Integrity Award through the Better Business Bureau he continues to pride himself on the professionalism of his company and employees by making every customers' dream a reality.

### Chris Wallis- Partner- President of Manufacturing

Chris is the owner & operator of sPanels LLC, Est. in 2004. sPanels is a structural insulated panel company based in Idaho falls. Working his way up from 2011 to become the CEO & Sole Proprietor in 2019. His passion for creating efficiencies in business, products that are innovative, superior & ecologically sustainable. To date having produced over 455 buildings in various parts of the country and is now expanding manufacturing plants across the USA & Internationally.



# Bringing Economic Impact to Nebraska State

By way of Modern Eminence & sPanels merging, along with localized operators, DC Concrete & Construction, the expansion of additional manufacturing plants across the USA, bringing high quality housing\* and now stable employment to Nebraska through location operations in:

Manufacturing, transportation, land development, consistent construction, vocational training and more, allowing Nebraska to become the Central Hub for the midwest operations.

\*see additional brochure for more benefits





# Overview of Construction & Output ROI Benefits



Local Employment Impact	\$ 10,465,000.00	\$ 10,465,000.00
Local and National Supplier Impact	\$ 38,185,440.00	\$ 38,185,440.00
City and Local Impact	\$ 14,257,920.00	\$ 14,257,920.00
Local Real Estate Impact	\$ 4,819,800.00	\$ 4,819,800.00
State Level Impact	\$ 2,349,437.00	\$ 2,349,437.00
Local Utility Impact	\$ 22,797.60	\$ 22,797.60
<b>Total Economic Impact</b>	<b>\$ 70,100,394.60</b>	<b>\$ 70,100,394.60</b>

**4.7X ROI to State**

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost		10 Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			<b>Total Costs</b>	<b>\$ 19,842,215.43</b>
Equity Invested			Total Equity	Investment
Intellectual Property			\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology			\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology			\$ 457,633.00	\$ 457,633.00
Construction Equipment			\$ 754,147.50	\$ 754,147.50
			\$ -	\$ -
			<b>Total Equity Investment</b>	<b>\$ 4,735,860.50</b>
Additional Incentives			Cost	
Tax Credits			\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption			\$ 282,035.60	\$ 282,035.60
TIFS			\$ 3,000,000.00	\$ 3,000,000.00
			<b>Total Incentives</b>	<b>\$ 5,282,035.60</b>
			<b>Requested Funds</b>	<b>\$ 14,560,179.83</b>

# Jobs Added and Supplier Benefits

- **161 Jobs Added**
- **Average salary of \$65,000**
- **4.35MM in Annual Wages Created**

Local Employment Impact	Jobs Created	Average Salary	Total Economic Benefit	
Employment Minimums year 1	43	\$ 65,000.00	\$ 2,795,000.00	\$ 2,795,000.00
Employment Minimums year 2	51	\$ 65,000.00	\$ 3,315,000.00	\$ 6,110,000.00
Employment Minimums year 3	67	\$ 65,000.00	\$ 4,355,000.00	\$ 10,465,000.00
			Total Economic Benefit	\$ 10,465,000.00
Local and National Supplier Impact	Homes per Month	Homes Per year	Cost of the home	Total Impact
Factory output year 1	5	60	\$ 159,106.00	\$ 9,546,360.00
Factory output year 2	15	180	\$ 159,106.00	\$ 28,639,080.00
Factory output year 3	20	240	\$ 159,106.00	\$ 38,185,440.00
			Total Economic Benefit	\$ 38,185,440.00

# Benefits to Public and Private Sectors

City and Local Impact		Homes Per year	Total Income Generated	Total Impact	
Revenue generated for local cities from permits		240	\$ 2,233,440.00	\$ 2,233,440.00	
Revenue Generated for Local Contractors		240	\$ 12,024,480.00	\$ 12,024,480.00	
			<b>Total Economic Benefit</b>	<b>\$ 14,257,920.00</b>	
State Level Impact		Units	Total Income Generated	Total Impact	
Transportation Revenue	\$ 120 Homes	\$ 7,500	\$ 900,000.00	\$ 900,000.00	
Additional Food Sales by person	53 Households	\$ 7,153	\$ 379,109.00	\$ 379,109.00	
Additional Tax Revenue for State	240 Homes	\$ 277,000	1.61% \$ 1,070,328.00	\$ 1,070,328.00	
Additional Fuel Tax Revenue for State	555.55 Gallons	\$ 0.13	240 \$ 16,666.50	\$ 16,666.50	
Energy Star Rated Home Tax Fed Tax Rebate	240 Homes	\$ 2,500.00	\$ 600,000.00	\$ 600,000.00	
			<b>Total Economic Benefit</b>	<b>\$ 2,349,437.00</b>	
Local Real Estate Impact		Sales Price	Homes Per year	Total Income Generated	Total Impact
Total Realtor Fees Paid	277,000	240	4% \$ 2,659,200.00	\$ 2,659,200.00	
Total Title and Escrow	277,000	240	1% \$ 664,800.00	\$ 664,800.00	
Total Revenue from Financing Activates	277,000	240	2% \$ 1,495,800.00	\$ 1,495,800.00	
			<b>Total Economic Benefit</b>	<b>\$ 4,819,800.00</b>	

**Over \$20,000,000 Economic Impact Revenues to City, State and Private Sectors**

# Local Utility Benefits

Local Utility Impact	Average Cost	New Homes	Total Income Generated	Total Impact
Water Fees	\$ 31.23	120	\$ 3,747.60	\$ 3,747.60
Recycling Program	\$ 53.00	120	\$ 6,360.00	\$ 6,360.00
Electrical Meter Feed	\$ 105.75	120	\$ 12,690.00	\$ 12,690.00
Natural Gas Connections	\$ 85.00	120	\$ 10,200.00	\$ 10,200.00
Sewer Connection	\$ 0.80	120	\$ 96.00	\$ 96.00
			<b>Total Economic Benefit</b>	<b>\$ 22,797.60</b>

**Over \$20,000 in Economic Benefits to State & Local Utilities, over \$60,000 in 3 years**



# New Modern Manufacturing Campus

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost		10 Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			<b>Total Costs</b>	<b>\$ 19,842,215.43</b>
Equity Invested			Total Equity Investment	
Intellectual Property			\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology			\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology			\$ 457,633.00	\$ 457,633.00
Construction Equipment			\$ 754,147.50	\$ 754,147.50
			\$ -	\$ -
			<b>Total Equity Investment</b>	<b>\$ 4,735,860.50</b>
Additional Incentives			Cost	
Tax Credits			\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption			\$ 282,035.60	\$ 282,035.60
TIFS			\$ 3,000,000.00	\$ 3,000,000.00
			<b>Total Incentives</b>	<b>\$ 5,282,035.60</b>
			<b>Requested Funds</b>	<b>\$ 14,560,179.83</b>

**Three State of the Art Factories and 3,000 sqft of Office space**

\*additional potential incentives



# Detailed Uses of Funds Year 1

**Modern Eminence II LLC**  
 Omaha Nebraska  
 Development Costs and Start up Costs  
 2023

USES:	BUDGET	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	TOTALS
Construction Contract	\$3,500,000	0	3,500,000	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	0	0	0	0	0	161,000	241,500	1,207,500	805,000	1,610,000	805,000	805,000	5,635,000
Improvements	\$1,329,459	0	0	0	0	0	0	0	0	0	0	265,892	0	265,892
Architect/Permit Fees	\$975,000	0	0	0	0	0	292,500	585,000	97,500	0	0	0	0	975,000
Environmental	\$350,000	0	0	0	0	0	350,000	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	0	0	0	0	0	1,098,840	0	0	0	0	0	0	1,098,840
Geological, Soil Borings, Wetlands	\$25,000	0	0	0	0	0	25,000	0	0	0	0	0	0	25,000
Geological & Market Study	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Structural Fees	\$150,000	0	0	10,500	49,500	45,000	45,000	0	0	0	0	0	0	150,000
Survey	\$50,000	0	0	0	50,000	0	0	0	0	0	0	0	0	50,000
Engineering Fees	\$25,000	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000
Legal & Accounting Fees	\$25,000	0	0	0	6,250	0	0	0	12,500	0	0	0	0	18,750
Insurance	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	35,000	35,000
Insurance	\$35,000	0	0	0	0	0	35,000	0	0	0	0	0	0	35,000
IT Supply purchase	\$1,014,956	0	0	0	0	0	0	0	0	0	0	0	0	0
IT Overhead	\$450,000	0	0	0	0	0	36,000	36,000	36,000	36,000	36,000	36,000	36,000	252,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Uses</b>	<b>19,842,216</b>	<b>0</b>	<b>3,500,000</b>	<b>10,500</b>	<b>105,750</b>	<b>70,000</b>	<b>2,073,340</b>	<b>862,500</b>	<b>1,353,500</b>	<b>841,000</b>	<b>1,646,000</b>	<b>1,106,892</b>	<b>876,000</b>	<b>12,445,482</b>
<b>Total Cumulative Uses</b>	<b>\$19,842,216</b>	<b>0</b>	<b>3,500,000</b>	<b>3,510,500</b>	<b>3,616,250</b>	<b>3,686,250</b>	<b>5,759,590</b>	<b>6,622,090</b>	<b>7,975,590</b>	<b>8,816,590</b>	<b>10,462,590</b>	<b>11,569,482</b>	<b>12,445,482</b>	<b>12,445,482</b>





# Detailed Uses of Funds Year 2

2024

	BUDGET	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	Dec	TOTALS
<b>USES:</b>														
Construction Contract	\$3,500,000	0	0	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	402,500	402,500	201,250	603,750	805,000	0	0	0	0	0	0	0	8,050,000
Improvements	\$1,329,459	398,838	132,946	265,892	132,946	132,946	0	0	0	0	0	0	0	1,329,459
Contract/Permit Fees	\$975,000	0	0	0	0	0	0	0	0	0	0	0	0	975,000
Equipment	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	1,831,400	0	0	549,420	0	183,140	0	0	0	0	0	0	3,662,800
Geotechnical, Soil Borings, Wetlands	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Geotechnical & Market Study	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Architectural Fees	\$150,000	0	0	0	0	0	0	0	0	0	0	0	0	150,000
Engineering Fees	\$50,000	0	0	0	0	0	0	0	0	0	0	0	0	50,000
Professional Fees	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Legal & Accounting Fees	\$25,000	0	0	0	0	0	6,250	0	0	0	0	0	0	25,000
Insurance	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Insurance	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Material Supply purchase	\$1,014,956	50,748	50,748	101,496	101,496	304,487	405,983	0	0	0	0	0	0	1,014,956
Construction Overhead	\$450,000	36,000	36,000	36,000	36,000	36,000	18,000	0	0	0	0	0	0	450,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	67,500	0	67,500	0	0	0	0	0	0	135,000
<b>Total Uses</b>	<b>19,842,216</b>	<b>2,719,486</b>	<b>622,194</b>	<b>604,638</b>	<b>1,491,112</b>	<b>1,278,433</b>	<b>680,873</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,842,216</b>
<b>Total Cumulative Uses</b>	<b>\$19,842,216</b>	<b>15,164,968</b>	<b>15,787,161</b>	<b>16,391,799</b>	<b>17,882,910</b>	<b>19,161,343</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>	<b>19,842,216</b>





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# Combined 10 year Pro Forma

## Modern Eminence 10 Year Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Homes sold	100	100	100	100	100	100	100	100	100	100
Revenue										
Homes	\$ 27,700,000.00	\$ 28,669,500.00	\$ 29,672,932.50	\$ 30,711,485.14	\$ 31,786,387.12	\$ 32,898,910.67	\$ 34,050,372.54	\$ 35,242,135.58	\$ 36,475,610.32	\$ 37,752,256.69
Construction	\$ 24,927,800.00	\$ 25,800,273.00	\$ 26,703,282.56	\$ 27,637,897.44	\$ 28,605,223.85	\$ 29,606,406.69	\$ 30,642,630.92	\$ 31,715,123.01	\$ 32,825,152.31	\$ 33,974,032.64
Manufacturing	\$ 12,600,000.00	\$ 13,041,000.00	\$ 13,497,435.00	\$ 13,969,845.23	\$ 14,458,789.81	\$ 14,964,847.45	\$ 15,488,617.11	\$ 16,030,718.71	\$ 16,591,793.87	\$ 17,172,506.65
Panels	\$ 4,158,000.00	\$ 4,303,530.00	\$ 4,454,153.55	\$ 4,610,048.92	\$ 4,771,400.64	\$ 4,938,399.66	\$ 5,111,243.65	\$ 5,290,137.17	\$ 5,475,291.98	\$ 5,666,927.19
Foam	\$ 2,079,000.00	\$ 2,151,765.00	\$ 2,227,076.78	\$ 2,305,024.46	\$ 2,385,700.32	\$ 2,469,199.83	\$ 2,555,621.82	\$ 2,645,068.59	\$ 2,737,645.99	\$ 2,833,463.60
Total Income	\$ 71,464,800.00	\$ 73,966,068.00	\$ 76,554,880.38	\$ 79,234,301.19	\$ 82,007,501.74	\$ 84,877,764.30	\$ 87,848,486.05	\$ 90,923,183.06	\$ 94,105,494.46	\$ 97,399,186.77
SGS										
Homes	\$ 24,927,800.00	\$ 25,737,953.50	\$ 26,574,436.99	\$ 27,438,106.19	\$ 28,329,844.64	\$ 29,250,564.59	\$ 30,201,207.94	\$ 31,182,747.20	\$ 32,196,186.48	\$ 33,242,562.55
Construction	\$ 21,248,000.00	\$ 21,938,560.00	\$ 22,651,563.20	\$ 23,387,739.00	\$ 24,147,840.52	\$ 24,932,645.34	\$ 25,742,956.31	\$ 26,579,602.39	\$ 27,443,439.47	\$ 28,335,351.25
Manufacturing	\$ 11,025,000.00	\$ 11,383,312.50	\$ 11,753,270.16	\$ 12,135,251.44	\$ 12,529,647.11	\$ 12,936,860.64	\$ 13,357,308.61	\$ 13,791,421.14	\$ 14,239,642.33	\$ 14,702,430.70
Panels	\$ 3,700,620.00	\$ 3,820,890.15	\$ 3,945,069.08	\$ 4,073,283.82	\$ 4,205,665.55	\$ 4,342,349.68	\$ 4,483,476.04	\$ 4,629,189.02	\$ 4,779,637.66	\$ 4,934,975.88
Foam Co	\$ 1,812,888.00	\$ 1,871,806.86	\$ 1,932,640.58	\$ 1,995,451.40	\$ 2,060,303.57	\$ 2,127,263.44	\$ 2,196,399.50	\$ 2,267,782.48	\$ 2,341,485.41	\$ 2,417,583.69
Cost of Goods Sold	\$ 62,714,308.00	\$ 64,752,523.01	\$ 66,856,980.01	\$ 69,029,831.86	\$ 71,273,301.39	\$ 73,589,683.69	\$ 75,981,348.41	\$ 78,450,742.23	\$ 81,000,391.35	\$ 83,632,904.07
EBITDA	\$ 8,750,492.00	\$ 9,213,544.99	\$ 9,697,900.37	\$ 10,204,469.34	\$ 10,734,200.34	\$ 11,288,080.61	\$ 11,867,137.64	\$ 12,472,440.83	\$ 13,105,103.11	\$ 13,766,282.70

# Our Community Give-Back Program

We continue to build communities even after we have manufactured & built their homes.

With a yearly percentage from both home sales, as well as, yearly percentage from the profits of our manufacturing facility.

Provided to local Charities such as Sankofa, as well as, vocational schools, training for skill set improvements, and parks / community centers.

“Housing for everyone that makes sense for all.”

Planned Donations from Manufacturing  
over 10 years \$1,400,000

Planned Donations from Home Sales  
over 10 years \$442,000

Total contributions back to the local  
community - \$2,842,000

# Summary Proposal Housing

**New Modern Housing & Community  
enhancements for 100 lots**

---

**Prices start 30% lower than the national  
average**

**Homes are 12 weeks from Start to Finish**

**100 Energy Star Rated Homes Built**

**Realtor fees of \$969,500 paid to local agents**

**\$623,250 paid in Mortgage Origination**

**Modern and Traditional Style homes to match  
existing neighborhoods**



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# Summary Proposal Manufacturing

**New Modern Manufacturing Campus for  
less than \$14,700,000**

---

**4.7X Economic Impact in 3 years**

**\$70,000,00 Revenue to State**

**161 Jobs Added  
Average salary of \$65,000**

**4.3MM in New Wages Created**

**100 Energy Star Rated Homes Built**

**Over \$20,000 in Economic Benefits to State &  
Local Utilities, over \$60,000 in 3 years**

**Over \$70,000,000 Economic Impact Revenues  
to City, State and Private Sectors**



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# Thank You

## Contact info:

S. Braden Breinholt  
Phone 435-625-1551

Email [Brady@Modern-Eminence.com](mailto:Brady@Modern-Eminence.com)

Phillip Henderson  
Phone 402-208-2660

Email [Phillip@Modern-Eminence.com](mailto:Phillip@Modern-Eminence.com)

[www.TheModernEminence.com](http://www.TheModernEminence.com)



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# Thank You!



## Homes - Timeline

December 2022- March 2023

- Lots Chosen and plans selected
- Submitted to city for approval
- Orders placed with Factory (Ours or Partners)

April 2023

- Site Prep Begins
- Foundation and Utilities in place
- Homes begin to arrive
- Additional Lot clearing Begins

May 2023

- 3 home installed every 2 weeks
- with continued plans being submitted for approval
- Sites cleared
- Foundation started

June 2023

- 3 homes per week installed and finalized.
- with additional permits and lots being acquired

Process repeats until production is at 15 homes per month

## Manufacturing Campus Construction Timeline

- Start would be November 1st, 2022, with approx. completion August of 2023 in full production. (Schedule of bullet points?) Draw Schedule?
  - Dec 2022
    - Land Purchase
  - Jan-March 2023
    - Design
    - Engineering
    - Equipment ordered
    - Permits issues
  - April
    - Site Prep
      - Survey
      - Layout
    - Excavation
      - Site Clearing
      - Utilities
      - Foundation
    - Deposit on Equipment
  - May - July
    - Footings poured
    - Slab Poured
    - Temp Power installed
    - Steel Building Erected
    - Rough Framing of Offices completed
    - Windows and Doors installed
  - Aug-Oct
    - Rough Plumbing Elec, and HVAC installed
    - Insulation Installed
    - Sheetrock installed in offices
  - Sept -Jan
    - Finish work begins
      - Electrical
      - Plumbing
      - HVAC
  - Feb- April
    - Texture and paint in offices,
      - Trim Installed
    - Power drops in Shop finalized
    - Equipment ships
    - Office and Handling equipment arrives
    - Equipment testing begins
    - Raw Materials begin arriving
  - May
    - Final inspection
    - Final testing
    - First Run Begins
    - Training Continues

# Grant Application

Row 189

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**Organization Name (if applicable)** JAMMIT SECURITY And HOME RENTAL LLC

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**Physical Address** 5410 N. 46th st

---

**Mailing Address**

---

**Website**

---

**Social Media Accounts**

---

**Name** Jamar Mitchell

---

**Title** Owner

---

**Email Address** jamarm275@gmail.com

---

**Phone** +1 (402) 598-5086

---

**Team** Yes

---

Jamar Mitchell( Owner) Team members include Ronald Clark and Micheal Smith both members are to make sure the area is safe and secure to begin work, expertise in demolition, floor tear up, wall and ceiling take down, nails, and cleanup.

---

**Organizational Chart** N.A.

---

**Other Completed Projects and/or Accomplishments** We are a new organization that focus on homes that have had water and fire damage. We also help pack and load personal furniture into pods for clients. This proposal will help to get the tools that I need to accept bigger job offers, while also helping to employ others in the community with new job skills.

---

**Proposal Title** Construction Demolition

---

**Total Budget (\$)** \$60,000.00

---

**LB1024 Grant Funding Request (\$)** \$80,000.00

---

**Proposal Type** I do not know

---

**Brief Proposal Summary** There is no exact timeline with this specific project. This an ongoing project. Our company in sub-contracted with Carlson Restorations where we accept contracts that involves construction demoliton, dry wall fixing, electricity, plumbing, dumping, water damage control, removing mold, packing

customers belonging and helping them to move to new locations until the work is done.

<b>Timeline</b>	There is no exact timeline, this is an ongoing project.
<b>Percentage completed by July 2025</b>	80%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	It will help bring jobs to the community while enhancing one with new trade skills.
<b>Visioning Workshop Findings Alignment</b>	Provide jobs in the community, while saving lives by teaching new skills while building partnerships with the community
<b>Priorities Alignment</b>	Helps to enhance the lives of others while teaching different trade skills
<b>Economic Impact</b>	Right now wages are \$15 an hour, with the help of the proposal it would allow pay increase and the hiring of more team members
	several
	all will be permanent
	\$15 an hour
	Advertisement, submitting bids, and connecting with others in the community
<b>Community Benefit</b>	Job enhancement skills, trade education
	Stable employment and learning a new trade
<b>Best Practices/Innovation</b>	Reintegrating same skills but bringing new challenges to the community
<b>Outcome Measurement</b>	Improved quality life of living, work ethics, leadership, positive goals, while all learning a trade skill

	Based off man hours, and the estimator will figure out how much time it will take to get the job done
	no
<b>Partnerships</b>	No
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	Work is being done at designated client home and bussiness locations
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	N.A.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	Yes
<b>General Contractor</b>	Yes
	No
	Partnered with Carlsons Restorations
<b>Request Rationale</b>	Work Truck \$40,000 Bumper pull dump trailer \$10,000 Jack Hammer \$1,000 Tile breaker \$2,000 Hydraulic sledge hammer \$600.00 Osciliating tool \$80 times 3 ventilation fans \$400 times 4 mold control fogger \$310 times 2 Wet vaccs \$400 times 2 Porter rental \$3750 monthly hydrolic heaters \$200 times 4 safety equipment(hard hats, gloves, industrial mask, safety goggles, hazmatsuits, winter jackets, ear plugs, waterproof steel toe boots) \$1520.00 Tools needed (plyers, wrench set, wall scrappers, guster tool, concrete ply bar, hand tool barrier, crow bar, gooseneck bar, industrial wheel barrel, industrial garbage bags) \$2240 Grand total is \$61,057.50

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**Grant Funds Usage** To help better the business and to empower the community

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**Proposal Financial Sustainability** Yes

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Money will be used to buy equipment, supplies, vehicles, and tools needed to carry out work performance

---

**Funding Sources** N.A.

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N.A.

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no

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**Scalability** No

---

N.A.

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**Financial Commitment** When grant money is awarded funds will be allocated specifically towards construction demolition by buying all equipment, vehicles, tools, and accessories needed to perform job duties

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgment**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads**

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# Grant Application

Row 190

<b>Organization Name (if applicable)</b>	RADIUS
<b>Physical Address</b>	5040 Grand Avenue, Omaha NE 680104
<b>Mailing Address</b>	
<b>Website</b>	<a href="http://www.radiusomaha.org">www.radiusomaha.org</a>
<b>Social Media Accounts</b>	FB: RadiusOmaha Instagram: radiusomaha Twitter: Radius_Omaha LinkedIn: <a href="http://www.linkedin.com/company/radiusomaha">www.linkedin.com/company/radiusomaha</a>
<b>Name</b>	Nick Juliano, PhD, MBA
<b>Title</b>	President & CEO
<b>Email Address</b>	Nick.Juliano@RadiusOmaha.org
<b>Phone</b>	+1 (402) 618-6900
<b>Team</b>	Yes
	Nick Juliano, PhD, MBA (President & CEO). Tim Hron, MA, LIMHP (Chief Program Officer). Brandy Siddiqui (Director of Finance & Administration). Brittany Henry, SHRM-SCP, PHR (Director of Human Resources). See organizational chart attachment for more information.
<b>Organizational Chart</b>	RADIUS currently has four leadership positions described above. During 2023 and early 2024 the organization will grow to 55 FTEs comprised primarily of direct care positions to work with youth residing at RADIUS (Youth Coaches) and the families of youth residing at RADIUS (Family Consultants). Supervisory positions for the residential program and in-home program are expected to supervise no more than 5 staff at a time to ensure quality supervision, coaching, and staff development. RADIUS will employ three teachers who will be supervised by a licensed school administrator per Nebraska Department of Education Interim Program School regulations (Rule 18). See attached organization chart for more detail.
<b>Other Completed Projects and/or Accomplishments</b>	RADIUS was created in 2020 as a 501c(3) nonprofit to join existing efforts in Douglas County to strengthen the continuum of services and alternatives for youth involved in the juvenile justice system. These collective efforts are designed to keep Omaha youth in their community to receive treatment and education while preventing them from experiencing disruptions in family relationships, education, and local support networks which are essential to their future success. RADIUS is projected to open in summer 2023 and will operate a 24-bed residential facility for boys and girls age 12-18, an interim-program school under rule 18, an in-home service program to

work with families as youth transition home from RADIUS, and an outpatient clinic operated by Charles Drew Health Centers for provide integrated behavioral health and physical health care. Most youth served by RADIUS will reside in the identified census tracts. Therefore, RADIUS' goal is to employee staff from those same areas who share experiences, race, culture, language, and geography with the youth and families we serve. RADIUS will have 45-50 FTESs when operational, the bulk of which will be direct care staff. The grant proposal will support the hiring, training, and promotion of direct care staff and teachers to achieve this goal. In addition RADIUS has completed a \$25M capital campaign for the construction of its residential facility, school, and separate outpatient clinic at 5040 Grand Ave. As of Oct 1, 2022 vertical construction is complete and the facility is on target to open during summer 2023. There is no capital funding request within this proposal – this is highlighted as an accomplishment of the organization to date.

<b>Proposal Title</b>	RADIUS Workforce Development Grant
<b>Total Budget (\$)</b>	3,513,896.31
<b>LB1024 Grant Funding Request (\$)</b>	\$678,545.00
<b>Proposal Type</b>	I do not know Service/program
<b>Brief Proposal Summary</b>	<p>The mission of RADIUS is to empower youth and families to reach their full potential through community engagement and trauma-informed education, social and behavioral health services. RADIUS is creating new services at 5040 Grand Ave. (census tract 63.02) to serve youth and families primarily residing within the identified census tracts. These youth, age 12-18, are involved in the juvenile justice system and are not served in Omaha programs due to a variety of factors, including capacity issues (i.e. accepted but not served due to lack of bed space) and complexity of needs not able to be met by existing programs (i.e. not accepted and hence referred out of state). The current absence of services requires, on average, 20-25 justice involved youth to leave the Omaha community to programs in Arizona, Utah, Missouri, Ohio and other states for behavioral health treatment and rehabilitation. The majority of these youth and their families reside within the identified census tracts. An Advisory Group with diverse key stakeholders came together in September 2019 and included: individuals with lived experience in the juvenile justice and adult corrections system, juvenile court and probation, law enforcement, and behavioral and physical healthcare experts. The group met monthly to provide feedback on proposed programmatic features based on their knowledge of our local youth, families and community. After meeting, discussions and research, they proposed to create a new 501(c)(3). In July 2020, RADIUS was formed to provide residential care, education, outpatient treatment, and in-home services to justice system involved adolescents who have experienced significant trauma and need treatment for mental health and/or substance use disorders. RADIUS will use grant funds to develop its workforce that will provide residential care, education, and in-home family services to justice involved youth. Workforce development activities include recruitment and hiring of direct care staff and training beginning in May 2023 continuing through December 2025. The proposal has three primary components: 1) Recruitment and hiring of direct care staff from qualified census tracts; 2) Training and career</p>



development for direct care staff; 3) Paid internship program; and 4) Professional development program for education staff.

<b>Timeline</b>	See attached schedule.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
<b>Community Needs</b>	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	See attachment
<b>Visioning Workshop Findings Alignment</b>	See attachment
<b>Priorities Alignment</b>	The primary strategic priority this proposal aligns with is job creation and job training. RADIUS will create 55 permanent FTEs with nearly 50% being entry level positions which do not require a college degree. The proposal supports hiring and training of 10 entry level positions and training and support for future promotional opportunities with increased earning potential. In addition, as a strategy to build a pipeline for future job creation and internship program will create opportunities for individuals working toward a degree who to gain practical experience and training working with youth and families at RADIUS. The educational staff development aspect of the proposal provides one of a kind job training for education staff who work in facilities with justice involved youth. This development program gives education staff portable skills to be used at RADIUS or other youth and family serving programs.
<b>Economic Impact</b>	55 permanent employees with wages at or above \$42,328 annually with benefits.
	Once fully staffed RADIUS will employ 55 permanent employees.
	0
	\$42,328-\$48,568
	The jobs created from the business of RADIUS will have a direct impact on the individuals living and working in the community we serve. In addition to posting the open roles to the RADIUS website, they will be advertised on Indeed, the Nonprofit of the Midlands, Handshake, LinkedIn, and more.

**Community Benefit** RADIUS is a 24-bed residential program designed to treat youth, ages 12 to 18, who are on juvenile probation. The majority of youth and families served by RADIUS reside within the qualified census tracts in north and south Omaha. Therefore, RADIUS is intentionally located on 50th and Grand Avenue to support youth and families close to these communities. RADIUS will provide residential care to include physical, behavioral, educational, and psychosocial support to assist youth and their families in gaining the necessary skills to demonstrate better social determinants of health as evidenced by improved emotional regulation, academic performance, interpersonal relationships, health equity in addition to increased readiness to return home with life skills to enter the workforce in their community. All youth will be engaged in individual therapy, group therapy, family therapy, medication management, psycho-educational therapy, and recreational therapeutic activities in the community. RADIUS will be partnering with a trusted community organization, Charles Drew Health Center, that will provide physical and behavioral health services on campus. RADIUS programming will consist of specific activities some of which will be in partnership with local community organizations to provide opportunities to youth and families for improving economic stability, access to quality education and healthcare, neighborhood engagement, and social and community connectedness. As youth participate in recreational activities with community organizations, they will have an established trusted relationship for continued participation post discharge from RADIUS. The involvement of the family/legal guardian is critical in the care of the youth. Families will be involved in family therapy and in-home services for support while the youth is participating in residential care. We believe that the care of a youth should be provided within the context of their family, whenever possible, and that the family and youth need to be actively involved in the multi-disciplinary team planning process. In addition, while youth are striving to achieve their goals in residential care, their families will be preparing for youth to return home by striving to reach their goals with in-home education and support.

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The proposal contributes to community sustainability by creating new jobs (55 permanent FTEs) including 25 entry level positions not requiring degrees. In addition, the services RADIUS will provide to youth and families will contribute positively to their quality of life, with the specific goal of providing parenting support and skill building while preparing youth to return home, graduate from high school, and become employable in the Omaha community.

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**Best Practices/Innovation** See attachment.

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**Outcome Measurement** Outcomes to be measured at RADIUS will include: · Youth behavior stabilizing from pre-admission levels. · Youth positively demonstrating skills identified in the care plan. · Understanding medication being prescribed and being compliant with medication prescriptions. · Maintain youth placement in least restrictive environment until transitioning to a community-based setting to continue to strive towards the goals in care plan. · Youth and family having support systems secured and risk reduction plan in place to help maintain stability in the community. · Youth demonstrating positive skills in communication, social skills, coping/anger management, and family functioning. · Outcomes will be measured during a

program evaluation which will begin later this year. RADIUS would serve as a catalyst for secondary investment in North Omaha by improving social determinants of health for youth and families as well as developing a workforce in the field of behavioral health for staff to advance in their career.

Currently funding has been secured and a proposal released for evaluation services. The evaluator will be selected soon and will begin designing the evaluation during the Spring of 2023. Funding for the evaluation is not included in this grant request as it has been secured by a different funding source.

We don't know at this time. Would like to learn more about this possibility.

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**Partnerships**

Yes

· YouTurn · Black & Pink · Youth Emergency Services (YES) · Inclusive Communities · Metro Area Youth Services (MAYS) · Dusk to Dawn · Voices for Children in Nebraska · Kim Foundation · Girls Inc · Boys & Girls Club of Midlands · Mentor Nebraska · Boys Town · University of Nebraska Medical Center · Charles Drew Health Center · Douglas County Health Department · Hope Center for Kids · Project Harmony · No More Empty Pots · Urban League · Omaha Home for Boys · Omaha Public Schools · Learning Community · Omaha Economic Development Corporation · Nebraska Business Development Center · Nebraska Black Business Association · Greater Omaha Chamber of Commerce · Step-Up Omaha · Cradle to Career · AIM Institute · CHI · NorthStar · Refugee Empowerment Center · 100 Black Men of Omaha · Empowerment Network · Women's Center for Advancement · YMCA · Our House Youth Services · Collective for Youth

The Charles Drew Health Center agreement has been drafted but not yet executed. Expected Q4 2022.

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**Displacement**

No

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**Displacement explanation**

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**Physical Location**

RADIUS is located at 5040 Grand Ave., Omaha, NE 68104. The campus is composed to two buildings: 1) A 24 bed residential facility with a school and administrative space; 2) A separate outpatient clinic located next to the residential facility which will be operated in by Charles Drew Health Center.

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**Qualified Census Tract**

Within one or more QCTs

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**Additional Location Documents**

N/A

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**Property Zoning**

Yes

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**Is the project connected to utilities?**

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	Yes
	No
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	Yes
	No
	RADIUS is nonprofit corporation and the capital campaign for our buildings is 100% private philanthropic dollars. Selected contractors were identified and invited to bid consistent with the policies of RADIUS.
<b>Request Rationale</b>	RADIUS request funds to be used for the following purposes: . \$89,100 requested to pay for .75 FTE of the Human Resources Director's salary for 12 months to support recruitment efforts, providing gainful employment opportunities to residents in the census tract of North and South Omaha. \$8,000 requested to pay for a human resources platform to assist in applicant tracking and onboarding documentation. \$50,000 requested to train and develop direct care staff. \$22,000 to assist recruitment efforts in the census tract of North and South Omaha. \$41,565 requested to provide paid internships to college students, offering employment opportunities in the community while students finish school. \$39,600 requested to pay for .25 FTE of the Chief Program Officers salary to assist in training, developing and supporting staff. \$423,280 requested to fund 10 direct care positions, providing gainful employment opportunities and an economic impact to our local community. \$5,000 requested to assist in the pre-employment health screening of staff.
<b>Grant Funds Usage</b>	75 FTE Director of Human Resources for 12 months (job description attached) Applicant tracking and onboarding software Recruitment expenses for job posting, online and in-person recruitment activities, and collateral material 10 FTE Youth Coaches for 12 months (job description attached) Pre-Employment Health Screening .25 FTE Chief Program Officer for 12 months (job description attached) Materials for internal leadership training Tuition for UNO JJI juvenile justice certificate program Registration fees and expenses for external conferences, webinars, and training sessions Three paid internships for 12 months (16 hours per week @ \$15.00 per hr.) One hour of supervision per week Pre-service training and materials Development of coursework and materials Tuition and fees for three staff
<b>Proposal Financial Sustainability</b>	Yes
	RADIUS is asking for assistance with initial startup funds to help with economic growth and providing gainful employment opportunities in the census tract within North and South Omaha Communities. If awarded LB1024, the request will be fiscally

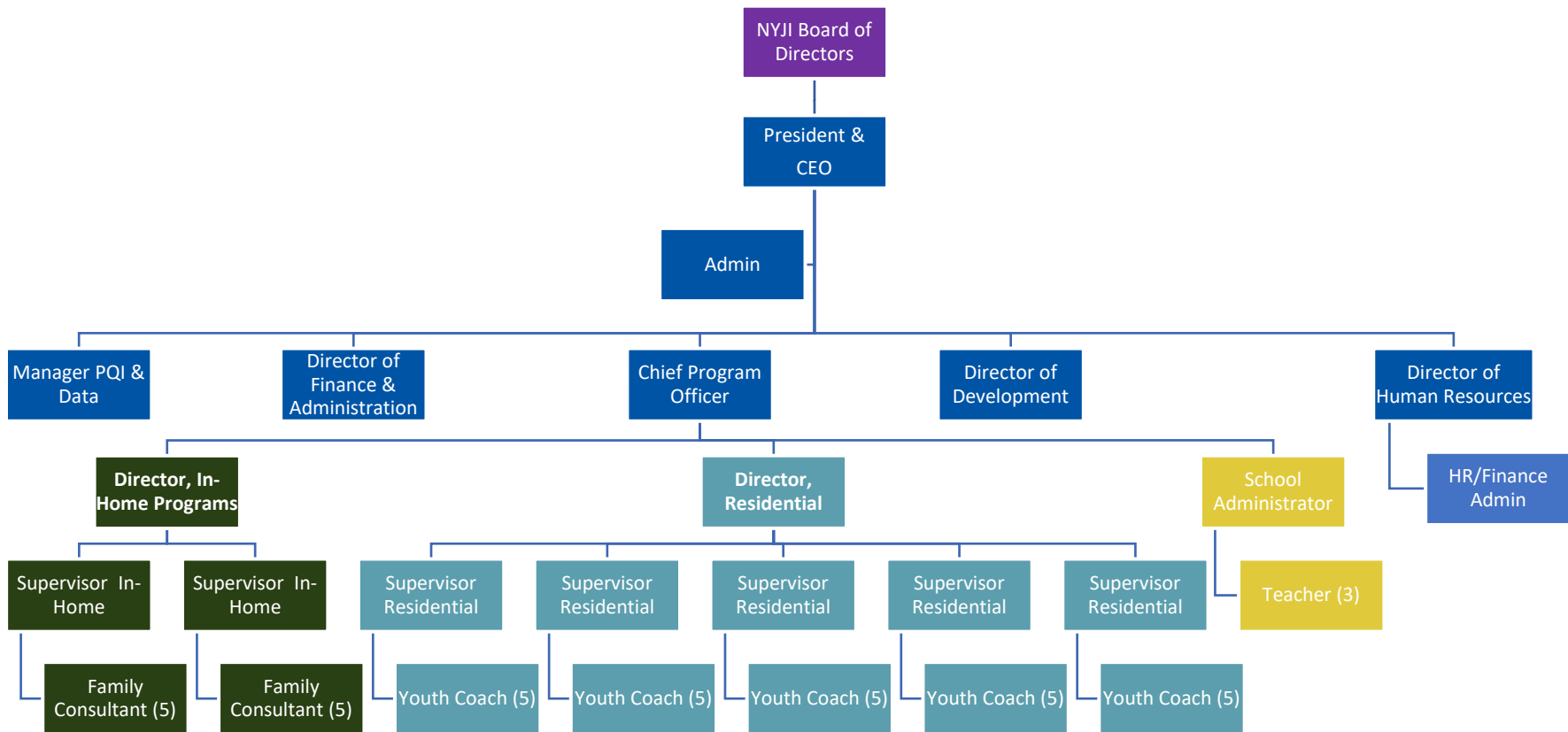
sustainable moving forward. RADIUS is funded in part by the Administration Office of the Courts & Probation who pays a daily rate for youth staying on campus and an in-home rate for community support to the families. RADIUS Teachers are reimbursed through the Department of Education. The remaining is funded by ongoing private grants and individual donations.

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<b>Funding Sources</b>	N/A
	No
	No
<b>Scalability</b>	<p>In 2023 and 2024 RADIUS will be hiring around 25 youth coaches. The funds asked for in this grant could be used in either year while still offering gainful opportunities to the community. Recruitment efforts will start in 2022 and will be ongoing, RADIUS could utilize these funds in order to pay for initial or ongoing recruitment efforts. The internship program could start at any time. This is something RADIUS would like to offer during 2023 but could be started during any time during the next 2-3 years. Development and training of staff and the associated fees could also be used in either time frame during 2023-24. As new staff are onboarded, they will go through pre-service training, so these costs are ongoing.</p>
	See attached budget.
<b>Financial Commitment</b>	RADIUS is committed to using this funding to meet the objectives in the proposal.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Organizational Chart Pro Forma Proposal Budget/Sources and Uses Schedule

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# RADIUS Organization Chart



## RADIUS Bios

### BOARD MEMBERS

**Howard Liu, MD, MBA (Board Chair)** is a nationally recognized psychiatrist, educator, workforce expert, social media innovator, equity advocate and health care leader at the University of Nebraska Medical Center (UNMC). He serves as the Chair of the UNMC Department of Psychiatry, a Professor with Tenure in the UNMC College of Medicine, and as the President of the Association of Directors of Medical Student Education in Psychiatry (ADMSEP). Previous roles include state workforce director, psychiatry clerkship director and Assistant Vice Chancellor for Faculty Development. Dr. Liu graduated magna cum laude from Northwestern University, completed medical school and adult psychiatry residency at the University of Michigan, and graduated with a child and adolescent psychiatry fellowship from the Massachusetts General Hospital/McLean Hospital. He also completed an Executive MBA in Health Administration at the University of Colorado Denver Business School.

**Kerri R. Sanchez (Vice President)** is a graduate of Iowa State University with an undergraduate degree in Biology. While working at Methodist Health System for four years as a corporate recruiter, she earned her master's degree in health promotion with an emphasis in human resource Management. In 1996 Kerri began working for Live Well Omaha, a healthy community movement in Omaha. In 2012, she moved to the Sherwood Foundation. Kerri serves as Director of Urban Initiatives, specifically focusing on Teen Health, Juvenile Justice, Neighborhood Safety, and Work Force Solutions. Kerri participated in the 2001 Health Forum's Creating a Healthier Communities Fellowship and received her certification in health ministries. She graduated for the Chamber of Commerce's Leadership Omaha program and Non-Profit Executive Leadership Institute.

**Kenny D. McMorris (Secretary)** is a veteran health care executive, innovator, influencer and strategist has served since 2014 as the Chief Executive Officer of Charles Drew Health Center, Inc. where he coordinates business, community and clinical operations for the health center that includes over 180 employees, 15,000 patients, and nearly 50,000 outpatient service visits. Under his leadership the center has expanded to increase service locations from 4 sites to 10 sites including primary care, dental, pharmacy and behavioral health services with an emphasis on the underserved. A native Omahan, Kenny previously served as the first Executive Director of the 100 Black Men of Omaha and Director of Marketing and Development for the Urban League of Nebraska. He is board certified in Healthcare Management and a Fellow of the American College of Health Care Executives (ACHE), Community Health Centers Executives Fellow (CHCEF) and holds memberships with National Medical Association (NMA), National Association of Health Services Executives (NAHSE), American Public Health Association (APHA) and Kappa Alpha Psi Fraternity Inc. Kenny holds a MPA in Public Management from the University of Nebraska-Omaha.

**Jim Huerter (Treasurer)** is Senior Vice President Lending Sales Team Lead at Security National Bank. Jim has been at Security National Bank of Omaha for five years, where he manages the Banks Commercial Lending division and has extensive experience in working with local non-profits to assist them with their capital campaigns. Prior to his time at Security National Bank, Jim worked as a Portfolio Manager for U.S. Bank in Chicago. Jim is an Omaha native who is on the board of El Museo Latino, where he serves as treasurer, and is member of the advisory board for the Salvation Army.

**Shawntal Mallory** is Executive Director of Nebraska Legal Diversity Council and teaches Race & Law as an adjunct professor at Creighton Law School. In prior recent roles, Shawntal has served as Chief Professional Development Officer & General Counsel for Omaha Home for Boys (OHB) and as Statewide Administrator for Community Services for Lutheran Family Services of Nebraska. Shawntal has an extensive history in legal practice and non-profit executive leadership through roles at two law firms, in private practice, and with Boys and Girls Clubs of the Midlands and the Women's Center for Advancement. Shawntal practiced law in Douglas County Juvenile Court for sixteen years as a Guardian ad Litem, Counsel for parents, and adoption attorney. Her primary areas of legal practice include employment law and juvenile/ family law.

A Creighton University & Creighton Law graduate & licensed attorney, Shawntal has also earned certificates in Nonprofit Executive Leadership & Leading Equity & Inclusion in Organizations (LEIO) through Northwestern University. Shawntal is a dynamic and engaging speaker, consultant, facilitator, trainer and coach for executive leadership, diversity, equity and inclusion, as well as human resources and legal matters.

She is co-founder of the Nebraska Association of African American HR Professionals, an Inclusive Communities LeadDIVERSITY Advocate & Board Chair-Elect, Douglas County Sheriff's Office Commissioner Vice Chair, External Board Member for Lamp Rynearson, and past President of the Midlands Bar Association for Black attorneys. Shawntal has served the Nebraska State Bar Association and legal community in diversity, equity, inclusion, justice and access efforts her entire legal career. Shawntal is a graduate of the Bar Association Leadership Academy and Leadership Omaha Class 31.

Shawntal has been awarded Outstanding Community Advocate Awards from Black Men United & NCNW, Young Black & Influential Award, 2021 Nebraska State Bar Association Diversity Award, 2022 Creighton University TRiO™ Achievers Award, and the Omaha Jaycee's Ten Outstanding Young Omahans (TOYO) Award.

Shawntal co-authored an article for the Association of Corporate Counsel (ACC) on 10 Ways In-house Counsel Can Advocate for Change related to equity and inclusion work (2020). Shawntal's favorite role is proud mom to two sons, Darrick and Damari.

#### STAFF

**Nick Juliano, PhD, MBA (President & CEO)** is an accomplished senior leader with 25 years of nonprofit human services experience. His diverse practitioner background includes direct care, training and organizational development, youth and family program administration, business and program development, community engagement, and advocacy and public policy. Nick serves on a variety of local and regional committees seeking to improve system responses for youth and families including Co-Chair of Juvenile Services Committee of the Nebraska Children's Commission. One of Nick's primary interests is the important role of youth and family voice in improving system policies, decisions, and access to services and supports. Nick has been co-chair of the dual status initiative in Douglas County, known as Youth Impact!, since its launch in 2012. Nick holds a PhD in Public Administration and an MBA from the University of Nebraska-Omaha. He is a fellow of the Juvenile Justice and Child Welfare: Multi-System Integration Certificate Program at the Center for Juvenile Justice Reform (CJJR) at Georgetown University's McCourt School of Public Policy.

**Tim Hron, MA, LIMHP (Chief Program Officer)** has been serving youth and families in the field of behavioral health for over 20 years. Tim received both his Bachelor of Arts in Biology and Master of Arts in Clinical Counseling from University of Nebraska at Omaha. In Tim's career he has served as



a clinician, educator, and leader within several organizations to include Boys Town National Research Hospital, CHI Health – Immanuel Medical Center, University of Nebraska at Omaha – College of Education, Department of Graduate Counseling and Children’s Respite Care Center (CRCC) in Omaha, Nebraska. Tim has served as a community partner on many committees and Board of Directors to include: Voices for Children of Nebraska, Board of Directors; CHI Health, Interdisciplinary Bioethics Committee Member and Project READI Participant; Nebraska School Mental Health Conference Advisory Committee, Member; University of Nebraska at Omaha Graduate Program for Counseling, Community Partner Advisory Council Member; Nebraska Total Care, Behavioral Health Advisory Committee Member; Rite of Passage – Uta Halee Academy, Community Advisory Board Member; Region 6 – Douglas County System of Care, Behavioral Health Advisory Committee Member; Sarpy County Mental Health Planning Committee, Member; and Kim Foundation, Mental Health Therapist Guest Speaker. Tim’s passion is to improve access to mental health services to youth and families through his patient care, workforce development, program development and advocating for system change. Tim’s preferred patient population is supporting the mental health needs of underserved & marginalized youth. In Tim’s spare time he enjoys spending time with his family and friends as well as attending community events.

**Brittany Henry, SHRM-SCP, PHR (Director of Human Resources)** has worked in the human resources field for over 8 years with experience in recruitment, benefits administration, and more. Prior to joining RADIUS Brittany worked in human resources at a fortune 500 company as well as nonprofit organizations within North Omaha. She earned her SHRM-SCP and PHR certifications, and received her BS in Business Administration from the University of Nebraska – Lincoln.

**Brandy Siddiqui (Director of Finance & Administration)** is a leader with over 15 years of experience, primarily in the non-profit industry. In 2012 she graduated with dual bachelor’s degree in social science and environmental studies. She followed this up with a master's degree in organizational management with a concentration in public administration, graduating with honors in 2014. From 2015- 2022 Brandy worked at CASA for Douglas County as the Operations Manager, growing into a Director of Operations role in 2018. In this role she was responsible for developing and executing financial operations, strategic planning, and overseeing business operations of the organization. Prior to CASA, Brandy worked as a Development Director at a local up and coming property management group and has over six years in the banking industry. Brandy is also a vital part of her family’s business, coordinating operations and growth. In her spare time, she enjoys giving back to the community through various philanthropic endeavors and spending time with family and friends.

#### PROGRAM DEVELOPMENT CONSULTANTS

**Bethany A. Ochsner** is a 1994 Graduate of Drake University with a BS in Psychology. Ms. Ochsner has over 21 years of development experience and is leading the capital campaign effort. Most recently she served as the Capital Campaign Director for Omaha Performing Arts’ Steelhouse Omaha a \$104 million campaign. As the Development Director at Heritage Services, Ms. Ochsner was involved with numerous capital campaigns, including the Holland Performing Arts Center Construction/Orpheum Theatre Renovation, Seeman Stadium at Central High School, Do Space, Veterans Ambulatory Center and Siena Francis House. Although she is widely recognized for her ability to raise money, Ms. Ochsner’s skills include conducting feasibility studies, public and private partnerships and project management. Prior/post her tenure at Heritage Services she held positions in Human Resources at Methodist Health System and the development office at Nebraska Medical Center.

**Tanya Martin, EdD** is a well-regarded leader in education for students in out of home placements for the State of Nebraska. Dr. Martin has 25 years' experience in innovating and leading quality educational programming for students in the juvenile justice and mental health systems. Dr. Martin serves as a member of the State-Wide Facility Based Schools Committee in conjunction with the Nebraska Department of Education. She has extensive experience that includes an almost 20-year career as special education director and assistant superintendent for Interim Program Schools (Rule 18). Dr. Martin led teams in the creation of two special education day school programs in Omaha and Columbus Nebraska, as well as an original concept program, the Metro Intervention Center for an alternative to out of school suspension. Dr. Martin is currently an assistant professor of special education at Nebraska Wesleyan University specializing in teaching courses in classroom management, trauma informed education practices, and special education. Dr. Martin earned master's degrees in both special education and education administration from the University of Nebraska Omaha and an Education Doctorate in education administration from the University of Nebraska.

**Traci McAuliffe** has over 25 years of experience in Human Resources and is known as a strategic, problem-solving, and empathetic leader. Her background includes working for a global organization, a Fortune 100 company, and a non-profit organization. Traci has a broad background in Human Resources ranging from payroll, talent acquisition, creating diversity programs, project management, process improvement, employee relations, benefits, WC, ADA, and FMLA. Traci has been on the front lines with two different employers starting new operations in multiple states. She is a member of HRAM and SHRM. Traci graduated from Bellevue University with a BS in Human Resources.

**Tiffany White-Welchen, LIMHP, LPC, NCC** has over 25 years of experience in the human services industry. She has owned and operated a successful private practice over 10 years. She has worked with diverse populations and administered effective treatment to adults, youth, and families regardless of age, gender, race, ethnicity, economic status, religious affiliation and or sexual preference. She holds a master's degree in Human Services from Bellevue University and bachelor's degree in Performing Arts from Drake University in Des Moines, IA. She is currently the State-wide Behavioral Health Manager for a managed care company and past Senior Director of the Behavioral Health Program at Charles Drew Health Center, serving as a member of the executive team. Under Tiffany's leadership, the Charles Drew Health Center's Behavioral Health Department grew from a \$36,000.00 budget to nearly a 1-million-dollar operation in 4 years. The department showed a steady increase in the number of patients served and overall billable encounters. At Charles Drew, Tiffany was key in integrating behavioral health in a primary care setting and defining the department as a revenue generator.

**Kenneth Zoucha, MD** is a recognized leader in addiction medicine for the State of Nebraska and serves as Director of Addiction Medicine for the Department of Psychiatry at UNMC. Board certified in Pediatrics and Addiction Medicine, Dr. Zoucha has extensive experience that includes his almost 20-year career as a general pediatrician in Hastings, Nebraska and now specializes in the treatment of substance use disorders in adolescents. He has also served as medical director for several adolescent secure care placement facilities throughout the state, serving youth with a broad array of experiences, backgrounds, and trauma. Dr. Zoucha is a clinical educator of medical students, residents, and other health care providers. Responding to the escalating national need, he championed the establishment of an Addiction Medicine fellowship at UNMC. He also led the development of an innovative executive addiction fellowship, featuring one-month immersive experiences for residents and providers already in practice. Through this work, he enjoys lifting up learners to become the best clinicians, educators, and advocates that they can be.

**Dan Dibben** is an Information Technology consultant. In 37 years in Information Technology career at Boys Town, I always specialized in software and applications. I began my career as a Software Developer and eventually became a Senior Director for Software Development and Application Portfolio Management. Some of my greatest accomplishments at Boys Town include designing and helping develop a case management application for Boys Town's youth care programs, designing a call center application for Boys Town's suicide hotline, and obtaining a case management software solution for Nebraska Families Collaborative, later known as PromiseShip. As a Senior Director of Application Portfolio Management, I was responsible for all of Boys Town's applications and specialized in researching and procuring enterprise applications for various departments throughout the organization. It was always very important to me to fully understand the organization's and each department's business processes and how they functioned so that I could better meet their goals and objectives by providing effective software solutions.

## **Projected Timeline of RADIUS Milestones**

### **Recruitment and Hiring of Direct Care Staff**

- *(October 2022 to February 2023):* Identify & develop marketing strategy for recruitment and hiring of direct care staff from qualified census track
- *(December 2022 to April 2023):* Identify and develop applicant tracking software to assess effectiveness of recruitment and hiring of direct care staff from qualified census track
- *(February 2023 to April 2023):* Disseminate marketing materials to key stakeholders and community partners for recruitment and hiring of direct care staff from qualified census track
- *(August 2023 to December 2023):* Assess & analyze data from applicant tracking software for recruitment and hiring of direct care staff from qualified census track
- *(January 2024 to May 2024):* Identify improvement opportunities to enhance recruitment and hiring of direct care staff from qualified census track

### **Training and Career Development for Direct Care Staff**

- *(June 2023 to December 2023):* Identify & develop pre-service training curriculum and career development strategies for direct care staff
- *(January 2024 to June 2024):* Implement pre-service training and career development strategies for direct care staff
- *(July 2024 to December 2024):* Identify and develop data tracking system for pre-service training and career development strategies for direct care staff
- *(January 2025 to June 2025):* Assess & analyze data from tracking system for pre-service training and career development strategies for direct care staff
- *(July 2025 to December 2025):* Identify improvement opportunities to enhance pre-service training and career development strategies for direct care staff

### **Paid Internship Program**

- *(June 2023 to December 2023):* Identify & develop community partnerships with colleges and universities for paid internship program
- *(January 2024 to June 2024):* Initiate Memorandum of Understanding (MOU) with colleges and universities for paid internship program
- *(July 2024 to December 2024):* Identify and develop orientation, training and onboarding for paid internship program
- *(January 2025 to June 2025):* Identify & develop marketing strategies to target student from colleges and universities for paid internship program
- *(July 2025 to December 2025):* Implement paid internship program

### **Professional Development Program for Education Staff**

- *(June 2023 to December 2023):* Identify & develop professional development curriculum for education staff
- *(January 2024 to June 2024):* Implement professional development curriculum for education staff
- *(July 2024 to December 2024):* Identify & develop data tracking system for professional development program for education staff
- *(January 2025 to June 2025):* Assess & analyze data from tracking system for professional development program for education staff
- *(July 2025 to December 2025):* Identify improvement opportunities to enhance professional development program for education staff

## ATTACHMENT: Proposal Description and Needs Alignment

The proposal has four primary components: 1) Recruitment and hiring of direct care staff from qualified census tracts; 2) Training and career development for direct care staff; 3) Paid internship program; and 4) Professional development program for education staff.

### Recruitment and Hiring of Direct Care Staff

Recruitment and hiring of direct care staff from qualified census tracts is critical to fulfill the mission of RADIUS. Direct care staff, known as Youth Coaches, work 24/7/365 with youth living at RADIUS and provide supervision, skill teaching, and behavioral interventions as outlined in each youth case plan. Direct care staff are primarily responsible for implementing evidence-based practices like Restorative Practices and the TARGET© model which have been shown to be effective with RADIUS' population. One of the values of RADIUS is for staff to reflect the communities where the youth and families reside, including shared experiences, geography, race, ethnicity, and language. The majority of youth and families served by RADIUS will reside in the qualified census tracts of North and South Omaha at the time of referral.

Grant funding would provide the following resources for:

- .75 FTE Director of Human Resources for 12 months (job description attached)
- Applicant tracking and onboarding software
- Recruitment expenses for job posting, online and in-person recruitment activities, and collateral material
- 10 FTE Youth Coaches for 12 months (job description attached)

### Training and career development for direct care staff

Youth Coaches are entry level positions within RADIUS with potential for future promotions within the organization which include higher salaries. In order for this to occur additional training and career development supports are needed beyond the pre-service training required of all employees. This requires a combination of additional training experiences, coaching/mentoring from RADIUS leadership, and development of a timely and realistic career development plan. Training opportunities may include leadership development, giving and receiving feedback, development skills to assist in pre-service training, attending juvenile justice certificate program through University of Nebraska at Omaha's Juvenile Justice Institute (UNO – JJI), and attendance at local/regional conferences.

Grant funding would provide the following resources for:

- .25 FTE Chief Program Officer for 12 months (job description attached)
- Materials for internal leadership training
- Tuition for UNO JJI juvenile justice certificate program
- Registration fees and expenses for external conferences, webinars, and training sessions

### Paid internship program

In order to establish RADIUS as a training site for juvenile justice professionals and address chronic labor challenges the establishment of a paid internship program will provide opportunities for students of local colleges and universities to gain valuable training experience while learning about post-internship

employment opportunities within RADIUS. This “grow your own” strategy has been shown to be effective for both agencies and interns as those who are unable to seek long-term employment have earned valuable skills and training which are portable to other agencies serving youth and families from the qualified census tracts. Interns would be on-site 2 days per week for up to a year and will be supervised by RADIUS leadership to ensure a dynamic and structure learning environment while meeting the internship requirements of the student’s educational institution. The internship would be open to students pursuing degrees in a variety of fields including education, psychology, counseling, public administration, criminal justice, and others.

Grant funding would provide the following resources for:

- Three paid internships for 12 months (16 hours per week @ \$15.00 per hr.)
- One hour of supervision per week
- Pre-service training and materials

#### Professional development program for education staff

Professional development will be focused on the educational needs of students residing in Juvenile Emergency Shelters and Detention Centers, Interim Program Schools, and State and Federal Special Purpose Schools. After completion the candidate will be a knowledgeable practitioner in the unique educational environments, trauma informed teaching methods, the challenges and opportunities of working with diverse students, creating and maintaining student motivation while being educated in a facility-based school, and transition needs to and from the public-school setting

Coursework and professional development will be completed in the following areas

Coursework will be completed in the following areas with partner higher education institutions:

- o **Reaching All Learners:** Using Trauma informed strategies in the classroom while practicing self-care as an educator
- o **Transitions:** Focusing on transitioning in and out of public-school systems to include, transition planning, academic advancement planning, GED, and full and partial transitions.
- o **Culturally Responsive Education Practices:** Building cultural proficient educators who will be skilled at understanding the diversity issues affecting students in facility-based schools as well as in public school settings.
- o **Learner Motivation:** Focus on academic and behavioral motivation tools when working with students in facility-based schools. This will include but is not limited to academic content areas, group and individual student motivation, and internal and external motivators.

#### **Capstone Practicum:**

- o Students will complete an in-person practicum at a facility-based school. A minimum of three formal observations with coaching will be provided by a University Supervisor with partner institution. Coaching is a valuable tool to maintaining educator well-being and retaining quality educators in facility-based schools.

Grant funding would provide the following resources for:

- Development of coursework and materials
- Tuition and fees for three staff

Each of these components addresses two of the community needs identified in the grant application: Sustainable Community and Policy.

### Sustainable Community

RADIUS is supporting a sustainable community by creating new services at 5040 Grand Ave. (census tract 63.02) to serve youth and families primarily residing within the identified census tracts. The current absence of services requires, on average, 20-25 justice involved youth to leave the Omaha community to programs in Arizona, Utah, Missouri, Ohio and other states for behavioral health treatment and rehabilitation. When youth are forced to receive services outside of familial relationships and without local support networks, it contradicts emerging research. Effective recovery relies on direct access to family relationships and local support networks.

Youth are boys and girls, age 12-18, placed on juvenile probation and court ordered to programs for services. These youth are not served in Omaha programs due to a variety of factors, including capacity issues (i.e. accepted but unable to be served due to lack of bed space) and complexity of needs not able to be met by existing programs (i.e. not accepted to be served and hence referred out of state). **The majority of these youth and their families reside within the identified census tracts.**

An advisory group with diverse key stakeholders came together in September 2019 to assess this glaring shortcoming in Omaha. These community leaders include: individuals with lived experience in the juvenile justice and adult corrections system, juvenile court and probation, law enforcement, and behavioral and physical healthcare experts. The group met monthly to provide feedback on proposed programmatic features based on their knowledge of our local youth, families and community. The group challenged assumptions in order to drive innovation in the program development process. After meeting, discussions and research, they proposed to create a new 501(c)(3). In July 2020, RADIUS was formed with the primary purpose to provide residential care, education, outpatient treatment, and in-home services to justice system involved adolescents who have experienced significant trauma and need treatment for mental health and/or substance use disorders.

### Policy

The RADIUS project represents a fundamental shift in policy by developing context-sensitive education and health care access within the identified census tracts for youth involved in the juvenile justice system. Many of the youth referred to RADIUS will have been arrested and detained in the Douglas County Youth Center. Rather than having youth remain in detention waiting for placement and treatment, youth will be served at RADIUS within the communities they resided in prior to being detained and placed on probation. The RADIUS location includes a unique partnership with Charles Drew Health Centers to provide integrated physical and behavioral health treatment to RADIUS residents. In addition, as a free-standing Charles Drew Clinic, community members can access healthcare without having a child placed at RADIUS. For those placed at RADIUS, after returning to the community they may return to the location for physical and behavioral healthcare. As an alternative to detention RADIUS represents an innovative approach to work with justice involved youth and their families in a safe environment near the community they will return to.

## ATTACHMENT: Visioning Workshop Findings Alignment

The RADIUS project aligns with the Visioning Workshop Findings in two primary ways: 1.) Job creation for North Omaha and 2.) Creating behavioral healthcare services for South Omaha youth and families.

### Job Creation for North Omaha

RADIUS will add 55 permanent FTEs with starting salaries at or above \$43,000 and competitive benefits between October 2022 and January 2024. One of the values of RADIUS is for staff to reflect the communities where the youth and families reside, including shared experiences, geography, race, ethnicity, and language. The majority of youth and families served by RADIUS will reside in the qualified census tracts of North and South Omaha at the time of referral.

### Creating behavioral healthcare services for South Omaha youth and families

The majority of youth and families served at RADIUS will reside within four zip codes which include 68105 and 68107 in South Omaha. These zip codes also encompass the identified census tracts. By providing access to behavioral health care to these families RADIUS contributes to long term positive outcomes as youth return to their family homes and community schools in South Omaha.

### Specific Gaps this Proposal Addresses

Sherwood Foundation's leadership along with Douglas County Juvenile Court and Nebraska Probation Administration identified significant and chronic gaps in Douglas County's current mental health service delivery system that often prevented local youth from receiving the right prevention and treatment support at the right time for the right duration.

Daily averages of 22+ juveniles are housed in detention waiting for treatment services. This is caused by a combination of factors, including demand for residential services for youth with complex issues exceeding local capacity. As a result, a shortage of treatment options forces many to find help outside of Nebraska; a majority are sent as far away as Utah and Arizona. When youth are forced to receive services outside of familial relationships and without local support networks, it contradicts emerging research. Effective recovery relies on direct access to family relationships and local support networks.

While probation youth across the city experience a disruption in getting local services, its impact is not distributed equally across race, ethnicity, and community. African American adolescents are twice as likely to be represented in this population and nearly 65% of the youth in this group are from six zip codes in Omaha; primarily located in the northeast and southeast areas of Omaha. Elevating the well-being of these youth, in a safe space which focuses on accountability and rehabilitation, strengthens our Omaha Community.

An Advisory Group with diverse key stakeholders came together in September 2019 to assess this glaring shortcoming in Omaha. These community leaders include: individuals with lived experience in the juvenile justice and adult corrections system, juvenile court and probation, law enforcement, and behavioral and physical healthcare experts. The group meant monthly to provide feedback on proposed programmatic features based on their knowledge of our local youth, families and community. The group challenged assumptions in order to drive innovation in the program development process. After



meeting, discussions and research, they proposed to create a new 501(c)(3). In July 2020, RADIUS was formed with the primary purpose to provide residential care, education, outpatient treatment, and in-home services to justice system involved adolescents who have experienced significant trauma and need treatment for mental health and/or substance use disorders.

After thorough research of community impact and need, NYJI engaged in a \$25 million capital campaign to construct a residential campus at 50th Street & Grand Avenue; serving male and female youth ages 12-18. This progressive initiative is committed to build a 24 single bedroom residential facility with an approved Interim Program School under Rule 18 by the Nebraska Department of Education and a separate outpatient clinic. Both buildings will be surrounded by a one acre secured recreational area.

Nebraska Youth Justice Institute-RADIUS		2023-2024
<b>Recruitment Purposes</b>	HR Director .75 FTE Salary & Benefits	\$ 89,100.00
	HR Software	\$ 8,000.00
	Recruitment efforts in the community	\$ 22,000.00
<b>Development</b>	Training	\$ 50,000.00
	Internships	\$ 41,565.00
	CPO .25 FTE Salary & Benefits	\$ 39,600.00
<b>Economic Growth</b>	10 Direct Care Salaries	\$ 423,280.00
	Preemployment Screening	\$ 5,000.00
<b>Total Requested</b>		<b>\$ 678,545.00</b>

<b>Nebraska Youth Justice Institute-RADIUS</b>					
Operating Revenue & Expense Projections					
		2022	2023	2024	2025
	Average Daily Census	0	15	22	24
	Care Days	0	2968	8052	8760
	Number of Youth	0	33	38	42
<b>Revenues</b>					
	DJJ	\$ -	\$ 742,000.00	\$ 2,013,000.00	\$ 2,190,000.00
	Inhome	\$ -	\$ 228,480.00	\$ 467,500.00	\$ 510,000.00
	Education	\$ -	\$ 464,983.00	\$ 756,220.00	\$ 778,184.00
	Contributions	\$ 840,000.00	\$ 840,000.00		
	Total Revenue	<b>\$840,000.00</b>	<b>\$ 2,275,463.00</b>	<b>\$ 3,236,720.00</b>	<b>\$ 3,478,184.00</b>
<b>Expenditures</b>					
	Salaries	\$ 302,907.00	\$ 1,878,663.00	\$ 3,033,155.00	\$ 3,124,150.00
	Payroll Taxes	\$ 29,381.98	\$ 182,230.31	\$ 294,216.04	\$ 303,042.55
	Employee Benefits	\$ 60,581.00	\$ 316,156.00	\$ 670,252.00	\$ 710,468.00
	Consultants & Interns	\$ 209,100.00	\$ 185,465.00	\$ 41,565.00	\$ 41,565.00
	Total Personnel	\$ 601,969.98	\$ 2,562,514.31	\$ 4,039,188.04	\$ 4,179,225.55
	Specific Assistance	\$ -	\$ 75,000.00	\$ 125,000.00	\$ 125,000.00
	Occupancy	\$ -	\$ 340,482.00	\$ 455,800.00	\$ 455,800.00
	Operations	\$ 75,190.00	\$ 373,100.00	\$ 312,300.00	\$ 324,300.00
	Professional Fees & Training	\$ -	\$ 162,800.00	\$ 99,500.00	\$ 50,500.00
	Total Non Personnel	\$ 75,190.00	\$ 951,382.00	\$ 992,600.00	\$ 955,600.00
	Total Direct Expenses	<b>\$677,159.98</b>	<b>\$ 3,513,896.31</b>	<b>\$ 5,031,788.04</b>	<b>\$ 5,134,825.55</b>
	<b>Net Operation</b>	\$ 162,840.02	\$ (1,238,433.31)	\$ (1,795,068.04)	\$ (1,656,641.55)

# Grant Application

Row 191

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<b>Organization Name (if applicable)</b>	Mahogany Staffing
<b>Physical Address</b>	We are in the process of submitting an offer to 2215 Harney St Omaha NE 68102 pending the grant. We are also interested in the Carnation Ballroom on 2701 N. 24th St Omaha NE 68110.
<b>Mailing Address</b>	2615 N. 157th St Omaha, NE 68116
<b>Website</b>	<a href="http://www.mahoganystaffing.com">www.mahoganystaffing.com</a>
<b>Social Media Accounts</b>	Facebook, Instagram, Twitter and LinkedIn
<b>Name</b>	Kayla C. Nichols
<b>Title</b>	Founder/Chief Executive Officer
<b>Email Address</b>	contact@kaytherecruiter.com
<b>Phone</b>	+1 (402) 739-3159
<b>Team</b>	Yes
	<p>Chief Executive Officer – Kayla C. Nichols – Currently acting Vice President of Operations for a successful travel healthcare staffing company. Kayla brings several levels of expertise from credentialing, payroll, recruiting, licensures, and account management. She also holds the top producer award for the entire company and records have yet to be beat in the past 3 years. Chief of Operations – Stephanie R. Johnson – Stephanie comes from a very long and diverse background in healthcare. She started out on the floor in the Burn Unit in Lincoln, NE gaining hands on experience as a CNA. This has led her into a management position under the leadership of Kayla C. Nichols. Stephanie has committed countless hours to her current organization which led to being the recipient of the “Grind Award”.</p>
<b>Organizational Chart</b>	Our organizational chart is attached at the end of this application.
<b>Other Completed Projects and/or Accomplishments</b>	The proposal supports our organizational goals by identifying what the community currently needs in a company and what we are looking for in employees. Kayla and Stephanie were actively involved with recruiting for medical facilities during the COVID 19 Pandemic. We witness the impact on the damage COVID 19 did to lower income communities specifically. We will be as competitive as possible with our infrastructure and employee benefits. For example, work from home options two days per week, flexible hours that would still equate to a 40-hour work week, and a competitive commission structure for all applicable positions. As a company, we want to offer financial

freedom for all our employees which is why the minimum salary would be \$50,000 per year.

<b>Proposal Title</b>	Mahogany Staffing Proposal
<b>Total Budget (\$)</b>	8,495,509.02
<b>LB1024 Grant Funding Request (\$)</b>	\$9,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Mahogany Staffing is a healthcare staffing company that provides travel assignments to healthcare professionals. Specifically, Mahogany Staffing works with CNAs, LPNs, RNs, and Allied Health Professionals. There is a large demand for CNAs, LPNs, RNs, and Allied Health Professionals who are willing to travel and care for patients. In Nebraska alone, the demand for such workers will increase by 80% from 2020 to 2030. Thus, the estimated number of potential clients within our immediate area is 1,696,386. Mahogany Staffing's goal is to provide outstanding, individualized care by assigning healthcare professionals to long-term care facilities, clinics, and hospitals all over the country. Within the first year, we expect to:</p> <ul style="list-style-type: none"><li>• Purchase a building outside of the original travel nursing hub to open a new market</li><li>• Obtain three vendors such as FocusOne, Grapetree, and Primetime</li><li>• Appoint 100 healthcare workers to various healthcare facilities across the Omaha metro area as well as the United States. We are currently scouting two locations: The Carnation Ballroom on 24th and Lake and 2215 Harney St. We anticipate that this venture will have a large impact on the local economy, creating over 100 travel and permanent positions within Mahogany Staffing. We will partner with local vendors to expand outreach and establish new connections.</li></ul>
<b>Timeline</b>	<p>In January/February, we will make great strides in establishing and launching Mahogany Staffing. In the upcoming year, Mahogany Staffing anticipates an award notification letter. We will also obtain our Federal and State Tax ID numbers, along with our business license in January. In the same month, we will finalize our insurance coverage and open a business bank account. Finally, we are planning to reach out to marketing experts and lay the groundwork to launch our proposal. From February 2023 to June 2023, Mahogany Staffing will finalize our hiring process. We are seeking to hire an accountant and send offer letters to all staff. During this time, Mahogany Staffing will acquire staffing licenses in all states, purchase office supplies, and acquire vendors along with direct contracts. Finally, we will set up compliance, payroll, and marketing needs. Throughout 2023 and into 2024 Mahogany Staffing will focus on building our infrastructure. We will also focus on our 30-, 60-, 90-, and 120-day goals.</p>
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment** This proposal addresses community needs by offering a minimum base salary of \$50,000 in addition to a competitive bonus structure which in turn would help with the quality of life and help build a more sustainable community. We will implement a work life balance for employees and hold events within the community to educate and come together as one. We will also maintain transparency to gain trust within the community. We also plan to hold food drives to help with the food insecurities within North and South Omaha.

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**Visioning Workshop Findings Alignment** Mahogany Staffing will be a start-up located in QCT 11 or QCT19. We will employ North and South Omaha residents and provide them with a livable wage which would stymy the current economic hardships faced by many in this area. COVID 19 left many without jobs and many more with salary cuts. Our commitment is to pay each of our employees a minimum salary of \$50,000. Additionally, we will also pay a commission structure to all applicable employees. Our Healthcare Recruiters, whom we refer to as Recruiting Specialists, will earn between \$72,148 and \$91,906 based on their experience. This, according to salary.com, is the lowest to highest salary that a Nurse Recruiter can expect in the U.S. This would significantly raise the median household income for many in QCT 11 or QCT19, which would in turn help with food insecurities, affordability for more reliable transportation and all around a better quality of life.

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**Priorities Alignment** Mahogany Staffing is committed to raising the median household income while achieving long-lasting economic growth in North and South Omaha. To achieve this, we've pledged to pay our employees a minimum starting salary of \$50,000 a year. We pledge to volunteer within North and South Omaha QCTs and hold healthcare related seminars and services. Mahogany staffing will also be listed as a Training Center for American Heart Association; which would allow certain Mahogany Staffing employees to teach Basic Life Support classes. We will also host food drives and free healthcare related educational festivals with food and fun.

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**Economic Impact** This proposal will create roughly 120 permanent jobs by the end of our first fiscal year. This would include in house staff members that carry out roles vital to the company, i.e Recruiting Specialist (\$50,000), Client Development Specialist (\$50,000) and Credentialing Specialist (\$50,000). In addition to the salaries, the Recruiting Specialist and the Client Development Specialist will get a competitive commission structure (attached in the budget). Travel wages for CNA, LPN, RN, and Allied

Healthcare Professionals are complex. The blended rate (Includes taxable and non-taxable income) for a CNA would be roughly \$28/hour, LPN would be roughly \$40/hour, RN would be roughly \$75/hour, and Allied Health Professional would make roughly \$50/hour.

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By the end of year 3, we are estimating to have 330 employees. Of these 330 employees, 300 would be travel C.N.As, LPNs, RN, and Allied Healthcare professionals.

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This proposal will create temporary and construction jobs if we choose the Carnation Ballroom as a QCT 11 remodel project.

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Our business is committed to providing employees with a livable wage. Therefore, each employee will have a salary that is equal to or greater than \$50,000 a year. Recruiting/Client Development/Credentialing Specialist will receive \$50,000 a year. Manager positions across these three departments will receive \$75,000 a year. Finally, the Payroll Specialist and IT Specialist will have \$55,000.00 a year salary.

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Mahogany Staffing will provide immediate job opportunities for North/South Omaha residents. Locals can apply for our entry level positions. These jobs pay \$50,000 a year salary and do not require a college degree. Thus, making them easily accessible for diverse backgrounds. By being in North/South Omaha, we are easily accessible for current healthcare workers who are looking for a new job that better fits their family needs. Additionally, we would provide temporary employment for contractors in the area. We are currently in the process of securing a new office space. Once obtained, Mahogany Staffing would hire contractors for any repair needed. The company would seek out a business in the Qualified Census Tracts to support businesses in North and South Omaha.

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**Community Benefit** This proposal will increase livability in the local community. We are willing to create new economic growth attached to salaries that normally require a bachelor's degree at minimum with 1 year experience. We acknowledge the gap in the economy that not everyone is able to obtain a college degree but can still perform at a high level to complete the same job functions. Essentially, the recruiting specialist and Client Development Specialist will need to have a customer service background as the main requirement. Any knowledge needed aside from that is coachable and learned over time with experience with our 60-day on the job training program.

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This proposal would contribute to quality of life through sustainable wages and economic stability throughout QCT11 or QCT19. Through this grant, our company would achieve continued economic growth which would allow us to give back to the community. In the future, we seek to partner with local charities, such as the Malcolm X Foundation, CASA, WCA, Charles Drew Health Center, and NOAH Clinic. Furthermore, our commitment to paying employees a minimum salary of \$50,000 and a competitive commission structure would provide a higher standard of living for residents and their families.

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**Best Practices/Innovation** The concept of travel nursing has existed since the mid-1800s. In 1854, Florence Nightingale and 38 fellow nurses travel to the Ottoman Empire (now modern-day Turkey) to treat wounded soldiers battling against the Russian Empire. Mahogany

Staffing is proud to continue this tradition. Currently, North and South Omaha does not have a large Travel Staffing company related to healthcare. With the networking and connections, we have available to put in place, we will hit the ground running. This is an untapped, multi-billion-dollar industry that could bring about a massive change in North and South Omaha's healthcare infrastructure.

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**Outcome Measurement**

The outcomes of our proposal are as follows: • First and foremost, Mahogany Staffing will create jobs at a base salary of \$50,000. Applicants do not need to possess a college degree. Staffing roles at Mahogany will be filled based on applicants' previous experiences, skill, and attributes. • Mahogany Staffing will provide Basic Life Support classes through American Heart Association. These classes are available to all employees regardless of travel status at no cost to them. • Mahogany Staffing will partner with the Malcolm X Foundation, CASA, WCA, Charles Drew Health Center, and Noah Clinic for sponsorship of health and education community events. • Common knowledge of general healthcare • Providing a platform to inspire other minority owned businesses • Bringing business to a lower income area of the city • Providing an attraction to the city where new growth is lacking

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These can be measured by providing retention rates not only within Mahogany but other businesses in the area as well. Aiding existing businesses to expand and attract new businesses to the area. Helping to maintain new growth within the city, particularly North and South Omaha.

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This proposal would act as a catalyst for secondary investments in the future to open a potential second location. Alternatively, Mahogany Staffing might move into a larger building due to the continued growth of the company and the need for more room.

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**Partnerships**

Yes

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The prospective organizations we are looking to partner would be Malcolm X Foundation, CASA, WCA, Charles Drew Health Center and NOAH Clinic.

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We will reach out as soon as we have notification of an award.

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**Displacement**

No

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**Displacement explanation**

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**Physical Location**

We are currently scouting two locations for Mahogany Staffing. The first is located at 2215 Harney Street. This 16,000-square-foot building will have enough room to house Mahogany Staffing as we continue to grow throughout 2022. Currently vacant, this building has private parking for staff. Mahogany Staffing is currently looking into leasing or buying this building. It requires a 60-day notice as it is currently being used by an advertisement firm. We are in the process of submitting an offer to buy the building, subject to the grant. The second is located at 2215 Harney Street in Omaha. This vacant building is in the heart of Omaha and allows easy access to homes in North and South Omaha.

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<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Please review the location details with the uploads.
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	No
	No
<b>Design, Estimating, and Bidding</b>	No
	No
	2215 Harney St is turn key and full furnished. The building requires a 60 day notice before purchasing.
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please review the attached budgeting rationale below.
<b>Grant Funds Usage</b>	Funds from the LB1024 grant will be used to launch the highly anticipated Mahogany Staffing. LB1024 grant would be used to pay salaries for in-house staff and traveling healthcare professionals for the first two years of operations. In addition, grant funds will be used to purchase and renovate a building located in the heart of North Omaha. Mahogany Staffing will help sponsor healthcare organizations in North/South Omaha QCTs and hold educational and interactive events for the community, such as the Annual CNA Convention, food/blood drives and Healthcare Festival.
<b>Proposal Financial Sustainability</b>	Yes
	The fiscal operations following the initial investment would be overseen by the CEO in tandem with the appointed accounting firm, preferably Hays & Associates. They will oversee all incoming and outgoing financials to ensure that we stay within the clear expectations laid out with LB1024.
<b>Funding Sources</b>	We do not have additional funding from government-sponsored economic incentives. LB1024 is currently our only option.
	Currently, Mahogany Staffing does not have other funding sources.
	There are no additional funds that Mahogany Staffing can

continue without.

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**Scalability**

This proposal is not scalable.

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N/A

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**Financial Commitment**

As the CEO the financial commitment starts with me. If awarded I would be without a position until this proposal comes to fruition. I am willing to tough it out through that process to make all this happen for my family, the employees that would come with me and the community. No employees mentioned by name in this proposal have a non compete.

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**ARPA Compliance Acknowledgment**



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**ARPA Reporting and Monitoring Process Acknowledgme**



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**LB1024 Funding Sources Acknowledgment**



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**Public Information**



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**File Uploads**

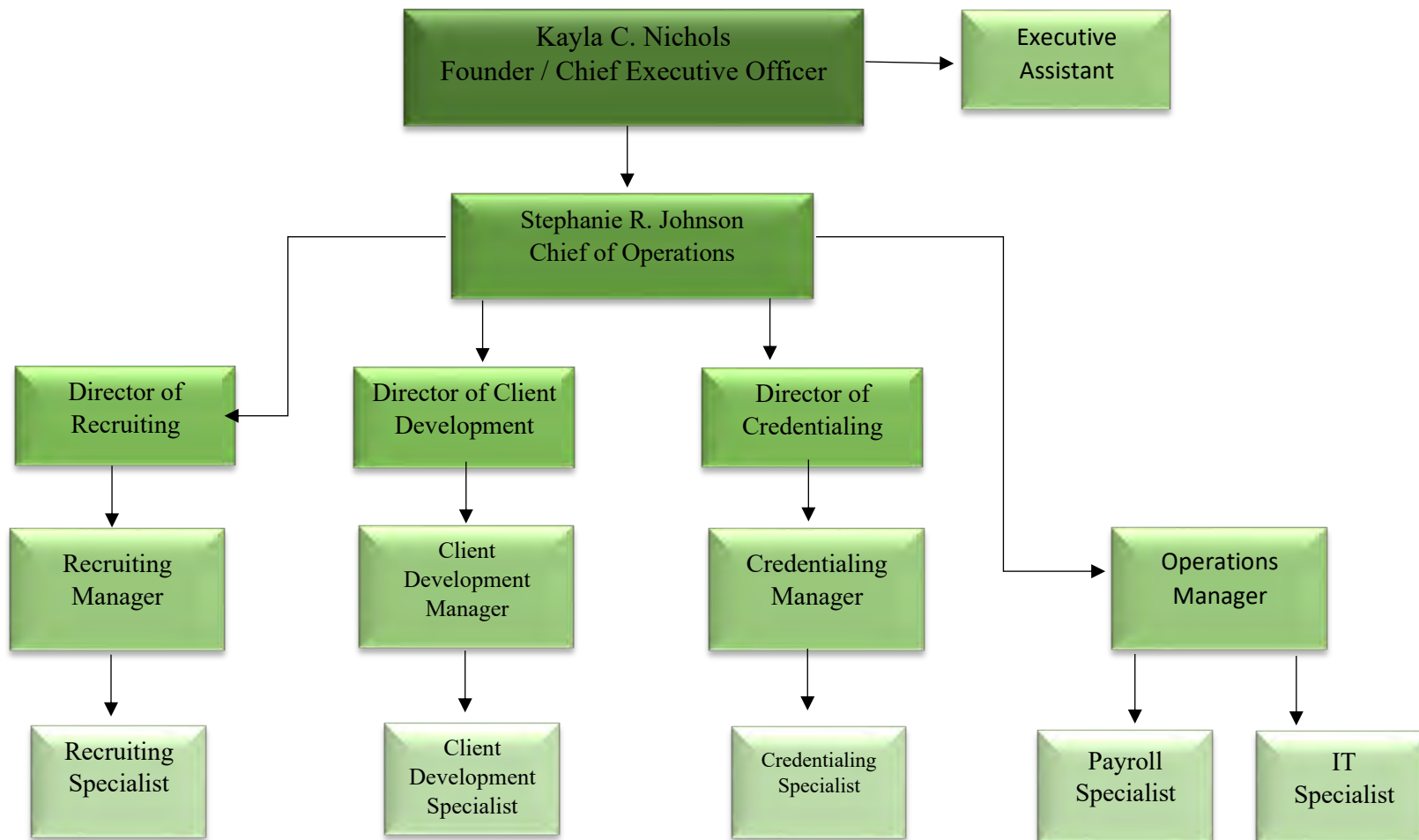
Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

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Olsson,

It gives me great pleasure to be able to submit this proposal. I wanted to take the time to personally thank you for helping with this project to help North and South Omaha recover from the COVID-19 pandemic. This is a great opportunity, and we hope to be a part of the outcome of growth and financial freedom that many residents would not have without LB1024. In my current capacity as a Vice President of Operations for a Healthcare Staffing Company, I have witnessed the company grow from 12 traveling Healthcare Professionals to over 350 and growing from 2 different buildings, in 2 and a half years. I have been a part of every aspect of the business from Credentialing, Payroll, Recruiting, Licensure, Account Management and executive and structural decisions. I am confident that I am the only young, African American woman to hold an executive position in a successful net revenue multi-million-dollar Healthcare Staffing Company. The team that will come with me will be ready to hit the ground running and connect with business accounts that we will be able to start providing jobs immediately. I acknowledge the fact that this journey will not be easy, but you could not pick a better person that has lived and understands the meaning of resilience. I sat and thought about this for months and I am certain my next step of success would be to duplicate what I have already mastered in a location that has never seen the opportunity. I will bring a better way of life to all employees I employ; my team and I will volunteer within the North and South Omaha Qualified Census Tracts and offer sponsorship money for organizations that contribute to the well-being of North and South Omaha.

Thank you,  
Kayla C. Nichols  
Founder/ Chief Executive Officer



# Mahogany Staffing Schedule

- Award notification letter (12/2022)
- Get Federal and State Tax ID Numbers (01/2022)
- Obtain and Business License (01/2022)
- Open a Business Bank Account (01/2022)
- Get all insurance coverages (01/2022)
- Reach out for marketing and branding to complete logo and website (01/2022)
- Get building (01/2022-06/2023)
- Start to build the infrastructure (02/2022-06/2023)
  - Hire Accountant
  - Send offer letters to all staff
  - Acquire licenses in all states
  - Set up compliance, payroll, and marketing needs
  - Purchase office furniture and supplies
  - Acquire Vendors and Direct Contracts
- Market jobs available to start filling positions (03/2022-06/2023)
- Start to work on the 30-, 60-, 90-, and 120-day goals (03/2022-06/2023)

OFFICE | FOR SALE / LEASE

# 2215 Harney Street

2215 Harney Street  
Omaha, NE 68102  
[www.cbre.us/nebraska](http://www.cbre.us/nebraska)



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  - 02** Property Demographics
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  - 04** Interior Photography
  - 05** Floor Plan
  - 06** Property Aerial



# Property Features

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01



# 2215 Harney Street

The 2215 Harney Street Building is located in Downtown Omaha, one minute from Interstate 480. It offers over 16,000 square feet of first floor and loft office space and an additional partial basement of approximately 1,500 square feet for storage.

The site includes 1.16 acres of land and has 100 stalls of prime downtown parking.

Abundant power, redundant fiber-optics and a large back-up generated are already in place.

This building offers an endless combination of high-end corporate office uses. Currently, it is occupied by an advertising agency. The building can be available with a 60-day notice.

\$3.2M

Sale Price

\$15

PSF Lease Rate - NNN

16K

Available SF

1.16

Lot Size - AC

100

Parking Stalls





## Building History

The 2215 Harney Street Building was originally constructed as a Nash Motors Auto Dealership and Showroom in 1928. The building was substantially remodeled in 1994 and again in 2005. The remodels gained national architectural distinction and the results are spectacular. The building has soaring ceilings, abundant interior brick, original terrazzo floors, interior skylights and loads of windows for natural light.



**New Roof & Roof  
Drain System**  
2020



**Parking Lots  
Renovated**  
2020



**Five New HVAC  
Units**  
2020

## Parking

The building has 100 prime downtown parking stalls. Forty-three stalls are leased on a long term lease. Forty-one stalls are gated and secured. Sixteen stalls are adjacent to the building. There are multiple adjacent condos desiring a long term lease or purchase of the Buyer's undesired stalls.



**Lot Size**  
1.16 AC /  
50,530 SF



**Office**



**Available  
Space**  
16,000 SF

# Property Demographics

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02

# Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	25,362	132,689	278,654
5 Year Population Growth Rate	1.83%	0.91%	0.77%
Daytime Population	44,554	147,361	289,771
Households	10,529	52,282	107,601
Average Household Income	\$58,785	\$63,633	\$63,408
Bachelor's Degree +	5,613	26,173	47,949

# Location Highlights

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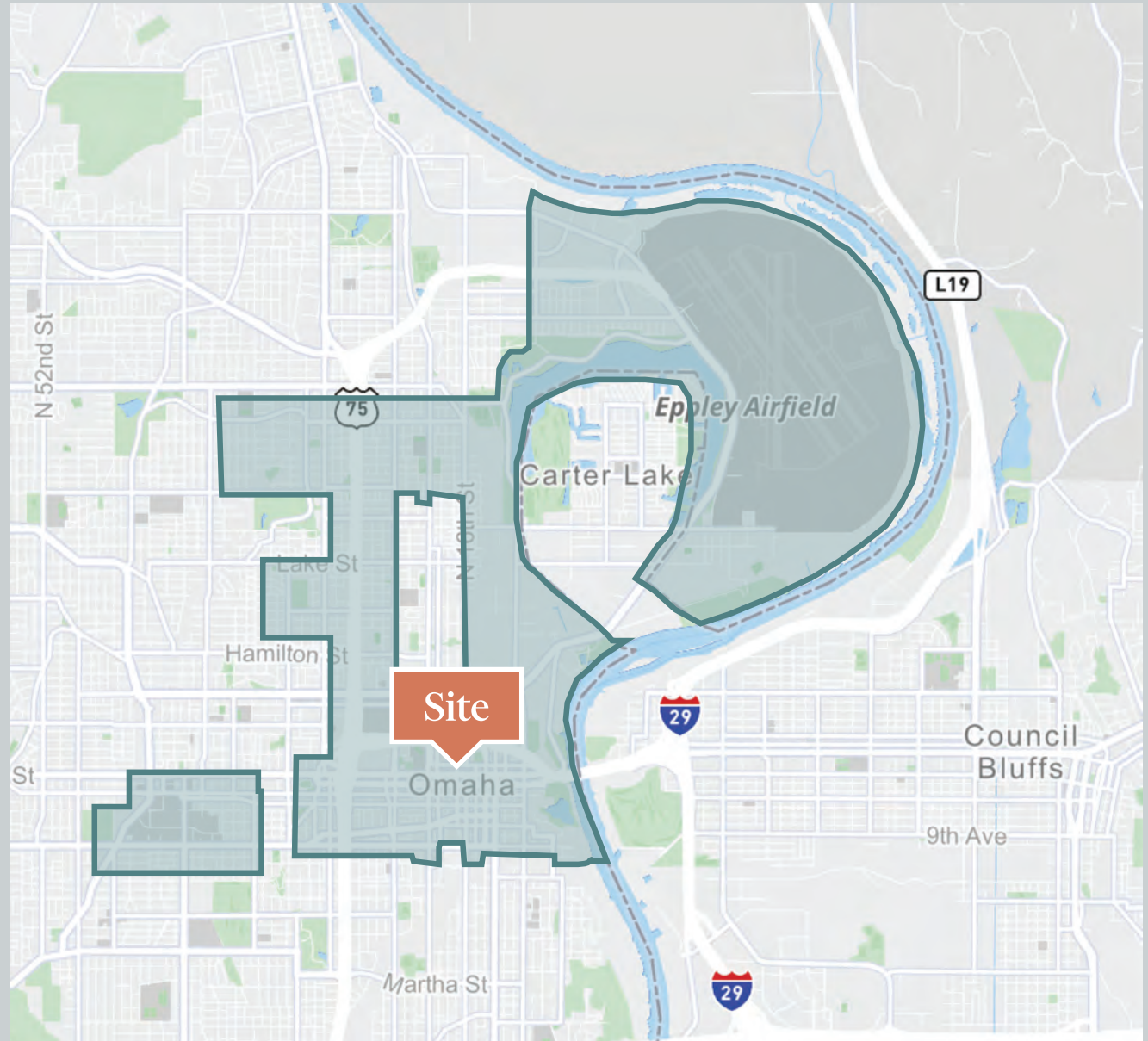
03

# Opportunity Zones

The Opportunity Zones are the result of a Federal Opportunity Zone Program created by Congress through the Tax Cuts and Jobs Act of 2017.

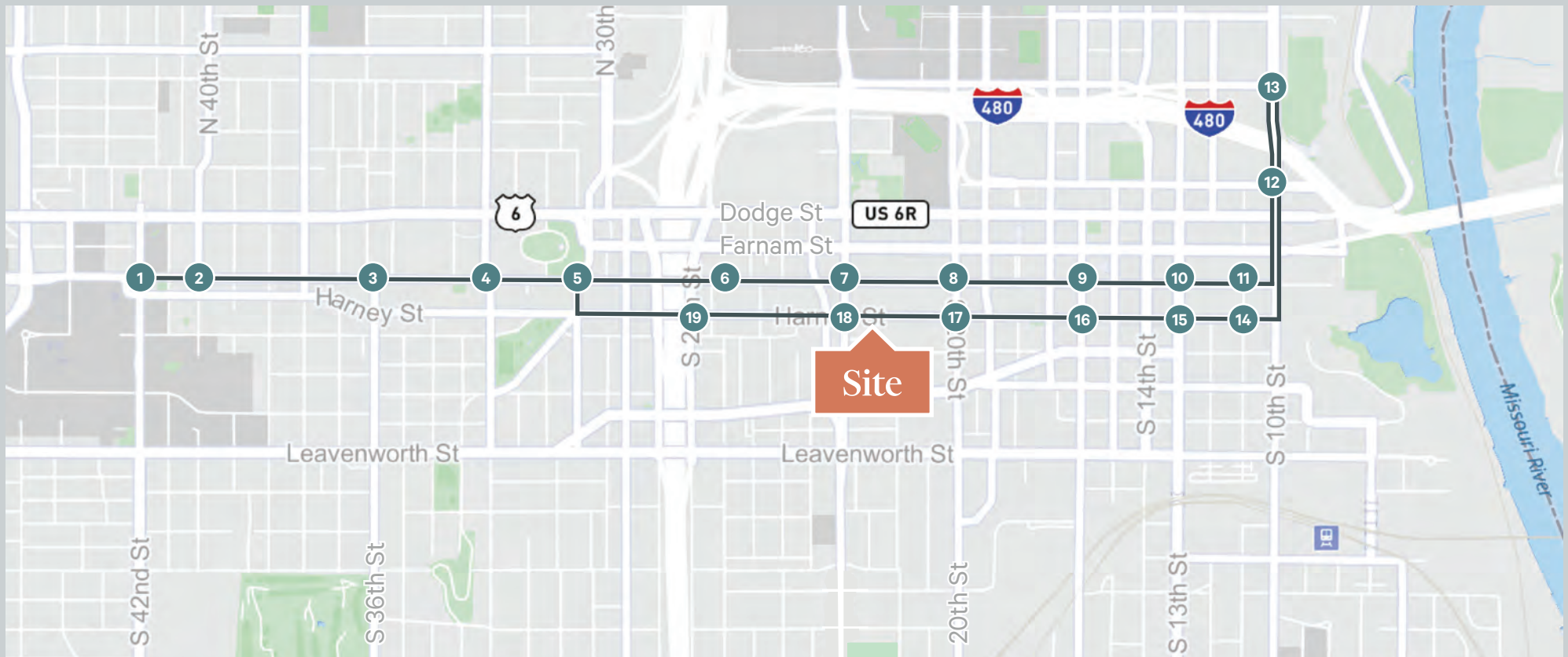
The goal of the program is to promote private investment and stimulate economic growth within low-income and/or economically disadvantaged communities.

Visit [planninghcd.cityofomaha.org/opportunity-zones](http://planninghcd.cityofomaha.org/opportunity-zones) to learn more about and see the locations of Opportunity Zones.



## Omaha's Proposed Streetcar Route

- |    |                         |    |                       |    |                     |
|----|-------------------------|----|-----------------------|----|---------------------|
| 01 | 42nd St & Farnam St     | 08 | 20th St & Farnam St   | 15 | 13th St & Harney St |
| 02 | 40th St & Farnam St     | 09 | 16th St & Farnam St   | 16 | 16th St & Harney St |
| 03 | 36th St & Farnam St     | 10 | 13th St & Farnam St   | 17 | 20th St & Harney St |
| 04 | 33rd St & Farnam St     | 11 | 11th St & Farnam St   | 18 | 24th St & Harney St |
| 05 | Turner Blvd & Farnam St | 12 | 10th St & Capitol Ave | 19 | 28th St & Harney St |
| 06 | Farnam St               | 13 | 10th St & Cass St     |    |                     |
| 07 | 24th St & Farnam St     | 14 | 11th St & Harney St   |    |                     |



# Interior Photography

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04



# Interior Photos



# Interior Photos



# Interior Photos



# Interior Photos



# Interior Photos



# Floor Plan

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05

# Floor Plan



Harney Street

# Property Aerial

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06





2215 Harney Street  
Omaha, NE 68102  
[www.cbre.us/nebraska](http://www.cbre.us/nebraska)

# 2215 Harney Street

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## Contact Us

**Cindi Incontro**

Senior Vice President

+1 402 697 5836

[cindi.incontro@cbre.com](mailto:cindi.incontro@cbre.com)

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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**Mahogany Staffing**  
 Founder / Chief Executive Officer - Kayla C. Nichols  
 Chief of Operations - Stephanie R. Johnson

<b>Infrastructure</b>		
Type	Month Average Cost:	Yearly
Building		\$3,200,000.00
Property Tax	\$2,500.00	\$30,000.00
Property Insurance	\$2,000.00	\$24,000.00
M.U.D	\$300.00	\$3,600.00
Electric	\$300.00	\$3,600.00
Internet/Phone	\$300.00	\$3,600.00
Total:	\$5,400.00	\$3,264,800.00

<b>Total Costs</b>	
1st Year Cost	\$3,264,836.06
2nd Year Cost	\$85,217.99
Total:	\$3,350,054.05

	30 Days	60 Days	90 Days	120 Days
<b>Focus:</b>	Complete all paperwork for individual state licensure	Check on status of pending license	Fully Staffed	Be licensed in all states
	Aquire 2 vendors	Hiring additional staff	Obtain gold seal from Joint Commission on Accreditation of Healthcare Organizations (JCAHO)	Obtain 3 new vendors; AYA, Republic, & Career Staff
	Start creating marketing materials	Gaining 3 more direct clients in OH, NE, & MO	Have office fully furnished and moved in	Scheduling in person meet and greet with local long term care administrators and Director or Nursing (DON).

<b>Priority:</b>	Establish 3 direct client in a free license state	Aquire Grapetree and FocusOne as vendors	Gain 3 new direct clients in IA, IL, & PA	Gain 3 new direct cliets in TX, SD, & ND
	Place 10 travelers minimum with an average Bill Rate of \$45	Onboard 8 new travelers	Onboard 17 new travelers	Onboard 9 new travelers
	Gross Revenue in the first 30 days - \$36,000	Gross Revenue for 4 - weeks \$115,200	Gross Revenue for 4 more weeks \$172,800	Gross Revenue for 4 more weeks 259,200

Year 1 Salaries:				
Title:	Yearly Salary:	Hourly:	Weekly:	Monthly:
Chief Executive Officer	\$500,000.00	\$240.38	\$9,615.38	\$41,666.67
Chief of Operations	\$250,000.00	\$120.19	\$4,807.69	\$20,833.33
Executive Assistant	\$65,000.00	\$31.25	\$1,250.00	\$5,416.67
Director of Recruiting	\$100,000.00	\$48.08	\$1,923.08	\$8,333.33
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Director of Client Deveopment	\$100,000.00	\$48.08	\$1,923.08	\$8,333.33
Client Development Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Director of Credentialing	\$75,000.00	\$36.06	\$1,442.31	\$6,250.00
Credentialing Specialist	\$55,000.00	\$26.44	\$1,057.69	\$4,583.33
<b>Total:</b>	<b>\$1,345,000.00</b>	<b>\$646.63</b>	<b>\$25,865.38</b>	<b>\$112,083.33</b>

1st Year Profit Projections					
Goals:	Travelers	Average Hourly Bill Rate	Total Invoice	Gross Checks	Net Profit
60 Days	18	\$45.00	\$29,160.00	\$21,870.00	\$7,290.00

90 Days	35	\$48.00	\$60,480.00	\$45,360.00	\$15,120.00
120 days	44	\$50.00	\$79,200.00	\$59,400.00	\$19,800.00
150 Days	57	\$60.00	\$123,120.00	\$92,340.00	\$30,780.00
180 Days	63	\$65.00	\$142,884.00	\$107,163.00	\$35,721.00
210 Days	72	\$69.00	\$178,848.00	\$134,136.00	\$44,712.00
240 Days	80	\$70.00	\$201,600.00	\$151,200.00	\$50,400.00
270 Days	87	\$71.00	\$222,372.00	\$166,779.00	\$55,593.00
300 Days	91	\$72.00	\$235,872.00	\$176,904.00	\$58,968.00
330 Days	100	\$73.00	\$262,800.00	\$197,100.00	\$65,700.00
360 Days	105	\$74.00	\$279,720.00	\$209,790.00	\$69,930.00
				Total:	\$1,816,056.00

Year 2 Salaries				
Title:	Yearly Salary:	Hourly:	Weekly:	Monthly:
Chief Executive Officer	\$500,000.00	\$240.38	\$9,615.38	\$41,666.67
Chief of Operations	\$250,000.00	\$120.19	\$4,807.69	\$20,833.33
Executive Assistant	\$65,000.00	\$31.25	\$1,250.00	\$5,416.67
Director of Recruiting	\$100,000.00	\$48.08	\$1,923.08	\$8,333.33
Recruiter Manager	\$75,000.00	\$36.06	\$1,442.31	\$6,250.00
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
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Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
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Recruiting Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Director of Credentialing	\$100,000.00	\$48.08	\$1,923.08	\$8,333.33
Manager of Credentialing	\$75,000.00	\$36.06	\$1,442.31	\$6,250.00
Credentialing Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67

Director of Client Development	\$100,000.00	\$48.08	\$1,923.08	\$8,333.33
Manager of Client Development	\$75,000.00	\$36.06	\$1,442.31	\$6,250.00
Client Development Specialist	\$50,000.00	\$24.04	\$961.54	\$4,166.67
Payroll Specialist	\$55,000.00	\$26.44	\$1,057.69	\$4,583.33
Marketing Specialist	\$55,000.00	\$26.44	\$1,057.69	\$4,583.33
IT Specialist	\$55,000.00	\$26.44	\$1,057.69	\$4,583.33
Total:	\$2,205,000.00	\$1,060.10	\$42,403.85	\$183,750.00

2nd Year Profit Projections					
Goals:	Travelers	Average Hourly Bill Rate	Total Invoice	Gross Checks	Net Profit
1 - 3 Months	125	\$74.00	\$333,000.00	\$249,750.00	\$83,250.00
4 - 6 Months	150	\$74.00	\$399,600.00	\$299,700.00	\$99,900.00
5 - 9 Months	175	\$74.00	\$466,200.00	\$349,650.00	\$116,550.00
10 - 12 Months	200	\$74.00	\$532,800.00	\$399,600.00	\$133,200.00
				Total:	\$5,194,800.00

Commission Brackets				**If traveler works less than 50% of guaranteed hours due to call outs / NCNS, commission will be voided on that timecard**
Recruiter	5 to 10	11 to 15	16+	
	7%	13%	20%	
Account Managers	1-20	21-49	50	
	\$17	\$27	\$37.00	

Licensures:					
State	License Required	Cost	Bond	Renewal Frequency	Renewal Cost
Alabama	No	-	-	-	-
Alaska	Yes	\$100	\$10,000	Biennially	\$100
Arizona	No	-	-	-	-
Arkansas	Yes	\$250	\$5,000	Annually	\$250
California	no	-	-	-	-
Colorado	No	-	-	-	-

Conneticut	No	-	-	-	-
Deleware	No	-	-	-	-
District of Columbia	Yes	\$99	NA	Biennially	\$99
Florida	No	-	-	-	-
Georgia	No	-	-	-	-
Hawaii	Yes	\$315	NA	By June 30th of Even numbered years	
Idaho	No	-	-	-	-
Illinois	Yes	\$3,500	NA	90 Das prior to due date	\$1,000
Indiana	Yes	\$150.00	NA	Annually	\$150
Iowa	Yes	\$75	NA	Annually by June 30	
Kansas	Yes	\$25	NA	Annually	\$25
Kentucky	No				
Louisiana	Yes	\$600	\$5,000 per location	Annually	\$200
Maine	No	-	-	-	-
Maryland	No	-	-	-	-
Massachusetts	Yes	\$500	NA	Annually	\$500
Michigan	Yes	\$350	AN	Annually by Dec. 31st	\$350
Minnesota	Yes	\$250	NA	Annually	\$250
Mississippi	No	-	-	-	-
Missouri	No	-	-	-	-
Montana	No	-	-	-	-
Nebraska	No	-	-	-	-
Nevada	Yes	\$100	NA	Annually	\$100
New Hampshire	No	-	-	-	-
New Jersey	Yes	\$250	NA	Annually	\$250
New Mexico	No	-	-	-	-
New York	Yes	\$700	NA	Biennially	\$700
North Carolina		\$500	NA	Biennially	\$500
North Dakota	Yes	\$200	NA	Annually	\$200



Ohio	No	-	-	-	-
Oklahoma	No	-	-	-	-
Oregon	No	-	-	-	-
Pennsylvania	No	-	-	-	-
Rhode Island	No	-	-	-	-
South Dakota	Yes	\$300	NA	Biennially by December 21	\$100
Tennessee	No	-	-	-	-
Texas	No	-	-	-	-
Utah	No	-	-	-	-
Vermont	No	-	-	-	-
Virginia	No	-	-	-	-
Washington	Yes	\$19	NA	Not Required	
West Virginia	Yes	\$0	NA	Not Required	\$0
Wisconsin	Yes	\$300		Annually	\$300
Wyoming	Yes	\$25		Annually	\$25
	Total:	\$8,608.00		Renewal Total:	\$5,099.00

Compliance Needs:		
Type:	Price:	Monthly:
Escreen	\$192,000.00	\$16,000.00
Universal	\$192,000.00	\$16,000.00
One Source	\$7,198.80	\$599.90
Total:	\$391,198.80	\$32,599.90

Payroll Needs:		
Type:	Yearly:	Monthly:
ADP	\$17,748	\$1,479.00
Quick Books	\$349.99	\$29.17
Total:	\$18,098	\$1,508.17

Marketing Needs:		
Type:	Price:	Monthly:
Canva pro	\$1,440.00	\$120.00
Facebook Boost	\$360.00	\$30.00
Instagram Boost	\$360.00	\$30.00
Flyers	\$1,200.00	\$120.00
Video Editor	\$600.00	\$50.00
Headshots		\$120.00
Vista Prints	\$2,400.00	\$240.00
Total:	\$6,360.00	\$710.00

Office Supplies:					
Product	Quantity	Price	Product	Quantity	Price
Pens	80	\$25.00	Desk Calendar	7	\$499.00
Pencils	100	\$5.00	Planners	7	\$305.00
Highlighters	20	\$6.25	Glass White Board	7	\$1,252.86
Paper clips	5 Boxes	\$5.00	Staples	5	\$28.65
Dymo Shipping Label	5	\$75.00	1 Inch Binder	7	\$82.32
Writing pads	30	\$41.70	3 Inch Binder	10	\$159.90
Post-It Notes	24	\$30.00	Push Pins	2 - 100 pk	\$9.10
Printer Paper	20 Reams	\$179.80	Toilet Paper	72pk	\$18.87
Manila File Folders	72	\$90.00	Paper Towels	8	\$18.71
Hanging File Folders	200	\$82.32	600 piece silver dinnerware	1	\$101.99
Pocket Folders	50	\$22.58	Mailing Tape	6	\$7.50

File Labels	24	\$30.00	Reusable Yearly Calendar	1	\$34.99
Letter Envelopes	4 boxes	\$5.00	Dry Erase Markers	20 pks	\$289.00
				Total:	\$3,405.54

Office Furniture:			
Product	Quantity	Individual Price	Total:
Trash Can (4pks) 3	12	\$31.97	\$95.91
Desks	7	\$539.00	\$3,773.00
Receptionist Desk	1	\$957.98	\$957.98
File cabinets	4	\$778.00	\$3,112.00
Conference Room Desk	1	\$1,495.00	\$1,495.00
Conference Room Chairs	10	\$200.00	\$2,000.00
Waiting Room Chairs	2	\$500.00	\$1,000.00
Coffee table	1	\$150.00	\$150.00
Chairs	10	\$155.99	\$1,559.90
Sitting Chairs	6	\$125.00	\$750.00
Executive Desks	1	750	\$750.00
Executive Chairs	1	250	\$250.00
Total:			\$15,893.79

Websites:			
Type:	Price:	Monthly:	Renewal Timeframe:
SalesForce	\$72,000.00	\$6,000.00	Yearly
Vivivan	\$60,000.00	\$5,000.00	Monthly
Nurse Recruiter	\$6,000.00	\$500.00	Monthly
Microsoft Office - Business Basic	\$2,400.00	\$120.00	Monthly
Amazon	\$120.00	\$10.00	Yearly
Docusign	\$1,200.00	\$60.00	Monthly
Adobe	\$360.00	\$30.00	Yearly

Relias	\$10,000.00	\$833.33	Yearly +\$500 Start up fee for 1,000 users
Small PDF	\$288.00	\$24.00	Yearly
Encryption	\$49.99	\$4.17	Yearly
Domain Pricing	\$12.00	\$1.00	Yearly
Total:	\$152,429.99	\$12,582.50	

Electronics:			
Device	Quantity	Individual	Total
HDMI Cord	10	\$ 9.99	\$ 99.90
HP screen	20	\$ 269.99	\$ 5,399.80
HP laptops	10	\$ 719.99	\$ 7,199.90
Keyboard & Mouse	10	\$ 39.95	\$ 399.50
75 inch TV	2	\$ 1,700.00	\$ 3,400.00
40 inch TV	1	\$ 500.00	\$ 500.00
Copy Machine	1	\$ 5,000.00	\$ 5,000.00
Total:	54	\$ 8,239.92	\$ 21,999.10

Travel Stipend		
First Year (100 Travelers)	\$500	\$ 50,000.00
Second Year (200 Travelers)	\$500	\$ 100,000.00

Surplus:		
Type	Monthly	Yearly
Taxes for First year:	\$2,065.00	\$24,780.00
Health insurance:	\$3,480.00	\$41,760.00
Liability Insurance:	\$2,500.00	\$30,000.00

Workers Comp Insurance	\$2,500.00	\$30,000.00
Cooperate Event Fund	\$916.67	\$11,000.00
Total:	\$11,461.67	\$137,540.00

# Mahogany Staffing

Chief Executive Officer / Founder: Kayla C. Nichols

Chief of Operations: Stephanie R. Johnson

## Mission Statement

To build and maintain a diverse company culture within North Omaha that serves the community, healthcare professionals and healthcare facilities with integrity, diversity, quality standards and stability

## Core Values

### **Integrity**

“Taking pride in showing an uncompromising adherence to strong moral and ethical principles and values.”

### **Diversity**

“Acknowledging accomplishment of all cultures from a variety of social and ethnic backgrounds”

### **Quality**

“Delivering no less than the highest standard we can as a company for the community, employees, and clients.”

### **Stability**

“Maintain a strong foundation for our families, employees, clients, and communities to continuously strive for growth and progress as a company”

# Selling Points

1. Consistently hiring staff with a minimum salary of \$50,000
2. The founder/CEO is an African American woman. Her current role is vice president of Operations for a profitable and successful Healthcare Staffing Company
3. The building we desire is located at 24<sup>th</sup> and Lake, The Carnation Ballroom. It is currently vacant and located in the heart of North Omaha
4. Management has experience in every realm required to successfully run a profitable Healthcare Staffing Company.
5. We will forge relationships and become active sponsors for Malcom X Foundations, CASA, WCA, Charles Drew Health Center and NOAH Clinic. In addition to holding interactive and informative community events along with American Heart Association education sessions

# Grant Application

Row 192

<b>Organization Name (if applicable)</b>	Stable Gray Inc.
<b>Physical Address</b>	2520 North 45th Street Omaha, NE 68110
<b>Mailing Address</b>	P.O. Box 4634 Omaha, NE 68104
<b>Website</b>	<a href="https://stablegray.com">https://stablegray.com</a>
<b>Social Media Accounts</b>	Instagram: @stablegray, Facebook: @stablegray, LinkedIn: @stablegray
<b>Name</b>	Teddy Young
<b>Title</b>	President
<b>Email Address</b>	teddy@stablegray.com
<b>Phone</b>	+1 (402) 965-1726
<b>Team</b>	Yes
	<p>CharDale Barnes: CEO (20 years), Teddy Young: President (19 years), Randy Chavez: Creative Lead (4 years), Caleb Volquartsen: Video Content Pro (4 years), Candy Zollicoffer: Executive Assistant (7 years), Lewis Culliver: Content Producer (7 years), Julian Ivey: Web Developer (6 years), Ed Saunsoci: Content Producer/Consultant (5 years), Dani Young: Content Producer (7 years), Dan Kelly: Copywriting (7 years), Carolyn Kruger: Content Strategy/Copywriting (12 years), Manny Denis: Content Producer (4 years), Thomas Curry: Content Producer (4 years), Dannon Ross: Content Producer (2 years), DaPrie Wells: Content Producer (4 years), Jordan Young: Content Producer (4 years), Pranjat Doorwar: Software Development (7 years), Clark Connection Group: Business Development/Advisor (25 years), Alex Cortez: Content Producer (4 years), John Gibbs: Content Producer (4 years), Danielle Young: Content Producer (7 years), World Speaks Omaha: Bilingual Translation and Copywriting (15 years), Insight Marketing Concepts: Digital Marketing and Strategy Consultant (15 years), NBDC: Business Development Consultants, Julian Young Business Advisors: Business Development Consultants and Partners (15 years), Nebraska Enterprise Fund: Partners, Omaha Chamber of Commerce: Business Development Partners, Empowerment Network: Business Development Partners, SparkCDi: Business Development Partners, Stein Construction: General Contractor/Construction</p>
<b>Organizational Chart</b>	Stable Gray comprises 18+ workers spanning many creative and executive-level disciplines. Our co-founders are CharDale Barnes and Theardis (Teddy) Young. Our permanent staff includes executives CharDale and Teddy, with Randy Chavez



leading our design team, and Caleb Volquartsen leading our video and photo production projects. The rest of our staff and partners are under contract and each come with years of experience in their respective fields. We provided a list of our active partners and contractors in the previous team members and leadership section.

<b>Other Completed Projects and/or Accomplishments</b>	Decorations- 2021 Omaha Chamber Small Business of The Year, 2021 July Small Business of The Month, 7 year Anniversary (July 2022), MBA: Theardis Young, 2015 Omaha Code School Graduate (FullyStack Software Development): CharDale Barnes, Quick Pitch Competition Awardee (Metropolitan Community College): CharDale Barnes, Tier 1 Emerging Small Business Certified, Minority Owned Certification Completed Projects- Union Pacific Railroad: Investor Day Video Series (approx. 1hr of broadcast quality video, streamed globally), Viterra (Formerly Gavilon): HD quality business acquisition announcement video and photo production, streamed live, globally, Scooters Coffee: 30th & Amers Grand Opening Content Production, Metropolitan Community College: 2020 Cover photos for The Reader Magazine, distributed regionally, 75 North ongoing social media and public relations management, Covid-19 Task Force: North Omaha campaign management of media buys, and content production during the pandemic, Freddie Mac: video production and content storage services, Habitat for Humanity: site construction documentation, virtual tour, Metro Transit: citywide photoshoot for media buys and internal marketing, many more! See our capability statement for a limited list of notable clients
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<b>Proposal Title</b>	Census Tract Brand Revitalization Proposal
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<b>Total Budget (\$)</b>	\$11,400,440.00
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<b>LB1024 Grant Funding Request (\$)</b>	\$11,400,440.00
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<b>Proposal Type</b>	Combination of capital project and service/program
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<b>Brief Proposal Summary</b>	<p>IT'S TIME TO SCALE CENSUS TRACT AREAS, and Stable Gray is positioned to help make it a reality Executive Summary We're so excited to detail our robust strategy to create careers for creatives and technologists in North Omaha. Stable Gray is presenting you with an opportunity to bring jobs, expansion, and a positive identity to North Omaha. This proposal also demonstrates how we can democratize access to tools that'll surely help Omaha's entrepreneurs be much more productive and prosperous, with opportunities included for creatives who don't work at Stable Gray. With these efforts combined, Omaha's qualified census tract will finally realize the growth it deserves. Stable Gray is seeking a total of \$11,400,440 to execute this proposal. The budget is broken down into 4 sections: Open Studio North, District Branding, Wrap-Around Services, and Job Creation-to address brain drain. It allocates most of the funds to our internal growth strategy, with significant funding allocated to ensure other companies are successful as well. Specifically, it allocates well over a million combined dollars for job creation and business stimulation over the next 3 years in order to support our sustainable growth efforts. Through the execution of this proposal, Omaha will enjoy new tax revenue, jobs, and business development-at scale-with the qualified census tract areas.</p>
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<b>Timeline</b>	24 months, with the final 15% of the project completed between August and December 2026
<b>Percentage completed by July 2025</b>	85%
<b>Funding Goals</b>	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Other Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	Tax revenue for the city and state through job creation
<b>Proposal Description and Needs Alignment</b>	This proposal produces functional activity to bring creatives together in North and South Omaha, producing sense of belonging and better mental health for these communities. It creates jobs for construction workers for the next two years, and provides paid career pathways for Metropolitan Community College students through on-the-job training via paid internships, and Stable Gray employees. It builds the brand of new district(s) in North Omaha. It also gives established businesses more reasons to do business with Stable Gray in North Omaha, and new ways for creatives to make money within the qualified census tract. All of these efforts produces new tax revenue for the State of Nebraska.
<b>Visioning Workshop Findings Alignment</b>	Specifically related to brain drain, this proposal reduces brain drain and creates in-roads to work opportunities within the qualified census tract. Less stem workers will need to leave the area to find work as software developers.
<b>Priorities Alignment</b>	Organically, Stable Gray is aligned with LB1024 because we're in business to help businesses develop and be successful. Our proposal provides A-Z company branding and support for business development inside the qualified census tract. Many businesses in these areas lack a proper marketing budget. Our proposal helps businesses overcome the initial challenges related to finding and establishing a strong customer base.
<b>Economic Impact</b>	We project a minimum of \$355,440 in wages paid over the next three years with the deployment of this proposal. This is just the stimulation phase. We anticipate additional wages required to support business growth as a result, and an ongoing partnership with Metropolitan Community College through our high paying paid internship program with them.

We plan to create 6 permanent positions as a result of this proposal: project manager, web developer, administrative assistant, two new content producers and three staff members for the studio: front desk position, technical lead/equipment consultant, equipment assistant

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Four new internship positions will be created, renewing each quarter of Metropolitan Community College coursework: design intern, web development intern, video intern, photo intern; We anticipate 20 temporary construction jobs for buildout.

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Our internships will pay at total of \$22/hr, our new project manager will earn \$85,000 salary, other paid careers with Stable Gray will average \$18/hr or more, construction workers are built into the budget and will pay at market rate

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Our contractor base is already robust, but will grow with the execution of this proposal. Because our locations are inside the qualified census tract, this issue is addressed automatically. If our real estate for the new buildout is outside the census tract, it will still provide opportunities for workers located in the qualified census tract due to the nature of our business.

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**Community Benefit** Our proposal includes new streetscape, district brand design, and brand improvements distributed to businesses within the qualified census tract.

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It provides new permanent jobs and reduces brain drain within the qualified census tract. It also stimulates a creative culture, which is a quality of many in these areas, improving mental health and positive outlook for the North and South Omaha communities.

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**Best Practices/Innovation** While it won't be the first studio of its kind in the area (Hayneedle has owned and operated a large scale content studio for years), it will be the first of its kind within the qualified census tract, and the first one open to the public. It will no doubt attract creatives from all over the region due to the unique gear and spaces we plan to build.

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**Outcome Measurement** We will track career outcomes for our interns, and of course our permanent hires. We can track our high wage job creation. We will look at outcomes for creatives with our intake forms at our new studio and keep track of revenue growth year over year. We'll conduct North and South Omaha business surveys to measure outcomes with other businesses we interact with.

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All of our data will be executed with our partnerships at Insight Marketing Concepts and PPRP Innovations.

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It does act as a co-investment, as Stable Gray will continue its annual strategy of business reinvestment. We'll commit to reinvest 10% of profits into the business. This includes equipment improvements and job growth due to demand markers.

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**Partnerships** Yes

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RDQLS: Brand Consultation and District Development; World Speaks Omaha: language translation and copywriting; Surreal Media Labs: marketing and content production at scale; 95.7 The Boss: content distribution and community marketing through radio and media buys; The Omaha Star: content distribution and community marketing through print and web, including media buys; The Reader: content distribution and community marketing through print and web, including media

buys; Midlands Business Journal: content distribution and community marketing through print and web, including media buys; Spark CDi: real estate development and community insights, NBDC: government contracts and business development consulting, Clark Connection Group: business development and public relations,

Surreal Media Labs: already completed projects together; World Speaks Omaha: completed projects together and actively work together; Insight Marketing Concepts: completed projects together and actively work together, Spark CDi, online form completed and actively meeting with Spark for solutions; The Omaha Star: under contract; Clark Connection Group: under contract;

**Displacement** Yes

**Displacement explanation** One of our proposed locations would displace two families at the 4804 N 30th Street location. We presented a total of 5 options that have proper zoning and could be shovel ready within 120 days of funds distribution.

**Physical Location** The ideal location would be 2751 Farnam. The building is dilapidated. With a full demo, Stable Gray can begin buildout since zoning and other design factors are already built in to the project. This location would be a two story construction. Most of the locations in our proposal can be built in a compact way using two story construction with warehouse bays on bottom.

**Qualified Census Tract** Within one or more QCTs

**Additional Location Documents**

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

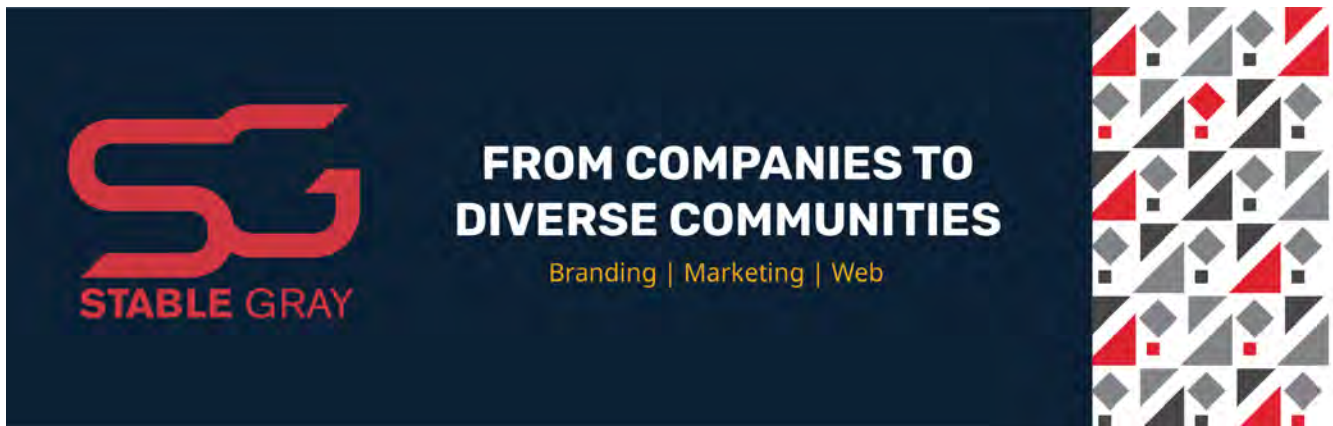
No

We produced our construction bid package with preliminary talks with Stein Construction and market research via Crexi.com

**General Contractor** No

<b>Request Rationale</b>	Documentation provided. See attached.
<b>Grant Funds Usage</b>	Documentation provided. See attached.
<b>Proposal Financial Sustainability</b>	Yes
	The invested property will be owned and operated by Stable Gray. The primary use of the buildout will be to grow the company internally. Stable Gray has had many bids and bid opportunities is can't fulfill due to capacity challenges. The execution of this proposal puts Stable Gray in a competitive position to bid for larger contracts and fulfill existing ones much more quickly, bringing the company profit faster and with better client satisfaction.
<b>Funding Sources</b>	We are prepared to seek a loan of up to \$250,000 with either the Nebraska Enterprise Fund, or 1st State Bank. We believe we could get a loan of this amount, but it would present a risky form of debt, and would leave Stable Gray underfunded and highly leveraged. Because of these reasons, Stable Gray has avoided a loan for this project.
	8/31/2023
<b>Scalability</b>	It is scalable. With the purchase of one of the locations and initial buildout, it is still feasible. Our proposal is for a 10,000 square foot production studio, but could be built 5,000 square feet now, and the other 5,000 square feet at a later time.
	We don't have component breakdowns in the proposal as we would retain an architect for this portion, but we anticipate using prefabricated construction methods that could be welded together to complete the weather and fire proofing built in.
<b>Financial Commitment</b>	Stable Gray is willing to commit \$100,000 to ensure this proposals success. However, we would need to take a loan to do so.
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Request Rationale Documentation





# Census Tract Brand Revitalization Proposal

by Stable Gray

***IT'S TIME TO SCALE CENSUS TRACT AREAS,***  
**and Stable Gray is positioned to help make it a reality**

## Executive Summary

We're so excited to detail our robust strategy to create careers for creatives and technologists in North Omaha. Stable Gray is presenting you with an opportunity to bring jobs, expansion, and a positive identity to North Omaha. This proposal also demonstrates how we can democratize access to tools that'll surely help Omaha's entrepreneurs be much more productive and prosperous, with opportunities included for creatives who don't work at Stable Gray. With these efforts combined, Omaha's qualified census tract will finally realize the growth it deserves.

Stable Gray is seeking a total of **\$11,400,440** to execute this proposal. The budget is broken down into 4 sections: Open Studio North, District Branding, Wrap-Around Services, and Job Creation-to address brain drain. It allocates most of the funds to our internal growth strategy, with significant funding allocated to ensure other companies are successful as well. Specifically, it allocates well over a million combined dollars for job creation and business stimulation over the next 3 years in order to support our sustainable growth efforts.

Through the execution of this proposal, Omaha will enjoy new tax revenue, jobs, and business development-at scale-with the qualified census tract areas.

## **Preface: North Omaha's Creative Economy**

North Omaha is the origin of some of the most talented creatives in the world. Ultra-talented creatives such as John Beasley, Gabrielle Union, Preston Love, Mildren D. Brown, and Cathy Hughes come from this area. Malcolm X was a talented writer and public speaker. George Franklin was a talented pianist. All were from the North Omaha area. There are many more in fact, too many to list.

The creative workforce of North Omaha is one the most valuable resources of the state. Stable Gray works with as many as 25 creatives, and there are hundreds more who work for themselves or companies within proximity to North Omaha. With all this talent, one might assume there is a place (or places) in North Omaha to produce content, inspire the next generation, and get creative work done, but such a place access to everything you might need to create content doesn't exist. Stable Gray has been working to solve part of the problem for years, but with the help of LB1024 and LB450, Stable Gray can do it at scale.

## **Open Studio North (\$9.845 million - 36 months)**

Open Studio North is a space for creative content production.

Stable Gray currently has a creative studio in North Omaha, but there are features it lacks that prevent us from growing. It's a 1,000 sq ft studio located on the Better Together Campus at 45th and Bedford. It's best suited for photography, as there are other tenants within the building that make noise. The existing studio has been rented out many times, and continues to be used for a variety of different creative projects.

It's been used to aid in the production of brand photos and videos for many companies including [Union Pacific](#), [75 North](#), [Rexius Nutrition](#), [Telle and Resa](#), and [Soldier Sports](#). It's a great space that the Stable Gray team has used countless times to generate revenue in North Omaha, but it presents some challenges when it comes to the true potential of the space.

Stable Gray's vision is to build a modern, state-of-the-art production studio in North Omaha that will ensure millions of dollars in revenue flow through this part of the city for creative services. The team is capable of servicing large-scale contracts for photo and video production, but it lacks a venue to do so at scale. The team is talented, but limited only by capacity.



Stable Gray - North Omaha Brand Revitalization Proposal

[Concept to be built by the end of 2026 \(click for full resolution\):](#)



2022 | Exterior Perspective |  | 



2022 | Photo Studio/Gallery (with equipment rental) |  | 



2022 | Kitchen & Lounge |  | 



2022 | View of Entrance |  | 



2022 | Videography & Film Studio |  | 

Companies like Amazon, Walmart and Target are looking for content houses that can produce a large

volume of quality product photos and videos to support the sales experience on their respective websites and other digital outlets. Many other firms (large and small) could benefit from a reliable content producer who can create high production value for their website and marketing needs. In today's visual marketplace, content marketing helps consumers make better buying decisions.

**So, why build?**

Why not just keep doing things the same way, buying small amounts of gear as we grow and reacting to client demands? Why aggressively invest in content

production? Because the opportunity is too great, and creatives are missing out on great opportunities due to a lack of equipment. Open Studio North is a proactive approach to business growth.

Stable Gray has seen it first hand: great content helps consumers make better buying decisions. Consequently, great content helps companies grow. The current Stable Gray studio is not the ideal size or place for content production, so it prevents Stable Gray from growing as a result. It means less jobs at Stable Gray, and less jobs in North Omaha. It also means that companies the Stable Gray team could otherwise serve decide to go without great marketing content.

A place like this doesn't exist. Maybe you've heard of places like KPAO, Cameraset Pictures, and other production studios, but none are located within the qualified census tract, and none are robust. North Omaha also has limited access to high quality photo and video equipment, forcing talented creatives to rent outside of North Omaha at places like Rockbrook Camera, and online at places like BorrowLenses.

Due to this restrictive equipment and studio access, many freelancers and growing creative teams are unable to produce content at a scale high enough to attract lucrative clients. As a result, many times creatives are unable to work on their craft full time. These potential clients wind up working with other teams, other studios and other agencies outside of North Omaha and North Omaha creatives wind up leaving the area to seek work in these career fields. Stable Gray is confident that this opportunity gap is a source of brain drain, as creatives tend to flock together.

Stable Gray's new studio will address most needs of creatives. This proposal is for a 10,000 sq ft studio that features multiple production spaces for different uses, with experts on staff to consult and assist with bookings and rentals. Open Studio North will provide affordable access to camera, audio and lighting equipment rental, as well as studio spaces for photography and video producers. The studio will feature various set design, and industry-leading equipment so creatives can dream big for their demanding clients.

Stable Gray will primarily use the studio to grow its business. With the new studio, Stable Gray can attract larger clients like Amazon, Target, and Walmart to produce product photography and video at large scale. Surely, the opportunity exists. [Data from Business Wire indicates the U.S. retail market is expected to go from \\$22 billion to over \\$29 billion by 2025](#), which indicates new consumer shopping is on the horizon. New product photos and information must be created to help the customer find what they're looking for.



By 2030, the U.S. retail market is expected to hit \$39 billion.

Companies who understand these growth opportunities are looking for ways to inform consumers why they should shop with them versus their competitors, and content is a big part of their communication strategy. Stable Gray understands that with the proposed photo and

video production studio, many careers related to content production can be created.

The executive team at Stable Gray has been intentional about keeping the company's footprint in North Omaha, but more space and better gear will increase overall capacity. In order to grow, the company must scale up its resources. An ongoing opportunity for the content creation portion of the business is to purchase a warehouse or vacant lot to build a high quality production studio because:

1. Both of the existing leaseholds aren't big enough - the ceilings that aren't high enough, and the rooms aren't large enough to securely store and operate the equipment required to attract high paying clients
2. Location is important - ideally, the studio should be located near a freight route, so that merchandise, freight loads and clients from outside the state can drive into town with convenient access
3. Leasing is too risky at scale - while leasing could work short-term, it would be unattractive to invest hundreds of thousands, or millions of dollars in permanent modifications to a building for only 3-5 years of commitment.

## Stable Gray - North Omaha Brand Revitalization Proposal

Ownership gives Stable Gray an asset and more confidence, and an asset that can be built to suit Stable Gray's needs

4. The current location's won't work - Stable Gray currently doesn't own its photo studio location, it's too small, and there is no where currently to store and load large amounts of client merchandise

### Open Studio North, by Stable Gray - Location Case Studies

For the purposes of executing funds within the allotted time period, Stable Gray is confident that it will be open for business before December 2026 and the new proposed locations. Identified below are at least 4 scenarios that could provide an ideal project location within the qualified census tract:

#### Exhibit 1: 2751 Farnam Street, \$300,000



Just a couple of blocks from Midtown Crossing, on the edge of downtown, 2751 offers a great location for the production studio:

1. Large lot, over 5,000 sq ft of existing space, perfect for a demo or renovation
2. Large, private, off street parking
3. Convenient interstate access. Right off the interstate, easy to find, easy access for freight deliveries. 10-15 minute drive from many parts of North Omaha
4. High visibility, offers lots of advertising and marketing opportunities to grow the brand

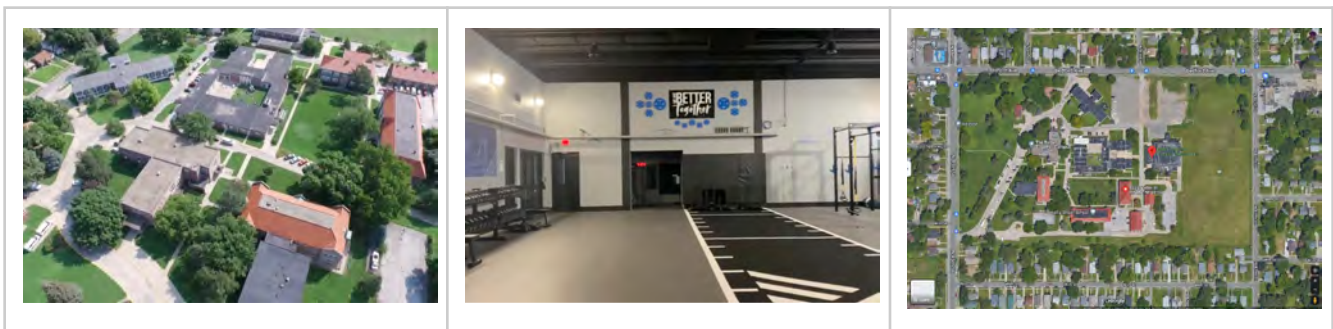
Exhibit 2: 6547 John J Pershing Drive, \$346,000



This location is an empty lot, which will require construction. It's nestled between established businesses, so plumbing and electrical are highly feasible. It offers similar benefits to Exhibit 1:

1. Popular freight route, easy to access and close to airport for incoming shipments
2. Very low key location with lots of privacy
3. Large lot, with great potential for economies of scale

Exhibit 3: 3223 N. 45th Street, \$375,000



The Abide Better Together Campus is one that almost got overlooked, because the existing Stable Gray photo studio is already being operated in a 1,000 sq ft space on this campus. With a closer look however, this campus could be a viable option for building a state-of-the-art production studio. There has already been a lot of construction to improve the campus, and the owner has plans to do additional improvements to make it a mixed-use (housing, retail, media, and worship) location.

Stable Gray has a strong relationship with the Abide team, and may be able to negotiate some of their land for the development of a 5-10,000 square foot warehouse. Key benefits:

1. Central to North Omaha
2. Already operating here/strong relationship with current owners

3. Complimentary visions for the campus
4. Located just five minutes from interstate 480
  - a. Also sits along a convenient freight route
5. High quality parking lot was built recently

Exhibit 4: 4804 N. 30th Street, \$420,000



Exhibit 4 has the most strategic benefits for a number of reasons.

1. It's easily accessible to freight carriers, which gives us the ability to bring in client products of all shapes and sizes. It enables patrons from out of town/state to easily find the studio for rental and contract purposes (more details to follow)
2. It also provides us with convenient access to Metropolitan Community College (M.C.C.) students. A partnership with M.C.C. is underway to bring paid internships to Stable Gray in the areas of software development, photography and video production. This facility will give Stable Gray the ability to offer year-round internships to M.C.C. students, and offer nearby hands-on training
3. Lastly, the purchase comes with land to expand. Included in the purchase of the brick building are two additional properties with residential homes on them (3014 and 4806), but they're currently zoned for GI and CC respectively

The strategy here will be to demo the existing brick building, and build a new expandable building in the CC zone while 3014 and 4806 are re-zoned. One challenge at 4804 is the existing tenant situation. This exhibit 4 is both a good and a challenging location. While it's the perfect location, with the perfect amount of land, the zoning is less than ideal, and has existing tenants which will create delays.

Exhibit 5: 9615 Redick Ave, \$600,000 (\*wildcard)



This is the only wildcard option because it's a couple of miles outside of the census tract. Located about three miles west of Benson Park, this lot is another really great location to build on. It features:

1. Convenient interstate access for patrons and freight
2. Excellent visibility
3. Huge lot, with supermarket and restaurants nearby
4. Utility hookups and zoning already established (GI)

Other considerations:

**Exhibit 1 and Exhibit 5 have the strongest potential**

There are a limited number of lots inside the qualified census tract that are suited for this type of project. However, if the site nearby the tract, it will still provide career opportunities to workers from the census tract community. Some people are limited by transportation, but most creatives have a personal vehicle to get to on-site projects. Stable Gray has established a connection with several firms so that can move quickly on the buildout:

1. Construction company: [Stein Construction](#), [Blair Freeman](#), Spark partners
  - a. Experience: over 40 combined years
  - b. Owners representation/consulting: Blair Freeman
2. Real estate and planning partners: Spark, Nebraska Realty, DLR Group
  - a. Experience: over 75 years combined
  - b. Nebraska Realty
  - c. Preliminary Designs (Architectural): What Am I Design

**Projected Timeline: 24 months**

Since the studio will be built around a warehouse design, three (3) months for any demo work should be reasonable, and 21 months for construction (with or without prefab) is aggressive but possible with the help of our partners, [Spark CDI](#).

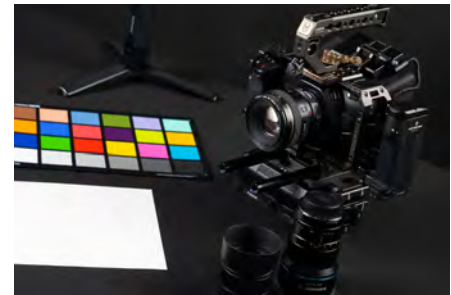


### **Open Studio North, by Stable Gray - Access Camera**

One of the barriers facing content producers is the selection of equipment they have access to. Many services exist to provide such equipment, but can be inconvenient to utilize. There are national rental services such as [Borrow Lenses](#), and local rental services such as [Rockbrook Camera](#) who offer great equipment for rental at reasonable prices.

However, a challenge that always comes up in this line of work is speed of access to this equipment. A paid opportunity can come about in a matter of days, and sometimes hours. Without fast and convenient access to the right tools, a content producer will lose business. In many scenarios, waiting for a lens to come in the mail, or driving long distances to rent gear is simply unacceptable.

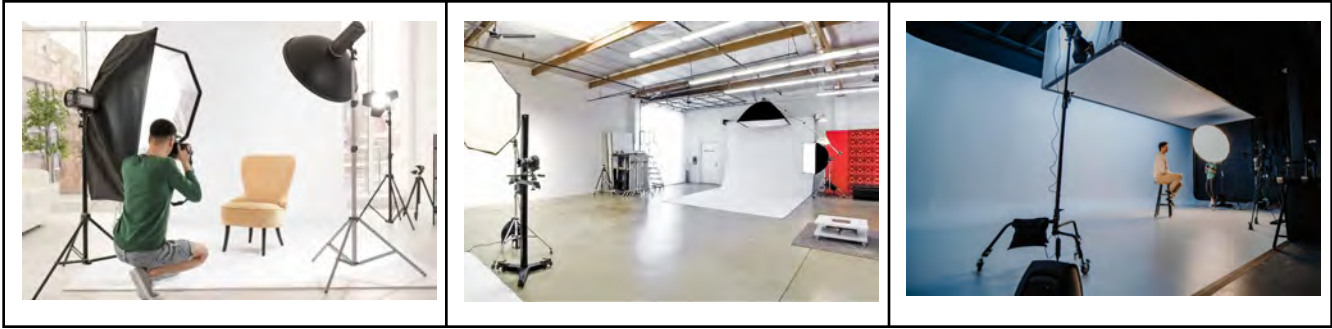
Stable Gray owns and operates many of the tools content producers need to get the job done. It started a service this year called Access Camera to address this problem. Access Camera is a content production rental service offered by Stable Gray. It includes professional studio, photography, and videography equipment rental. Stable Gray has rented its equipment and photo studio for 4 months in a row, with no marketing or advertising. The team at Stable Gray knows that with more tools and available spaces, creatives will find their way to utilizing the studio for their own business growth.



Sample of rental gear. Photo taken at Stable Gray photo studio

Access Camera will be located inside Open Studio North, so that creatives can find the rental equipment and production rooms they need in one convenient location. Access Camera will be staffed by photo, video, and lighting nerds who serve as consultants when people patron the space. That way content producers always have what they need, effectively eliminating this barrier to their success. Stable Gray has as many as 10 creatives seeking permanent employment opportunities.





**Open Studio North, by Stable Gray - Budget**

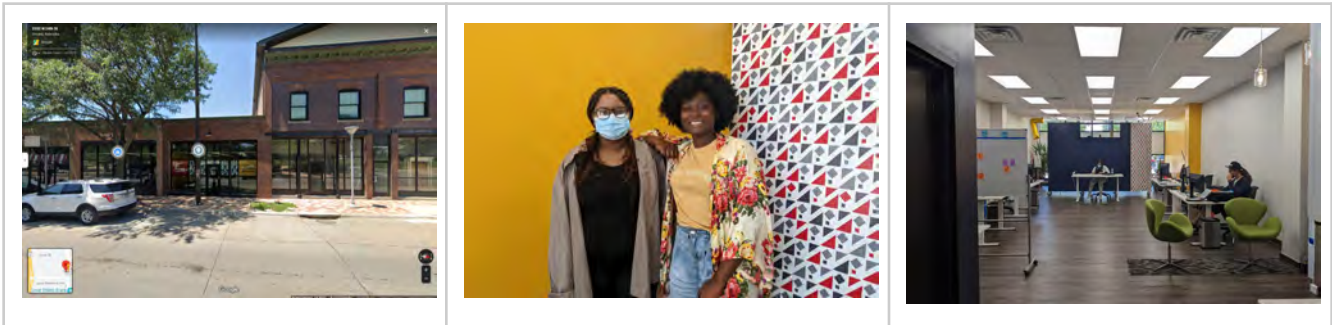
Having a dedicated production studio is a barrier for content producers because it requires dollars. The same is true of production equipment. Stable Gray estimates that equipment will be the biggest upfront cost aside from the space itself. A budget of between \$1.75-2.5 million is ideal to furnish the spaces with quality, durable production equipment. [One of the robotic arms](#) included in the budget could be as much as \$250,000 by itself, but it could generate 10's of thousands of dollars per month in revenue.

**Open Studio North Budget Summary:**

<b><i>Access Camera - Rental Equipment</i></b>	\$2,150,000
<b><i>Access Camera - Staff Resources</i></b>	\$605,000
<b><i>Open Studio North - Staff Resources</i></b>	\$790,000
<b><i>Open Studio North - Production Equipment</i></b>	\$1,500,000
<b><i>Open Studio North - Buildout Budget</i></b>	\$4,800,000
<b><i>Total Budget:</i></b>	<b>\$9,845,000</b>

[Budget worksheet >>>](#)

**Existing Building Purchase: 2520 North 24th Street, \$250,000**



Stable Gray's lease of its headquarters includes an option to purchase the 2520 location. The location provides Stable Gray with excellent marketing and community presence. The acquisition of this bay will solidify Stable Gray's stake in the North Omaha community, providing it with a viable asset that is likely to appreciate in value over time. Purchasing the bay offers several benefits:

1. Convenient interstate access for business meetings and creative workers
2. Excellent visibility for years to come
3. A long-term asset for Stable Gray

The purchase option will expire before 2026, which would leave Stable Gray without a permanent location for its headquarters. Stable Gray is seeking \$250,000 to purchase this bay before the contract is up.

## **District Branding (\$500,000 - 24 months)**

When I look at North Omaha, I see pockets of prosperity. A few companies here and there have truly built lucrative revenue models. But there's no place the community can look to as a district that properly represents the diverse and sophisticated culture of North Omaha. Stable Gray proposes making 30th and Ames, 24th and Lake Street, or 16th Street the first beacon of North Omaha prosperity through brand and streetscape design.

### **How can Omaha grow the census tract?**

A viable way is through Stable Gray. The talented Stable Gray team will facilitate branding the district. By using its proven internal brand and design processes, it will produce a district that represents North Omaha. With the help of combined external partnerships, census tract areas will be able to compete for shoppers and economic activity, just like Blackstone, Village Pointe, Dundee, Capital, Aksarben and Omaha districts.

None of the existing districts are in the qualified census tract. With a prominent district name, and a consistent, updated aesthetic, North Omaha will finally begin to be adopted by the entire city as a place to visit regularly.

Stable Gray will craft a ripple effect marketing strategy that will both attract the community to the area, but also inspire companies in the area to adopt the new and improved brand standards for their organization's.

This new district will need ongoing brand management and brand presence as it develops. Stable Gray will coordinate, manage and execute its brand management at scale. The Stable Gray team is competent and skilled (comprising 18+ individuals), fully capable of building a strong brand for this district-which includes a strong web, social media and community presence. Here are a list of things Stable Gray will execute for the rebrand:

## **District Branding (services breakdown)**

### **1. District brand development**

- a. Brand consultation
- b. Brand research
- c. Brand story
- d. Digital asset creation
  - i. Brand design
    1. Logo
    2. Colors
    3. Icons
    4. Brand Book
  - ii. Website
  - iii. Copywriting (bilingual)
  - iv. Social media presence
    1. Influencer Marketing

### **Brand Development Tasks**

- a. Community Participation (3-6 months)
- b. Facilitated Listening
  - i. Control group
  - ii. Conduct research
- c. Brand Name Selection (if needed)
  - i. Control group
  - ii. Public vote
- d. Brand consulting and production (6 months)
- e. Brand design
  - i. Using the Storybrand framework
    1. Consulting process with appointed board
    2. Brand guide/brand bible creation
- f. Logo Selection Process (if needed)
  - i. Control group

- ii. Public vote
- iii. Logo design
- g. Digital asset creation
  - i. Logo vectorization
  - ii. Print materials
  - iii. Streetscaping Design and Language Crafting
    - 1. Coordinate with Confluence and any other street design stakeholders:
      - a. Bus benches
      - b. Street pole flags
      - c. Main entryway/access point permanent welcome banners (Cuming, Lake, Ames)
      - d. District legend (map of key landmarks in area)
        - i. Places to visit
        - ii. North Omaha Trail Access Points
      - e. North Omaha Trail Design Cohesion
        - i. Compliment the aesthetic of the soon-to-be trail aesthetic
        - ii. Complimenting Landmarks
  - iv. Other digital assets creation
    - 1. Social media graphics
    - 2. Digital banners
    - 3. Custom, original photos with graphics and photo manipulation
- h. Narrative and story crafting (1 year)
- i. Use brand guide to create marketing messaging
  - i. For PR management
    - 1. Diffuse rumors and fears
    - 2. Build patron confidence
- j. Promotional video series (12 videos minimum, released quarterly)
  - i. Build storyboard
  - ii. Video interviews
  - iii. Video documentation of important area activities
- k. Content calendar
  - i. Continuous schedule of brand messaging
- l. Digital presence (ongoing)

Stable Gray - North Omaha Brand Revitalization Proposal

- i. Social media account creation and management
  - ii. Influencers (Past, Now, and Future of North Omaha)
    - a. Up to 100
      - i. Cathy Hughes
      - ii. Gab Union
      - iii. Bud Crawford
      - iv. Johnny Rodgers
    - iii. Google My Business listing
    - iv. District website (3-4 months)
      1. Create easy-to-use, easy-to-manage website for the 24th and Lake district
      2. Set up hosting
      3. Set up CMS
2. Strategic Reinvestment (ongoing)
- a. Many of the print, digital, and creative needs can be fulfilled by businesses in the local area. Stable Gray will manage and facilitate these objectives to ensure local businesses benefit from this initiative. Stable Gray plans to hire local creatives who can assist with the 24th and Lake area branding and marketing efforts.
3. Omaha Walk of Fame
- a. Gayle Sayers
  - b. Marlon
4. Media Buys (\$125,000 - \$250,000)
- a. Stable Gray will plan and manage the purchasing of digital services including but not limited to print and radio placements, contingent upon a separate media buy budget.
5. Special Events (\$175,000)
- a. Sponsorship of existing events
    - i. Juneteenth
    - ii. Native Omaha Days
    - iii. NAACP (Parade)
    - iv. AA Achievement Awards (May, Urban League)
    - v. Great Plains
    - vi. Union for Contemporary Arts
    - vii. Visit Omaha
    - viii. Omaha Star

- ix. 95.7 The Boss
- x. Gospel Station
- xi. 1st Sky
- xii. Jazz Concert Series

## **Wrap-Around Services to Census-Tract Businesses (\$450,000 - 36 months)**

When companies come to Stable Gray, they're trying to go to the next level. Many clients are ready for growth, but lack a sufficient marketing budget to execute their strategy.

The following wrap-around services will help address one of the most important barriers for businesses located in the qualified census tract: a funding source to build awareness through marketing, to help their respective customers make better buying decisions.

No matter how great a product or service is, without strong branding the majority of businesses in today's marketplace will fail. Most companies who try to do branding on their own focus on putting out a lot of content, or getting lots of likes on social media. This no longer works. According to [Harvard Business Review](#), one of the biggest drivers of brand success is actually empathy and emotional connection. Stable Gray has used this approach successfully to help companies grow and build relationships with all of their stakeholders-even during the pandemic.

A budget of \$450,000 will enable Stable Gray to provide affordable branding services to businesses located in the qualified census tract. The program will be in effect for the next three years. The budget will provide \$25,000 in branding services to two businesses quarterly, with the program ending 36 months from the start date.

Stable Gray will partner with [Nebraska Enterprise Fund](#), [Metropolitan Community College](#), and [Julian Young Business Advisors](#) to identify companies who could benefit greatly from the services, while generating the most economic impact potential in the qualified census tract.

The following wrap-around services are included in the budget, and will help each business who receives Stable Gray's brand treatment build valuable consumer connections, increasing their likelihood of success significantly:

**Brand Assessment - Digital Report Card (1 week, \$500)**

- Help identify areas of focus in regards to the business's digital presence.

**Brand Consulting\* (Storybrand Methodology, \$1,500)**

- Develop brand messaging to use across all creative assets.

**Logo Production + Brand Identity (8 weeks, \$4,000)**

- Create a new or refresh the current logo.
- Brand Book: fonts, colors, tagline, images, and logo guidelines to help create a cohesive brand.

**Brand Video\* (4-6 weeks, \$4,500)**

- Promote product/service or Simply tell a brand story (Your Why).

**Brand Photos\* (2-4 weeks, \$3,500)**

- Create high-quality images for branding, marketing, and advertising.

**Website (Using Marketing Made Simple Framework 8-12 weeks, \$6,500)**

- New website or refreshed website
- Custom design
- Create simple navigation focused on customer experience.
- Streamline buying process for business owners to remove barriers for the sale.
- Hosting for 1 year included

**Social Media Assets (1 week, \$500)**

- Facebook Cover
- Facebook Profile Picture
- LinkedIn Cover
- LinkedIn Profile Picture

**My Google Business Page set up (1-2 days, \$500)**

## Stable Gray - North Omaha Brand Revitalization Proposal

- Increase visibility online and searchability on Google
- Google My Business landing page design

### **Social Media Management: (3 months provided, \$3,000),**

- Brand Building with content (Define, Differentiate, Optimize, and Made Consistent)
- Strategy
- Training provided

### **Email Template (1 week, \$500)**

- Create consistent connections with customers

Samples of work: [Elevatorspace.com](http://Elevatorspace.com), [Whatcommute.com](http://Whatcommute.com), [Windowinnovations.com](http://Windowinnovations.com), [Telleandresa.com](http://Telleandresa.com)

Businesses prime for wrap-around branding services, located in the qualified census tract: The Omaha Star, Styles of Evolution, Rollin' Sweets, Time Out Chicken, Big Jims Rib Haven, 95.7 The Boss, SkateFest Omaha, Pull Up and Vibe, Somebody with a Truck,

\*unless otherwise specified, the work will be completed during 4-8 week sprints

## **Job Creation (\$355,440 - 36 months)**

At Stable Gray, students are being connected to real world work opportunities and skills development. Stable Gray is at a point where it's time to free up the executive team. Delegating the operational tasks to a talented creative team will only create more business and opportunities for others. The growth potential of this company is immense. Stable Gray could easily scale to be a \$3-5million company (annually) in the coming years, but it takes efficiency and quality control.

A big portion of Stable Gray's success has been stimulation. In this business it's important to always be prepared before the opportunity presents itself. Over the years, Stable Gray has invested in both resources and talent before an opportunity presented itself. As with any successful business, Stable Gray has grown to a point where assistance is needed to go to the next level.

Stable Gray wants to stimulate growth within the company by procuring talented creatives and tech workers. As part of its growth strategy, the company wants to hire a talented project manager to oversee ongoing business operations. The company also plans to create a paid internship pipeline with Metropolitan



Community College. Stable Gray needs support for web development, video production, photography, design and back office activities.

This support will free the executive team from time-consuming, low value activities, and move them into decision-making roles that create opportunities for others. Paid internships in particular offer several viable benefits to critical areas of Stable Gray's business growth:

### **Matching Internship Program**

MCC is offering us paid interns at \$15/hr

- Lower retention cost: vet talent before making a permanent hiring selection
- Recruiting funnel: continuous flow of talent, with minimal effort
- Stop brain drain, North Omaha retains many of its talented workforce
- Lower operating cost: matching wages, reduced internal cost
- Two-way talent development: Stable Gray receives OJT-style talent development, and the intern receives skills while earning a living. Interns learn with us and at Metro, offering us more qualified talent while they increase their wage potential

With these two inroads (project management and internships), Stable Gray can increase capacity and grow. To help attract the best talent, Stable Gray plans to add to Metro's \$15 contribution. The internship program is scheduled to pay a wage of \$22/hr, which means a \$7 hourly contribution from Stable Gray. Thus, Stable Gray is seeking a total of \$355,440 to budget for both interns and new hires over the next 3 years, which includes Stable Gray's contribution for internships. This would create 3 internship opportunities each quarter through Metropolitan Community College, and a new salaried project manager position at Stable Gray.

### **Project Manager Position**

The salaried project manager position comes in response to some opportunities already in the pipeline. If executed successfully, these opportunities will provide Stable Gray with a sustainable revenue source for the project manager position. A grant contribution in this area will essentially provide Stable Gray with the labor-related operation funds required to fulfill new contracts, without straining available resources including Stable Gray's debt capacity.

Attached are the budget worksheets:

## Stable Gray Paid Internship Budget Worksheet

		total budget: <b>\$174,240</b>		
<b><i>MCC Internship Contribution</i></b>			total:	<b>\$118,800</b>
Contribution Category	Dollars	Quantity		
hourly rate	\$15	4		
hourly commitment per week		15		
number of months		36		
			total:	<b>\$55,440</b>
Contribution Category	Dollars	Quantity		
hourly rate	\$7	4		
hourly commitment per week		15		
number of months		36		
<b><i>Intern Benefit, Intern Receives:</i></b>			M.C.C. Intern quarterly earnings:	<b>\$3,630</b>
Contribution Category	Dollars	Quantity		
hourly rate	\$22	weekly earnings:	<b>\$330</b>	
pay frequency (in weeks)		2		
number of weeks in MCC quarter		11		
		<i>bi-weekly paycheck:</i>	<b>\$660</b>	
		years budgeted:	<b>3</b>	

<b>Stable Gray Project Manager Budget Worksheet</b>				
		total budget:	<b>\$300,000</b>	
<b><i>Salaried Position Details</i></b>			total:	<b>\$300,000</b>
Contribution Category	Dollars	Quantity		
salary	\$85,000	1		
benefits	\$15,000	1		
years		3		
<b><i>Project Manager Benefit, Manager Receives:</i></b>			monthly earnings	<b>\$7,083</b>
Contribution Category	Dollars	Quantity		
hourly rate	-	-		
pay frequency (in weeks)		2		
health & dental				
vacation				
		<i>bi-weekly paycheck:</i>	\$3,542	

Here is a link to all the documents we've presented to you:

<https://bit.ly/stablegraynorth>

As mentioned in the executive summary, Stable Gray is seeking a total of **\$11,150,440** to execute this proposal. Attached is Stable Gray's capability statement for your review. The Stable Gray team comprises 18+ individuals, and dozens of external partnerships, including Spark CDi, the NBDC, Julian Young Business Advisors, Clark Connection Group, PPRP Innovations, World Speaks Omaha, and many more. Teddy and I look forward to executing this proposal with the help of the entire Stable Gray team, for the betterment of the city of Omaha.

Yours genuinely,

CharDal! BarneÓ

CharDale Barnes

Co-founder & CEO, Stable Gray Inc.

Current locations:

Stable Gray HQ 2520 N. 24th St., Omaha, NE 68110	Stable Gray Photo Studio 3223 N. 45th St., Omaha, NE 68104
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**STABLE GRAY**  
DESIGN • DEVELOP • DISTRIBUTE

**CAPABILITY STATEMENT**

3223 N 45th Street Omaha, Ne 68104      2520 N 24th Street Omaha, Ne 68110

*"From companies to diverse communities"*

**Contact**  
Theardis Young  
(402) 210-8593  
teddy@stablegray.com  
www.stablegray.com

**CORE COMPETENCIES**

Established in 2015, Stable Gray, Inc. co-founders CharDale Barnes and Theardis Young started with a focus to serve and provide minority-owned businesses with the marketing and content tools they need to grow and succeed. Since then, Stable Gray has expanded their vision to include the larger community of small to large sized brands. The main services Stable Gray provides include:

- Branding
- Video Production
- Web Development & Design
- Social Media Management
- Brand Photography
- Software Development
- Content Creation

**DIFFERENTIATORS**

Stable Gray is a full-service, minority-owned company. We offer branding, web and marketing to help businesses grow. Our diversity perspective is one of our biggest strengths and a huge way we add value to the community at large. Our full-service approach creates a more efficient process and allows us to meet time-sensitive requests as they arise.

We approach building strong brands through the creative storytelling process. Storytelling is a way to connect your audience with the heart of your message. It organically creates empathy and buy-in at a deeper level. We are trained in using StoryBrand as a proven method to effectively communicate clear messages.

**COMPANY DATA**

- **NAICS:** 541613, 541870, 512120, 541921, 541430 and 541511
- **DUNS #:** 080095042
- **CAGE Code:** 8RE18
- Minority Owned
- Tier 1 Emerging Small Business

**ADDITIONAL INFORMATION**

- Omaha Chamber of Commerce Member
- Omaha Chamber Small Business of the Month (July)
- Omaha Chamber Small Business of the year 2021
- Start Center of Entrepreneurship program graduate
- MBA in Marketing from Bellevue University
- Omaha Code School Graduate
- Over 15 years of experience in the creative industry
- Work with 15 + contractors

**FEATURED CLIENTS**

- Union Pacific
- Seventy Five North Revitalization Corp
- Gavilon, LLC
- FreddieMac
- Omaha Star
- Wayne State College
- Scooter's Coffee
- 1st State Bank
- Empowerment Network
- Nebraska Enterprise Fund
- FCC Environmental
- Habitat for Humanity of Omaha
- Metro Transit
- 100 Black Men of Omaha
- Omaha Chamber
- Elevator Co-warehousing
- SPARK CDI
- Charles Drew Health Center

**TRUSTED PARTNERS**

- Insight Marketing
- Julian Young Business Advisors
- PPRP Innovations
- Clark Connection Group

# Grant Application

Row 193

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**Organization Name (if applicable)** El Toro Plaza

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**Physical Address** 2405 Z Street, Omaha, NE.

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**Mailing Address** Ryan M. Sell 1200 S. 17th St Omaha, NE 68108

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**Website**

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**Social Media Accounts**

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**Name** Ryan M. Sell

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**Title** Owner

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**Email Address** ryan.sell@yahoo.com

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**Phone** +1 (402) 982-2712

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**Team** Yes

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Ryan Sell, Owner and Contractor, DeShawne L. Bird-Sell, Owner and attorney. Ryan has decades of experience in construction of both commercial and residential entities. DeShawne is an attorney and has provided the legal facet of the endeavors. The parties have acquired and repurposed numerous sites commencing in the year 2000. Parker Sell is a team-member with several years of experience in commercial real estate and finance. Brock Sell will provide site management and has been lead on this site. Madeleine Wilson provides key rental and demographic information. Her expertise in developing budgets and plans including the site data is invaluable. Diana Wray provides oversight for the legal and financial aspects. Karri Mohr handles the finances and comes from a rental management background. This is the core team and our financial team includes Brent VonEssen, James Prchal and Charles Wiest. Our real estate team includes Margaret Russmann as in-house realtor and Danielle Lowry as the commercial real state contact.

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**Organizational Chart** See Organizational Chart

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**Other Completed Projects and/or Accomplishments** Our organizations have completed the following projects in Iowa and Nebraska. Albia Business Plaza, LLC - a shopping center that was tragically hit by a tornado. Our team rebuilt the entire shopping center to become a thriving part of the Albia, Iowa community. Perry Business Plaza, LLC - this center was abandoned. We remodeled and demolished a portion of the property to become a center that is now a top attraction in the town of Perry, Iowa, boasting an Orschlen's and several supporting shops. Hotel Arthur - our team remodeled the entire

hotel down to the concrete block and rebuilt the town's only hotel. It went from two guests per day to 26 full rooms regularly. City of Pacific Junction - Our team was chosen out of several bids to clean up the town's devastation after the 2019 flood. The flooding completely devastated the town and the clean-up was substantial. These are just a few of the major projects we have completed in the last few years. In addition to the aforementioned, the team has managed to remove the old packing house that sat empty for more than 30 years at this location. This empty building attracted gang members, vandals and was the site of illegal dumping for years prior to our ownership.

<b>Proposal Title</b>	El Toro Plaza
<b>Total Budget (\$)</b>	\$9,052,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$9,052,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Creating generational wealth for an underserved section of South Omaha requires resources that historically have not been available. This exciting opportunity fits the concepts of El Toro Plaza - a project predicated on rehabilitating existing real estate. El Toro Plaza is a 30 tenant business hub with a centralized conference center, loading docks, and a plethora of parking. Z End operating as El Toro Plaza, purchased 2405 Z Street in South Omaha in 2017 and immediately commenced work. The site consists of approximately five acres. This abandoned structure attracted vandals, gangs and was used as a dumping site. The structure had been vacant for decades and served as an eyesore for the proud community members who vocalized their disdain for the property. The possibility of utilizing funds to expand what has been started folds neatly into boundless generational opportunities. The former packing house employed numerous people in South Omaha. We intend to restore employment to the area by first utilizing South Omaha's construction talent and then providing that talent with a work-space to expand their own business. El Toro will include a business complex providing commercial/industrial bays for those that need space. It will include a common area that houses a kitchen and conference room. El Toro Plaza intends to collaborate with South Omaha organizations to offer bi-lingual professional programs on site. The conference areas will provide an essential meeting space conducive to expansion and partnerships that will be fostered in this location. Each bay will have offices, restrooms and utilities. The construction includes non-load bearing walls in the interior that are removable to allow each business space to expand relative to their needs. The exterior walls will be constructed with 8-inch concrete providing security and sustainability. Currently, the opportunity to lease a business space in South Omaha is 1.9% (See attached Industrial South Omaha Submarket Report). The need is clear - and we are in the perfect position to IMMEDIATELY fill the need with a parcel that sits ready to build the future for the citizens of South Omaha.</p>
<b>Timeline</b>	This location is immediately available to build. We would like to commence work immediately. Our anticipated timeline would

have this site completed in 2024. Attached is a comprehensive timeline.

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**Percentage completed by July 2025**

100%

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**Funding Goals**

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs**

Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment**

Transformational - El Toro will transform the site of an abandoned packing plant into a thriving business hub full of investments and opportunities. Each flex hub space will offer a new opportunity for a small business. These small businesses can either work directly from the site or utilize this area as a headquarters. For instance, if a self-employed roofer needs a spot to house tools, currently the only option is to put them either in a garage (if available) or in the house at night. The crew would need to meet at the house or the site and any extra materials would not be stored due to space available. El Toro Plaza would provide this space for the roofer as well as an area to meet with potential customers in the conference center. The proximity to Metropolitan Community College will provide an opportunity to hone skills and develop an educational path to those engaged in the area. The local business partnerships would bring innovative ideas to the conference center regularly to inform the business of unique and exciting opportunities. El Toro Plaza's green space and loading docks will provide additional areas for the companies to utilize to add to their small business professional space. Fundamental Change: For decades, the neighborhood has had to deal with the abandoned packing plant. The plant attracted gang members, graffiti, weeds and illegal dumping. The removal of the plant itself has revitalized the area but left almost five acres of bare ground. Although it is more aesthetically pleasing than the dilapidated building, the site is a reminder to the residents that South Omaha needs industrial growth. El Toro would provide a boost of energy to the area. It would clean up an otherwise forgotten part of the city and allow an industrial connection for the workers and patrons nearby. The area will be strengthened by the traffic and the new buildings. Investments in other areas, presumably in the small businesses, will provide additional investment into not only the area, but the residents themselves. Long-lasting Economic Growth: As stated, this project will revamp and entire area of South Omaha. The five acres represents a new start for the community. The stockyards and

the packing houses that have moved on are slowly being replaced with new industry. El Toro (the Bull) is a conduit for the community to forge into the future. The explosion of industry and the ability to foster small business growth will allow a generational expansion of growth and education. The proverbial passing of the torch to the next generation will be possible through the business hub that is created and fostered in the community in which the owners and patrons reside. This continuing effort to achieve financial independence will allow prosperity to thrive.

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**Visioning Workshop Findings Alignment**

This particular project aligns with the perceived SWOT strengths and focuses on both the weaknesses and the threats to the community. First, the strengths identified include a population that is hard-working and rich in culture consisting of more than 60 percent Latinx. The weakness for these hardworking people includes that lack of infrastructure with dated commercial properties that are inaccessible. The threats perceived include no land for growth and very old construction. El Toro Plaza intends to provide this hard-working population with a new structure that will benefit the entire population giving them pride in their facilities as well as a gathering place. These areas will additionally allow the patrons and the workers the added benefit of addressing the transportation disparity by having the location central to their homes instead of traveling just to get to their employment. Several of the SWOT weaknesses stated they were unable to get transportation to work-sites. These sites would be easily accessible to the community members. The location is within the community. An added benefit is the opportunity to provide a reuse of the land with a rich history in the area to provide meeting and community spaces for the workforce that has a strong and proud history.

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**Priorities Alignment**

LB1024 specifically states that the priorities are to assist with small businesses and as well assist with business development. El Toro Plaza provides a plethora of opportunities for the citizens of South Omaha - including but not limited to the location of the business, access to assistance for forming businesses within the Plaza's location, professional services to continue the businesses and as well will provide a community experience for the businesses that is vital to the area. This location will utilize the areas organizations to assist in business development and maintenance and will reach out to Metropolitan Community College to fill educational gaps for the hub's tenants.

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**Economic Impact**

El Toro Plaza anticipates that the construction phase would garner dozens of jobs with the end result providing employment spaces for the community to expand in various opportunities. Commencing immediately upon receipt of funds, El Toro Plaza would employ individuals to facilitate the construction of the property. This includes both the site work, landscaping and construction of the new facility. The project would employ numerous individuals and companies and we are committed to utilize as many residents of South Omaha as possible in the endeavor. The wages will be commensurate with experience. The hope is that these temporary jobs will lead to the employees investing in their own business and leasing a bay they just constructed. Additionally, the site will employ individuals to maintain the conference areas and the site itself. These employees will be hourly. The newly established 30 plus bays will provide employment opportunities for over 100 workers. These employment opportunities will lead to additional



traffic to the location as opposed to having the residents travel to other parts of Omaha for their work day - thereby increasing spending in local establishments. We further anticipate a model that provides educational opportunities in cooperation with the Metropolitan Community College nearby.

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We anticipate that fully functional, this space will provide jobs for more than 100 people - with potential to provide ancillary jobs for many, many more.

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Each facet of construction will provide at least 20 new jobs per phase.

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These will be skilled jobs such as mechanics and laborers as well as the professional degrees that will be on site. These wages will range from approximately \$52,000 to \$150,000.00 and beyond as the entrepreneurs will have the opportunity to build their own wealth.

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The aim is to commence work immediately upon receiving the grants. This will provide construction work for dozens of workers immediately. Trade workers will be employed immediately upon receipt of funding.

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**Community Benefit** El Toro Plaza transforms the vacant industrial area immediately adjacent to a thriving residential area - into a business hub for small business owners to invest and maintain their own communities. These proud workers will have the chance to provide generational wealth for their families - continue their education - encourage the youth to continue in their footsteps and have pride in a community that sometimes feels neglected. The project will provide an immediate impact to South Omaha by providing additional jobs upon receipt of the funds and continuing to increase the number of jobs as near project completion. The intent is to transition the immediate jobs into small businesses for the employees to become the employers. The benefits to the community are endless but include: pride in the community, immediate employment, access to organizations and educational programs, fostering the community's youth, increased traffic to the surrounding businesses, decreased travel to employer locations outside of South Omaha, space for consumers to meet tradespeople, a sense of community within the business plaza, and so much more.

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The blighted area will be given new life. It has been forgotten for so many decades. The project will immediately create jobs - the jobs will morph into small businesses - the small businesses will be housed in a sustainable and appealing location - which in turn will provide growth and expansion in the area. This proposal will include a green space that will provide an area of respite among the industrial tenants upon completion. This area will be a community area that will allow a rest site for visitors and workers during their hectic schedules. The sense of community in these green spaces will provide the ability for persons of alternate trades to meet and have discussions and share ideas. Additionally, quality of life will improve by not having to travel to other parts of the city before and after work allowing a smooth transition home. The quality of life of the adjacent homeowners will benefit by having that eyesore removed and replaced with a state of the art building that provides the neighbors with jobs and pride.

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**Best Practices/Innovation** The concept we are proposing has been successful in various larger cities but there are none in the metro area. Our concept brings small businesses together to provide a central location for growth. Each bay will be provided with their own office, restrooms and utilities. The conference area will provide a location for tenants to meet with tax advisors, potential customers and business professionals. The building will be built with non-load bearing walls in the interior. The walls that separate the bays will be easy to remove and replace to allow the tenant's growth. With this concept, as their business expands, so can their space. The exterior walls will be built with 8 inches of concrete. These walls will provide sustainability and security. The lack of availability, affordability and adaptability is prevalent in these areas. The spaces that become available to the small businesses that are in need are not conducive to the types of building space available. For instance a mechanic cannot raise a car in their space due to the lowered ceilings. El Toro Plaza will include ceilings that are 22 feet. Each bay will have access to loading docks for their goods. Historically, some of the buildings have been ignored in South Omaha. These buildings have a use that does not fit the current needs of small business. Examples of this are but not limited to a contractor that needs an elevated space to store building materials. Storage of product with the elevated ceilings will provide endless possibilities for the space. The 60's and 70's turned to metal buildings. These buildings do not endure time with denting, fading and rusting. The construction we are proposing will be adaptable to the times and will provide a structure that looks appealing and maintains the integrity of the design for years to come. With the quality of construction we are proposing the small business will have "conveniences" of high ceilings and doors, energy efficiency, affordability to fill the hole that currently exists in South Omaha.

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**Outcome Measurement** El Toro Plaza will provide new job opportunities for the local community as well as a new aesthetic for the small business owner to allow for customers to visit them at their shop. The measurement should be based on generational improvements in addition to the short-term increase in income. An additional measure would be the request to remove the non-load bearing walls symbolizing growth in each small business.

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The measurements will be by our staff. Vacancies and requests for additional space are primary indicators of success. Traffic counts will be an additional measure as this location has little traffic in the current state.

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Absolutely! This is precisely what El Toro Plaza hopes to promote. Each business that is either initiated at El Toro Plaza or comes to lease at El Toro Plaza will have the ability to grow. This type of investment in the community will allow the partnership of other entities to invest in the small businesses. These businesses represent a small seed that grows larger through each generation. El Toro Plaza believes this development to be life-changing for generations to come.

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**Partnerships** Yes

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We intend to partner with local organizations that will bolster the business acumen of businesses located at El Toro Plaza. We intend to hold regular meetings with organizations that will

provide essential business strategies such as incorporation and accounting advice.

None

**Displacement** No

**Displacement explanation**

**Physical Location** This location is 2405 Z Street, Omaha, Nebraska. The site is an approximate five acre location that housed a packing plant and a leather facility for years. The last known use is approximately 30 plus years ago - and thereafter the location has been used for storage. The monstrosity of a building had deteriorated to such an extent that rehabilitation of the structure was impossible. We made the decision to remove the building and started work on demolition. The site is currently ready for El Toro Plaza!

**Qualified Census Tract** Within one or more QCTs

**Additional Location Documents** Will upload plans and documents.

**Property Zoning** Yes

**Is the project connected to utilities?**

Yes

Yes

**Design, Estimating, and Bidding** No

Yes

**General Contractor** No

**Request Rationale** Our request is based on the information located in the design estimate and the subsequent pro forma.

**Grant Funds Usage** The grant funds will be utilized to bring this project to life. This construction will commence immediately upon receipt of the funds and the budget provides the precise use of the funding.

**Proposal Financial Sustainability** Yes

This investment will provide the ability to construct the

buildings. The rental income from the bays will provide the necessary income to maintain the project.

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**Funding Sources** This project has no other funding sources.

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No

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**Scalability** Possibly but the extent of the build would be economically similar in nature as the costly portions of this would be incurred to prepare the site and not the actual number of flex spaces.

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**Financial Commitment** El Toro Plaza through Z End, LLC has owned the site for five years. A lot of work has already been done to the site to get to this point. The ongoing commitment to the site and this area has been expressed through our previous actions. Expenditures such as demolition, property clean-up, taxes and insurance have consistently been paid for years. The members will continue to keep their financial commitment to the area in tact regardless of the outcome of the application.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgment**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads** Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

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El Toro Plaza Proposed Budget

El Toro Plaza Budget		
Site construction	\$ 7,400,000.00	See Supporting Docs
Loan payments 28 months	\$ 259,908.04	
Street Construction	\$ 212,000.00	
28 months Insurance	\$ 6,254.00	
28 months maintenance	\$ 11,820.00	
28 months utilities	\$ -	
Architecture	\$ 163,000.00	
Legal fees	\$ 15,500.00	
Property taxes	\$ 22,641.25	
Development team fees	\$ 448,550.00	
Civil engineer	\$ 125,550.00	
Strutural engineer	\$ 155,000.00	
Drawings permits and fees	\$ 2,100.00	
Sewer and water tap fees	\$ 45,000.00	
Site sewer and water	\$ 185,000.00	
	\$ 9,052,323.29	

# EL TORO PLAZA

Flex Space Business HUB

2405 Z Street

Omaha, NE



Development Budget

Pro Forma

Sources of Funds

Tax and Appreciation Benefit

**RENTAL HOUSING DEVELOPMENT BUDGET**

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PROJECT:

El Toro Plaza

NUMBER OF UNITS:

30

TOTAL COST PER UNIT:

#####

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
<b>ACQUISITION</b>								
Build Acquisiton	0	0.00%	0				0	
Land Acquisition		0.00%			0			
<b>SITE IMPROVEMENTS</b>								
Demolition	0	0.00%	0			0	0	0
On-Site - Sew/H2O	185,000	2.04%	185,000				185,000	185,000
Off-Site - . STREET	212,000	2.34%			#####			
<b>CONSTRUCTION</b>								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	7,400,000	81.75%	7,400,000				7,400,000	7,400,000
Contingency	0	0.00%	0			0	0	0
Tap & Impact Fees	45,000	0.50%	45,000			45,000	45,000	45,000
Permits	2,100	0.02%	2,100			2,100	2,100	2,100
Furnishings	0	0.00%	0				0	0
Other	0	0.00%	0			0	0	0
<b>PROFESSIONAL FEES</b>								
Survey	0	0.00%	0			0	0	0
Architect & Engineer	163,000	1.80%	163,000			163,000	163,000	163,000
Real Estate Attorn	15,500	0.17%	15,500			15,500	15,500	15,500
Consultant Civil E	125,550	1.39%	125,550			125,550	125,550	125,550
Tax Opinion	0	0.00%			0			
Structural Eng.	155,000	1.71%	155,000			155,000	155,000	155,000
DEVELOPMENT	448,550	4.96%	448,550			448,550	448,550	448,550
Environmental	0	0.00%	0			0	0	0
Cost Certification	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
<b>CONSTRUCTION FINANCE</b>								
Constr. Loan Inter	259,908	2.87%	259,908			259,908	259,908	259,908
Constr. Loan Fee	0	0.00%	0			0	0	0
Constr. Origination	0	0.00%	0			0	0	0
Appraisal	0	0.00%	0			0	0	0
Title and Recordin	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
<b>PERMANENT FINANCE</b>								
Perm. Loan Fee		0.00%		0				
Perm. Origination		0.00%		0				
Title and Recording		0.00%		0				
Other		0.00%		0				
<b>SOFT COSTS</b>								
Tax Credit Appl. F	0	0.00%			0			
Tax Credit Mon. F	0	0.00%			0			
Marketing Expense		0.00%		0				
Maintenance Exp.	11,820	0.13%		11,820				
Constr. Insurance	6,254	0.07%	6,254			6,254	6,254	6,254
Property Taxes	22,641	0.25%	22,641			22,641	22,641	22,641
Syndication Exper	0	0.00%			0			
Rentup Expense	0	0.00%			0			
Relocation	0	0.00%			0			
Other	0	0.00%						
<b>RESERVES</b>								
Rentup Reserve	0	0.00%			0			
Operating Reserve	0	0.00%			0			
Other	0	0.00%			0			
<b>DEVELOPMENT COS</b>	<b>9,052,323</b>	<b>#####</b>	<b>8,828,503</b>	<b>11,820</b>	<b>#####</b>	<b>1,243,503</b>	<b>8,828,503</b>	<b>8,828,503</b>

**PRO FORMA**

El Toro Plaza

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**RENT AND EXPENSE ASSUMPTIONS**

**COMMERCIAL RENTS**

Unit Type	# Units	Mo. Rent	Ann. Rent
Bay 1	12	1,200.00	14,400
Bay 2	12	1,200.00	14,400
Bay 3	12	1,200.00	14,400
Bay 4	12	1,200.00	14,400
Bay 5	12	1,200.00	14,400
Bay 6	12	1,200.00	14,400
Bay 7	12	1,200.00	14,400
Bay 8	12	1,200.00	14,400
Bay 9	12	1,200.00	14,400
Bay 10	12	1,200.00	14,400
Bay 11	12	1,200.00	14,400
Bay 12	12	1,200.00	14,400
Bay 13	12	1,200.00	14,400
Bay 14	12	1,200.00	14,400
Bay 15	12	1,200.00	14,400
Bay 16	12	1,200.00	14,400
Bay 17	12	1,200.00	14,400
Bay 18	12	1,200.00	14,400
Bay 19	12	1,200.00	14,400
Bay 20	12	1,200.00	14,400
Bay 21	12	1,200.00	14,400
Bay 22	12	1,200.00	14,400
Bay 23	12	1,200.00	14,400
Bay 24	12	1,200.00	14,400
Bay 25	12	1,200.00	14,400
Bay 26	12	1,200.00	14,400
Bay 27	12	1,200.00	14,400
Bay 28	12	1,200.00	14,400
Bay 29	12	1,200.00	14,400
Bay 30	12	1,200.00	14,400
TOTAL	168		432,000

**COMMERCIAL RENTS**

Description	Leaseable SF	\$/SF/Year	Annual Rent
Commercial Tenant	0	0.00	0
	0	0.00	0
	0	0.00	0
Total Commercial	0		0

	Leaseable SF	\$/SF/Year	Ten. Cont.
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
TOTAL TENANT CONTRIBUTIO	0		0

TOTAL INCOME	
Residential Income	432,000
Commercial Income	0
Tenant Contributions	0
Other Income	0
TOTAL INCOME	432,000

OPERATING EXPENSES	TOTAL	Per Unit	
Management Fee	52,000	310	#DIV/0! Percent of EGI
Advertise/Market	5,000	30	
Legal	7,500	45	
Administrative	24,000	143	
Utilities	4,250	25	
Trash	5,000	30	
Maintenance/Repairs	3,600	21	
Grounds	6,500	39	
Real Estate Property Tax	37,000	220	
Insurance	20,000	119	
Other - vacancies		0	
Total Operating Expenses	164,850	981	38.16% Percent of Revenue
Replacement Reserves	10,000	60	
Other	0	0	
Total Operating Exp. and Reser	174,850	1,041	40.47% Percent of Revenue

RESIDENTIAL ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op Cost Inc./Year	2.00%
Reserves Inc./Year	1.00%
Vac. Year 1	50%
Vac. Year 2	40%
Vac. Year 3 & Future	30%

COMMERCIAL ASSUMPTIONS	Percent
Rent Inc./Year	0.00%
Op. Cost Inc./Year	2.00%
Reserves Inc./Year	0.00%
Vac. Year 1	0%
Vac. Year 2	0%
Vac. Year 3 & Future	0%
Other Income Increase	3%
Weighted Op. Exp.	2%



**PRO FORMA  
PRE-TAX CASH FLOW**

REVENUES	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41			
Gross Residential Rent		432,000	440,640	449,453	458,442	467,611	476,963	486,502	496,232	506,157	516,280	526,606	537,138	547,880	558,838	570,015	581,415	593,043	604,904	617,002	629,342	641,929	654,768	667,863	681,220	694,845	708,742	722,917	737,375	752,122	767,165	782,508	798,158	814,122	830,404	847,012	863,952	881,231	898,856	916,833	935,170	953,873			
+ Other Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residential Vacancy		216,000	178,256	134,836	117,533	100,283	143,089	145,951	148,870	151,847	154,884	157,982	161,141	164,364	167,651	171,004	174,425	177,913	181,471	185,101	188,803	192,579	196,430	200,359	204,366	208,453	212,623	216,876	221,212	225,637	230,149	234,752	239,448	244,234	249,112	254,104	259,186	264,369	269,657	275,050	280,551	286,162			
+ Residential Income		216,000	264,384	314,617	320,909	327,327	333,874	340,552	347,363	354,310	361,396	368,624	375,996	383,516	391,187	399,010	406,991	415,130	423,433	431,902	440,540	449,350	458,338	467,504	476,854	486,391	496,119	506,042	516,162	526,486	537,015	547,756	558,711	569,885	581,283	592,908	604,767	616,862	629,199	641,783	654,619	667,711			
Gross Commercial Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
+ Tenant Contributions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
+ Commercial Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
+ Commercial Vacancy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
+ Commercial Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
+ Effective Gross Income		216,000	264,384	314,617	320,909	327,327	333,874	340,552	347,363	354,310	361,396	368,624	375,996	383,516	391,187	399,010	406,991	415,130	423,433	431,902	440,540	449,350	458,338	467,504	476,854	486,391	496,119	506,042	516,162	526,486	537,015	547,756	558,711	569,885	581,283	592,908	604,767	616,862	629,199	641,783	654,619	667,711			
Operating Expenses		52,000	53,040	54,101	55,183	56,286	57,412	58,560	59,732	60,928	62,145	63,388	64,655	65,949	67,268	68,613	69,985	71,385	72,813	74,269	75,754	77,269	78,815	80,391	81,999	83,639	85,312	87,018	88,756	90,533	92,344	94,191	96,075	97,996	99,956	101,955	103,994	106,074	108,196	110,360	112,567	114,818			
Management Fees		5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879	9,057	9,238	9,423	9,611	9,803	9,999	10,199	10,403	10,611	10,824	11,040			
Advertising/Market		31,500	32,130	32,773	33,428	34,097	34,779	35,474	36,184	36,907	37,643	38,391	39,150	39,920	40,701	41,564	42,395	43,243	44,108	44,990	45,890	46,807	47,743	48,698	49,672	50,666	51,679	52,713	53,767	54,842	55,939	57,058	58,199	59,363	60,550	61,761	62,997	64,256	65,542	66,852	68,189	69,553			
Legal/Administrative		9,250	9,435	9,624	9,816	10,012	10,213	10,417	10,625	10,838	11,055	11,276	11,501	11,731	11,966	12,205	12,449	12,698	12,952	13,211	13,476	13,745	14,020	14,300	14,586	14,878	15,176	15,479	15,789	16,104	16,427	16,755	17,090	17,431	17,781	18,138	18,499	18,869	19,246	19,631	20,024	20,424			
Maintenance/Repairs and Grounds		10,100	10,302	10,508	10,718	10,933	11,151	11,374	11,602	11,834	12,070	12,312	12,558	12,809	13,065	13,327	13,593	13,865	14,142	14,425	14,714	15,008	15,308	15,614	15,927	16,245	16,567	16,892	17,220	17,554	17,896	18,245	18,591	18,934	19,284	19,631	19,976	20,327	20,675	21,021	21,365	21,706	22,044		
Real Estate Property Tax		37,000	37,740	38,495	39,265	40,050	40,851	41,668	42,501	43,351	44,218	45,103	46,005	46,925	47,863	48,821	49,797	50,793	51,809	52,845	53,902	54,980	56,080	57,201	58,345	59,512	60,702	61,916	63,155	64,418	65,706	67,020	68,361	69,728	71,123	72,545	73,996	75,476	76,985	78,525	80,096	81,697			
Insurance		20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390	26,917	27,456	28,005	28,565	29,136	29,719	30,313	30,920	31,538	32,169	32,812	33,468	34,138	34,820	35,517	36,227	36,952	37,691	38,445	39,214	39,998	40,798	41,614	42,446	43,295	44,161			
Other		164,850	168,147	171,510	174,940	178,439	182,008	185,648	189,361	193,148	197,011	200,951	204,970	209,070	213,251	217,516	221,866	226,304	230,830	235,446	240,155	248,958	248,868	254,855	259,952	265,151	270,454	274,863	281,380	287,008	292,748	298,603	304,575	310,667	316,880	323,217	329,682	336,275	343,001	349,861	356,858	363,995			
+ Total Operating Expenses		10,000	10,100	10,201	10,303	10,406	10,510	10,615	10,721	10,829	10,937	11,046	11,157	11,268	11,381	11,495	11,610	11,726	11,843	11,961	12,081	12,202	12,324	12,447	12,572	12,697	12,824	12,953	13,082	13,213	13,345	13,478	13,613	13,749	13,887	14,026	14,166	14,308	14,451	14,595	14,741	14,889			
- Other Expenses		41,850	46,137	132,906	135,660	138,483	141,356	144,288	147,280	150,333	153,448	156,626	159,869	163,178	166,555	170,000	173,515	177,101	180,760	184,494	188,303	192,190	196,156	200,202	204,331	208,543	212,841	217,226	221,700	226,265	230,922	235,674	240,523	245,469	250,516	255,665	260,919	266,279	271,747	277,327	283,019	288,827			
+ Net Operating Income		73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490	73,490		
- Debt Service (p-h) bank		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Other Debt Service (p-h)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Interest Only Loan Payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service - Deferred Loans		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service (p-h) Developer		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service - CF Loan		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
+ Cash Flow		(32,340)	12,647	59,416	62,176	64,993	67,866	70,799	73,791	76,843	79,958	83,137	86,380	89,689	93,065	96,510	147,097	177,101	180,760	184,494	188,303	192,190	196,156	200,202	204,331	208,543	212,841	217,226	221,700	226,265	230,922	235,674	240,523	245,469	250,516	255,665	260,919	266,279	271,747	277,327	283,019	288,827			
+ Partnership Management Fees																																													
+ Incentive Management Fees																																													
+ Cash Flow Available for Distribution		(32,340)	12,647	59,416	62,176	64,993	67,866	70,799	73,791	76,843	79,958	83,137	86,380	89,689	93,065	96,510	147,097	177,101	180,760	184,494	188,303	192,190	196,156	200,202	204,331	208,543	212,841	217,226	221,700	226,265	230,922														



**SOURCES OF FUNDS**

El Toro Plaza

white space indicates data entry

**PROJECT ASSUMPTIONS**

% Commercial	100.00%
Anticipated Year of Sale	0
Cap Rate at Sale	10.00%
Cost of Sale	
Tax Rate at Sale	35%

**HISTORIC REHAB. ASSUMPTIONS**

Historic Rehabilitation 1=yes, 0=no	1
Historic RTC Equity Rate	\$0.92

**LIHTC ASSUMPTIONS**

Project Type (1=acq/rehab, 2=bond, 3=new c	3
LIHTC Occupancy Percentage	0%
Bldg. Acquisition Eligible 1=yes, 0=no	0

LIHTC 4% Rate	3.56%
LIHTC 9% Rate	8.15%
LIHTC Bonus Area 1=yes, 0=no	0

**INVESTMENT ASSUMPTIONS**

Investor Tax Rate	0%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Am	1
1. LIHTC Sale Rate	\$0.00
2. Expected Internal Rate of Return (IRR)	0.00%
3. Equity Investment Committed	\$0

**EQUITY ATTRACTED**

Equity Attracted Based on Sale Rate	\$0
Equity Attracted Based on IRR	\$0
Equity Attracted Based on Dollar Amount	\$0

**DEBT ATTRACTION CALCULATION**

	Requirements	Loan Amt.
Debt Coverage Ratio	0.00	\$0
Loan to Value Ratio	0%	\$0
Capitalization Rate	0.00%	
Stabilized NOI	\$127,550	
Fair Market Value	\$0	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and	1	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$0	
Loan Amount Based on DCR and LVR	\$0	

**PROPOSED PERMANENT FINANCING**

	Amount	Rate	Amortization	Term	Pymts. Begin	Source
BANK	0		0	15		
Amortizing Loan	0	0.00%	0	0		
Amortizing Loan	0	0.00%	0	0		
Interest Only Loan	0	0.00%		0	0	
Interest Only Loan	0	0.00%		0	0	
Deferred Loan	0	0.00%	0	0	1	
Deferred Loan	0	0.00%	0	0	1	
Developer Loan	0	0.00%	0	0	1	
Cash Flow Loan	0	0.00%	0	0	40.00% % of CF	
TOTAL LOANS	0					
Grant - Non Basis	9,052,323					
Grant - Other	0					
TOTAL GRANTS	9,052,323					
EQUITY	0					
TOTAL SOURCES	9,052,323					

TOTAL DEV. COST	9,052,323				
- TOTAL SOURCES	9,052,323				
GAP	0				
CASH FLOW	1	2	3	4	5
	-32,340	12,647	59,416	62,176	64,993
ACTUAL IRR	0.00%				

**TAX & APPRECIATION BENEFITS**

**El Toro Plaza**

white space indicates data entry

LIHTC	Acquisition Tax Exempt and Rehab.	Bond	Rehab./New No Acq.
Rehab./New Construction	8,828,503	8,828,503	8,828,503
- % Commercial	8,828,503	8,828,503	8,828,503
- RTC (Housing only)	0	0	0
- Grants	0	0	0
= Rehab/Const. Basis	0	0	0
x Credit Rate	8.15%	3.56%	8.15%
x Bonus Area	100%	100%	100%
= Annual Rehab/Const Cre	0	0	0
Acquisition	0	0	
x Credit Rate	3.56%	3.56%	
= Annual Acq. Credit	0	0	
Annual Credit	0	0	0
x % Low Income	0%	0%	0%
Amount of Credit/Year	0	0	0

Annual LIHTC	0
10 Year LIH Tax Credit	0
Equity	0
x % Ownership	99.99%
Partnership Equity	0
TOTAL EQUITY LIHTC	0

**CALCULATION OF HISTORIC TAX CREDIT**

Eligible Costs	0
- Non RTC Basis Items	0
Historic Basis	0
Historic Rate	20%
Historic Tax Credit	0
x % Ownership	99.99%
Historic RTC Equity Rate	\$0.92
Equity Raised by RTC	0

**DEPRECIABLE BASIS**

Depreciable Expenses	8,828,503
- Amount of Historic RTC	0
Adjusted Depreciable Ba	8,828,503
Commercial Basis (39 yrs)	0
Residential Basis (27.5yrs)	8,828,503
Other Depreciable	0
Depreciation Per Year	321,036

**NET SALE PROCEEDS**

Sale Price	0
- Cost of Sale	0
- Existing Debt	0
- Tax Due	-3,168,313
Net Sale Proceeds	3,168,313

**Capital Gain**

Sale Price	0
- Cost of Sale	0
- Adjusted Bas	#####
Capital Gain	#####

**Adjusted Basis**

Original Project Cost	9,052,323
- Sum Depreciation	0
- Sum Amortization	0
- RTC	0
Adjusted Basis	9,052,323

**Tax on Gain**

Capital Gain	#####
x Tax Rate	35%
Tax	#####

# TIMELINE

## El Toro Business Plaza

Our time line is based off of the funds being released as of Summer 2023. If the guarantee of funds date changes earlier or later the span of time will remain and all other dates should be adjusted accordingly. Other factors that will move the timeline will be supply chain issues and weather.

Location: 2405 Z Street, Omaha, Nebraska

Completion Target: December 2024

### Items Completed Prior to Funding:

- Survey property
- Preliminary work with architect and engineer
- Demo permit release
- Property cleanup
- Work with city of street replacement or repair
- Site grading plan
- Engineering and architect final drawings
- City planning board
- Building permits
- Utility permits and plans
- Planning and sizing with OPPD and MUD

### Summer 2023 - Proposed release of funds:

First 90 days (completed after funding but before March of 2024)

- Initial site grading
- Temporary power to site (power already to site)
- Bidding and construction planning
- Ordering of tilt up or building panels or alternative
- Roofing materials (extended lead times)
- Street work

### March 2024 - June 2024

- Footings
- Sewer and water
- Plumbing groundwork
- Drainage
- Retaining walls
- Utilities to buildings

### June 2024-December 2024

- Concrete tilt up panels placement (or alternative)
- Roofing installation
- Windows and doors
- Electrical
- Plumbing
- HVAC
- Parking lot and striping
- Non-load bearing walls

# NEBRASKA

Good Life. Great Resources.

DEPT. OF ENVIRONMENT AND ENERGY

APR 27 2021

MS DEENA SILKE  
OPPD  
444 S 16<sup>th</sup> STREET MALL  
OMAHA NE 68102

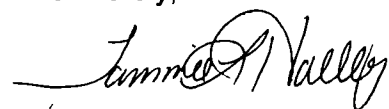
RE: Z End, LLC; 2405 Z Street, Omaha  
NDEE ID: 58974  
Program ID: RA 062520-SC-1700  
Site Closure

Dear Ms. Silke:

The Nebraska Department of Environment and Energy (NDEE) has reviewed the file for the above referenced site. Based on the information included in this report and the current site conditions and property use, no further remedial actions are required at this time. However, if a problem arises in the future as a result of this release, OPPD will remain responsible for further remedial actions.

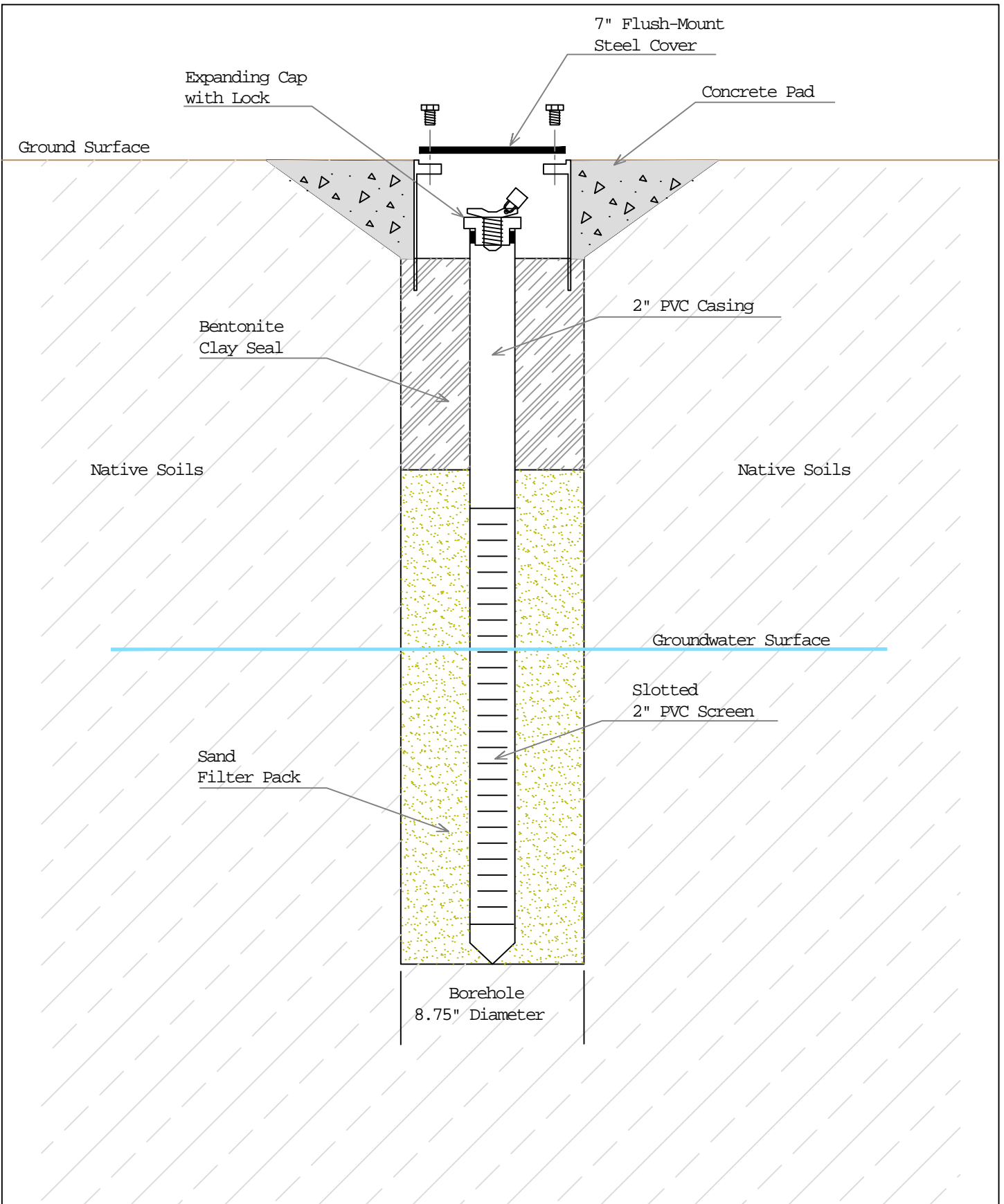
Thank you for your cooperation in this matter. If you have any questions or comments, please contact me at (402) 471-3400. Please include the facility name, NDEE ID and Program ID as referenced at the top of this letter in any correspondence to this office from yourself or your consultant.

Sincerely,

  
Michael Ponte, Geologist  
Petroleum Remediation Section

cc: Dan Dunham, SCS Engineers





Monitoring Well Construction Diagram  
 Standard Construction - Not to Scale

Date:

3/3/20

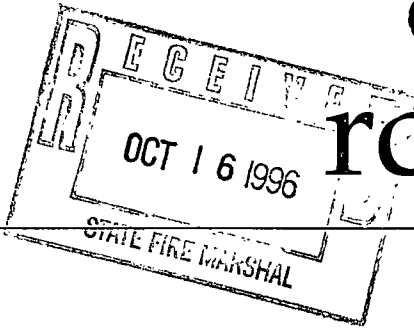
Prepared by:

SPC

Reviewed by:

rdg

Geoscience &  
 Engineering



rdg

Geoscience & Engineering, Inc.

10360 Sapp Brothers Drive  
Omaha, NE 68138  
(402) 894-2678  
(402) 894-9043 fax

September 30, 1996

APPROVED

Mr. Clark Conklin  
Nebraska State Fire Marshal  
Flammable Liquid Storage Division  
246 South 14th Street  
Lincoln, Nebraska 68508

RECEIVED

OCT 25 1996

DEPARTMENT OF ENVIRONMENTAL QUALITY

RE: Facility ID No. 11531  
Closure Assessment Report  
United States Leather, Inc.,  
2405 "Z" Street, Omaha, Nebraska

Dear Mr. Conklin:

Enclosed is the Closure Assessment Report for UST removal at the above mentioned facility. This report was produced in accordance with State Fire Marshal Title 159, Chapter 10. Also enclosed are Attachment A relating to the NDEQ Soils Protocol, and Attachment B, Integrated Waste Management Section.

If you have any questions concerning this report, please contact me at (402) 894-2678.

Sincerely,

Jon Gross, President  
RDG Geoscience & Engineering, Inc.

JG:dk  
9640207  
Enclosure

cc: Jeff Waszgis, United State Leather, Inc.  
Jim Wilson, Anderson Excavating



11531



FACILITY ID# 11531

DATE OF CLOSURE 8/29/96

NEBRASKA STATE FIRE MARSHAL  
FLAMMABLE LIQUID STORAGE DIVISION  
CLOSURE ASSESSMENT REPORT



CERTIFICATION OF COMPLIANCE

I CERTIFY THAT THIS CLOSURE WAS CONDUCTED IN ACCORDANCE WITH TITLE 159, RULES AND REGULATIONS FOR UNDERGROUND STORAGE TANKS, REGARDING PERMANENT CLOSURE AND CHANGE-IN-SERVICE AND THAT ALL THE INFORMATION PRESENTED HEREIN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

x Jeffrey M. Hays  
OWNER/OPERATOR

DATE: 10/12/96

x Jim Wilson  
CERTIFIED CLOSURE INDIVIDUAL

DATE: 10-4-96

# TANK CLOSURE CHECKLIST

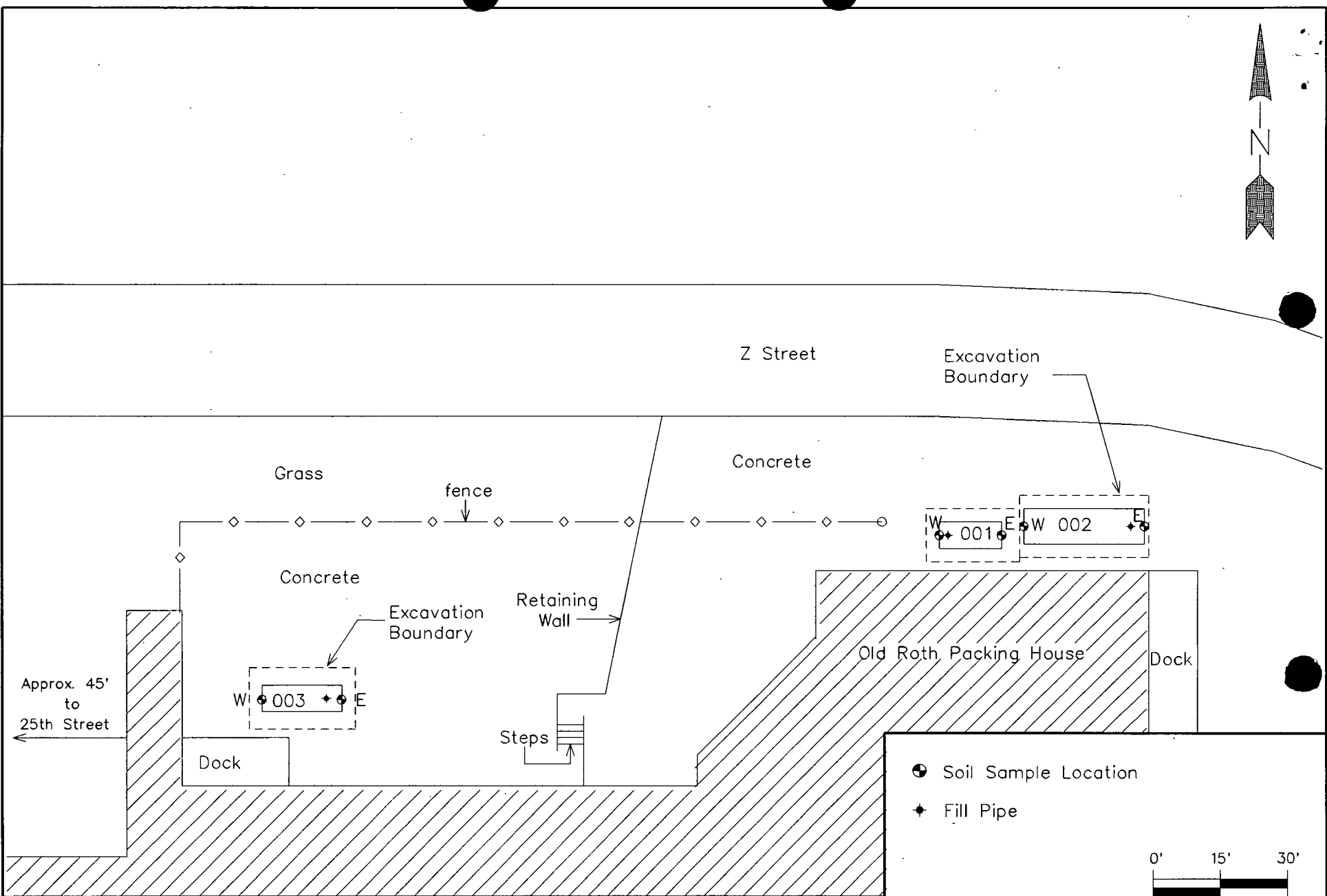
**Facility ID#:** 11531      **Owner:** United States Leather, Inc.      **Inspector:** Insp. Phipps & Murphy  
**Facility Name:** United States      **Attn:** Jeff Waszgis      **Capt. Barry & Streitwieser**  
Leather, Inc.      **Address:** 2420 "Z" Street      **Date** 8/29/96(#001),9/3/96(#002),9/5/96(#003)  
**Address:** 2405 "Z" Street      **City/ST:** Omaha, NE 68107      **Contractor Lic#** CL89002  
**City:** Omaha, NE 68107      **Phone#** (402) 734-2360      **Date Tanks Last Used** Unknown, but  
Prior to 12/15/94

<b>Tank Number:</b> <u>001</u>	<u>002</u>	<u>003</u>
<b>Product Stored:</b> <u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>
<b>Tank Dimensions:</b> <u>14'x 6'</u>	<u>27'x 8'</u>	<u>18'x 5.5'</u>

**TYPE OF CLOSURE:**      **(TANK)**      Removal       In-Place   
    **(PIPING)**      Removal       In-Place

	YES	NO	NW	NA
1 PERMIT TO CLOSE ON SITE?	X			
2 CERTIFIED CLOSER ON SITE?	X			
3 AREA SECURED FROM PUBLIC AND NO SMOKING SIGNS POSTED?	X			
4 TANK INERTED?      OR PURGED?				X
5 TANK ATMOSPHERE MONITORED BEFORE AND DURING CLOSURE? a. Instrument(s) used: <b>CGI</b>	X			
6 IS TANK ATMOSPHERE SAFE FOR CLOSURE? a. Instrument readings <b>6% LEL</b>	X			
7 ANY PRODUCT SPILLED DURING EXCAVATION OF TANK/PIPING? a. Approx. amount:		X		
8 ANY CORROSION HOLES PRESENT BEFORE OR AFTER SCRAPING? a. Tank ID#/Location: <b>001 Bottom E. End</b> b. Piping ID#/Location:	X			
9 GROUND WATER PRESENT IN EXCAVATION? Approx. depth to ground water:		X		
10 ANY DISCOLORED SOILS (green-grey/black) ENCOUNTERED? a. Tank ID#: <b>001, 002 green-grey soils</b> b. Piping ID#:	X			
11 ANY SIGNS OF CONTAMINATION? a. Visible (ID#): <b>001 002</b> b. Odor (ID#): <b>001 002 003</b>	X			
12 WAS SITE ASSESSMENT PERFORMED? a. Laboratory Analysis _____ Field Assessment <input checked="" type="checkbox"/> b. If Field Analysis, instrument used: <b>PID</b>	X			
13 WERE PHOTOS TAKEN?		X		
14 WAS OVEREXCAVATION PERFORMED?		X		
15 DESCRIBE HOW AND WHERE THE CONTAMINATED SOIL WAS DISPOSED OF: <b>Contaminated soil removed from excavation was hauled to Iowa for disposal.</b>				





Approx. 45'  
to  
25th Street

Site Map for United States Leather, Inc., 2405 "Z" St., Omaha, NE.

FACILITY ID NO. 11531	PREPARED BY: <i>[Signature]</i>	rdg, Inc.
DATE: 8/29/96, 9/3/96, and 9/5/96	REVIEWED BY: <i>[Signature]</i>	

## CLOSURE ASSESSMENT FOR UST REMOVAL

**United States Leather, Inc.**  
**2405 "Z" Street**  
**Omaha, Nebraska**  
**Facility ID No. 11531**

The tank closure assessment was conducted in accordance with Nebraska State Fire Marshal Title 159 and Nebraska Department of Environmental Quality (NDEQ) Petroleum Contaminated Soils Protocol.

The closure assessment consisted of the analysis of three (3) diesel underground storage tanks (UST), and soil samples collected above, around, and beneath the systems. All three tanks were located on the north side of the old "Roth Packing House Building" which was purchased by United States Leather, Inc. (USL) from John Roth & Sons, Inc. on December 15, 1994. None of the tanks were identified during a Phase I Environmental Property Assessment prior to the property transaction and the tanks' existence were not confirmed until after exploratory excavating after the property transaction.

Soil sampling was conducted around and beneath Tank #001 on August 29 1996. After removal of Tank #001, the west end of a second tank (Tank #002) was discovered in the east end of the excavation. Soil sampling was conducted around Tank #002 on August 30, 1996 and beneath Tank #002 during and after its removal on September 3, 1996. Soil sampling was conducted around Tank #003 on September 3rd and 5th and beneath Tank#003 on September 5, 1996. Grab soil samples were collected and placed in clean glass jars (half-filled), covered and sealed with aluminum foil and metal lids. Sample maturation time was at least 30 minutes at a temperature exceeding 65<sup>o</sup> F. Head-space samples were analyzed by a PHOTOVAC MicroTIP photoionization detector (PID). Field sample numbers and

locations are illustrated on the site map. Sample depths and results are listed on the State Fire Marshal Closure Assessment Report; Attachment A, NDEQ Contamination Assessment and Remedial Excavation Report; and Attachment B, Petroleum Contaminated Soil Disposal and Treatment Form.

Tank excavation #1 consisted of one 3,000-gallon steel tank (Tank #001); and one 10,000-gallon steel tank (Tank #002). The contents of Tank #001 was analyzed by USL and found to be old diesel. Tank #002 was completely empty; however, based on its location it is assumed to be a former diesel or #2 fuel oil tank. Both tanks had minimal piping sections leading into the building. The fill pipe opening for Tank #002 was covered under 4 inches of concrete.

Tank excavation #2 consisted of one 3,000-gallon steel tank (Tank #003). This tank was buried under 18 inches of concrete and its location was not determined until considerable exploratory excavating was conducted. This tank contained product and had an odor characteristic of diesel or fuel oil. No product lines were found associated with this tank.

Upon removal, the steel tanks were scraped and observed for corrosion damage. Tanks #002 and #003 were in fair condition with some pitting, but contained no holes. Tank #001, however, contained corrosion holes on the bottom east end.

Native soil samples were collected from beneath the ends of tank #001 at depths of 11 feet below grade level (BGL) and beneath the ends of tanks #002 at depths of 13 feet BGL. PID analysis, conducted on native soil beneath the USTs, revealed all four of the samples possessed organic vapor concentrations exceeding

the NDEQ preliminary action level of 50 relative response units (rru) for diesel. The concentrations ranged from 260 rru, beneath the east end of Tank #002, to 584 rru, beneath the east end of Tank #001. Limited overexcavation was performed under the east end of Tank #001 to see if contamination levels decreased with depth. A sample obtained at 12 feet BGL (limit of on-site excavating equipment) revealed an organic vapor reading of 616 rru which was higher than the sample reading at 11 feet BGL.

Thirteen backfill soil samples were collected from above and around both tanks in excavation #1. PID analysis conducted on these samples revealed 12 of 13 samples possessed organic vapor concentrations exceeding the NDEQ preliminary action level (PAL) of 50 rru. All contaminated soil removed from this excavation was hauled to Iowa for disposal.

Native soil samples were collected from beneath the ends of tank #003 at depths of nine feet BGL. Sample analysis indicated readings of 8.0 rru from beneath the west end and 185 rru beneath the east end. Six backfill soil samples were collected from above and around Tank #003. PID analysis conducted on these samples revealed none of the six samples possessed organic vapor concentrations exceeding the PALs for diesel. All backfill for Tank #003 was returned to the excavation as fill.

# ATTACHMENT A

## NDEQ Contamination Assessment and Remedial Excavation Report (May, 1993)

Facility ID#: 11531  
 Facility Name: United States Leather, Inc.  
 Address: 2405 "Z" Street  
 City: Omaha, NE 68107  
 Removal Date: 8/29/96(001), 9/3/96(002), 9/5/96(003)

Owner: United States Leather, Inc. (Jeff Waszgis)  
 Address: 2420 "Z" Street  
 City/ST: Omaha, NE 68107  
 Phone#: (402) 734-2360  
 Date tank(s) last use Unknown, but prior to 12/15/94

1. Type of Closure (Tank) Removal  In-Place \_\_\_\_\_  
 (Piping) Removal  In-Place \_\_\_\_\_
2. Surface Cover Over Tanks:  sand \_\_\_\_\_ gravel \_\_\_\_\_ other: \_\_\_\_\_  
 dirt  concrete

### 3. Detailed Narrative

### 4. Sampling Record:

Sample ID#	Location	Depth from Surface	Matrix Soil/GW	Soil Type	Sampling Technique	Field or Lab?	Contamination Level
Top W	001	4'	Soil	Sandy Clay	Grab	Field	308
Top E	"	4'	"	Sand	Grab	"	231
Side N	"	3-8'	"	Sand	Composite	"	143
Side S	"	6'	"	Clay	Grab	"	374
End E	"	7'	"	Sand	"	"	16.4
Side S	"	7'	"	Clay	"	"	297
Bottom E	"	11'	"	Clay	"	"	584
Bottom E	"	12'	"	"	"	"	616
Bottom W	"	11'	"	"	"	"	319
Top W	002	4'	Soil	Sand	Grab	Field	196
Top M	"	4'	"	"	Grab	"	185
Side S	002 west end	3-8'	"	"	Composite	"	275
Side N	002	8'	"	Sand/clay	Grab	"	217
Top E	002	4'	"	Sand	"	"	427
Side S	002 east end	8'	"	Sand/clay	"	"	612
End E	002	8'	"	Sand	"	"	208
Bottom E	"	13'	"	"	"	"	260
Bottom W	"	13'	"	"	"	"	295
Top W	003	2.5	Soil	Silty clay	Grab	Field	<2.0
Top E	"	2.5	"	" "	Grab	"	38
Side S	"	6-9'	"	" "	Composite	"	<2.0

rru = relative response units RE = Remedial Excavation \* = see attached analytical laboratory report

### 5. Field Instrument Information:

Type: Photoionization Detector (PID) Lamp Type: 10.6 eV  
 Manufacturer: PhotoVAC, Inc. Span Setting: Per Manufacturer's Recommendation  
 Calibration Standard (Detection Limit): Isobutylene (100 ppm) Range: 0.1 to 2000 rru





6. Tank and Excavation Tables:

**Tank Information:**

Tank ID	Length	Width	Height	Capacity	Contents	Depth to Top of Tank from Ground Surface
001	14'	6'	6'	3,000	Diesel	4'
002	27'	8'	8'	10,000	Diesel	4'
003	18'	64"	64"	3,000	Diesel	2.5'

**Tank Excavation Information:**

Tank Excav.#	# of Tanks/ Tank ID#	Total Length	Total Width	Total Depth (bgl)	Total # of Cubic Yards	Highest Contamination Level Recorded in Bottom of Tank Excavation	Soil Type
1	2/001,002	51'	14'	10	50	616	Sand/clay
2	1/003	24'	14'	9	20	185	Silty Clay

**Remedial Excavation Information:** N/A

Remedial Excavation	Length	Width	Depth	Total # of Cubic Yards	Depth Interval/ Contamination Level (lab/field)	Soil Type

7. Facility ID #: 11531

**SITE MAP**

8. Certification:

I certify that I am the owner and/or operator and last user of the underground storage tank system(s).

I certify that I am the current owner but have never owned or operated the underground storage tank systems(s) while it was used for the storage of a regulated substance.

By signing, I certify that the information included in the closure assessment report and addendum is true and accurate, and represents the conditions present at the facility in question, and that the closure assessment and remedial excavation were conducted in accordance with the requirements of Title 159 and the NDEQ Petroleum Contaminated Soils Protocol. Furthermore, by signing, I understand that if I am or my company is named as the responsible party by the NDEQ, then I am ultimately responsible to ensure that the information required by the NDEQ's protocol is fully and accurately addressed by myself or my designated representative. I also understand that if this information is inaccurate or deficient in any manner, that it may lead to unnecessary investigation and/or additional costs.

Jeffrey M. Waszgis  
Owner/Operator Name (print)

Environmental/Safety Manager  
Position

Jeffrey M. Waszgis      10/12/96  
Signature                      Date

402-734-2360  
Phone Number

Jim Wilson  
Certified Closer Name (print)

Anderson Exc. 89002  
Company/Certification #

Jim Wilson      10-4-96  
Signature                      Date

402-345-8811  
Phone Number

CITY OF OMAHA  
UNDERGROUND STORAGE TANK DIVISION



FIRE PREVENTION BUREAU  
1819 Farnam Street, Suite 307  
Omaha, Nebraska 68183  
(402) 444-5707 or 444-5711

Facility ID# 11531  
RE: Installation of \_\_\_\_\_  
Underground Storage Tanks  
RE: Closure of B  
Underground Storage Tanks  
Location:

DATE: 8-21-96  
TO:  
ANDERSON EXCAVATING  
1824 S 20th ST  
OMAHA, NE 68108

United States Holding  
2405 1/2 ST  
OMAHA, NE 68107

**Permit to Install/Close U.S.T.'s**

This office has reviewed your materials submitted to this office for compliance with the Nebraska Fire Safety Regulations and Title 159, Rules and Regulations Concerning Underground Storage Tanks in the State of Nebraska. This permit must be kept on site by the certified contractor.

Installation Approved  
(See Remarks)

Resubmit for Approval  
(See Remarks)

Closure Approved  
(See Remarks)

REMARKS:

- 1) Removal of B underground tanks
  - 2) Certified closer # 2517 shall follow all applicable codes and requirements
  - 3) If a site assessment is required it shall be submitted to The State Fire Marshall's office within 45 day
- C.A.R. 10-21-96  
Due

ENTERED  
8-17-96  
ncm

RECEIVED  
SEP 17 1996

CONTACT THIS OFFICE FOR AN INSPECTION AT LEAST 24 HOURS PRIOR TO PRE-INSTALLATION AIR PRESSURE TEST ON TANK(S). UNDERGROUND STORAGE TANK DIVISION, (402) 444-5711.

sign here → Capt. Jim Johnson

Application for Permit to Permanently Close Tank

TANK LOCATION			TANK OWNERSHIP		
Name of Business/Company <u>United States Holding Inc</u>			Name of Owner/Operator <u>United States Holding Inc.</u>		
Street <u>2420 Z Street</u>			Street <u>2403 Z Street</u>		
City <u>Omaha</u>	Zip <u>68107</u>	County <u>Douglas</u>	City <u>Omaha</u>	State <u>Neb</u>	Zip <u>68107</u>
Telephone <u>402 734 2360</u>			Telephone <u>(402) 734-2360</u>		

STATUS OF TANKS

Are tanks registered with the State Fire Marshal's Office?  Yes  No  
 If yes, give Facility ID # 11531 If no, give year of last use \_\_\_\_\_

NOTE: If tanks are not registered or if registration fees are past due, civil penalties may be considered against the owner prior to approval of this permit application.

Will a site assessment be performed in accordance with Department of Environmental Control protocol?  Yes  No  
 If yes, what other contractors or laboratories will be involved? R. D. G.

If no, check reasons for not performing site assessment.  NDEC Ordered Investigation On-going  
 Tanks taken out of service prior to July 17, 1986 and property owner never used tanks

LICENSED CLOSURE CONTRACTOR		CERTIFIED CLOSURE INDIVIDUAL	
Name <u>Anderson Exc.</u>		Name <u>Jim Wilson</u>	
Street <u>1824 S 20<sup>th</sup> Street</u>		Certification # <u>2517</u>	
City <u>Omaha</u>	Zip <u>68108</u>	County <u>Douglas</u>	Expiration Date <u>6-9-97</u>
Telephone <u>(402) 345-8811</u>	License # <u>89002</u>	Telephone <u>(402) 345-8811</u>	

Projected Tank Closure Date 8-29-96 Number of Tanks Being Closed 3  
 List Tank ID #'s CO1-002-003

METHOD OF CLOSURE

TANK:  Removal  Closure in Place  
 PIPING:  Removal  Closure in Place  
 Will tanks be replaced with new USTs?  Yes  No  
 Will tanks be emptied and cleaned by removing all liquids and accumulated sludge?  Yes  No  
 If yes, will all liquids and sludges be recycled or disposed of in accordance with all state and local regulations?  
 Yes  No  
 If tank(s) are removed, indicate storage location or final destiny. Anderson Storage  
 If tank(s) are closed in place, indicate type of inert material used. \_\_\_\_\_

All tanks must be closed in accordance with Title 159, State Fire Marshal Underground Storage Tank Rules and Regulations.

APPLICATION SUBMITTED BY Jim Wilson  
8-21-96 DATE  
Jim Wilson SIGNATURE

TANK CLOSURE CHECKLIST

FACILITY ID: 11531  
 FACILITY NAME: United States Holdings  
 ADDRESS: 2420 W 8th St  
 CITY: Omaha

OWNER NAME: Same  
 ADDRESS: ↓  
 CITY/STATE: ↓  
 PHONE: 402-734-2360

INSPECTOR: Tim Streetwieser  
 DATE: 9-5-96  
 CONTRACTOR LICENSE: 89002  
 DATE TAXX(S) LAST USED: pre 1986

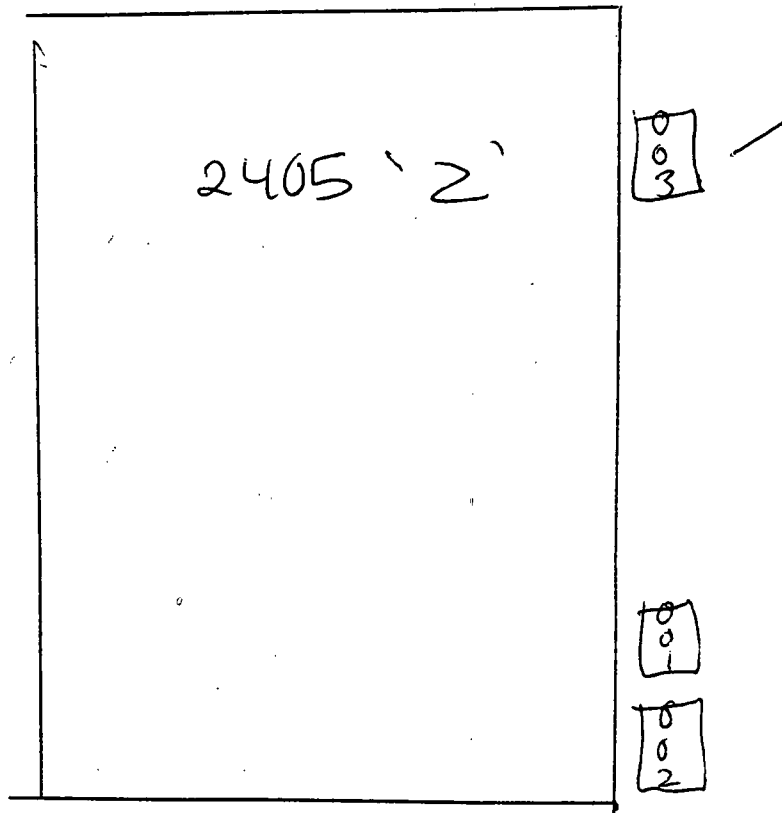
PRODUCT STORED: TAXX 101 001 3,000 diesel 003 3,000 diesel  
 TAXX DIMENSIONS: TAXX 101 002 10,000 diesel ( ) ( ) ( ) ( ) ( ) ( )

TYPE OF CLOSURE - (TAXX) REMOVED - 1X PLACE  
 (PIPING) REMOVED - 1X PLACE (CIRCLE ONE)

	YES	NO	UNK	NA
1. PERMIT TO CLOSE ON SITE?	X			
2. CERTIFIED CLOSER ON SITE?	X			
3. AREA SECURED FROM PUBLIC AND NO STOPPING SIGNS POSTED?	X			
4. TAXX EXERTED / PURGED (CIRCLE ONE).		X		
5. TAXX ATMOSPHERE MONITORED BEFORE AND DURING CLOSURE? a. Instrument(s) used: <u>LEL and O2 meter</u>	X			
6. IS TAXX ATMOSPHERE SAFE FOR CLOSURE? a. Instrument(s) readings <u>001 - 6% LEL 002 - 8% O2 003 - 6% H2</u>	X			
7. ANY PRODUCT SPILLED DURING EXCAVATION OF TAXX / PIPING? a. Approximate amount _____		X		
8. ANY CORROSION HOLES PRESENT BEFORE OR AFTER SCRAPING? a. Tank 101's <u>001</u> _____ b. Piping 101's _____	X			
9. GROUND WATER PRESENT IN EXCAVATION? a. Approximate depth to groundwater _____		X		
10. ANY DISCOLORED SOILS (GREEN-GRAY/BLACK) ENCOUNTERED? a. Tank excavation (tank 101) <u>001 002</u> _____ b. Piping excavation (tank 101) _____	X			
11. ANY SIGNS OF CONTAMINATION? a. Visible (Tank 101's) <u>001 002</u> _____ b. Odor (Tank 101's) _____	X			
12. HAS A SITE ASSESSMENT PERFORMED? LABORATORY ANALYSIS OR <u>FIELD ASSESSMENT</u> (CIRCLE TYPE BOX) IF FIELD ANALYSIS, INSTRUMENT USED _____	X			
13. PHOTOS TAKEN?			X	
14. HAS OVEREXCAVATION PERFORMED?			X	
15. DESCRIBE HOW AND WHERE THE CONTAMINATED SOIL HAS DISPOSED OF:				

Removal of 2-3,000 gal level 001, 003  
and 1-10,000 gal diesel (002)

Hole found on (001) southeast bottom  
visible contamination on 001 and 002



This tank  
located at  
higher  
elevation



DEPARTMENT OF ENVIRONMENTAL QUALITY

Suite 400, The Atrium

1200 'N' Street

P.O. Box 98922

Lincoln, Nebraska 68509-8922

Phone (402) 471-2186

Mike Johanns  
Governor

APR 15 1999

Mr. Clarence Buscher  
John Roth & Sons  
5425 South 43rd Street  
Omaha, NE 68107

RE:  
Facility Name: United States Leather, Inc.  
Fire Marshal ID#: 11531  
UG # UG#102696-NM-0700  
Location: 2405 "Z" Street  
City: Omaha, Nebraska

Dear Mr. Buscher:

The Department has reviewed the Closure Assessment Report dated September 5, 1996 submitted by RDG Geoscience & Engineering, Inc., for the above-referenced facility. Based on this information as submitted, John Roth & Sons is not considered the responsible party as defined in Title 118 - Ground Water Quality Standards and Use Classification, Chapter 1:

025 "Responsible party" shall mean any person causing pollution or creating a condition from which pollution is likely to occur, any owner or operator of a source where pollution has occurred or where a condition has been created from which pollution is likely to occur, or any responsible person as defined by Title 126 - Rules and Regulations Pertaining to the Management of Wastes.

Responsible person is defined in Chapter 1 of Title 126:

038 "Responsible person" means any person producing, handling, storing, transporting, refining, or disposing of an oil or hazardous substance when a release occurs, either by accident or otherwise. This includes carriers and any other person in control of an oil or hazardous substance when a release occurs, whether they own the oil or hazardous substances or are operating under a lease, contract, or other agreement with the legal owner thereof.





At this time the facility will be placed on the state Leaking Underground Storage Tank (LUST) Trust Fund Priority List and will be addressed by the Department according to priority and as federal or state funds become available. John Roth & Sons may have the option to become the voluntary responsible party, and as such, may be reimbursed for a portion of the costs in accordance with the Title 200 - Rules and Regulations for Petroleum Release Remedial Action Reimbursement Fund. For more information regarding this option, please contact our Title 200 staff at (402) 471-4230.

Placement of this facility on the LUST Trust Fund Priority List does not remove liability for any future actions required by the Department should it be determined later that John Roth & Sons has responsibility in whole or in part for this release. If you have any questions, please feel free to contact me at (402)471-4230.

Sincerely,



Tammie L. Holley  
LUST/ER Section  
Water Quality Division

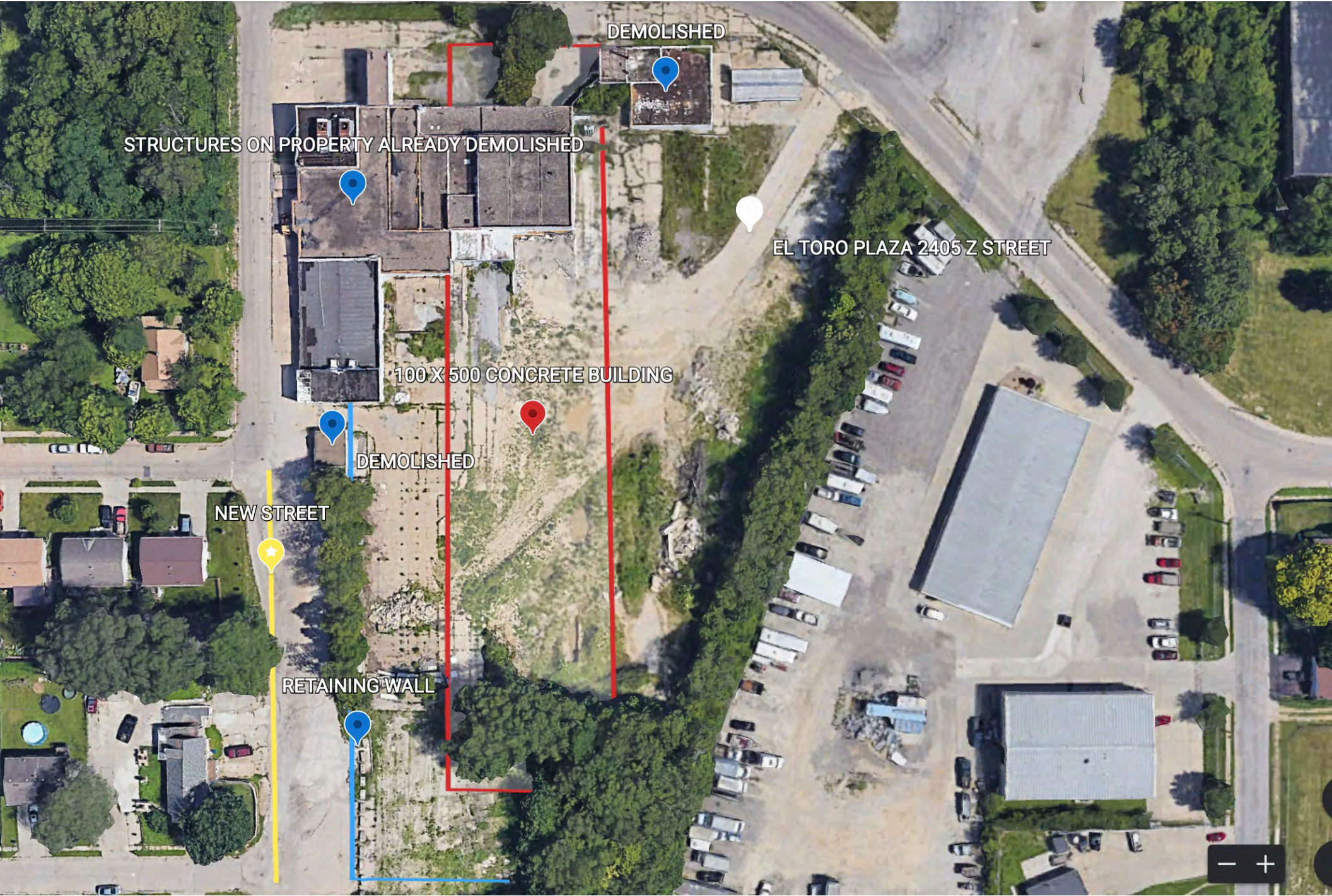
TLH

EL TORO PLAZA



2D





DEMOLISHED

STRUCTURES ON PROPERTY ALREADY DEMOLISHED

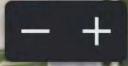
EL TORO PLAZA 2405 Z STREET

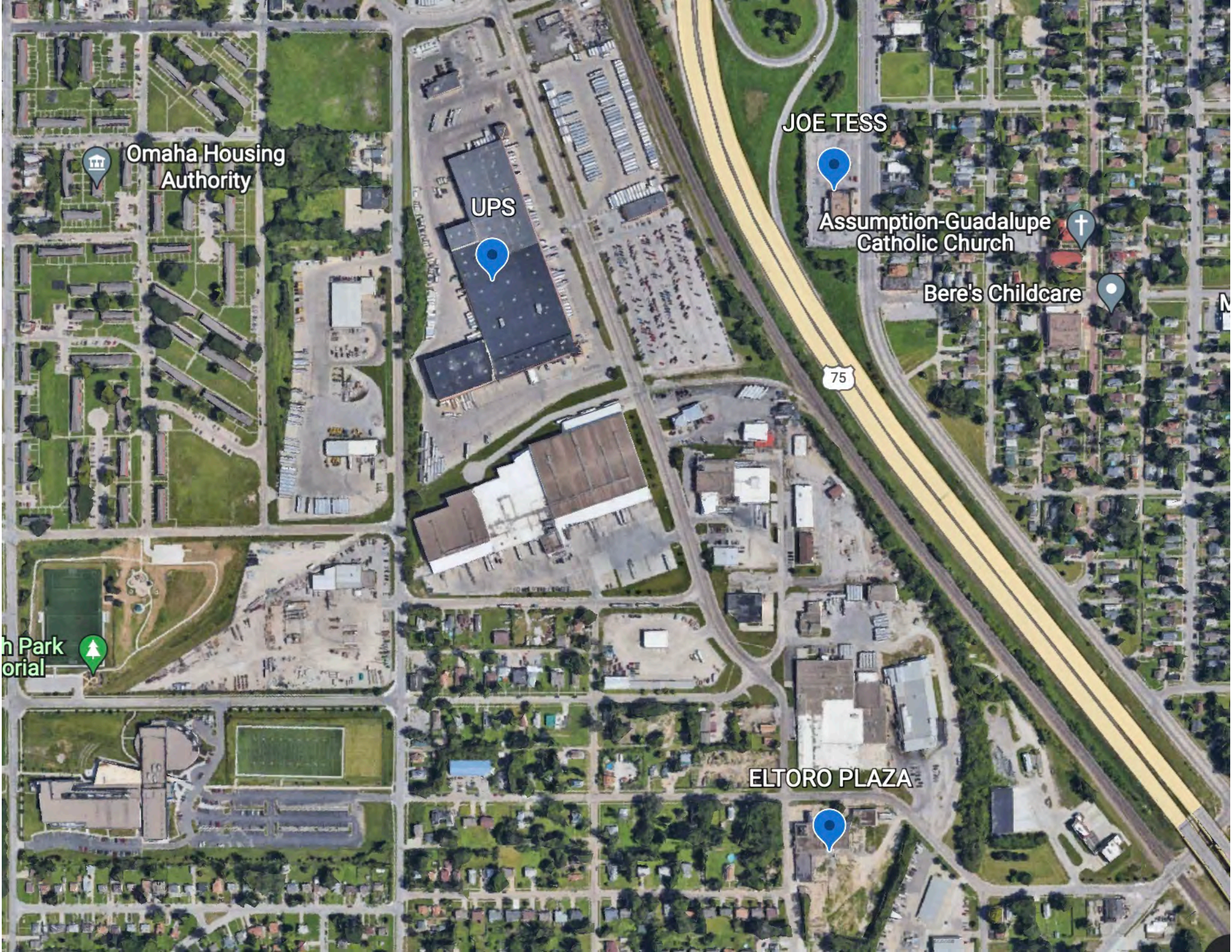
100 X 500 CONCRETE BUILDING

DEMOLISHED

NEW STREET

RETAINING WALL





Omaha Housing Authority

UPS

JOE TESS



Assumption-Guadalupe Catholic Church



Bere's Childcare



75

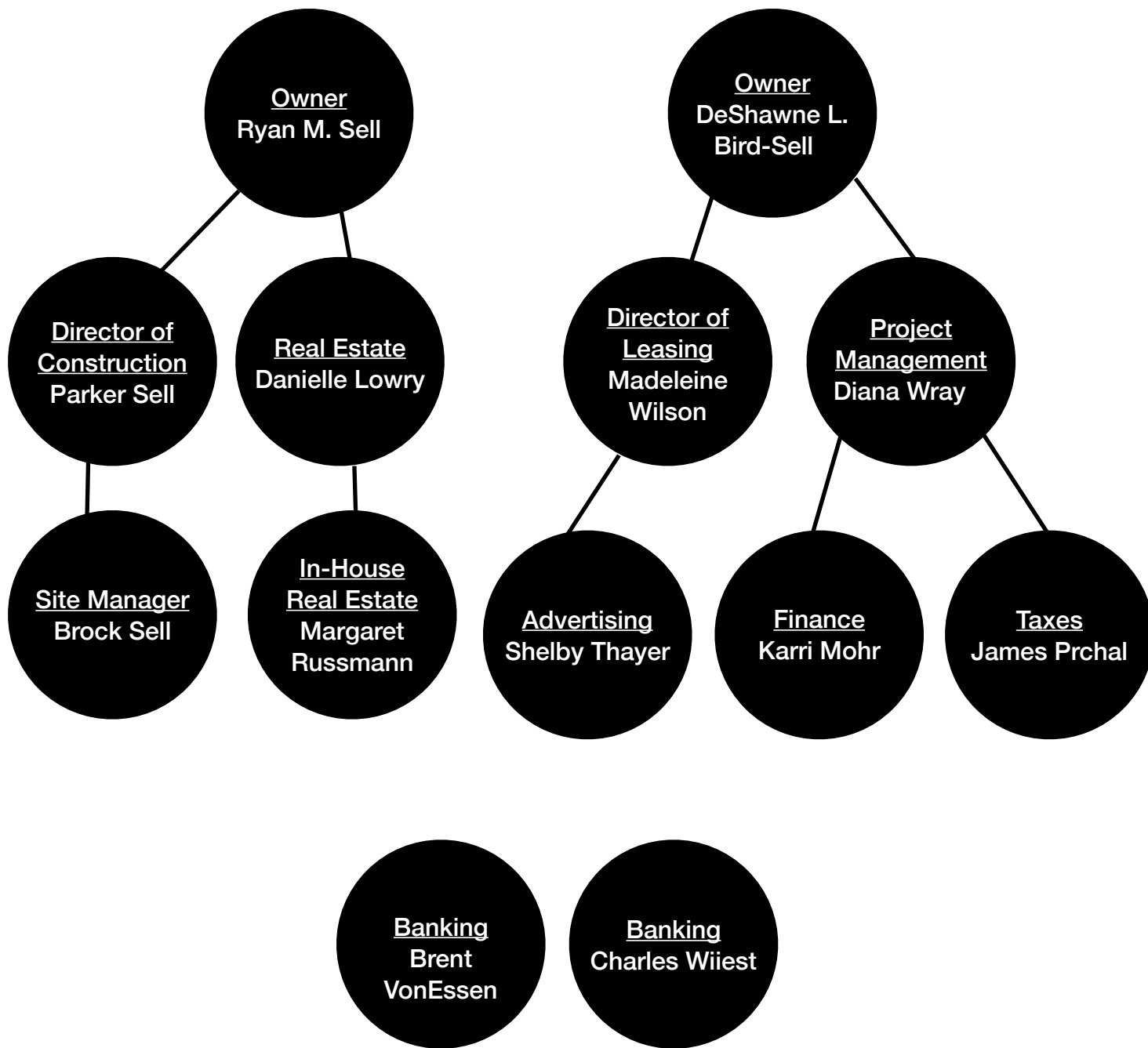
h Park Memorial



EL TORO PLAZA







**Douglas County, Nebraska Property Record - R0507300004**

Information is valid as of 2022-10-07

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

Z END LLC

C/O LONG AND ROUNDS LLC L/C  
 P O BOX 391  
 GLENWOOD IA 51534-0000

**Property Information****Key Number:** 0730 0004 05**Account Type:** Industrial**Parcel Number:** 0507300004**Parcel Address:**

**Abbreviated  
 Legal  
 Description:** ALBRIGHT ANNEX LOT 28 BLOCK 14 PT VAC ST ADJ & ALL LOTS 27 & 28  
 BK 14

**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$8,900	\$0	\$8,900
<b>2021</b>	\$8,900	\$0	\$8,900
<b>2020</b>	\$8,900	\$0	\$8,900
<b>2019</b>	\$8,900	\$0	\$8,900
<b>2018</b>	\$8,900	\$0	\$8,900
<b>2017</b>	\$8,900	\$0	\$8,900

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.22	9900.0	0.0	0.0	0.0	

To interact more fully with Google Maps and Street View go to this link [Google](#).





**Project:** 2405 Z Street, Omaha, NE  
**Owner:** Ryan Sell  
**Architect:** TBD  
**Estimate:**  
**Duration:** TBD

**Date:** October 7, 2022  
**Building SF:** 50,000  
**Parking Stalls:** 85,000 SF  
**Site area (Acre):** 4.65

### Direct Costs Summary

Division	Division Description	Cost	Building cost/SF	% of Building Total
01	General Requirements	\$245,110	\$4.90	3.79%
02	Existing Conditions	\$603,500	\$12.07	9.34%
03	Building Concrete	\$1,366,000	\$27.32	21.14%
04	Masonry	\$0	\$0.00	0.00%
05	Metals	\$1,175,000	\$23.50	18.19%
06	Wood, Plastics, Composites	\$45,000	\$0.90	0.70%
07	Thermal & Moisture Protection	\$765,000	\$15.30	11.84%
08	Doors & Windows	\$405,000	\$8.10	6.27%
09	Finishes	\$150,000	\$3.00	2.32%
10	Specialties	\$0	\$0.00	0.00%
11	Equipment	\$0	\$0.00	0.00%
12	Furnishings	\$0	\$0.00	0.00%
13	Special Construction	\$0	\$0.00	0.00%
14	Conveying Equipment	\$0	\$0.00	0.00%
21	Fire Suppression	\$125,000	\$2.50	1.93%
22	Plumbing	\$541,500	\$10.83	8.38%
23	HVAC (Heating Only)	\$240,000	\$4.80	3.71%
26	Electrical	\$800,000	\$16.00	12.38%
<b>Total Building Costs</b>		<b>\$6,461,110</b>	<b>\$129.22</b>	<b>100.00%</b>

Division	Division Description	Cost	Site cost/Acre	% of Site Total
31	Earthwork	\$280,000	\$0.00	0.00%
32	Exterior Improvements	\$264,000	\$0.00	0.00%
33	Utilities	<i>Inc in Plumbing</i>	\$0.00	0.00%
<b>Total Site Costs</b>		<b>\$544,000</b>	<b>\$0.00</b>	<b>0.00%</b>

### Indirect Costs Summary

Description	Cost	Building cost/SF
Preconstruction service	0.00%	\$0
Building permit/Plan re	0.00%	\$0
Capital facility fees	\$0.00	\$0
City use tax	0.00%	\$0
State sales tax	0.00%	\$0
Builder's risk insurance	0.00%	\$0
Performance & payme	0.00%	\$0
General liability insural	0.75%	\$44,634
Construction continge	0.00%	\$0
Construction cost esc	0.00%	\$0
Contractor Fee	5.00%	\$350,256
<b>Total Indirect Costs</b>		<b>\$394,890</b>

**Total of Direct & Indirect Cost: \$7,400,000**
**\$148.00 / SF of building**

**Douglas County, Nebraska Property Record - R0507300002**

Information is valid as of 2022-10-07

[Print Report](#)  
[Treasurer's Tax Report](#)  
[Subdivision Sales Search](#)

**Great Feature** → → →

**Taxpayer**

Z END LLC

C/O LONG AND ROUNDS LLC L/C  
P O BOX 391  
GLENWOOD IA 51534-0000

**Property Information****Key Number:** 0730 0002 05**Account Type:** Industrial**Parcel Number:** 0507300002**Parcel Address:** 2405 Z ST  
OMAHA NE 68107-0000**Abbreviated Legal Description:** ALBRIGHT ANNEX LOT 28 BLOCK 15 VAC ALLEYS & WASHINGTON ST ADJ & IRR NW PT LT 7 & ALL LTS 8 THRU 17 & IRR NW PT LTS 18 & 19 BK 14 & IR SW PT LTS 5-6-7 & ALL LTS 8 THRU 20 & NW PT LTS 21-22 & ALL LTS 27 & 28 BK 15 KNOWN AS PAR 1 & 3**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
<b>2022</b>	\$319,000	\$0	\$319,000
<b>2021</b>	\$319,000	\$119,200	\$438,200
<b>2020</b>	\$191,400	\$168,600	\$360,000
<b>2019</b>	\$191,400	\$168,600	\$360,000
<b>2018</b>	\$191,400	\$168,600	\$360,000
<b>2017</b>	\$191,400	\$168,600	\$360,000

[Show All Transactions](#)**Land Information**

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
4.88	212678.0	0.0	0.0	0.0	

**Land Attributes**

<i>Attribute</i>	<i>Attribute Description</i>
Site/Size Adjustment	Size Adj. -50
Topography/Shape	Irregular -25

To interact more fully with Google Maps and Street View go to this link [Google](#).

# Grant Application

Row 194

<b>Organization Name (if applicable)</b>	Missiontan LLC
<b>Physical Address</b>	2318 North 16th Street Omaha, NE 68110
<b>Mailing Address</b>	6551 Sahler Street Suite 2 Omaha, NE 68104
<b>Website</b>	<a href="https://tamee.info">https://tamee.info</a>
<b>Social Media Accounts</b>	
<b>Name</b>	Camille Steed
<b>Title</b>	Sole Member, Project Director, Lead TAMEE for Seniors Instructor
<b>Email Address</b>	Camille@TAMEE.info
<b>Phone</b>	+1 (402) 215-9581
<b>Team</b>	Yes
	Camille Steed, Project Director / Senior Instructor, Master of Arts in Journalism, Over 30 Years of Media Experience; Charles "cp3o" Parks III, TAMEE Creator / Lead Instructor, 43 IT Certifications, Over 30 Years of Tech and Media Experience
<b>Organizational Chart</b>	Not Applicable
<b>Other Completed Projects and/or Accomplishments</b>	TAMEE programming has been previously taught at the following partner locations: Summer, 2009 Creighton University – Omaha, Nebraska April, 2013 – February, 2014 Bryant Center Association – Omaha, Nebraska December, 2016 – February, 2017 Urban League of Nebraska, Inc. – Omaha, Nebraska Site: Monroe Public Middle School February, 2017 – May, 2019 Collective for Youth – Omaha, Nebraska Site: Morton Public Middle School (Lead Agency: Boys & Girls Club of the Midlands) April, 2017 – September, 2018 Collective for Youth – Omaha, Nebraska Site: Lewis and Clark Public Middle School (Lead Agency: Civic Nebraska) Summer, 2017; October, 2018 Boys & Girls Club of the Midlands – Omaha, Nebraska Site: Morton Public Middle School September, 2017 – December, 2017 Boys & Girls Club of the Midlands – Omaha, Nebraska Site: Skinner Public Elementary School (5th and 6th Grades) October, 2017 – May, 2019 Collective for Youth – Omaha, Nebraska Site: King Science & Tech Public Middle School (Lead Agency: Boys & Girls Club of the Midlands) October, 2017 – June, 2019 Collective for Youth – Omaha, Nebraska Site: McMillan Public Middle School (Lead Agency: YMCA) December, 2017 – June, 2018 The Sherwood Foundation – Omaha, Nebraska Various Collective for Youth Sites June,

2018 – June, 2019 Collective for Youth – Omaha, Nebraska  
Site: Nathan Hale Public Middle School (Lead Agency: DREAM  
Foundation) Summer, 2018 Complete KIDS Site: All Saints  
Catholic School October, 2018 – November, 2018 Collective for  
Youth – Omaha, Nebraska Site: Norris Public Middle School  
(Lead Agency: Completely KIDS)

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<b>Proposal Title</b>	TAMEE (Technology- And Media-Enhanced Experiences)
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<b>Total Budget (\$)</b>	\$5,595,804.00
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<b>LB1024 Grant Funding Request (\$)</b>	\$5,000,000.00
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<b>Proposal Type</b>	Combination of capital project and service/program
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<b>Brief Proposal Summary</b>	<p>The Technology- and Media-Enhanced Experiences Program, or TAMEE Program, was first created (in principle) by Charles “cp3o” Parks, III in June, 2008. Mr. Parks taught a Tech- and Media-based, Out-of-School Time (OST) curriculum for Creighton University’s Upward Bound Program. Over 50 students participated in a variety of activities based on an incentive-driven curriculum designed for disadvantaged college-bound high school students. The prize for that particular year was a new laptop computer. Points were given to students based upon their participation of activities both in- and out-of-classroom. Mr. Parks created a website showing the leaderboard for all of the participating students. As a result, the session had 100% class participation, not only because the curriculum was relevant and of interest to the students, but also because no student wanted to be at the bottom of the leaderboard. Since its inaugural debut, TAMEE has served hundreds of middle and high school students (many of whom are on Free and Reduced Lunch) and given away thousands of dollars in prizes and incentives throughout the Omaha, Nebraska area. If selected as a funding recipient for the North Omaha Recovery Plan, the TAMEE Project could be expanded to offer greater impact and positive outcomes to those who reside and work in North Omaha. Not only would middle and high school students continue to participate in some of the best STEAM courses offered in the city, but adults, seniors, and professionals would also be able to participate in a variety of activities that build their own Tech and Media skills. These are skills that are necessary to navigate today’s digital society, and gives professionals a much-needed edge to be employed / contracted in today’s Technology and Media careers.</p> <p>MissionTan LLC is seeking \$ 5 Million over 4 Years for the following:</p> <ul style="list-style-type: none"><li>• Renovation / conversion of a Service Station into a Multi-Use Facility</li><li>• Purchase of a Mobile Fleet (1 Classroom, 2 SUVs)</li><li>• Creation of an Online Tech- and Media-based LMS (Learning Management System)</li><li>• Implementation of Incentive-Driven, Classroom- and Online-based Tech and Media Activities, Courses, Labs, Projects, and Challenges for Youth, Adults, Seniors, and Professionals</li></ul>
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<b>Timeline</b>	<p>Assuming Funding Commitment by January 1st, 2023: Completion of LMS Software Setup / Documentation: February 1st, 2023 Completion of Public LMS / Classroom Curriculum: In Progress, Ongoing Delivery of Mobile SUVs: February 1st, 2023 Completion of Initial Internal LMS Curriculum (Operations): March 1st, 2023 Begin Offering LMS Public Courses: March 1st, 2023 Hiring of (2) Assistant Instructors:</p>
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March 1st, 2023 Delivery of STEAM Mobile Classroom: April 1st, 2023 Completion of Initial Marketing and MOUs for Partners (e.g. Collective for Youth, Wal-mart @ Ames): April 1st, 2023 Outcome Reports: Monthly, Beginning May 1st, 2023 Renovation of FUSE Building: July 1st, 2023 Hiring and Training of Remaining Personnel: July 1st, 2023 Begin FUSE Classroom / Workspace Activities: August 1st, 2023

**Percentage completed by July 2025**

100%

**Funding Goals**

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

**Community Needs**

Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

**"other" explanation**

**Proposal Description and Needs Alignment**

TAMEE addresses the following four areas of Community Needs: 1. Sustainable Community – TAMEE will primarily provide incentive-driven, online and classroom based curriculum (mostly technology and media related) to youth, adults, and seniors. TAMEE will also provide services for entrepreneurs and business owners to better promote their product and service offerings. 2. Infrastructure – TAMEE will assist area residents with the installation of 4G/5G broadband Internet access, as well as a laptop computer w/ Microsoft Office applications and training for households that do not have currently have either. 3. Quality of Life – The renovation of the proposed FUSE building will provide a safe environment for those who wish to participate in all of the proposed offerings. 4. Policy – TAMEE will develop and instruct context-sensitive educational training, including the latest concepts in technology and media related skills.

**Visioning Workshop Findings Alignment**

We were not informed of the Visioning Workshop and therefore could not participate

**Priorities Alignment**

TAMEE addresses the following eight projects defined in the LB1024's Expenditure Categories: 1. EC 2.3a: Wraparound Services Support for Job Training Program Enrollees – TAMEE will provide North Omaha residents with job training in high-tech and digital media careers. TAMEE will use \$ 152,571 to defray any financial burdens that would prevent residents from participating in TAMEE's programming. 2. EC 2.7a: Skill Up North Omaha! (Adult Paid Job Training Program / Certifications)

– TAMEE will provide female and residents of color with college prep and job training. TAMEE will use \$ 152,571 to defray any direct or indirect financial burdens that would prevent residents from participating in TAMEE's programming. 3. EC 2.7c: Skills Based Job Readiness Program (Construction, Healthcare, Tech) – TAMEE will provide a skills-based job readiness program for low to moderate income residents seeking career advancement in high-tech careers. TAMEE personnel will contact employers throughout the Metro Omaha area and request which technology skills are most in demand for positions they need to fill. TAMEE will also create a program that focuses on assisting re-entry residents to develop “soft skills.” TAMEE will use \$ 63,556 to defray any direct or indirect financial burdens that would prevent residents from participating in TAMEE's programming. 4. EC 2.9a: Minority Owned Businesses Assistance Grant – TAMEE will provide minority owned businesses with online and classroom coaching, mentoring, and start-up company support. For example, TAMEE will have a series of Digital Marketing and E-commerce Website Design courses to assist minority owned businesses with building their online presence. TAMEE will use \$ 114,473 to give businesses an incentive (e.g. gift cards or cash prizes) to utilize TAMEE's programming. 5. EC 2.11c: Improvements to increase tourism to 16th Historic Culture District – With the proposed renovation of the building located on 16th Street, TAMEE will help create and promote digital artists. Participants will be able to develop skills in digital photography, graphic design, as well as video and music production. TAMEE will showcase their work through scheduled events both on-site and online. TAMEE will use \$ 81,015 to give prospective digital artists an incentive (e.g. gift cards or cash prizes) to utilize TAMEE's programming. 6. EC 3.5a: Step-Up Omaha! Youth Employment and Entrepreneurship Program – TAMEE will offer numerous opportunities for Step-Up Omaha! Participants. These opportunities would include: 1) paid employment positions, during summers and year-round; 2) online and classroom challenges based on TAMEE curriculum; and 3) start-up funding, coaching, and mentorship for participants considering entrepreneurship. TAMEE will use \$ 101,744 to give participants an incentive (e.g. gift cards or cash prizes) to utilize TAMEE's programming. 7. EC 3.16a: Crime and Gang Prevention – TAMEE will provide incentive-driven educational opportunities that serve youth and families in North Omaha. TAMEE will use \$ 107,202 to defray any direct or indirect financial burdens that would prevent youth and families from participating in TAMEE's programming. These funds would also be used as an incentive (e.g. gift cards or cash prizes) for youth and families to utilize TAMEE's programming. 8. EC 5.16a: Last Mile Project – TAMEE will assist area residents and business owners with the installation of 4G/5G broadband Internet access, as well as a laptop computer w/ Microsoft Office applications and training for households and businesses that do not have currently have either.

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**Economic Impact**

Internal Personnel: One Permanent Curriculum Developer @ \$ 75 / hour Two Permanent Lead Instructors @ \$ 75 / hour One Permanent Marketing Director (Part-time) @ \$ 50 / hour Two Permanent Assistant Instructors @ \$ 35 / hour Two Permanent Security Officers @ \$ 25 / hour Two Permanent Administrative Assistants @ \$ 20 / hour One Custodian @ \$ 20 / hour Two Permanent Student Assistants (Part-time) @ \$ 15 / hour

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Internal: 11 Permanent Full-time, 2 Permanent Part-time;  
External: No Limit

	Step-Up Omaha! (assuming 20 hours total / participant): 339 Temporary Jobs
	Internal: \$15 - \$75/hour; Step-Up Omaha!: \$15/hour
	TAMEE personnel will contact employers within the Qualified Census Tracts and request which technology skills are most in demand for positions they need to fill.
<b>Community Benefit</b>	Please refer to the Proposal Narrative
	Please refer to the Proposal Narrative
<b>Best Practices/Innovation</b>	The past TAMEE program sessions all had a 100% rate of participation due to the incentives offered, as well as course content that was innovative and relevant.
<b>Outcome Measurement</b>	The measured outcomes include: course attendance / participation, academic improvement, career placement / advancement, closure of digital divide gap, improved soft skills
	Outcomes will be measured by the Lead Instructors using the PAM (Project Administration and Management) system provided In-Kind by MultiMillionaire LLC.
	Not Applicable
<b>Partnerships</b>	Yes
	UN-Omaha, Metropolitan Community College, Omaha Public Schools, Collective for Youth, Girls Inc, WCA, Boys & Girls Club of the Midlands, Completely KIDS, Civic Nebraska, Urban League of Nebraska, Kids Can, YMCA
	None Currently
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	2318 North 16th Street Omaha, NE 68110 1,148 sq ft space built in 1928 as an automotive service station To be renovated into a Multi-Functional Facility
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	CBRE Assessment with Location Map Attached
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	



	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Walk-throughs with various contractors
<b>General Contractor</b>	No
<b>Request Rationale</b>	<p>The most significant cost for this program is for personnel. Including operational costs, this ensures that TAMEE programming will be consistently provided at least for four years. Based upon previous TAMEE participation, the incentives will increase participation from residents and business owners / employees. The financial support will defray burdens that would otherwise hinder the ability for participants to successfully utilize TAMEE's offerings. The equipment will allow the simultaneous participation of at least 60 participants of TAMEE Classroom curriculum per class hour. The FUSE renovation converts an old, unoccupied service station into a safe, multi-purpose facility. The STEAM Mobile Classroom allows TAMEE Classroom activities to be conducted on any premises that can support parking of a Recreational Vehicle. This could be for sites that do not have adequate or available classrooms. The Mobile SUVs will allow for the safe transportation of TAMEE personnel and equipment to Classroom sites. The Mobile SUVs could also be used to safely transport TAMEE participants to / from the FUSE location or other relevant partner locations, if scheduling allows. Devices can be plugged into the rear-seat monitors for additional visual productivity (e.g. review lesson plans). These Mobile SUVs also intentionally provide additional comfort to reduce pain attributed from constantly loading and unloading hundreds of pounds of equipment each week.</p>
<b>Grant Funds Usage</b>	<p>\$ 2,220,000 – Personnel \$ 890,419 – Direct Participant Incentives / Financial Support \$ 471,515 – Equipment \$ 250,000 – FUSE Renovation \$ 398,784 – General Operational (4 Years) \$ 267,702 – STEAM Mobile Classroom Purchase \$ 200,000 – STEAM Mobile Classroom Operational (160 Weeks) \$ 201,850 – (2) Mobile SUVs Purchase \$ 100,000 – (2) Mobile SUVs Operational (192 Weeks)</p>
<b>Proposal Financial Sustainability</b>	Yes
	<p>All fiscal operations will be managed by the two Lead Instructors using Quickbooks. After the initial investment, TAMEE's built-in revenue generators will continue to support the program.</p>
<b>Funding Sources</b>	None at this time
	Not Applicable

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	Not without jeopardizing the long-term revenue opportunities
<b>Scalability</b>	Although this proposal could scale upwards, it cannot be successfully completed in smaller components
	Not Applicable
<b>Financial Commitment</b>	\$ 568,300 - MultiMillionaire LLC for Equipment & Consultation; Instruction Discount \$ 27,504 - Henry F. Steed Trust for Lease Estimated Value
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

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# BROKER OPINION OF VALUE



PRESENTATION OF  
REAL ESTATE SERVICES

2318 N 16TH STREET  
OMAHA, NE

DECEMBER 4, 2020

**CBRE** Build on  
Advantage

# AGENDA

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SECTION I

GOALS | APPROACH

SECTION II

PROPERTY DESCRIPTION

SECTION III

PROPERTY ASSESSMENT | VALUE

SECTION IV

MARKETING STRATEGY

SECTION V

TERMS | FEE STRUCTURE

SECTION VI

WHY CBRE?

SECTION VII

THE TEAM

**Presented by:**

**SCOTT SCHNEIDERMAN**

Senior Vice President

+1 402 697 5836

[scott.schneiderman@cbre.com](mailto:scott.schneiderman@cbre.com)



# SECTION I

2318 N 16TH STREET  
GOALS | APPROACH

THE APPROACH  
GOALS



We use our platform to solve your business needs through informed and intelligent real estate decisions.



To sell the property



Keep everyone well-informed of prospect activity



Maximize the sale

## HOW TO ACHIEVE THESE GOALS



Use the unparalleled CBRE platform to reach a comprehensive base of buyers



Use our global reach to uncover local, national, and international prospects



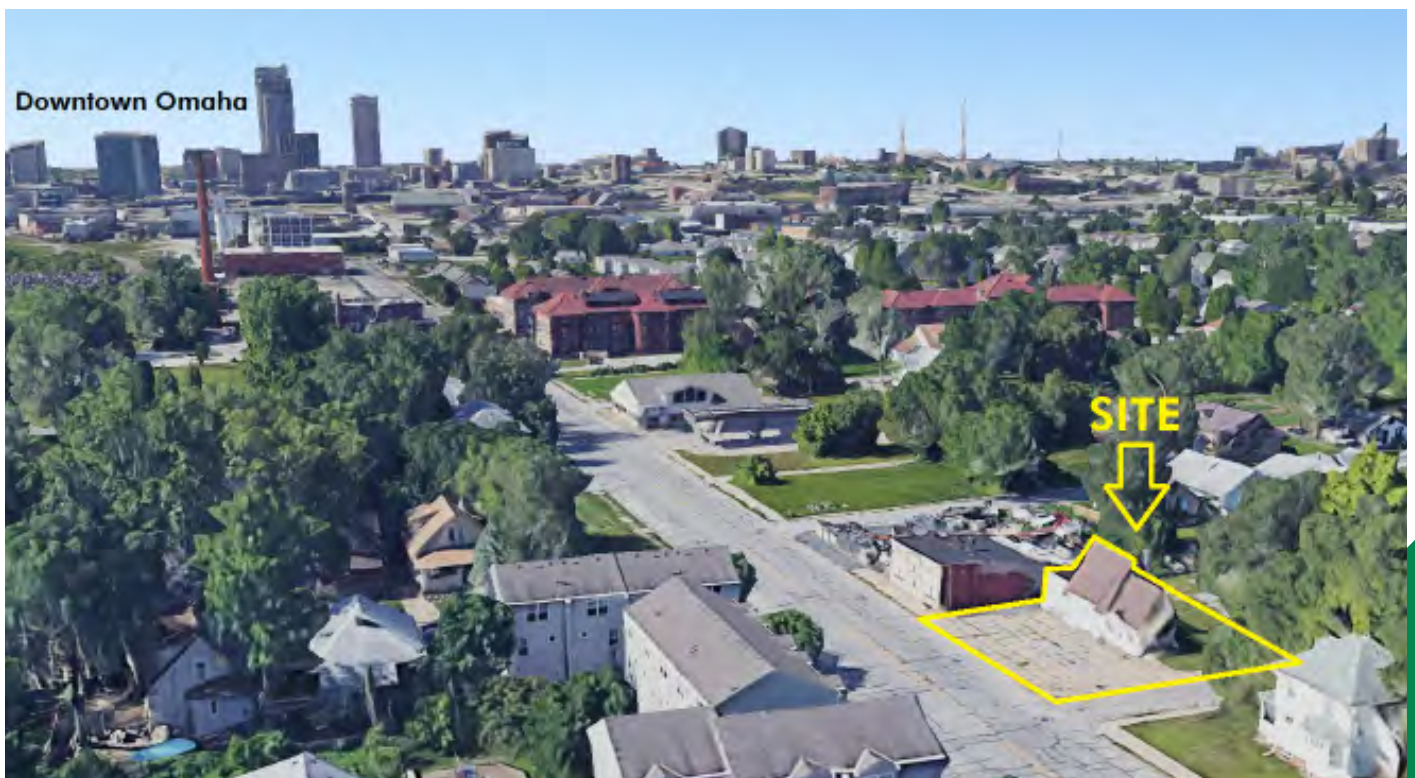
# SECTION II

# 2318 N 16TH STREET PROPERTY DESCRIPTION

The property consists of one parcel located at 2318 N 16th Street in Omaha, Nebraska, totaling 0.18 acres with a 8,240 square foot of land.

## PROPERTY OVERVIEW | 2318 N 16T ST, OMAHA, NE 68110

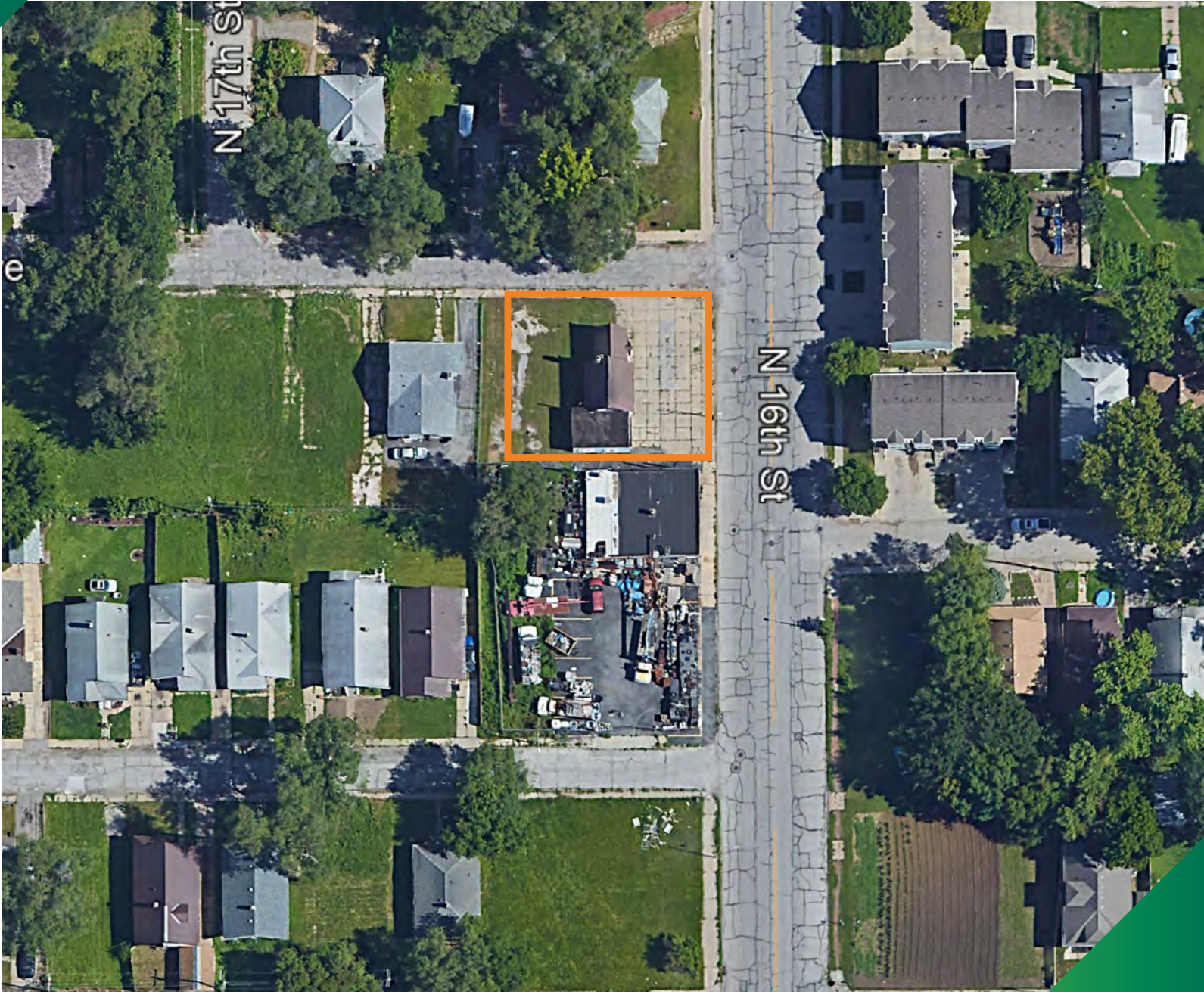
ASSET TYPE:	LAND AND BUILDING
SIZE OF SITE:	0.18 ACRES (8,240 SF)
BUILDING SIZE:	1,148 SF
YEAR BUILT:	1928
ASSESSED VALUE:	LAND: \$5,600; IMPROVEMENT: \$20,600; TOTAL: \$26,200
JURISDICTION:	DOUGLAS COUNTY
PARCEL ID NO.:	2401610002
TAXES:	\$560.92 (2020)
TYPICAL FLOOR:	ONE
TYPE:	COMMERCIAL
SUBMARKET:	NORTH
OCCUPANCY:	UNOCCUPIED





# SECTION II

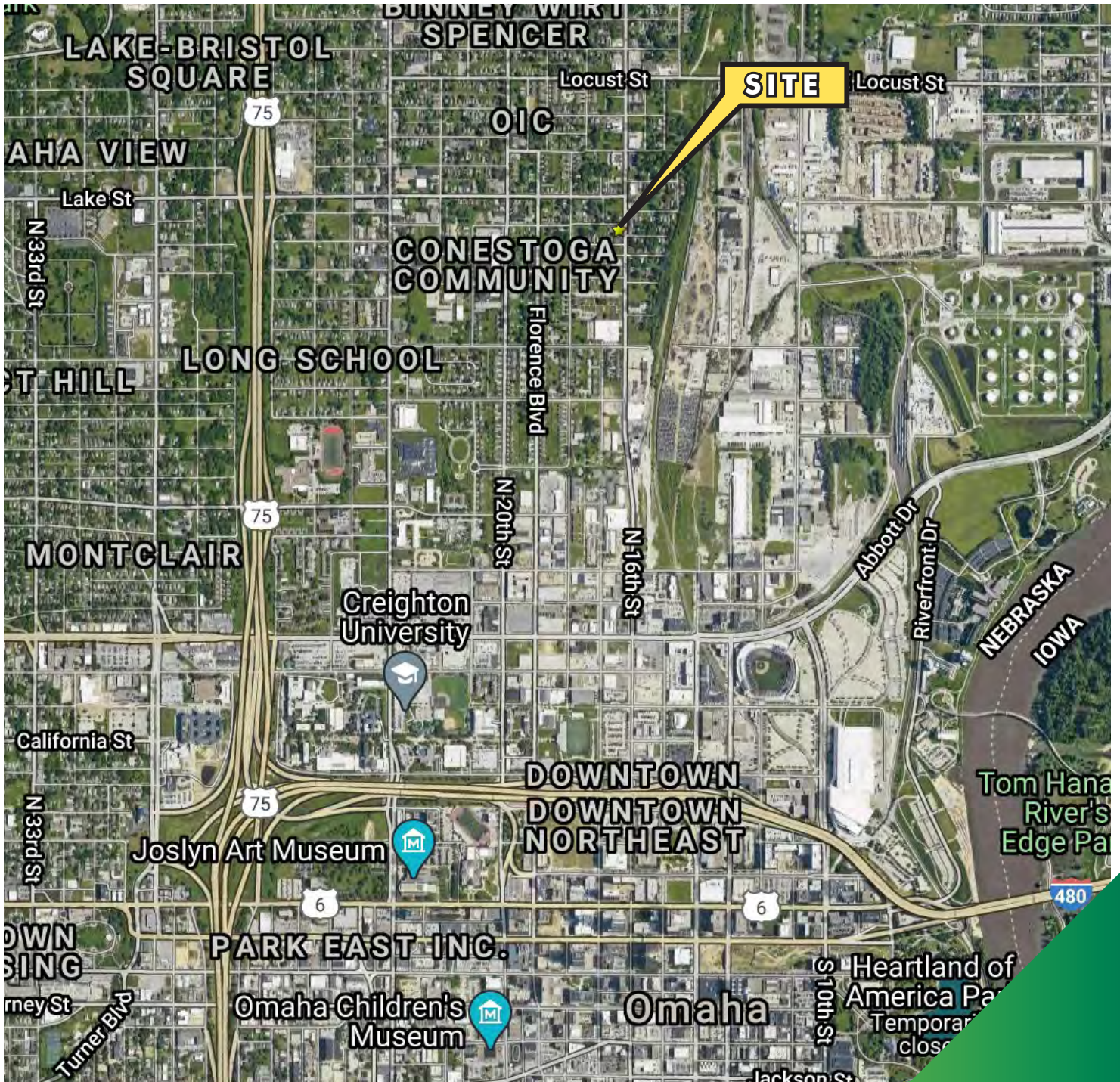
2318 N 16TH STREET  
PROPERTY DESCRIPTION  
SITE AERIAL





# SECTION II

## 2318 N 16TH STREET PROPERTY DESCRIPTION LOCATION AERIAL







# SECTION III

2318 N 16TH STREET  
PROPERTY ASSESSMENT  
VALUE & ASKING PRICE

## VALUE & ASKING PRICE

ASKING PRICE:	\$175,000
ESTIMATED SALE PRICE:	\$100,000 - \$140,000





## SECTION IV

2318 N 16TH STREET  
MARKETING STRATEGY  
CBRE ADVANTAGE

### MARKETING PROCESS:

#### MAXIMIZE VISIBILITY. INFLUENCE PERCEPTION. DRIVE ACTION.

When you engage CBRE, you unlock the industry's leading marketing platform. Our approach is not to simply check a box or utilize technology for technology's sake. Our approach is to develop a marketing strategy specific to your goals, deliver high quality creative work, and apply tactics and technologies that will communicate the unique value of this opportunity.

CBRE delivers an informed perspective, an understanding of leading-edge practices across markets and an unmatched ability to leverage the most effective tools and technologies for your property. The result is an appealing, highly polished collection of marketing collateral that sets the stage for the offering.

After we create the necessary materials to launch a multi-channel marketing campaign, we set the streamlined process in motion. This phase in the process includes:

- Listing exposed internally to all CBRE brokers around the country
- Email blasts and/or mailed announcement flyer
- Accept inquiries and answer questions from prospective buyers
- Actively court qualified buyers.
- Conduct buyer site tours
- Solicit offers



# SECTION IV

## 2318 N 16TH STREET MARKETING STRATEGY CREATING A MARKETING ECOSYSTEM

### PROPERTY MARKETING POWERED BY CBRE VANTAGE

CBRE specializes in high-quality, innovative property marketing campaigns. Powered by the industry's best intelligence across all asset classes, coupled with our professionals' unrivaled global expertise, CBRE's proprietary suite of Enablement Technologies power every step of the marketing process:



**ANNOUNCEMENT FLYER**



**ADVERTISING**



**EMAIL CAMPAIGN**

## Why CBRE



**Best-In-Class  
Processes  
and Provisions**



**Strategic  
Partnership**



**Consistent Service  
and Approach**



**Proven  
Track Record**





## SECTION IV

# 2318 N 16TH STREET MARKETING STRATEGY CBRE ADVANTAGE

CBRE will market the available property with a fully integrated marketing program. We will develop a comprehensive plan to strategically target brokers and logical prospects. Based on an objective review of each property and its best opportunities, we will develop unique marketing concepts that communicate appeal to all the appropriate audiences. Our objective is to find investors for the property in the shortest possible time and at the highest possible rate.

All standard marketing costs associated with the project (i.e., flyers, photos, aerials, signs, etc.) will be borne by CBRE.

We have the ability to tap into CBRE's national outreach. CBRE Group, the world's largest commercial real estate services and investment firm, with more than 90,000 employees. CBRE has been included in the Fortune 500 since 2008, ranking #146 in 2019. It also has been named one of Fortune's "Most Admired Companies" for seven years in a row, including being ranked number one in the real estate sector in 2019. Its shares trade on the New York Stock Exchange under the symbol "CBRE."

CBRE will implement specific strategies to ensure that the properties receive the most exposure and command the highest values. These strategies fall into five general, overlapping phases:

### BROKERAGE METHODOLOGY/PHASING



# SECTION V

2318 N 16TH STREET  
TERMS |  
FEE STRUCTURE

## TERMS & FEE STRUCTURE

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LISTING AGREEMENT: SIX MONTH TERM

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FEE STRUCTURE: 6% COMMISSION

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MINIMUM FEE \$6,000 IF SOLD  
BELOW ESTIMATED SALE PRICE

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# SECTION VI

2318 N 16TH STREET  
WHY  
CBRE ?

## WHY CBRE

CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2018 revenue). The company has more than 90,000 employees (excluding affiliates) and serves real estate investors and occupiers through more than 480 offices (excluding affiliates) worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

### COVERAGE



### TRANSACTIONS



### TOTAL TRANSACTION VALUE



### THE CBRE ADVANTAGE

- SPECIALIZED ADVISORS
- POWERFUL MARKET INSIGHT
- DEEP RELATIONSHIPS
- LOCAL EXPERTISE, NATIONAL EXPOSURE
- BEST IN CLASS MARKETING APPROACH

a. includes countries with owned offices, affiliate offices and GWS professionals working at client locations  
 b. excludes affiliate offices, strategic alliances and affiliate employees  
 c. excludes affiliate sales & leasing professionals; includes mortgage brokerage professionals  
 d. includes square feet managed by affiliate offices e. includes 274,050 residential valuation assignments in Asia Pacific

# SECTION VII

2318 N 16TH STREET  
THE TEAM

YOUR DEDICATED TEAM

**SENIOR Partner**

**SCOTT  
Schneiderman**  
Senior Vice  
President



WHY THIS TEAM

SINGLE POINT  
OF CONTACT

SEASONED  
LOCAL  
EXPERT

REACH OF  
CBRE'S LOCAL,  
NATIONAL &  
GLOBAL  
NETWORK OF  
INVESTORS



BEST-IN-CLASS  
MARKETING  
STRATEGY &  
IN-HOUSE  
CAPABILITIES

OUR  
COMMITMENT

# SECTION VII

2318 N 16TH STREET  
THE TEAM

## Scott Schneiderman

Senior Vice President, Omaha, NE USA

**CBRE**



T + 1 402 697 5839  
C + 1 402 290 2125  
scott.schneiderman@cbre.com

11213 Davenport Street  
Suite 300  
Omaha, NE 68154

### Clients Represented

- Aldi Grocery Store
- Bank of the West
- Behlen Manufacturing
- Denny's Restaurants
- Medical Solutions, Inc.
- Nebraska Warehouse
- Pepperjax Grill
- Qdoba
- Schering Plough Animal Health
- Scooter's Coffee
- Taco Bell
- Tide Dry
- Warren Distribution

### Experience

In July 2019, CBRE Group, Inc. (NYSE: CBRE) acquired CBRE|MEGA, a long-standing joint affiliate and the leading full-service commercial real estate services operation in Omaha.

Scott Schneiderman is a Senior Vice President with CBRE located in Omaha, Nebraska. Scott has been active in commercial real estate since 1999. His practice focuses on multi-location site selection, tenant representation and brokerage services. Scott has been involved in transactions throughout the Midwest region totaling over \$100,000,000.

Scott is a licensed real estate salesperson in Nebraska and Iowa. He is also active in many charitable organizations in the Omaha area including Habitat for Humanity, B'nai B'rith Organization, the Arthritis Foundation and Knights of Aksarben (who provide fifty 4-year college scholarships totaling \$1,200,000 per year).

### Significant Transactions

Client	Transactions/ SF Size	Type
PepperJax Grill	30 Transactions	Lease/Sale
Aldi Grocery Store	8 Transactions	Lease/Sale
Scooter's Coffee	40 Transactions	Lease
Qdoba	8 Transactions	Lease
Bank of the West	8 Transactions	Lease
Behlen Manufacturing	341,000 SF	Industrial
Schering Plough Animal Health	150,000 SF	Lease
Medical Solutions, Inc.	85,000 SF	Lease/Sale
Nebraska Warehouse	535,000 SF	Lease
Great Western Bank REO	Over 275 transactions totaling more than \$65 million in 2011, 2012 & 2013	Numerous

### Professional Affiliations / Accreditations

- Licensed Real Estate Salesperson, Nebraska and Iowa
- Knights of Aksarben
- Volunteer, Habitat for Humanity
- Volunteer, Arthritis Foundation

### Education

- San Diego State University - Bachelor of Science, Liberal Arts

### Transactions from Coast to Coast

- South Carolina
- Iowa
- Minnesota
- Missouri
- Kansas
- California
- Las Vegas, NV
- Arizona
- South Dakota
- Texas

**CBRE** Build on Advantage



# Preface: Why TAMEE

On Wednesday, October 5th, 2022, I was contacted by Camille Steed. Her family trust owns an old, unoccupied Service Station located on North 16th Street in North Omaha. She told me she was considering submitting a proposal to the North Omaha Recovery Plan for the Service Station to be renovated, but felt her proposal would not go far enough in impacting the educational development of the surrounding community. Instead, she remembered I used to run one of Omaha's most highly-regarded, incentive-driven Out-of-School Time (OST) programs that taught middle school students a variety of Technology and Media Skills. Camille asked if I would be interested in working with her company, MissionTan LLC, to expand the mission of **TAMEE (Technology- And Media-Enhanced Experiences)**, a program I developed, along with her initiatives to leverage her Media background and experiences to help the North Omaha community.

From December, 2016 through June, 2019 I partnered with Collective for Youth to provide TAMEE programming to many of Omaha's Public Middle Schools. Unassisted, I would transport ten laptops and other equipment (graciously funded much in part by The Sherwood Foundation) each day to give students the best Tech and Media experiences I could. These activities included:

- Digital Photography: Headshots of each other; nature shots, weather permitting; commercial product shots
- Digital Video Production: Self-Introductions; Interviews; News; Commercials
- Digital Audio Production: Created Beats / Songs; DJing; Live Performance Setups
- Digital Photo Editing & Graphic Design
- Website Design: Created WordPress-based sites using the assets created from above activities

These activities, in turn, also helped to further develop their soft skills, such as:

Writing	Problem Solving
Public Speaking	Time Management
Creativity	Teamwork

At some locations, there were waiting lists for students eager to enter my program, but the maximum capacity was ten students per hour. By June, 2019 I was burned out, and had notified Collective for Youth that I was going to take a break for the 2019-2020 school year. Little did I know, I was suffering from diabetes and high blood pressure at the time. Then came COVID-19, which caused a great deal of disruption to our society, especially in the world of OST / afterschool programming.

I spent 2021 focusing on my Mental Health, and 2022 focusing on my Physical Health. When I received that call from Camille, I said to myself – it's time to bring TAMEE back. But to bring it back, it would need to be at scale so more people, especially those at high risk, could benefit. Therefore a new TAMEE program would allow those participating to continuously learn at their own pace. This new TAMEE program, using an Internet-based **LMS (Learning Management System)**, will virtually serve tens of thousands of participants beyond just North Omaha – 24 hours a day, 7 days a week. This new TAMEE will physically have the ability to serve at least 60 participants per hour in a variety of environments: inside the proposed renovation of the 16th Street location called **FUSE, the Flexible Use Safe Environment**; inside existing classroom locations, such as public middle and high schools in North Omaha; or inside the proposed STEAM Mobile Classroom, based on a converted Recreational Vehicle (RV), allowing few limitations to where the TAMEE program can be taken. The new TAMEE program will have a broader audience of participants: adults would gain new skills such as Robotics and Cloud Computing to advance their careers; business owners would gain new skills to bring their ideas, products, and services to more digitally-connected customers; and seniors would gain new skills to better navigate today's digitally-immersed world.

I CANNOT do this alone. The new TAMEE program will have more instructors that I plan to recruit primarily from those who were previously my students. This is vital in shaping its mission and continuing to produce positive outcomes for generations into the future. I thank you in advance for taking the time to read this preface, and hope it answers any questions as to why I am calling on you to support the new TAMEE.

With Gratitude,

Charles "cp3o" Parks, III  
Creator of TAMEE

## **Key Personnel**

### **Camille Steed, Project Director & Lead Instructor of TAMEE for Seniors**

Salary: \$ 75 / hour, 4 hours / day, 5 days / week, 200 weeks = \$ 300,000

### **Charles "cp3o" Parks III, TAMEE LMS Curriculum Developer**

Salary: \$ 75 / hour, 2 hours / day, 6 days / week, 200 weeks = \$ 180,000

### **Charles "cp3o" Parks III (Interim), Lead Instructor of TAMEE for Youth / Adults / Professionals**

Salary: \$ 75 / hour, 4 hours / day, 6 days / week, 200 weeks = \$ 360,000

### **Isis Prentice-Gertig, TAMEE Marketing Director (Remote)**

Salary: \$ 50 / hour, 2 hours / day, 5 days / week, 200 weeks = \$ 100,000

## **Other Personnel**

### **Assistant Instructors (2)**

Salary (each): \$35 / hour, 6 hours / day, 6 days / week, 200 weeks = \$ 252,000

Total: \$ 504,000

### **Security Officer (2)**

Salary (each): \$25 / hour, 8 hours / day, 5.5 days / week, 200 weeks = \$ 220,000

Total: \$ 440,000

### **Administrative Assistants (2)**

Salary (each): \$20 / hour, 4 hours / day, 6 days / week, 200 weeks = \$ 96,000

Total: \$ 192,000

### **Custodian (or Custodial Service)**

Salary: \$ 20 / hour, 3 hours / day, 6 days / week, 200 weeks = \$ 72,000

### **Student Assistants (2)**

Salary (each): \$15 / hour, 4 hours / day, 3 days / week, 200 weeks = \$ 36,000

Total: \$ 72,000

**TOTAL PERSONNEL (4 Years): \$ 2,220,000**

### **FUSE Business Hours:**

Monday – Friday, 9am – 7pm (Custodial: 6pm – 9pm; Security: 8am – 10pm)

Saturday, 10am – 4pm (Custodial: 3pm – 6:pm)

**TAMEE FUSE** is the Flexible Use Safe Environment located at 2318 North 16<sup>th</sup> Street, Omaha, NE 68110.

This proposal is for the renovation and conversion of a 2-Bay, 1148 sq. ft. Service Station built in 1928 into a Multi-functional space.

Each bay will have 9 Modular Tables and 38 Chairs, which each can be configured as:

- Conference Room, Seating 36 Attendees
- 9 Large Workspaces, Seating 1 User Per Table
- 18 Shared Workspaces, Seating 2 Users Per Table
- Any combination of the above

Anyone can utilize TAMEE FUSE's Tech and Media equipment inside the facility whenever available and there are no scheduled Conferences or Classroom Courses by surrendering a current Adult State ID / Driver's License (must be age 19 or older; younger ages must be accompanied by at least 1 adult).

This includes:

- Dell Precision Laptops
- Native Instruments Maschine+ Digital Audio Production Systems
- Bose Headphones
- VEX IQ / EXP Robotics Kits
- Panasonic LUMIX Digital Camera Kits
- Lighting Kits
- Microphone Kits (Wired, Wireless)
- Muslin Screen Kits (Green / Black / White)

Residents (grade 9+ / age 19+) living in the Target Area, as well as Business Professionals working in the Target Area would be able to use the facility's equipment, services, and space for free or a discounted rate.

Total Renovation / Conversion Cost (estimated): \$ 250,000

General Operational Cost Assumptions

- Property Taxes (\$100/mo)
- Insurances (\$3.5k/mo)
- OPPD (\$2k/mo)
- MUD (\$1k/mo)
- Sanitation (\$100/mo)
- High Speed Internet (\$250/mo)
- Cell Phone Reimbursements (\$750/mo)
- Google Workspace, 6 Business Plus Seats (\$108/mo)
- Cleaning / Office Consumables (\$500/mo)

Total Operational Costs (4 Years): \$ 398,784

The TAMEE Mobile Fleet would consist of three vehicles: a STEAM Mobile Classroom, and two Mobile Unit SUVs.

The TAMEE STEAM Mobile Classroom allows for TAMEE Classroom Courses to be taught at any location that a Recreational Vehicle (RV) could be parked.

The TAMEE STEAM Mobile Classroom would be built by Summit Bodyworks and based on their [La Porte County Public Library STEAM Mobile Classroom Build](#) with the following specifications:

- Winnebago Chassis
- 38' Full Exterior Length
- GVWR: 26,000.
- Seven (7) Booth Style Tables
- 55" Smart Board
- Seven (7) Desk Side Monitors
- UVL Lift
- 55" Exterior Monitor
- 12v Electric Curbside Awning

Some photos of that Build are as follows:



The Purchase Price is \$ 267,702.

The Operational Budget is \$ 200,000 for 4 Years, to include the following:

- Taxes & Registration
- Insurance
- Fuel & Maintenance (5 Days / Week, 40 Weeks / Year)

The TAMEE Mobile Units of (2) 2023 GMC Yukon XL SUVs with a variety of added packages for increased fuel efficiency, electrical / safety systems, functionality, and productivity.

Each TAMEE Mobile Unit allows for the transportation of up to 7 passengers (instructors & participants) and equipment (more than any other SUV in its class) for partnered Classroom Courses (e.g. Afterschool Programming inside a public middle / high school, or Senior Care facilities).



The Purchase Price for (2) TAMEE Mobile Units is \$ 201,850.

The Operational Budget for both is \$ 100,000 for 4 Years, to include the following:

- Taxes & Registration
- Insurance
- Fuel & Maintenance (5 Days / Week, 48 Weeks / Year)

**Equipment Quotation for NORP – TAMEE Program  
October 7<sup>th</sup>, 2022  
(valid for 120 days)**

QTY	Description	Price Each	Price Extended
64	Dell Precision 5530 4K Touch Screen i7-8850H 32GB 512GB NVIDIA P1000 W10P Laptops - 60 Student Laptops - 4 Instructor Laptops - Refurbished, 3-Year Warranty	\$ 1,000.00	\$ 64,000.00
64	Adobe Creative Cloud Licenses (4 Years, Prepaid Annually) - 60 Student Licenses - 4 Instructor Licenses	\$ 2,399.52	\$ 153,569.28
32	Native Instruments Maschine+ Standalone Digital Audio Production Systems - 30 Student Systems - 2 Instructor Systems	\$ 1,299.00	\$ 41,568.00
32	Native Instruments Complete Collector's Edition - 30 Student License * 2 Computer Licenses Each (60 Total) - 2 Instructor License * 2 Computer Licenses Each (4 Total)	\$ 1,799.00	\$ 57,568.00
64	Bose Noise Cancelling Headphones 700 UC - 60 Student Sets - 4 Instructor Sets	\$ 399.00	\$ 25,536.00
2	Snap Studio XL Ultimate Portable Vocal Booths	\$ 749.99	\$1,499.98
32	Panasonic LUMIX DC-ZS70K 4K Video 20.3MP Photo Digital Camera Kits - 30 Student Bundles - 2 Instructor Bundles	\$ 450.00	\$ 14,400.00
32	Magewell USB Capture HDMI 4K Plus - Includes Micro-HDMI to HDMI Cable for LUMIX Camera - 30 Student Bundles - 2 Instructor Bundles	\$ 499.99	\$ 15,999.68
1	VEX Robotics 2nd-Gen IQ Large Classroom Bundle - 15 Student Education Kits (Middle / High School) - 1 Instructor Education Kit - 3 VEX Classroom Carts - 1 VEX PD+ License	\$ 10,142.08	\$ 10,142.08
1	VEX Robotics EXP Large Classroom Bundle - 15 Student Education Kits (High School / Young Adult) - 1 Instructor Education Kit - 3 VEX Classroom Carts - 1 VEX PD+ License	\$ 14,942.08	\$ 14,942.08
5	Makey Makey STEM Kits - Includes 12 Makey Makey Bundles in each Kit	\$ 749.99	\$ 3,749.95
64	EVERKI Business 120 Large Pro Backpacks w/ Rain Cover	\$ 199.99	\$ 12,799.36
32	High Sierra Fairlead 34" Drop Bottom Wheeled Duffel Bags	\$ 174.99	\$ 5,599.68
4	5G Cellular Hotspots (4 Years, Postpaid Monthly) - 1 Hotspot for FUSE On-site - 3 Hotspots for Mobile Fleet - Unlimited Internet Access - Static IP Addresses	\$ 2,544.00	\$ 10,176.00
1	Multi-Use Modular Table & Chair Set - 20 Modular Tables, 28x72 inches each - 80 Chairs	\$ 39,965.00	\$ 39,965.00
	<b>TOTAL</b>		<b>\$ 471,515.09</b>

**In-Kind Contribution for NORP – TAMEE Program  
October 7<sup>th</sup>, 2022**

QTY	Description	Value Each	Value Extended
2,400	TAMEE Curriculum Development / Consultation (4 Years) – Standard Volume Educational Rate: US\$ 150 / hour – Discount: US\$ 75 / hour	\$ 75.00	\$ 180,000.00
1,200	TAMEE Lead Instructor (1 Year) – Standard Volume Educational Rate: US\$ 150 / hour – Discount: US\$ 75 / hour	\$ 75.00	\$ 90,000.00
300	TAMEE Administrative Management System (Hourly) – 200 Hours of Initial Development – 100 Hours of Ongoing Development / Maintenance – Manages TAMEE Users / Activities (On-site, Remote, LMS) – Manages TAMEE Equipment / Facility Scheduling – Produces TAMEE User Activity Reports	\$ 150.00	\$ 45,000.00
64	Laptop Initial Preparation, Per Unit, One-Time – BIOS / Driver Updates – Microsoft Windows Updates – Microsoft Office Install – TAMEE Creative Software Suite Install – TAMEE App / Website Development Software Suite Install	\$ 300.00	\$ 19,200.00
64	Laptop Maintenance, Per Unit Quarterly, Four Years – BIOS / Driver Updates – Microsoft Windows Updates – Microsoft Office Updates – TAMEE Creative Software Suite Updates – TAMEE App / Website Development Software Suite Updates	\$ 2,400.00	\$ 153,600.00
1	SuperMicro 2028R-Series Super Server – Includes 1GbE Colocation – Denver, CO	\$ 20,000.00	\$ 20,000.00
1	Delta 4K Tower Digital Video Production Workstation / Live Switcher w/ 10GbE Ethernet – Includes Vimeo Livestream Studio	\$ 10,000.00	\$ 10,000.00
1	Live Digital Audio Production Suite – Includes Behringer X32 Console	\$ 8,400.00	\$ 8,400.00
1	Mobile 4K Digital Video Production Suite	\$ 6,000.00	\$ 6,000.00
1	Hybrid 4K Digital Camera System / Rig – Includes Samsung NX1 w/ 4 Lenses – Includes Rolling Tripod, Cobra Crane Jib, Stabilization Vest	\$ 6,000.00	\$ 6,000.00
1	Mobile Digital Audio / DJ Production Suite	\$ 6,000.00	\$ 6,000.00
1	4K Tower Live Stream Simulcastor	\$ 5,000.00	\$ 5,000.00
1	Dell Precision T7910 Dual-Monitor Workstation – PC for Admin Personnel – Microsoft Office Install – Multi Function Inkjet Printer / Scanner / Copier – Quarterly Maintenance, Four Years	\$ 5,000.00	\$ 5,000.00
1	Banyan 42-inch Smart Touch Screen / PC	\$ 5,000.00	\$ 5,000.00
1	Dell R610 Server w/ 10GbE Ethernet – Includes VMware ESXi, installed Microsoft Windows Server 2019 Essentials VM / License	\$ 1,500.00	\$ 1,500.00
1	Gigabit Data Network Router / Switch / Wiring / Wireless Access Point for FUSE Site	\$ 2,500.00	\$ 2,500.00
48	SIP VoIP Telephone Service, Monthly	\$ 100.00	\$ 4,800.00
3	Polycom SIP VoIP Hardphones	\$ 100.00	\$ 300.00
	<b>TOTAL IN-KIND</b>		<b>\$ 568,300.00</b>

# Grant Application

Row 195

<b>Organization Name (if applicable)</b>	ELLA BELLE CAFE ON WHEELS
<b>Physical Address</b>	6314 N 42nd ST
<b>Mailing Address</b>	
<b>Website</b>	
<b>Social Media Accounts</b>	
<b>Name</b>	Alisa L Luker
<b>Title</b>	OWNER
<b>Email Address</b>	alisa.luker@yahoo.com
<b>Phone</b>	+1 (402) 709-9461
<b>Team</b>	Yes
	STAFF: 6 cooks with over 35yrs experience; 10 waitress/waiters,6 cash handlers, 4 Bartenders, 4 Mangerss
<b>Organizational Chart</b>	N/A
<b>Other Completed Projects and/or Accomplishments</b>	I , Alisa is a native of North Omaha and continues to reside in the community. My roots are associated with this community including local churches, pre existing stores and the rich history of 24th Street. I, Alisa have experience in the restuarnt industry began in 2015 with Dunn Deal Cafe, 16th Willit which birthed the start of Ella Belle Cafe. Made great strided in renewing the energy of this area with no fault of my own, the owners decided to sell the building. I recovered with being the first African american women with a Food truck that was stationed over off 16th Martha. When that opportunity ended, I was able to gain meaningful relationships afforded the opportunity to cater for several local businesses; Learning Community of North Omaha, Masonic Hall, Omaha Public Schools and Churches and private home gatherings.
<b>Proposal Title</b>	ELLA BELLE CAFE, SOUTHERN DOWN HOME COOKING
<b>Total Budget (\$)</b>	\$600,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$7,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program



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**Brief Proposal Summary** I , Alisa Luker would like to re birth Ella Belle Cafe "Southern Down Home Cooking" on 60th Ames (old KFC location). I would like to hire 20 to 25 people with competitive wages to create a wonderful southern experince of eating great food, warm atmoshere, clean and safe enviroment and welcoming smiles will afford my customers the motivation to return and bring many more in for the southern hospitality experience. I believe business is not only as good as home cooked meals but the quality of staff and the consistent great customer service is valuable as well.

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**Timeline** Propose that resturant build out , training, hiring, to be ready by September/October 2023 if supplies are available.

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**Percentage completed by July 2025** 100%

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**Funding Goals** Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

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**Community Needs** Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

---

**"other" explanation**

---

**Proposal Description and Needs Alignment** This proposal will generate many jobs in the Cenus tracks areas, and bring some Afican American Culture (foods) to the area as well.

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**Visioning Workshop Findings Alignment** This proposal aligns with the findings in the Visioning Workshop Summary because in will bring social gatherings and jobs to the the affective areas.

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**Priorities Alignment** The proposal aligns with the LB1042"s strategic priorities, cause the propose area is near or on 60th ames, where jobs are availble and the bus line is available to get to and from work. will competative pay.

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**Economic Impact** The anticipated job creation is a Southern Down Home Cooking Resturant, with competitive wages and life skills temporary and permanent jobs.

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Permanent jobs created will be 20 to 25.

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There will be about 10 to 12 temporary construction jobs

created

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The Contrators over \$100k, Managers \$36k yr, cooks \$15 an hour, waitress \$5hr plus tips, cash handlers \$15hr.

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The proposal of this restuarant will bring a positive sit down area, for not just people of color but for a whole diversified area. Where people come in as strangers and after the experience of great Southern Down Home cooking, warm atmoshere, clean enviroment and welcoming smiles that folks will leave as family.

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**Community Benefit** This proposal will bring a positive diversified atmosphere in the increase liviable community.

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The proposal for this dining enviroment will bring a positive gathering spot to hold function for Community Advocacy.

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**Best Practices/Innovation** This restuarant will bring valued customers in for them to have lasting experience while dining in North Omaha

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**Outcome Measurement** N/A

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N/A

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NO

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**Partnerships** No

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**Displacement** No

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**Displacement explanation**

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**Physical Location** 60th and ames the old Kentucky Fried Chicken and Catfish corner building

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**Qualified Census Tract** Within one or more QCTs

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**Additional Location Documents** N/A

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**Property Zoning** No

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**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating,** No

**and Bidding**

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No

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Estimated by area and condition of the building and nature of business

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**General Contractor** No

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**Request Rationale** Ella Belle Cafe is Southern Down Home cooking is requesting \$750k

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**Grant Funds Usage** The funds will bw used to purchase the building and do build out of restuarant. Funds will be use purchase furniture , supplies, food, advertisement , insurance, and compitive wages.

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**Proposal Financial Sustainability** Yes

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N/A

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**Funding Sources** N/A

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N/A

---

N/A

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**Scalability** N/A

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N/A

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**Financial Commitment** N/A

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgme**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads** Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

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# Grant Application

Row 196

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**Organization Name (if applicable)** United Way Of The Midlands

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**Physical Address** 2201 Farnam Street, Suite 200

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**Mailing Address**

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**Website** [www.uwmidlands.org](http://www.uwmidlands.org)

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**Social Media Accounts**

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**Name** Uroosa Jawed

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**Title** Grant Manager

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**Email Address** [ujawed@uwmidlands.org](mailto:ujawed@uwmidlands.org)

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**Phone** +1 (402) 342-8232

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**Team** Yes

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Matt Wallen, SVP Community Impact and Analytics; Shauna Paolini JAG Nebraska Director

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**Organizational Chart**

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**Other Completed Projects and/or Accomplishments** JAG Nebraska began services in 2019 with three high school locations in the heart of the Midwest. Over the past three years, we've grown to serve over 1,200 students at 24 middle and high schools in Nebraska, with continued plans for expansion. JAG Nebraska graduates are 2.3 times more likely to gain full-time employment and are projected to produce over \$5,000,000 in increased earnings and spending annually while increasing local tax revenue by over \$200,000 by the midpoint of their careers, increasing home sales nationally by \$16,000,000.

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**Proposal Title** JAG Nebraska

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**Total Budget (\$)** \$449,000.00

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**LB1024 Grant Funding Request (\$)** \$448,999.00

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**Proposal Type** Service/program

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**Brief Proposal Summary** JAG Nebraska, in association with United Way of the Midlands, removes barriers and creates paths to transformational opportunity for youth – resulting in improved graduation, employment and educational outcomes for at-risk youth.

Through evidence-based curriculum, students learn critical skills for employment and prepare to enter the workforce upon graduation. JAG programming integrates project-based learning, employer engagement, and trauma-informed care through competency-based, for-credit, elective classroom instruction. JAG Nebraska began services in 2019 and currently serves 645 students at 14 middle and high school programs in Nebraska, with plans to expand into at least 12 more in the upcoming 2022-2023 school year. A grant from LE 1024 would accelerate this growth and create positive educational and workforce outcomes for students at five Omaha Public Schools located in Qualified Census Tracts (QCT): Benson High School, Monroe Middle School, King Science Technical Magnet Middle School, McMillan Middle School, and South High School.

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**Timeline** June 2023: Hire Staff July 2023: Staff Training August 2023: School Start/ JAG programming start October 2023: Leadership Conference December 2023: Mid Year May 2024: End of school year/programming August 2024: Reporting complete

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**Percentage completed by July 2025** 98%

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**Funding Goals** Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

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**Community Needs** Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

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**"other" explanation**

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**Proposal Description and Needs Alignment** We know that hundreds of students in Omaha face significant barriers to meaningful employment upon graduation. Vulnerable students were impacted earlier and harder by the challenges of the Covid-19 Pandemic. At a time when students are experiencing record learning loss, JAG targets high-need students and helps them build resiliency, overcome obstacles and learn job skills so they can thrive. We've seen JAG change lives, and disrupt cycles of multi-generational poverty. JAG programming integrates project-based learning, employer engagement, and trauma-informed care through competency-based, for-credit, elective classroom instruction. Through the program, students engage in hands-on, realistic learning experiences. As a result of the JAG program, students identified to participate are less likely to be truant and less likely to engage in incidents of violence. JAG is a state-based program that empowers students to succeed in classroom, career and life. JAG puts students at the center of a three-tiered strategy including project-based learning, employer engagement, and trauma informed care. Each strategy is implemented using evidence-based practices. For instance, JAG follows the Buck Institute for Education PBL model, a nationally recognized practice. JAG's project-based learning continuum is proven to be an effective model in building relationships between the student participants and employers within their respective communities. The model also consists of a comprehensive set of services designed to keep young people in school, while decreasing truancy and incidents of violence. These outcomes ensure that students are on the path

to success and financial stability. Past successes include: JAG students achieved 100% graduation/HS equivalency, 77% secured Military employment, and 79% secured full time (30 hours/week) employment. As a result of the JAG program, students identified to participate will have increased attendance rates, increased academic performance, increased high school graduation rates with successful transition into full-time employment. JAG students throughout Nebraska are projected to produce over \$5,000,000 in increased spending annually. JAG graduates are projected to increase state and local tax revenue by over \$200,000 by the midpoint of their careers. JAG Nebraska equips students in Omaha for meaningful employment through on-site and hands-on instruction during school hours, decreases truancy, and decreases incidents of school violence, thus creating a more sustainable community. A trained Career Specialist in each school functions as a teacher, coach, mentor and advocate for students with identified barriers to success. JAG is offered as an elective class during the regular school day, motivating students to come to school and helping them thrive once they get there. Throughout the duration of the program, students build relationships with local employers and work collaboratively with other organizations through volunteer efforts in service learning and employer engagement. Middle school students in the JAG program are truant less often and have fewer incidents of violence. A grant from LE 1024 would support programming for five Omaha Public Schools located within Qualified Census Tracts, increasing attendance, academic performance, and high school graduation rates with successful transition into full-time employment and/or post-secondary education or training programs. Students engage in hands-on, realistic learning experiences, mastering a minimum of up to 87 competencies translatable to workforce. JAG Nebraska Career Specialists are teachers, mentors, and advocates who provide individual attention and support to students in navigating high school education and employment attainment or post-secondary education following high school graduation, assisting students in overcoming barriers to success. • 86% of JAG students qualify for free and reduced lunch, well above the state average of approximately

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**Visioning Workshop Findings Alignment** A key priority of Legislative Bill 1024 is an emphasis on job creation and economic recovery of communities located in Qualified Census Tracts in Omaha. The proposed JAG Nebraska programs directly benefit students in five schools located in QCT: Benson High School, Monroe Middle School, King Science Technical Magnet Middle School, McMillan Middle School, and South High School. At the heart of LE 1024 is a vision of a thriving North and South Omaha. The JAG NE program will be an essential part of that vision.

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**Priorities Alignment** A key priority of Legislative Bill 1024 is an emphasis on job creation and economic recovery of communities located in Qualified Census Tracts in Omaha. The proposed JAG Nebraska programs directly benefit students in five schools located in QCT: Benson High School, Monroe Middle School, King Science Technical Magnet Middle School, McMillan Middle School, and South High School. At the heart of LE 1024 is a vision of a thriving North and South Omaha. The JAG NE program will be an essential part of that vision.

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**Economic Impact** 14 additional jobs, 12 teachers, 1 administrative support, 1 quality assurance support. In addition to the jobs created immediately to conduct the program, we anticipate a significant benefit to long term job creation due to the JAG program.

During the 2023-2024 school year, JAG NE will prepare 500 students from five QCT schools for the workforce that will be available to fill thousands of open positions in H3 occupations. JAG Nebraska graduates are 2.3 times more likely to gain full-time employment and are projected to produce over \$5,000,000 in increased earnings and spending annually while increasing local tax revenue by over \$200,000 by the midpoint of their careers, increasing home sales nationally by \$16,000,000.

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14 full time jobs immediately

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JAG facilitates hands-on career exploration experiences as aligned with Nebraska's Career and Technical Education clusters. By partnering with Nebraska's local employers, through student voice and choice, students will have access to construction as it falls within the Skilled Technical Sciences cluster.

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Our budget for teachers is \$51,000 plus 30% in benefits. We prioritize jobs for students that provide self-sustaining wages.

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Local Nebraska employers engage with students in partnership with JAG Nebraska through various opportunities to include:

- Classroom guest speakers to share personal career pathway journey, company information, jobs available and skills required.
- Hosting JAG students for a career exploration "behind the scenes" field trip and company tour to learn about the job opportunities available through in-person experiences.
- Project-based learning activities to bring career experiences to the classroom; i.e. property management company provides students with hands-on opportunities for drywall patching to learn a 'day in the life' of a property manager role.
- Job Shadowing
- Simulations
- Industry Conferences
- On the Job Trainings
- Paid Work Experiences
- Registered Apprenticeships
- Employment opportunities
- Certification and Credential Attainment

Employers serve as volunteers to help JAG students master workforce competencies such as introductions, resumes, interviewing, and communication skills.

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**Community Benefit** The JAG NE program creates a more sustainable community through increased graduation rates and employment training which leads to meaningful careers for individuals in vulnerable areas of Omaha. The JAG model has proven to foster positive educational and financial outcomes for high-need students. Graduates of the JAG NE program are more likely to transition into full employment (77% secured Military employment, and 79% secured full time employment), thus creating a boon for the economy of these communities, and the city overall. Racial and ethnic minorities represent 61.36 % of JAG NE students, these students benefit from assistance they would otherwise not have, increasing their economic contribution to a diverse community. JAG Nebraska also provides leadership development experiences through extracurricular JAG Career Association chapters which includes student-led planning and engagement for public service, career exploration and preparation, and social awareness projects and activities. Students who are involved in extracurricular activities are more likely to graduate and work successfully together through demonstrated teamwork and collaborative skills. As a result, JAG Nebraska students are well-equipped to contribute to the local community through attainment of meaningful employment and active civic engagement for overall greater outcomes.

Again and again, we've seen that JAG has the power to change student trajectories and accelerate positive outcomes.

High School graduates are 2.3 times more likely to be employed full-time. HS graduates are projected to produce over \$5,000,000 in increased earnings and spending annually. HS graduates are projected to increase state and local tax revenue by over \$200,000 by the midpoint of their careers and increase home sales on a national level by \$16,000,000. In addition to workforce preparation, JAG Nebraska students learn about civic engagement/responsibility and engage in a community service project each year aligned with student voice and choice – they identify an area in the community where they can provide support and execute their project second semester.

**Best Practices/Innovation**

JAG is a national evidence-based and data-driven program. The project-based learning continuum is a three-tiered strategy proven to be an effective model in building relationships between the student participants and employers within their respective communities. Strategies utilized include project-based learning, employer engagement, and trauma informed care. Each strategy is implemented using evidence-based practices. For instance, JAG follows the Buck Institute for Education PBL model, a nationally recognized practice. These skills lay the foundation for successful graduation and job opportunities after high school. Five key indicators are used to measure success as part of the national JAG model. Locally in Nebraska, our JAG programs have exceeded national standards year over year.

**Outcome Measurement**

JAG teachers track student progress to include competency mastery for up to 87 competencies, employment attainment and retention, post-secondary enrollment, credential and certification attainment, GPA, attendance, barriers (academic, household, economic, personal development, social skills), graduation rate for seniors and grade progression for 7th through 11th graders, and individual development plan progress.

Data entry and validation for prior year data, mid-year (at semester), end of school year, and summer monthly follow up connectivity.

No

**Partnerships**

Yes

Yes, JAG is a collaborative community partner. We engage with supportive service providers and workforce programs to effectively and efficiently serve the community and welcome partners into the classroom to inform students of their programming and services or resources available and to engage to build meaningful relationships to ensure a full-circle of support is provided avoiding duplication of services.

All

**Displacement**

No

**Displacement explanation**



<b>Physical Location</b>	Benson High School 5120 Maple St, Omaha, NE 68104 Monroe Middle School 5105 Bedford Ave, Omaha, NE 68104 King Science Technical Magnet Middle School, 3720 Florence Blvd, Omaha, NE 68110 McMillan Middle School 3802 Redick Ave, Omaha, NE 68112 South High School 4519 N4th St, Omaha, NE 68107
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	No
	No
<b>Design, Estimating, and Bidding</b>	No
	No
<b>General Contractor</b>	No
<b>Request Rationale</b>	Funding from the grant will provide one year of programming in 5 schools located in QCT. The majority of the budget (\$65,000) is salary and benefits for the specialist who administers the program at each school. Please see budget for details.
<b>Grant Funds Usage</b>	Currently the demand for programming is high with many students on waitlist. This program will allow each of five schools to expand program offerings to twice as many students as previous years (about 500 new students). Funding from the grant will provide one year of programming in 5 schools located in QCT. The majority of the budget (\$65,000) is salary and benefits for the specialist who administers the program at each school. Please see budget for details.
<b>Proposal Financial Sustainability</b>	Yes
	A strong partnership with the Nebraska Department of Labor and Nebraska Department of Health and Human Services provides a strong foundation of support for JAG Nebraska. TANF dollars require the majority of JAG Nebraska student enrollments to qualify for the free- or reduced-lunch program. While this partnership is vital to JAG Nebraska, United Way of the Midlands continues to increase partnerships and multiple

funding streams to diversifying funding for sustainable longevity of JAG programming. As we continue partnering with Nebraska Department of Labor, which includes Workforce Innovation and Opportunity Act (WIOA) and Temporary Assistance for Needy Families (TANF) federal funds, we also foster a strong commitment with each school district who also contribute a portion of the funding empowering long-term sustainability for programs within each school. Additionally, JAG Nebraska through United Way of the Midlands, has increased philanthropic support and employer engagement by way of the United Way corporate campaign that allows donors to designate dollars toward the local support of JAG Nebraska. United Way Emerging Leaders, our local and dynamic young professionals' group, selected to support JAG Nebraska for fundraising initiatives to support our local community in a meaningful way

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<b>Funding Sources</b>	TANF Nebraska Department of Labor Nebraska Department of Health and Human Services United Way of the Midlands United Way of the Midlands continues to increase partnerships and multiple funding streams to diversifying funding for sustainable longevity of JAG programming
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no

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<b>Scalability</b>	Expansion for the program at 5 QTC schools is dependent on grant funding.
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<b>Financial Commitment</b>	JAG Nebraska is sponsored in full by United Way of the Midlands and TANF.
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<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>ARPA Reporting and Monitoring Process Acknowledgme</b>	<input checked="" type="checkbox"/>
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<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
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<b>Public Information</b>	<input checked="" type="checkbox"/>
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**File Uploads**

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UNITED WAY OF THE MIDLANDS  
Instructions for Filing  
Form 8879-EO  
IRS e-file Signature Authorization for Form 990  
For the year ended June 30, 2021

The original IRS E-file Signature Authorization form should be signed (use full name) and dated by an authorized officer of the organization.

Return your signed IRS e-file Signature Authorization Form 8879-EO to:

BKD, LLP  
1248 O STREET, STE 1040  
LINCOLN NE 68508-1461

or Fax to: 402-473-7698  
Attn: Form 8879

or Email to: [e-filelincoln@bkd.com](mailto:e-filelincoln@bkd.com)

There is no tax due with the filing of this return.

Under current IRS regulations, your return is subject to public inspection. Before filing, you should review all information in this return to determine that the disclosures are appropriate, accurate and complete. Please contact us if you believe any of the disclosures should be modified.

Before preparing your tax return, we provided you with access to a summary of transactions identified by the U.S. Treasury as reportable transactions. The law provides for a penalty as high as \$200,000 per transaction for failure to adequately disclose any of them on your tax return if applicable. Unless you notified us otherwise, your tax return was prepared with the assumption you have not engaged in any reportable transaction. Otherwise, we have prepared your tax return in accordance with the information you provided to us and have attached the appropriate disclosure statement to your tax return. We are not liable for any penalties resulting from your failure to provide us with accurate and timely information about such transactions or to timely file the required disclosure statements. If you have any questions about reportable transactions, please contact us before filing your return.

Do NOT separately file Form 990 with the Internal Revenue Service. Doing so will delay the processing of your return. We must receive your signed form before we can electronically transmit your return, which is due on or before May 16, 2022. We would appreciate you returning this form as soon as possible as this will expedite the processing of your return. The Internal Revenue Service will notify us when your return is accepted. Your return is not considered filed until the Internal Revenue Service confirms their acceptance, which may occur after the due date of your return.

**IRS e-file Signature Authorization for an Exempt Organization**

For calendar year 2020, or fiscal year beginning 07/01, 2020, and ending 06/30, 2021

▶ Do not send to the IRS. Keep for your records.

**2020**

Department of the Treasury  
Internal Revenue Service

▶ Go to [www.irs.gov/Form8879EO](http://www.irs.gov/Form8879EO) for the latest information.

Name of exempt organization or person subject to tax

Taxpayer identification number

UNITED WAY OF THE MIDLANDS

47-0376605

Name and title of officer or person subject to tax

MICHAEL MICHALSKI, SVP, FINANCE & ADMIN

**Part I Type of Return and Return Information (Whole Dollars Only)**

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, or 7a below, and the amount on that line for the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, or 7b, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

1a Form 990 check here ▶ <input checked="" type="checkbox"/>	b Total revenue, if any (Form 990, Part VIII, column (A), line 12). . . . .	1b	<u>22605660.</u>
2a Form 990-EZ check here ▶ <input type="checkbox"/>	b Total revenue, if any (Form 990-EZ, line 9). . . . .	2b	
3a Form 1120-POL check here ▶ <input type="checkbox"/>	b Total tax (Form 1120-POL, line 22). . . . .	3b	
4a Form 990-PF check here ▶ <input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part VI, line 5)	4b	
5a Form 8868 check here ▶ <input type="checkbox"/>	b Balance due (Form 8868, line 3c). . . . .	5b	
6a Form 990-T check here ▶ <input type="checkbox"/>	b Total tax (Form 990-T, Part III, line 4). . . . .	6b	
7a Form 4720 check here ▶ <input type="checkbox"/>	b Total tax (Form 4720, Part III, line 1). . . . .	7b	

**Part II Declaration and Signature Authorization of Officer or Person Subject to Tax**

Under penalties of perjury, I declare that  I am an officer of the above organization or  I am a person subject to tax with respect to (name of organization) United Way of the Midlands, (EIN) 47-0376605 and that I have examined a copy of the 2020 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

I authorize BKD, LLP to enter my PIN 68102 as my signature  
ERO firm name Enter five numbers, but do not enter all zeros

on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer or person subject to tax with respect to the organization, I will enter my PIN as my signature on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax ▶ Michael Michalski Date ▶ 1-25-2022

**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 47008477914  
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2020 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ Kristin Tynon Date ▶ 12/2/2021

**ERO Must Retain This Form - See Instructions  
Do Not Submit This Form to the IRS Unless Requested To Do So**



# JAG|NE

**JOBS for AMERICA'S GRADUATES NEBRASKA**  
In Association with United Way of the Midlands

<b>JAG Nebraska Budget per Program (2022-2023)</b>	<b>22-23 SY</b>
<b>Specialist Salary</b>	\$50,000
<b>Specialist Benefits (30% of salary)</b>	\$15,000
<b>Staff Training</b>	\$2,592
<b>Program Manager</b>	\$2,860
<b>Administrative (10% of budget)</b>	\$8,980
<b>Employer Engagement</b>	\$2,592
<b>Legislative Day</b>	\$2,592
<b>Career Conference</b>	\$2,592
<b>Leadership Conference</b>	\$2,592
<b>Total Program Budget</b>	
	<b>\$89,800</b>

# Grant Application

Row 197

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**Organization Name (if applicable)** Stephen Center

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**Physical Address** Stephen Center 2723 Q Street Omaha, NE 68107

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**Mailing Address**

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**Website** [www.stephencenter.org](http://www.stephencenter.org)

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**Social Media Accounts** Facebook; Instagram; Twitter; YouTube

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**Name** Darin Smith

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**Title** President / Arch Icon Development Corporation

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**Email Address** dsmith@arch-icon.com

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**Phone** +1 (712) 647-3355

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**Team** Yes

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Stephen Center Leadership Team Biographies: Michael Wehling, Executive Director at Stephen Center located in Omaha, Nebraska since 2015. Under his leadership, Stephen Center has increased programming and expanded services to assist in meeting the community's demand for emergency shelter, housing, and addiction recovery services. Prior to joining Stephen Center, Michael was the Executive Director for Care Corps Family Services and Visinet Family Services. Michael is an active member in MACCH including the Chair of the Crisis Response team. He was the past president of the Region VI Behavioral Health Advisory Committee in Omaha, Nebraska, past chair of Region V Continuum of Care in Nebraska and held numerous positions for the Nebraska Balance of State Homeless Assistance Program. He is also a member of Omaha Suburban Rotary. Michael graduated with a Bachelor's degree from the University of Nebraska-Lincoln in Criminal Justice/English, and Master's Degree in Public Administration from Bellevue University. Jeremy Davern, Chief Financial Officer is responsible for the organization's budget management, cost benefit analysis, forecasting needs and the securing of new funding since January 2018. Jeremy holds a Bachelor of Science in Business Administration, Accounting Major from the University of Nebraska at Omaha. Dawn Olijnek, Chief Operating Officer has more than 9 years of experience writing federal, state and private grants, including HUD ESG applications, HUD CoC-PSH applications, VA GPD and VA GPD Case Management, and NHAP grants. Dawn has worked for Siena Francis House, the United States Air Force and The Salvation Army. Dawn holds a Bachelors in Business Communications from Northwestern College in Iowa and Master of Arts in Human Communication from Abilene Christian

University. Teri Corcoran, Chief Development Officer is responsible for managing the organization's fund development, marketing and volunteer efforts since September 2017. Having worked in the nonprofit and higher education arenas for over 25 years, Teri has extensive experience in nonprofit management, resource and program development and community outreach and collaborations. Teri has worked for the University of Nebraska's Peter Kiewit Institute/University of Nebraska Foundation, Creighton University and Partnership 4 Kids. Teri holds a Bachelor's of Science in Social Work from the University of Nebraska at Omaha. Arch Icon Development and Construction Corporation: Darin Smith has over 15 years' experience in housing development and principal/President of Arch Icon Development Corporation. Darin's roles include site selection, development planning, tax credit/ grant applications, budget, financial management and project compliance. Dustin Crook has over 16 years of experience in housing development and a principal / President of Arch Icon Construction Corporation. Dustin's responsibilities include collaboration with the architect, engineer to optimize project design, schedule and cost. Publicly and competitively bidding all trade contracts to ensure the project receives the lowest price from qualified subcontractors and opportunity for MBE/WBE contractors. Mindy Crook has over 16 years of experience in housing development and a principal / Secretary / Treasurer of both Arch Icon Development and Arch Icon Construction. Mindy's role includes subcontractor documentation, project pay requests, administration oversight, design selections and marketing and branding oversight. Elizabeth Heistand has over 10 years of experience in the housing industry and is a licensed broker with the National Association of Realtors. Elizabeth's roles include site acquisition, pre-development planning, tax credit / grant submittals and project compliance and administration oversight.

<b>Organizational Chart</b>	See attached Organizational Chart
<b>Other Completed Projects and/or Accomplishments</b>	Please See Attached Projects and Accomplishments
<b>Proposal Title</b>	Stephen Center Expansion
<b>Total Budget (\$)</b>	\$44,739,500.00
<b>LB1024 Grant Funding Request (\$)</b>	\$22,240,900.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	Stephen Center and Arch Icon Development Corporation are collaborating for a brand-new Stephen Center Campus in North Omaha (QCT) and new construction expansion at the South Omaha (QCT) Stephen Center facilities. The location identified for the North Omaha campus is near 30th and Sorensen Pkwy and will consist of 3 buildings. Building 1.) Emergency Housing Shelter; Building 2.) "HERO" Building serving men and women/families with separate wings; and Building 3.) Administration / Supportive Services Building. The South Omaha development will be new construction of a Women / Family Building to serve separately from the men. The men will

stay at the current HERO Building. Additionally, Arch Icon and Stephen Center of Omaha are partnering for the significant renovation of the current Stephen Center HERO Program Building supportive housing facility. The HERO Building, located at 5217 S 28th Street – Omaha, is for individuals caught in the chronic cycle of homelessness, poverty and substance abuse served by the Stephen Center. The building was originally constructed and funded as a NIFA/LIHTC “CRANE” Development in 2005. HERO consists of (16) Two-Bedroom Units (4 Beds), a small common area with kitchenette and a bathroom. Residential floor amenities include laundry, common space with a lounge. It has the capacity to serve 32 men and 32 women. The lower levels consist of offices, service rooms, meeting rooms, classrooms, mechanical room, and restrooms. The building has had 16 years of intense wear and tear as a continuous, max-capacity of clients are served. Mental health treatment and supportive services have drastically changed over the years from the original building design. The intent of the extensive renovation is to update the building with modern finishes, repair and replace broken and failing materials, address structural concerns and modify for a more functional floor plan layout. The interior will be made less institutional, to have more of a residential aesthetic. The basement and first floor will be significantly altered, with structural changes and modification of original floor plans and the second and third will be altered as well, in common spaces. The residential units will generally retain their current layouts, but receive all new finishes, built-ins and casework. Exterior replacements, repairs, tuckpointing, windows / doors and painting will be addressed. As well as site-work including refreshing landscaping and hardscaping.

<b>Timeline</b>	Please See Attached Timeline
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	Stephen Center’s proposal aligns with the identified community goals by aligning with the fundamental goals of Transformational, Fundamental Change, Long-Lasting Economic Growth, and a Sustainable Community. The mission of Stephen Center is to “partner with individuals, families, and



the community to overcome homelessness, addiction and mental health challenges. Stephen Center operates the only HUD Recovery Housing projects in the MACCH (Metro Area Community of Care for the Homeless) service area. A HUD “recovery housing” project maintains a substance-free environment. Program participants must be drug and alcohol-free and committed to sobriety while living on campus. Stephen Center has found that client success rates increase when provided the option to enter programs providing a structured, safe and sober environment. Second, Stephen Center is the only emergency shelter with a state-licensed addiction recovery program on campus, providing the community’s most vulnerable homeless men and women with mental health and substance abuse recovery programming, free of charge. Stephen Center’s funding goals of Transformational, Fundamental Change, Long-Lasting Economic Growth, and a Sustainable Community are aligned with the North and South Omaha identified needs outlined in the Public Engagement Survey. • In South Omaha, Stephen Center’s proposal will provide investment in new affordable housing and new mental health facilities that is culturally responsive and respectful. This proposal creates sustainable high paying job opportunities with high paid professional opportunities as well. Additionally, the proposal will increase an established internship pipeline that leads to professional job opportunities. • In North Omaha, Stephen Center’s proposal will provide investment in physical structures along the 30th Street corridor with safe/affordable quality housing and mental and substance abuse healthcare programming including advocacy, resources and awareness. This proposal will create mixed job opportunities with good wages including high paying professional job opportunities. This proposal is located in an accessible area close to the community supports and services needed for individuals and families to emerge from homelessness, addiction and mental health crises.

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**Visioning Workshop Findings Alignment**

South Omaha Stephen Center’s proposal aligns with South Omaha’s Visioning Workshop with the provision of new affordable housing options for individuals and families needing mental health and substance abuse services. This proposal would address the need for “Mental Health Facilities and Programs” with the addition of Female/Family HERO facility treating mental health/substance abuse treatment and programming to our community’s most vulnerable women and children. Additionally, the proposed Female/Family HERO building would double the capacity of the men’s HERO program which will assist in meeting the community’s need for men’s mental health/substance abuse treatment and programming. The proposed facility is “Walkable” and “Connects to Public Amenities” with a location at 27th and Q Street and a proximity to public amenities such as Metro Community College (MCC), One World Health Center, Salvation Army KROK Center, Metro Bus Transit Center, and the South Omaha Public Library. The Female/Family HERO proposal would increase the “internship pipeline into professional jobs” with a need for 10-12 students per semester. Additionally, this proposal would “grow job opportunities in South Omaha that “pay median...and high paying jobs” with an increase of 13.6 FTE (full-time equivalent) positions. North Omaha Stephen Center’s proposal aligns with North Omaha’s Visioning Workshop with the provision of “safe/affordable housing” opportunities along with “mental health/substance abuse programming, resources and awareness”. Stephen Center brings a “successful business” proposal to the North Omaha community. The proposal would

begin with an “investment in physical structures...along the 30th Street corridor” in the construction of a North campus which is estimated at \$26.5 million; with approximately \$10 million from sources outside of this funding such as “private investment” and other grant opportunities. Once constructed the proposal would fund approximately 68 new FTE positions providing “jobs accessible to all individuals...including high paying professional opportunities...over \$60K per year”. This proposal would create the need for 30,000+ of volunteer support providing “community internship opportunities with high school youth” along with practicum opportunities for students in area colleges and universities such as MCC, Creighton University, and UNO (University of Nebraska at Omaha). The proposal would “generate the need for affordable housing, daycare, resources, and community entertainment” in North Omaha to support the proposed 68 FTE positions and approximately 200 volunteers who provide supports and services to over 250 residents/program participants residing on Stephen Center’s proposed North Omaha Campus.

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**Priorities Alignment** Transformational - The areas of North and South Omaha are historically where the most vulnerable of our Omaha population lives, a problem only compounded by Covid with a degree of disparity worse than that suffered by any other class. To truly transform North and South Omaha, housing, facilities and services for the homeless, those with behavioral disorders and substance abuse problems should be recognized as a priority. Fundamental Change - The presence and perception of North and South Omaha can only be improved by first improving the lives of the most vulnerable who are concentrated in North and South Omaha. Only when those most vulnerable can be elevated to a place of safety and stability which begins with housing and supportive services, can the perception of North and South Omaha improve. Economic Growth - We expect a continued increase in the population we serve requiring an increase in capacity to serve them. An investment in additional facilities, staff and services in both North and South Omaha will spur economic growth in jobs created and economic impact as reflected in the Economic Impact section of this application. The jobs created can be filled by those residing in North and South Omaha to a large extent. Investment to build capacity to meet demand will result in the creation of excellent job and professional career opportunities as well as an increase in the internship pipeline. The measure of success will be a reduction in the population seeking our services and an increase in the population elevated into personal stability. Although what we do is only one step to providing vitality to our local economies, it is the first step and must be accomplished before any local economy can be considered stable. Developments like ours proposed in this application will be needed for North and South Omaha to achieve real transformation, change and viable growth. • The HERO Rehab will re-energize the South Omaha campus with the rehabilitation of the HERO building. We have a tremendous waiting list for the HERO facility. 16 years of wear and tear have left the facility in need of physical repair. And, initially built with a very institutional design, the HERO building needs to be remodeled in a way that is more culturally sensitive and respectful in its layout and function. • Center for Women and Families - To make up for the lack of capacity and to resolve the issue of mixed gender use of the HERO facility, the addition of a new Center for Women and Families will provide opportunities to the most underserved and most vulnerable population in South Omaha. • North Omaha Campus - The ability to duplicate facilities and services in North Omaha,

where the majority of our client population and other supportive services are concentrated, will provide capacity and balance in serving both North and South Omaha populations. We have received favorable support from the Siena Francis House and other providers for a North Omaha campus that would complement their services. This proposal will provide investment in physical structures along the 30th Street corridor with safe/affordable quality housing and mental and substance abuse healthcare programming including advocacy, resources and awareness. This proposal will create mixed job opportunities with good wages including high paying professional job opportunities. This proposal is located in an accessible area close to the community supports and services needed for individuals and families to emerge from homelessness, addiction and mental health crises.

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**Economic Impact**

The Female/Family HERO project located at 2715 Q Street would provide \$509.4K of annual economic impact creating the subsequent permanent positions: South Omaha FTE Total Wages HERO Director 1.0 \$70K Clinical Manager 1.0 \$60K Guest Services Mgr 1.0 \$60K Clinical Residential 2.0 \$107K Intake Coordinator 1.0 \$40K Case Manager 2.0 \$84.4K Guest Services-Overnight 1.4 \$47K Guest Services 4.2 \$131K The Stephen Center North Campus located on the Southwest corner of 30th and Sorenson Parkway would provide an estimated \$3,041,500 of annual economic impact creating the subsequent permanent positions: North Omaha FTE Wages Executive Director 1.0 \$80K Admin Asst. 1.0 \$43.4K Grant Writer 1.0 \$46.5K Partnership/Volunteer Coor 1.0 \$60K Volunteer Assistant 1.0 \$42.2K Human Resources 1.0 \$55K Billing 1.0 \$45.5K Housing Compliance Director 1.0 \$45K Facility Engineer 1.0 \$80K Maintenance Supervisor 1.0 \$53.5K Maintenance 1.0 \$36.4K Driver/Transportation 1.0 \$40K HERO Directors 2.0 \$140K Clinical Manager 2.0 \$120K Guest Services Mgr 2.0 \$120K Clinical-Residential 10.0 \$535K Intake Coordinator 2.0 \$80K Case Manager 8.0 \$337.6K Guest Services Overnight 2.8 \$93.2K Guest Services 8.4 \$278.8 Kitchen Director 1.0 \$60K Weekend Manager .75 \$25K Kitchen Staff 5.5 \$171.6K Shelter Director 1.0 \$60K Shelter Coordinator 1.0 \$42.7K Weekend Shelter Coor 1.0 \$36.4K Shelter Case Managers 1.0 \$42.2K Guest Services Overnight 1.4 \$46.6K Shelter Guest Services 3.9 \$121.7K PSH Case Manager 2 \$84.4K PSH Guest Services .6 \$18.8K

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South Omaha: 13.6 FTE North Omaha: 68.35 FTE

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The HERO Rehab alone will create an estimated 75 construction jobs. The construction of a new facility for women and families on the South Omaha campus will create an estimated 100 construction jobs. The construction of an additional new campus built to serve men, women and families will create an estimated 150 new construction jobs in North Omaha.

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Wage levels will vary by construction trade and will range from \$25/hr with no benefits for general labor to an estimated \$50/hr for the most skilled trades such as electricians. Benefits paid to employees varies from subcontractor to subcontractor. Qualified workers and subcontractors living in or near the QCT will be sought out to work on the development. If National Housing Trust Funds are used, Section 3 will apply requiring best efforts to hire such individuals.

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Both projects are located in a QCT. Local contractors within the area and QCT will be highly encouraged to bid the project. Additionally, Minority and Women Owned businesses will be contacted to bid. If National Housing Trust Funds are a source, Section 3 will apply, and local individuals will be sought and hired to work on the development to the greatest extent possible.

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**Community Benefit** The devastating economic effects of the Covid-19 pandemic in our North and South Omaha communities are profound and without this once-in-a-lifetime investment, growth and expansion are not possible. The misunderstanding of mental health, homelessness, addiction and poverty are generational obstacles and the positive results from the Stephen Center's Shelter and programs, significantly impacts the livability and viability of the community. On 9/26/2022 SAMSA (Substance Abuse and Mental Health Services Administration) released the following, Recovery Housing provides "connection, support, sobriety, employment, and quality of life—these are all significant outcomes for people in recovery. Recovery, being unique to each person, warrants a range of housing options for people, whether they are transitioning from homelessness, a treatment facility, or even their own home. Continuums of affordable housing models from Housing First to Recovery Housing are invaluable to people in recovery from all walks of life". The Stephen Center has been serving the community since 1984. Established as a 501(c)(3) in December of 1983, the organization was founded by Sharon and Dick McNeil, who recognized a distinct need to assist those living in poverty in south Omaha. The name Stephen Center was chosen in honor of the Apostle Stephen, one of the first Deacons of the church and a man of faith who committed his time to giving food and charitable aid to the poor. The Stephen Center serves individuals and families caught in the chronic cycle of homelessness, poverty and substance abuse seeking to live in a supportive, positive, sober-living community. Of the homeless service providers in Omaha, Stephen Center is most similar to Siena Francis House and Open Door Mission, providing emergency shelter, meals, addiction recovery, and permanent supportive housing. However, Stephen Center is unique in several ways. First, the organization fills a niche for "recovery housing" by maintaining a substance-free environment. Program participants must be drug and alcohol-free and committed to sobriety while living on campus. Stephen Center has found that client success rates increase when provided the option to enter programs providing a structured, safe and sober environment. Second, Stephen Center is the only emergency shelter with a state-licensed addiction recovery program on campus, providing the community's most vulnerable homeless men and women with mental health and substance abuse recovery programming, free of charge. Supportive Services are provided by the Stephens Center and include case management, basic needs support, i.e. personal items and food, medical care on campus, and linkage to community services for mental health, transportation and other needs. Arch Icon Development Corporation considers it an honor to be chosen as Stephen Center's partner with this historic opportunity expansion to meet the housing / mental health / addiction and poverty needs within the disadvantaged community of North and South Omaha. The development directly aligns with Arch Icon's Mission of Restoring Neighborhoods / Revitalizing Communities. Arch Icon most recently brainstormed and developed "tiny homes" for the Siena Francis House (The Cottages by Siena Francis) and developed

the housing and supportive service facilities for the Nebraska Urban Indian Health Coalition. Additional, similar partnerships are being formed for developments the metro area.

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The development proposal contributes to the community sustainability by providing quality, affordable housing options in North and South Omaha. The displaced population from the Covid-19 pandemic has drastically increased and this development contributes directly and immediately to their quality of life. The supportive service programs provided not only address mental health issues but can help reintroduce these community members to the work-force, sense of community, volunteerism and the ultimate goal of a home.

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**Best Practices/Innovation**

Stephen Center is a CARF (Commission on Accreditation of Rehabilitation Facilities) accredited organization in all the programming provided on the South Omaha campus; the proposed North Omaha campus would utilize the same practices. According to CARF, "Accreditation signals a service provider's commitment to continually improving services, encouraging feedback, and serving the community. CARF accreditation represents the highest level that an organization can receive". Stephen Center's HERO program has been CARF nationally accredited since 2010 undergoing a rigorous review process every three years. In the fall of 2019, Stephen Center pursued and obtained a three-year CARF accreditation not only for the HERO program, but for the Emergency Shelter and Permanent Supportive Housing programs for the first time. The shelter is now the only CARF accredited homeless shelter in the state.

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**Outcome Measurement**

Stephen Center's proposal will create new job opportunities in both North and South Omaha with the following increase in permanent positions: South Omaha: 13.6 FTE would provide \$509.4K of annual economic impact. North Omaha: 68.35 FTE would provide an estimated \$3,041,500 of annual economic impact. Stephen Center North Omaha "proposal would create new jobs with meaningful wages...and create transformational, long-lasting economic growth, and fundamental positive changes".

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Stephen Center would measure and report on the outcomes regarding permanent employment including high paying professional positions. The transformational, long-lasting economic growth and fundamental positive change could be measured by the Greater Omaha Chamber of Commerce/Nebraska Department of Economic Development.

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The South Omaha proposal would bring an investment of an estimated \$17,688,500 in the construction and rehabilitation on the South campus with approximately \$9,100,000 from sources outside of this funding such as "private investment" and other grant opportunities. Once constructed the proposal would fund approximately an additional 68 new FTE positions providing jobs accessible to all individuals including high paying professional opportunities over \$60K per year. The economic impact of these wages is estimated at \$3,041,500 annually. The North Omaha proposal would bring an investment of an estimated \$27 million in the construction of a North campus with approximately \$13 million from sources outside of this funding such as "private investment" and other grant opportunities. Once constructed the proposal would fund approximately 13.6 new FTE positions providing jobs

accessible to all individuals including high paying professional opportunities over \$60K per year. The economic impact of these wages is estimated at \$\$509.4K annually.

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**Partnerships**

Yes

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Stephen Center's partner organization and volunteers that assist with programming and supports on the South Campus would be utilized in the proposed Female/Family HERO facility. These partners and volunteers provide over 30,000 hours annually which has a conservative impact of over \$500K annually. With the proposed North Campus, these partners would be utilized in providing the additional support and services. In addition, Stephen Center would look to expand partnerships with organizations such as No More Empty Pots, Habitat for Humanity, and Charles Drew Health Center. The following is a partial list of Stephen Center's community partners: Community Alliance, Saving Grace, Siena Francis, Completely Kids, Heart Ministry Center, One World Health Center, Visiting Nurses Association, Omaha Housing Authority, Region VI Behavioral Health, Creighton University, College of St. Mary's, Bellevue University, University of Nebraska-Omaha, Douglas County Drug Court, Dodge County Drug Court, Pottawattamie Drug Court, Sarpy Drug Court Saunders Drug Court, Metropolitan Community College, Heartland Family Services, Lutheran Family Services. MACCH, UNMC Nursing Program, and the Methodist Nursing Program. Currently the Stephen Center Hero Program receives referrals from the following entities: Community Alliance, Salvation Army, Alegent Health Center, Mercy Hospital, Jenny Edmundson Hospital Council Bluffs, Campus of Hope, Siena Francis House, Vincent House, Creighton Mental Health Clinic, Norfolk Regional Center, Lincoln Regional Center, Hastings Regional Center, York Penitentiary, Lincoln Penitentiary Omaha Correctional Facility, Omaha Jail, Sarpy County Jail, Pottawattamie County Jail, Sarpy County Court System, Douglas County Drug Court, Pottawattamie County Drug Court, Together Inc, Catholic Community Priests, Religious Leaders from all denominations, Child Protective Services, Health and Human Services, Douglas County Hospital, Douglas County Psychiatric Outpatient, Veterans Hospital, Many independent attorneys, Many Judges, Out state Nebraska Homeless Providers, YMCA Domestic Violence Program.

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The Stephen Center and Arch Icon have a Development Agreement in place for the Stephen Center Expansion. Stephen Center has MOU's with College of St. Mary, Creighton University, Visiting Nurses Association, Completely Kids, Metro Community College, Lutheran Family Services, MACCH, Heartland Family Services, and all university nursing programs.

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**Displacement**

No

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**Displacement explanation**

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**Physical Location**

North Omaha New Construction Campus - 30th & Sorensen Pkwy property has been identified, contract being developed and is located in QCT 60. (3 Buildings) South Omaha New Construction of Women/Family Center at 2715 Q Street and is located in QCT 29. The Stephen Center HERO Building, located at 5217 S 28th Street – Omaha The HERO building

consists of 4 floors, including a basement, which total approximately 24,600 gross square feet. Zoning is R7 (Medium Density Multi-Family Residential). Brief Legal description as "JETTERS ADD LOT 10 BLOCK 12 LOTS 9 & 10 BLOCK 12 100 X 150". The parcel containing the building is bound by an alley at the north, a church at the east, R Street at the south, and S. 28th Avenue at the west. The site slopes from a low point at the southeast to a high point at the northwest. There is a small parking lot at the east side of the building, which is accessed off the north alley and off R Street. Public sidewalks run along both streets, at the west and south. The alley is approximately 15-foot wide and is paved with concrete. The main entrance is at the east side and is accessed off a private concrete sidewalk that runs the length of the east façade.

<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Yes, see attached
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Costs have been determined based on per unit and per square foot calculations for similar sized comparable developments from both a rehabilitation and new construction perspective. An inflation factor was included to cover the lapse of time between application and actual construction. Davis Bacon prevailing wage rates were considered when CDBG Funds were included as a potential source.
<b>General Contractor</b>	No
<b>Request Rationale</b>	The availability of the Economic Recovery ARPA funding from LB1024 provides a once-in-a-lifetime opportunity to expand in the near future facilities and operations that might otherwise take a decade to expand. Given the big picture nature of the legislative committee's approach to utilizing the funds, we have submitted our proposal as the big picture for the Stephen Center. The availability of other sources of funds has yet to be determined but we are confident that if we can secure the ARPA funding, filling the gaps will be achievable.
<b>Grant Funds Usage</b>	Grant funds will be utilized for construction (capital

improvements) only.

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**Proposal Financial Sustainability**

Yes

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The Stephen Center receives operational funding from various governmental and charitable organizations on an ongoing basis. The amount of financial support is driven by the number of clients served in the way of housing subsidy. Please see attached August, 2022 Financial Statements as further support.

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**Funding Sources**

Will explore the use of National Housing Trust Funds, HOME funds and CDBG from the NE Dept of Economic Development and HOME and CDBG from the City of Omaha. We will also explore the potential for TIF from the City of Omaha. Depending on timing and availability we may explore the use of Low Income Housing Tax Credits and NE Affordable Housing Tax Credits from the NE Investment Finance Authority. The Stephen Center has limited cash reserves but will use them to the greatest reasonable extent. And, we will coordinate capital campaigns as needed to attract local foundational support.

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See Attached Timeline

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LB1024 Omaha Economic Recovery ARPA

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**Scalability**

Yes, the proposed development(s) can be completed in the following mutually exclusive phases: Phase I: HERO Rehab Phase 2: Center for Women and Families Phase 3: North Omaha Campus The completion of any one phase or all phases will require LB 1024 ARPA funding.

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The budget has been presented in each of the three aforementioned phases as well as an aggregate sources and uses contemplating the funding of all three phases.

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**Financial Commitment**

The Stephen Center and Arch Icon are committed to securing other sources as needed given a commitment of ARPA funding. The Stephen Center is committed to the planning and investment needed for this proposed expansion.

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**ARPA Compliance Acknowledgment**



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**ARPA Reporting and Monitoring Process Acknowledgment**



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**LB1024 Funding Sources Acknowledgment**



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**Public Information**



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**File Uploads**

Additional Location Documents (see application for list)  
Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area  
Pro Forma Proposal Budget/Sources and Uses Schedule

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## **Stephen Center**

Stephen Center was founded by Sharon and Dick McNeil, who determined a distinct need to assist those living in poverty in south Omaha. The name was chosen in honor of the Apostle Stephen, a man of faith who committed his time to giving food and charitable aid to the poor. Over the years, Stephen Center has not only expanded services to the homeless, but also expanded its mission to serve those seeking to overcome addiction and those seeking supportive housing opportunities.

**1984** – The McNeil’s purchased an old bar and pool hall in the heart of south Omaha and started laying mattresses on the floor and finding resources for food. The goal was straight-forward: provide food, shelter and safety to those in need. As time passed, Stephen Center introduced a sobriety guideline to ensure a safe and secure environment.

**1990** - The HERO (Health, Empowerment, Recovery and Opportunity) addiction recovery program was created, providing substance abuse and mental health treatment benefiting homeless, low-income and incarcerated individuals.

**2006** - The John L. Hoich Center for Recovery was constructed to house the HERO residential and non-residential programming for over 100 men and women. The HERO building completion was a collaboration between the Stephen Center and the development company J Dev and utilized Low Income Housing Tax Credits, TIF and Nebraska Affordable Housing Trust Funds as the primary sources of funding for the development.

**2015** – The original shelter building was torn down and replaced with a state-of-the-art facility - the Pettigrew Emergency Shelter and Permanent Supportive Housing (PSH) apartments. With the construction of a new shelter and the addition of permanent supportive housing, Stephen Center's programming, supportive services, staffing, and budget have increased to address client needs.

**2019** – Obtained 3-year CARF accreditation for HERO (accredited since 2010), PSH and Shelter. This accreditation decision demonstrates that Stephen Center’s programming meets or exceeds best practices in each area and their model represents an example for others to follow.

## **Arch Icon Development Corporation**

Arch Icon’s expertise is in the development and construction of housing and commercial space. We have been developing property in Omaha for the past decade and most recently have been focused on collaborative developments with non-profits serving those most in need. Our most recent developments in Omaha include:

**Nebraska Urban Indian Health Coalition** – \$8M redevelopment of the old Eagles Club located at 2226 N. Street, Omaha, NE. This is the new home for Nebraska Urban Indian Health Coalition (NUIHC), a Non-Profit whose mission is to elevate the health status of Urban Indians and other underserved populations. This project was funded entirely with an Omaha area philanthropic foundational capital campaign. Construction was completed construction in June 2022.

**Eagle Heights** - Prior to the NUIHC Center, Arch Icon developed and constructed 44 apartments called Eagle Heights which houses NUIHC Native American clients and low to moderate income families in S. Omaha. Eagle Heights utilized Low-Income Housing Tax Credits, HOME Funds, Tax Increment Financing (TIF). This was an \$8M development completed in July of 2020.

**The Cottages by Siena / Francis House** - \$8.5M new construction development of (50) “Tiny Homes” for the homeless. Located at 1528 N 16<sup>th</sup> Street, downtown Omaha, the Cottages is a collaboration between Siena / Francis House, Arch Icon, City of Omaha, NIFA and Metro Community College. Arch Icon Development is the developer for the Siena Francis House responsible for securing all funding and Arch Icon Construction serves as the General Contractor for the project overseeing design and construction. Construction began in Spring 2022; completion expected March 2022.

**1120 Lofts Apartments** - \$7.5M new construction of (30) affordable apartments in a mix of (18) three-bedroom and (12) four-bedroom units for families in the North Downtown Omaha area. 1120 Lofts utilized Low-Income Housing Tax Credits and National Housing Trust Funds. This project is located 20th & Paul in Omaha, NE adjacent to the Kellom Elementary school. Construction commenced in Spring of 2022 and will be completed Spring 2023.

**Spin Lofts** - \$11.5M planned new construction of (50) one-, two-, and three-bedroom units in Council Bluffs, IA. Funding sources primarily utilize Low Income Housing Tax Credits (LIHTC) and City of Council Bluffs HOME & ARPA Funds. Spin Lofts will partner with a local supportive services provider to provide services to families near homelessness in at least 10 of the apartments. Application will be submitted to Iowa Finance Authority (IFA) in April 2023.

**The Flats on Howard** – \$19M historic transformative revitalization of 8 properties (12 buildings) included in a two-block neighborhood area of the Howard Street Historic Apartment District between 22nd and 24th and Howard, Omaha, NE. (63) apartments were completed and 100% leased in 2015. The remaining (92) were completed in July 2016.

**Lofts on 24th** – \$5M adaptive reuse historic renovation of the H. Thiessen Pickle Co. / Aksarben Beef Building at 24th and Vinton, Omaha into (20) affordable loft style apartments utilizing Low Income Housing Tax Credits and Historic Tax Credits. Development serves families with children of special needs. Completed July 2016.

We have received several local, state and federal awards recognizing the innovative nature of our developments including:

- **Lofts on 24th** – NIFA 2016 Innovative Project of The Year
- **The Flats on Howard**
  - 2016 Historic Preservation Award, Local
  - 2016 J. Timothy Anderson, Boston, MA (National Housing & Rehabilitation Association)
  - 2017 AIA - Local Awards **March 15, 2017 Historic Preservation Award, "Preservation's Best" from the National Trust for Historic Preservation.**

#### **Administrative / Compliance Qualifications**

- HOME, CDBG, NAHTF and HTF funds management including:
  - Environmental Assessment
  - Administrative Plan
  - Section 106 Review
  - Fair Housing Marketing Plan
  - Procurement bid process and construction contract documentation
  - Davis Bacon wage classification, management, and reporting
  - Section 3 employment practices

See also [www.arch-icon.com](http://www.arch-icon.com)



**Stephen Center**  
**LB1024 - Economic Recovery**  
 10/9/2022

**SOURCES AND USES OF FUNDS**

	Phase 3 North Omaha Campus	Phase 2 Women's Center South Omaha	Phase 1 HERO Rehab South Omaha	ARPA Economic Recovery Stephen Center
<b>USE OF FUNDS</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
LAND AND IMPROVEMENTS	500,000	0	0	500,000
PARKING	1,575,000	1,530,000	0	3,105,000
CONSTRUCTION	21,521,000	8,162,400	4,960,000	34,643,400
CONSTRUCTION CONTINGENCY	621,000	302,400	250,000	1,173,400
SOFT COSTS	945,500	422,200	408,300	1,776,000
FINANCING COSTS AND FEES	653,500	391,500	216,700	1,261,700
OPERATING RESERVES	235,000	80,000	115,000	430,000
DEVELOPER FEE	1,000,000	500,000	350,000	1,850,000
<b>TOTAL USE OF FUNDS</b>	<b>27,051,000</b>	<b>11,388,500</b>	<b>6,300,000</b>	<b>44,739,500</b>
<b>SOURCE OF FUNDS</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
ARPA OMAHA ECONOMIC RECOVERY	13,652,400	5,338,500	3,250,000	22,240,900
OWNER EQUITY	1,000,000	1,000,000	1,000,000	3,000,000
PHILANTHROPIC / GAP	7,398,600	3,300,000	1,300,000	11,998,600
NATIONAL HOUSING TRUST FUNDS	2,500,000	1,000,000	750,000	4,250,000
CDBG FUNDS	2,000,000	0	0	2,000,000
DEFERRED DEVELOPER FEE	500,000	250,000	0	750,000
CITY HOME FUNDS	0	500,000	0	500,000
<b>TOTAL SOURCE OF FUNDS</b>	<b>27,051,000</b>	<b>11,388,500</b>	<b>6,300,000</b>	<b>44,739,500</b>

# Stephen Center - HERO Rehab

10/9/2022

## SOURCES AND USES OF FUNDS

64 UNITS

### USE OF FUNDS

**TOTAL PER UNIT**

CONSTRUCTION	4,960,000	77,500
CONSTRUCTION CONTINGENCY	250,000	3,906
SOFT COSTS	408,300	6,380
FINANCING COSTS AND FEES	216,700	3,386
OPERATING RESERVES	115,000	1,797
DEVELOPER FEE	350,000	5,469
<i>TOTAL USE OF FUNDS</i>	<u>6,300,000</u>	<u>98,438</u>

### SOURCE OF FUNDS

**TOTAL PER UNIT**

ARPA QCT AFFORDABLE HOUSING FUND	3,250,000	50,781
OWNER EQUITY	1,000,000	15,625
GAP / PHILANTHROPIC	1,300,000	20,313
NATIONAL HOUSING TRUST FUNDS	750,000	11,719
<i>TOTAL SOURCE OF FUNDS</i>	<u>6,300,000</u>	<u>98,438</u>

Project Name: HERO REHAB

Project #: 0

**PRO FORMA**  
(Complete the yellow-shaded areas)

	<i>Revenue Escalation</i>	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rents			\$ 24,000	\$ 288,000	\$ 293,760	\$ 299,635	\$ 305,628	\$ 311,740	\$ 317,975	\$ 324,335	\$ 330,821	\$ 337,438	\$ 344,187	\$ 351,070	\$ 358,092	\$ 365,254	\$ 372,559	\$ 380,010	\$ 387,610	\$ 395,362	\$ 403,270	\$ 411,335	\$ 419,562
Vacancy		7%	\$ (1,680)	\$ (20,160)	\$ (20,563)	\$ (20,974)	\$ (21,394)	\$ (21,822)	\$ (22,258)	\$ (22,703)	\$ (23,158)	\$ (23,621)	\$ (24,093)	\$ (24,575)	\$ (25,066)	\$ (25,568)	\$ (26,079)	\$ (26,601)	\$ (27,133)	\$ (27,675)	\$ (28,229)	\$ (28,793)	\$ (29,369)
Other Income			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>			\$ 22,320	\$ 267,840	\$ 273,197	\$ 278,661	\$ 284,234	\$ 289,919	\$ 295,717	\$ 301,631	\$ 307,664	\$ 313,817	\$ 320,094	\$ 326,495	\$ 333,025	\$ 339,686	\$ 346,480	\$ 353,409	\$ 360,477	\$ 367,687	\$ 375,041	\$ 382,541	\$ 390,192
	<i>Expense Escalation</i>	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
General and/or Administrative Expenses			\$ 333	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219	\$ 5,376	\$ 5,537	\$ 5,703	\$ 5,874	\$ 6,050	\$ 6,232	\$ 6,419	\$ 6,611	\$ 6,810	\$ 7,014
NIFA Annual LIHTC Compliance Fee ( <i>no escalation</i> )			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NIFA Annual AHTC Compliance Fee ( <i>no escalation</i> )			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses			\$ 9,042	\$ 108,500	\$ 111,755	\$ 115,108	\$ 118,561	\$ 122,118	\$ 125,781	\$ 129,555	\$ 133,441	\$ 137,445	\$ 141,568	\$ 145,815	\$ 150,189	\$ 154,695	\$ 159,336	\$ 164,116	\$ 169,039	\$ 174,111	\$ 179,334	\$ 184,714	\$ 190,255
Maintenance Expenses			\$ 6,250	\$ 75,000	\$ 77,250	\$ 79,568	\$ 81,955	\$ 84,413	\$ 86,946	\$ 89,554	\$ 92,241	\$ 95,008	\$ 97,858	\$ 100,794	\$ 103,818	\$ 106,932	\$ 110,140	\$ 113,444	\$ 116,848	\$ 120,353	\$ 123,964	\$ 127,682	\$ 131,513
Other Expenses			\$ 833	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048	\$ 13,439	\$ 13,842	\$ 14,258	\$ 14,685	\$ 15,126	\$ 15,580	\$ 16,047	\$ 16,528	\$ 17,024	\$ 17,535
<b>Total Operating Expenses</b>			\$ 16,458	\$ 197,500	\$ 203,425	\$ 209,528	\$ 215,814	\$ 222,288	\$ 228,957	\$ 235,825	\$ 242,900	\$ 250,187	\$ 257,693	\$ 265,423	\$ 273,386	\$ 281,588	\$ 290,035	\$ 298,736	\$ 307,699	\$ 316,930	\$ 326,437	\$ 336,231	\$ 346,317
Replacement Reserves			\$ 1,333	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
Annual Amount per unit				\$250																			
Annual Escalation of Reserves				0%																			
Net Operating Income (NOI)			\$ 4,528	\$ 54,340	\$ 53,772	\$ 53,133	\$ 52,420	\$ 51,631	\$ 50,760	\$ 49,806	\$ 48,764	\$ 47,630	\$ 46,401	\$ 45,072	\$ 43,639	\$ 42,098	\$ 40,444	\$ 38,673	\$ 36,779	\$ 34,757	\$ 32,603	\$ 30,311	\$ 27,875

# Stephen Center - Women / Family Center

10/9/2022

## SOURCES AND USES OF FUNDS

50 UNITS

USE OF FUNDS	TOTAL	PER UNIT
PARKING	1,530,000	30,600
CONSTRUCTION	8,162,400	163,248
CONSTRUCTION CONTINGENCY	302,400	6,048
SOFT COSTS	422,200	8,444
FINANCING COSTS AND FEES	391,500	7,830
OPERATING RESERVES	80,000	1,600
DEVELOPER FEE	500,000	10,000
<hr/> <i>TOTAL USE OF FUNDS</i>	<hr/> 11,388,500	<hr/> 227,770
SOURCE OF FUNDS	TOTAL	PER UNIT
ARPA OMAHA ECONOMIC RECOVERY	5,338,500	106,770
OWNER EQUITY	1,000,000	20,000
PHILANTHROPIC / GAP	3,300,000	66,000
NATIONAL HOUSING TRUST FUNDS	1,000,000	20,000
CITY HOME FUNDS	500,000	10,000
DEFERRED DEVELOPER FEE	250,000	5,000
<hr/> <i>TOTAL SOURCE OF FUNDS</i>	<hr/> 11,388,500	<hr/> 227,770

Project Name: WOMEN/FAMILY CENTER

Project #: 0

**PRO FORMA**  
(Complete the yellow-shaded areas)

	<i>Revenue Escalation</i>	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rents			\$ 19,250	\$ 231,000	\$ 235,620	\$ 240,332	\$ 245,139	\$ 250,042	\$ 255,043	\$ 260,144	\$ 265,346	\$ 270,653	\$ 276,066	\$ 281,588	\$ 287,219	\$ 292,964	\$ 298,823	\$ 304,800	\$ 310,896	\$ 317,113	\$ 323,456	\$ 329,925	\$ 336,523
Vacancy		7%	\$ (1,348)	\$ (16,170)	\$ (16,493)	\$ (16,823)	\$ (17,160)	\$ (17,503)	\$ (17,853)	\$ (18,210)	\$ (18,574)	\$ (18,946)	\$ (19,325)	\$ (19,711)	\$ (20,105)	\$ (20,507)	\$ (20,918)	\$ (21,336)	\$ (21,763)	\$ (22,198)	\$ (22,642)	\$ (23,095)	\$ (23,557)
Other Income			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>			\$ 17,903	\$ 214,830	\$ 219,127	\$ 223,509	\$ 227,979	\$ 232,539	\$ 237,190	\$ 241,933	\$ 246,772	\$ 251,708	\$ 256,742	\$ 261,877	\$ 267,114	\$ 272,456	\$ 277,906	\$ 283,464	\$ 289,133	\$ 294,916	\$ 300,814	\$ 306,830	\$ 312,967
	<i>Expense Escalation</i>	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
General and/or Administrative Expenses			\$ 1,171	\$ 14,050	\$ 14,472	\$ 14,906	\$ 15,353	\$ 15,813	\$ 16,288	\$ 16,776	\$ 17,280	\$ 17,798	\$ 18,332	\$ 18,882	\$ 19,448	\$ 20,032	\$ 20,633	\$ 21,252	\$ 21,889	\$ 22,546	\$ 23,223	\$ 23,919	\$ 24,637
NIFA Annual LIHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NIFA Annual AHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses			\$ 7,792	\$ 93,500	\$ 96,305	\$ 99,194	\$ 102,170	\$ 105,235	\$ 108,392	\$ 111,644	\$ 114,993	\$ 118,443	\$ 121,996	\$ 125,656	\$ 129,426	\$ 133,309	\$ 137,308	\$ 141,427	\$ 145,670	\$ 150,040	\$ 154,541	\$ 159,177	\$ 163,953
Maintenance Expenses			\$ 4,333	\$ 52,000	\$ 53,560	\$ 55,167	\$ 56,822	\$ 58,526	\$ 60,282	\$ 62,091	\$ 63,953	\$ 65,872	\$ 67,848	\$ 69,884	\$ 71,980	\$ 74,140	\$ 76,364	\$ 78,655	\$ 81,014	\$ 83,445	\$ 85,948	\$ 88,527	\$ 91,182
Other Expenses			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>			\$ 13,296	\$ 159,550	\$ 164,337	\$ 169,267	\$ 174,345	\$ 179,575	\$ 184,962	\$ 190,511	\$ 196,226	\$ 202,113	\$ 208,177	\$ 214,422	\$ 220,855	\$ 227,480	\$ 234,305	\$ 241,334	\$ 248,574	\$ 256,031	\$ 263,712	\$ 271,623	\$ 279,772
Replacement Reserves			\$ 1,042	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500
Annual Amount per unit				\$250																			
Annual Escalation of Reserves				0%																			
Net Operating Income (NOI)			\$ 3,565	\$ 42,780	\$ 42,290	\$ 41,743	\$ 41,135	\$ 40,464	\$ 39,728	\$ 38,922	\$ 38,046	\$ 37,094	\$ 36,065	\$ 34,955	\$ 33,760	\$ 32,476	\$ 31,101	\$ 29,630	\$ 28,059	\$ 26,385	\$ 24,602	\$ 22,707	\$ 20,695

# Stephen Center - North Omaha Campus

10/9/2022

## SOURCES AND USES OF FUNDS

145 UNITS

### USE OF FUNDS

**TOTAL PER UNIT**

LAND AND IMPROVEMENTS	500,000	3,448
PARKING	1,575,000	10,862
CONSTRUCTION	21,521,000	148,421
CONSTRUCTION CONTINGENCY	621,000	4,283
SOFT COSTS	945,500	6,521
FINANCING COSTS AND FEES	653,500	4,507
OPERATING RESERVES	235,000	1,621
DEVELOPER FEE	1,000,000	6,897
<i>TOTAL USE OF FUNDS</i>	<u>27,051,000</u>	<u>186,559</u>

### SOURCE OF FUNDS

**TOTAL PER UNIT**

ARPA OMAHA ECONOMIC RECOVERY	13,652,400	94,154
OWNER EQUITY	1,000,000	6,897
PHILANTHROPIC / GAP	7,398,600	51,025
NATIONAL HOUSING TRUST FUNDS	2,500,000	17,241
CDBG FUNDS	2,000,000	13,793
DEFERRED DEVELOPER FEE	500,000	3,448
<i>TOTAL SOURCE OF FUNDS</i>	<u>27,051,000</u>	<u>186,559</u>



**Project Name:** STEPHEN CENTER NORTH O

**Project #:** 0

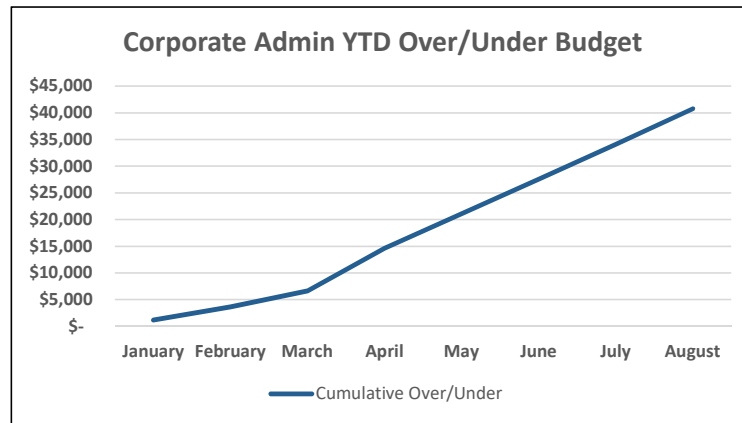
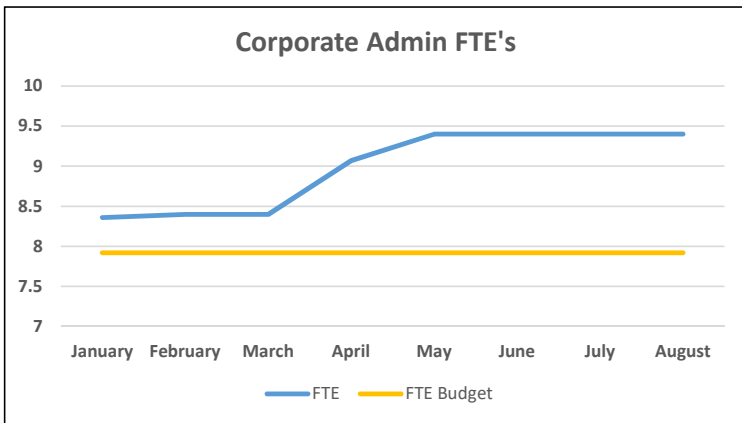
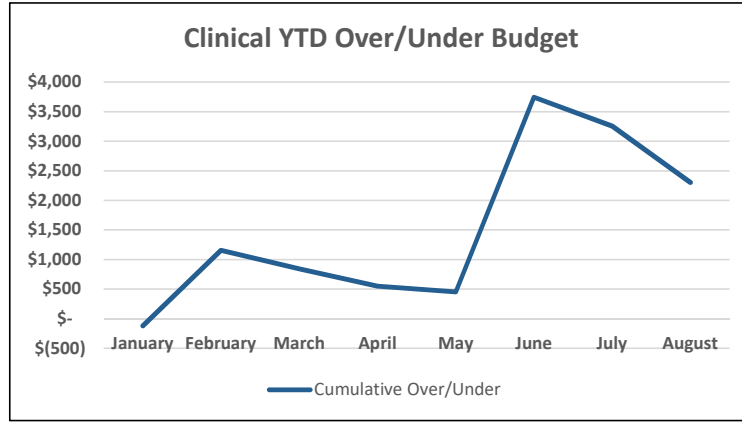
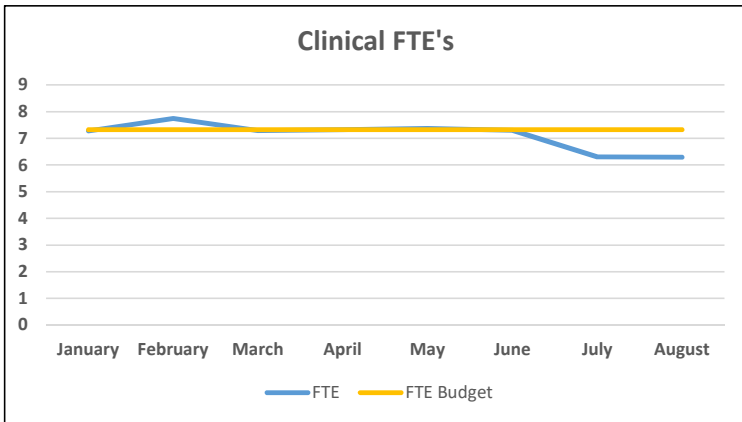
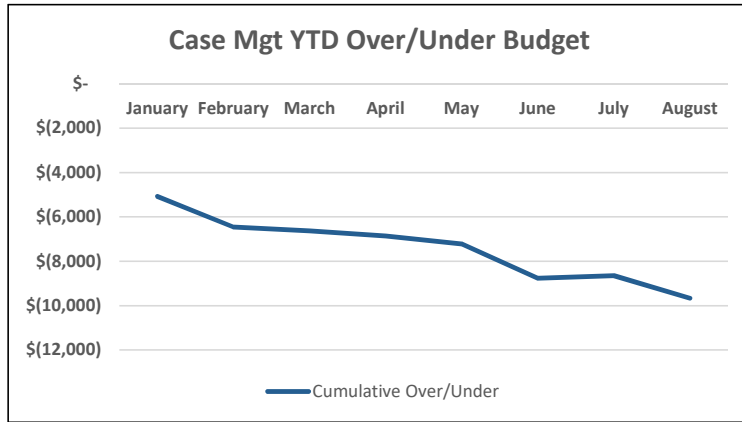
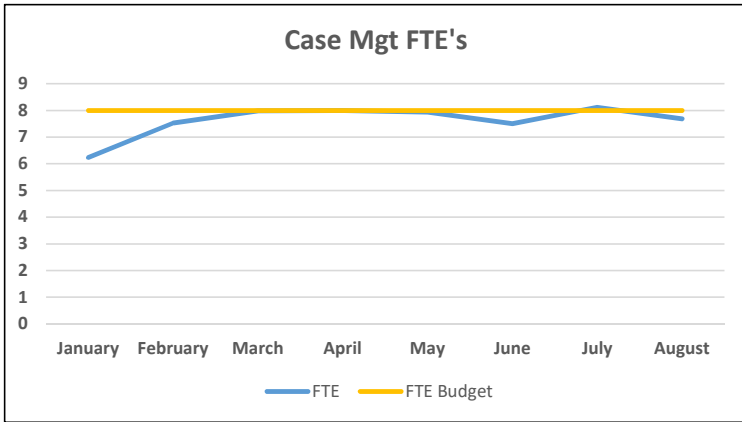
**PRO FORMA**  
(Complete the yellow-shaded areas)

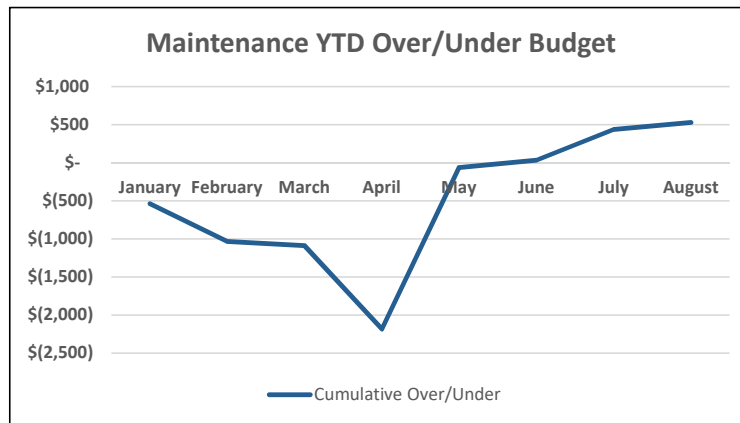
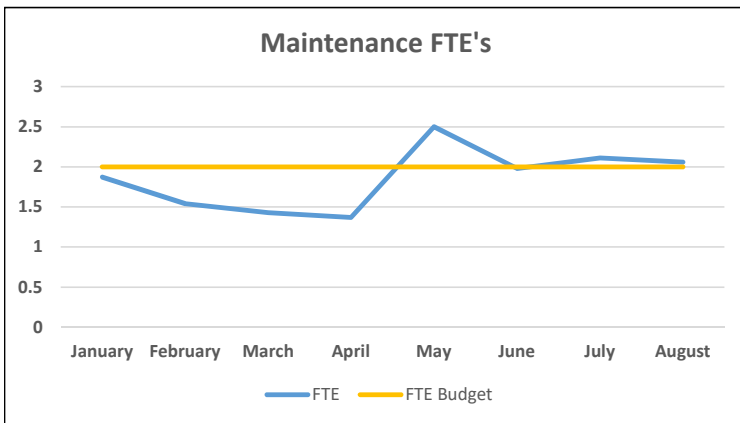
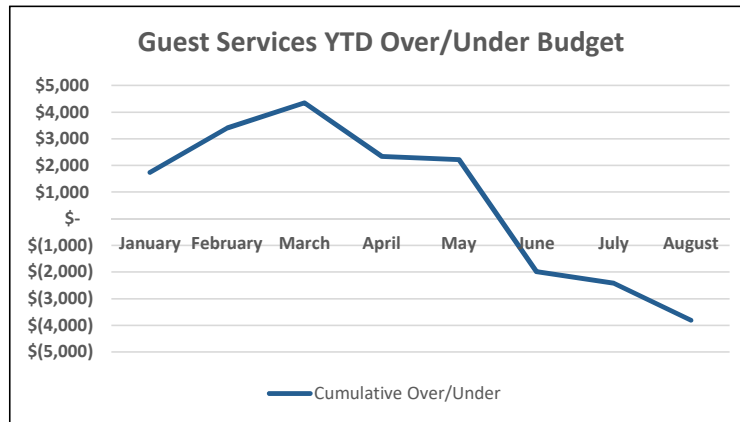
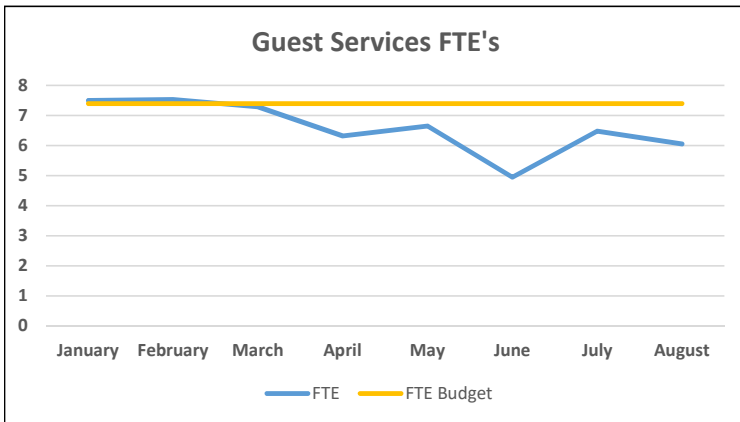
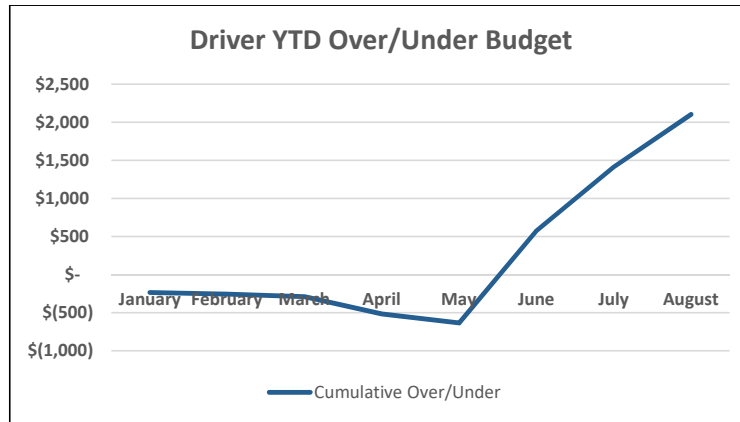
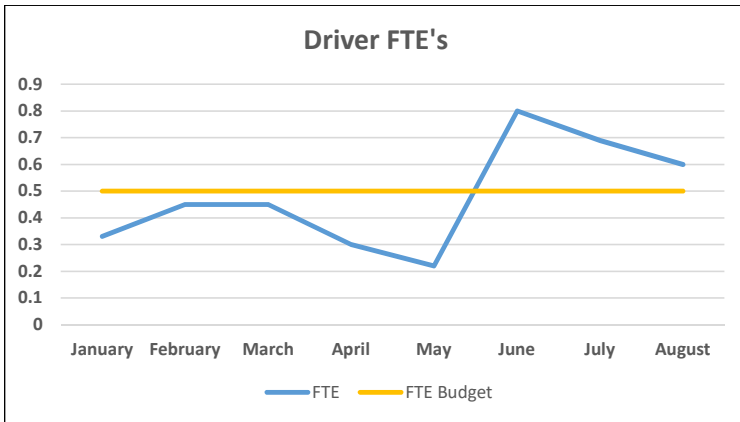
	<i>Revenue Escalation</i>	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rents			\$ 56,350	\$ 676,200	\$ 689,724	\$ 703,518	\$ 717,589	\$ 731,941	\$ 746,579	\$ 761,511	\$ 776,741	\$ 792,276	\$ 808,122	\$ 824,284	\$ 840,770	\$ 857,585	\$ 874,737	\$ 892,232	\$ 910,076	\$ 928,278	\$ 946,843	\$ 965,780	\$ 985,096
Vacancy		7%	\$ (3,945)	\$ (47,334)	\$ (48,281)	\$ (49,246)	\$ (50,231)	\$ (51,236)	\$ (52,261)	\$ (53,306)	\$ (54,372)	\$ (55,459)	\$ (56,569)	\$ (57,700)	\$ (58,854)	\$ (60,031)	\$ (61,232)	\$ (62,456)	\$ (63,705)	\$ (64,979)	\$ (66,279)	\$ (67,605)	\$ (68,957)
Other Income			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>			\$ 52,406	\$ 628,866	\$ 641,443	\$ 654,272	\$ 667,358	\$ 680,705	\$ 694,319	\$ 708,205	\$ 722,369	\$ 736,817	\$ 751,553	\$ 766,584	\$ 781,916	\$ 797,554	\$ 813,505	\$ 829,775	\$ 846,371	\$ 863,298	\$ 880,564	\$ 898,176	\$ 916,139
	<i>Expense Escalation</i>	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
General and/or Administrative Expenses			\$ 5,026	\$ 60,310	\$ 62,119	\$ 63,983	\$ 65,902	\$ 67,879	\$ 69,916	\$ 72,013	\$ 74,174	\$ 76,399	\$ 78,691	\$ 81,052	\$ 83,483	\$ 85,988	\$ 88,567	\$ 91,224	\$ 93,961	\$ 96,780	\$ 99,683	\$ 102,674	\$ 105,754
NIFA Annual LIHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NIFA Annual AHTC Compliance Fee (no escalation)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses			\$ 14,958	\$ 179,500	\$ 184,885	\$ 190,432	\$ 196,144	\$ 202,029	\$ 208,090	\$ 214,332	\$ 220,762	\$ 227,385	\$ 234,207	\$ 241,233	\$ 248,470	\$ 255,924	\$ 263,602	\$ 271,510	\$ 279,655	\$ 288,045	\$ 296,686	\$ 305,587	\$ 314,754
Maintenance Expenses			\$ 16,833	\$ 202,000	\$ 208,060	\$ 214,302	\$ 220,731	\$ 227,353	\$ 234,173	\$ 241,199	\$ 248,435	\$ 255,888	\$ 263,564	\$ 271,471	\$ 279,615	\$ 288,004	\$ 296,644	\$ 305,543	\$ 314,709	\$ 324,151	\$ 333,875	\$ 343,891	\$ 354,208
Other Expenses			\$ 4,167	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	\$ 57,964	\$ 59,703	\$ 61,494	\$ 63,339	\$ 65,239	\$ 67,196	\$ 69,212	\$ 71,288	\$ 73,427	\$ 75,629	\$ 77,898	\$ 80,235	\$ 82,642	\$ 85,122	\$ 87,675
<b>Total Operating Expenses</b>			\$ 40,984	\$ 491,810	\$ 506,564	\$ 521,761	\$ 537,414	\$ 553,536	\$ 570,143	\$ 587,247	\$ 604,864	\$ 623,010	\$ 641,700	\$ 660,952	\$ 680,780	\$ 701,203	\$ 722,240	\$ 743,907	\$ 766,224	\$ 789,211	\$ 812,887	\$ 837,274	\$ 862,392
Replacement Reserves			\$ 3,021	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250	\$ 36,250
Annual Amount per unit			\$250																				
Annual Escalation of Reserves			0%																				
Net Operating Income (NOI)			\$ 8,401	\$ 100,806	\$ 98,629	\$ 96,261	\$ 93,694	\$ 90,918	\$ 87,926	\$ 84,708	\$ 81,255	\$ 77,557	\$ 73,603	\$ 69,383	\$ 64,886	\$ 60,101	\$ 55,016	\$ 49,619	\$ 43,897	\$ 37,838	\$ 31,427	\$ 24,652	\$ 17,497

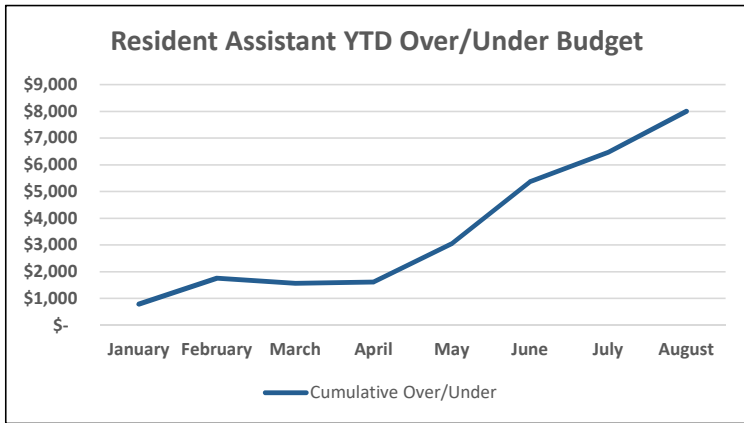
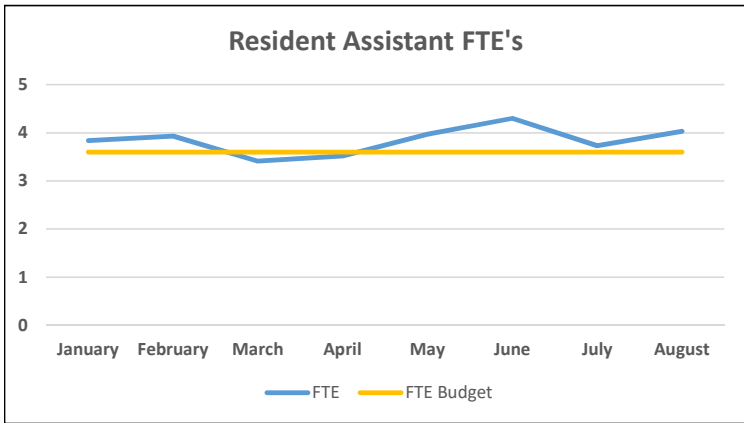
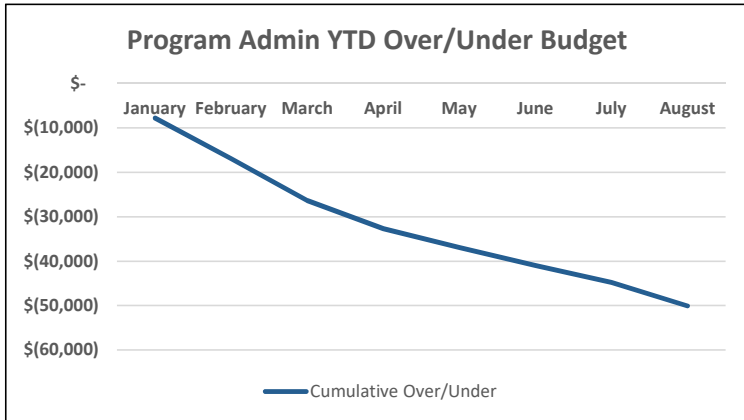
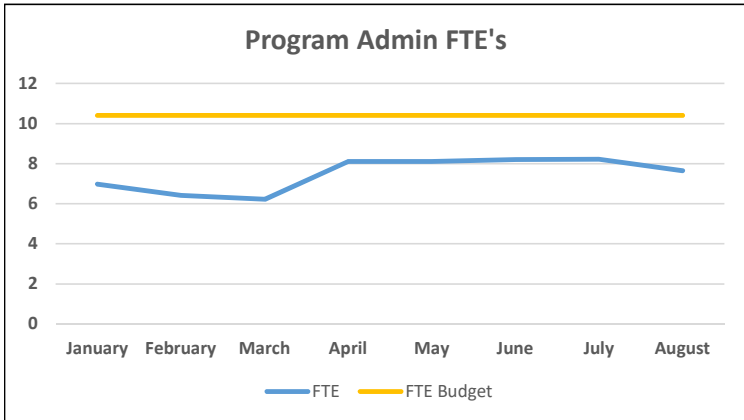
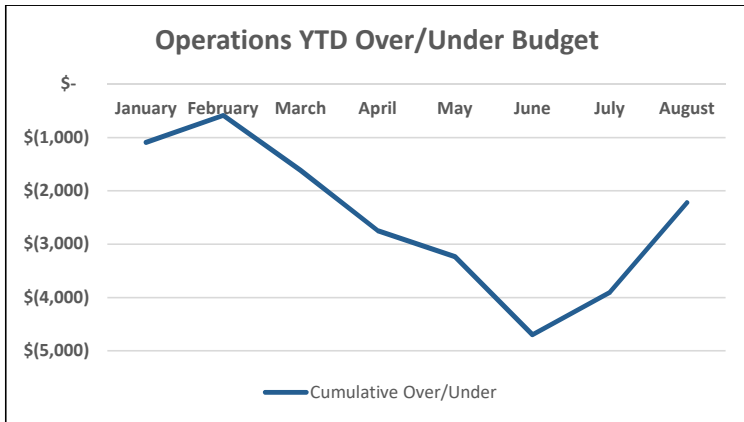
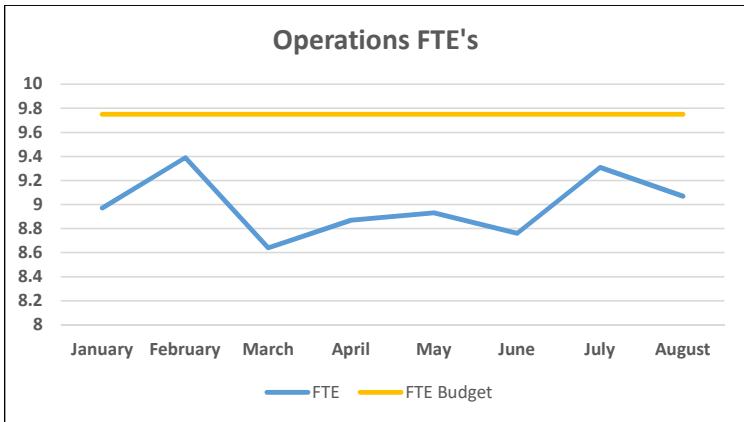
Stephen Center, Inc.  
Financial Summary  
As of 8/31/22

**STEPHEN CENTER, INC.  
CASH**

	<u>1/31/2022</u>	<u>2/28/2022</u>	<u>3/31/2022</u>	<u>4/30/2022</u>	<u>5/31/2022</u>	<u>6/30/2022</u>	<u>7/31/2022</u>	<u>8/31/2022</u>
<b>Operating Fund</b>								
Petty Cash	423	423	423	423	423	423	423	423
Gift Cards	359	359	354	354	320	134	134	134
Security National - checking	141,915	146,959	153,576	7,210	12,792	16,240	24,575	26,391
American National Bank - Checking	1,204,865	1,200,214	1,177,323	1,475,314	1,431,464	1,431,464	1,490,835	1,750,427
American National Bank - Money Market	60,290	60,635	61,041	61,260	61,566	61,745	62,192	62,540
American National Bank - 5217 LLC Checking	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Lease Deposits - ANB	25,950	25,956	25,961	25,967	25,973	25,978	25,984	25,995
PayPal	1,373	1,800	2,130	235	2,180	2,180	2,844	3,175
Cash Back Rewards	1,856	1,946	2,083	2,175	3,083	3,194	3,495	3,707
	<b>1,438,031</b>	<b>1,439,292</b>	<b>1,423,891</b>	<b>1,573,938</b>	<b>1,538,801</b>	<b>1,542,358</b>	<b>1,611,482</b>	<b>1,873,792</b>
<b>RESTRICTED CHECKING ACCOUNT - American National Bank</b>	<b>344,244</b>	<b>339,378</b>	<b>337,098</b>	<b>335,997</b>	<b>335,347</b>	<b>345,704</b>	<b>345,509</b>	<b>340,821</b>
<b>Restricted Funds Balances</b>								
<i>Strengthening Families Program (individual)</i>	7,257	7,257	7,257	7,257	7,257	7,257	7,257	7,257
<i>Underwear</i>	1,204	1,604	1,604	1,604	1,604	1,604	1,604	1,604
<i>Reba's Closet donations</i>	3,003	2,804	2,804	2,804	2,804	1,937	1,782	1,782
<i>Children's Items - Mays</i>	2,802	2,802	2,802	2,802	2,802	2,802	2,802	96
<i>Rental Assistance (MAACH)</i>	7,348	6,888	5,787	5,137	5,137	3,399	(616)	7,534
<i>Friendship Program (CARF)</i>	77,400	73,150	72,155	72,155	64,055	64,055	59,498	59,498
<i>Lakin Yuma Excess Proceeds</i>	220,769	220,769	220,769	220,769	220,769	220,769	220,769	220,769
<i>Olson Foundation</i>	13,245	13,245	13,245	13,245	13,245	13,245	13,245	-
<i>Scott Foundation</i>	-	-	-	-	-	-	-	10,000
<i>Ronning Scholarship</i>	10,200	10,200	9,574	9,574	9,574	29,574	29,574	29,574
	<b>343,228</b>	<b>338,719</b>	<b>335,997</b>	<b>335,347</b>	<b>327,247</b>	<b>344,642</b>	<b>335,915</b>	<b>338,114</b>
	1,016	659	1,101	650	8,100	1,062	9,594	2,707
<b>CAPITAL RESERVE - American National Bank</b>	<b>998,244</b>	<b>987,439</b>	<b>984,792</b>	<b>993,350</b>	<b>991,425</b>	<b>989,283</b>	<b>994,145</b>	<b>943,397</b>
<b>BOARD DESIGNATED ENDOWMENT - American National Bank</b>	<b>2,003,589</b>	<b>2,003,778</b>	<b>2,072,410</b>	<b>2,072,868</b>	<b>2,072,843</b>	<b>2,039,373</b>	<b>2,330,437</b>	<b>2,263,756</b>
<b>OPERATING RESERVE - American National Bank</b>	<b>2,607,791</b>	<b>2,608,311</b>	<b>2,608,887</b>	<b>2,609,463</b>	<b>2,610,021</b>	<b>2,610,578</b>	<b>2,611,177</b>	<b>2,612,258</b>







**Stephen Center, Inc.**  
**Financial Report - Operating Fund**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
<b>Operating Revenue</b>											
HERO Residential	152,978	184,756	123,694	1,203,697	1,238,544	(34,847)	1,156,221	47,476	1,857,800	1,857,800	-
HERO Non-Residential	10,694	13,594	21,359	116,542	66,872	49,670	73,695	42,848	100,300	100,300	-
Permanent Supportive Housing	44,730	36,031	33,298	319,528	311,644	7,884	316,247	3,281	456,200	456,200	-
<b>Total Operating Revenue</b>	<b>208,402</b>	<b>234,380</b>	<b>178,350</b>	<b>1,639,768</b>	<b>1,617,060</b>	<b>22,708</b>	<b>1,546,163</b>	<b>93,605</b>	<b>2,414,300</b>	<b>2,414,300</b>	-
Donations	43,850	36,459	57,511	367,396	270,000	97,396	529,946	(162,549)	675,000	675,000	-
Foundations	35,000	110,000	65,000	372,500	322,500	50,000	333,843	38,657	452,500	452,500	-
Government Grants	22,889	32,693	32,693	202,712	183,214	19,498	256,338	(53,626)	275,000	275,000	-
United Way	6,667	6,667	6,667	53,334	53,336	(2)	50,834	2,500	80,000	80,000	-
Donated Goods & Services	40,294	40,258	55,639	316,726	320,936	(4,210)	199,781	116,945	481,400	481,400	-
Guild	(909)	(750)	(4,034)	283,702	178,600	105,102	96,086	187,616	190,000	190,000	-
Events	-	-	-	-	-	-	(70)	70	2,000	2,000	-
Other Income	6,039	2,629	3,781	29,868	19,200	10,668	38,737	(8,869)	28,800	28,800	-
<b>Total Revenues</b>	<b>362,232</b>	<b>462,336</b>	<b>395,608</b>	<b>3,266,006</b>	<b>2,964,846</b>	<b>301,160</b>	<b>3,051,658</b>	<b>214,348</b>	<b>4,599,000</b>	<b>4,599,000</b>	-
<b>Expenses</b>											
Payroll	183,208	188,418	188,414	1,530,986	1,538,592	(7,606)	1,332,984	198,002	2,372,027	2,372,027	-
Employee Benefits & Expenses	48,681	41,309	38,318	334,370	369,595	(35,225)	306,481	27,889	569,011	569,011	-
Facilities	49,101	52,773	53,498	390,521	378,446	12,075	331,511	59,010	566,198	566,198	-
Donated Goods & Services	40,294	40,258	55,639	316,726	320,936	(4,210)	199,781	116,945	481,400	481,400	-
Direct Client Assistance/Expenses	16,258	17,026	20,422	127,758	99,168	28,590	97,445	30,313	148,731	148,731	-
Supplies	12,452	7,948	6,452	78,306	78,272	34	71,148	7,158	115,125	115,125	-
Professional Services	5,245	11,737	5,294	87,367	74,963	12,404	61,799	25,568	107,425	107,425	-
Furnishings & Equipment	6,655	4,436	3,718	31,467	22,761	8,706	48,320	(16,853)	34,037	34,037	-
Marketing	1,401	612	9,765	26,131	25,472	659	17,163	8,967	38,200	38,200	-
Other Expenses	4,788	6,136	4,725	44,427	44,848	(421)	36,874	7,553	67,246	67,246	-
Reserve Transfers	8,300	8,300	8,300	66,400	66,408	(8)	66,400	-	99,600	99,600	-
<b>Total Expenses</b>	<b>376,383</b>	<b>378,954</b>	<b>394,547</b>	<b>3,034,459</b>	<b>3,019,461</b>	<b>14,998</b>	<b>2,569,906</b>	<b>464,554</b>	<b>4,599,000</b>	<b>4,599,000</b>	-
<b>Net Revenues less Expenses</b>	<b>(14,150)</b>	<b>83,382</b>	<b>1,061</b>	<b>231,547</b>	<b>(54,615)</b>	<b>286,162</b>	<b>481,753</b>	<b>(250,206)</b>	-	-	-

**Stephen Center, Inc.**  
**Financial Report - Unrestricted & Undesignated General Revenues**  
**From Jan 2022 to Aug 2022**

	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>2022 YTD</b>	<b>YTD Budget</b>	<b>Budget Variance</b>	<b>2021 YTD</b>	<b>Change from 2021</b>	<b>2022 Budget</b>	<b>2022 Projected</b>	<b>Change in Projection</b>
Donations	43,850	36,234	57,511	366,971	270,000	96,971	526,793	(159,821)	675,000	675,000	-
Foundations	10,000	100,000	40,000	305,000	322,500	(17,500)	237,500	67,500	452,500	452,500	-
Guild	(909)	(750)	(4,034)	283,702	178,600	105,102	96,086	187,616	190,000	190,000	-
Events	-	-	-	-	-	-	(70)	70	2,000	2,000	-
Other Income	3,572	1,279	1,088	14,004	10,800	3,204	28,145	(14,140)	16,200	16,200	-
Reserve Transfers	-	-	-	-	-	-	(66,400)	66,400	-	-	-
<b>Total Revenues</b>	<b>56,513</b>	<b>136,763</b>	<b>94,565</b>	<b>969,678</b>	<b>781,900</b>	<b>187,778</b>	<b>822,054</b>	<b>147,624</b>	<b>1,335,700</b>	<b>1,335,700</b>	<b>-</b>



**Stephen Center, Inc.**  
**Financial Report - Admin & General Expenses**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Expenses</b>											
Payroll	23,561	23,901	24,240	201,522	179,846	21,676	175,249	26,273	277,299	277,299	-
Employee Benefits & Expenses	5,747	5,531	5,271	43,069	41,714	1,355	36,830	6,239	64,194	64,194	-
Facilities	-	-	-	45	-	45	114	(68)	-	-	-
Supplies	776	561	497	5,346	5,224	122	5,593	(248)	12,835	12,835	-
Professional Services	469	4,785	730	36,367	19,990	16,377	20,004	16,364	24,757	24,757	-
Furnishings & Equipment	222	417	222	3,079	2,329	750	4,510	(1,432)	3,396	3,396	-
Other Expenses	1,212	2,562	1,089	11,640	9,848	1,792	8,829	2,811	14,768	14,768	-
<b>Total Expenses</b>	<b>31,986</b>	<b>37,756</b>	<b>32,049</b>	<b>301,068</b>	<b>258,951</b>	<b>42,117</b>	<b>251,129</b>	<b>49,939</b>	<b>397,249</b>	<b>397,249</b>	<b>-</b>
<b>Allocated Expenses</b>											
2723 Q Building	2,779	2,733	2,766	20,718							
<b>Total Allocated Expenses</b>	<b>2,779</b>	<b>2,733</b>	<b>2,766</b>	<b>20,718</b>							
<b>Grand Total Expenses</b>	<b>34,765</b>	<b>40,490</b>	<b>34,816</b>	<b>321,787</b>							

**Stephen Center, Inc.**  
**Financial Report - Development**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Expenses</b>											
Payroll	12,315	11,537	11,597	101,389	122,132	(20,743)	120,023	(18,634)	188,312	188,312	-
Employee Benefits & Expenses	3,545	3,119	3,063	24,479	24,189	290	22,240	2,239	37,256	37,256	-
Facilities	-	-	-	-	-	-	20	(20)	-	-	-
Supplies	634	229	445	7,575	7,460	115	7,928	(354)	8,686	8,686	-
Professional Services	204	143	150	1,413	9,916	(8,503)	3,822	(2,409)	14,888	14,888	-
Furnishings & Equipment	-	-	-	-	-	-	569	(569)	-	-	-
Marketing	1,401	612	9,765	26,131	25,472	659	17,163	8,967	38,200	38,200	-
Other Expenses	678	442	765	9,378	11,392	(2,015)	8,332	1,046	17,085	17,085	-
<b>Total Expenses</b>	<b>18,777</b>	<b>16,082</b>	<b>25,787</b>	<b>170,364</b>	<b>200,561</b>	<b>(30,197)</b>	<b>180,097</b>	<b>(9,733)</b>	<b>304,427</b>	<b>304,427</b>	<b>-</b>
<b>Allocated Expenses</b>											
2723 Q Building	275	270	274	2,049							
<b>Total Allocated Expenses</b>	<b>275</b>	<b>270</b>	<b>274</b>	<b>2,049</b>							
<b>Grand Total Expenses</b>	<b>19,052</b>	<b>16,353</b>	<b>26,060</b>	<b>172,413</b>							

**Stephen Center, Inc.**  
**Financial Report - Capital Reserve**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
Other Income	-	71	74	1,026	-	1,026	1,496	(470)	-	-	-
Reserve Transfers	8,300	8,300	8,300	66,400	66,400	-	66,400	-	99,600	99,600	-
<b>Total Revenues</b>	<b>8,300</b>	<b>8,371</b>	<b>8,374</b>	<b>67,426</b>	<b>66,400</b>	<b>1,026</b>	<b>67,896</b>	<b>(470)</b>	<b>99,600</b>	<b>99,600</b>	<b>-</b>
<b>Expenses</b>											
Supplies	-	-	-	2,600	-	2,600	20,700	(18,100)	-	-	-
Furnishings & Equipment	3,510	59,122	11,557	125,367	28,464	96,903	74,554	50,813	42,700	42,700	-
Marketing	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>3,510</b>	<b>59,122</b>	<b>11,557</b>	<b>127,967</b>	<b>28,464</b>	<b>99,503</b>	<b>95,254</b>	<b>32,713</b>	<b>42,700</b>	<b>42,700</b>	<b>-</b>
<b>Program Revenues less Expenses</b>	<b>4,790</b>	<b>(50,751)</b>	<b>(3,182)</b>	<b>(60,541)</b>	<b>37,936</b>	<b>(98,477)</b>	<b>(27,358)</b>	<b>(33,183)</b>	<b>56,900</b>	<b>56,900</b>	<b>-</b>

**Uses:**

Phone System Implementation	(24,821)
Masterhouse Heating/AC	(2,019)
Billing Software Implementation	(1,600)
Computer Equipment	(18,397)
Temp Scanner	(1,604)
Payroll & HR Implementation	(1,000)
Shelter Painting & Carpet	(14,790)
Signage	(3,791)
Washers/Dryers	(8,118)
Shower Replacement	(49,994)
Mattresses	(1,834)
	<u>(127,967)</u>

**Bank Withdrawals**

**(116,700)**

**Variances:**

Dec 2021 Expenses Paid in Jan 2022	289
Aug 2022 Expenses Paid in Sep 2022	(11,557)
	<u>(127,967)</u>

**Stephen Center, Inc.**  
**Financial Report - HERO Residential**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
<b>Operating Revenue</b>											
Medicaid	128,120	143,660	95,985	892,002	488,536	403,466	158,049	733,953	732,800	732,800	-
State Vouchers	10,033	17,197	10,166	178,036	565,872	(387,836)	794,771	(616,735)	848,800	848,800	-
Federal Contract	921	6,689	3,403	16,211	42,136	(25,925)	48,772	(32,561)	63,200	63,200	-
VA Per Diem	4,791	6,488	7,736	44,120	36,664	7,456	41,924	2,196	55,000	55,000	-
NFC	-	-	-	-	-	-	5,580	(5,580)	-	-	-
Self Pay	4,680	6,475	5,125	34,283	62,000	(27,717)	63,723	(29,440)	93,000	93,000	-
Food Stamps	4,433	4,246	1,279	39,044	43,336	(4,292)	43,401	(4,357)	65,000	65,000	-
Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>152,978</b>	<b>184,756</b>	<b>123,694</b>	<b>1,203,697</b>	<b>1,238,544</b>	<b>(34,847)</b>	<b>1,156,221</b>	<b>47,476</b>	<b>1,857,800</b>	<b>1,857,800</b>	<b>-</b>
Other Income	-	-	-	-	-	-	680	(680)	-	-	-
<b>Total Revenues</b>	<b>152,978</b>	<b>184,756</b>	<b>123,694</b>	<b>1,203,697</b>	<b>1,238,544</b>	<b>(34,847)</b>	<b>1,156,901</b>	<b>46,796</b>	<b>1,857,800</b>	<b>1,857,800</b>	<b>-</b>
<b>Expenses</b>											
Payroll	55,876	54,342	52,121	442,002	472,208	(30,206)	321,144	120,858	728,031	728,031	-
Employee Benefits & Expenses	16,443	12,604	11,084	107,505	121,222	(13,717)	89,256	18,249	186,616	186,616	-
Facilities	-	-	-	-	-	-	334	(334)	-	-	-
Direct Client Assistance/Expenses	474	2,254	461	9,208	7,816	1,392	6,792	2,416	11,707	11,707	-
Supplies	2,119	2,961	1,725	23,765	25,389	(1,624)	21,648	2,117	36,325	36,325	-
Professional Services	1,682	1,694	1,504	16,249	15,581	668	12,008	4,242	23,429	23,429	-
Furnishings & Equipment	226	226	226	1,809	1,784	25	10,485	(8,675)	2,676	2,676	-
Other Expenses	478	483	203	3,562	4,560	(998)	5,284	(1,722)	6,843	6,843	-
<b>Total Expenses</b>	<b>77,297</b>	<b>74,564</b>	<b>67,325</b>	<b>604,100</b>	<b>648,560</b>	<b>(44,460)</b>	<b>466,949</b>	<b>137,151</b>	<b>995,627</b>	<b>995,627</b>	<b>-</b>
<b>Net Revenues less Expenses</b>	<b>75,681</b>	<b>110,192</b>	<b>56,369</b>	<b>599,597</b>	<b>589,984</b>	<b>9,613</b>	<b>689,952</b>	<b>(90,355)</b>	<b>862,173</b>	<b>862,173</b>	<b>-</b>
<b>Allocated Expenses</b>											
Masterhouse Building	(1,040)	(1,088)	(1,525)	(10,488)							
5217 Building	(11,404)	(12,162)	(10,419)	(84,323)							
2723 Q Building	(188)	(185)	(187)	(1,404)							
Donation Center Revenues	1,369	1,227	1,768	12,520							
Donation Center Costs	(4,337)	(4,868)	(4,742)	(38,772)							
Food Revenues	7,899	8,933	12,896	69,294							
Food Costs	(17,657)	(19,197)	(21,056)	(150,643)							
<b>Total Allocated Expenses</b>	<b>(25,358)</b>	<b>(27,341)</b>	<b>(23,265)</b>	<b>(203,816)</b>							
<b>Program Revenues less Expenses</b>	<b>50,323</b>	<b>82,851</b>	<b>33,104</b>	<b>395,781</b>							

**Stephen Center, Inc.**  
**Financial Report - HERO NonResidential**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
<b>Operating Revenue</b>											
Medicaid	9,305	7,378	12,195	65,373	38,672	26,701	18,040	47,333	58,000	58,000	-
State Vouchers	(172)	3,324	3,997	27,656	4,136	23,520	28,230	(574)	6,200	6,200	-
Federal Contract	(1,386)	-	6	2,735	11,400	(8,665)	12,737	(10,001)	17,100	17,100	-
NFC	-	-	-	-	-	-	699	(699)	-	-	-
Self Pay	2,947	2,892	5,160	20,778	12,664	8,114	13,989	6,789	19,000	19,000	-
<b>Total Operating Revenue</b>	<b>10,694</b>	<b>13,594</b>	<b>21,359</b>	<b>116,542</b>	<b>66,872</b>	<b>49,670</b>	<b>73,695</b>	<b>42,848</b>	<b>100,300</b>	<b>100,300</b>	-
Foundations	-	-	-	-	-	-	15,000	(15,000)	-	-	-
Donated Goods & Services	156	172	171	820	3,336	(2,516)	2,931	(2,111)	5,000	5,000	-
<b>Total Revenues</b>	<b>10,850</b>	<b>13,766</b>	<b>21,530</b>	<b>117,362</b>	<b>70,208</b>	<b>47,154</b>	<b>91,626</b>	<b>25,736</b>	<b>105,300</b>	<b>105,300</b>	-
<b>Expenses</b>											
Payroll	7,796	7,945	7,816	61,246	56,275	4,971	59,977	1,269	86,747	86,747	-
Employee Benefits & Expenses	2,150	1,807	1,807	15,404	16,082	(678)	17,408	(2,004)	24,777	24,777	-
Donated Goods & Services	156	172	171	820	3,336	(2,516)	2,931	(2,111)	5,000	5,000	-
Direct Client Assistance/Expenses	-	-	-	-	-	-	10	(10)	-	-	-
Supplies	369	369	369	3,250	3,296	(46)	4,164	(914)	4,540	4,540	-
Professional Services	255	238	251	1,762	1,722	40	2,037	(275)	2,592	2,592	-
Furnishings & Equipment	-	-	-	-	-	-	1,111	(1,111)	-	-	-
Other Expenses	67	139	70	569	600	(31)	557	13	895	895	-
<b>Total Expenses</b>	<b>10,792</b>	<b>10,670</b>	<b>10,484</b>	<b>83,052</b>	<b>81,311</b>	<b>1,741</b>	<b>88,194</b>	<b>(5,143)</b>	<b>124,551</b>	<b>124,551</b>	-
<b>Net Revenues less Expenses</b>	<b>58</b>	<b>3,096</b>	<b>11,046</b>	<b>34,311</b>	<b>(11,103)</b>	<b>45,414</b>	<b>3,432</b>	<b>30,879</b>	<b>(19,251)</b>	<b>(19,251)</b>	-
<b>Allocated Expenses</b>											
5217 Building	(600)	(640)	(548)	(4,438)							
<b>Total Allocated Expenses</b>	<b>(600)</b>	<b>(640)</b>	<b>(548)</b>	<b>(4,438)</b>							
<b>Program Revenues less Expenses</b>	<b>(542)</b>	<b>2,456</b>	<b>10,497</b>	<b>29,873</b>							

**Stephen Center, Inc.**  
**Financial Report - Shelter**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
Foundations	25,000	10,000	7,500	50,000	-	50,000	65,000	(15,000)	-	-	-
Government Grants	22,889	32,693	32,693	202,712	183,214	19,498	256,338	(53,626)	275,000	275,000	-
United Way	-	6,667	6,667	13,334	-	13,334	-	13,334	-	-	-
Other Income	-	-	-	-	-	-	1,182	(1,182)	-	-	-
<b>Total Revenues</b>	<b>47,889</b>	<b>49,360</b>	<b>46,860</b>	<b>266,046</b>	<b>183,214</b>	<b>82,832</b>	<b>322,520</b>	<b>(56,474)</b>	<b>275,000</b>	<b>275,000</b>	<b>-</b>
<b>Expenses</b>											
Payroll	35,348	39,509	40,403	321,154	313,180	7,974	270,064	51,090	482,794	482,794	-
Employee Benefits & Expenses	10,348	10,018	8,616	74,954	79,605	(4,651)	60,930	14,023	122,589	122,589	-
Facilities	-	-	-	-	-	-	104	(104)	-	-	-
Direct Client Assistance/Expenses	1,910	1,361	2,432	9,370	5,912	3,458	5,646	3,724	8,874	8,874	-
Supplies	2,066	1,075	1,081	11,578	8,600	2,978	5,866	5,712	11,689	11,689	-
Professional Services	1,019	3,396	1,153	16,711	12,123	4,588	9,240	7,470	18,237	18,237	-
Furnishings & Equipment	199	199	199	1,693	1,592	101	2,290	(597)	2,388	2,388	-
Other Expenses	0	193	3	206	144	62	1,758	(1,552)	208	208	-
<b>Total Expenses</b>	<b>50,890</b>	<b>55,751</b>	<b>53,887</b>	<b>435,665</b>	<b>421,156</b>	<b>14,509</b>	<b>355,897</b>	<b>79,768</b>	<b>646,779</b>	<b>646,779</b>	<b>-</b>
<b>Net Revenues less Expenses</b>	<b>(3,000)</b>	<b>(6,391)</b>	<b>(7,027)</b>	<b>(169,619)</b>	<b>(237,942)</b>	<b>68,323</b>	<b>(33,377)</b>	<b>(136,242)</b>	<b>(371,779)</b>	<b>(371,779)</b>	<b>-</b>
<b>Allocated Expenses</b>											
2723 Q Building	(14,927)	(14,683)	(14,859)	(111,295)							
Donation Center Revenues	2,253	1,712	2,891	18,509							
Donation Center Costs	(7,138)	(6,792)	(7,752)	(57,340)							
Food Revenues	13,001	12,464	21,084	103,225							
Food Costs	(29,062)	(26,784)	(34,424)	(223,254)							
<b>Total Allocated Expenses</b>	<b>(35,872)</b>	<b>(34,083)</b>	<b>(33,061)</b>	<b>(270,155)</b>							
<b>Program Revenues less Expenses</b>	<b>(38,872)</b>	<b>(40,474)</b>	<b>(40,088)</b>	<b>(439,774)</b>							

**Stephen Center, Inc.**  
**Financial Report - Permanent Supportive Housing**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
<b>Operating Revenue</b>											
Rental Income	41,430	36,031	33,298	293,123	288,000	5,123	292,405	718	432,000	432,000	-
Other Client Charges	3,300	-	-	3,905	1,144	2,761	1,342	2,563	1,700	1,700	-
Parking Lot Lease Income	-	-	-	22,500	22,500	-	22,500	-	22,500	22,500	-
<b>Total Operating Revenue</b>	<b>44,730</b>	<b>36,031</b>	<b>33,298</b>	<b>319,528</b>	<b>311,644</b>	<b>7,884</b>	<b>316,247</b>	<b>3,281</b>	<b>456,200</b>	<b>456,200</b>	-
Foundations	-	-	7,500	7,500	-	7,500	<b>10,000</b>	<b>(2,500)</b>	-	-	-
United Way	6,667	-	-	40,000	53,336	(13,336)	50,834	(10,834)	80,000	80,000	-
<b>Total Revenues</b>	<b>51,397</b>	<b>36,031</b>	<b>40,798</b>	<b>367,028</b>	<b>364,980</b>	<b>2,048</b>	<b>377,081</b>	<b>(10,054)</b>	<b>536,200</b>	<b>536,200</b>	-
<b>Expenses</b>											
Payroll	12,826	12,904	12,830	101,499	102,760	(1,261)	100,732	767	158,413	158,413	-
Employee Benefits & Expenses	3,846	3,117	3,069	24,949	32,595	(7,646)	29,544	(4,595)	50,140	50,140	-
Facilities	-	-	-	-	-	-	60	(60)	-	-	-
Direct Client Assistance/Expenses	62	491	1,420	2,712	3,000	(288)	4,905	(2,192)	4,500	4,500	-
Supplies	621	864	562	6,115	8,199	(2,084)	4,257	1,858	10,900	10,900	-
Professional Services	547	435	401	6,348	5,733	615	5,174	1,174	8,618	8,618	-
Furnishings & Equipment	51	51	51	411	384	27	6,987	(6,576)	576	576	-
Other Expenses	284	195	230	2,093	1,080	1,013	1,370	722	1,608	1,608	-
<b>Total Expenses</b>	<b>18,238</b>	<b>18,057</b>	<b>18,565</b>	<b>144,127</b>	<b>153,751</b>	<b>(9,624)</b>	<b>153,030</b>	<b>(8,902)</b>	<b>234,755</b>	<b>234,755</b>	-
<b>Net Revenues less Expenses</b>	<b>33,159</b>	<b>17,974</b>	<b>22,233</b>	<b>222,900</b>	<b>211,229</b>	<b>11,671</b>	<b>224,052</b>	<b>(1,151)</b>	<b>301,445</b>	<b>301,445</b>	-
<b>Allocated Expenses</b>											
2723 Q Building	(27,788)	(27,334)	(27,662)	(207,185)							
Donation Center Revenues	2,671	2,092	3,560	20,899							
Donation Center Costs	(8,461)	(8,301)	(9,546)	(64,753)							
Food Revenues	15,411	15,233	25,962	117,748							
Food Costs	(34,448)	(32,734)	(42,389)	(253,020)							
<b>Total Allocated Expenses</b>	<b>(52,615)</b>	<b>(51,044)</b>	<b>(50,075)</b>	<b>(386,310)</b>							
<b>Program Revenues less Expenses</b>	<b>(19,456)</b>	<b>(33,070)</b>	<b>(27,842)</b>	<b>(163,410)</b>							

**Stephen Center, Inc.**  
**Financial Report - Donation Center**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
Foundations	-	-	-	-	-	-	6,343	(6,343)	-	-	-
Donated Goods & Services	4,043	3,682	5,894	37,678	61,600	(23,922)	-	37,678	92,400	92,400	-
Other Income	2,250	1,350	2,325	14,250	8,400	5,850	8,557	5,693	12,600	12,600	-
<b>Total Revenues</b>	<b>6,293</b>	<b>5,032</b>	<b>8,219</b>	<b>51,928</b>	<b>70,000</b>	<b>(18,072)</b>	<b>14,900</b>	<b>37,027</b>	<b>105,000</b>	<b>105,000</b>	-
<b>Expenses</b>											
Payroll	8,304	9,835	10,673	73,289	65,537	7,752	51,001	22,288	101,028	101,028	-
Employee Benefits & Expenses	1,319	1,137	1,268	10,149	14,136	(3,987)	11,970	(1,821)	21,780	21,780	-
Facilities	2,500	2,500	2,500	20,000	20,000	-	13,300	6,700	30,000	30,000	-
Donated Goods & Services	4,043	3,682	5,894	37,678	61,600	(23,922)	-	37,678	92,400	92,400	-
Supplies	869	40	20	2,026	568	1,458	1,869	157	850	850	-
Professional Services	255	238	301	1,966	2,151	(185)	1,592	374	3,240	3,240	-
Furnishings & Equipment	1,232	1,077	326	4,343	3,736	607	3,778	565	5,600	5,600	-
Other Expenses	634	657	52	4,317	4,888	(571)	931	3,387	7,332	7,332	-
<b>Total Expenses</b>	<b>19,155</b>	<b>19,165</b>	<b>21,033</b>	<b>153,767</b>	<b>172,616</b>	<b>(18,849)</b>	<b>84,441</b>	<b>69,326</b>	<b>262,230</b>	<b>262,230</b>	-
<b>Net Revenues less Expenses</b>	<b>(12,862)</b>	<b>(14,133)</b>	<b>(12,814)</b>	<b>(101,839)</b>	<b>(102,616)</b>	<b>777</b>	<b>(69,540)</b>	<b>(32,299)</b>	<b>(157,230)</b>	<b>(157,230)</b>	-
<b>Allocated Expenses</b>											
2723 Q Building	(290)	(285)	(289)	(2,163)							
Masterhouse Building	(490)	(512)	(718)	(4,935)							
<b>Total Allocated Expenses</b>	<b>(780)</b>	<b>(797)</b>	<b>(1,007)</b>	<b>(7,098)</b>							
<b>Program Revenues less Expenses</b>	<b>(13,642)</b>	<b>(14,931)</b>	<b>(13,821)</b>	<b>(108,938)</b>							



**Stephen Center, Inc.**  
**Financial Report - Facilities 2723**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Expenses</b>											
Payroll	8,043	8,066	7,352	64,943	44,554	20,389	73,321	(8,378)	68,655	68,655	-
Employee Benefits & Expenses	1,540	1,023	981	8,800	6,620	2,180	10,560	(1,759)	10,181	10,181	-
Facilities											
5209GM - Allocations - Grounds Maintenance	182	-	396	4,955	4,464	491	4,231	724	6,700	6,700	-
5204E - Elevator	188	188	188	1,624	1,504	120	2,963	(1,339)	2,250	2,250	-
5204GM - Grounds Maintenance	-	-	-	-	-	-	69	(69)	-	-	-
5203 - Insurance	25	25	-	168	200	(32)	166	1	298	298	-
5205 - Janitorial	5,485	5,587	6,628	41,781	37,856	3,925	11,404	30,377	56,780	56,780	-
5204KEY - Keys & Locks	-	70	34	255	200	55	150	106	300	300	-
5204 - Maintenance	2,765	5,421	4,072	27,133	20,664	6,469	20,050	7,083	31,000	31,000	-
5201 - Rent	15,373	15,373	15,373	122,987	122,984	3	119,405	3,582	184,481	184,481	-
5204SEC - Security	1,534	107	2,092	7,283	4,184	3,099	4,066	3,217	6,280	6,280	-
5204TRASH - Trash Removal	754	754	754	5,369	4,944	425	4,485	883	7,410	7,410	-
5202MUD - Utilities - MUD	3,158	3,177	2,978	25,235	17,340	7,895	16,580	8,655	25,500	25,500	-
5202OPPD - Utilities - OPPD	6,346	7,509	7,749	46,620	47,838	(1,218)	44,973	1,647	71,400	71,400	-
Supplies	1,729	104	40	3,292	-	3,292	657	2,635	-	-	-
Professional Services	255	238	201	1,913	2,580	(667)	2,496	(583)	3,888	3,888	-
Furnishings & Equipment	2,653	1,567	481	9,647	5,136	4,511	5,684	3,963	7,700	7,700	-
Other Expenses	863	852	1,344	7,454	7,192	262	5,243	2,211	10,789	10,789	-
<b>Total Expenses</b>	<b>50,893</b>	<b>50,062</b>	<b>50,663</b>	<b>379,459</b>	<b>328,260</b>	<b>51,199</b>	<b>326,503</b>	<b>52,956</b>	<b>493,612</b>	<b>493,612</b>	<b>-</b>

**Stephen Center, Inc.**  
**Financial Report - Facilities 5217**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Expenses</b>											
Payroll	1,558	1,818	2,281	13,722	29,444	(15,722)	14,026	(305)	45,409	45,409	-
Employee Benefits & Expenses	283	226	282	1,816	3,907	(2,091)	2,620	(804)	6,022	6,022	-
Facilities											
5209GM - Allocations - Grounds Maintenance	80	-	174	2,173	1,936	237	1,856	317	2,900	2,900	-
5204E - Elevator	188	188	188	1,626	1,544	82	2,020	(395)	2,320	2,320	-
5204GM - Grounds Maintenance	-	-	-	-	-	-	33	(33)	-	-	-
5203 - Insurance	798	798	-	5,344	6,320	(976)	5,265	79	9,474	9,474	-
5205 - Janitorial	2,268	2,801	2,499	18,275	19,000	(725)	18,960	(685)	28,500	28,500	-
5204KEY - Keys & Locks	-	-	-	-	64	(64)	21	(21)	100	100	-
5204 - Maintenance	662	1,086	604	3,468	10,832	(7,364)	10,998	(7,530)	16,250	16,250	-
5204SEC - Security	347	505	-	4,043	3,248	795	3,156	888	4,875	4,875	-
5204TRASH - Trash Removal	331	331	331	2,355	2,168	187	1,967	387	3,250	3,250	-
5202MUD - Utilities - MUD	1,257	1,372	1,253	12,179	11,412	767	10,214	1,965	16,780	16,780	-
5202OPPD - Utilities - OPPD	2,139	2,397	2,668	15,389	19,264	(3,875)	15,336	54	28,750	28,750	-
Supplies	1,623	104	40	2,458	-	2,458	133	2,325	-	-	-
Professional Services	51	48	50	354	429	(75)	424	(70)	648	648	-
Furnishings & Equipment	49	713	-	2,145	3,416	(1,271)	8,444	(6,299)	5,125	5,125	-
Other Expenses	371	417	598	3,415	3,032	383	3,018	397	4,551	4,551	-
<b>Total Expenses</b>	<b>12,004</b>	<b>12,802</b>	<b>10,967</b>	<b>88,761</b>	<b>116,016</b>	<b>(27,255)</b>	<b>98,492</b>	<b>(9,730)</b>	<b>174,954</b>	<b>174,954</b>	<b>-</b>

**Stephen Center, Inc.**  
**Financial Report - Facilities Masterhouse**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2021	2022 Budget	2022 Projected	Change in Projection
<b>Expenses</b>												
Payroll	43	85	157	1,172	3,571	(2,399)	1,608	(436)	1,910	5,508	5,508	-
Employee Benefits & Expenses	5	11	19	148	464	(316)	342	(194)	376	718	718	-
Facilities												
5209GM - Allocations - Grounds Maintenance	58	-	125	1,565	1,336	229	1,336	229	1,751	2,000	2,000	-
5203 - Insurance	157	157	-	1,051	1,240	(189)	1,035	15	1,789	1,860	1,860	-
5205 - Janitorial	-	-	-	-	336	(336)	85	(85)	85	500	500	-
5204KEY - Keys & Locks	-	-	-	40	32	8	-	40	-	50	50	-
5204 - Maintenance	-	-	452	452	664	(212)	230	221	372	1,000	1,000	-
5204SEC - Security	-	-	-	-	104	(104)	-	-	-	150	150	-
5204TRASH - Trash Removal	238	238	238	1,695	1,560	135	1,416	279	2,193	2,340	2,340	-
5202MUD - Utilities - MUD	380	368	351	3,142	3,060	82	3,072	71	4,638	4,500	4,500	-
5202OPPD - Utilities - OPPD	389	544	531	3,375	3,484	(109)	3,630	(255)	5,224	5,200	5,200	-
Supplies	60	-	-	414	-	414	-	414	-	-	-	-
Furnishings & Equipment	-	-	-	577	264	313	77	499	100	400	400	-
Other Expenses	200	197	370	1,793	2,112	(319)	1,553	240	2,633	3,167	3,167	-
<b>Total Expenses</b>	<b>1,530</b>	<b>1,600</b>	<b>2,243</b>	<b>15,423</b>	<b>18,227</b>	<b>(2,804)</b>	<b>14,384</b>	<b>1,039</b>	<b>21,070</b>	<b>27,393</b>	<b>27,393</b>	<b>-</b>

**Stephen Center, Inc.**  
**Financial Report - Food Services**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2021 YTD	Change from 2021	2022 Budget	2022 Projected	Change in Projection
<b>Revenues</b>											
Donations	-	225	-	425	-	425	3,153	(2,728)	-	-	-
Foundations	-	-	10,000	10,000	-	10,000	-	10,000	-	-	-
Donated Goods & Services	36,094	36,405	49,574	278,228	256,000	22,228	196,850	81,378	384,000	384,000	-
Other Income	217	-	368	1,614	-	1,614	173	1,442	-	-	-
<b>Total Revenues</b>	<b>36,312</b>	<b>36,630</b>	<b>59,942</b>	<b>290,268</b>	<b>256,000</b>	<b>34,268</b>	<b>200,176</b>	<b>90,092</b>	<b>384,000</b>	<b>384,000</b>	<b>-</b>
<b>Expenses</b>											
Payroll	17,539	18,477	18,944	149,049	149,085	(36)	145,838	3,211	229,831	229,831	-
Employee Benefits & Expenses	3,455	2,716	2,856	23,097	29,061	(5,964)	24,781	(1,685)	44,738	44,738	-
Facilities	1,499	1,276	1,321	10,895	8,664	2,231	8,406	2,489	13,000	13,000	-
Donated Goods & Services	36,094	36,405	49,574	278,228	256,000	22,228	196,850	81,378	384,000	384,000	-
Direct Client Assistance/Expenses	13,813	12,921	16,109	106,467	82,440	24,027	80,093	26,374	123,650	123,650	-
Supplies	1,588	1,641	1,673	12,486	19,536	(7,050)	19,032	(6,546)	29,300	29,300	-
Professional Services	510	523	552	4,285	4,738	(453)	5,003	(718)	7,128	7,128	-
Furnishings & Equipment	2,023	186	2,214	7,765	4,120	3,645	4,385	3,379	6,176	6,176	-
<b>Total Expenses</b>	<b>76,521</b>	<b>74,144</b>	<b>93,244</b>	<b>592,272</b>	<b>553,644</b>	<b>38,628</b>	<b>484,389</b>	<b>107,883</b>	<b>837,823</b>	<b>837,823</b>	<b>-</b>
<b>Net Revenues less Expenses</b>	<b>(40,209)</b>	<b>(37,514)</b>	<b>(33,302)</b>	<b>(302,005)</b>	<b>(297,644)</b>	<b>(4,361)</b>	<b>(284,213)</b>	<b>(17,791)</b>	<b>(453,823)</b>	<b>(453,823)</b>	<b>-</b>
<b>Allocated Expenses</b>											
2723 Q Building	(4,647)	(4,571)	(4,626)	(34,645)							
<b>Total Allocated Expenses</b>	<b>(4,647)</b>	<b>(4,571)</b>	<b>(4,626)</b>	<b>(34,645)</b>							
<b>Program Revenues less Expenses</b>	<b>(44,856)</b>	<b>(42,085)</b>	<b>(37,927)</b>	<b>(336,649)</b>							

**Stephen Center, Inc.**  
**Financial Report - Maintenance**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	YTD Budget	Budget Variance	2022 Budget
<b>Expenses</b>							
Payroll & Taxes	9,109	9,566	9,367	77,597	77,137	460	118,986
Employee Benefits	369	380	380	3,031	3,605	(574)	5,557
Rent	15,373	15,373	15,373	122,987	122,984	3	184,481
Utilities	13,669	15,367	15,531	105,940	102,398	3,542	152,130
Insurance	1,059	1,059	-	7,102	8,400	(1,298)	12,599
Supplies	3,412	209	80	6,165	-	6,165	-
General Maintenance	3,427	6,507	5,127	31,053	32,160	(1,107)	48,250
Elevator Expenses	376	376	376	3,249	3,048	201	4,570
Grounds Maintenance	320	-	695	8,693	7,736	957	11,600
Security	1,881	682	2,126	11,621	7,832	3,789	11,755
Trash Removal	1,323	1,323	1,323	9,418	8,672	746	13,000
Janitorial	7,753	8,388	9,126	60,056	57,192	2,864	85,780
Furnishings & Equipment	2,702	2,280	481	12,368	8,816	3,552	13,225
Telephone	867	848	1,823	8,026	3,216	4,810	4,820
Internet	489	489	489	3,912	8,480	(4,568)	12,720
Permits & Licenses	-	50	-	185	-	185	-
<b>Total Expenses</b>	<b>62,128</b>	<b>62,898</b>	<b>62,297</b>	<b>471,403</b>	<b>451,676</b>	<b>19,727</b>	<b>679,473</b>

**2723 Q Street LLC**  
**Custom Budget vs. Actual**  
**From Jan 2022 to Aug 2022**

	Jun	Jul	Aug	2022 YTD	Budget to Date 2022	Amount Over Budget	2022 Budget	Projected 2022	Change in Projection
<b>Revenues</b>									
4507 - Rental Income	15,373	15,373	15,373	122,987	122,984	3	184,481	184,481	0
4507L - Rental Income - LT Lease Adj	628	628	628	5,022	5,024	(2)	7,533	7,533	0
4902 - Interest Income	63	68	124	569	400	169	600	600	0
<b>Total Revenues</b>	<b>16,064</b>	<b>16,069</b>	<b>16,125</b>	<b>128,579</b>	<b>128,408</b>	<b>171</b>	<b>192,614</b>	<b>192,614</b>	<b>0</b>
<b>Expense</b>									
Total - 5100 - Outside Services	2,277	2,277	2,277	18,216	18,216	0	27,322	27,322	0
Total - 5200 - Facility Expenses	29,260	29,260	27,127	253,853	256,884	(3,031)	374,063	374,063	0
Total - 5850 - Interest Expense	8,397	8,397	8,397	67,176	67,136	40	100,705	100,705	0
Total - 5900 - Other Expenses	353	353	353	2,827	2,824	3	4,241	4,241	0
<b>Total - Expense</b>	<b>40,287</b>	<b>40,287</b>	<b>38,154</b>	<b>342,072</b>	<b>345,060</b>	<b>(2,988)</b>	<b>506,331</b>	<b>506,331</b>	<b>0</b>
<b>Revenues less Expenses</b>	<b>(24,223)</b>	<b>(24,218)</b>	<b>(22,029)</b>	<b>(213,494)</b>	<b>(216,652)</b>	<b>3,158</b>	<b>(313,717)</b>	<b>(313,717)</b>	<b>0</b>

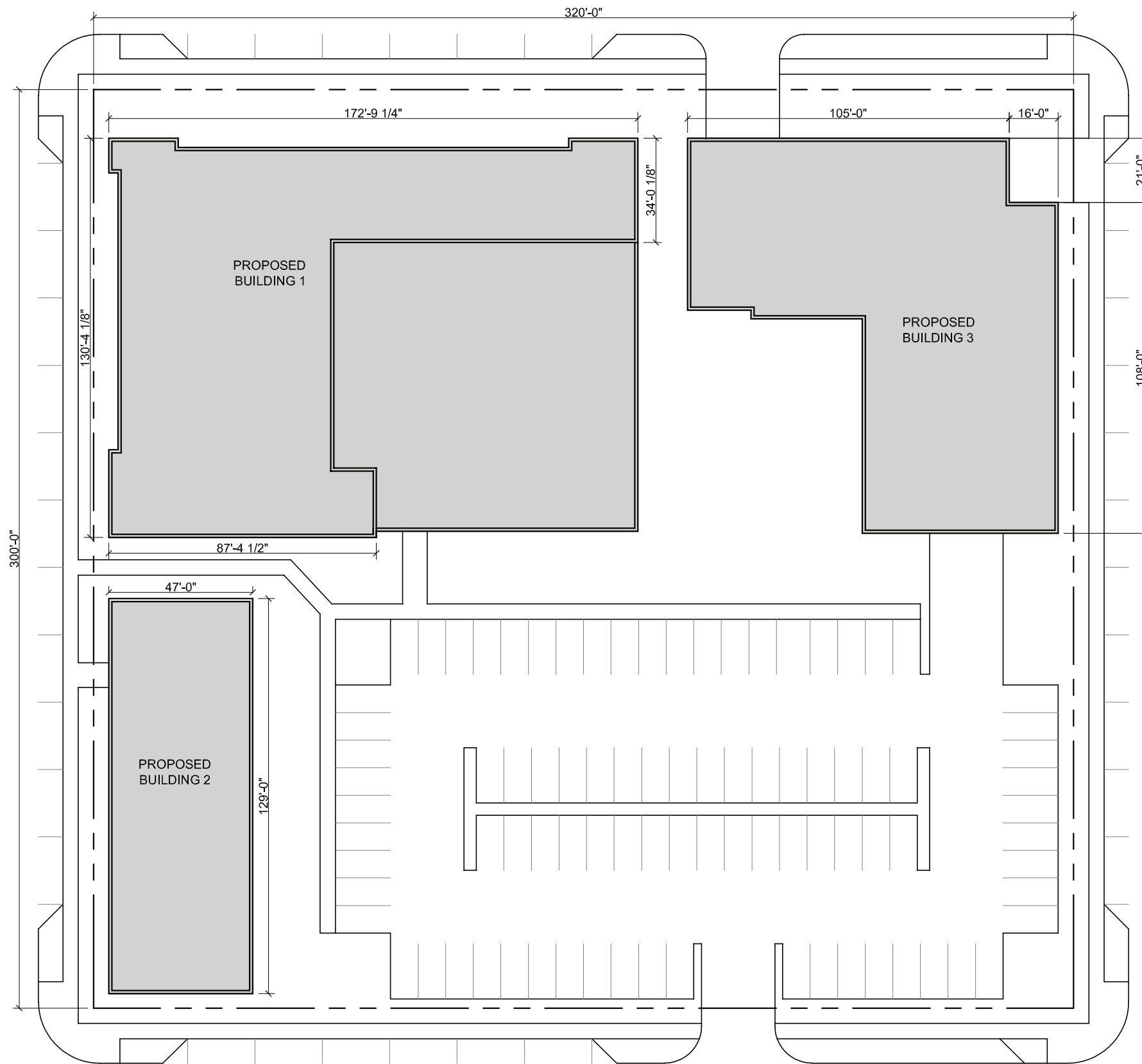
# **Stephen Center North Omaha Campus**

CONCEPTUAL DESIGN | 2022.10.09



 NOT TO SCALE





**Existing Zoning**

To Be Determined

**Property Area**

96,000 sqft

**Building Use**

Institutional

**Required Parking Ratio**

TBD

**Proposed Building Area**

33,810 sqft

**Proposed Parking Count**

83 Off-street Stalls

51 Garage Stalls

34 Street Stalls

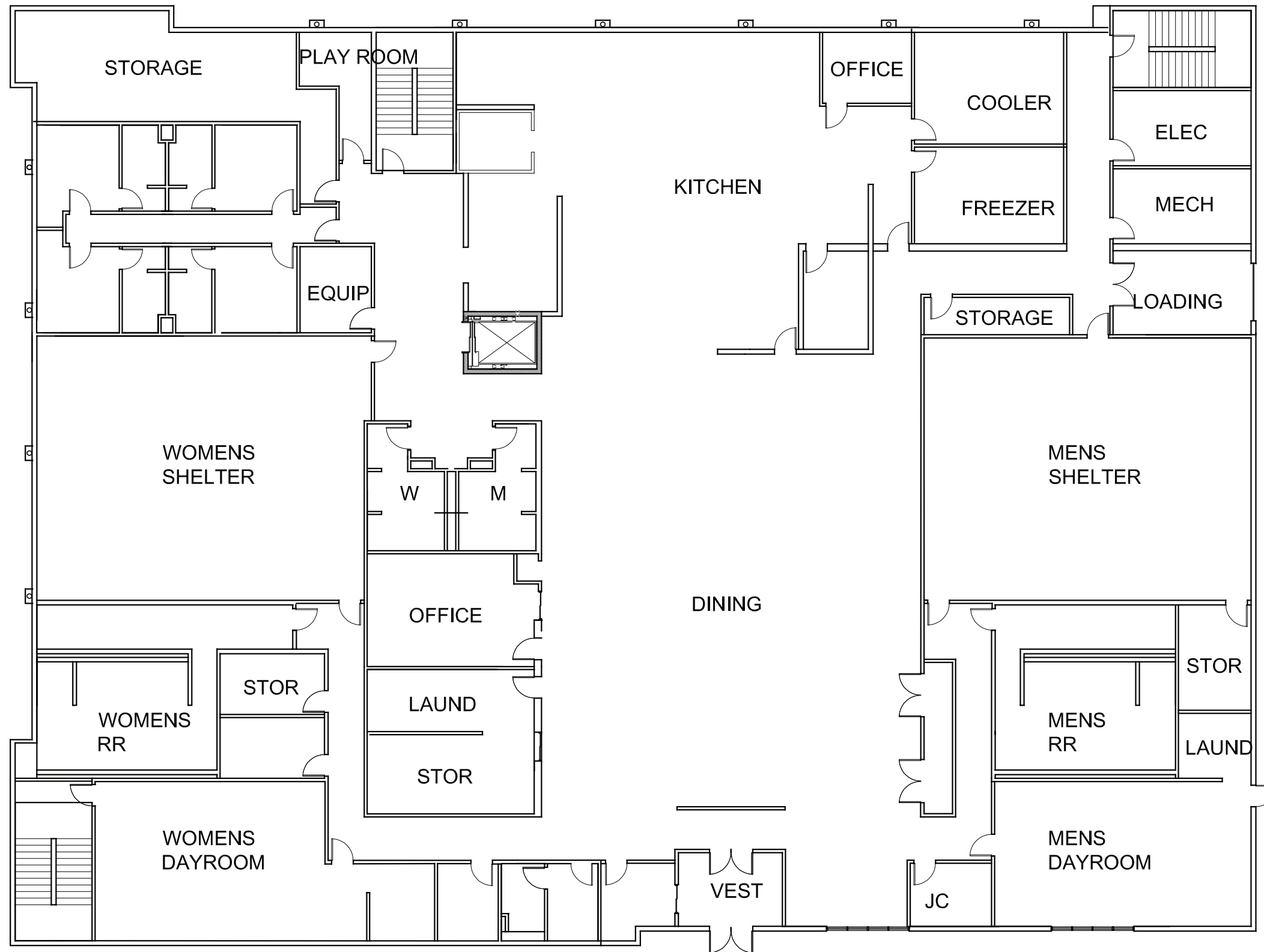
**Required Bufferyards**

TBD

**Special Use Permit required**

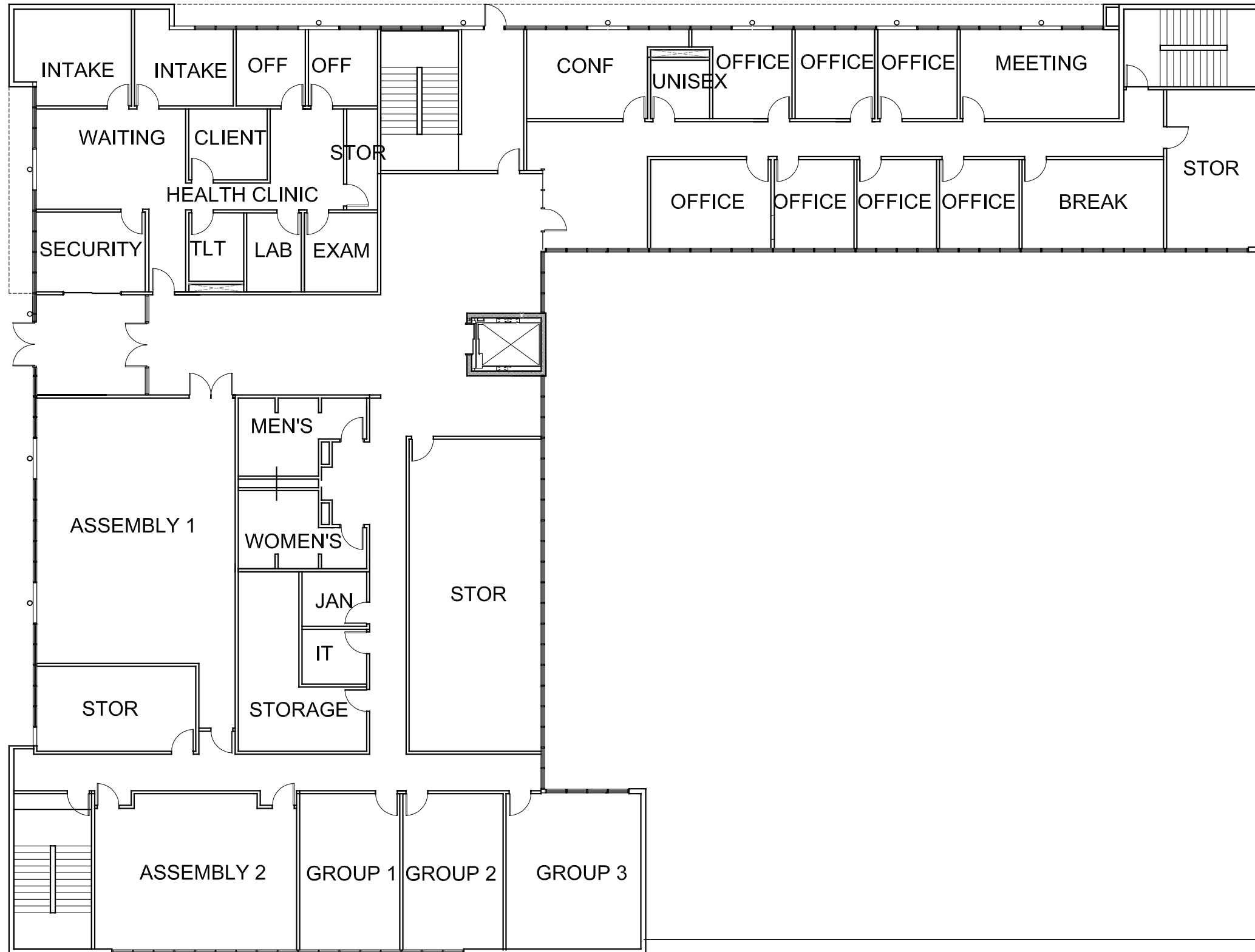
 NOT TO SCALE

**SITE PLAN - BASED ON 300'X300' PROPERTY (TBD)**



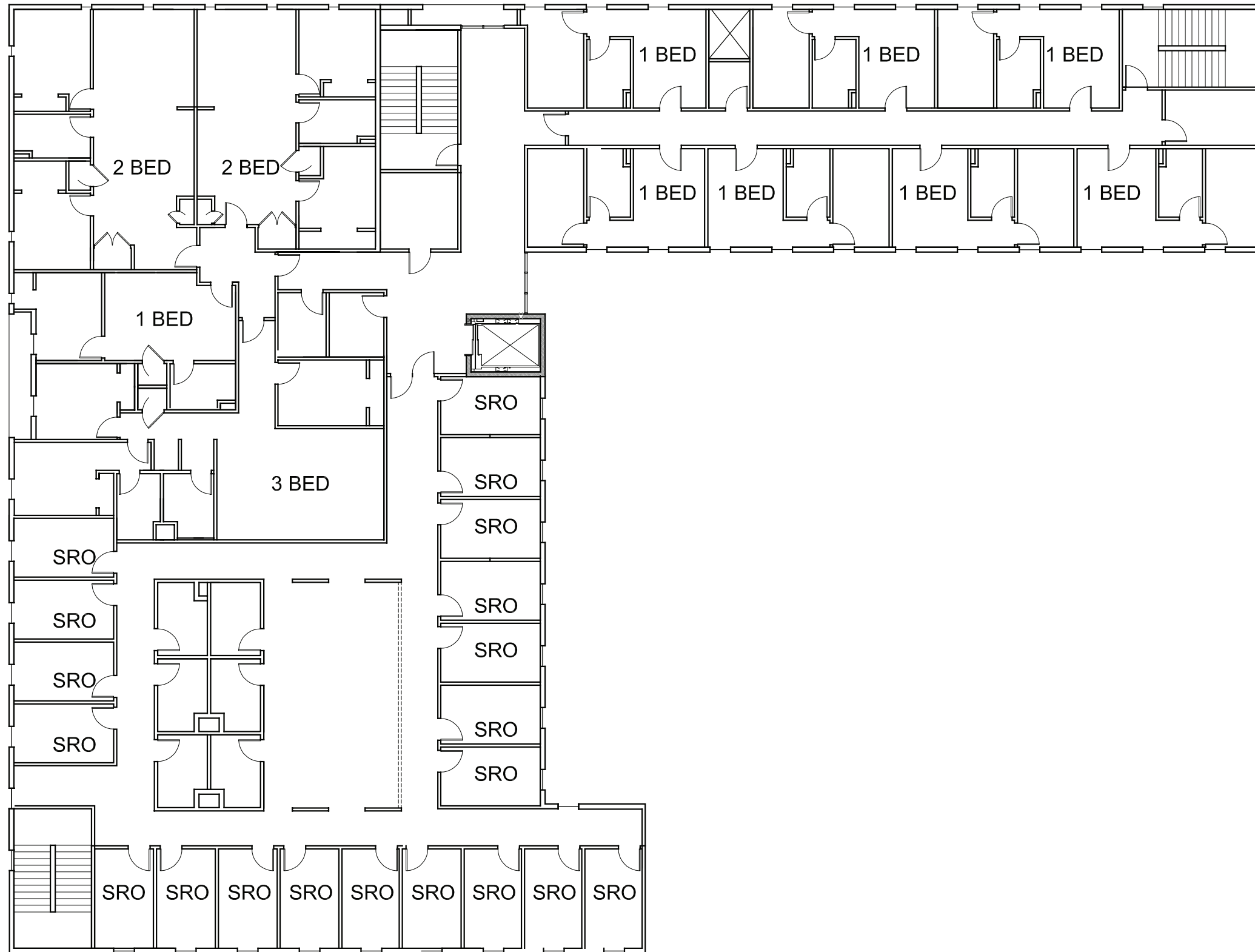
**BUILDING #1 - LEVEL 01**

 NOT TO SCALE



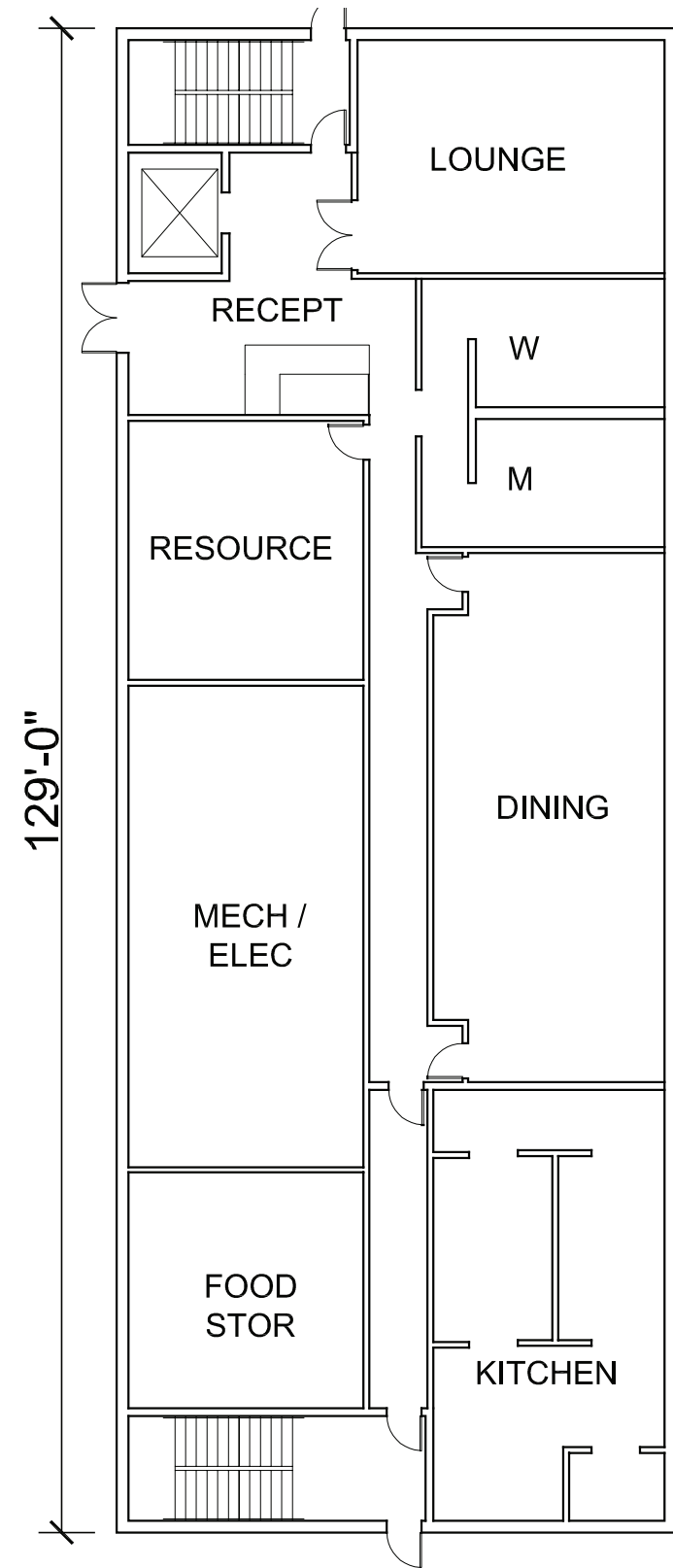
**BUILDING #1 - LEVEL 02**

 NOT TO SCALE

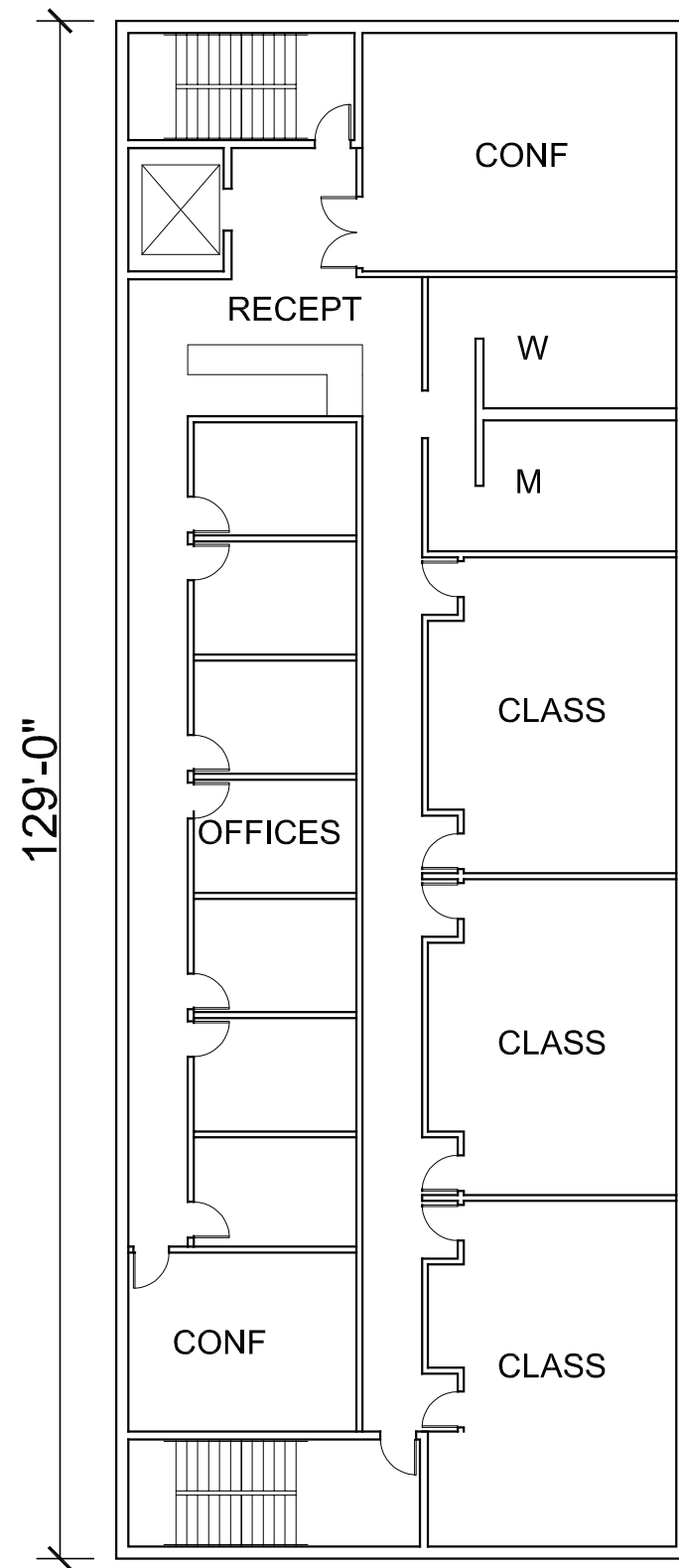


**BUILDING #1 - LEVELS 03 & 04**

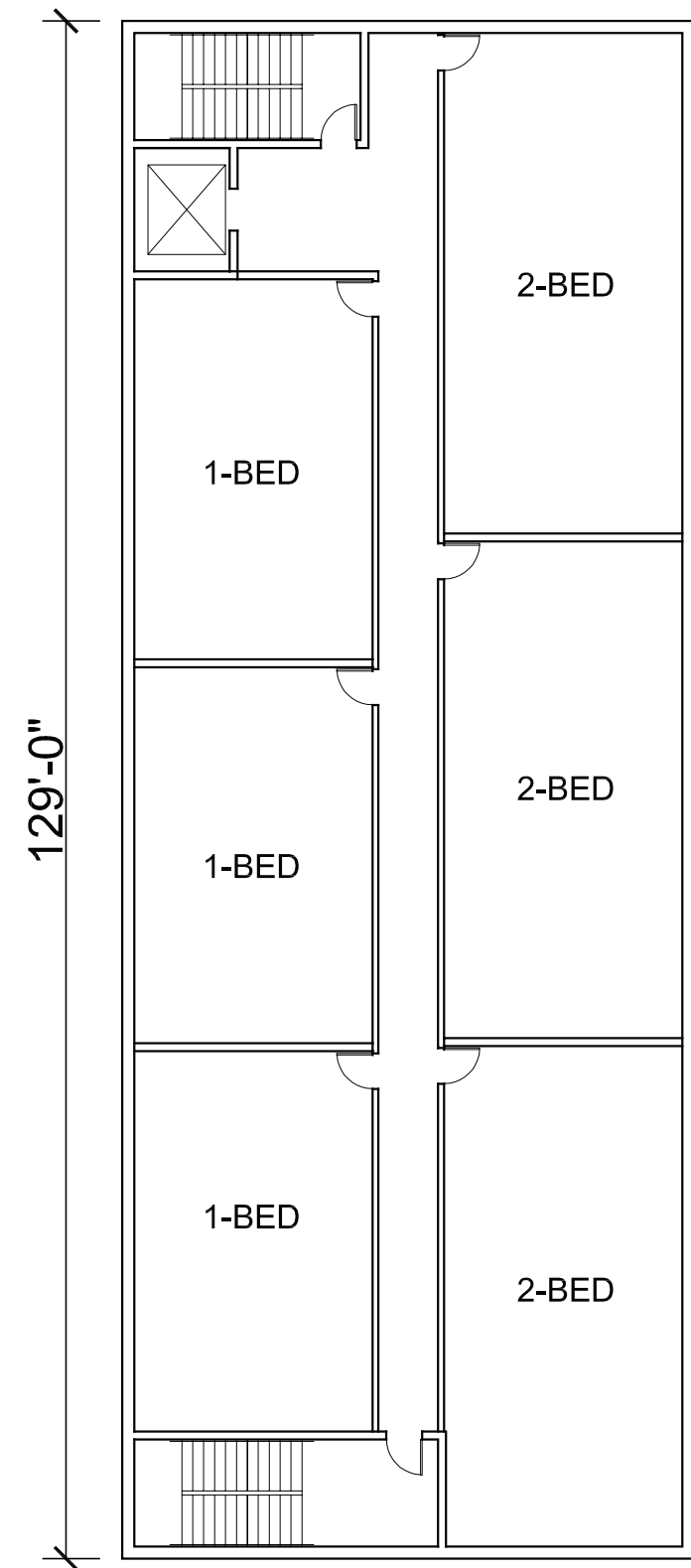
 NOT TO SCALE



**BUILDING #2  
LEVEL 01**

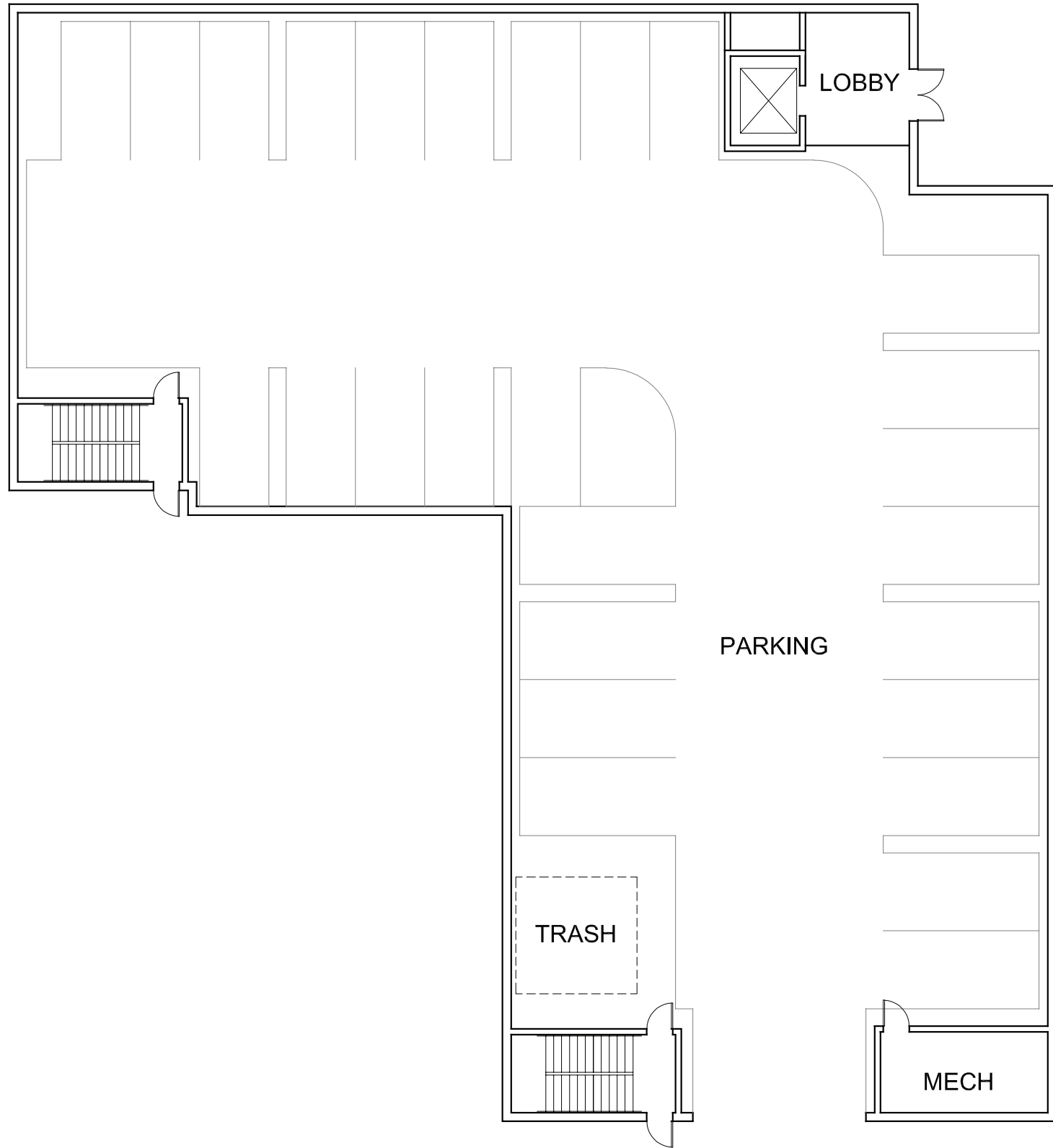


**BUILDING #2  
LEVEL 02**

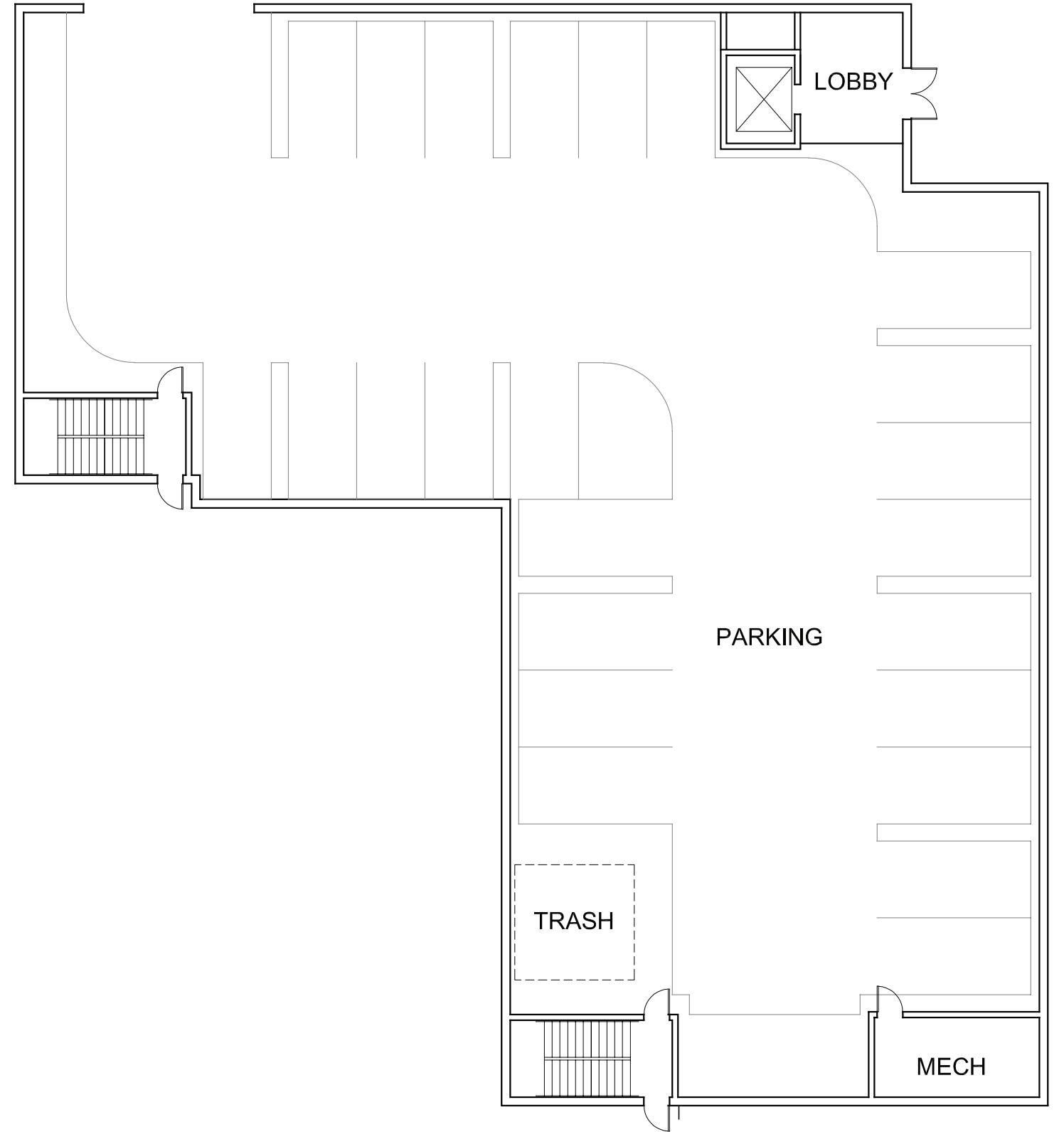


**BUILDING #2  
LEVELS 03 & 04**

 NOT TO SCALE

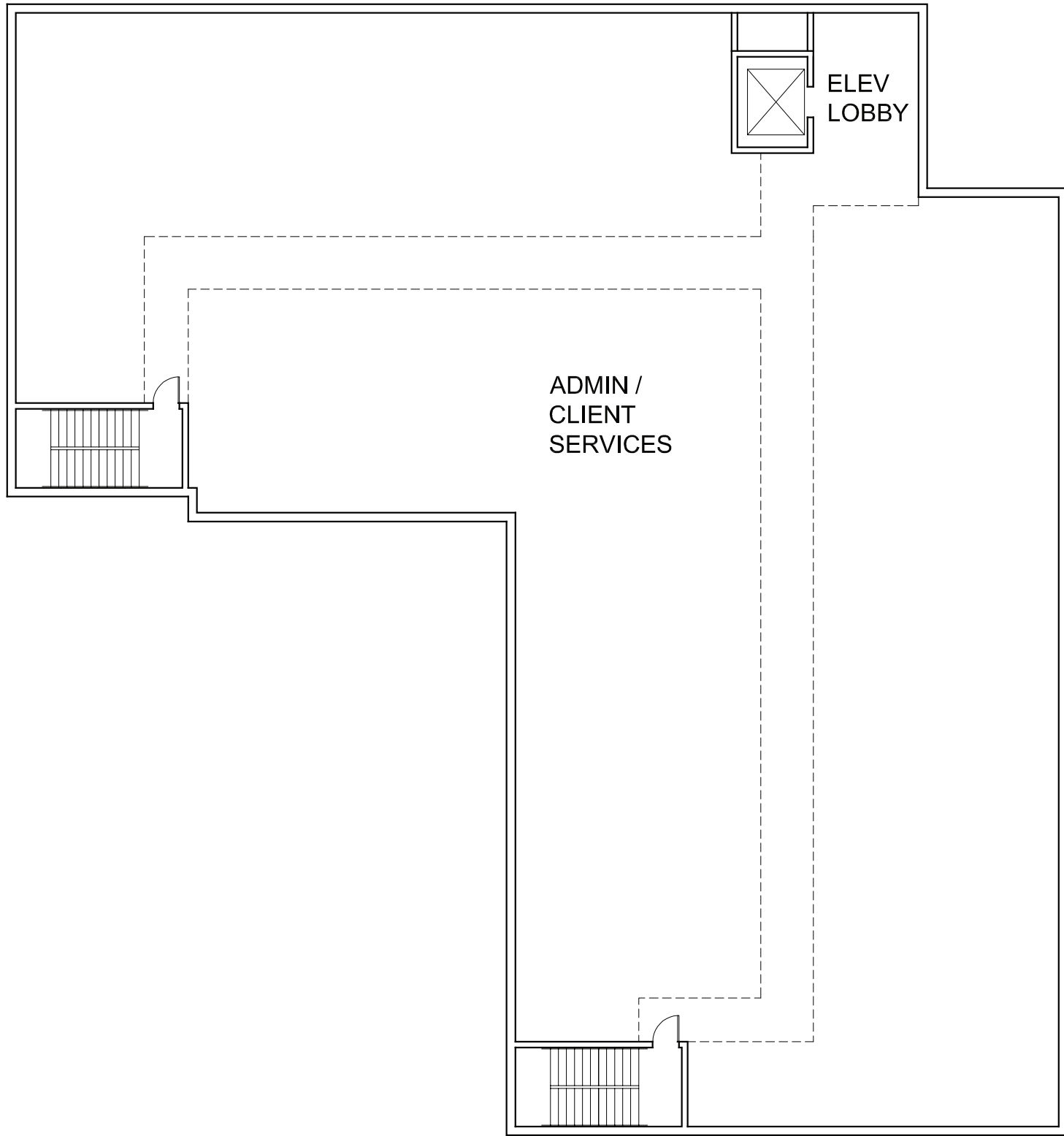


**BUILDING #3  
LEVEL 01**

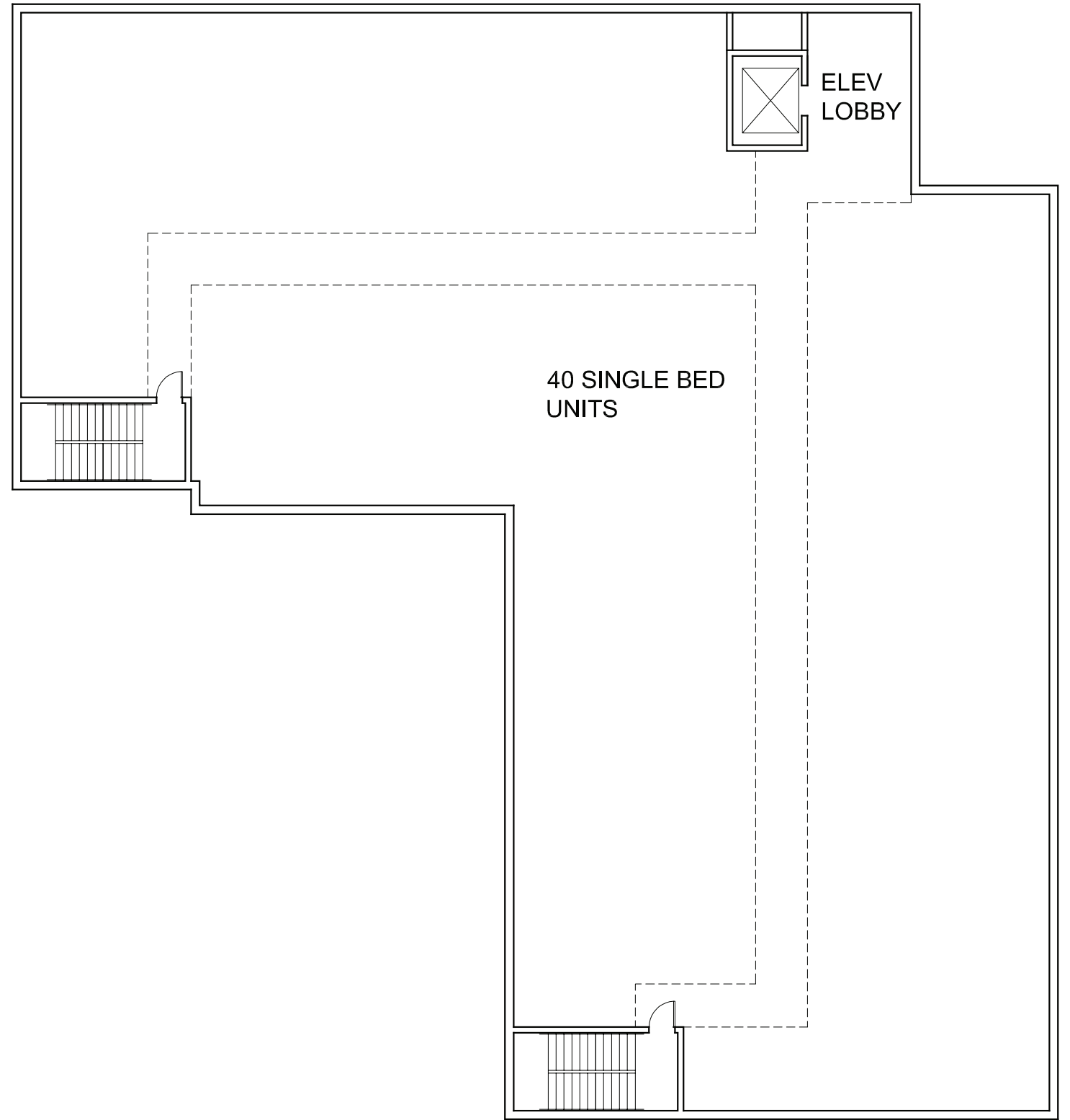


**BUILDING #3  
LEVEL 02**

 NOT TO SCALE

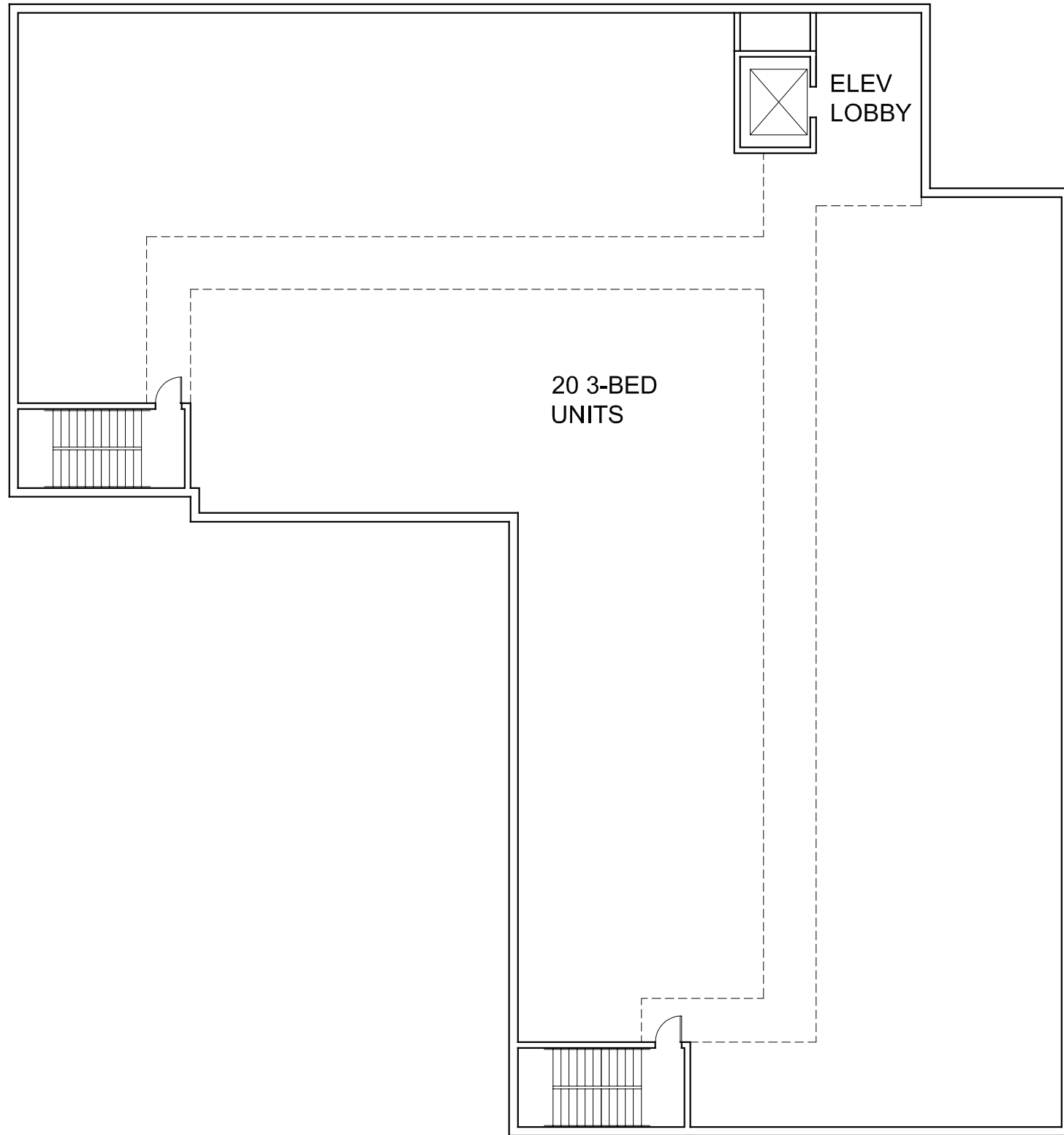


**BUILDING #3  
LEVEL 03**



**BUILDING #3  
LEVEL 04**

 NOT TO SCALE



**BUILDING #3  
LEVEL 05**

 NOT TO SCALE

**Building #1 Area**

Level 01	21,690 sqft
Level 02	12,620 sqft
Level 03	12,620 sqft
Level 04	12,620 sqft

**Building #2 Area**

Level 01	6,190 sqft
Level 02	6,190 sqft
Level 03	6,190 sqft
Level 04	6,190 sqft

**Building #3 Area**

Level 01	11,220 sqft
Level 02	11,220 sqft
Level 03	11,220 sqft
Level 04	11,220 sqft
Level 05	11,220 sqft

**Total Area 140,410 sqft**



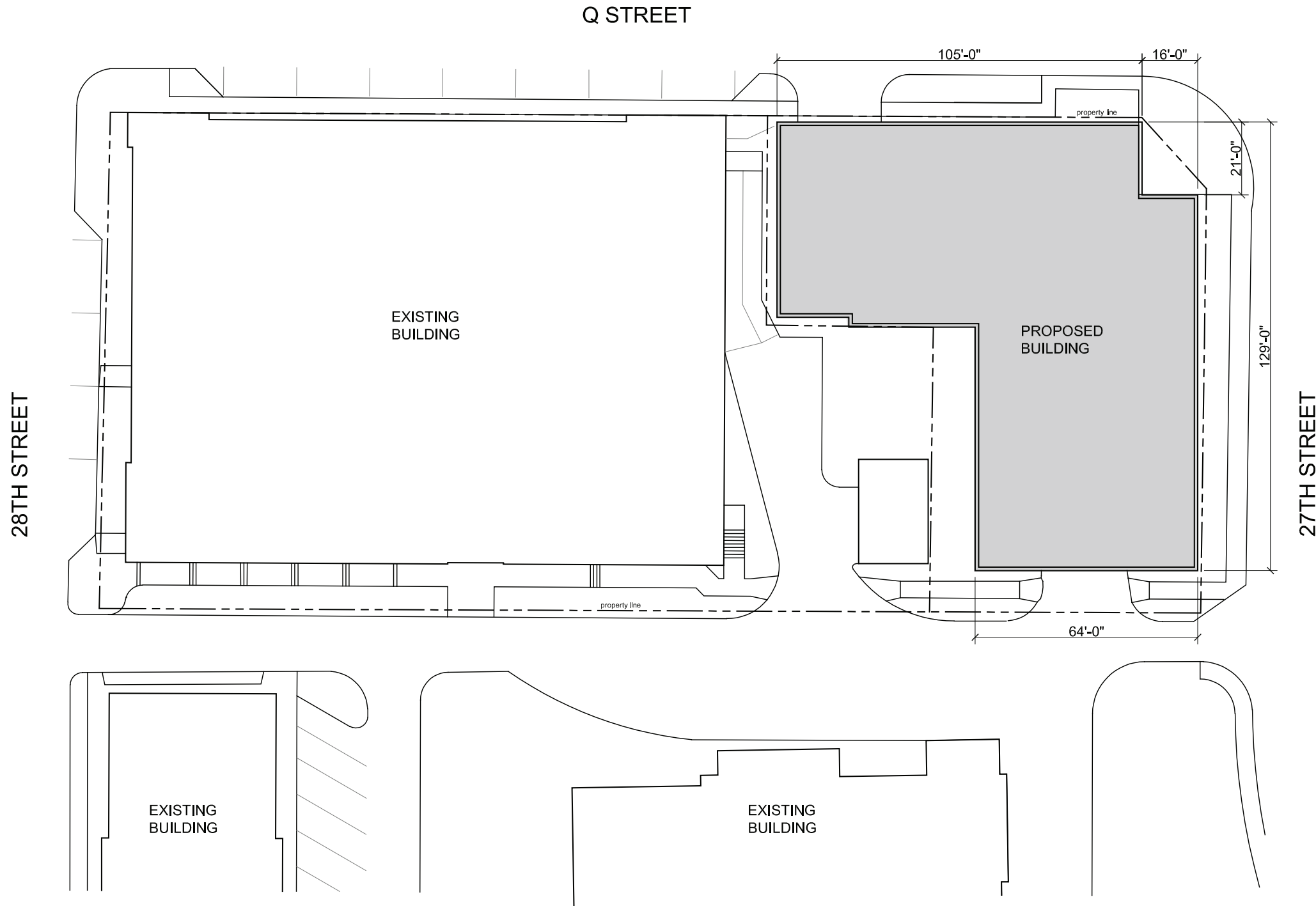
# **Stephen Center 2723 Q Street**

**CONCEPTUAL DESIGN | 2022.10.09**



 NOT TO SCALE

**CONTEXT PLAN**

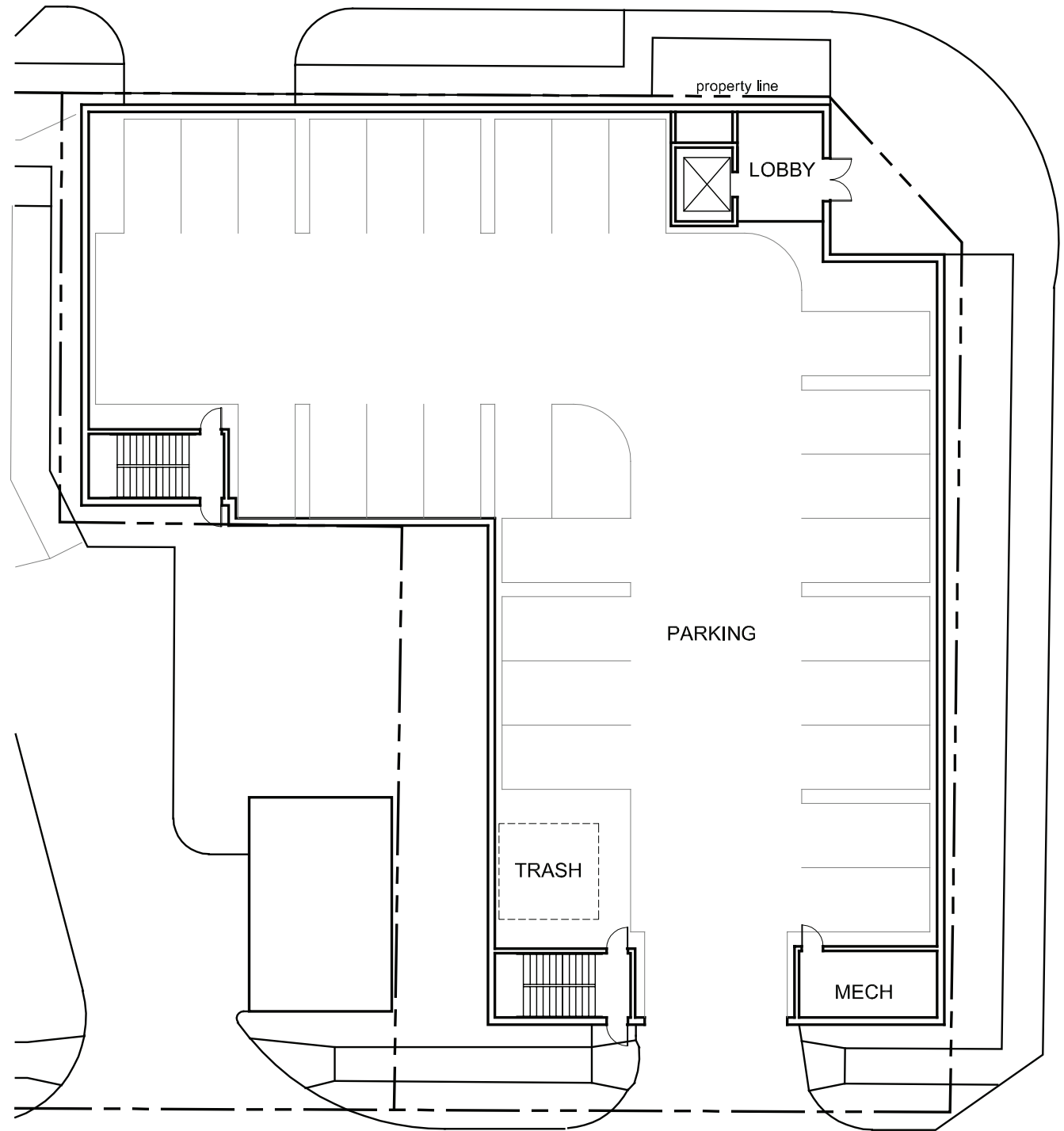


<b>Existing Zoning</b>	R7-MCC
<b>Property Area</b>	13,911 sqft
<b>Site Development Regulations</b>	
Site Area / Dwelling Unit	1,000 sqft min
Floor Area Ratio	1.0 max
Front Yard	35 ft
Street Side Yard	15 ft + 2 ft for each 10' over 45' in height
Interior Side Yard	10 ft + 2 ft for each 10' over 45' in height
Rear Yard	25 ft
Height	75 ft max
Building Coverage	60% max
Impervious Coverage	70% max

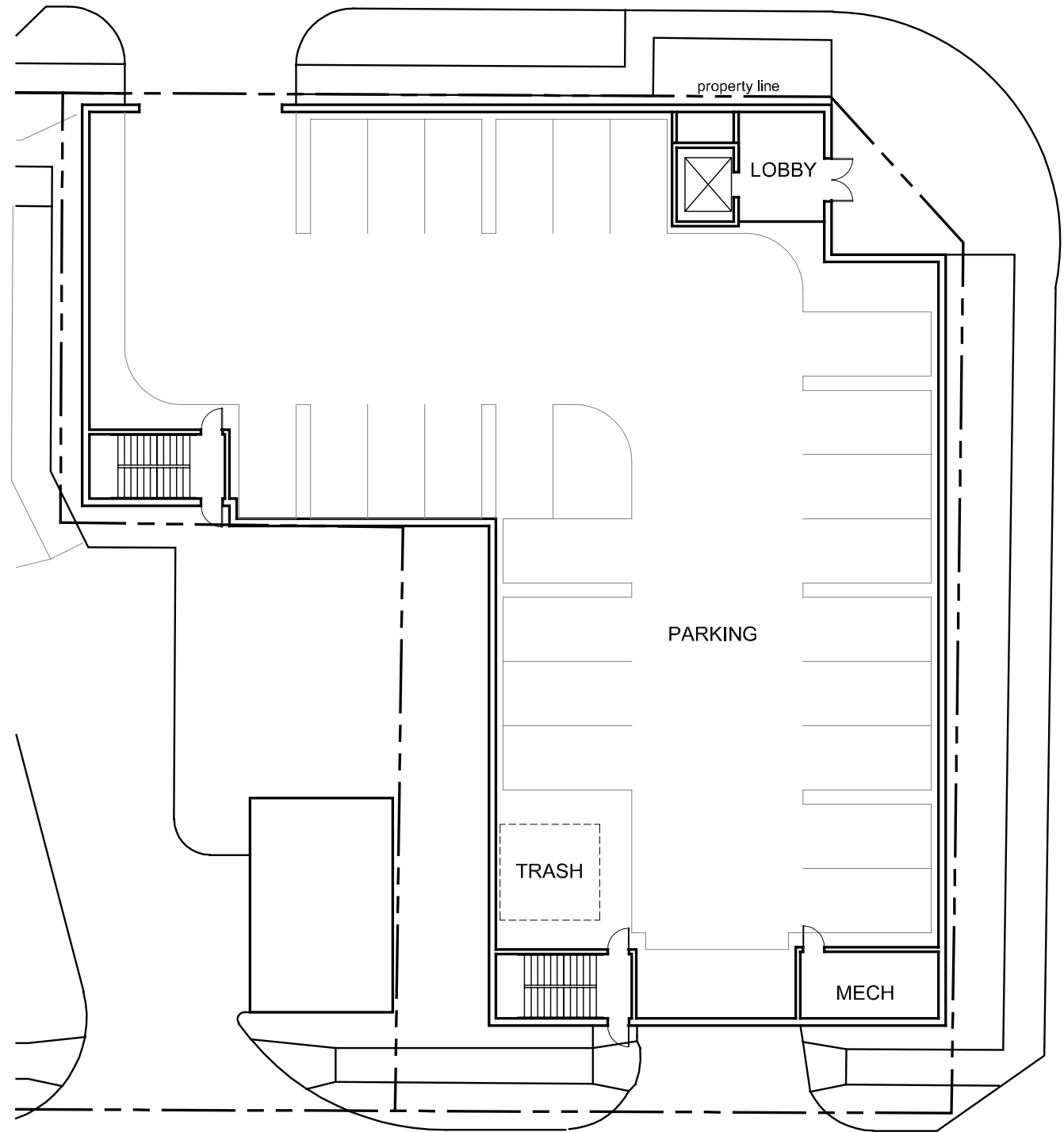
<b>Building Use</b>	Institutional
<b>Required Parking Ratio</b>	TBD
<b>Proposed Building Area</b>	11,220 sqft
<b>Proposed Parking Count</b>	51 Garage Stalls
<b>Required Bufferyards</b>	TBD

**Special Use Permit required for**

NOT TO SCALE

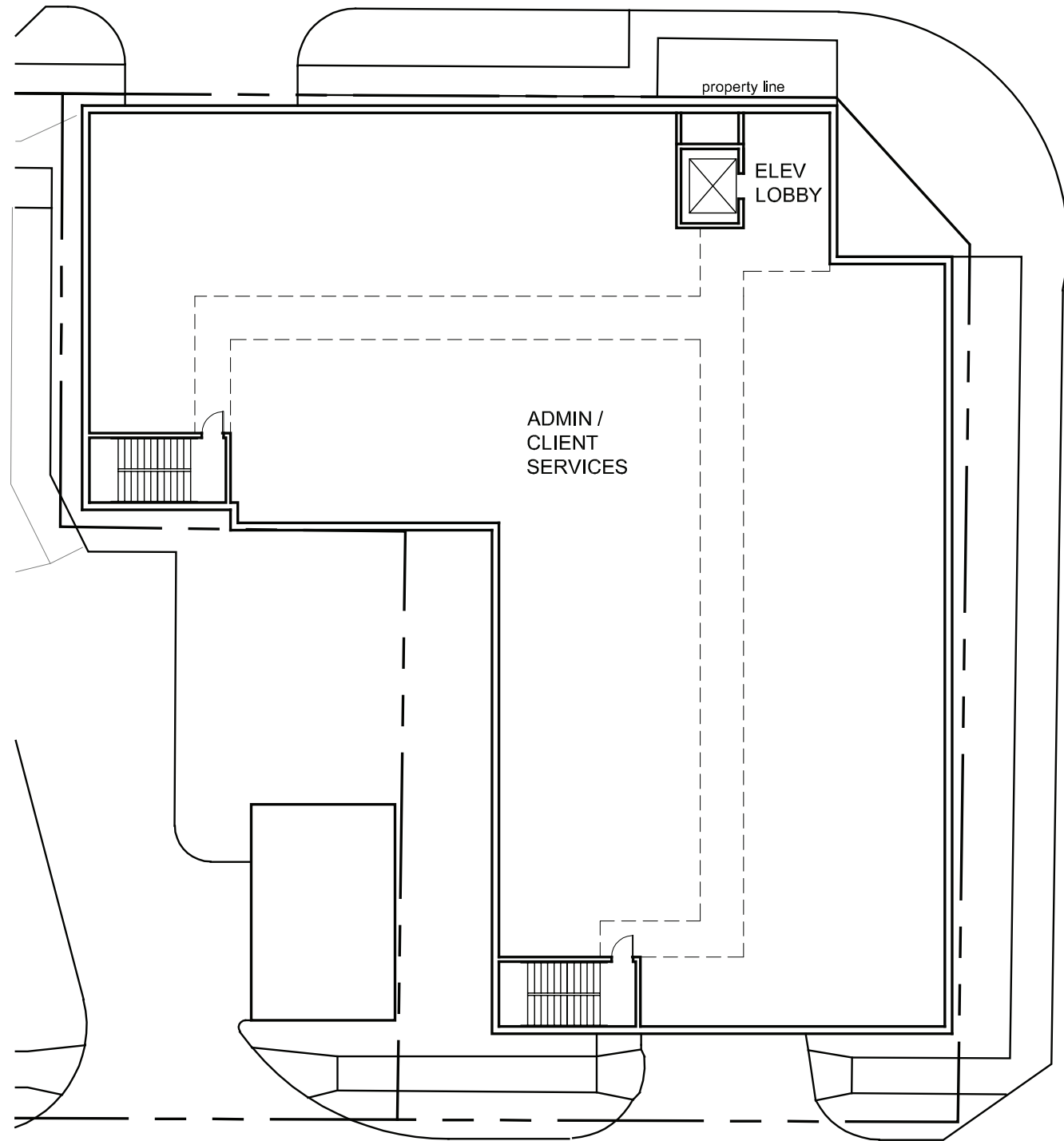


**LEVEL 01**

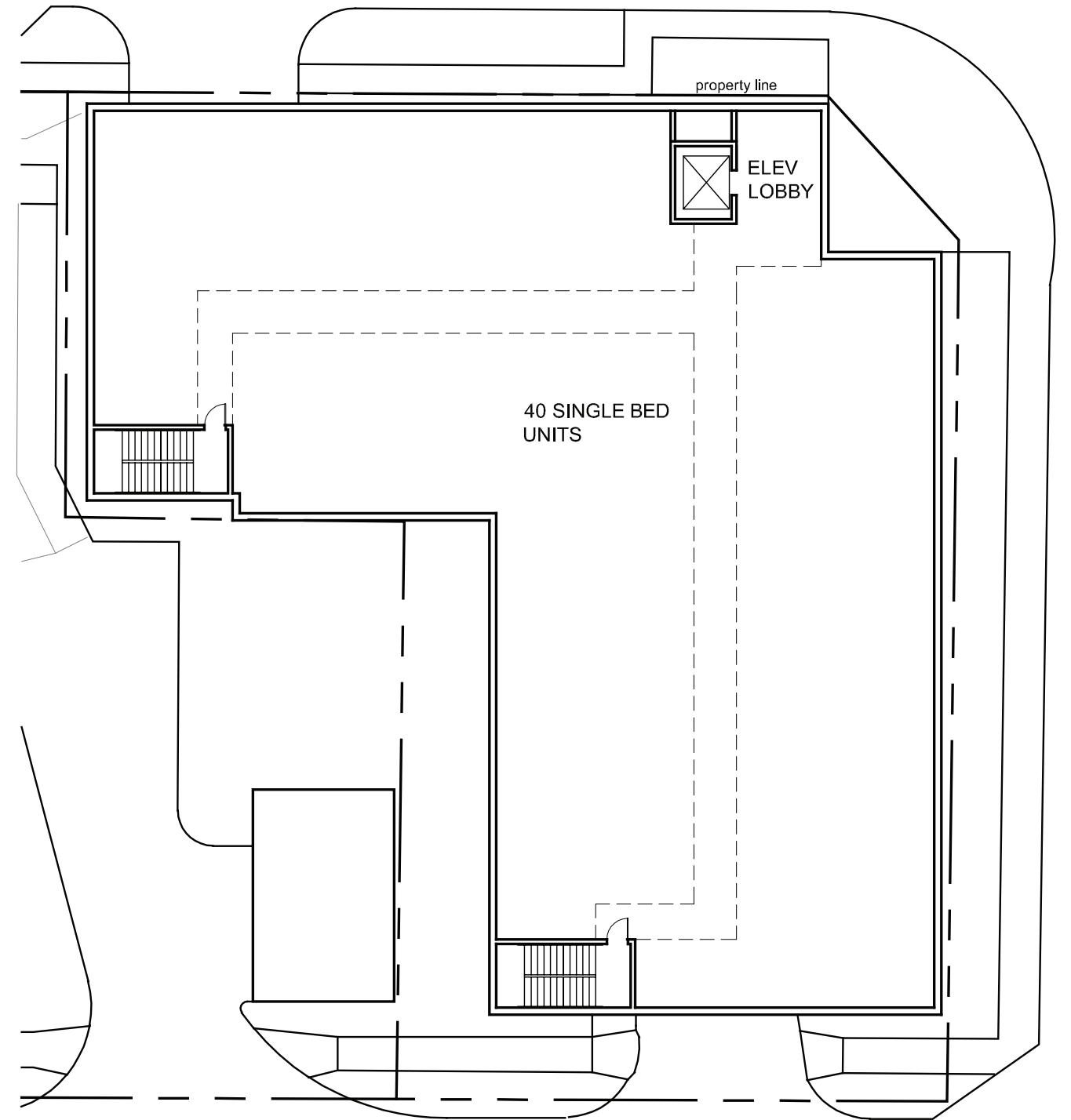


**LEVEL 02**

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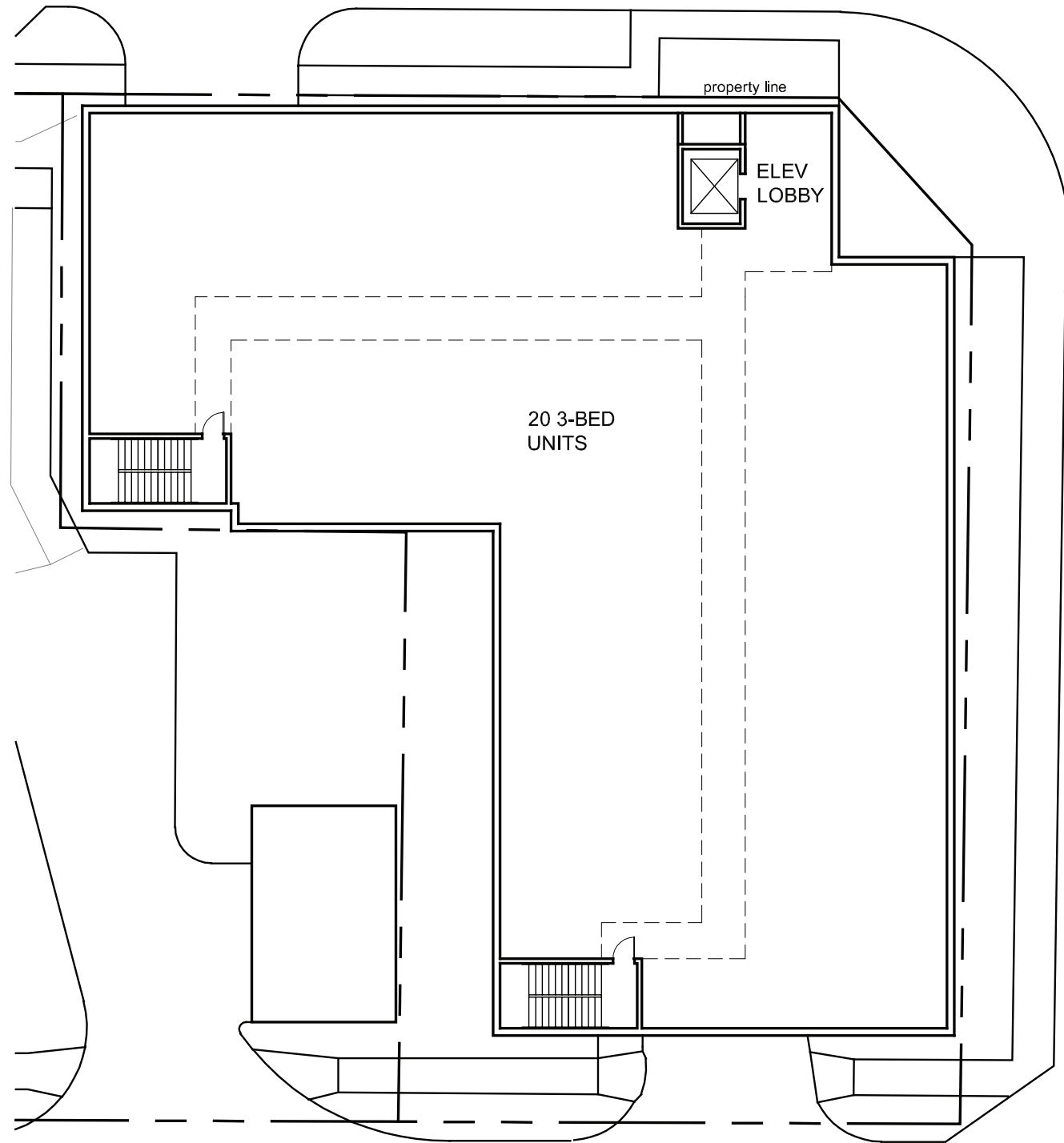


**LEVEL 03**



**LEVEL 04**

 NOT TO SCALE



**05**

**Building Area**

Level 01	11,220 sqft
Level 02	11,220 sqft
Level 03	11,220 sqft
Level 04	11,220 sqft
Level 05	11,220 sqft

**Total Area 56,100 sqft**

**N** NOT TO SCALE



Board Of Directors

Executive Director  
(Michael Wehling)

Chief Dev. Officer  
(Teri Corcoran)

Chief Financial Officer  
(Jeremy Davern)

Chief Facility Officer  
(Devon Lee)

Chief Operations Officer  
(Dawn Olijnek)

Comm Engagement Mgr  
(Beth Ellis)

Comm Resource Coor  
(Bridget Barnholdt)

Grant and Dev Coor  
(Rex Younkin)

Intake Coordinator  
(Quitaela Shelton)

Billing Coordinator  
(Suzi Dodd)

Admin Asst/Acct  
(Cheri Miller)

HR Manager  
(Stephanie Marsh)

HR Assistant  
(Allison Burger)

Food Service Director  
(Robert Wilson)

Facility Maintenance  
(John Gunia)

Facility Maintenance  
(Bill Nunez)

Food Service Mgr  
(Ben Marquart)

Housing Director  
(Lori Koch)

ES Coordinator  
(Timeaki Allen)

Housing Coordinator  
(Brian Doyle)

HERO Interim Director  
(Michelle Powell)

HERO Clinician Manager  
(Vacant)

HERO Intern Manager  
(Vacant)

Donation Center  
Org Chart

Kitchen Org Chart

Emergency Shelter  
Org Chart

PSH Org Chart

HERO Org Chart







## Stephen Center - Project Timeline

### PHASE ONE – HERO Rehab

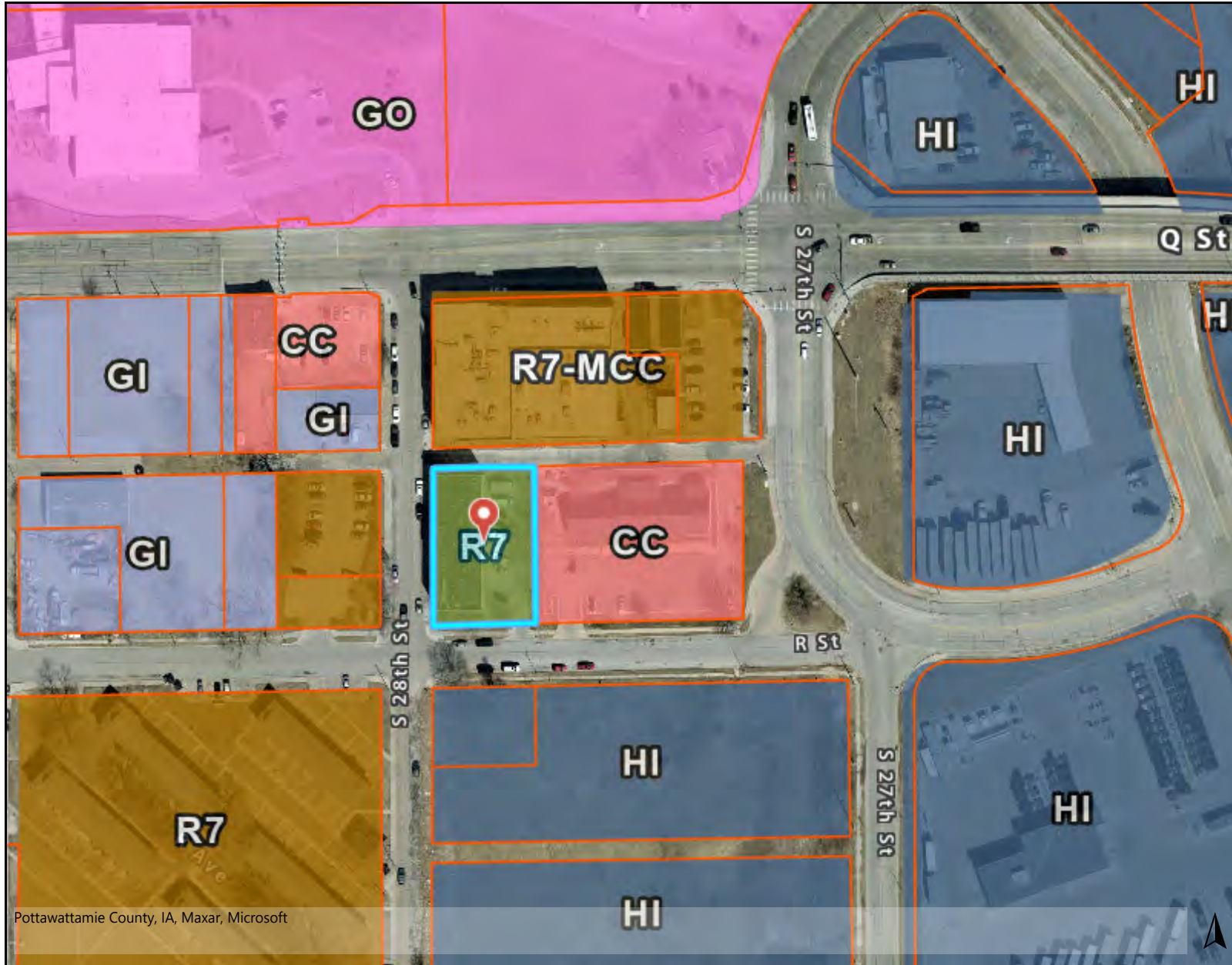
Apply for ARPA Economic Recover Funding	10/9/2022
Apply for ARPA QCT Affordable Housing Funding	10/18/2022
Secure ARPA QCT Affordable Housing Funding	10/28/2022
Apply for NDED Housing Trust Funds (HTF)	11/1/2022
Secure NDED Housing Trust Funds	12/1/2022
Construction Documents	3/1/2023
Permit and Bidding	4/15/2023
HTF Release of Funds	4/30/2023
Construction Commencement	5/1/2023
Construction Completion	2/1/2024
Certificate of Occupancy	2/15/2024

### PHASE TWO – Family / Women’s Center

Apply for ARPA Economic Recovery Funding	10/9/2022
Secure ARPA Economic Recovery Funding	12/15/2022
Secure other sources (HTF, HOME, CDBG, TIF, Philanthropic, etc.)	6/1/2023
Construction Documents	12/1/2023
Permit and Bidding	1/15/2024
Construction Commencement	2/1/2024
Construction Completion	2/1/2025
Certificate of Occupancy	2/15/2025

### PHASE THREE – North Omaha Campus

Apply for ARPA Economic Recovery Funding	10/9/2022
Secure ARPA Economic Recovery Funding	12/15/2022
Secure other sources (HTF, HOME, TIF, CDBG, Philanthropic, etc.)	10/1/2023
Construction Documents	5/1/2024
Permit and Bidding	6/15/2024
Construction Commencement	7/1/2024
Construction Completion	10/1/2025
Certificate of Occupancy	10/15/2025



Pottawattamie County, IA, Maxar, Microsoft

### Legend

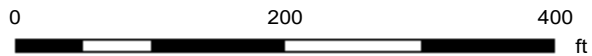
Parcels

Property Lines



Zoning

Omaha Zoning



Please contact Douglas County GIS for map questions ([gis@douglascounty-ne.gov](mailto:gis@douglascounty-ne.gov))

Printed from [dogis.org](http://dogis.org):  
10/04/2022 13:46:01

*This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.*

# Grant Application

Row 198

<b>Organization Name (if applicable)</b>	Victory Psalms LLC
<b>Physical Address</b>	6223 Florence BLVD Omaha NE 68111
<b>Mailing Address</b>	PO BOX 11022 Omaha NE 68110
<b>Website</b>	pending
<b>Social Media Accounts</b>	NA
<b>Name</b>	Vickie Reed
<b>Title</b>	Dr
<b>Email Address</b>	victory.psalms24@gmail.com
<b>Phone</b>	+1 (402) 515-7778
<b>Team</b>	Yes
	Vickie Reed- Owner & visionary. Doctorate Nurse Practitioner with 25 + years in medicine/nursing. Neshonda Belton, CNA, MA, Facility supervisor, 25+ years in gerontological home care, Thomas Belton, community liaison, Veteran focus group lead, Ethan Brown, realtor- real estate acquisition, Black Power Redevelopers, home improvement team.
<b>Organizational Chart</b>	Sole Proprietor LLC
<b>Other Completed Projects and/or Accomplishments</b>	We are a moderately new company. Our goal is to decrease minority health disparity through education, equitable resources and clinician outreach. Our slogan is Understand, learn, Improve, Vitality, and Equity (uLIVE). Lack of representation and limited health care options, significantly affects minorities and is more concerning for female minority Veterans. We have chosen the female Veteran population for our pilot program. Our goal is too provide housing, medical needs, transportation and exercise. To provide a community equivalent to assisted living in other communities, we have purchased and renovated our business at 6223 Florence BLVD. This home will house a minimum of four residents. We plan to add properties in the same area to create stable North Omaha housing for the aging and Veterans within the community. Victory Psalms Home I, is the first phase of addressing health care disparities in the Omaha minority population. We are registered with System for Award Management (SAM) for government contracting. The Omaha economic recovery act proposal/grant will provide us with the opportunity to meet our short term goals of acquiring properties for housing. As we expand our population focus we

plan to add similar assisted living housing within North Omaha, mobile community medicine, and education.

<b>Proposal Title</b>	Victory Psalms Home I
<b>Total Budget (\$)</b>	\$10,250,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$100,000,000.00
<b>Proposal Type</b>	Combination of capital project and service/program
<b>Brief Proposal Summary</b>	<p>Victory Psalms' focus is achieving health equity for minorities and individuals who have served in the Armed Forces. Historically, minorities have been negatively impacted due to health care disparities. The same health disparities are experienced by those who have enlisted in the military. Many individuals within the North Omaha community continue to face health disparities that lead to shortened life expectancy, increased use of healthcare dollars, and premature death. To make an impact in the population, Victory Psalms is targeting minorities who have served in the Armed Forces. A home at 6223 Florence BLVD has been purchased and renovated for assisted living. Bi-weekly planning meetings are held with staff. We are registered with government contracting (SAM). Our goal is to use the Veteran experience from this first Victory Psalms I project and apply the process throughout North Omaha. We are planning for existing home and undeveloped land acquisition. The properties will be used to allow people from the community to stay in the community through times of declining health. Long term, we are planning to acquire undeveloped land from the municipal land bank. On the land we will develop a 20 bedroom assisted living facility. This will create homes for seniors who are not in need of nursing home care but need some assistance to remain independent. It will also create jobs for caregivers, &amp; CNAs allowing them job training with us and then work in the community they live in. We have and will continue to use contractors, such as Black Power Redevelopers LLC and Jackson Concrete. We are planning for a mobile medical unit to service homeless Veterans and others in the North Omaha vicinity. We are hoping to purchase real estate on No 24th street to establish a North Omaha VFW focused on those who enlisted as well as those who may have received unfair discharges. Receiving North Omaha ARPA funds will give our business the competitive edge needed to purchase the properties needed to make an impact in minority health. We believe in our mission and started with our personal funds. We started in the Fall of 2019, with slow progress due to COVID and the significant economy changes that followed. Many of our minority seniors are those who lost their generational family homes during COVID and may be pushed out of the community. We aim to provide education, housing and healthcare to this population.</p>
<b>Timeline</b>	<p>Timeline for this proposal is Dec 2026. Milestones: Dec 2022, renovation completed for 6223 Florence BLVD March 2023, HHS approval of residential living and healthcare June 1 2023, First 4 Female Veterans confirmed at 6223 Florence BLVD July 30, 2023 Obtain architect for design development Aug 30, 2023 Planning for undeveloped land acquisition Dec 30, 2023 Mobile health care unit By June 30, 2024 4 single home purchases By June 30, 2024 Land purchase through municipal land bank,</p>

zoning approval Aug 30, 2024 ground breaking for multi-purpose assisted living facility

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**Percentage completed by July 2025**

80%

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**Funding Goals**

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

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**Community Needs**

Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

---

**"other" explanation**

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**Proposal Description and Needs Alignment**

Victory Psalms aims to use this proposal to improve quality of life for Veterans from the North Omaha community. Healing the community through health, housing and transportation. It has been proven that addressing Veteran needs can make a significant impact in the community as a whole. Aligning services specifically for people within the community will need to come from providers within the community. We will fulfill the needs alignment of Investing in capacity building of community-based organizations and service providers and activation of public spaces for public safety and well-being. Closing race based gaps for those who enlisted. Veterans from North Omaha deserve community care specific to our needs.

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**Visioning Workshop Findings Alignment**

TBD

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**Priorities Alignment**

The proposal is a community-driven approach to address factors contributing to structural racism in public health. The proposal targets provision of housing for those likely to be homeless. Medical care for those most likely faced with health care disparities. Improving the community with a service not currently available in the targeted zone.

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**Economic Impact**

TBD.

At start up there are 6 positions. If the proposal for Victory Psalms is approved, many positions will need to be created.

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TBD

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>=20.00/ HR

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As mentioned above, I intend to seek and use established minority contractors for home improvements, architectural design and construction.

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**Community Benefit**

The proposal will provide employment within the community, decreasing the need for long distance travel outside of North Omaha. The proposal will mirror available resources from surrounding suburbs with the addition of cultural and ethnic awareness. .

<b>Best Practices/Innovation</b>	A best practice to improve the wellbeing of Veterans from the North Omaha community will be to implement neighborhood focused opportunities for living, healthcare and meeting. Improving quality of life through culturally appropriate practices.
<b>Outcome Measurement</b>	clinical visits, long term housing, VFW enrollment. As we progress we will measure long term medical outcomes such as decreased dialysis needs, decreased death due to cirrhosis. etc.
	Veteran engagement can be measured by the number of enrollees in the homes, attendance at VFW and request for additional services.
	yes, there will be a need for expansion of the model.
<b>Partnerships</b>	Yes
	Black Power Redevelopment - property improvement, handicap upgrades
	Current project with Black Power Redevelopers and agreed upon with Owner Dupree Seavers, NRP ASA
<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	1. Current: 6223 Florence BLVD and additional Miller Park areas. 2. Future: N 24th street 3. Evaluating opportunity for 20 bdr facility in the Airport II area.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	6223 DEED attached. I've made note of these request and will have them available for further discussions
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	No
	No
	Comparables. Attendance at city council meetings with other

contractors developing new construction.

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**General Contractor** No

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**Request Rationale** Investors outside of North Omaha have driven up the price of property. To get access to a desirable NO 24th street location will cost over 1 million. The renovations will require significant upgrades and or possible demolition with rebuilding. I am innovative in my ideas of improving the community. this will require competitive resources to change the environment.

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**Grant Funds Usage** For land acquisition, construction, real estate development and employment.

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**Proposal Financial Sustainability** Yes

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We have approved government contracting. Will also plan for low cost independent pay for services.

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**Funding Sources** We will explore, TIF funding, Nebraska Enterprise, SBA through American National Bank and ABEL loans.

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TBD

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We will continue to pursue this program with any resources given and any other opportunities to support our mission.

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**Scalability** It is scalable.

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TBD

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**Financial Commitment** The organization is committed to improving the community, health of individuals within the community and providing resources for disease prevention and health promotion.

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**ARPA Compliance Acknowledgment**

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**ARPA Reporting and Monitoring Process Acknowledgment**

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**LB1024 Funding Sources Acknowledgment**

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**Public Information**

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**File Uploads** Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)

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RETURN TO:  
 Vickie G. Reed  
 6223 Florence Boulevard  
 Omaha, NE 68110

### CORPORATE WARRANTY DEED

THE Grantor, **AKAB Properties, LLC**, a Nebraska limited liability company, Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Vickie G. Reed**, Grantee, as joint tenants, with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

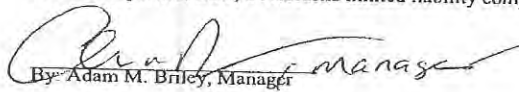
Lot 4, in Block 1, Norwood Addition, to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and **subject to all regular taxes and special assessments.**
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

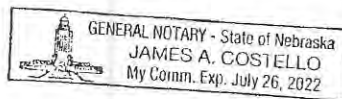
Dated this 7 day of July, 2022.

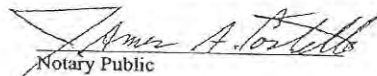
AKAB Properties, LLC, a Nebraska limited liability company

  
 By: Adam M. Briley, Manager

STATE OF Nebraska  
 COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 7 day of July, 2022 by Adam M. Briley, Manager of AKAB Properties, LLC, a Nebraska limited liability company.



  
 Notary Public



ID: 2022075077

County: Douglas

Date: 7-22-22 Time: 12:25

RETURN TO:  
Vickie G. Reed  
6223 Florence Boulevard  
Omaha, NE 68110

### CORPORATE WARRANTY DEED

**THE** Grantor, **AKAB Properties, LLC, a Nebraska limited liability company**, Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Vickie G. Reed**, Grantee, as joint tenants, with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lot 4, in Block 1, Norwood Addition, to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

**THE** Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record **and subject to all regular taxes and special assessments.**
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

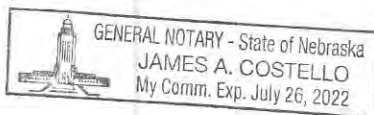
Dated this 7 day of July, 2022.


AKAB Properties, LLC, a Nebraska limited liability company

  
By: Adam M. Briley, Manager

STATE OF Nebraska )  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 7 day of July, 2022 by Adam M. Briley, Manager of AKAB Properties, LLC, a Nebraska limited liability company.



  
Notary Public

# Grant Application

Row 199

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**Organization Name (if applicable)** Cool Creek, LLC

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**Physical Address** 6720 North 44 Street Omaha, NE 68112

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**Mailing Address**

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**Website**

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**Social Media Accounts**

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**Name** Michele Bowers

---

**Title** Owner

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**Email Address** michele.bowers@finigree.com

---

**Phone** +1 (402) 651-6654

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**Team** No

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**Organizational Chart**

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**Other Completed Projects and/or Accomplishments** Mission: Drive community growth and development while improving quality of life.

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**Proposal Title** Trade Lyft – Entrepreneur Ecosystem

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**Total Budget (\$)** \$15,030,770.00

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**LB1024 Grant Funding Request (\$)** \$15,000,000.00

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**Proposal Type** Combination of capital project and service/program

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**Brief Proposal Summary** Create an Entrepreneur Ecosystem for the trade industry by providing affordable industrial space and housing. Offering affordable space for small business owners and affordable housing for their workforce creates employment and economic opportunities. It will create new jobs with meaningful wages that benefit the community economically. The proposal will continue to recycle supporting entrepreneurs and entrants into the trade industries. It can be scaled and replicated in multiple areas. Building basic infrastructure is the first step to ensure future growth and training of local workforce. The local trade industry desperately needs qualified, skilled craft professionals. Trade entrepreneurs often find a large amount of capital going

towards leasing suitable space. The proposal can help free up capital to invest in talent acquisition. The trade industry must do more to effectively recruit younger workers. It's important to develop a robust marketing campaign to attract the next generation of qualified workers who may not know about the opportunities that exist in the industry. This means tailoring recruitment techniques and outreach strategies to include incentives that the next generation actually wants. The proposed commercial flex building will accommodate eight trade entrepreneurs. Providing affordable space allows for greater investment in attracting and building strong workforce apprenticeship programs. Offering affordable housing to apprentices gives employers an edge in this tightening labor market. The proposed 32-unit affordable housing built near the commercial space, attracts a younger workforce. To be eligible for housing, the participant must be actively enrolled in a trade apprenticeship program. Providing this as a community resource promotes career pathways while decreasing labor shortages. This is not a new concept; Henry Ford created a similar program in the early 1900's with great success. Two sites have been identified; both sites will accommodate the industrial space as well as housing. Both sites are in the Qualified Census Tracts (QCT), one is in north Omaha, and one is in south Omaha. Site analysis is underway to determine optimization.

---

**Timeline**                      Timeline: finalize funding July 2023, land acquisition September 2023, begin construction October 2023, complete construction June 2025.

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**Percentage completed by July 2025**      100%

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**Funding Goals**                      Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

---

**Community Needs**                      Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

---

**"other" explanation**

---

**Proposal Description and Needs Alignment**                      Creating affordable industrial space for small business owners while providing affordable housing for their workforce creates employment and economic opportunities. It nurtures and supports existing entrepreneurs and provides economic opportunity to younger generations. The proposal creates transformation, long-lasting economic growth, and fundamental positive change aligning with the communities' identified needs. It will create new jobs with meaningful wages that benefit the community economically. The proposal will continue to recycle

benefiting entrepreneurs and entrants into the trade industries. It can be scaled and replicated in multiple areas. The proposal supports entrepreneurship while facilitating exposure and training for apprenticeship. With effective apprenticeships programs, organizations can set out to close the deepening skills divide while promoting social equity. Reducing poverty and unemployment by creating economic opportunities thus increasing quality of life. The proposal supports development of vacant or underutilized land and broadens infrastructure. The development will bring new housing, jobs, services, and amenities to neighborhood while improving access to employment opportunities. Offering future partnerships with non-profits as a wraparound service.

---

**Visioning Workshop Findings Alignment** The proposal addresses community weaknesses of high unemployment rates and poverty threatening quality of life. It provides resources for career development with a clear pathway to quality employment. It offers younger generations high paying career options without a four-year college degree. The proposal supports entrepreneurship and the development of small businesses. It addresses the needs of affordable housing for younger generations entering the job market. The proposal will continue to recycle supporting entrepreneurs and entrants into the trade industries. It can be scaled and replicated in multiple areas. It aligns with the development of vacant or underutilized land with opportunities for commercial and residential development. Fostering desirable transformation, fundamental change, and long-lasting economic growth in the communities of North and South Omaha.

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**Priorities Alignment** The proposal aligns by providing economic recovery through community resources that support and strengthen Omaha.

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**Economic Impact** Anticipated temporary jobs = 325 Anticipated permanent jobs = 50

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50

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325

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42k - 150k

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Mandate all organizations involved in this project need to be located in the Qualified Census Tracts.

---

**Community Benefit** Creating affordable industrial space for small business owners while providing affordable housing for their workforce creates employment and economic opportunities. It nurtures and supports existing entrepreneurs and provides economic opportunity to younger generations. The proposal creates transformation, long-lasting economic growth, and fundamental positive change aligning with the communities' identified needs. It will create new jobs with meaningful wages that benefit the community economically. The proposal will continue to recycle benefiting entrepreneurs and entrants into the trade industries. It can be scaled and replicated in multiple areas.

---

The proposal supports entrepreneurship while facilitating exposure and training for apprenticeship. With effective apprenticeships programs, organizations can set out to close the deepening skills divide while promoting social equity.

Reducing poverty and unemployment by creating economic opportunities thus increasing quality of life.

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**Best Practices/Innovation**

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**Outcome Measurement**      Creates career paths with meaningful wages that benefit the community economically.

---

Further research is necessary.

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Yes, it offers future partnerships with non-profits as a wraparound service.

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**Partnerships**      Yes

---

Spark

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**Displacement**      No

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**Displacement explanation**

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**Physical Location**      Two sites have been identified; both sites will accommodate the industrial space as well as housing. Both sites are in the Qualified Census Tracts (QCT), one is in north Omaha, and one is in south Omaha. Site analysis is underway to determine optimization.

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**Qualified Census Tract**      Within one or more QCTs

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**Additional Location Documents**

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**Property Zoning**      No

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**Is the project connected to utilities?**

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Yes

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Yes

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**Design, Estimating, and Bidding**      No

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No

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Industry Standard - Olsson Support

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**General Contractor**      No

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<b>Request Rationale</b>	See PCS - Olsson Support
<b>Grant Funds Usage</b>	Land acquisition and development
<b>Proposal Financial Sustainability</b>	Yes
<b>Funding Sources</b>	DED TIF Owner Equity
	ARPA
<b>Scalability</b>	Yes
	Separate Developments
<b>Financial Commitment</b>	75k
<b>ARPA Compliance Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>ARPA Reporting and Monitoring Process Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>LB1024 Funding Sources Acknowledgment</b>	<input checked="" type="checkbox"/>
<b>Public Information</b>	<input checked="" type="checkbox"/>
<b>File Uploads</b>	Proposal Budget/Sources and Uses Request Rationale Documentation

## Project Cost Summary

<b><u>PROJECT CATEGORIES</u></b>	<b><u>PROJECT COSTS</u></b>
<b>PURCHASE LAND AND BUILDINGS</b>	
Acquisition – Land Portion	\$2,500,000.00
Acquisition – Building Portion	\$0.00
<b>SITE WORK</b>	
On-Site Work	\$350,000.00
Off-Site Work (i.e., streets, curbs, etc.)	\$400,000.00
<b>REHABILITATION / CONSTRUCTION</b>	
New Construction Costs - Flex Building	\$2,999,500.00
New Construction Costs - 32 Unit Apartment	\$5,600,000.00
Construction Contingency (10%)	\$859,950.00
Fees and Permits	\$93,495.00
<b>PROFESSIONAL FEES</b>	
Architect Fee – Design / Supervision	\$460,970.00
Engineering	\$100,000.00
Accounting / Real Estate Attorney	\$39,000.00
Appraisal, Market Study, Env. Report, Consulting, Cost Certification, etc.	\$200,000.00
Other Contingency (10%)	\$79,997.00
<b>DEVELOPER'S FEES</b>	
Developer's Fees	\$684,145.60
General Partner Fees	
<b>INTERIM COSTS</b>	
Construction Interest	
Construction Loan Fee	
Insurance, Title, etc.	\$46,747.50
Taxes, Performance Premium, etc.	\$93,495.00
<b>START-UP EXPENSES</b>	
Organizational Expense	
Marketing	\$93,495.00
<b>PROJECT RESERVES</b>	
Operating / Vacancy / Lease Up Reserves	\$429,975.00
<b>TOTAL</b>	<b>\$15,030,770.10</b>

Trade industry threat: Severe labor shortage of skilled trade professionals – less people are going into trades.

According to the Bureau of Labor Statistics, in the U.S. economy, there are about 36 million workforce entrants per year. Only 500,000 to 1 million entrants are trained through apprenticeships and continue into a trade career. At its peak, that's less than 1 percent.

Relating to the U.S. economy as an example, 2022 data shows there are an estimated 650,000 open construction jobs. Given that many governments have given the go-ahead for infrastructure projects, there is an opportunity as well as a critical component that is missing: trade professionals.

A model developed by Associated Builders and Contractors (ABC), a national organization representing nonunion construction interests. The construction industry will need to attract nearly 650,000 additional workers on top of the normal pace of hiring in 2022 to meet the demand for labor.

“ABC’s 2022 workforce shortage analysis sends a message loud and clear: **The construction industry desperately needs qualified, skilled craft professionals to build America,**” said Michael Bellaman, ABC president and CEO. “The Infrastructure Investment and Jobs Act passed in November and stimulus from COVID-19 relief will pump billions in new spending into our nation’s most critical infrastructure, and qualified craft professionals are essential to efficiently modernize roads, bridges, energy production and other projects across the country.”

ABC’s Chief Economist Anirban Basu added: “The workforce shortage is the most acute challenge facing the construction industry ... An added concern is the decline in the number of construction workers ages 25-54. This demographic fell 8% over the past decade.

In other words, without a massive increase in the number of younger workers, the problem will continue to worsen. However, the discussion cited so far concerns construction workers in general. “The scarcity of qualified skilled workers is an even more pressing issue,” said Basu. “The roughly 650,000 workers needed must quickly acquire specialized skills. With many industries outside of construction also competing for increasingly scarce labor, the industry must take drastic steps to meet future workforce demands.”

Translated into easily understandable terms, this means SKILLED trade workers are in even shorter supply than construction workers in general. It so happens that skilled trades like plumbing, HVAC and electrical also pay the highest wages. Moreover, these trades occupy the best jobs. There’s never been a better time to learn a skilled trade.

NEW BRITAIN, Conn., April 5, 2022 /PRNewswire/ -- Stanley Black & Decker ( NYSE: [SWK](#)) today released the results of its inaugural [Makers Index](#), an in-depth research study examining sentiment about skilled trade careers in the United States, specifically among young people and their parents, with the goal of better understanding some of the underlying causes of the skilled trade labor shortage.

➤ *Stanley Black & Decker convenes panel to discuss the state of the trades*

- *Most students think skilled trades are a good career option, but just 16% are very likely to consider it*
- *Young people underestimate the income potential for a skilled trade career; however, half of current skilled trade workers with less than 10 years' experience earned at least \$50,000 to start*



- *Most young people have outdated perceptions of the trades; 89% of workers said they work with cutting-edge technology and 94% say that their jobs are high in demand*
- *Fifty-eight percent of young people have never talked meaningfully to a skilled trades professional about career opportunities*

# Grant Application

Row 200

<b>Organization Name (if applicable)</b>	EPIC for Girls
<b>Physical Address</b>	1402 Jones Street, Suite 203 Omaha, NE 68102
<b>Mailing Address</b>	117 North 32nd Avenue, Suite 202 Omaha, NE 68131
<b>Website</b>	<a href="http://www.epicforgirls.org">www.epicforgirls.org</a>
<b>Social Media Accounts</b>	Twitter @EPIC_4_Girls Facebook @EqualPlayforAllGirls Instagram @epicgirls_org
<b>Name</b>	Kimberly Thomas
<b>Title</b>	Executive Director
<b>Email Address</b>	Kimberly@epicgirls.org
<b>Phone</b>	+1 (402) 320-1822
<b>Team</b>	Yes
	Dahlia Lloyd, Board President; Monique Farmer, President-elect; Tahnee Markussen, Secretary; Sara Going, Treasurer; Nichole Tiggs, Member; Rosey Higgs, Member; Sharon Lockridge, Member
<b>Organizational Chart</b>	EPIC for Girls is limited to one employee right now and has a board of seven.
<b>Other Completed Projects and/or Accomplishments</b>	EPIC for Girls has provided over \$270,000 in grants to North and South Omaha sports programs serving young girls of color. EPIC's board is all female and 75% people of color.
<b>Proposal Title</b>	EPIC Fieldhouse
<b>Total Budget (\$)</b>	\$15,000,000.00
<b>LB1024 Grant Funding Request (\$)</b>	\$15,000,000.00
<b>Proposal Type</b>	Capital project
<b>Brief Proposal Summary</b>	THIS PROPOSAL IS OPEN FOR PARTNERSHIP WITH ANOTHER COMMUNITY ORGANIZATION. IT WAS A COMPLETE PROPOSAL 12 MONTHS AGO, BUT STALLED FOR FUNDING REASONS. PLANS PROVIDED REFLECT THE PROJECT AS A SEPERATE ENTITY. Equal Play: Inspiring Confidence for Girls respectfully requests your consideration of a gift to support the development of a multipurpose sports facility designated primarily for girls'

athletics and community use in the North Omaha community. The total cost of the project is estimated at between \$12-\$16 million, which has an estimated project timeline of 18-24 months. This athletic facility will be the first of its kind across the country to offer programming specifically designed to attract and retain women and girls of color in athletics. The development will meet the need for a safe place to play for multiple nonprofits currently providing opportunities for girls in athletics in the area, serve as an activity hub in the heart of the Highlander community, and host youth sports camps, tournaments, and events. The site for the EPIC Athletic Facility is located on land owned by Seventy-Five North, located on north 30th Street and Parker Street. The property was formerly known as and used by the Freedom Worship Center. Seventy-Five North and EPIC have entered into a long-term lease agreement and are committed to seeing this project come to fruition. The project fits within the vision and needs of the Highlander community. Because some of the initial work for the EPIC Fieldhouse was initiated nearly two years ago, it is unclear (at the time of writing) if the Freedom Worship Center is still available.

<b>Timeline</b>	The initial timeline was roughly 18-24 months, with an opening in April of 2023. Since the project was placed on hold, an expected completion date has not been reestablished.
<b>Percentage completed by July 2025</b>	100%
<b>Funding Goals</b>	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
<b>Community Needs</b>	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
<b>"other" explanation</b>	
<b>Proposal Description and Needs Alignment</b>	The EPIC Fieldhouse specifically addresses the identified community needs by creating a space for education, civic and recreational uses. Further, the EPIC Fieldhouse will have long-standing impacts on the quality of life for individuals (not only young girls) in the North Omaha community. Community partnerships have always been an integral part of the success of Omaha's philanthropic endeavors. Participation in the revitalization of this North Omaha property, in conjunction with Seventy-Five North's long-term vision for a healthy, engaging, and vibrant community will have an impact that will resonate for years to come. Investment in a safe place to play for girls' athletics, including basketball, volleyball, track, soccer, and softball facilities, will create a home for sports programs from the grassroots, competitive, and high school levels. Community goals and objectives to be met through the design and facility

program are: Create a safe place for female athletic programs from the recreational to competitive levels, Promote and provide a place for community members to incorporate healthy living into their daily lifestyle, Unify multiple sports organizations focused on women and girls under one roof, Elevate the Highlander community connection and offerings, Attract visitors from across the city for events and/or tournament play.

---

**Visioning Workshop Findings Alignment**

The visioning workshop identified several gaps that currently exist in the North Omaha community that the EPIC Fieldhouse will target to remedy: Redevelopment of existing property, Address safety issues for the community by providing community space and activities for young women and girls who often become disengaged or discouraged at the lack of available and safe places to play, Create job opportunities for community members in entry-level and high-paying positions.

---

**Priorities Alignment**

The EPIC Fieldhouse aligns with LB1024's strategic priorities by: \*Being a one-of-a-kind that solely focuses on girls' sports, the facility will replace a deteriorating building. It will level the playing field for young women of color in North Omaha by having access to safe playing spaces, like their peers in West Omaha. \*North Omaha's presence will be elevated locally, regionally, and nationally as the facility will attract visitors/competitors for sporting events. \*It will provide a space for North Omaha residents to improve/increase physical activity further improving health outcomes. \*Increase in job opportunities for entry-level and high-paying leadership positions in the community. Communities that are physically active are proven to have residents that smoke less and have lower rates of obesity, high blood pressure, and heart disease. Specifically, when girls are provided accessible opportunities to participate in sports, there is a link to greater academic achievements, higher graduation rates, higher self-esteem, and lower rates of pregnancy rates and STDs. Athletics provide students with an environment to develop teamwork, leadership, sportsmanship, and risk-taking. While sport is embedded into the culture of boys from a young age, girls often miss opportunities to foster these skill sets. This is reflected later in life when examining gaps in pay, negotiation skills, and leadership positions. It has been proven that 95% of female CEOs played sports growing up.

---

**Economic Impact**

It is anticipated that the EPIC field house will employ younger and entry-level staff to monitor the facility and perform functions where a degree or advanced training is not required (janitorial, snack area, front desk, etc.) and then an additional 10 management and leadership positions consisting of facility manager, event manager, site supervisor, IT manager, marketing & development manager, research & evaluation manager, CFO, COO, CPO, and CEO. Additionally, it is our intention to have space for nonprofit partners to exist in the facility.

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15-20

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Unknown- it would be our hope that innovative programming and training programs could evolve from this venture. For example, a pilot program to train-up young women of color to fill the pipeline for referees.

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\$15-60/hr.

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This is not fully thought out yet, but the response above, EPIC could create pipelines for sporting careers that are currently experiencing personnel shortages. Another example would be internship programs for future physical therapists or athletic trainers. We believe the opportunities are endless. We also believe this venture could be partnered with another initiative(s) in North Omaha for greater impact and cost saving.

---

**Community Benefit** Communities that are physically active are proven to have residents that smoke less and have lower rates of obesity, high blood pressure, and heart disease. Specifically, when girls are provided accessible opportunities to participate in sports, there is a link to greater academic achievements, higher graduation rates, higher self-esteem, and lower rates of pregnancy rates and STDs. Athletics provide students with an environment to develop teamwork, leadership, sportsmanship, and risk-taking. While sport is embedded into the culture of boys from a young age, girls often miss opportunities to foster these skill sets. This is reflected later in life when examining gaps in pay, negotiation skills, and leadership positions. It has been proven that 95% of female CEOs played sports growing up.

---

A project that positively contributes to the improved health outcomes of the community, will reap its benefits for years to come.

---

**Best Practices/Innovation** The EPIC Fieldhouse is one-of-a-kind and we know that girls, primarily girls of color, leave the world of sports at an alarming rate as they enter high school. Keeping girls (and community members) connected to their community, involved in activities, gaining positive experiences of being involved in sport will pay dividends well into the future. Please see Community Benefits above.

---

**Outcome Measurement** Improved health outcomes, increased graduation rates, lower teen pregnancy, higher self-esteem, and decrease in risky behaviors. Research also shows that 95% of CEOs played organized sports.

---

It is the intention of EPIC for Girls to onboard a Research & Evaluation team member, along with the tools for our community partners to utilize in measuring impact of their programs and the fieldhouse.

---

It is unknown at this time.

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**Partnerships** Yes

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EPIC for Girls currently funds 15 partner agencies providing sport to girls in North and South Omaha. We do not currently have any formal partners. We are open to creating a partnership for this project and expanding the service delivery component for the community.

---

None- we offer grant agreements for funded partners. Moving forward, we believe there will be opportunities for MOUs to be included as we create space for other nonprofit organizations that will compliment the delivery of services in the North Omaha Community.

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<b>Displacement</b>	No
<b>Displacement explanation</b>	
<b>Physical Location</b>	It is not clear if this site is available currently. This location was available last year when discussions were much more progressed. The site for the EPIC Athletic Facility is located on land owned by Seventy Five North, located on north 30th Street and Parker Street. The property was formerly known as and used by the Freedom Worship Center. Seventy Five North and EPIC have entered into a long-term lease agreement and are committed to seeing this project come to fruition.
<b>Qualified Census Tract</b>	Within one or more QCTs
<b>Additional Location Documents</b>	Unsure
<b>Property Zoning</b>	Yes
<b>Is the project connected to utilities?</b>	
	Yes
	Yes
<b>Design, Estimating, and Bidding</b>	Yes
	Yes
<b>General Contractor</b>	No
<b>Request Rationale</b>	Please see attachments completed last year as an independent project.
<b>Grant Funds Usage</b>	Capital
<b>Proposal Financial Sustainability</b>	No
	The EPIC Fieldhouse will have ongoing operating expenses that will require a blended revenue stream of earned income, individual contributions and grant funds.
<b>Funding Sources</b>	EPIC for Girls has had some initial interest from the Lozier Foundation, Sherwood Foundation and the Scott Foundation. It is not clear if they are still interested or able to provide funding for the capital project. EPIC for Girls currently receives operating funding from each of these funders. A comprehensive

fundraising plan will be established once the project is awarded for ongoing funding and diversification.

---

We will not be able to proceed with the project unless there are committed funds from LB1024.

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We will not be able to proceed with the project unless there are committed funds from LB1024.

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**Scalability**

Perhaps, if the project was joined with another nonprofit or organization in the community.

---

unknown

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**Financial Commitment**

EPIC for Girls commits to raising the annual operating costs and developing an earned income structure (see attached).

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**ARPA Compliance Acknowledgment**



**ARPA Reporting and Monitoring Process Acknowledgment**



**LB1024 Funding Sources Acknowledgment**



**Public Information**



**File Uploads**

Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

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Exhibit A  
 Fee for Services  
**Architectural and Engineering**

Please fill out list below based on criteria outlined in Section II

BASE CONTRACT

Provide a lump sum amount based on the duration of the project for services provide below

Schematic Design Phase (% of Fee)	\$ <u>109,404</u>	<u>15</u> %
Design Development Phase (% of Fee)	\$ <u>145,873</u>	<u>20</u> %
Construction Document Phase (% of Fee)	\$ <u>218,810</u>	<u>30</u> %
Bid Negotiation Phase (% of Fee)	\$ <u>36,468</u>	<u>5</u> %
Construction Administration Phase (% of Fee)	\$ <u>218,810</u>	<u>30</u> %
<b>TOTAL Fixed Fee</b>	\$ <u>729,365</u>	<b>100%</b>
<b>TOTAL Fixed Fee as % of Estimated Construction Total Costs</b>	<u>6.5</u> %	<b>of 11,221,000</b>

Additional Services Rate / Hour *(provide flat hourly rate chart by individual if applicable)* \$ see attached hourly rate schedule



Effective January 1, 2021\*

**standard hourly rate schedule**

<b>TITLE</b>	<b>RATE/HOUR</b>
Principal .....	\$250.00
Principal .....	\$220.00
Principal Emeritus.....	\$250.00
Architect.....	\$200.00
Architect.....	\$180.00
Architect.....	\$165.00
Architect.....	\$155.00
Architect.....	\$135.00
Architect.....	\$125.00
Architectural Intern .....	\$135.00
Architectural Intern .....	\$120.00
Architectural Intern .....	\$100.00
Architectural Technician .....	\$120.00
Landscape Architect .....	\$180.00
Landscape Architect .....	\$165.00
Landscape Architect .....	\$155.00
Landscape Architect .....	\$135.00
Landscape Architect .....	\$120.00
Landscape Architect .....	\$100.00
Landscape Architectural Intern .....	\$100.00
Water Resource Engineer.....	\$190.00
Conservation and Community Outreach Specialist.....	\$135.00
Professional Engineer .....	\$220.00
Engineering Technician.....	\$120.00
Interior Designer .....	\$165.00
Interior Designer .....	\$135.00
Interior Designer .....	\$100.00
Lighting Designer.....	\$220.00
Lighting Designer.....	\$120.00
Artist .....	\$135.00
Artist .....	\$100.00
Artist .....	\$90.00
Multi Media Designer .....	\$155.00
Multi Media Designer .....	\$100.00
Videographer .....	\$120.00
Client Development Director .....	\$165.00
Marketing Coordinator .....	\$135.00
Project Administrator .....	\$190.00
Project Manager .....	\$120.00
Project Manager .....	\$90.00
Project Coordinator .....	\$90.00
Office Administrator .....	\$90.00
Office Coordinator.....	\$90.00

\*Current hourly rates may be adjusted annually on January 1 of each year.

## consultant team hourly rate schedules

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Title.....	Rate/Hour
Principal .....	\$180.00
Professional Engineer .....	\$155.00
Engineer I / Senior Designer .....	\$130.00
Engineer II.....	\$120.00
Designer I .....	\$120.00
Designer II.....	\$110.00
Construction Manager.....	\$120.00
Engineering Technician I .....	\$100.00
Engineering Technician II.....	\$95.00
Engineering Technician III.....	\$90.00
Administrative Staff .....	\$75.00



Title.....	Rate/Hour
Civil Principal .....	\$170.00
Civil Senior Engineer.....	\$165.00
Civil Staff Engineer PE .....	\$110.00
Civil Technician Senior .....	\$80.00 - \$85.00
Civil Technician Staff .....	\$50.00 - \$70.00
Structural Principal.....	\$175.00
Sr. Structural Engineer .....	\$145.00
Staff Structural Engineer .....	\$100.00 - \$125.00
Structural Technician .....	\$85.00 - \$110.00

### ***STECKER- HARMSSEN, INC.***

Title.....	Rate/Hour
Cost Consultant .....	\$100.00

## MEMBERS OF THE SELECTION COMMITTEE:

### EPIC Field House - Omaha, Nebraska

November 18, 2021

Dear Ms. Truckenbrod and Members of the Selection Committee,

EPIC Field House will be an incredible asset to the community in Omaha. **We are pleased to present this team and our credentials for your consideration.**

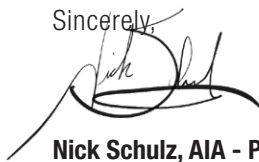
RDG Planning & Design offers over 30 years of experience planning and designing sports and recreation facilities across the country. **We have designed, planned or programmed over 200 sports projects, including over 40 community recreation facilities.**

Our skilled team brings the following important attributes to Tetrad and this project:

- Extensive experience and **knowledge of this project type and specifically this project.**
- **Creative thinkers and skilled problem solvers** to maximize your dollars while delivering an amazing project.
- **Deep knowledge about community sports facilities**, and how they serve community members of all ages!
- Strong **participatory planning, facilitation, engagement, and consensus building skills** for diverse committees.
- Extensive **project management and documentation expertise** that minimize changes and keep projects on time and on budget.
- A **collaborative team philosophy**, appreciating the strengths each participant brings to the team.

We are excited to work with you to realize this vision for the community. We appreciate your time and consideration in reviewing this submittal and encourage you to contact me directly with any questions. We look forward to hearing from you soon!

Sincerely,



**Nick Schulz, AIA - Project Administrator, Point of Contact**

RDG Planning & Design, 1302 Howard St, Omaha, NE 68102

[nschulz@rdgusa.com](mailto:nschulz@rdgusa.com)



# GENERAL INFORMATION



## #86 of 300

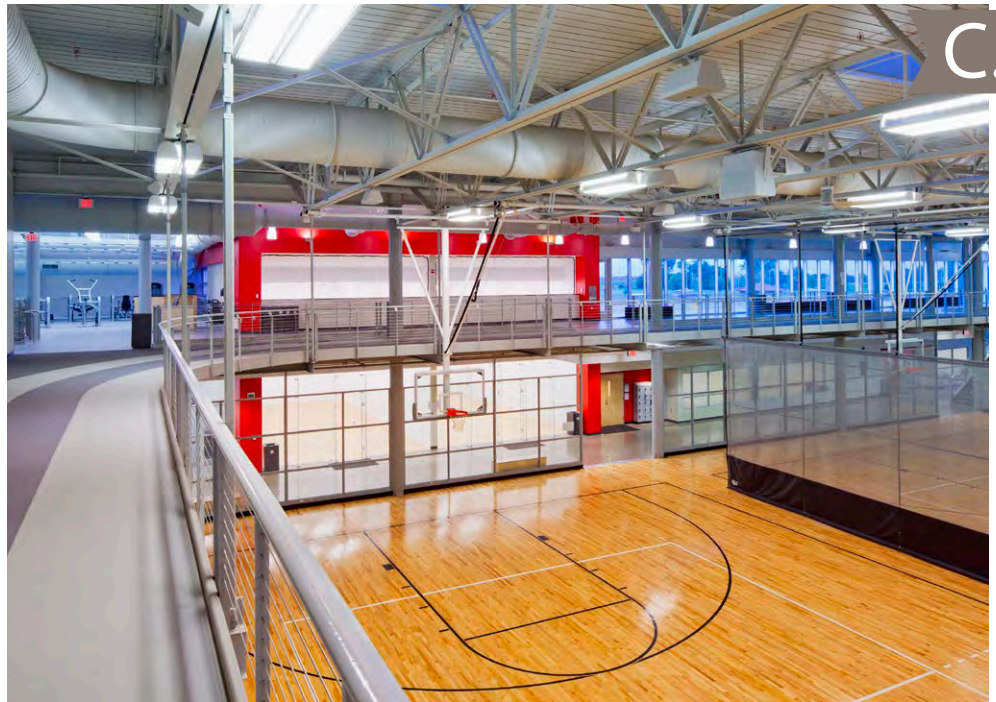
TOP 300 ARCHITECTURE FIRMS  
*Architectural Record - 2021*

## #14 of 100

TOP 100 SPORTS FACILITIES SECTOR ARCHITECTURE AND AE FIRMS FOR 2020  
*Building Design + Construction - 2020*

## Employees by Discipline

Administrative .....	30
Architects.....	55
Architectural Interns .....	11
Artists.....	4
Construction Admin .....	4
Engineers .....	1
Graphic Designers.....	6
Info Technology.....	5
Interior Designers .....	25
Landscape Architects .....	17
Landscape Arch Interns .....	4
Lighting Designers.....	3
Planners.....	2
Technical .....	4
Urban Planners .....	7
<b>Total Employees .....</b>	<b>178</b>
Licensed Professionals.....	78



## ABOUT RDG (Ownership Structure: C corporation)

RDG Planning & Design is a nationally recognized, interdisciplinary firm offering professional services in architecture, landscape architecture, interior design, lighting design, strategic planning, urban and comprehensive planning and design, graphic design, engineering and integrated and public art. We've been collaborating with clients as a global enterprise to create meaning together since 1965.

With more than 50 years of dedicated success, six locations, 170+ employee and work in 48 states, RDG has the resources of a large, national firm, but with the personal touch of a locally-owned and operated enterprise. Our commitment to communication and technology allows us to engage our clients anywhere they may be from our offices in Colorado, Iowa, Missouri and Nebraska. We're free from boundaries and able to work on a regional, national or global scale, and our interdisciplinary approach allows us to integrate our broad areas of expertise to any given endeavor.

### Create.

Creation is a result of every interaction with our clients and those they serve. Ultimately, we help create lasting relationships between people and the places they live and love.

### Meaning.

We find meaning in relationships, and in people and the deep connections they have to their environments. When we find meaning, we achieve a deeper understanding of how to create the very best spaces to work, live, and play.

### Together.

The most important member of our team is you. You know your needs better than anyone else, and you're the advocate for the effort because you'll love and care for your space long after we celebrate its completion.



## RDG Planning & Design

Architecture, Interior Design, Landscape Architecture,  
Lighting Design, Experiential Graphics



**Nick Schulz, AIA - NE#A4132**  
*Project Administrator, Point of Contact*



**Brad Rodenburg, AIA, LEED AP, WELL AP**  
*Project Manager*



**Blaine Perau, AIA**  
*Project Designer*



**Jason Blome, PLA, ASLA, LEED AP**  
*Landscape Architect*



**Matt Fors, AIA**  
*Project Architect*



**Marty Miller, AIA, LEED AP, CDT**  
*Quality Control*



**Justin Monroe**  
*Construction Administration*



**Collin Barnes, IIDA, LEED AP ID+C**  
*Interior Designer*



**David Raver, IALD, MIES, MFA**  
*Lighting Designer*



**Mindy Alvarez**  
*Experiential Graphic Designer*

## SUB-CONSULTANTS

### Thompson, Dreesen & Dorner (TD2)

Civil Engineering, Structural Engineering



**Scott Loos, PE - NE#E-8724**  
*Civil Engineer, Sr. Project Engineer*



**Ka P. Squire, III, PE, SE - NE#E-5522**  
*Structural Engineer, Principal*



**Kelley Clouse, SE - NE#E-17456**  
*Sr. Structural Engineer*

### Engineering Technologies Inc (ETI)

Mechanical, Electrical, Plumbing Engineering



**Martin D. Kasl, PE, LEED AP - NE#E-8264**  
*Mechanical Engineer, Principal*



**Shane M. Hoss, PE, RCDD - NE#E-12966**  
*Electrical Engineer, Principal*

### Stecker-Harmsen, Inc.

Cost Estimating



**Lee Harmsen**  
*Cost Estimator*



# RELEVANT FIRM EXPERIENCE

With four decades of experience in this market sector in consulting, design, and planning sports facilities, our sports studio is regularly recognized for project excellence. **RDG has designed, planned or programmed over 200 sports facilities and will provide a high level of specialized expertise, capabilities, and technical competence for the EPIC Field House.**

Beyond the three projects that follow, please consider these additional relevant projects in progress or completed by RDG in the last five years.



C.2.

## WELLNESS AND RECREATION CENTER

St. Ambrose University | Davenport, Iowa

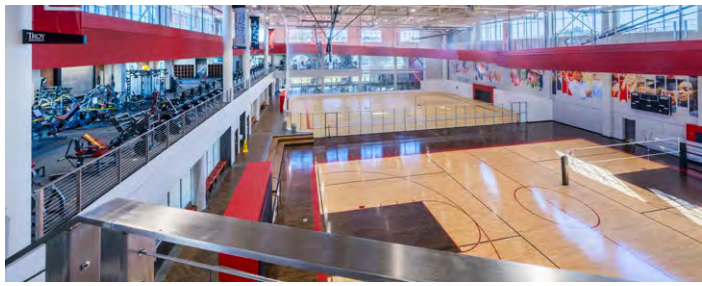
- **Completion:** September 2017



## KEARNEY INDOOR SPORTS COMPLEX

Kearney, NE - Planning

- **Planning Completion:** October 2021



## TROJAN FITNESS AND WELLNESS CENTER

Troy University | Troy, Alabama

- **Completion:** January 2020



## DONOHOE FIRST DAKOTA FIELDHOUSE

Mount Marty University | Yankton, South Dakota

- **Completion:** July 2020



## NORTH CAMPUS REC BUILDING RENO

University of Michigan | Ann Arbor, Michigan

- **Completion:** August 2018



## WELLBEING CENTER

Wake Forest University | Winston-Salem, North Carolina

- **Completion:** March 2018



## WELLNESS CENTER

Montana State University | Bozeman, MT

- **Completion:** August 2023



# FOREST COUNTY POTAWATOMI COMMUNITY CENTER

Forest County Potawatomi Community | Crandon, Wisconsin

Beautifully nestled in a 5,000-acre wood, this dynamic facility is the epicenter of physical and wellness activity for the entire Potawatomi community. RDG's team worked closely with tribal leaders to develop a design that is both culturally significant and programmatically appropriate, weaving natural imagery into the building's interior and exterior elements. The exterior design draws inspiration from the form of an eagle, an animal that carries special importance within the Potawatomi community. Created to serve passive and active programs, both indoors and out, the facility is a beacon to this region and all the people who use it. Whether serving family recreation, the respected elders, or serving as an active learning environment, the diversity of spaces yields high potential. It is additionally designed to well serve regular large gatherings of the Forest County Potawatomi tribe, including their annual Pow Wow that draws thousands to the facility.

## Metrics

**Schedule:** Design Began: February 2018; Ground Blessing: May 28, 2019; Construction Start: June 2019; Occupancy Date: August 2021

**Construction Costs:** Budget: \$56,459,395; GMP: \$56,459,395; Final: \$56,459,395

**Size:** 108,000 SF

## Reference

Tom Boelter, Director of Education  
 5416 Everybody's Road  
 Crandon, Wisconsin 54520  
 (715) 478-7200  
[tom.boelter@fcpotawatomi-nsn.gov](mailto:tom.boelter@fcpotawatomi-nsn.gov)

**Project Relevancy:** • Fieldhouse - Wood Floor • Fieldhouse - Synthetic Turf • Lobby/Community Room • Commercial Kitchen • Cardio Fitness • Locker Rooms • Family Locker Rooms • Customer Service Desk • Conference Room • Administrative Office Suite



# KEARNEY COMMUNITY TENNIS FACILITY

Kearney, Nebraska

The new Kearney Community Tennis Facility faces a unique site challenge. With major thoroughfares surrounding all four sides of the site, the building must be visually impactful all around. The community tennis facility utilizes common exterior materials and uniquely combines them to create visual highlights in key areas including: different types of exterior metal panels, stone-clad insulated pre-cast panels and glass. Future site improvements will include multi-use playing fields to the west, six outdoor tennis courts north of the tennis building and additional landscaping and plaza spaces north of the future tennis courts.s.

## Metrics

**Schedule:** Design Began: Jan 2020; Construction Start: Dec 2020; Occupancy Date: Feb 2022

**Construction Costs:** Contract: \$7,250,100; Change Orders & Written Amendments: \$30,534; Current Contract Price: \$7,280,634

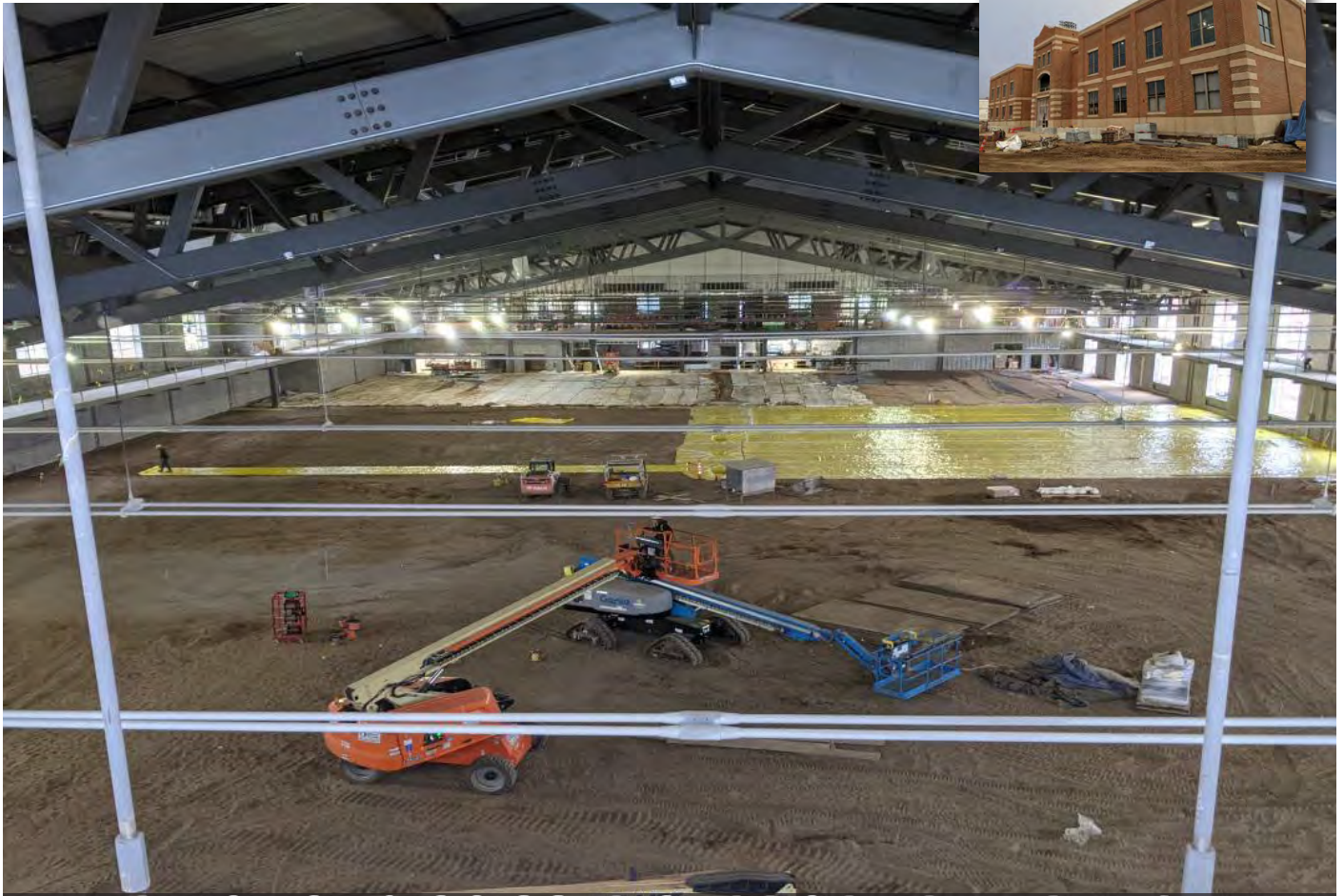
**Size:** 61,365 SF

## Reference

Eric Hellriegel, Assistant Director  
 City of Kearney Parks & Recreation  
 2005 1st Avenue, PO Box 1180  
 Kearney, Nebraska 68848-1180  
 (308) 233-3230  
 ehellriegel@kearneygov.org

**Project Relevancy:** • Six Tennis Courts • Spectator Lounge for 240 • Lobby • Restrooms • Family Changing • Mother's Room • Parks & Recreation Staff Office Suite





# FIELDHOUSE & SOCCER SUPPORT BUILDING

University of Wisconsin La Crosse | La Crosse, Wisconsin

This project provides much needed space the University's growing athletic, recreation, and academic programs. Highly compatible with the desirable aesthetic of campus architecture and the recent stadium, and approved in a student referendum that brought out 36% of the eligible student voters, this fieldhouse and tennis facility greatly augment the University's multi-function facility assets. Program spaces include a 200M track and field area, 4 tennis courts, badminton, volleyball, batting cages, golf practice, archery, jogging track, team meeting rooms, locker rooms, and storage areas.

## Metrics

**Schedule:** Planning Completion: Mar 2018; Design Began: Sep 2018; Construction: Sep 2020; Occupancy: Dec 2022

**Construction Costs:** Original Contract: \$29,545,222; Change Orders (\$607,682) & Owner Added Scope (\$650,000) : \$1,257,682, Current Contract Sum: \$30,802,904

**Size:** 137,910 SF

## Reference

Scott Schumacher, Director of Planning & Construction  
 1725 State Street  
 La Crosse, WI 54601  
 Tel: 608.785.8916  
 sschumacher@uwlax.edu

**Project Relevancy:** • Field House supporting Track & Field, 4 Tennis Courts, Badminton, Volleyball, Batting Cages, Golf Practice and Archery • Team Locker Rooms • Fitness Areas • Team Meeting Rooms • Multi-Purpose Room • Storage • Lobby

# UNDERSTANDING OF THE PROJECT

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The ability to find adequate gym space for the youth of Omaha has become increasingly difficult as more and more groups look to find options for their kids. Equal Play Inspiring Confidence (EPIC) is ready to meet these needs in a big way with the creation of a new Indoor Field House to serve the girls and young women of North Omaha. This facility will transform the neighborhood and provide a significant economic impact to the area by revitalizing this existing site.

The three courts will provide opportunities for daily practices and games/matches and also the ability to host tournaments and other large events to further grow the mission of EPIC. The exercise and the community rooms further expand the capabilities of this facility in various ways by creating spaces that can be used for classes, yoga, dance and events including fund raisers and other social gatherings. The support and administrative functions complete the program and ensure that all spaces are properly managed and taken care of.

As part of the schematic design phase we will validate the program to confirm correct count and space allocation, and how the program begins to align with the overall budget at this early stage of the design process.

This project not only will change the community, but more importantly change the lives of so many girls and young women by providing the access to resources that they may not otherwise have had access to in the area of youth sports and mentoring in Omaha. This facility will level the playing field when compared to those of their male counterparts and provide an opportunity for girls and young women to participate in sports and further develop critical life skills that are acquired by being part of a youth sports team.



# REFERENCES



**Tom Boelter**  
**Director of Education**

**Forest County Potawatomi  
Community Center**

Forest County Potawatomi  
5416 Everybody's Road  
Crandon, Wisconsin 54520  
Tel: (715) 478-7200  
Tom.Boelter@fcpotawatomi-nsn.gov

- **Team:** Blaine Perau, Jason Blome, Mindy Alvarez

**Eric Hellriegel**  
**Assistant City Manager**

**Kearney Community Tennis  
Facility**

City of Kearney Parks & Recreation  
2005 1st Avenue, PO Box 1180  
Kearney, Nebraska 68848-1180  
(308) 233-3230  
ehellriegel@kearneygov.org

- **Team:** Nick Schulz, Brad Rodenburg, Blaine Perau, Jason Blome, Matt Fors, Marty Miller, Justin Monroe, Collin Barnes, Martin Kasl, Shane Hoss, Kip Squire, Kelley Clouse

**Scott Schumacher**  
**Assistant Campus Planner**

**New Student Fieldhouse & Soccer  
Support Facility**

University of Wisconsin La Crosse  
1725 State Street  
La Crosse, Wisconsin 54601  
(608) 785-8916  
sschumacher@uwlax.edu

- **Team:** Brad Rodenburg, Jason Blome, Marty Miller

“

*Migweth (Thank You) to RDG for your dedicated work. I had spent two years with a dream of developing an inspirational community center like the one you have designed for us. From the infancy of this project your firm provided good medicine (direction) to all of us . . . To me, it was such a natural way of working together.*

**Tom Boelter, FCPC Director of Education**



# CAPACITY

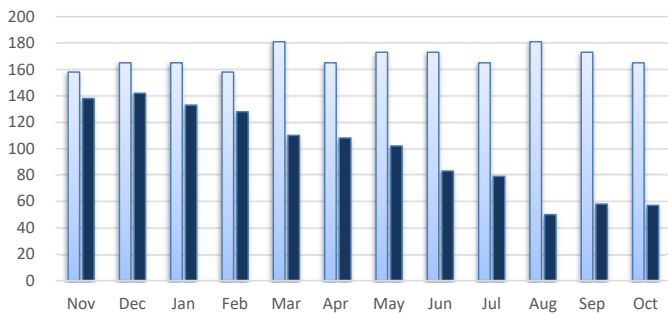
As the following information shows we have the staffing and capacity to meet your project schedule, now and into subsequent phases.

We utilize an RDG-created (and now patented!) staffing system that tracks all projects, the remaining hours of work effort, all staff involved, and tasks to be completed. This labor and schedule-based tool allows us to protect workload of all staff, and it keeps us from overpromising our services. It affords us important accuracy in our schedule commitments.

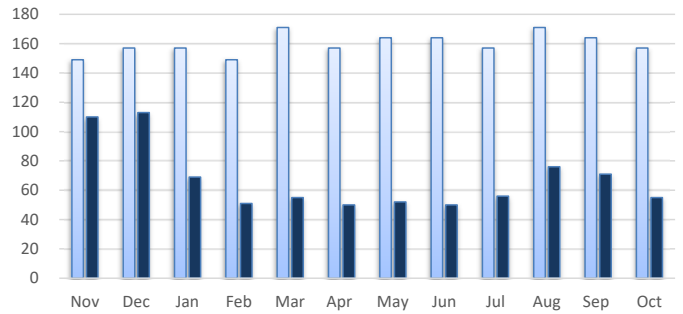
These graphs depict overall availability of the primary members of our team, looking out over the months ahead.

■ AVAILABLE  
■ SCHEDULED

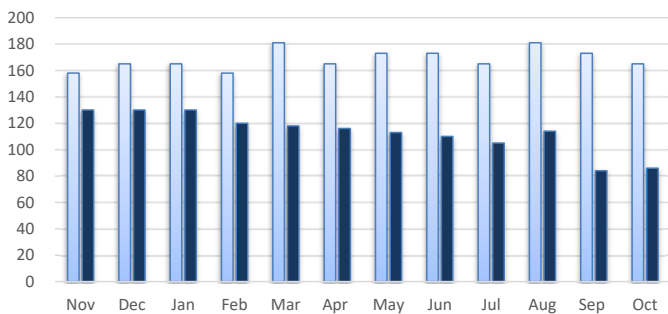
**Nick Schulz, AIA** Project Admin, Point of Contact



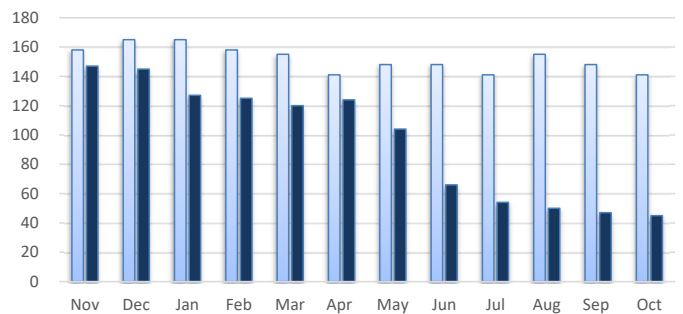
**Jason Blome, PLA, LEED AP** Landscape Architect



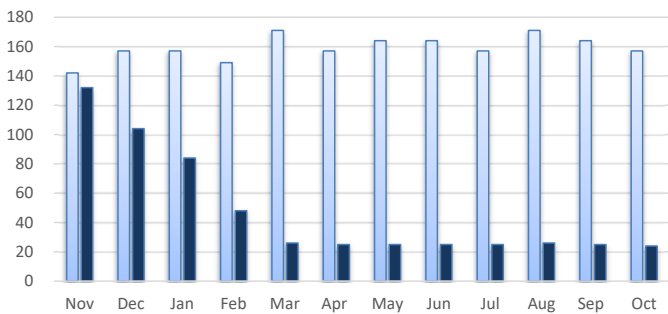
**Brad Rodenburg, AIA, LEED AP, WELL AP** Proj. Manager



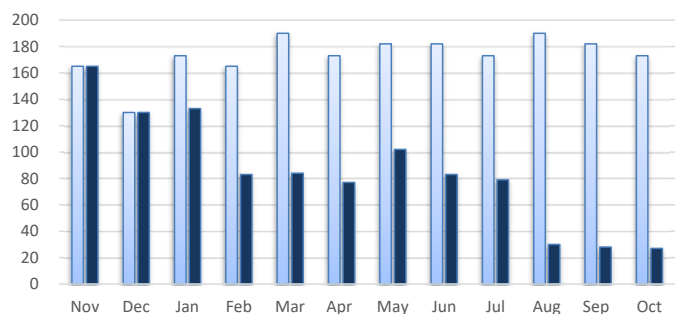
**Marty Miller, AIA, LEED AP, CDT** Quality Control



**Blaine Perau, AIA** Project Designer



**Justin Monroe** Construction Administrator



# LITIGATION

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## 2020

### **Burlington Community School District - Aldo Leopold School**

Burlington Community School District v. Carl A. Nelson & Company and RDG IA Inc

Burlington Community School District filed suit against the contractor and architect of record related to alleged water intrusion at certain isolated locations in Aldo Leopold School. The project that is the subject of this litigation achieved substantial completion in 2010, and suit was not filed until 2020. RDG contests any liability, and believes any alleged defects are construction related, or due to a failure to maintain. RDG also believes the claims are barred by the applicable statute of limitations.

## 2017

### **University of Oregon - Student Recreation Center**

G.A. Bovero Tile & Marble, Inc. v. Howard S. Wright Constructors, L.P., et al.

RDG is one of several third-party defendants in a lawsuit filed by G.A. Bovero Tile & Marble against the contractor, architect of record, and various insurance companies related to non-payment for services. RDG contests any liability. RDG's design documents specified a water-proof membrane at locations in question, deconstruction revealed no membrane was installed, and architect of record was responsible for construction observation. RDG's contribution was \$20,000; 2.7% of the \$749,999 total settlement.

## 2016

### **English Valley Community School District**

Employers Mutual Casualty Company v. RDG IA Inc, et al.

RDG is one of several defendants in a subrogation lawsuit filed by Employers Mutual against the contractor, bleacher subcontractor, and architect of record related to an injury suffered during a fall allegedly caused by a missing bleacher railing. RDG contests any liability. RDG's design documents specified a railing at the location of the fall, and the construction observation documents identified that the railing needed to be installed. RDG's contribution was \$7,500; 37.5% of the \$20,000 total settlement.

## 2013

### **City of West Des Moines – Raccoon River Fishing Pier**

West Des Moines, Iowa v. Stanley Consultants, et al.

RDG was one of several defendants in a lawsuit filed by West Des Moines against the engineer of record, contractor and landscape architect related to the failure of a fishing pier. RDG's scope was limited to landscape architecture. The matter was settled at mediation without any admission of liability, and case dismissed with prejudice. RDG's contribution was \$58,333; 23.3% of the \$250,000 total settlement.

## 2012

### **Florida International University**

The Florida International University Board of Trustees v. T&G Corporation

RDG, as part of a joint venture with Borrelli & Partners, is a fourth-party defendant in a suit filed by the Owner against the contractor related to window system installation and performance. RDG's scope was interior architecture and did not include window system selection, design, detailing, or construction observation. RDG had no responsibility for the problem and made no contribution to the settlement arrived at during mediation.

## 2011

### **Polk County - Iowa Events Center**

Polk County, Iowa vs. Populous, Inc. f/k/a HOK Sport, Inc., et al.

RDG was a third-party defendant in a suit filed by the Owner against the architect of record related to the value of change orders, fees charged, and construction delays. RDG's scope was interior architecture only with limited related change orders. The matter was settled at mediation and case dismissed.

## 2011

### **West Des Moines School – Hillside Elementary**

West Des Moines Community School District vs. The Weitz Company, LLC, et al.

RDG is party to a suit filed by the Owner against the construction manager, program manager, contractors, subcontractors, and architect related to the window system, roof details, and mechanical system (designed by others). The matter was settled at mediation and case dismissed.



# TEAM EXPERIENCE & QUALIFICATIONS

**Nick Schulz, AIA** Project Admin, Point of Contact

Nick is a Senior Partner at RDG and typically serves as either Project Administrator or Project Manager on architectural projects. He was Project Manager for the Kearney Community Tennis Facility.

**Brad Rodenburg, AIA, LEED AP, WELL AP** Proj. Manager

A Partner at RDG, Brad serves as Project Manager or Project Architect on architectural projects. He was Project Architect for the Kearney Community Tennis Facility and Project Manager for the University of Wisconsin La Crosse Fieldhouse.

**Blaine Perau, AIA** Project Designer

A Partner at RDG, Blaine serves as Project Designer on architectural projects. He was Project Designer for the Kearney Community Tennis Facility and the Forest County Potawatomi Community Center.

**Jason Blome, PLA, ASLA, LEED AP** Landscape Architect

A Senior Partner at RDG, Jason serves as Project Manager landscape architectural and turf projects. He was Landscape Architect for the Kearney Community Tennis Facility and consulted for the Forest County Potawatomi Community Center.

**Matt Fors, AIA** Project Architect

Matt is a licensed architect in the Sports Studio at RDG. He served as an architect and detailer on the Kearney Community Tennis Facility project.

**Marty Miller, AIA, LEED AP, CDT** Quality Control

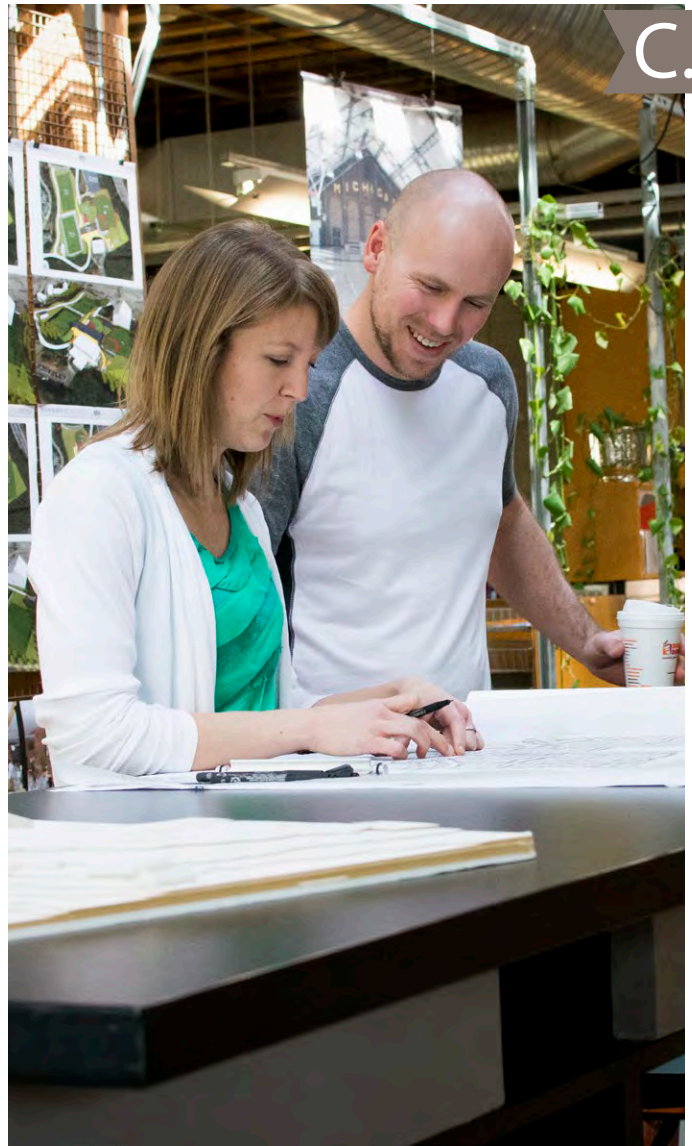
A Partner at RDG, Marty serves as Project Manager or Quality Control Manager on sports studio architectural projects. He was Quality Control Manager for the Kearney Community Tennis Facility and the University of Wisconsin La Crosse Fieldhouse.

**Justin Monroe** Construction Administrator

Justin is a Construction Administrator at RDG with over 11 years construction experience as a General Contractor. He is the Construction Administrator for the Kearney Community Tennis Facility.

**Collin Barnes, IIDA, LEED AP** Interior Designer

Collin is a Senior Partner at RDG and she served as Interior Designer for the Kearney Community Tennis Facility.



*see chart on page 17 for additional team experience and qualifications*

## Create. Meaning. Together

**We approach every project with the expectation that our collaborative processes will result in creating meaningful physical environments together.** Our team constantly strives for design excellence through the physical space we build, but more importantly we measure our success by exceeding the functional, fiscal, and implied goals of every project.

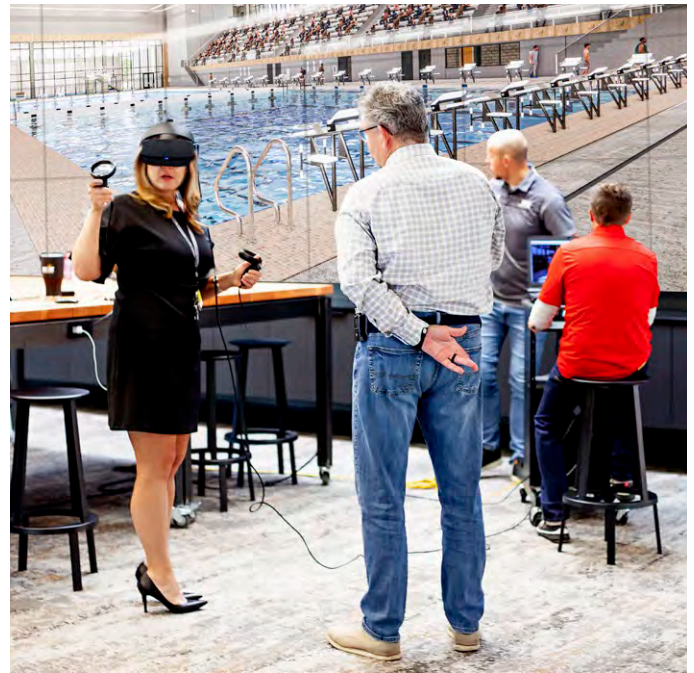
To create the best representative solution for the Field House, our team will lead and facilitate an on-site and virtual workshop process together with stakeholders. Those working sessions will dive into the work you have done to date and expand the projects potential and optimized answer. We seek to find consensus based answers the represent your vision, goals and meaning.

Our team implements multiple methods to control quality and timeliness of all projects while pushing the boundaries of excellent sports facility design. These control measures include our approach to Project Management, Design, Coordination, Budget, Schedule, and each major project Milestone. We also employ a variety of tools and project management processes that have proven to be effective ways to ensure that all project goals and objectives are met.

## Creating the Project Plan

One of the first things the project team will do is connect with your building committee to produce a project plan specific to this project. As a team, we will engage all stakeholders to review and gain approval of the project specific plan during the initial stages of the project.

**Nick will be Project Administrator and primary point of contact for Tetrad.** He will prepare the master project schedule with milestones, schedule all client and consultant meetings, issue agenda, issue meeting minutes, track all action items, and assure the project is staffed adequately to meet the project schedule and goals. RDG will also leverage our extensive sports experience to help lead the process and guide the project. **During construction, Brad will lead the team as the point of contact for the contractor and Justin will perform on site observation to ensure complete communication throughout design and implementation.**



## Schematic Design

The team will gather your staff and key stakeholders for workshops to review the building's program and design. **Primary Design Team participants include Nick Schulz, Blaine Perau, Brad Rodenburg and Jason Blome. Other members of our team will engage in the process as appropriate.**

During program verification, big picture goals are discussed, lessons learned from similar facilities are analyzed, site constraints are confirmed, program needs and wants are finalized, priorities are set, and future growth objectives are reviewed. This is a mission-critical phase to level-set and confirm project scope, schedule and budget!

**In schematic design, RDG will refine the design with you, expand on the approved concept and prepare the schematic design document.** A collaborative work session will occur with City representatives to review design direction and integrate their review into the final schematic design. Using Revit and Enscape, 3D images of the floor plans and interior spaces will be developed to allow your team to virtually experience the building while gaining a better understanding of the overall spatial relationships. We will provide colored renderings of the site plan, floor plan and building design as well as a concept statement to be used for project understanding or additional promotional efforts.



## Design Development

**Nick Schulz, Blaine Perau, Brad Rodenburg, and Jason Blome (again, joined by others) will lead the team through design development to refine the design. Participants in the meetings will include your staff, RDG, and other members of the design team.**

We anticipate the design team will meet with the City and pertinent stakeholders during design development. In addition, we will utilize technologies such as Zoom to help facilitate coordination of the work. Our objective is to finalize all aesthetic and systems related decisions, allowing the team to focus on technical aspects of the documents. Revit is used in high gear during this phase, with scores of internal cameras continually depicting the ongoing development of the design. Data will be extracted to support cost estimating exercises.

## Construction Documents/Bidding

The meeting format will continue into construction documents. Technical team members will use Revit for document interference checks and conflict resolution. RDG is 100% Revit and is seen as a leader in its implementation. Our Interdisciplinary BIM Director leads teams in REVIT implementation from the earliest phases of design to documentation. He establishes processes, procedures and workflows that result in high productivity. Budget and schedule objectives will be reviewed.

## Construction Administration

**Justin Monroe will lead most of the work during construction administration. He will oversee on-site construction administration for the project and coordinate directly with Tetrad and the Contractor.**

Communication continues to be the key to success and is the process that holds all parties accountable for performance.
















Management techniques employed through this process includes: bi-monthly Owner/Architect/Contractor meetings, job site observations, integrated submittal processing via Newforma, and quick turnarounds to contractor request for information. Particular attention to close out and commissioning will provide for a smooth transition from construction to operations for users and facility personnel alike.

## Quality Assurance

**Technical Document Quality Control review(s) in the Sports Studio are made by Marty Miller. Reviews occur at the end of the design development and the end of construction documents for all work performed by RDG.**

In addition, our team is assembled with members who have significant previous experience with this type of project. This individual experience and its resulting ability to continuously be checking work is the most valuable quality assurance process.

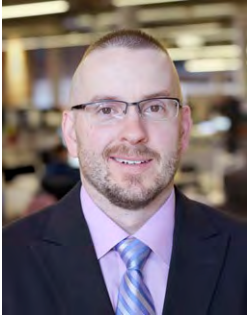


		Kearney Community Tennis Facility	Kearney Community Indoor Sports Complex Planning	Mount Marty College Ruth Donohoe First Dakota Fieldhouse	Iowa West Foundation Sports Plex	Forest County Potawatomi Community Center	St. Ambrose University Wellness & Recreation Center	Palmer College of Chiropractic Wellness & Recreation Center	University of Nebraska Lincoln Outdoor Adventure Center	University of Nebraska Lincoln Soccer & Tennis Complex	University of Nebraska Lincoln East Campus Courts/Union Reno	University of Nebraska Omaha HPER Building	Wake Forest University Wellness Center	University of Wisconsin La Crosse Fieldhouse	University of Michigan CCRB and NCRB Renovations	DMACC Student Center and Trail Point Aquatics & Wellness Center	Montana State University Wellness Center	Des Moines University New Health Sciences Campus	University of North Carolina Greensboro Kaplan Center for Wellness
	<b>Nick Schulz</b> Project Admin, Contact	✓	✓		✓				✓	✓	✓	✓						✓	
	<b>Brad Rodenburg</b> Project Manager	✓	✓				✓		✓	✓		✓	✓	✓		✓	✓	✓	✓
	<b>Blaine Perau</b> Project Designer	✓	✓			✓		✓		✓			✓				✓		✓
	<b>Jason Blome</b> Landscape Architect	✓	✓	✓		✓			✓	✓	✓		✓	✓		✓	✓		
	<b>Matt Fors</b> Project Architect	✓		✓			✓				✓		✓		✓	✓	✓		✓
	<b>Marty Miller</b> Quality Control	✓	✓				✓	✓	✓				✓	✓	✓	✓	✓	✓	✓
	<b>Justin Monroe</b> Construction Admin	✓									✓	✓							
	<b>Collin Barnes</b> Interior Designer	✓					✓		✓			✓	✓		✓			✓	
	<b>David Raver</b> Lighting Designer										✓	✓	✓			✓	✓	✓	
	<b>Mindy Alvarez</b> Experiential Graphics					✓	✓						✓		✓		✓	✓	✓
	<b>Martin Kasl</b> Mechanical Engineer	✓		✓	✓														
	<b>Shane Hoss</b> Electrical Engineer	✓		✓	✓														
	<b>Scott Loos</b> Civil Engineer										✓								
	<b>Kip Squire</b> Structural Engineer	✓		✓					✓	✓	✓	✓							
	<b>Kelley Clouse</b> Structural Engineer	✓			✓														

APPENDIX







**PROJECT ADMINISTRATOR, POINT OF CONTACT**

Nick brings to the team numerous years experience in master planning and the sports/recreation market. His knowledge helps create state-of-the-art facilities that will best fit the needs owners and visitors alike by creating unique areas of experience and interaction. Nick has been a featured speaker on Building Information Modeling (BIM) and its impact on the architecture, engineering and construction industries. His expertise will help to generate a platform for simple creation of project documents from conceptual design through project completion.

**EDUCATION:**

2000, University of Nebraska-Lincoln, Bachelor in Architectural Studies

2002, University of Nebraska-Lincoln, Master of Architectural Studies

**REGISTRATIONS:**

NE #A4132

ID #AR-986629

IA #07840

**AFFILIATIONS:**

American Institute of Architects

National Council of Architectural Registration Board (NCARB)

**Kearney Community Tennis Facility** - Kearney, Nebraska

**Kearney Community Indoor Sports Complex** - *Planning* - Kearney, Nebraska

**University of Nebraska-Lincoln 21st and Vine Recreation Buildings** - Lincoln, Nebraska

**University of Nebraska-Lincoln Outdoor Adventures Center** - Lincoln, Nebraska

**University of Nebraska-Lincoln SAPP Renovation** - Lincoln, Nebraska

**University of Nebraska-Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska

**University of Nebraska-Lincoln East Campus Union Renovation** - Lincoln, Nebraska

**University of Nebraska-Lincoln East Campus Union Recreation Courts** - Lincoln, Nebraska

**University of Nebraska Omaha HPER Addition & Renovation** - Omaha, Nebraska

**University of Nebraska Omaha H&K Office Remodel** - Omaha, Nebraska

**Creighton University Morrison Stadium\*** - Omaha, Nebraska

**Western Nebraska Community College Welcome Center and Theater Programming** - Scottsbluff, Nebraska

**Union College Bouldering Wall** - Lincoln, Nebraska

**NorthStar** - Omaha, Nebraska

**City of Lincoln / University of Nebraska-Lincoln - Arena Master Plan\*** - Lincoln, Nebraska

**University of Louisville Arena** - *Master Plan and Feasibility Study\** - Louisville, Kentucky

**University of Nebraska Kearney Calvin T. Ryan Library Master Plan and Programming** - Kearney, Nebraska

**University of Nebraska Kearney Early Childhood Education Center** - Kearney, Nebraska

*\*Indicates work completed while employed with another firm.*

**CONTACT:**

Nick Schulz, AIA | 402.392.0133 | nschulz@rdgusa.com

# Bradley M. Rodenburg, AIA, LEED AP, WELL AP



## PROJECT MANAGER

Brad is a Partner, licensed architect and project manager in the Sports Studio at RDG Planning & Design. He brings highly relevant architectural experience in assisting and facilitating every phase of project delivery. He is skilled in maintaining open and productive communication with owners, consultant teams, and constructors. Brad's demeanor with others, passion for seeing work properly completed, and his deep knowledge of materials and best practices in our industry pay long dividends to the projects he takes on.

### EDUCATION:

Iowa State University, Bachelor of Architecture – 2009

### REGISTRATIONS:

Registered Architect,  
 State of Iowa: #07030

United States Green Building Council (USGBC) LEED AP  
 BD +C #10599539

WELL AP #50157

National Council of Architectural Registration Boards (NCARB)  
 Certificate Holder: #79,998

**Kearney Community Tennis Facility** - Kearney, Nebraska

**Kearney Community Indoor Sports Complex** - *Planning* - Kearney, Nebraska

**University of Nebraska-Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska

*New Tennis (12 outdoor, 6 indoor courts), Soccer Stadium with seating for 1,700 and support facilities*

**University of Nebraska-Lincoln Outdoor Adventures Center** - Lincoln, Nebraska

*13,000 GSF center housing a Climbing Center, Bicycle Repair, Classrooms, Kitchen, Laundry, Storage, Restrooms, & Showers*

**University of Nebraska at Omaha HPER Building** - *Addition and Renovation* - Omaha, Nebraska

*Addition of 75,000 GSF of student centered recreation spaces to the existing 164,934 GSF HPER Building*

**The University of Wisconsin La Crosse Fieldhouse** - La Crosse, Wisconsin

*New Fieldhouse for soccer, 200M competition track, baseball & softball practice and intramurals, incl. lockers, meeting & training rooms*

**Waukee Community School District Aquatic Center** - Waukee, Iowa

*Competition and training venue serving two very large high schools and the local community in the State's fastest growing School District*

**Ames Healthy Life Center Planning** - *Study* - Ames, Iowa

*Study conducted with six city and private partners to create intergenerational rec center focused on 'living well' and 'aging well'.*

**Carroll Recreation Center Building Improvement Project** - Carroll, Iowa

*New construction of an aquatic facility addition, addition to the eastside gymnasium and remodel of existing locker rooms facilities*

**Des Moines Area Community College Student Center & Trail Point Aquatics & Wellness** - Ankeny, Iowa

*Remodel and Addition to DMACC Building 5 to accommodate a student center and new community recreation center*

**Orange City Community Wellness & Recreation Center Feasibility Study** - Orange City, Iowa

*Study for new 80-90,000 SF community wellness and recreation facility in conjunction with Orange City Health Systems*

**Iowa State University State Gym** - *Renovation and Expansion* - Ames, Iowa

*Programming for 166,595 GSF of indoor rec space with connection between two existing buildings using sustainable strategies*

**Iowa State University Cyclone Sports Complex** - Ames, Iowa

*New sports complex for track/field, soccer and softball*

**Montana State University Wellness Center** - Bozeman, Montana

*Remodeling and additions to Marga Hosaeus Fitness Center incl. new gym, fitness space, climbing, hybrid pool, student health, and HHP*

**University of North Carolina Greensboro Kaplan Center for Wellness** - Greensboro, North Carolina

*Programming & Design for new & existing student recreation facilities consisting of approximately 250,000 GSF of space*

**University of Oregon Student Recreation Center** - *Expansion and Renovation* - Eugene, Oregon

*114,000 SF expansion/renovation including natatorium, fitness, weight training, gymnasium, lockers, juice bar & support spaces*

**Wake Forest University, Reynolds Gymnasium Transformation** - Winston-Salem, North Carolina

*40,000 SF Addition and 185,000 SF Renovation of Reynolds Gymnasium, targeting LEED Silver certification*

### CONTACT:

Bradley M. Rodenburg, AIA, LEED AP BD+C, WELL AP | 515.473.6441 | brodenburg@rdgusa.com



PROJECT DESIGNER

Blaine is a skilled architect and Partner in the Sports Studio at RDG. His exceptional BIM and Enscape skills and construction background aids his design, document and 3D visualization work and makes him an important asset to project teams. As a designer, he has a very strong sense for material and texture choices and demonstrates an ability to match the look and feel clients desire with the functionality of the spaces he designs.

EDUCATION:

2009  
Iowa State University,  
Bachelor of Architecture

REGISTRATIONS:

Iowa #07501

**Kearney Community Tennis Facility** - Kearney, Nebraska

**Kearney Community Indoor Sports Complex** - *Planning* - Kearney, Nebraska

**Forest County Potawatomi Community Recreation Center** - Crandon, Wisconsin

*Design for 60,000 SF community recreation center, including development of a 20-acre site.*

**University of Nebraska-Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska

*New Tennis (12 outdoor, 6 indoor courts), Soccer Stadium with seating for 1,700 and support facilities*

**University of Connecticut Athletic District** - Storrs, Connecticut

*Program and design new athletic destination for UCONN Men's/Women's Soccer, Baseball, Softball, and Men's/Women's Hockey*

**University of Florida 13th Street Recreation Center** - *Planning* - Gainesville, Florida

*Planning for 55,000 GSF combined Student Recreation and Student Health Center*

**Gustavus Adolphus College Lund Center Expansion & Renovation** - St. Peter, Minnesota

*Lund Center Expansion & Renovation to include Locker Rooms / Athletic Training, Hall of Champions, and updated SE Entry*

**Loyola University Chicago Norville Practice Facility** - Chicago, Illinois

*Program and design new athletic facility supporting basketball and volleyball*

**University of Michigan Central Campus Recreation Building (CCRB) Replacement** - Ann Arbor, Michigan

*New 215,000 GSF student recreation facility, including gymnasium, jogging track, group ex rooms, cardio, weights, and natatorium*

**University of Michigan NCRB Addition & Renovation** - Ann Arbor, Michigan

*New building entrance with renovation / upgrades of gym space, cardio, group ex rooms, HVAC, restroom/locker room, and pool*

**University of Minnesota Athletes Village** - Minneapolis, Minnesota

*320,000 SF of new athletic space for football, basketball, wrestling, academics support, and nutrition*

**Montana State University Wellness Center** - Bozeman, Montana

*Remodeling and additions to Marga Hosaeus Fitness Center incl. new gym, fitness space, climbing, hybrid pool, student health, and HHP*

**University of North Carolina Greensboro Kaplan Center for Wellness** - Greensboro, North Carolina

*Programming & Design for new & existing student recreation facilities consisting of approximately 250,000 GSF of space*

**Principal Park Batting Tunnel** - Des Moines, Iowa

*Design and construction of 2,000 SF covered Batting Tunnel, with additional storage and a Rooftop Patio.*

**Troy University Wellness Recreation Facility** - Troy, Alabama

*New Student Wellness/Recreation Facility including personal training, group fitness, MAC gymnasium, and outdoor aquatics spaces*

CONTACT:

Blaine Perau, AIA | 515.309.3256 | bperau@rdgusa.com



**SPORTS FIELD DESIGNER, LANDSCAPE ARCHITECT**

An active member of the Sports and Parks & Recreation markets, Jason has been involved in a variety of projects requiring master planning, site design, construction documentation and presentation graphics. With an eye for detail and a high level of efficiency, Jason provides the team with the ability to complete all deadlines in a cohesive and timely manner. Jason has a breadth of experience with synthetic turf systems for a variety of uses and understands current trends in the synthetic turf industries that can enhance the safety, performance and sustainability of playing fields.

**EDUCATION:**

2008  
 Iowa State University, Bachelor  
 of Landscape Architecture

**REGISTRATIONS:**

Iowa #575  
 USBGC LEED Accredited  
 Professional, 2009

**Kearney Community Tennis Facility** - Kearney, Nebraska

**Kearney Community Indoor Sports Complex** - *Planning* - Kearney, Nebraska

**City of Brookings Bob Shelden Athletic Complex Renovation** - Brookings, South Dakota

*Renovation of the baseball field, installing synthetic turf, replacing fencing, lighting, signage, grandstands, press box, and dugouts.*

**Campbell County High School South Campus Stadium & Playfield** - Gillette, Wyoming

*4,000 seat stadium and support facilities to accommodate high school football, track & field, and soccer.*

**Des Moines Community Stadium at Drake University** - Des Moines, Iowa

*A collaborative effort to address the needs for outdoor athletics for the Des Moines Public School District and Drake Women's Soccer.*

**Joplin Athletic Complex Phase 2** - Joplin, Missouri

*Phased athletic complex improvements including 4 softball fields, plazas, trails, drainage, lighting, dugouts, concessions & restrooms.*

**University of Nebraska-Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska

*New Tennis (12 outdoor, 6 indoor courts), Soccer Stadium with seating for 1,700 and support facilities*

**University of Connecticut Athletic District** - Storrs, Connecticut

*Program and design new athletic destination for UCONN Men's/Women's Soccer, Baseball, Softball, and Men's/Women's Hockey*

**Grinnell College Tennis Complex** - Grinnell, Iowa

**Iowa State University Cyclone Sports Complex** - Ames, Iowa

*New sports complex for track/field, soccer and softball*

**Iowa State University State Gym** - *Expansion and Renovation* - Ames, Iowa

*166,595 GSF of indoor rec space with connection between two existing buildings. LEED Platinum certification*

**Luther College Legacy Field Turf at Carlson Stadium** - Decorah, Iowa

*Only blue turf field in the NCAA Division III. AstroTurf 3D synthetic turf with Nike Grind infill and a Brock pad.*

**Madison College Irwin A. & Robert D. Goodman Sports Complex** - Madison, Wisconsin

*Softball, Soccer and Baseball venues for Madison College varsity athletic programs as well as recreation needs of the Madison community*

**University of Northern Iowa Football Turf Replacement** - Cedar Falls, Iowa

*New Tennis (12 outdoor, 6 indoor courts), Soccer Stadium with seating for 1,700 and support facilities*

**Winona State University, Altra Federal Credit Union Stadium Turf Replacement** - Winona, Minnesota

**Linn Mar High School Stadium** - Marion, Iowa

*7,000 seat stadium and support facilities to accommodate high school football, track, soccer, and marching band competitions*

**CONTACT:**

Jason Blome, PLA, ASLA, LEED AP | 515.288.3141 | jblome@rdgusa.com



PROJECT ARCHITECT

Matt is actively involved in all phases of the architectural process but primarily focuses on documentation and construction administration. Matt is a skilled architect with exceptional BIM skills. His thorough attention to detail and technical building knowledge lends to highly efficient construction documentation. Matt is also very active in his community, serving on the City Council, the Volunteer Fire Department, and SW Webster Ambulance Board.

EDUCATION:

2010  
Iowa State University,  
Bachelor of Architecture

REGISTRATIONS:

IA #08053

**Kearney Community Tennis Facility** - Kearney, Nebraska

**Des Moines Area Community College Student Center & Trail Point Aquatics & Wellness** - Ankeny, Iowa  
*Remodel and Addition to DMAACC Building 5 to accommodate a student center and new community recreation center*

**Waukee Community School District Aquatic Center** - Waukee, Iowa  
*Competition and training venue serving two very large high schools and the local community in the State's fastest growing School District*

**Western Nebraska Community College Main Building Addition and Renovation** - Scottsbluff, Nebraska  
*75,500 SF Renovation and Addition for building housing Welcome Center, Learning Resource Center, as well as Theater and Music*

**University of Nebraska Lincoln 21st and Vine Recreation Complex** - Lincoln, Nebraska  
*5,200 SF Maintenance and Facilities Building incl restrooms, concessions, injury prevention, equip storage, Officials, and Conference Room*

**Elon University Koury Center Space Study** - Elon, North Carolina  
*Space and conceptual planning study for the Departments of Human Performance, Recreation, Student Health, and Recreation*

**University of Michigan Central Campus Recreation Building (CCRB) Replacement** - Ann Arbor, Michigan  
*New 215,000 GSF student recreation facility, including gymnasia, jogging track, group ex rooms, cardio, weights, and natatorium*

**University of Michigan IMSB Renovation** - Ann Arbor, Michigan  
*Significant renovation to the Intramural Sports Building, enhancing entrance, replacing windows, and restoring historic features*

**University of Michigan NCRB Addition & Renovation** - Ann Arbor, Michigan  
*New building entrance with renovation / upgrades of gym space, cardio, group ex rooms, HVAC, restroom/locker room, and pool*

**Montana State University Wellness Center** - Bozeman, Montana  
*Remodeling and additions to Marga Hosaeus Fitness Center incl. new gym, fitness space, climbing, hybrid pool, student health, and HHP*

**University of North Carolina Greensboro Kaplan Center for Wellness** - Greensboro, North Carolina  
*Programming & Design for new & existing student recreation facilities consisting of approximately 250,000 GSF of space*

**Northwest Missouri State University Fitness Center** - Maryville, Missouri  
*Renovation of the Foster Aquatic Center as a student fitness center for the University campus*

**Stanford University in Redwood City Administrative Fitness Facility** - Redwood City, California  
*New 30,000 SF Fitness Facility with club-like feel for the new Redwood City campus for 2,100 Stanford administrators*

**Wake Forest University, Reynolds Gymnasium Transformation** - Winston-Salem, North Carolina  
*40,000 SF Addition and 185,000 SF Renovation of Reynolds Gymnasium, targeting LEED Silver certification*

CONTACT:

Matt Fors | 515.309.3215 | mfors@rdgusa.com





**SPORTS STUDIO QUALITY CONTROL MANAGER**

Marty has over 25 years of architectural experience and has been with RDG Planning & Design since April, 2000. For his tenure at RDG he has focused almost exclusively on Sports and Recreation projects, nationwide. Marty leads projects through all technical aspects, offering a continuous connection throughout all phases of the architectural process. Marty also performs Quality Control reviews of all RDG's Sports Studio projects both at the completion of Design Development and Construction Documents phases, promoting accuracy as well as consistency of content for successful project delivery to the Owner.

**EDUCATION:**

1986  
Iowa State University,  
Bachelor of Architecture

1981  
Iowa State University, Bachelor  
of Arts in Architecture

**REGISTRATIONS:**

Iowa #3408  
LEED®AP, 2009

**Kearney Community Tennis Facility** - Kearney, Nebraska

**University of Nebraska-Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska  
*New Tennis (12 outdoor, 6 indoor courts), Soccer Stadium with seating for 1,700 and support facilities*

**University of Nebraska-Lincoln Outdoor Adventures Center** - Lincoln, Nebraska  
*13,000 GSF center housing a Climbing Center, Bicycle Repair, Classrooms, Kitchen, Laundry, Storage, Restrooms, & Showers*

**University of Connecticut Athletic District** - Storrs, Connecticut  
*Program and design new athletic destination for UCONN Men's/Women's Soccer, Baseball, Softball, and Men's/Women's Hockey*

**The University of Wisconsin La Crosse Fieldhouse** - La Crosse, Wisconsin  
*New Fieldhouse for soccer, 200M competition track, baseball & softball practice and intramurals, incl.*

**University of Florida Basketball Practice Facility** - Gainesville, Florida  
*48,000 square feet, completes practice venues for both Men's and Women's varsity basketball teams*

**University of Florida Heavener Football Complex** - Gainesville, Florida  
*Expansion of weight room, creation of impressive entry area for football offices, & reconfiguration of main entrance to stadium.*

**Iowa State University Cyclone Sports Complex** - Ames, Iowa  
*New sports complex for track/field, soccer and softball*

**Iowa State University State Gym - Renovation & Expansion** - Ames, Iowa  
*166,595 GSF of indoor rec space with connection between two existing buildings. LEED Platinum certification*

**Madison College Irwin A. & Robert D. Goodman Sports Complex** - Madison, Wisconsin  
*Softball, Soccer and Baseball venues for Madison College varsity athletic programs as well as recreation needs of the Madison community*

**University of Michigan IMSB Renovation** - Ann Arbor, Michigan  
*Significant renovation to the Intramural Sports Building, enhancing entrance, replacing windows, and restoring historic features*

**University of Michigan NCRB Addition & Renovation** - Ann Arbor, Michigan  
*New building entrance with renovation / upgrades of gym space, cardio, group ex rooms, HVAC, restroom/locker room, and pool*

**University of Minnesota Athletic Village** - Minneapolis, Minnesota  
*320,000 SF of new athletic space for football, basketball, wrestling, academics support, and nutrition*

**Montclair State University Student Recreation Center** - Montclair, New Jersey  
*73,000 SF Rec Center positioned atop the highest point on campus providing dynamic views of both campus & New York City*

**University of Oregon Student Recreation Center - Expansion and Renovation** - Eugene, Oregon  
*114,000 SF expansion/renovation including natatorium, fitness, weight training, gymnasium, lockers, juice bar & support spaces*

**Radford University, New Wellness / Recreation Center** - Radford, Virginia  
*115,000 GSF wellness / recreation center on the heart of Radford's campus*

**St. Ambrose University Wellness and Recreation Center** - Davenport, Iowa  
*New 80,000 SF Wellness and Recreation, including renovation and addition to the Physical Education Center / Lee Lohman Arena*

**CONTACT:**

Martin L. Miller, AIA, CDT, LEED®AP | 515.309.3218 | mmiller@rdgusa.com



**CONSTRUCTION ADMINISTRATION**

Justin has over 11 years construction experience as a General Contractor, as well as several years of experience working on and managing hundreds of projects on the Nebraska Medicine and University of Nebraska Medical Center campuses. His prior experience helps him understand the complications with complex projects, and allows him to come up with manageable and creative solutions. As a Construction Administrator, he ensures construction goes properly, while working directly with the client to ensure their needs and expectations are being met, and any problems are solved efficiently.

**EDUCATION:**

2008  
University of Nebraska-  
Lincoln, Bachelor of Science  
in Construction Management

**Kearney Community Tennis Facility** - Kearney, Nebraska

**University of Nebraska Medical Center** - Omaha, Nebraska

*Williams Science Hall Renovation  
College of Dentistry Renovation*

**Nebraska Medicine** - Omaha, Nebraska

*Cath Lab Renovation  
General Contractor Experience  
Hixson-Lied OR Lights & Boom Replacement\*  
Clarkson Tower L8 & L9 Renovation\*  
Hixson-Lied Hybrid, Cysto, Bi-Plane\*  
Clarkson Tower AHU 7 & 5 Replacements\*  
Hixson-Lied Monoplane Renovation\*  
Clarkson Doctors North & South Entries and Canopies\*  
Hixson-Lied CT Replacement\*  
Miscellaneous Contracts\**

**Clarkson College Building Assessments** - Omaha, Nebraska

**University of Nebraska Omaha HPER Addition & Renovation** - Omaha, Nebraska

**University of Nebraska-Lincoln** - Lincoln, Nebraska

*East Campus Union Renovation  
Scott Engineering Center Renovation and Link Replacement  
Nebraska Hall 3/4 Renovation*

**Learning Community Center of South Omaha Annex** - Omaha, Nebraska

**Scott Technology Center Renovation\*** - Omaha, Nebraska

**Methodist College 501 Building\*** - Omaha, Nebraska

**Sutton 2x1 Combine Cycle Power Plant\*** - Omaha, Nebraska

**Army Corp of Engineers\*** - Baltimore, Maryland and Washington, DC Areas

**Lutheran Family Services\*** - Omaha, Nebraska

**Holmes Elementary School\*** - Lincoln, Nebraska

**The Family Place Child Care\*** - Omaha, Nebraska

*\*Indicates work completed while employed with another firm*

**CONTACT:**

Justin Monroe | 402.392.0133 | jmonroe@rdgusa.com



**INTERIOR DESIGNER**

Collin is a Senior Partner and the Commercial Focus Market leader with over 10 years experience and dozens of Corporate projects completed in the Des Moines Metro. She brings an exceptional design ability and acute analytical skills to her work. Collin recognizes that a workplace needs to fit the unique needs of each organization - providing solutions to both technical issues and space planning challenges. As a forward-thinking designer, she works to educate her clients on the advantages of modern technology and how incorporating these features will help them respond to today's ever-changing work force.

**EDUCATION:**

2006  
 Iowa State University, Bachelor of Fine Arts, Interior Design

**REGISTRATIONS:**

State of Iowa Interior Designer License #00073  
 NCIDQ Certificate Holder #029039  
 LEED ID + C Accredited Professional, 2009  
 International Interior Design Association (IIDA) Board of Directors, 2013-2017  
 GDMLI CLP Class of 2018

**HONORS:**

2018 IIDA Great Plains Chapter Member Recognition Award  
 2016 Business Record Forty Under 40

**Kearney Community Tennis Facility** - Kearney, Nebraska

**St. Ambrose University Wellness Recreation Center** - Dubuque, Iowa

**University of Michigan Intramural Sports Building Renovation** - Ann Arbor, Michigan

**University of Michigan North Campus Recreation Building Renovation** - Ann Arbor, Michigan

**University of Nebraska Lincoln Outdoor Adventures Center** - Lincoln, Nebraska

**University of Nebraska at Omaha HPER Building** - *Addition and Renovation* - Omaha, Nebraska

**Wellmark Blue Cross Blue Shield New Corporate Headquarters** - Des Moines, Iowa

**Wellmark Blue Cross Blue Shield Well for Life Employee Fitness Center** - Des Moines, Iowa

**Wake Forest University Reynolds Hall Transformation** - Winston-Salem, North Carolina

**Wake Forest University Worrell Hall Addition/Renovation** - Winston-Salem, North Carolina

**American Institute of Architects** - *Central Iowa Office Remodels, 2009 & 2019* - Des Moines, Iowa

**Capital Square** - *Interior Improvements* - Des Moines, Iowa

**Casey's General Store, Inc.** - *Corporate Headquarters Expansion Master Plan* - Ankeny, Iowa

**Food Bank of Iowa** - *Addition and Renovation* - Des Moines, Iowa

**City of Grimes City Hall Improvements** - Grimes, Iowa

**City of Grimes Chamber of Commerce Office Improvements** - Grimes, Iowa

**Des Moines University New Health Sciences Campus** - Des Moines, Iowa

**Des Moines University** - *Wayfinding and Interior Improvements* - Des Moines, Iowa

**Iowa State University Research Park** - *Core Economic Development Facility* - Ames, Iowa

**National Pork Board** - *Headquarters Office Interior Remodel* - Clive, Iowa

**National Pork Board** - *Interior Master Plan* - Clive, Iowa

**Weinhardt Law Firm** - *Interior Renovation & FF&E* - Des Moines, Iowa

**CONTACT:**

Collin R. Barnes, IIDA, LEED® AP ID+C | 515-288-3141 | [cbarnes@rdgusa.com](mailto:cbarnes@rdgusa.com)



LIGHTING DESIGNER

David's national reputation as a premier lighting designer stems from his extensive product knowledge and ability to maintain specifications which benefit both the overall project team and the owner. His unique approach blends the art and science of lighting into a comprehensive, integrated lighting solution which highlights the architectural aesthetic of the building, uses advanced energy saving techniques and incorporates lighting fixtures and technologies that are easy to maintain for the life of the project.

**EDUCATION:**

University of Texas - Austin,  
Master of Fine Arts in  
Theatrical Design, 1995

University of Missouri -  
Columbia, Bachelor of Fine  
Arts - Theatre, 1992

**COLLEGIATE  
FACULTY  
POSITIONS:**

Iowa State University - College  
of Design - Lecturer

**Mount Marty University Ruth Donohoe First Dakota Fieldhouse/Rickenbach Suites** – Yankton, SD

**Des Moines University Medical and Health Science Campus** – West Des Moines, Iowa

**University of Nebraska at Omaha HPER Building** - *Addition and Renovation* - Omaha, Nebraska

**The University of Wisconsin La Crosse Fieldhouse** - La Crosse, Wisconsin

**Montana State University Wellness Center** – Bozeman, Montana

**Montclair State University Student Recreation Center** – Montclair, New Jersey

**University of South Dakota Wellness Center** – Vermillion, South Dakota

**University of Florida Donald R. Dizney Stadium at the Florida Lacrosse Facility** – Gainesville, Florida

**University of Iowa Campus Recreation & Wellness Center** – Iowa City, Iowa

**University of Florida Southwest Recreation Center Expansion** – Gainesville, Florida

**University of Florida Heavener Football Complex** – Gainesville, Florida

**Louisiana State University Basketball Practice Facility** – Baton Rouge, Louisiana

**University of Nebraska at Omaha HPER Building Addition and Renovation** – Omaha, Nebraska

**Iowa Events Center Interior Architecture** – Des Moines, Iowa

**Iowa State University Cyclone Sports Complex** – Ames, Iowa

**University of Minnesota Duluth Sports & Health Center Addition** – Duluth, Minnesota

**Winona State University Integrated Wellness Complex** – Winona, Minnesota

**Altoona Campus Fitness & Community Center** - Ph 2 Expansion – Altoona, Iowa

**Southern Methodist University Dedman Center Expansion & Renovation** – Dallas, Texas

**The University of Texas at Austin Gregory Gymnasium Aquatic Complex** – Austin, Texas

**Bob Shelden Athletic Complex Renovation** – Brookings, South Dakota

**University of Connecticut Athletic District** – Storrs, Connecticut

**DM Schools Community Stadium at Drake** – Des Moines, Iowa

**Waukee CSD District Aquatic Facility** – Waukee, Iowa

**Winona State University, McCown Gymnasium Upgrades** - Winona, Minnesota

**CONTACT:**

David Raver, IALD, MIES, MFA | 515.309.3216 | rraiver@rdgusa.com



**GRAPHIC DESIGNER**

As an award-winning Graphic Designer, Mindy brings eighteen years of professional experience in the areas of graphic communication, wayfinding, signage, branding, marketing, strategy and implementation. Her knowledge of various media, skills in graphic design, and abilities to connect with the social, cultural, and emotional importance of a specific place and project uniquely position Mindy to develop site-specific graphic solutions that convey the story that wants to be told.

**EDUCATION:**

1999  
Grand View University, Bachelor  
of Fine Arts, Graphic Design

**PROGRAMS:**

Adobe Photoshop  
Adobe Dreamweaver  
Adobe Flash  
Adobe Illustrator  
Adobe InDesign  
Microsoft Office Products

**AFFILIATIONS:**

2015 Member - Society of  
Environmental Graphic Design  
  
2014 Member - Art Direc-  
tors Association of Iowa

**Des Moines University** - Des Moines, Iowa

*Wayfinding and Signage Assessment; Wayfinding, Room, and ADA Signage Design; Experiential Graphics*

**Drake University Women's Basketball Experiential Graphics** - Des Moines, Iowa

**Forest County Potawatomi Community Recreation Center** - Crandon, Wisconsin

*Wayfinding and Signage Design; Experiential Graphics*

**Iowa State University Bergstrom Football Facility and Sukup Practice Facility** - Ames, Iowa

*Signage, Experiential Graphics*

**Jester Park - Nature Center and Outdoor Wellness and Recreation Center** - Granger, Iowa

*Wayfinding and Signage Assessment; Wayfinding, Room, Donor and ADA Signage Design*

**Montana State University** - Des Moines, Iowa

*Destination Signage Design, Wayfinding Consultation, Experiential Graphics*

**St. Ambrose University Wellness and Recreation Center** - Davenport, Iowa

*Wayfinding and Signage Assessment; Wayfinding, Room, ADA, and Donor Signage Design; Experiential Graphics; Hall of Fame Wall*

**St. Ambrose University St. Vincent Athletic Complex** - Davenport, Iowa

*Experiential Graphics*

**St. Ambrose University Football Complex** - Davenport, Iowa

*Experiential Graphics*

**Troy University Trojan Fitness & Recreation Center** - Troy, Alabama

*Wayfinding and Signage Assessment; Wayfinding, Room, and ADA Signage Design, Experiential Graphics*

**University of Connecticut Athletic District** - Storrs, Connecticut

*Donor Signage, Stadium Signage, Experiential Graphics, Digital Branding*

**University of Michigan Intramural Sports Building** - Ann Arbor, Michigan

*Wayfinding and Signage Assessment and Design Consultant, Experiential Graphics, Design Guidelines*

**University of Michigan Central Campus Sports Building** - Ann Arbor, Michigan

*Wayfinding Assessment and Design, Experiential Graphics, Design Guidelines*

**University of Minnesota Athletes Village** - Minneapolis, Minnesota

*Graphic Assistance to Interior Design*

**Wake Forest University Wellness Center** - Winston-Salem, North Carolina

*Wayfinding and Signage Assessment; Wayfinding, Room, and ADA Signage Design; Master Plan; Experiential Graphics*

**Water Works** - Des Moines, Iowa

*Wayfinding and Signage Assessment, Wayfinding and Donor Signage Design, Design Guidelines*

**CONTACT:**

Mindy Alvarez | 515.309.3247 | malvarez@rdgusa.com



Scott Loos, P.E.  
Civil Engineer, Sr. Project Engineer  
TD2 Civil Engineering

thompson, dreessen & dorner  
omaha • sioux falls

#### Nebraska

P: 402.330.8860  
F: 402.330.5866  
10836 Old Mill Road  
Omaha, NE 68154

sloos@td2co.com

#### Role

As the Sr. Project Engineer/Project Manager Scott Loos will be responsible for the civil engineering planning and management, cost estimates, budget, schedule, construction plans and specs, and quality control. In addition, he makes sure the engineering controls and processes are closely followed and deliverables meet all local, state, and federal requirements.

#### Bio

Scott Loos joined TD2 in 2016 with 20 years of professional experience, including work on HIED and K-12 campuses with expertise in the planning, designing, and constructing athletic facilities. Scott's experience includes work on small academic projects up to and including multi-million-dollar higher education campus expansions. He also has expertise with VA hospitals and Federal IDIQ contract work at Offutt AFB and public and private projects. In addition, as a Sr. Civil Engineer with TD2, Scott has developed an extensive list of commercial projects and clients.

#### Education

Bachelor of Science, Civil Engineering  
University of Nebraska - Lincoln, 1987

#### Professional Registrations

Professional Civil Engineer  
1997 Nebraska E-8724  
2011 Iowa 20385

#### Professional Experience

5 years TD2  
20 years other firms

#### Project Experience

##### Recreational

- University of Nebraska - Lincoln Recreation Courts; Lincoln, NE\*
- Indian Pointe Park PIII; 186th Fort; Omaha, NE
- SID 606 Flanagan Pointe Trail & Park Improvements; Omaha, NE
- Morman Trail Center Retaining Wall; Omaha, NE
- The Grove SID No. 438 PI & PII Park Improvements; Omaha, NE
- Tiburon Sports Courts, 168th & Clubhouse Drive; Sarpy County, NE
- Top Golf; Omaha, NE

##### *HIED*

- Metropolitan Community College Fort Omaha Campus Expansion; Omaha, NE\*
- Bellevue University Administration Building; Bellevue, NE\*

##### *K-12*

- Omaha Public Schools - multiple projects; Omaha, NE\*
- Elkhorn Valley View Middle School; Elkhorn, NE\*
- Fremont Public Schools Johnson Crossing Academic Center; Fremont, NE\*
- Millard Public Schools - multiple projects; Omaha, NE\*
- Johnson Crossing Academic Center; Fremont, NE\*

\*Project experience with another firm.



TD2 structural engineers work closely with the architectural design team providing useful solutions to meet both the structural and architectural design requirements.

**Nebraska**  
P: 402.330.8860  
F: 402.330.5866  
10836 Old Mill Road  
Omaha, NE 68154

ksquire@td2co.com

Ka P. Squire III, P.E., S.E.  
Structural Engineer, PIC  
TD2 Structural Engineering

**Role/Responsibility**

As the Principal In Charge, Kip assigns the appropriate staff for the project as well as oversees the design process from schematic design and structural system selection through construction documents. During construction, he consults with the project engineer and contractors as needed.

**Bio**

Kip has worked in the structural design and construction of building projects throughout the U.S. for new construction, additions to, and renovations of existing buildings. He has extensive experience with concrete, steel, masonry, and wood construction for religious, educational, commercial, institutional, and residential/senior living building projects. Kip has designed projects for all types of climatic conditions, including hurricanes, tornados, and earthquakes.

**Education**

B.S. Civil Engineering 1978  
South Dakota School of Mines & Technology

**Professional Experience**

41 years TD2, 2 years other firms

**Professional Registrations**

Professional Structural Engineer  
1983 Nebraska E-5522  
2005 South Dakota 6794  
Currently registered in these additional states:  
AL, AR, FL, GA, IA, IN, KS, KY, MI, MO, MS, NC,  
OH, OK, PA, SC, WI, WY

**Professional Organizations**

- Board of Directors, Bennington Library
- Former Board of Directors, Structural Engineers Association of Nebraska
- American Society of Civil Engineers

**Selected Projects**

Community Recreation

- Butler Gast YMCA; Omaha, NE
- Carson Community Center; Carson, IA
- Downtown YMCA Renovation; Omaha, NE
- Duncan Field Renovation; Hastings, NE
- Elkhorn Common Ground Community Center; Elkhorn, NE
- Florence Community Center Renovation; Omaha, NE
- Fremont YMCA - Multiple Projects; Fremont, NE
  - Ice Arena
  - Pool Dehumidification
  - Wellness Center
- Kearney Community Tennis Facility; Kearney, NE
- Neale Woods Nature Center; Omaha, NE
- Near South Community Center; Omaha, NE
- NP Dodge Park Fields; Omaha, NE
- Papillion Landing; Papillion, NE
- Prairie Life Fitness Centers; Omaha, NE, Collierville, TN, Olathe, KS, and Des Moines, IA
- University of Nebraska at Omaha Health, Physical Education and Recreation Renovation; Omaha, NE
- Viking Center; Stanton, IA
- Woodmen Community Center & Water Park; Kinston, NC

Other Higher Education Sports & Recreation

- Dana College; Blair, NE
  - Borup Coliseum
- University of Nebraska-Kearney; Kearney, NE
  - New Arena, Cushing Coliseum Renovation
- University of Nebraska - Lincoln; Lincoln, NE
  - East Campus Courts
  - East Campus Union Renovation
  - Outdoor Adventures Center
  - Soccer & Tennis Complex
- University of Nebraska at Omaha; Omaha, NE
  - Health, Physical Education and Recreation Renovation
  - Pressbox Expansion



Kelley Clouse, S.E.  
Sr. Structural Engineer  
TD2 Structural Engineering

thompson, dreessen & dorner  
omaha • sioux falls

**Nebraska**

P: 402.330.8860  
F: 402.330.5866  
10836 Old Mill Road  
Omaha, NE 68154

kclouse@td2co.com

TD2 structural engineers work closely with the architectural design team providing useful solutions to meet both the structural and architectural design requirements.

**Bio**

Since coming to TD2 as a new graduate in 2012, Kelley's project assignments have grown in scope and complexity to include the new Kearney Community Tennis Facility.

**Responsibilities**

Kelley's responsibilities entail the complete design of both the strength and serviceability of the structural system. As the project's structural engineer, Kelley takes charge of the structure's analysis, design, construction document preparation, project coordination, and contract administration.

**Education**

Master of Architectural Engineering, University of Nebraska, 2013

Bachelor of Science Architectural Engineering, University of Nebraska, 2012

**Professional Registrations**

Professional Structural Engineer  
2018, E-17456 Nebraska

**Professional Organizations**

ASCE American Society of Civil Engineers  
Gold Key International

**Professional Experience**

8 years TD2

**Selected Projects**

Recreation

- Iowa West Sports Plex; Council Bluffs, IA
- Kearney Community Tennis Facility; Kearney, NE
- Play It Again Sports Canfield Plaza; Omaha, NE
- Marian High School Outdoor Athletics Pressbox; Omaha, NE

Higher Education

- Creighton University Criss I Mechanical Upgrade; Omaha, NE
- Southeast Community College Addition Renovation; Lincoln, NE
- University of Nebraska at Omaha; Omaha, NE
  - Peter Kiewit Institute Renovation
  - Arts & Sciences Mechanical Upgrade
- University of Nebraska Medical Center/ Nebraska Medicine; Omaha, NE
  - Lauritzen Outpatient Center & Fritch Surgery Center
  - Williams Science Hall Renovation







# Martin D. Kasl, PE, LEED AP, Principal

## MECHANICAL ENGINEER

Marty has thirty years of mechanical design and project management experience, including industrial boiler plant design and mechanical building systems.

Marty is affiliated with the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), and the Lincoln Chamber of Commerce. He has many different leadership roles in the community including serving on the State of Nebraska Boiler Safety Code Advisory Committee, the City of Lincoln Fire Sprinkler and Chemical Examining Board, the City of Lincoln Mechanical Code Task Force, and the University of Nebraska Project Review Board. Marty has served as the Project Manager on a variety of recreation facility projects.

## EDUCATION

Bachelor of Science, Mechanical Engineering - 1991  
University of Nebraska-Lincoln

## REGISTRATION & CERTIFICATION

Professional Mechanical Engineer  
State of Nebraska - E-8264

## PROFESSIONAL EXPERIENCE

1997-Present: Engineering Technologies, Inc.  
1991-1997: Nebraska Boiler Company

## RECENT CONTINUING EDUCATION

- Munters Dehumidification Training Course
- The Importance of Particle Management in Operating Rooms
- Variable Flow Kitchen Exhaust System Design
- Natatorium Design Considerations
- Acoustics in Outdoor HVAC Applications

## RELEVANT EXPERIENCE

University of Nebraska at Kearney and City of Kearney New Tennis Center and Pre-Work, Kearney, NE

- University of Nebraska at Kearney, Kearney, NE
- Bruner Hall science lab addition
- Cushing Colosseum Wrestling Renovation
- Student Union Kitchen Remodel
- Cope Stadium Second Floor Finish

## YMCA

- Kearney Family YMCA Addition & Renovation, Kearney, NE
- Beatrice Mary YMCA Addition/ Renovation
- Downtown YMCA Study, Lincoln, NE
- Downtown YMCA Mechanical Renovation, Lincoln, NE
- YMCA Wright Park Concession, Lincoln, NE
- Cooper YMCA Outdoor Pool and Splash Pad, Lincoln, NE
- Downtown YMCA Renovation and Pool Equipment Replacement, Lincoln, NE

University of Nebraska-Lincoln Devaney Sports Center Renovation, Lincoln, NE

University of Nebraska-Lincoln East Campus Recreation Center, Lincoln, NE

Mount Marty College Field House (Includes Indoor Soccer, Football, & Basketball Courts), Yankton, SD

McCook Community College Activities Building & Performance Gymnasium, McCook, NE

FLY Fitness, Lincoln, NE

Prairie Life Center, Lincoln, NE

River City Prairie Life Center, Omaha, NE

Anytime Fitness, Lincoln, NE

Anytime Fitness Professional Park North, Lincoln, NE

Elite Fitness Center, Scottsbluff, NE

Scottsbluff Fitness Center, Scottsbluff, NE

Community Health Center Wellness Addition, Story City, IA

Lotus House of Yoga HVAC, Lincoln, NE

Boone Central Public Schools Athletic Complex, Albion, NE

Hitchcock County Schools Gym HVAC, Lincoln, NE



# Shane M. Hoss, PE, RCDD, Principal

## ARCHITECTURAL ENGINEER - ELECTRICAL

Shane is a registered Architectural Engineer and has a wide variety of experience in electrical, lighting, and technology design and in project management. He has played a key role as electrical engineer for a variety of recreation and lighting projects including the Council Bluffs Athletic Complex in Council Bluffs, IA and the Duncan Baseball Field Renovation, Hastings, NE.

Shane has a Masters of Architectural Engineering degree from the University of Nebraska-Lincoln, specializing in lighting and electrical design. He is registered with the BICSI Telecommunications Association as a Registered Communications Distribution Designer (RCDD). He is a part of the Iowa West Foundation Placemaking Committee.

### EDUCATION

Master of Architectural Engineering - 2004  
University of Nebraska-Lincoln

Bachelor of Science, Architectural Engineering - 2003  
University of Nebraska-Lincoln

### REGISTRATION & CERTIFICATION

Professional Architectural Engineer-Electrical, State of Nebraska - E-12966

BICSI Telecommunications Association - Registered Communications Distribution Designer (RCDD)

### PROFESSIONAL EXPERIENCE

2004-Present: Engineering Technologies, Inc.

2003-2004: DLR Group

### RECENT CONTINUING EDUCATION

- Category 8 Cabling Systems
- Fiber Optic Technologies & Practices
- To Light or Not to Light
- Designing a Daylight System
- High-Density Cabling & Connectivity

### RELEVANT EXPERIENCE

University of Nebraska at Kearney and City of Kearney New Tennis Center and Pre-Work, Kearney, NE

University of Nebraska-Lincoln Tennis Court & Lighting, Lincoln, NE

University of Nebraska-Lincoln East Campus Recreation Center - Sports Court Lighting, Lincoln, NE

University of Nebraska-Lincoln Devaney Sports Center Renovation - NCAA & Big Ten Network Sports Lighting Requirements, Lincoln, NE

Red Oak High School Locker Room Upgrade, & Football & Track Field, Red Oak, IA

Council Bluffs Athletic Complex including Two Softball Fields, a Baseball Field, & Football/Track Lighting, Council Bluffs, IA

Duncan Baseball Field Renovation, Hastings, NE

Mount Marty College Field House (Includes Indoor Soccer, Football, & Basketball Courts), Yankton, SD

Mount Marty College Field House Cimpl Arena Locker Room Renovation, Yankton, SD

Iowa West Sports Plex, Council Bluffs, IA

Tru Fit Athletic Clubs

- College Station, TX
- North Park, San Antonio, TX
- Military Gold's, San Antonio, TX
- AeroFit Villa Maria, San Antonio, TX
- Fiesta Trails, San Antonio, TX
- Laredo, TX

Aspen Athletic Club

- Lincoln, NE
- Independence, MO
- Liberty, KS
- Kansas City, MO
- Lee's Summit, MO

Prairie Life Center new 75' x 45' outdoor swimming and wading pool, racquetball courts, squash courts, gymnasium, saunas, whirlpools, running track, weight rooms, indoor pool, exercise rooms & a lounge area, Lincoln and Omaha, NE

Lincoln Children's Zoo Statue and Fountain Lighting, Lincoln, NE

YMCA

- Downtown YMCA building renovation and pool replacement, Lincoln, NE
- Beatrice Mary YMCA Addition/Renovation, Beatrice, NE
- Downtown YMCA Facility Study, Omaha, NE



**COST CONSULTANT**

1979 to 1983 – Project engineer and project manager with the general contracting firm Story Construction Co. of Ames, Iowa. Responsibilities included project engineering and project management of construction projects up to \$12M.

1985 to 1986 – Part-time research appointment at Iowa State University. Conducted applied research for US Army Corps of Engineers study of maintenance management systems for locks and dams.

1983 to present – STECKER-HARMSSEN, Inc.

**EDUCATION:**

1979

Iowa State University,  
Bachelor of Science in  
Construction Engineering

**Kearney Community Tennis Facility** - *City of Kearney associating with University of Nebraska Kearney* - Kearney, Iowa

**Community Stadium at Drake University** - *Des Moines Schools with Drake University* - Des Moines, Iowa

**Drake University Soccer Stadium Planning** - Des Moines, Iowa

**Iowa State University** - Ames, Iowa

- *Athletic Facilities Study*
- *State Gym Renovation and Expansion*
- *Cyclone Sports Complex*
- *Hilton Coliseum Renovations*
- *Jack Trice Stadium Expansion*
- *Morrill Hall Renovation*
- *College of Design Addition*
- *South Campus Gateway*

**The University of Iowa Campus Recreation and Wellness Center** - Iowa City, Iowa

**Minnesota State University Mankato Athletic Master Plan** - Mankato, Minnesota

**University of Nebraska Lincoln Soccer and Tennis Complex** - Lincoln, Nebraska

**North Dakota State University Wallman Wellness Center Aquatics Addition** - Fargo, North Dakota

**University of Northern Iowa Towers Center Dining Facility** - Cedar Falls, Iowa

**Principal Park Clubhouse Expansion** - Des Moines, Iowa

**University of South Dakota Wellness Center** - Vermillion, South Dakota

**The University of Texas at Austin Gregory Gym Aquatics Complex** - Austin, Texas

**Wake Forest University Health Exercise Sciences at Worrell Hall** - Winston-Salem, North Carolina

**Wake Forest University Reynolds Gymnasium Transformation** - Winston-Salem, North Carolina

**Winona State University Maxwell Stadium Renovation** - Winona, Minnesota

**University of Wisconsin Madison Gym/Nat Replacement Planning** - Madison, Wisconsin

**CONTACT:**

Lee Harmsen | 515.232.4638 | lharmsen@stecker-harmsen.com



PROPOSAL FOR ARCHITECTURAL DESIGN &  
CONSTRUCTION ADMINISTRATION SERVICES

**EPIC FIELD HOUSE**  
OMAHA, NE

November 18, 2021

**APMA**

Exhibit A  
 Fee for Services  
**Architectural and Engineering**

Please fill out list below based on criteria outlined in Section II

**BASE CONTRACT**

Provide a lump sum amount based on the duration of the project for services provide below

Schematic Design Phase (% of Fee)	\$ <u>139,500</u>	<u>20</u> %
Design Development Phase (% of Fee)	\$ <u>174,375</u>	<u>25</u> %
Construction Document Phase (% of Fee)	\$ <u>279,000</u>	<u>40</u> %
Bid Negotiation Phase (% of Fee)	\$ <u>34,875</u>	<u>5</u> %
Construction Administration Phase (% of Fee)	\$ <u>69,750</u>	<u>10</u> %
<b>TOTAL Fixed Fee</b>	<b>\$ <u>697,500</u></b>	<b>100%</b>
<b>TOTAL Fixed Fee as % of Estimated Construction Total Costs</b>	<b><u>6.2</u> % of 11,221,000</b>	

Additional Services Rate / Hour *(provide flat hourly rate chart by individual if applicable)* \$ \* see hourly rates sheet  
*included in the appendix*



November 18, 2021

Tetrad Property Group  
Attn: Danielle Truckenbrod  
10340 North 84th Street  
Omaha, NE 68122-2216  
dtruckenbrod@tetradpropertygroup.com

RE: Proposal for the EPIC Field House - Omaha, NE

Ms. Truckenbrod and Members of the Selection Committee:

Having recently completed similar facility designs and having worked with Seventy Five North and EPIC for Girls on this project in 2020, our team is ecstatic to see it moving along and hopeful we can continue the journey with you. Our team brings a unique mix of expertise, skills, and passion that will benefit this project and the process.

**We prioritize building community** Over the past three decades, Alley Poyner Macchietto Architecture (APMA) has had the honor to work with organizations that are deeply entrenched in the unique communities they serve. Our firm's dedication - **Put People First. Advance Design. Build Community.** - was born from a belief in centering every project around the individuals and communities that benefit from the space. This dedication guides our talented staff in their work and is a key component of their personal growth and their responsibility to the community. APMA has worked in the North Omaha community for nearly 30 years and we are committed to being a partner in its successful revitalization.

**We get EPIC.** With a staff that is 54% female, and as parents of daughters and female athletes ourselves, EPIC's mission truly resonates with us. All girls should have access to quality athletic opportunities, gaining skills that will help build confidence and set them up for success both on and off the field, track, pitch, or court.

**We know this neighborhood.** For nearly a decade, APMA has been working on projects located within blocks of your site. We helped master plan the Highlander Development in 2014 and have had active projects there since. Even before that, APMA was working in the North Omaha community on projects including the Family Housing offices, Martin Luther King Jr Cornerstone Memorial, residential infill for Holy Name Housing and the Omaha Housing Authority, and countless others. We understand the challenges and opportunities of this vibrant community and enjoy working with the people who live and work here to create spaces that beautify and enrich through high-quality, people focused design.

Our team is committed to being your trusted partner, being good stewards of your resources, and listening to the needs and aspirations of your key stakeholders. We would be thrilled to embark on this journey with you and thank you for the opportunity to share our team's capabilities.

Sincerely,

A handwritten signature in black ink that reads "Jay M. Palu".

Jay Palu, AIA - Partner  
jpalu@alleypoyner.com | 402.650.1481

# 1. General Information



Alley Poyner Macchietto Architecture (APMA) has more than three decades of experience producing award-winning design in a collaborative, creative, cross-functional atmosphere. We believe good design is about creating beautiful spaces that build community, are functional, long-lasting, and inspiring.

As one of the region's largest studios of architects, interior designers, estimators, and construction administration specialists, we serve a range of clients and design solutions that align with their functional, budgetary, and aspirational objectives. Our firm prides itself on our commitment to community; be it through the work we do with non-profit organizations that serve the most at-risk, or through our dedication to promoting diversity in our workplace and in our industry. APMA has helped design spaces for more than 45 non-profit organizations, many of whom were (or currently are) in fundraising stages of a project. We've worked with everyone from the Siena/Francis House to The Union for Contemporary Art; from public libraries to food pantries. A few of our current projects with non-profits are listed on the following page.

Our office is an open studio space and encourages collaboration and idea sharing between teams. At the heart of this collaborative spirit are our founders and firm leadership who play a vital role in supporting design teams on each assignment.

FOUNDED IN

**1987**

In Michael Alley's  
spare bedroom

OUR DEDICATION

**Put People First.  
Advance Design.  
Build Communities.**

**66**

TEAM MEMBERS

Architects, Interior Designers,  
Construction Administrators,  
Marketing/Branding  
team members





# 45+

We've helped design spaces for more than 45 non-profit organizations! A few of the groups we've worked with are noted here.



OneWorld  
Community  
Health Centers



SIENA/FRANCIS HOUSE  
HOMELESS SHELTER



HEART MINISTRY CENTER  
We believe in the dignity of all



Mixed-Use Building at 30th & Burdette | 75North



CHI Central Kitchen, Community Innovation Campus | OEDC

## Ownership Structure

Alley Poyner Macchietto is an employee owned business with 21 current shareholders. The company has a board of directors that is composed of 5 employee owners and is actively pursuing a policy of broad employee ownership.

## Legal Company Organization

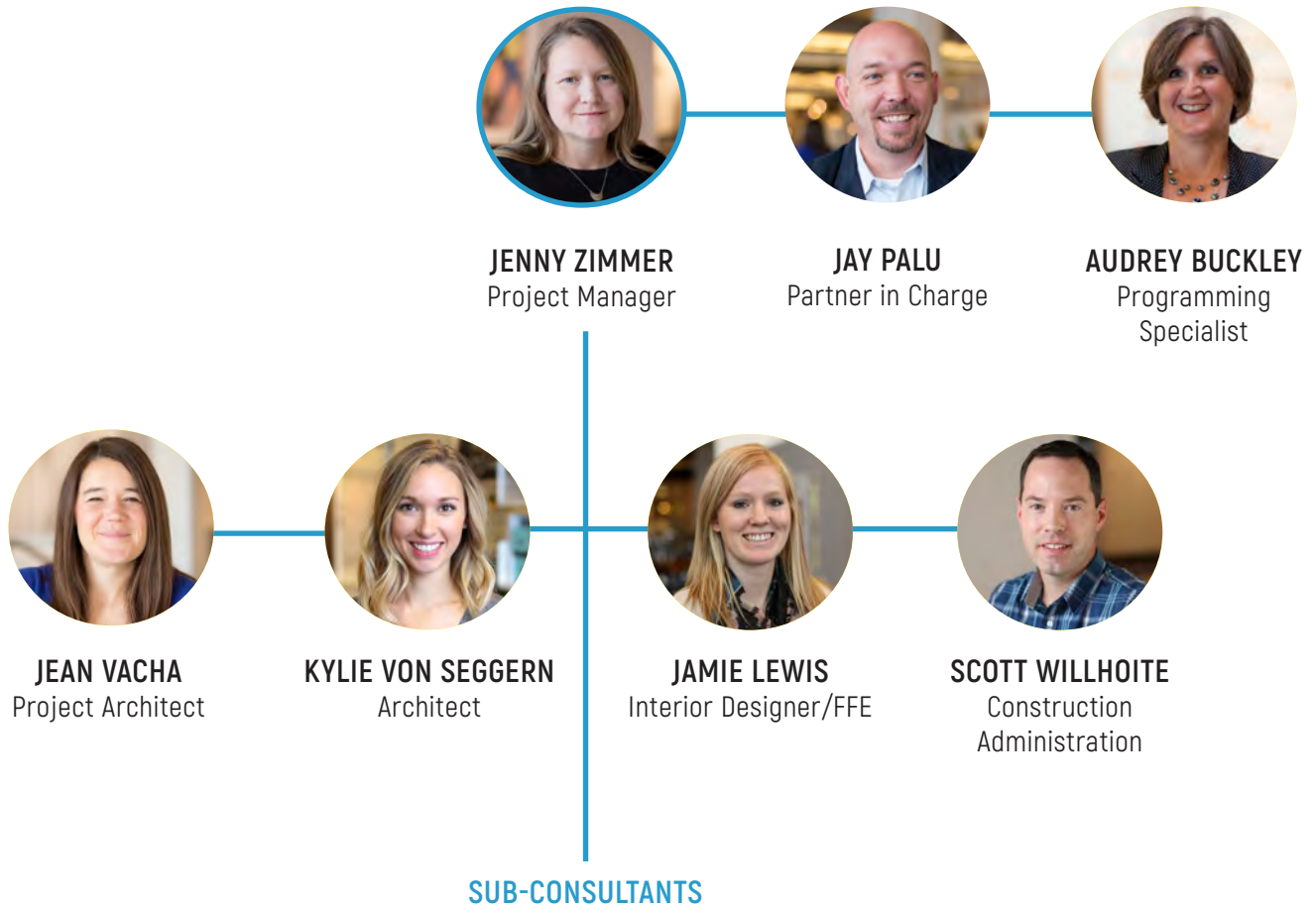
APMA is an incorporated firm licensed in the State of Nebraska to conduct business providing architectural and construction administration services.

## List of Applicable Nebraska Licenses

Jay Palu, Jenny Zimmer, Audrey Buckley, Jean Vacha, and Kylie Von Seggern are Registered Architects licensed to practice in the state of Nebraska. Jamie Lewis is a certified Interior Designer by the National Council of Interior Design Qualifications. All engineering consultants listed as part of our team are registered Professional Engineers licensed to practice in the State of Nebraska. License numbers can be provided upon request.

## Team Organizational Chart

We've hand-selected a team of design experts that are ready for (and excited about!) your project. Team resumes are included in the appendix.



**EHRHART GRIFFIN & ASSOCIATES**

Civil Engineering

**VIREO**

Landscape Architecture

**MORRISSEY ENGINEERING**

Mechanical, Electrical, Plumbing

**THOMPSON DREESSEN & DORNER (TD2)**

Structural Engineering

## Sub-Consultants

APMA strategically decided to maintain a practice which provides architectural design services, allowing us the opportunity to hand-pick consulting firms that we feel present the best qualifications for the unique needs of each individual project. A consultant's relevant experience and availability, as well as the project's budget, are key aspects we consider when selecting an engineering firm for a project. The firms we have selected for your project are introduced here; team member resumes are included in the appendix.

## 2. Relevant Firm Experience

### b. Overall Service Capabilities and Quality.

We have a long history of creating beautiful, functional and durable community and athletic spaces in our region, including The CREW Center in Woodbine (IA), Papillion Landing Community and Recreation Center, Happy Hollow Club's athletic facility, more than a dozen TruFit/Aspen Athletic Clubs throughout the region, and Council Bluffs School District Stadium and Athletic Complex. We're also providing ongoing athletic design services for non-profits like Girls Inc. and Simple Foundation, in addition to our K-12 clients including Springfield Public Schools, Westside Community Schools, Marian High School, Duchesne Academy of the Sacred Heart, and several districts in Iowa.

We believe each project deserves a unique approach in response to its community, its users, and its site. We emphasize significant involvement in the planning phase - from the owners, the design team, and the community - to achieve this response.

On the following pages we've highlighted a number of these projects, starting with Papillion Landing. Though at a larger scale than the proposed EPIC Field House, Papillion Landing has a number of similarities to your facility.



### SERVICES OFFERED

- Site/Building Analysis
- Feasibility Studies
- Master Planning
- Programming
- Architectural Design
- Interior Design
- Furniture Specifications
- Sustainable/LEED Design
- Urban Planning + Design
- Space Planning
- Historic Preservation
- Database Design
- Data Collection + Analysis
- Urban Planning + Analysis
- Codes Analysis
- Historic Renovation/ Adaptive Reuse
- Historic Research
- Architectural Photography
- 3-D Computer Modeling
- Architectural Renderings
- Development of Fundraising + Marketing Materials
- Detailed Construction Cost Estimating
- Extensive Construction Services

## b. Similar Projects

### Papillion Landing Community & Recreation Center, Field House & Softball Complex PAPILLION, NE

In 2014 the City of Papillion hired APMA to complete a master plan for City Park, the town's 125-acre central park and host to numerous community-wide activities, including Papillion Days. The city was interested in expanding the park significantly to the west and incorporating a new community and recreation center, as well as a large field house to host Papillion's numerous community sport organizations. Following the completion of a preliminary master plan, APMA conducted extensive stakeholder meetings and listening sessions to design a building that reflects the small-town values of Papillion while recognizing and accommodating their city's growth and the community's needs. The resulting buildings emphasize inclusion for all community members while encouraging interaction between different groups, such as seniors and youth. The lobby is designed to cater to everything from morning coffees to afternoon book clubs. The project also includes a City of Papillion Senior Center, Library branch focused on technology, and offices for the Recreation Department. The community center's uses overlap with recreation center activities, and, maximizing the city's investment, the building is designed to adapt to changing needs throughout the day and the seasons.

**CONTRACT VALUE:** \$38,154,285 (Field House + Community Center)

**CONSTRUCTION VALUE:** \$38,176,776 (Field House + Community Center)

**CONTRACT AMENDMENTS:** \$22,491

#### **OWNER & CONTACT PERSON:**

City of Papillion  
Mayor David P. Black, City of Papillion | 122  
E 3rd St, Papillion, NE 68046  
402-827-1111 | dblack@papillion.org



This project, and its design process, has a number of similarities with your facility. Here are a few relevant ideas that we'd like to share:

### LOBBY (1)

The lobby is designed to be welcoming and engaging, and is open to all. The community and recreation functions overlap within the space, creating interactions between users of all ages. It features a coffee station, a hearth, and a variety of seating areas that encourage members and visitors to treat it as the City of Papillion's living room.

### EXTERIOR SPACES (2)

We've created a series of outdoor "rooms" around the building, which softens the entry experience and allows for programming and casual gatherings to extend outside.

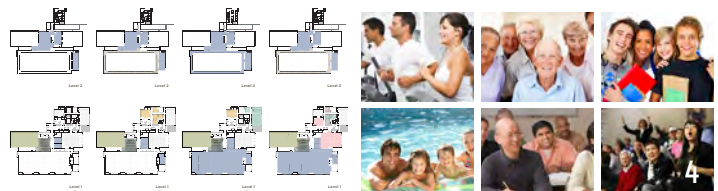
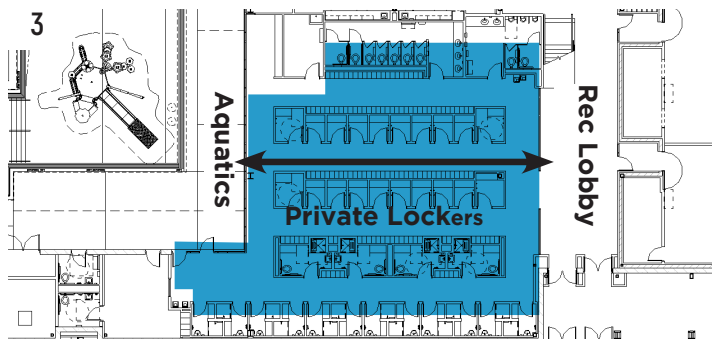
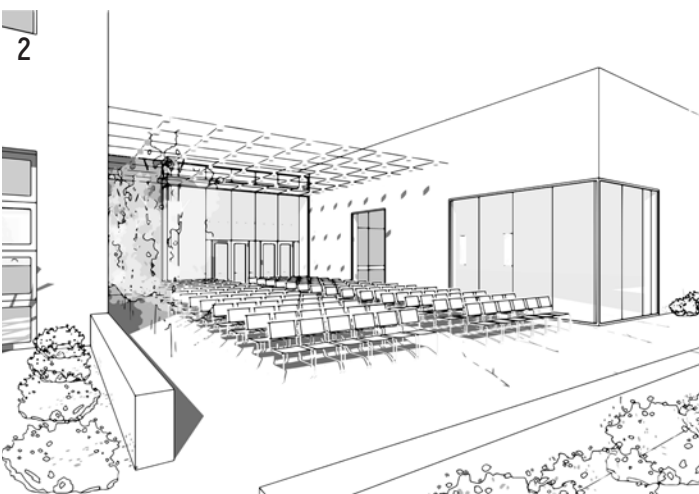
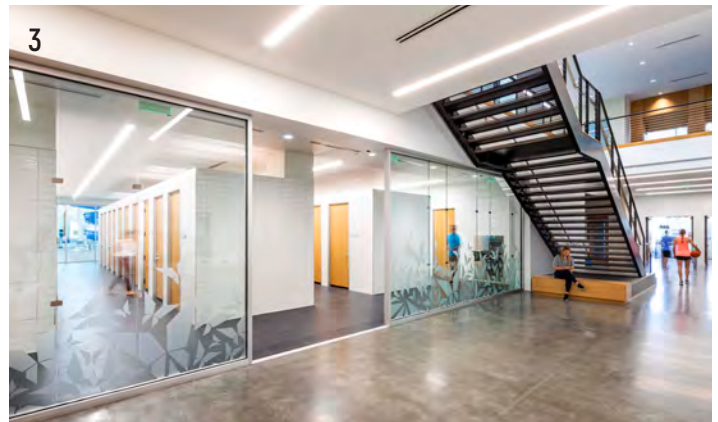
### CHANGING ROOMS (3)

This facility and Papillion as a whole are incredibly family-focused and as such, we worked to design a unique changing room that accommodates families, young children and seniors alike. Industry-wide, changing and bathing facilities have evolved to prioritize

privacy, so we developed a concept that consists entirely of individual changing spaces, the first of its kind in Nebraska. This prioritizes the comfort of all user types and abilities, as well as providing flexibility for changing needs throughout the day's programming, the year's seasons, and the facility's future.

### JOURNEY MAPPING (4)

To identify how and when the facility would be used, and how we could design the building to accommodate as many community members as possible, we utilized a journey mapping exercise where we imagined its daily use by seven groups: teens, seniors, families, rec members, aquatics users, adult learners, and tournament attendees. By diagramming how the users would interact with the building and how their uses would overlap throughout the day and year, we were able to build consensus as well as start to create personal ownership within the stakeholder groups.



## b. Similar Projects

### The CREW (Community, Recreation, Education & Wellness) Center WOODBINE, IA

APMA worked with the City of Woodbine, Iowa and key funders to master plan and design the new CREW Center, a community and recreation center in the heart of the town. The 56,000 SF facility features a modern lodge aesthetic, with gabled roof, and an exterior envelope of warmer, precast concrete complemented by brick and metal panels. The building boasts several elements, most notably a daycare wing, STEAM and shop classroom spaces, an aquatics facility (featuring water slides, lazy river, and children's water play station), a gymnasium and fitness facility featuring a track, and additional community spaces designed for hosting events, and congregating with friends and neighbors. The entry offers expansive views through large glass corners that look into the first-floor lobby and second-floor track, while a large plaza with two stone terraces open up to the neighboring high school football field, making the ideal viewing spot for fans. Wood and stone elements throughout the space add to the cozy, lodge feel. Phase Two of the project is currently underway. The team is working to design a dedicated STEM Building featuring 45,000 SF of educational learning labs, community gathering spaces, business office incubator, and industrial technology shops.

**CONTRACT VALUE:** \$14 million

**CONSTRUCTION VALUE:** \$14 million

**CONTRACT AMENDMENTS:** none

**OWNER & CONTACT PERSON:**

Woodbine Regional Wellness Center  
Darin Smith | 509 Walker Street,  
Woodbine, IA 51579 | 712-592-1722  
dsmith@arch-icon.com



## The UNION for Contemporary Art OMAHA, NE

The Union for Contemporary Art (U-CA) “strives to unite artists and the community to inspire positive social change in North Omaha.” The U-CA took this vision to heart when they began their search for a larger facility in which to house their expanding program needs. They chose a vacant building in a prominent North Omaha location that was once a lively commercial and entertainment node. The new space has allowed The Union to increase its capacity and ability to better serve its mission. The new space enabled U-CA to expand the youth mentoring programs from 15 to upwards of 80 children; enhanced the artist residency program through upgraded facilities; expanded and fully equipped the public Co-Op Studios; and created 1,700 SF of exhibition and performance space in a gallery dedicated to the memory of local artist, Wanda D. Ewing.

Due to tremendous growth with the Studio Theater program, The UNION has enlisted APMA's help once again. Our team is currently working on transforming an adjacent building into a larger Black Box theater with a scene shop, rehearsal space, and reception spaces.

**CONTRACT VALUE:** \$4.25 million

**CONSTRUCTION VALUE:** \$4.7 million

**CONTRACT AMENDMENTS:** \$450,000

### OWNER & CONTACT PERSON:

The UNION for Contemporary Art  
Brigitte McQueen Shew, Executive  
Director | 2423 N 24th St, Omaha, NE  
68110 | 402.933.3161 | [brigitte@u-ca.org](mailto:brigitte@u-ca.org)



## c. Understanding of the Project



### HISTORY

APMA's relationship with this neighborhood and site goes back to the early days of master planning for what is now called the Highlander Neighborhood. Our team, including our civil and landscape partners, have spent close to a decade working with public and non-profit partners to engage with the community, replace and renovate existing public infrastructure and design the adjacent commercial, single- and multi-family housing and recreational buildings directly across the street. The next phase of our work in this neighborhood includes a mixed-use commercial and housing development that will break ground in the spring of 2022. Our most recently completed building is Nobility Point directly across the street. We have also designed a linear park that potentially connects your site, and the Highlander Neighborhood with Howard Kennedy Elementary to provide families a safe and engaging walking route.

Specific to the former Freedom Worship Center (built originally as a Hinky Dinky) we were asked to evaluate the building on behalf of 75N for Epic for Girls in early summer of 2020. Through that pro-bono effort we documented the building's existing conditions, captured the buildings interior with 3D photography, evaluated the building for adaptive reuse including the potential use of State and Federal Historic Tax Credits, worked with Epic to create a building program, and designed options to both renovate and remove the existing structure, making way for a new building. Starting in July of 2020 and over the course of four months our firm collaborated with Epic, 75N and the Lozier Foundation to evaluate off street parking on adjacent available lots, on-street parking options with public improvements and a concept that expanded off the current site being considered onto property located to the east – providing a highly visible two-story concept on 30th Street. This work, which included civil and structural input and opinion of cost and preliminary conversations with the City of Omaha, provided our team with a good starting point for moving the project forward.

At APMA, one of our three core dedications is to build community. Donating time to assist getting ideas off the ground is part of who we are as a firm. We know this early work can be cost prohibitive but it is essential for planning and fundraising. We contribute our time to ensure the success of projects that support and improve the community. We've taken similar journeys with organizations such as The UNION for Contemporary Art, Rise, Simple Foundation, Omaha Housing Authority, 24th Street BID, Loves Jazz, Omaha Star Building, the City of Omaha Parks, and Whispering Roots...all within a few blocks of this site.





## UNDERSTANDING OF EPIC

Nonprofits speak to the core of who we are as an organization and our desire to build communities. We often donate time to help nonprofits get started in their building journeys. We love investing in their aspirations and helping them get traction as they begin to understand their needs.

The mission of Epic resonates with us. As many of us strive to set our own daughters up for success, giving them access to the confidence and opportunities that sports can provide, we recognize our privilege in the situation. All girls should have access to similar opportunities and know the leadership, teamwork, friendship, and personal strength that can come from athletics. As we progressed with our understanding of Epic and their needs, we collectively outlined the following design direction:

### AN UNPARALLELED SPORTS FACILITY

The facility should draw from across the city and region, bringing new visitors (and residents) to the neighborhood.

### NATURAL LIGHT

Bring in daylight as much as possible to increase user satisfaction.

### EXTERIOR ACTIVATION

Building should project interior activities to passerby, building interest in the programming and the neighborhood.

### OPEN + INVITING

The building should feel welcoming to athletes and spectators alike. Tournament days should be comfortable.

### SIMPLE BUT BOLD MATERIALS

Use simple, inexpensive materials in sophisticated and fun ways.

### PEDESTRIAN FRIENDLY

Massing, materials, landscaping, and hardscaping should create a human-scaled environment that encourages walking.

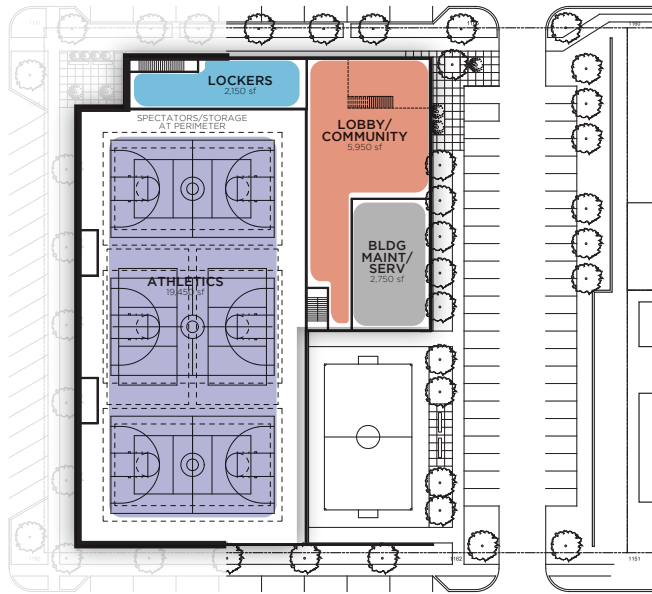
## UNDERSTANDING OF THE SITE

Our understanding of this site goes beyond the technical constraints and our long history of helping redevelopments in Eastern Omaha navigate Tax Increment Financing, some of the original infrastructure in our City, zoning/planning and public work negotiations. We truly love how every neighborhood is unique and through our work on the Highlander and history of work in the neighborhood, we have an appreciation for this area. We've attended and help conduct public meetings with residents and know the question to ask that help produce solutions customized for their needs. We also have experience working with the City and the utility companies that are essential as we redevelop this area one site and one block at a time.

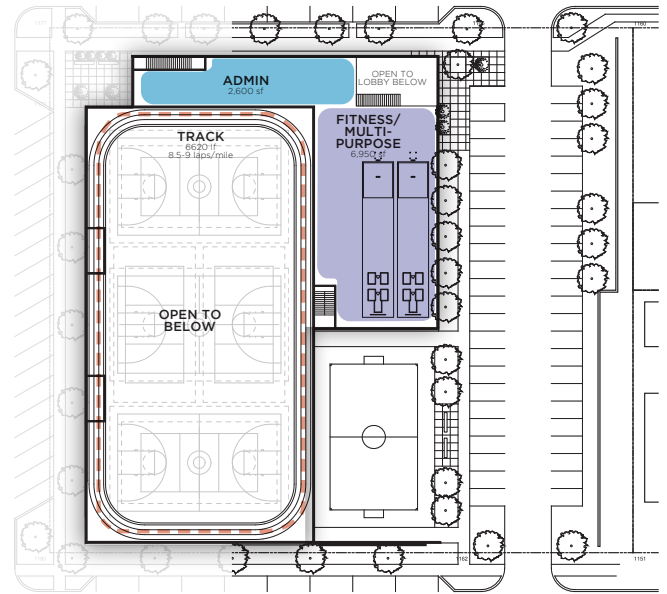
We explored a few design options with Epic in our programming and site conceptual plans that considered the following. We look forward to reconfirming their significance:

- A strong visual presence – engaging to visitors, a connection to public transit and adjacent infrastructure;
- Consideration for the adjacent residential community with a design that is a smaller-scale, intimate and operationally integrated with traffic and parking capacities;
- Operationally smart and designed to allow flexibility in the programs supported.

Safety is a key concern with any facility that caters to children. Lines of sight will require careful consideration. This includes positioning windows where staff can watch visitors come and go and also giving those dropping children off the ability to watch them enter the building.



2020 Conceptual Diagram - First Floor



2020 Conceptual Diagram - Second Floor

As the civil engineers and land surveyors for the adjacent Highlander project, Ehrhart Griffin & Associates is intimately familiar with the complexities of redevelopment in this area. The Highlander project site contained numerous public (streets, sewers, utilities) and private improvements, all of which were designed by EGA. The Highlander site also had similar physical deficiencies in the existing soil strength across the project realm, and it was necessary to over-excavate, and in some cases surcharge and provide ground improvements to the building pads to achieve a stable foundation base. We anticipate similar conditions on the proposed EPIC site.

Based on the soils investigation provided, significant excavation for the building will require a contractor generated special design for shoring, to protect existing public infrastructure that lies in close proximity to this excavation. Ground improvements, such as Geopiers, will also be needed to support the proposed structure since the existing soils do not have the required support capabilities. Permitting outside of the building permit concerning public improvements, grading, erosion control, and current stormwater regulations – which requires detailed design of controlled stormwater runoff volume, water quality and location of discharge, will be required.

These conditions are fairly typical in urban redevelopment, which is a hallmark of our design team's long engagement with EGA and their 33 years of project experience. Permitting, soils conditions, historical records of previous structures, street and utility improvements due to aging infrastructure are commonly associated with redevelopment planning. Our team, with extensive experience in this area, provides an opportunity to bridge serious issues that can derail an infill project in the early stages.

### WORKING WITH TETRAD PROPERTY GROUP

Our understanding of the client, the site, and the neighborhood should allow us to bring value to a partnership with TPG on this project.

## d. Referrals and References



### **CITY OF PAPILLION**

Mayor David P. Black, City of Papillion  
402-827-1111 | dblack@papillion.org



### **WOODBINE REGIONAL WELLNESS CENTER**

Darin Smith  
712-592-1722 | dsmith@arch-icon.com



### **THE UNION FOR CONTEMPORARY ART**

Brigitte McQueen Shew, Executive Director  
402-933-3161 | brigitte@u-ca.org



### **e. Capacity and Intent to Engage**

The team we've identified for the EPIC Field House project consists of highly qualified individuals, all of whom were selected specifically for your project. Based on our existing and future contracts, we are confident that our team is available to proceed promptly and continue with your project through its completion.

### **e. Litigation, arbitration, and claims**

APMA has an excellent record of providing architectural design services. The firm currently has no claims pending and has never been terminated for any performance related reasons.

# 3. Team Experience & Qualifications

## a. Team Member's Position and Responsibilities within the Firm



### JENNY ZIMMER

**Position at APMA:**  
Partner, Architect  
**Project Role:** Project Manager

**Primary Responsibilities:** Primary point of contact. Will ensure the project stays on schedule and on budget.



### JAY PALU

**Position at APMA:**  
Partner, Architect  
**Project Role:** Partner in Charge

**Primary Responsibilities:** Ensuring project teams are properly resourced, project management support.



### JEAN VACHA

**Position at APMA:**  
Partner, Architect  
**Project Role:** Project Architect

**Primary Responsibilities:** Ensure construction documents are detailed, accurate, and aligned with EPIC's project aspirations.



### KYLIE VON SEGGERN

**Position at APMA:**  
Architect  
**Project Role:** Project Architect

**Primary Responsibilities:** Partner with Jean to ensure construction documents are detailed, accurate, and aligned with EPIC's project aspirations.



### AUDREY BUCKLEY

**Position at APMA:**  
Partner, Architect  
**Project Role:** Programming Specialist

**Primary Responsibilities:** Support Jenny by overseeing program, FFE and operational integration into the design.



### JAMIE LEWIS

**Position at APMA:** Partner, Interior Designer  
**Project Role:** Interior Design/FFE

**Primary Responsibilities:** Oversee the interior design while working as an integrated member of the design team.



### TERRY MORRISON

**Position at EGA:**  
Engineering Department Manager  
**Project Role:** Civil Engineer

**Primary Responsibilities:** Provide civil engineering and land planning design.



### ROBIN FORDYCE

**Position at Vireo:**  
Principal, Landscape Architect  
**Project Role:** Landscape Architect

**Primary Responsibilities:** Provide landscape architecture design.



### KELLY CLOUSE

**Position at TD2:**  
Structural Engineer  
**Project Role:** Structural Engineer

**Primary Responsibilities:** Provide design of structural systems.



### SARAH GUDEMAN

**Position at MEI:** Partner, Mechanical Engineer  
**Project Role:** MEP Partner in Charge

**Primary Responsibilities:** Mechanical and electrical primary point of contact. She will coordinate design and project management for mechanical and electrical design.



### MARISSA GIGANTELLI

**Position at MEI:**  
Electrical Project Engineer  
**Project Role:** Electrical Project Engineer

**Primary Responsibilities:** Electrical design and project management throughout the project, including construction administration.



### SARAH DOYLE

**Position at MEI:**  
Mechanical Project Engineer  
**Project Role:** Mechanical Project Engineer

**Primary Responsibilities:** Mechanical design and project management throughout the project, including construction administration.



### SCOTT WILLHOITE

**Position at APMA:**  
Construction Administrator  
**Project Role:** Construction Administration

**Primary Responsibilities:** Ensure alignment between the design and construction teams.



**“I HAVE LONG FELT THAT ALLEY POYNER MACCHIETTO IS NOT SIMPLY IN THE BUSINESS OF BUILDING BUILDINGS — THEY ARE BUILDING COMMUNITIES.”**

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**BRIGITTE MCQUEEN SHEW**, *Executive Director*  
*The UNION for Contemporary Art*

## **b. Team Member’s Role on Similar Projects**

When putting together a project team we consider several factors, including experience in the project type, current workload, and passion for the project. The team members we’ve brought on for your project also have a proven record of excelling in their roles. Partner in Charge Jay Palu, Project Manager Jenny Zimmer, and Project Architect Jean Vacha have served in those roles on several successful projects. They work well together, supporting each other, the team, and client, and understand how their individual responsibilities impact the success of the entire project.

**Project Manager Jenny Zimmer** brings over two decades of experience with APMA and a focus on projects that positively impact our community. A Partner at APMA, Jenny has successfully managed a variety of projects, including the Omaha Henry Doorly Zoo and Aquarium’s Mid Valley East project, LAMB Arts Regional Theatre in Sioux City, Iowa, and most recently the new Black Box Theater at The UNION for Contemporary Art. Experienced, detail-oriented, and a clear communicator, Jenny will be a reliable primary contact for your team throughout the project, and will oversee staff management, including managing schedules and the distribution of work to our sub-consultant partners.

**Project Architect Jean Vacha** is one of APMA’s most technically savvy designers and brings experience in an array of project types. A Partner at APMA, Jean has served as project architect on numerous athletic and community-focused projects including Papillion Landing Community and Recreation Center, Field House and Softball Complex; The CREW Center; and Springfield School and Gym Addition; and is currently performing in this role on the Taylor County Health and Recreation Center in Bedford, IA. Her combined passion for athletics and mentoring has taken her around the world to volunteer with softball clinics and exhibition games in Eastern China and Southern Myanmar.

**Partner in Charge Jay Palu** brings an impressive portfolio of experience with athletic facilities that includes training facilities, baseball stadiums, high school stadiums, and everything in between. His most recent experience includes the Papillion Landing Community and Recreation Center, Field House and Softball Complex and The CREW Center, where he worked alongside Jean Vacha, Audrey Buckley, Kylie Von Seggern, Jenny Zimmer, and Scott Willhoite. Jay’s athletic facility design experience, paired with his natural leadership qualities means he not only understands this project type, but also how best to support the process, team, and client to achieve a successful project.

# **Appendix A**



**JENNY ZIMMER, AIA, | PARTNER**  
**TEAM ROLE: PROJECT MANAGER**

While studying in the United States and abroad, Jenny focused her education on the renovation of structures, master planning and sustainable design. While at the University of Nebraska, she was awarded the NASA Space Grand Fellowship Award for her work in Urban Design. At Alley Poyner Macchietto, Jenny is an in-house resource for master planning and the schematic design of urban projects. Many of her concepts have led to some of our most successful designs. Her expertise has become an asset to clients from a broad spectrum including urban housing, universities and developers that require design that is sensitive to future growth. Infusing 3-D graphics, renderings and high-tech presentations to her concepts, brings relevance and an understanding to our clients.

**EDUCATION**

Master of Architecture,  
 University of Nebraska at  
 Lincoln

Bachelor of Science in  
 Architecture, University  
 of Nebraska at Lincoln

Bachelor of Science in Pre-  
 Civil Engineering, University  
 of Nebraska at Lincoln

**REGISTRATION**

Registered Architect - NE

**RELATED EXPERIENCE**

- Omaha Girls Rock; Omaha, NE
- The UNION for Contemporary Art  
 Black Box Theater; Omaha, NE
- The CREW Center; Woodbine, IA
- Hoff Family Arts and Culture  
 Center; Council Bluffs, IA
- Film Streams Dundee; Omaha, NE
- Film Streams Ruth Sokolof  
 Theater; Omaha, NE
- OneWorld Community Health Centers
  - Livestock Exchange Campus refresh  
 and finish upgrades; Omaha, NE
- Hughes-Iron Motor Company;  
 Council Bluffs, IA
- Open Door Mission; Omaha, NE



**HOFF FAMILY ARTS AND CULTURE CENTER | COUNCIL BLUFFS, IA**





**JAY PALU, AIA | PARTNER**  
**TEAM ROLE: PARTNER IN CHARGE**

Jay is a licensed architect with over two decades of experience working on an array of project types, including collegiate and civic sports venues, affordable housing developments, higher education facilities, hospitality, and commercial offices. Bringing his previous experience with local and national athletic projects completed for municipalities, universities, and professional sports organizations, Jay continues to work on recreation projects at APMA. He has been an active team member on the Highlander projects, beginning with the master planning and continuing through to the most recent projects including Nobility Point and Burdette and Wade Apartments and Townhomes (currently under construction).

**EDUCATION**

Master of Architecture, University of California-Berkeley

Bachelor of Science in Architecture, University of Nebraska at Lincoln

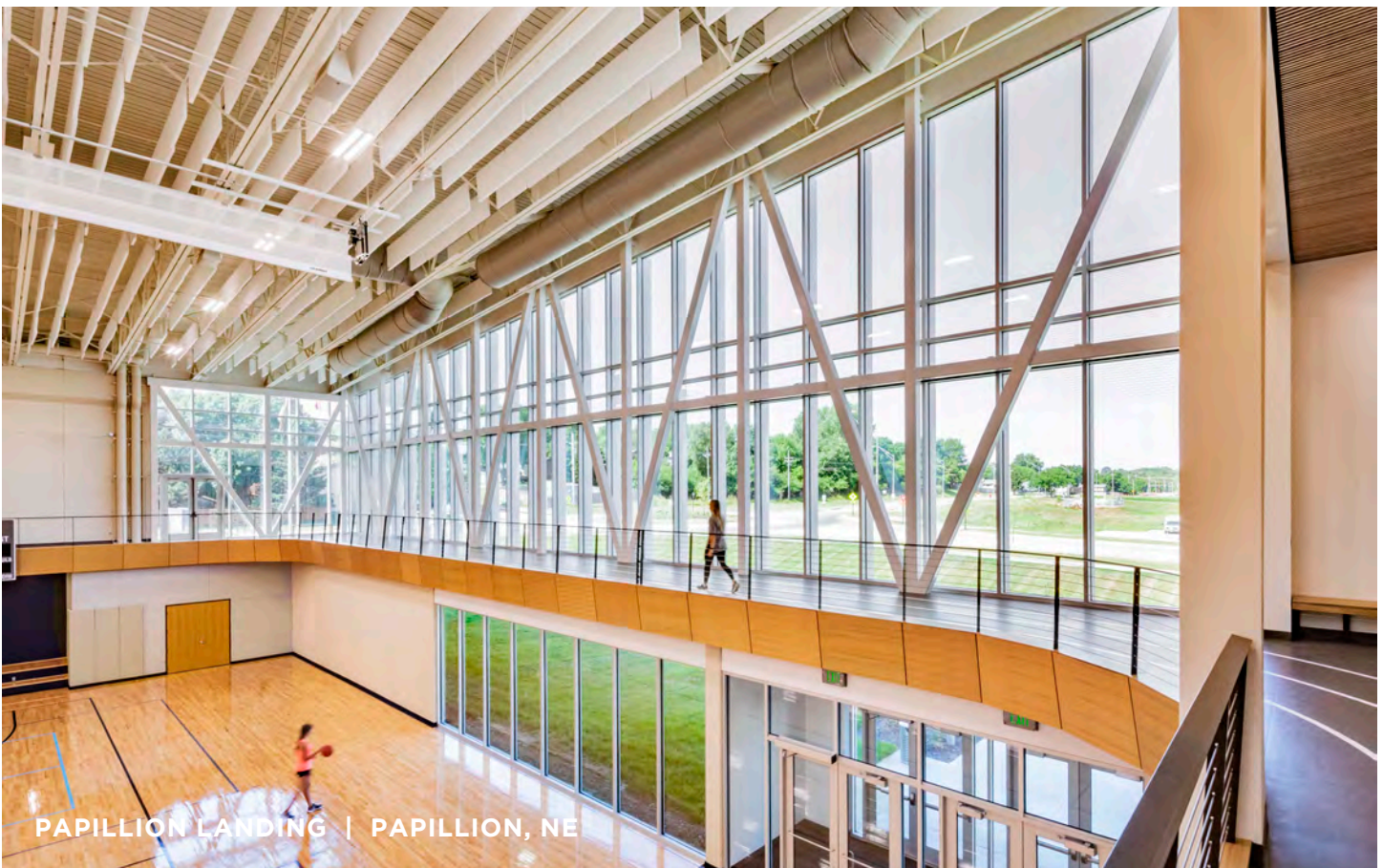
**REGISTRATION**

Registered Architect - NE, IA, CA, SD, AZ, TX  
 NCARB Certification

**RELATED EXPERIENCE**

- Papillion Landing Community Recreation Center and Field House; Papillion, NE
- Highlander Neighborhood Master Plan; Omaha, NE
- The UNION for Contemporary Art; Omaha, NE
- Nebraska Multisport Complex; LaVista, NE
- TruFit/Aspen Athletic Clubs, multiple locations in NE, KS, MO, CO, and TX
- Happy Hollow Country Club Athletic Facility; Omaha, NE
- Werner Park, Papillion NE \*
- UFCU Disch-Falk Field Renovation – University of Texas Baseball; Austin, TX\*
- Olsen Field at Blue Bell Park, renovation study and master plan, Texas AM University; Texas Station, TX\*
- Pinnacle Bank Arena; Lincoln, NE \*
- Athletic Master Plan and Concept Design for soccer and weight room facilities, Grace University; Omaha, NE

*\* completed prior to joining APMA*



PAPILLION LANDING | PAPILLION, NE



**AUDREY BUCKLEY, AIA | PARTNER**  
**TEAM ROLE: PROGRAMMING SPECIALIST**

Audrey Buckley joined APMA from the University of Nebraska at Omaha in 2016. At UNO Audrey was responsible for the execution of several high-impact projects, including renovations of the HPER Building (Health, Physical Education and Recreation building that includes health clinics), Peter Kiewit Institute, and Roskens Hall (College of Education). Her diverse portfolio, accumulated over 30 years in the industry, and distinct understanding of the client's perspective makes Audrey a strong addition to project teams.

**EDUCATION**

Bachelor of Science in Architectural Studies, University of Nebraska at Lincoln

**REGISTRATION**

Registered Architect - NE

**RELATED EXPERIENCE**

- The CREW Center; Woodbine, IA
- Papillion Landing, Community and Recreation Center; Papillion, NE
- UNO Health, Physical Education and Recreation Addition and Renovation; Omaha, NE \*
- Alegent Health - various medical facility renovations, medical office buildings and outpatient clinics; Omaha, NE and surrounding communities \*
- Marian High School Academic Center and Facility Renovation
- UNO Peter Kiewit Institute Renovation; Omaha, NE \*
- UNO Roskens Hall Addition and Renovation; Omaha, NE \*
- UNO Maverick Village; Omaha, NE \*
- UNO West Parking Structure; Omaha, NE \*
- Westside Community Schools Various K-8 renovations; Omaha, NE \*

*\* completed prior to joining APMA*



**THE CREW CENTER | WOODBINE, IA**



**JEAN VACHA | PARTNER**  
**TEAM ROLE: PROJECT ARCHITECT**

As one of APMA's most technically skilled designers, Jean's detail-oriented approach makes her a valuable asset on some of the most challenging projects, including the new Papillion Landing Community & Recreation Center. An expert in Revit and AutoCAD, Jean takes a solution-focused approach to each assignment to ensure projects are delivered promptly and on budget. Her authenticity and focus on details have made her a trusted leader within the firm.

**EDUCATION**

Master of Architecture,  
University of Nebraska  
at Lincoln

Bachelor of Science in  
Architecture, University  
of Nebraska at Lincoln

**REGISTRATION**

Registered Architect - NE

**RELATED EXPERIENCE**

- The CREW (Community, Recreation, Education, and Wellness) Center; Woodbine, IA
- Papillion Landing Community & Recreation Center, Field House, and Softball Complex; Papillion, NE
- Glad Tidings Church, addition; Omaha, NE
- Swanson Elementary, Westside Community Schools; Omaha, NE
- Pinnacle Fitness Club; Omaha, NE
- Heart Ministry Center; Omaha, NE
- Habitat for Humanity Offices and Restore; Council Bluffs, IA
- Hughes-Iron Motor Company; Council Bluffs, IA





**KYLIE VON SEGGERN, NCARB**  
**TEAM ROLE: ARCHITECT**

Kylie is a progressive professional with expertise in interior architecture and design. Her background and ability to design interior space well integrated with base buildings and surroundings makes her an integral part of the design team. Her excellent technical qualifications compliment her innate sense of creativity. Kylie is highly organized and proficient in AutoCAD and Revit. Her work proves that she's detail oriented and committed to the success of the project.

**EDUCATION**

Master of Architecture,  
 University of Nebraska at  
 Lincoln

Bachelor of Science in  
 Architecture, University  
 of Nebraska at Lincoln

**REGISTRATION**

Registered Architect - NE  
 NCARB Certification

**RELATED EXPERIENCE**

- Millwork Commons neighborhood master plan; Omaha, NE
- Girl's Inc, South Campus Study; Omaha, NE
- The UNION for Contemporary Art; Omaha, NE
- Norris Alley Community Pocket Park; McCook, NE
- River's Edge Pavilion; Council Bluffs, IA
- Red Oak High School and Inman Campuses, Red Oak Community School District; Red Oak, IA
- OneWorld Community Health Centers
  - Livestock Exchange Campus refresh and finish upgrades; Omaha, NE
  - Cass County Clinic; Plattsmouth, NE
  - Teen and Young Adult Clinic; Omaha, NE
- The Knolls, Assisted & Independent Living, Dial Senior Living; Lincoln, NE
- Aksarben Village, Assisted & Independent Living, Dial Senior Living; Omaha, NE



THE UNION FOR CONTEMPORARY ART | OMAHA, NE



**JAMIE LEWIS, NCIDQ | PARTNER**  
**TEAM ROLE: INTERIOR DESIGN/FFE**



Jamie brings experience in the areas of space planning, scheduling, and creating construction documents. An efficient time manager with a detailed eye, Jamie's ability to work well with others makes her a great asset to any design team. Her recent work at APMA includes 15 TruFit / Aspen Athletic Clubs across the Midwest, as well as multiple senior living centers (including assisted and independent living, as well as memory care facilities) in Nebraska and Kansas.

**EDUCATION**

Bachelor of Science in Interior Design with a Business Administration Minor, University of Nebraska at Lincoln

**REGISTRATION**

NCIDQ Certification

**RELATED EXPERIENCE**

- TruFit / Aspen Athletic Clubs; 15 locations in NE, MO, CO, TX, KS
- Happy Hollow Country Club, Fitness Complex; Omaha, NE
- Aksarben Senior Living; Omaha, NE
- Norfolk Public Library; Norfolk, NE
- Meadowbrook Senior Living; Lenexa, KS
- Countryside Community Church; Omaha, NE
- The Knolls, Senior Living Center; Lincoln, NE
- College World Series of Omaha, office; Omaha, NE





**TERRY MORRISON, PE | ENGINEERING  
DEPARTMENT MANAGER  
TEAM ROLE: CIVIL ENGINEER**



**EDUCATION**

Bachelor of Science, Civil Engineering, South Dakota State University

**REGISTRATION**

Professional Engineer  
- NE, CO, IA, SD

Terry's visionary approach to detailed design enables him to see the big picture. Due to his commitment to continual education, he has a reputation for innovative thought processes and creative designs. He is an active coordinator and team leader with excellent communication skills to guide the design process.

With Ehrhart Griffin & Associates for over 13 years, Terry has extensive knowledge in a variety of new and re-development projects including elementary and early education centers, collegiate facilities, small infill housing, large residential subdivision with street systems, small commercial buildings, large mixed-use developments, streetscapes, and urban and remote trails.

**RELATED EXPERIENCE**

- Highlander Development; Omaha, NE Project Engineer/Manager for the 75 North Highlander development in North Omaha. As the design engineer Terry was also heavily involved in the construction process.
- Metropolitan Community College Fort Omaha Campus Expansion; Omaha, NE Project Engineer for the three-building expansion overseeing the site preparation.
- ConAgra / Hines Riverfront; Omaha, NE Project Manager of the mixed-use redevelopment of 20 acres to include residential, commercial, and green space overlooking Heartland Lake.
- The Learning Community; Omaha, NE Project Manager for the design and construction of their new headquarters in North Omaha.



HIGHLANDER | OMAHA, NE



**KELLEY CLOUSE SE | SR STRUCTURAL ENGINEER**  
**TEAM ROLE: STRUCTURAL ENGINEER**



Since coming to TD2 as a new graduate in 2012, Kelley's project assignments have grown in scope and complexity to include sports/recreation projects and many with APMA. Her responsibilities entail the complete design of both the strength and serviceability of the structural system. As the project's structural engineer, Kelley takes charge of the structure's analysis, design, construction document preparation, project coordination, and contract administration.

**EDUCATION**

Master of Architectural Engineering, University of Nebraska, 2013

Bachelor of Science Architectural Engineering, University of Nebraska, 2012

**REGISTRATION**

Professional Structural Engineer -  
2018, E-17456 Nebraska

**RELATED EXPERIENCE RECREATION+APMA PROJECTS**

- Iowa West Sports Plex; Council Bluffs, IA
- Kearney Community Tennis Facility; Kearney, NE
- Play It Again Sports Canfield Plaza; Omaha, NE
- Marian High School Addition and Outdoor Athletics Pressbox; Omaha, NE
- Capitol Place Lot 5; Omaha, NE
- Omaha Public Schools Lewis & Clark Middle School; Omaha, NE
- University of Nebraska at Omaha Peter Kiewit Institute Renovation; Omaha, NE
- 100 Block East; Council Bluffs, IA
- Ashton Building/Flywheel TI; Omaha, NE.
- Fire Station #4; Omaha, NE
- The Breakers; Omaha, NE
- The Flats on Howard; Omaha, NE
- The Rochester; Omaha, NE
- The Wire; Omaha, NE
- Wells Fargo The Bank; Omaha, NE
- Hastings Youth Treatment Facility; Hastings, NE
- Dundee Theatre; Omaha, NE
- Heart Ministries; Omaha, NE
- Countryside Community Church; Omaha, NE



**ACADEMIC CENTER ADDITION, MARIAN HIGH SCHOOL | OMAHA, NE**



**SARAH GUDEMAN, PE, CPHC, LEED FELLOW, WELL AP | PARTNER**   
**TEAM ROLE: MEP PARTNER IN CHARGE**

Sarah is a mechanical engineer and project manager with 16 years of industry experience, specializing in energy-efficiency and sustainability. Sarah is responsible for leading the incorporation of sustainable strategies and energy conservation measures both internally and externally. Sarah works with architectural and owner teams to promote the design of high-performance buildings that maintain healthier environments, increase occupant comfort, and lower utility and operating costs for end users. Sarah holds a BS from Iowa State University. She is Registered Professional Engineer in Nebraska and Iowa, Certified Energy Manager, WELL Accredited Professional, and a LEED Accredited Professional.

### EDUCATION

Master of Architecture,  
University of California-  
Berkeley

Bachelor of Science in  
Architecture, University  
of Nebraska at Lincoln

### REGISTRATION

Registered Engineer - NE, IA

LEED Accredited  
Professional

LEED Faculty

LEED IEQ Technical  
Advisory Group

Certified Building Science  
Thermographer

Certified Energy Manager

### RELATED EXPERIENCE

- Marian High School Academic Center Facility and Athletic Annex Renovation; Omaha, NE
- Marian High School Chemistry Laboratory Renovation
- Girls, Inc Katherine Fletcher Center Health and Fitness Addition; Omaha, NE
- Girls, Inc Katherine Fletcher and Emma Lozier Center WELL Health & Safety Assessment and Certification, Omaha, NE
- Mercy High School Laboratory Renovation; Omaha, NE
- Mercy High School HVAC Systems Study & Upgrade, Omaha, NE
- Omaha Public Schools Lewis and Clark Middle School; Omaha, NE
- Film Streams at the Dundee Theater; Omaha, NE
- Joslyn Art Museum Addition and Renovation; Omaha, NE
- New Library, City Hall and Children's Museum, Columbus, NE
- Papio Natural Resources District, Blair, NE



**GIRLS, INC. KATHERINE FLETCHER CENTER HEALTH AND FITNESS ADDITION | OMAHA, NE**





**MARISSA GIGANTELLI, PE**  
**TEAM ROLE: ELECTRICAL PROJECT ENGINEER**



Marissa is an Electrical Project Engineer who collaborates with a team of engineers and works in partnership with owners and clients to understand every alternative and possibility to make the best decisions for their project. Marissa's experience gives her attention to detail and knowledge in numerous types of design. She strives to find functional power, lighting, and sustainable solutions for her clients. Her passion for community inspires every project she designs. She understands the built environment has an incredible impact on the way individuals perceive space and interact with others. Marissa holds a MAE in Architectural Engineering from University of Nebraska. She is Registered Professional Engineer in Nebraska.

**EDUCATION**

Master of Architectural Engineering, University of Nebraska - Lincoln

Bachelor of Architectural Engineering, University of Nebraska - Lincoln

**REGISTRATION**

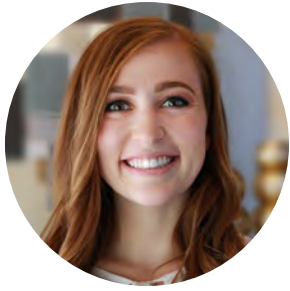
Registered Engineer - NE

**RELATED EXPERIENCE**

- Marian High School Academic Center Facility and Athletic Annex Renovation; Omaha, NE
- El Museo Latino Historic Renovation; Omaha, NE
- OneWorld Clinic Addition and Renovation; Bellevue, NE
- Millard Public Schools Central Middle School Boys & Girls Club Addition; Omaha, NE
- Millard Public Schools Central Middle School Lighting; Omaha, NE
- Millard Public Schools Elementary School; Omaha, NE
- Nelson Mandela Early Childhood Development Center; Omaha, NE
- Creighton University, Heider College of Business, Omaha, NE
- Westside Middle School Addition, Omaha, NE
- Federal Reserve Bank of Omaha Fitness Center, Omaha, NE



NELSON MANDELA EARLY CHILDHOOD DEVELOPMENT CENTER | OMAHA, NE



**SARAH DOYLE, LEED AP BD+C**  
**TEAM ROLE: MECHANICAL PROJECT ENGINEER**

**EDUCATION**

Master of Architectural Engineering, University of Nebraska - Lincoln

Bachelor of Architectural Engineering, University of Nebraska - Lincoln

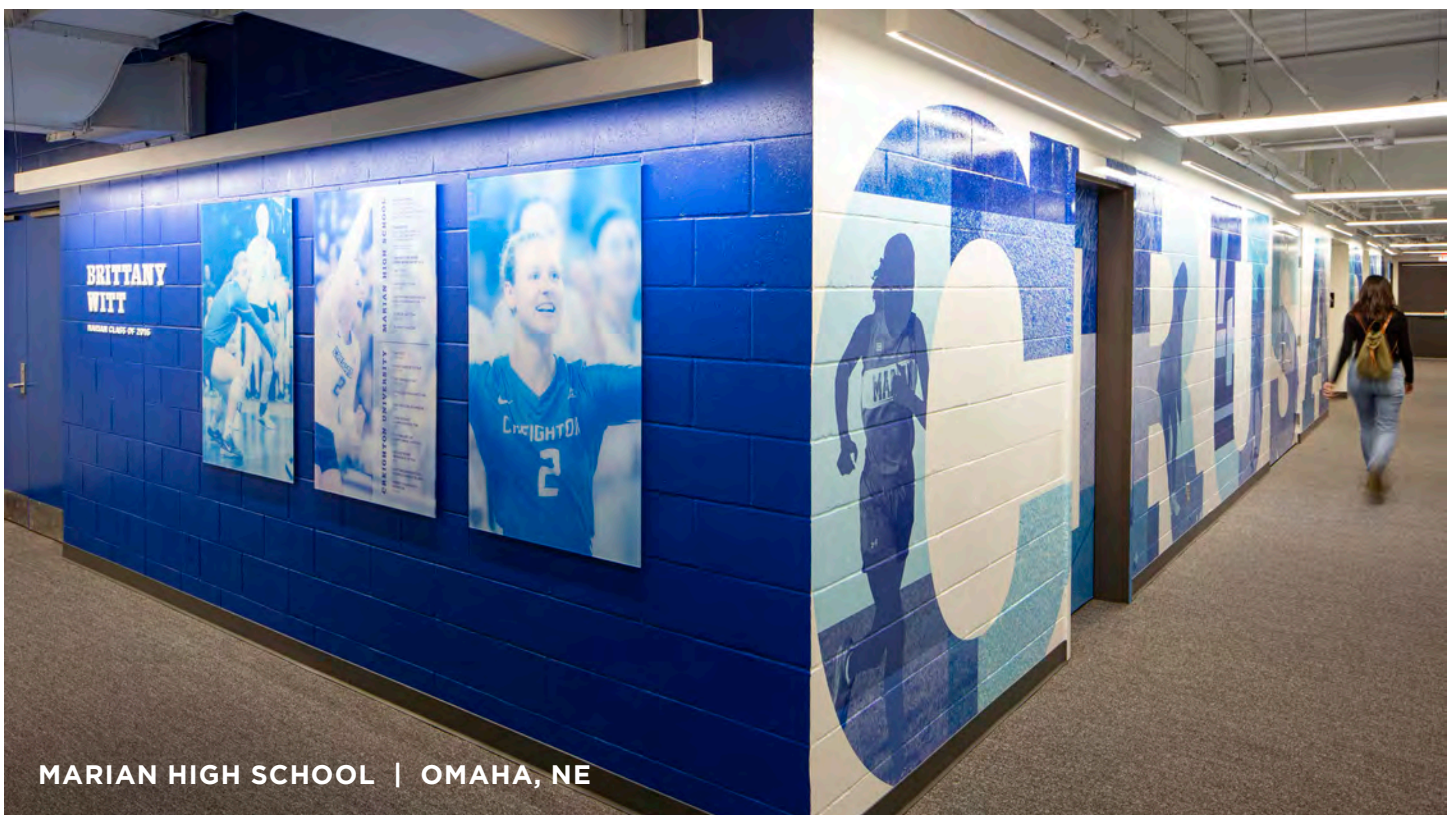
**REGISTRATION**

LEED Accredited Professional in Building Design and Construction

Sarah is a Mechanical Project Engineer who began her career with Morrissey Engineering as a college intern in 2017 and now mentors college students and MEI interns. Sarah utilizes state-of-the-art technology to accelerate the design process by performing calculations and comparisons of alternative systems. She is a mechanical designer who strives to create energy efficient mechanical solutions. Sarah creates mechanical designs that promote sustainability, encourage productivity, and facilitate long term maintenance without any negative impact to the architectural experience. Sarah holds an MAE from the University of Nebraska and is a LEED Accredited Professional.

**RELATED EXPERIENCE**

- Marian High School Academic Center Facility and Athletic Annex Renovation; Omaha, NE
- Mercy High School Laboratory Renovation; Omaha, NE
- Capitol Place Mixed Use District; Omaha, NE
- Film Streams at the Dundee Theater; Omaha, NE
- Joslyn Art Museum Addition and Renovation; Omaha, NE
- Omaha Public Schools Lewis and Clark Middle School; Omaha, NE
- WOWT Blackstone Plaza, Omaha, NE
- Millard Public Schools Central Middle School Boys & Girls Club Addition, Omaha, NE
- Millard Public Schools South High School Addition, Omaha, NE
- Southeast Community College, New Construction Health Science Building, Lincoln, NE
- Metropolitan Community College, Auto Technology Training Facility, South Omaha Campus



**MARIAN HIGH SCHOOL | OMAHA, NE**



**ROBIN FORDYCE, PLA**  
**TEAM ROLE: PRINCIPAL IN CHARGE, LANDSCAPE ARCHITECT**

Robin uses her experience in both the public and private sectors to design quality, cost-effective and sustainable landscapes. With a background rooted in art and music she believes that any design problem, big or small, is an opportunity to create inspiring landscapes that set a high standard of aesthetics, are economical, lower maintenance and multi-functional. She leads projects of all phases of design from concept and idea formation through construction documentation and administration. Her skills in drafting, Geographic Information Systems (GIS), artistic representation and design software applications make it simple to effectively communicate ideas to others. She enjoys a challenge and a collaborative approach to design. Her work in the education and healthcare sectors has included general site design; traditional, nature, and inclusive play environments, collegiate campus master plans, outdoor classrooms, and plazas.

**EDUCATION**

Master of Landscape  
 Architecture, Kansas State  
 University

**REGISTRATION**

PLA NE 377

PLA IA 00729

PLA KS 900

PLA MO 2018032997

PLA SD 15139

**RELATED EXPERIENCE**

- Columbus Community Health Field House; Columbus, NE
- Highlander Development Street and Public Space Design; Omaha, NE
- OPS 60th and L New High School; Omaha, NE
- OPS Belle Ryan Elementary Outdoor Classroom Concept Plan; Omaha, NE
- OPS Dundee Elementary Green Infrastructure Demo Garden; Omaha, NE
- UNO, Peter Keiwit Institute Entry Plaza; Omaha, NE
- UNO, Maverick Monument; Omaha, NE
- UNL, Recreation Center; Lincoln, NE
- KC Art Institute Janet K. Meyer Miller Terrace; Kansas City, MO
- Kansas State University Campus Master Plan; Manhattan, KS
- Concordia University STEM Building; Seward, NE



**FOUNDER'S ROW TOWNHOMES AT HIGHLANDER | OMAHA, NE**



**SCOTT WILLHOITE, LEED AP**  
**TEAM ROLE: CONSTRUCTION ADMINISTRATION**



With nearly two decades of experience in construction and design, Scott has gained in depth knowledge of both commercial and residential construction. For many years Scott worked as a carpenter, gaining valuable real-world experience, which makes communication and problem solving with contractors more productive. He later applied that knowledge to roles as an estimator and project manager, acquiring the skills that allow him to align budgets with design aspirations. As your representative, Scott will keep a close eye on construction, working to ensure the design intent is met, while acting as a liaison between the client, architect and contractor. Scott's goal is to keep the project on schedule, on budget and maintain open communication.

**EDUCATION**

Bachelor of Science in Industrial Engineering Technologies, University of Dayton

**REGISTRATION**

LEED Accredited Professional

**RELATED EXPERIENCE**

- Papillion Landing Community and Recreation Center; Papillion, NE
- Whitney Hotel; Atlantic, IA
- Swanson Elementary, Westside Community Schools; Omaha, NE
- Highlander Multi-Generational Housing; Omaha, NE
- Sump Memorial Library; Papillion, NE
- Highlander Courtyard Housing; Omaha, NE
- River's Edge Pavilion; Council Bluffs, IA
- Highline 2; Omaha, NE



**RIVER'S EDGE PAVILLION | COUNCIL BLUFFS, IA**

## Standard Hourly Rate Schedules by Discipline

### APMA HOURLY RATE SCHEDULE

Principal .....	\$240
Senior Project Manager .....	\$175
Senior Design Professional .....	\$155
Design Professional 5 .....	\$140
Design Professional 4 .....	\$125
Design Professional 3 .....	\$115
Design Professional 2 .....	\$105
Design Professional 1 .....	\$95
Construction Administration 2 .....	\$130
Construction Administration 1 .....	\$110
CAD Rendering /3D Technician .....	\$105
Intern .....	\$60
Administrative Staff 3 .....	\$100
Administrative Staff 2 .....	\$80
Administrative Staff 1 .....	\$70

### TD2 HOURLY RATE SCHEDULE

Structural Principal .....	\$175
Sr. Structural Engineer .....	\$145
Staff Structural Eng. ....	\$100 - 125
Structural Technician .....	\$85 - 110

### VIREO HOURLY RATE SCHEDULE

Principal .....	\$145
Associate V .....	\$120
Associate IV .....	\$ 110
Associate III .....	\$100
Associate II .....	\$ 90
Associate I .....	\$ 80
Tech I .....	\$ 55

### MORRISSEY ENGINEERING HOURLY RATE SCHEDULE

Principal .....	\$180
Partner .....	\$165
Project Manager .....	\$150
Senior Lighting Designer .....	\$150
Low Voltage Specialist .....	\$135
Commissioning Agent .....	\$135
Engineer/Designer .....	\$125
Technician .....	\$95
Clerical .....	\$75

### EGA HOURLY RATE SCHEDULE

Principal .....	\$220
Engineering Department Manager .....	\$220
Sr. Engineering Project Manager .....	\$190
Engineering Project Manager .....	130
Project Engineer .....	130
Design Engineer .....	125
Engineering Technician I .....	105
Engineering Technician II .....	\$115
Construction Manager .....	\$120
Construction Observer I .....	\$80
Construction Observer II .....	\$85
Survey Department Manager .....	\$140
Professional Land Surveyor .....	\$130
Survey Technician .....	\$115
Survey Crew Chief .....	\$125
Survey Crew Chief W/ EDM .....	\$250
Survey Crew Chief W/ GPS .....	\$250
Survey Crew W/Drone .....	\$250
Office Clerical .....	\$80



SWANSON ELEMENTARY SCHOOL, WESTSIDE COMMUNITY SCHOOLS | OMAHA, NE

# REQUEST FOR PROPOSAL



**T E T R A D**  
PROPERTY GROUP

## ARCHITECTURAL & ENGINEERING SERVICES FOR EPIC FIELD HOUSE - OMAHA NEBRASKA



TETRAD PROPERTY GROUP  
ATTN: DANIELLE TRUCKENBROD  
10340 NORTH 84<sup>TH</sup> STREET  
OMAHA, NEBRASKA 68122-2216  
[dtruckenbrod@tetradpropertygroup.com](mailto:dtruckenbrod@tetradpropertygroup.com)

NOVEMBER 18<sup>TH</sup>, 2021

November 18<sup>th</sup>, 2021

RE: Tetrad Property Group  
EPIC Field House - Omaha  
10340 North 84th Street  
Omaha, NE 68122-2216

Dear Ms. Truckenbrod,

Thank you for creating this opportunity for us to showcase a strategically assembled team of curious and creative industry experts led by Pact Studios – an Omaha-based, woman-owned architecture firm. We have deliberately chosen our teammates in the best interest of this project. The experienced individuals on this design team have a strong history working together on similar projects with challenging aspects and demanding schedules. Philosophically, we view design as an integrated and fluid process best navigated collaboratively by our team, clients, and partners. We are approaching your project with the same basic beliefs.

We feel strongly that the discoveries we make together during this exciting engagement will provide intrinsic value to Equal Play Inspiring Confidence that extends far beyond this project. Using a collaborative approach, we will navigate your project successfully toward completion and help you realize your goals. We have the experience and enthusiasm to make this process efficient, meaningful, and fun, while being flexible and responsive to changes.

As members of the Design and Construction Industry, we are particularly attuned to the challenges of attracting and supporting girls and women to our historically male field of study and practice. We recognize the particular value that sports have for participants in building confidence and grace, as well as developing the ability to excel both as an individual and as part of a team both on and off the field.

Our mission is to build and sustain long-term relationships with our clients as we strive to become trusted advisors on every project that we are engaged in. Our work is about design innovation and partnering with a purpose. We draw inspiration from your commitment to supporting historically under-resourced populations in Omaha and elevating girls and young women through sports. We want to join you in expanding access to important programs and facilities to help positively shape the future of our community.

If you have any questions or would like to discuss our qualifications further, please don't hesitate to contact me at 402-201-3034 or [selijah@pact-studios.com](mailto:selijah@pact-studios.com).


Sincerely,



Sheila Elijah-Barnwell, PhD, AIA  
President, Co-Founder  
[e]: [selijah@pact-studios.com](mailto:selijah@pact-studios.com) | [m]: 402.201.3034

Our work is about design innovation and partnering with a purpose.

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# 01 general information:

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**P**assion: We love what we do and care about what we leave behind.

## GENERAL INFORMATION

- a) Description of firm/team; ownership structure and legal company organization; organization chart with names, of individuals that will be assigned to this project and a list of applicable Nebraska licenses.
- b) List Sub-Consultants.

# general information:

## a) Description of firm/team

Pact Studios, LLC, a local, woman-owned firm, composed of national and international health and wellness design experts, will be the Architect of Record for this project. Pact Studios is recognized by the Nebraska Secretary of State as a Limited Liability Corporation (LLC) in “Good Standing.” Pact will lead this effort and be the prime contract holder, supplemented by several trusted, highly qualified, and innovative consultants with expertise specific to Omaha designing facilities and spaces that promote wellness, fitness, confidence, and teamwork. Individuals from each consulting firm have been specifically sought out for this effort due to their tailored expertise and our past, successful track record of working together.



The following is a list of architects and engineers licensed to practice in Nebraska who will be leading this project:

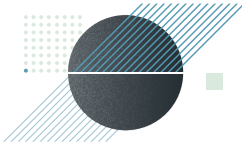
Sheila Elijah-Barnwell   A-2804	Cary Schroeder   E-16187	Eric Granzow   E-13634
Chris Barnwell   A-2445	Lucas Weatherly   E-15466	Tyler Jensen   E-16381
Dan Johnson   A- 3880	Jennifer Seacrest   NE PLA 368	

## b) List of sub-consultants

Pact Studios will be joined by i.e design and Olsson to deliver services according to the organizational chart provided above.

## 02 relevant firm experience:

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**Accountability:** We hold ourselves responsible for the success and creativity of each project we undertake.

### RELEVANT FIRM EXPERIENCE

- a) Applicant's overall service capabilities and quality.
- b) List and briefly describe three (3) similar projects that are relevant or have been completed by your firm or are currently in progress; with in the last five (5) years. Discuss contract amendment history. For each project, include: contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name and title, address, current/accurate telephone number, and email address (if available).
- c) Provide a summary of applicant's understanding of the Project.
- d) A minimum of three (3) referrals and references from other agencies and owners. If possible, references should be from the projects listed above.
- e) Applicant's capacity and intent to engage without delay if selected for future work.
- f) List and describe any litigation; arbitration; claims filed by your firm against any project owner as a result of a contract dispute; any claim filed against your firm; termination from a project.

## relevant firm experience:

### *a) Applicant's service capabilities and quality.*

Leaders from Pact Studios have a long-standing relationship with many legacy clients, providing quality solutions and trusted advisement throughout the years, including recent projects with Omaha clients UNMC/Nebraska Medicine, the City of Omaha, and Nebraska Methodist Hospital. We pledge to bring the level of service and commitment that they have grown to expect from us to this EPIC Fieldhouse project. We realize that Equal Play Inspiring Confidence and Tetrad Property Group are progressive organizations looking for forward thinking and creativity. The team members presented here are particularly endowed with these attributes and have collaborated successfully on similar projects in the past. We provide full architectural services and bring trusted engineering, interior design, landscape architecture, and other specialty consultants onto our projects as required by the scope of the work. Our consultants are selected based on commitment to our standards of quality and responsiveness, expertise relative to the project, past performance working with us, and availability to contribute to the project through the duration of the design and construction schedule. Our process includes quality measures including cold team review of our document at each milestone deliverable to solidify coordination and constructability, to help improve clarity and eliminate gaps in information, and to support accurate construction cost estimating.



### *b) List and briefly describe three (3) similar projects.*

Projects on the following pages demonstrate our team's recent experience on similar projects including facilities with sports, activity, wellness, training, and education components.



**UNIV. OF NEBRASKA MEDICAL CENTER MUNROE MEYER INSTITUTE - ACTION CLINIC  
OMAHA, NEBRASKA**

UNMC Munroe-Meyer Institute (MMI) has established an autism clinic in an underserved area of Omaha named Autism Clinic for Toddlers in Omaha North (ACTION). Located at 5050 Ames Ave. in Baker Place Shopping Center, this satellite brings intensive clinical services to North Omaha for children with autism spectrum disorders and their families. The ACTION Clinic provides intervention services and parent training. Interventions include applied behavior analysis and parent education, with a future goal of supporting diagnostic services in the community.

Pact Studios led the client and design team through a thoughtful redesign of 7,920-square-foot of existing space to support the ACTION clinic’s current and projected programmatic needs. Therapy, assessment, play, and staff workspaces were carefully planned to be flexible for both immediate need and future growth. The project had an aggressive schedule, which the team was able to manage successfully by leveraging remote and in person meetings, communicating constantly, and collaborating regularly. The tight budget was maintained by retaining and repurposing existing spaces where possible, minimizing existing plumbing changes, and maximizing opportunities for the design. The result is a flexible design that inspires learning and fun, while reinforcing the MMI brand.

**PROJECT HIGHLIGHTS**

**ARCHITECT**

Pact Studios LLC

**PROJECT SIZE**

7,920 sq. ft.

**PROJECT COST**

Construction Cost Estimate \$575,000

**OWNER**

University of Nebraska Medical Center

**OWNER REFERENCE**

Craig P. Ellis  
 Manager, Capital Projects  
 University of Nebraska Medical Center  
 987100 Nebraska Medical Center  
 Omaha, NE 68198  
 [t] 402.943.8400  
 [e] [craig.ellis@unmc.edu](mailto:craig.ellis@unmc.edu)

**COMPLETION DATE**

April 2021

**CONTRACTOR/CONST. MANAGER**

Rogge General Contractors

**DESIGN TEAM MEMBERS**

Sheila Elijah-Barnwell  
*Principal-in-Charge, Planning*  
 Chris Barnwell  
*Design*  
 Shawn Coyle  
*Project Architect/Project Manager*  
 Construction Administration  
 Tanner Draemel  
*Senior Project Coordinator*

*\*Photography by Kessler Photography*



## UNIVERSITY OF NEBRASKA MEDICAL CENTER - MUNROE MEYER INSTITUTE OMAHA, NEBRASKA

Founding members of Pact Studios, Sheila Elijah-Barnwell, Chris Barnwell, and Shawn Coyle, while at another firm, programmed, planned and designed this project for the UNMC Munroe Meyer Institute. After leaving to form Pact Studios the team was retained by UNMC to provide project oversight through design development and peer review and code review of construction documents.

The project consolidated, replaced and improved upon the existing MMI facilities, creating a landmark building that reflects and supports the Institutes' mission. The project includes approximately 177,913 square feet of renovation to an existing office building built in 2000 for First Data Resources. The scope of the renovations included clinic, therapy, education and state-of-the-art classrooms within a modern learning environment for faculty and students. The renovation also included updates to the facility to support better accessibility for those MMI staff and participants with low mobility.

A new addition to the existing building houses a new main entrance lobby and elevator core on the east side of the building; indoor aquatic space; and an enclosed outdoor playground area to serve multiple therapy components of the Institute. Landscaping was used to enhance the main entrance to create a sensory garden. While a new behavioral health entrance and associated parking was created on the west side of the building.

The existing entrance on the south end of the building was repurposed and enhanced with a bus drop-off area to support recreation therapy and camp access. The project necessitated site modifications including roadway and parking reconfiguration. Accessible parking near the main and behavioral health entrances are partially covered. As are the primary pedestrian walkways leading from parking to the main entrance.

*\*Photography by Pact Studios LLC*

### **PROJECT HIGHLIGHTS**

#### **PROJECT SIZE**

Approximately 204,000 sq. ft.

#### **PROJECT COST**

Construction: Approx. \$42 Million  
Project: Approx. \$86 Million

#### **OWNER**

University of Nebraska Medical Center

#### **OWNER REFERENCE**

Brian Spencer, AIA  
Director, Facilities & Clinical Space  
Planning  
Facilities Management & Planning  
987100 Nebraska Medical Center  
Omaha, NE 68198  
[t] 402.552.7589  
[e] [brspencer@nebraskamed.com](mailto:brspencer@nebraskamed.com)

#### **COMPLETION DATE**

2021

#### **CONTRACTOR/CONST. MANAGER**

MCL Construction

#### **DESIGN TEAM MEMBERS**

Sheila Elijah-Barnwell\*  
*Principal-in-Charge, Planning Lead*  
Chris Barnwell\*  
*Exterior Design Lead*  
Shawn Coyle\*  
*Senior Project Architect, Planning,  
and Code Review*

*\*Led project while at Altus  
Architectural Studios.*



## OMAHA PUBLIC SCHOOLS - BURKE HIGH SCHOOL UPGRADES

### OMAHA, NEBRASKA

This project was an Omaha Public Schools Capital Improvement project. i.e.design was included early on to meet with the Burke community, parents, student groups and staff to assess the schools highest priority needs. The final scope presented to the school board through an Educational Specifications Report included the integration of a flexible Multi-Purpose space, a prominent entry, increased capacity of the existing Cafeteria and food service as well as to modernize Fire, Life Safety, Security and Plumbing Systems to address Bond deficiency items, including ADA improvements. Additionally, it addressed educational adequacy concerns of specific academic spaces by relocating, re-purposing and/or increasing the functionality of existing areas.

Once the Educational Specifications Report was approved, the team worked through various possibilities with the end results including a new full sized Multi-Purpose|Gymnasium, an educational wing addition, re-location of all music rooms, a Cafeteria expansion as well as the revitalization of many spaces throughout the existing school to address educational and code deficiencies.

i.e.design's scope included interior design and finish selections for all new spaces as well as the integration of new and existing finishes throughout the original building. i.e.design was tasked with working hand in hand with the acoustical consultant on solutions for the large Multi-Purpose|Gymnasium as well as the vocal and band rooms that were relocated.

The Architectural and Interior Design consideration for the Burke expansion was to integrate new technology, provide an up-to-date and fresh interior while maintaining and integrating the original interior design concept of the school. Function, ease of maintenance and durability for the future were the primary focus throughout the duration of the project while keeping the future in mind.

### PROJECT HIGHLIGHTS

#### **PROJECT SIZE**

25,022 sq. ft.

#### **CONSTRUCTION VALUE**

\$7.6 Million

#### **COMPLETION DATE**

March 2019

#### **OWNER**

Omaha Public Schools

#### **OWNER REFERENCE**

Jeramie Cobb

Director of School Operations

Omaha Public Schools

4041 North 72<sup>nd</sup> Street

Omaha, NE 68134-4470

[t] 402.478.3091

[e] [jeramie.cobb@ops.org](mailto:jeramie.cobb@ops.org)

#### **DESIGN TEAM MEMBERS**

i.e.design Interiors Team:

Angela Harnly,

*Interior Designer / Project Lead*

Jill Grasso

*Interior Designer*

\*KPE Engineering, Architect of Record

***c) Provide summary of applicant's understanding of project.***

We understand the EPIC! Fieldhouse project will be approximately 42,000 – 50,000 GSF of new construction in a single facility on a redevelopment site located at 3025 Parker Street in Omaha, NE. This facility has the potential to be an iconic component in the recently redeveloped Highlander Neighborhood. The site has a significant prominence on the 30th Street corridor, which must be taken into account when considering building siting, massing, materiality, and security.

The estimated total project value is \$14 million. The program includes physical education, administrative, community, and facility support spaces to enable the EPIC! mission on this site. June 2022 is the estimated construction start date and the estimated date of substantial completion is August 2023.

The design team will provide basic architectural and engineering design services to include planning, design, contract documents, permitting approvals and construction administration services per the AIA B133-2019 agreement. Any services not included in our basic service fee are noted on Exhibit A as additional services. The construction delivery method will be Construction Manager at Risk or lump sum. Pact Studios is familiar and comfortable coordinating with the contractor throughout the design and construction process to create a solution that excels at meeting functional and aesthetic goals while working within the project budget and schedule.

The design team will create plans, specifications, and narratives to help convey the design intent to the CMAR for construction estimating during the design effort and will issue documents for permitting and construction at the completion of design. Pact Studios will lead design meetings with the EPIC review committee and TPG as needed. Pact Studios will create renderings and select exhibits to be used for marketing and fundraising efforts. Site and building demolition scope may be issued in an early bid package.

We will lead your team through a design process that will be collaborative, immersive, and fun. We are excited for the opportunity to design for underserved populations in Omaha. Your vision to create an accessible sports and fitness platform to help facilitate confidence and health in girls and young women is what fuels our imagination and stimulates our team.





*d) A minimum of three referrals and references from other agencies and owners. If possible, references should be from the projects listed above.*

References for each project have been provided on the project pages. Additional references for the UNMC MMI Replacement project and ACTION Clinic project are:

Karoly Mirnics, MD, Ph.D.  
Director, UNMC Munroe-Meyer Institute  
University of Nebraska Medical Center  
985450 Nebraska Medical Center  
Omaha, NE 68198-5450  
[e] [karoly.mirnics@unmc.edu](mailto:karoly.mirnics@unmc.edu)  
[t] 402.559.5702

Alison Topp  
Facilities Planner II UNMC | Nebraska Medicine  
University of Nebraska Medical Center  
987502 Nebraska Medical Center  
Omaha, NE 68198-7145  
[e] [alison.topp@unmc.edu](mailto:alison.topp@unmc.edu)  
[t] 402.578.6506

Other key client references include:

Sean Menogan  
Senior Vice President Construction, Facilities Design, and Real Estate  
Houston Methodist  
[e] [samenogan@houstonmethodist.org](mailto:samenogan@houstonmethodist.org)  
[t] 281.802.4938

Tom Gronow  
COO, UCH and President of Diversified Services, UCHealth  
UCHealth Metro Denver  
[e] [Tom.Gronow@uchealth.org](mailto:Tom.Gronow@uchealth.org)  
[t] 720.848.4462

UNIVERSITY OF NEBRASKA MEDICAL CENTER - HOME INSTEAD CENTER FOR SUCCESSFUL AGING  
OMAHA, NEBRASKA



Photos by Kessler Photography

*e) Applicant's capacity and intent to engage without delay if selected for future work.*

The proposed team has the time, personnel, and resources available for this project and can commit all key project staff and consultants proposed through project completion.

*f) List and describe any litigation; arbitration; claims filed by your firm against any project owner as a result of a contract dispute; any claim filed against your firm; termination from a project.*

Pact Studios, LLC does not have any claims filed against any project owner, nor is Pact Studios named in any litigation, arbitration, or claims by a client. Lastly, we have never been terminated from a project.

**OMAHA PUBLIC SCHOOLS - BURKE HIGH SCHOOL UPGRADES  
OMAHA, NEBRASKA**



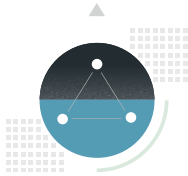
**UCHEALTH UNIV. OF COLORADO HOSPITAL - GARDENVIEW CAFE EXPANSION & RENOVATION  
AURORA, COLORADO**



*Rendering courtesy of Design Studio Blue*

## 03 team experience & qualifications:

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**C** ollaboration: We are a body of experts creating for our clients and the communities they serve.

a) Describe each team member's position and primary responsibilities within the firm. Provide resumes for each proposed team member as Appendix A.

(1) Specifically, list:

- (a) Name of Project Architect (project manager) and resume.
- (b) Name of Design Architect and resume.
- (c) Name of Construction Administration person and resume.

b) Briefly describe each team member's role on the projects described under section III-C-2. Please list any other relevant team members.

## team experience & qualifications:

*a) Describe each team member's position and primary responsibilities within the firm. Provide resumes for each proposed team member as Appendix A.*

Our team is comprised of leaders and subject matter experts from each firm. These are the faces that you will see at the project meetings and the ones leading the work.

**Sheila Elijah-Barnwell**, Owner and President of Pact Studios, provides overall firm leadership and accountability. She contributes to project management, planning and design for legacy clients and key projects. Sheila will serve as Principal in Charge on this project.

**Dan Johnson**, Senior Project Architect at Pact Studios is the Revit model manager on his projects. He leads design and model coordination between disciplines and is responsible for document development and delivery throughout design. Dan will be the Project Manager for this effort.

**Chris Barnwell**, Co-Founder and Design Principal of Pact Studios, specializes in exterior design, detailing and coordination. Chris works closely with our clients to develop a vision for the design, creating a concept and developing a solution reflective of this vision and within the project budget. Chris works closely with the structural and MEP engineers to coordinate building infrastructure throughout the process to retain the design intent. Chris will fill the role of Design Architect for this project.

**Shawn Coyle**, Co-Founder and Director of Quality at Pact Studios, oversees our document standards, including specifications. He also provides peer and code reviews on projects that he is not serving as Senior Project Architect for. Shawn will provide Construction Administration Services and Quality Assurance on this project.

**Tanner Draemel**, is a planner and designer helping to develop functional layouts, exterior design, and enhance communication of the design intent through presentation renderings.

Complete resumes for all team members, including position within their respective firms, are provided for each discipline leader in Appendix A .



b) Briefly describe each team member's role on the projects described under section III-C-2. Please list any other relevant team members.

## MMI REPLACEMENT FACILITY

**Sheila Elijah-Barnwell** developed the program and wrote the Program Statement for the project. She was the Principal-in-Charge and project planner from Concept Design through 50% Design Development while at Altus Architectural Studios. She assembled the team, including all consultants and facilitated all client meetings. After forming Pact Studios, Sheila was retained by the client to oversee the remaining DD meetings and provide project continuity and peer review.

**Chris Barnwell** was the Design Architect for the project while at Altus Architectural Studios, creating the exterior solution for the pool, gym, elevator, and main entrance addition as well as the outdoor play area. He led design coordination with structural, civil, and landscape to create a solution and DD level documents that were detailed and clearly represented the design intent.

**Shawn Coyle** was the Senior Project Architect through 50% DD while at Altus Architectural Studios. Shawn led life safety and code analysis for the existing building and proposed renovation. He managed the Revit model, and coordinated all document deliverables. Shawn was retained on the project after forming Pact Studios to provide code analysis, inform responses to the City of Omaha, and advise Altus during final coordination and documentation.

**Lucas Weatherly** was the lead Civil Engineer on the project throughout design and construction.

**Cary Schroeder** was the lead Structural Engineer on the project throughout design and Construction.

**Jennifer Seacrest** was the lead Landscape Architect throughout design and Construction.

### UNIVERSITY OF NEBRASKA MEDICAL CENTER - MUNROE MEYER INSTITUTE

OMAHA, NEBRASKA



*\*Photos by Pact Studios, LLC*

## MMI ACTION CLINIC

**Sheila Elijah-Barnwell** was the Project Manager and planner for the renovation on this project.

**Shawn Coyle** was the Senior Project Architect and Construction administrator for this project.

**Dan Johnson** supported the project during coordination, detailing, and development of the documents including the specifications. He also provided document review as part of our quality plan.

**Chris Barnwell** provided design oversight for this project.

**Tanner Draemel** provided presentation renderings to communicate design intent to the end user.

**Angela Harnly** was the interior designer for this project and created casework and lighting concepts for public areas.

**Lucas Weatherly** was the Civil Engineer on the project throughout design and construction.

## OMAHA PUBLIC SCHOOLS - BURKE HIGH SCHOOL UPGRADES

**Angela Harnly** was the lead interior designer this project. Her responsibilities included interior finish selections, construction documents and working hand-in-hand with the Architectural Team throughout construction of the project.

**Jill Grasso** participated in preliminary meetings with the design and educational team to define the final scope of the project. During design, Jill worked closely with the Acoustical Consultant on the final design of the vocal and band rooms.

### UNIVERSITY OF NEBRASKA MEDICAL CENTER - MUNROE MEYER INSTITUTE - ACTION CLINIC OMAHA, NEBRASKA

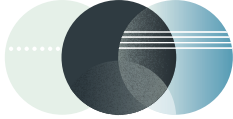


*Photos by Kessler Photography*



## 04 fee:

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**t**rust: We empower clients and ourselves with the assurance of commitment.

Fee for Services. Please fill out Exhibit A and return with proposal.

- a) Provide schedule of standard hourly rates per discipline.
- b) If architect does not label items as additional services, it will be deemed a basic service.

Exhibit A  
Fee for Services  
**Architectural and Engineering**

Please fill out list below based on criteria outlined in Section II

BASE CONTRACT

Provide a lump sum amount based on the duration of the project for services provide below

Schematic Design Phase (% of Fee)	\$ <u>78,575</u>	<u>16</u> %
Design Development Phase (% of Fee)	\$ <u>139,918</u>	<u>28</u> %
Construction Document Phase (% of Fee)	\$ <u>164,089</u>	<u>33</u> %
Bid Negotiation Phase (% of Fee)	\$ <u>24,939</u>	<u>5</u> %
Construction Administration Phase (% of Fee)	\$ <u>96,505</u>	<u>19</u> %
<b>TOTAL Fixed Fee</b>	<b>\$ <u>504,027</u></b>	<b>100%</b>
<b>TOTAL Fixed Fee as % of Estimated Construction Total Costs</b>	<b><u>4.49</u> % of 11,221,000</b>	

Additional Services Rate / Hour (provide flat hourly rate chart by individual if applicable) \$ \_\_\_\_\_

The basic services lump sum fee above is based on our understanding of the RFP issued October 26, 2021, and Amendment 1 dated November 11, 2021, and includes the following list of assumptions and exclusions. If we have misinterpreted any of the information provided, or if the scope changes, we are willing to negotiate our proposed fee to reflect the actual scope of the project.

- Participation by the architect in up to four (4) schematic design meetings and up to four (4) design development meetings with the Owner and/or Owner's Representative.
- Attendance at Owner Architect Constructor (OAC) meetings will be virtual unless the topics for that week require on-site participation. This to be determined by discipline on a weekly basis.
- Amendment 1 of the RFP dated November 11, 2021 clarified that the construction budget was based on a Pre-engineered Metal Building. The basic service fee for structural engineering is based on a fully structured solution. If a partially or completely pre-engineered solution is utilized, we will reduce our fee according to the final scope.
- No public improvements plans are necessary. If required, design and construction services can be provided for an additional services fee.
- Entitlements / Platting are not included but can be provided as an additional service if necessary. We do think this will be necessary but assume it would be under the owner and not architect.



Fee Continued...

- Value engineering, irrigation plans, site signage and wayfinding, water features, shade structures, and music/sound systems are not included but can be provided as additional services.
- SWPPP Inspections are not included.
- FFE was not mentioned in the RFP and is therefore not included in the basic service fee above. If FFE is requested, that service will be provided for the following fee (broken out by phase).

SD	DD	CD	B&N	CA	TOTAL FEE
\$11,200	\$16,800	\$19,600	\$2,800	\$5,600	\$56,000

All requested additional services will be provided according to the following Hourly Rate sheets.

**2022 HOURLY RATE SCHEDULE**

**Pact Studios - Architecture**

Principal-in-Charge.....	\$275.00
Project Manager.....	\$190.00
Senior Project Designer.....	\$230.00
Project Designer.....	\$180.00
Project Architect III (Senior Project Architect).....	\$190.00
Project Architect II.....	\$170.00
Project Architect I.....	\$145.00
Construction Contract Administrator.....	\$180.00
Senior Project Coordinator.....	\$155.00
Project Coordinator.....	\$140.00
Intern Architect.....	\$90.00

**i.e. design – Interior Design**

Lead Designer.....	\$125.00
Junior Designer.....	\$95.00

**Olsson – Engineering and Landscape Architecture**

Senior Project Manager.....	\$228.00
Technical Leader.....	\$178.00
Senior Engineer.....	\$169.00
Project Engineer.....	\$138.00
Associate Engineer.....	\$116.00
Assistant Engineer.....	\$98.00
Senior Landscape Architect.....	\$153.00
Project Landscape Architect.....	\$122.00
Associate Landscape Architect.....	\$102.00
Assistant Landscape Architect.....	\$83.00
Stormwater Compliance/SWPP Manager.....	\$157.00
Database Manager.....	\$148.00
CAD Manager.....	\$153.00
BIM Manager.....	\$153.00
Senior Construction Manager.....	\$159.00
Project Construction Manager.....	\$128.00
Associate Construction Manager.....	\$107.00
Assistant Construction Manager.....	\$88.00

# appendix:

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Our work is about driving design to its full potential & delivering meaningful solutions.



## **SHEILA ELIJAH-BARNWELL** PhD, AIA, NCARB, LEED AP, EDAC **President | Principal-In-Charge**

Sheila, Owner and Co-Founder of Pact Studios, is a 28-year veteran of the healthcare design field, with extensive experience as a project designer, medical planner, project manager, and researcher. She has worked on more than 50 healthcare projects and master plans, ranging from small community facilities to larger academic hospitals. She is licensed in Nebraska, Colorado, Iowa, and Florida and is NCARB certified. Dr. Elijah-Barnwell's research focuses on the impacts of the built environment on human behavioral and health outcomes and building standardized tools for use in existing facility assessment and post occupancy evaluation. She is an active contributor to the healthcare design industry through peer-reviewed articles, white papers, presentations, and serving on the Editorial Review Board for HERD Journal. Sheila also served as a trustee for the Academy of Architecture for Health Foundation. Her passion for maintaining a dialogue between practice and higher education about the topic of design for health and healthcare led her to facilitate and teach graduate-level research design studios with a focus on Health at the University of Nebraska- Lincoln from 2008-2016. She has also been a frequent guest lecturer and studio critic at many other institutions.

### **EDUCATION**

Doctor of Philosophy, (Ph.D. Educational Studies, Architecture)  
University of Nebraska - Lincoln, 2008  
Master of Architecture, (M.Arch)  
University of Nebraska - Lincoln, 1994  
Bachelor of Science, Architectural Studies  
University of Nebraska - Lincoln, 1992

### **REGISTRATIONS**

CO, NE, IA, FL

### **AFFILIATIONS**

Environmental Design Research Association (EDRA) 2015-present  
Evidence-based Design Accreditation and Certification (EDAC) 2011-present  
National Council of Architectural Registration Board (NCARB) 2006-present  
LEED® Accredited Professional  
2004-present  
American Institute of Architects (AIA)  
1997-present  
Univ. of Nebraska Project Review Board  
2018-present

### **REFERENCES**

Karoly Mirnics MD Ph. D.  
Director, UNMC Munroe-Meyer Institute  
University of Nebraska Medical Center  
985450 Nebraska Medical Center  
Omaha, NE 68198-5450  
[t] 402.559.8702  
[e] [karoly.mirnics@unmc.edu](mailto:karoly.mirnics@unmc.edu)

### **RELEVANT EXPERIENCE**

- UHealth - Univ. of Colorado Hospital, Anschutz Medical Campus Master Plan Refresh | Aurora, CO (*in progress*)
- UHealth - Univ. of Colorado Hospital, Hybrid O.R. fit-up | Aurora, CO (*in progress*)
- Southeast Iowa Regional Medical Center - System-wide Master Plan | Multiple Locations, IA (*in progress*)
- Nebraska Methodist Hospital - West Dodge Imaging CT fit-up | Omaha, NE (*under construction*)
- Children's Hospital Colorado - Anschutz Medical Campus, Clinical and Translational Research Clinic | Aurora, CO (*under construction*)
- UHealth - Univ. of Colorado Hospital, Sterile Processing Department Relocation & Expansion | Aurora, CO (*construction documents complete*)
- UHealth - Univ. of Colorado Hospital, Dock Expansion | Aurora, CO (*under construction*)
- UHealth - Univ. of Colorado Hospital, Garden View Cafe Expansion | Aurora, CO (*construction documents complete*)
- UHealth - Univ. of Colorado Hospital, Outpatient Sterile Processing Renovation | Aurora, CO (*construction documents complete*)
- UHealth - Univ. of Colorado Hospital, Morgue & Pharmacy Expansion | Aurora, CO
- UHealth - Univ. of Colorado Hospital, CITCU Relocation | Aurora, CO (*construction documents complete*)
- UHealth - Univ. of Colorado Hospital, Visitor Parking Garage 2 | Aurora, CO (*under construction*)
- Univ. of Nebraska Medical Center - Munroe-Meyer Institute - ACTION Clinic | Omaha, NE
- UHealth - Poudre Valley Hospital, Cardiac Patient Unit Renovation | Fort Collins, CO
- UHealth - Univ. of Colorado Hospital, Bed Tower 3 and Ancillary Expansion | Aurora, CO (*under construction*)



## CHRIS BARNWELL AIA, LEED AP, EDAC Co-Founder | Design Architect

As Co-Founder of Pact Studios, Chris works closely with other firm leaders to design projects, exceed client expectations, build partnerships and strategically expand the reputation and resources of the firm.

A creative and award-winning designer with experience in commercial, healthcare, education and research facilities, Chris specializes in the exterior vocabulary of building designs and systems. His early adoption of three-dimensional modeling techniques and subsequent embrace of newer, cutting-edge technologies has placed him at the forefront of raising standards for the entire industry. Chris constantly strives for the best possible technical and aesthetic design solutions for clients, believing that collaborative design by a diverse project team is a keystone for design excellence. The majority of his major University and Hospital campus projects dealt with heavy remodel of existing and new construction.

### EDUCATION

Master of Architecture, (M.Arch)  
University of Nebraska - Lincoln, 1989

Bachelor of Science, Architectural Studies  
University of Nebraska - Lincoln, 1987

### REGISTRATIONS

NE

### AFFILIATIONS

American Institute of Architects (AIA)

LEED® Accredited Professional

Univ. of Nebraska Project Review Board  
2018-present

### REFERENCES

Craig P. Ellis, AIA  
Manager, Capital Projects  
University of Nebraska Medical Center  
987100 Nebraska Medical Center  
Omaha, NE 68198-7100  
[t] 402.943.8400  
[e] [craig.ellis@unmc.edu](mailto:craig.ellis@unmc.edu)

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Senior Director, Design & Construction  
UCHealth Facilities, Design & Construction  
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[e] [eric.roark@uchealth.org](mailto:eric.roark@uchealth.org)

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CHRM, CHC  
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Englewood, CO 80112  
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### RELEVANT EXPERIENCE

- UCHealth - Univ. of Colorado Hospital, Anschutz Medical Campus Master Plan Refresh | Aurora, CO (*in progress*)
- UCHealth - Univ. of Colorado Hospital, Sterile Processing Department Relocation & Expansion | Aurora, CO (*construction documents complete*)
- UCHealth - Univ. of Colorado Hospital, Dock Expansion | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Visitor Parking Garage 2 | Aurora, CO (*under construction*)
- Univ. of Nebraska Medical Center - Munroe-Meyer Institute - ACTion Clinic | Omaha, NE
- UCHealth - Poudre Valley Hospital, Cardiac Patient Unit Renovation | Fort Collins, CO
- UCHealth - Univ. of Colorado Hospital, Bed Tower 3 and Ancillary Expansion | Aurora, CO (*under construction*)
- Univ. of Nebraska Medical Center | Nebraska Medicine - Fred and Pamela Buffett Cancer Center | Omaha, NE (*HDR Inc. Architect of Record*)\*
- UCHealth - Univ. of Colorado Hospital, Bed Tower 2 and Ancillary Expansion, Phase 3 | Aurora, CO (*HDR Inc. Architect of Record*)\*
- Methodist Health System - Women's Hospital & Medical Office Building | Omaha, NE (*HDR Inc. Architect of Record*)\*
- Bethesda Healthcare System - Bethesda Hospital West | Boynton Beach, FL (*HDR Inc. Architect of Record*)\*
- Sentara Healthcare - Williamsburg Regional Medical Center | Williamsburg, VA (*HDR Inc. Architect of Record*)\*
- Mayo Foundation - Mayo Clinic Hospital, Saint Marys Campus, East Tower Expansion | Rochester, MN (*HDR Inc. Architect of Record*)\*
- Mosaic Life Care (formerly Heartland Health) - Patient Tower Expansion & Medical Office Building | St. Joseph, MO (*HDR Inc. Architect of Record*)\*
- Univ. of Nebraska Medical Center - Durham Research Towers I & II | Omaha, NE (*HDR Inc. Architect of Record*)\*

\*Chris led these projects while at HDR or Altus Architectural Studios.



## SHAWN COYLE AIA, NCARB

Co-Founder | QA/QC - CA

Co-founder of Pact Studios, Shawn has a diverse portfolio of healthcare client experience including over 15 years of healthcare architecture. During these 15 years, Shawn has consistently collaborated with Sheila and Chris on a majority of his projects. This long-term and established partnership laid the foundation of the firm and has helped Pact Studios continue to serve existing clients as well as beginning new working relationships. He has exhibited his expertise in all phases of architectural design, documentation, and construction for projects ranging from \$250,000 to over \$250M. He is highly accomplished at design, detailing, and specifications for both interior and exterior deliverables for complex projects and has led many fast track multi-discipline teams ranging from six to more than 60 individuals.

### EDUCATION

Bachelor of Science, Architectural Studies  
Iowa State University - 2001

### REGISTRATIONS

TX

### AFFILIATIONS

American Institute of Architects (AIA)  
National Council of Architectural  
Registration Boards (NCARB)

### REFERENCES

Jen Bartholomew, MBA  
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Facilities Management & Planning  
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987100 Nebraska Medical Center  
Omaha, NE 68198-7100  
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[e] [vincent.jorn@bannerhealth.com](mailto:vincent.jorn@bannerhealth.com)

John White  
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12401 E. 17<sup>th</sup> Ave.  
Aurora, CO 80045  
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[e] [john.white@uchealth.org](mailto:john.white@uchealth.org)

### RELEVANT EXPERIENCE

- UCHealth - Univ. of Colorado Hospital, Hybrid O.R. fit-up | Aurora, CO (*in progress*)
- Nebraska Methodist Hospital - West Dodge Imaging CT fit-up | Omaha, NE (*under construction*)
- Children's Hospital Colorado - Anschutz Medical Campus, Clinical and Translational Research Clinic | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Sterile Processing Department Relocation & Expansion | Aurora, CO (*construction documents complete*)
- UCHealth - Univ. of Colorado Hospital, Dock Expansion | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Garden View Cafe Expansion | Aurora, CO (*construction documents complete*)
- UCHealth - Univ. of Colorado Hospital, Outpatient Sterile Processing Renovation | Aurora, CO (*construction documents complete*)
- UCHealth - Univ. of Colorado Hospital, Morgue & Pharmacy Expansion | Aurora, CO
- UCHealth - Univ. of Colorado Hospital, CITCU Relocation | Aurora, CO (*construction documents complete*)
- Univ. of Nebraska Medical Center - Munroe-Meyer Institute - ACTION Clinic | Omaha, NE
- UCHealth - Poudre Valley Hospital, Cardiac Patient Unit Renovation | Fort Collins, CO
- UCHealth - Univ. of Colorado Hospital, Bed Tower 3 and Ancillary Expansion | Aurora, CO (*under construction*)
- Univ. of Nebraska Medical Center | Nebraska Medicine - Fred and Pamela Buffett Cancer Center | Omaha, NE (*HDR Inc. Architect of Record*)\*
- Sentara Healthcare - Williamsburg Regional Medical Center | Williamsburg, VA (*HDR Inc. Architect of Record*)\*
- Sentara Healthcare - Princess Anne Hospital | Virginia Beach, VA (*HDR Inc. Architect of Record*)\*

\*Shawn helped lead these projects while at HDR.



## DAN P. JOHNSON AIA, NCARB

### Senior Project Architect | Project Manager

Dan has 19 years of experience as a project designer, planner, and project architect. He has an extremely diverse selection of project experience; ranging from million square foot hospitals to thousand square foot office buildings. No matter the project size, Dan is detail-oriented and focused on bringing the best possible product to the owner and contractor in order to best represent Pact Studios. Dan believes that everyone has a valid voice in the design process, and that diversity of ideas will lead to a better end product. To this end, he has endeavored to utilize technology to enhance and make more efficient the design and communication processes. This has included Photoshop, Sketch Up, AutoCAD, Virtual Reality, and Revit.

#### EDUCATION

Master of Architecture, (M.Arch)  
University of Nebraska - Lincoln, 2001

Bachelor of Science, Architectural Studies  
University of Nebraska - Lincoln, 1999

#### REGISTRATIONS

NE, IA, SD

#### AFFILIATIONS

American Institute of Architects (AIA)  
National Council of Architectural  
Registration Boards (NCARB)

#### REFERENCES

Scott E. Messersmith, MBA, PHR, SHRM-CP  
VP of Operations and Human Resources  
Columbus Community Hospital  
4600 38th Street  
Columbus, NE 68601  
[t] 402.562.3353

#### RELEVANT EXPERIENCE

- UCHHealth - Univ. of Colorado Hospital, Anschutz Medical Campus Master Plan Refresh | Aurora, CO (*in progress*)
- UCHHealth - Univ. of Colorado Hospital, Sterile Processing Department Relocation & Expansion | Aurora, CO (*construction documents complete*)
- UCHHealth - Univ. of Colorado Hospital, Dock Expansion | Aurora, CO (*under construction*)
- UCHHealth - Univ. of Colorado Hospital, Visitor Parking Garage 2 | Aurora, CO (*under construction*)
- City of Omaha Public Works Department - Street Yard & Composting Site Study | Omaha, NE (*in progress*)
- UCHHealth - Univ. of Colorado Hospital, Bed Tower 3 and Ancillary Expansion | Aurora, CO (*under construction*)
- UCHHealth - Poudre Valley Hospital, Cardiac Patient Unit Renovation | Fort Collins, CO
- Sentara Southside Hospitals, Sentara Leigh Hospital - Bedtower | Norfolk, VA (*HDR Inc. Architect of Record*)\*
- Sentara Southside Hospitals, Sentara Bayside Hospital Master Plan | Virginia Beach, VA (*HDR Inc. Architect of Record*)\*
- Sentara Southside Hospitals, Sentara Princess Anne Hospital | Virginia Beach, VA (*HDR Inc. Architect of Record*)\*
- Methodist Health System - Women's Hospital & Medical Office Building | Omaha, NE (*HDR Inc. Architect of Record*)\*
- Humber River Regional Hospital | Toronto, Ontario (*HDR Inc. Architect of Record*)\*
- Univ. of Nebraska Medical Center - Sorrell Center for Health Science Education | Omaha, NE (*HDR Inc. Architect of Record*)\*
- Columbus Community Hospital - Surgery, Imaging and OB Expansion & Renovation | Columbus, NE (*TSP Architect of Record*)\*
- US Army Corps of Engineers - USSTRATCOM Replacement Facility | Bellevue, NE (*HDR Inc. Architect of Record*)\*

\*Dan helped lead these projects while at HDR or TSP



## TANNER DRAEMEL NCARB

### Planning & Design

Tanner joined Pact Studios shortly after its formation. With over 15 years of experience in the industry, Tanner has made a career designing spaces for a wide range of clients. Tanner has been responsible for a variety of vital architectural projects and has worked in a unique set of markets, including Academic, Healthcare, Science + Technology, Community Architecture, as well as Mixed-use Facilities. He has exhibited his expertise in all design phases and construction for projects ranging from \$100,000 to over \$325M. This diverse experience gives him the ability to create thoughtful design solutions for a variety of clients. Through communication and interpretation Tanner has been producing responsible designs which reflect the unique needs of each client while always striving to exceed their expectations. He believes the best designs are a direct product of their environment, and this viewpoint gives projects true meaning.

### EDUCATION

Master of Architecture, (M.Arch)  
University of Nebraska - Lincoln, 2006

Bachelor of Science, Architectural Studies  
University of Nebraska - Lincoln, 2004

### AFFILIATIONS

National Council of Architectural  
Registration Boards (NCARB)

### REFERENCES

Alison Topp, AIA  
Facilities Planner II  
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Brian Spencer, AIA  
Director, Facilities & Space Planning  
Nebraska Medicine | UNMC  
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Chris Shelton  
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[t] 720.848.6334  
[e] [christopher.shelton@uchealth.org](mailto:christopher.shelton@uchealth.org)

### RELEVANT EXPERIENCE

- UCHealth - Univ. of Colorado Hospital, Anschutz Medical Campus Master Plan Refresh | Aurora, CO (*in progress*)
- Southeast Iowa Regional Medical Center - System-wide Master Plan | Multiple Locations, IA (*in progress*)
- Children's Hospital Colorado - Anschutz Medical Campus, Clinical and Translational Research Clinic | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Sterile Processing Department Relocation & Expansion | Aurora, CO (*construction documents complete*)
- UCHealth - Univ. of Colorado Hospital, Dock Expansion | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Garden View Cafe Expansion | Aurora, CO (*construction documents complete*)
- Univ. of Nebraska Medical Center - Munroe-Meyer Institute - ACTION Clinic | Omaha, NE
- UCHealth - Univ. of Colorado Hospital, Garage 2 | Aurora, CO (*under construction*)
- UCHealth - Univ. of Colorado Hospital, Bed Tower 3 and Ancillary Expansion | Aurora, CO (*under construction*)
- UCHealth - Poudre Valley Hospital, Cardiac Patient Unit Renovation | Fort Collins, CO
- Univ. of Nebraska Med Center - Facilities Development Plan Update | Omaha, NE
- Univ. of Nebraska Medical Center - UNO Solar Pavilion | Omaha, NE
- Univ. of Nebraska Medical Center | Nebraska Medicine - Fred and Pamela Buffett Cancer Center | Omaha, NE (*HDR Inc. Architect of Record*)\*
- UCHealth - Univ. of Colorado Hospital, Bed Tower 2 and Ancillary Expansion, Phase 3 | Aurora, CO (*HDR Inc. Architect of Record*)\*
- Nebraska Methodist Health System - Women's Hospital & Medical Office Building | Omaha, NE (*HDR Inc. Architect of Record*)\*
- Bethesda Healthcare System - Bethesda Hospital West | Boynton Beach, FL (*HDR Inc. Architect of Record*)\*

\*Tanner helped lead these projects while at HDR



## ANGELA HARNLY NCIDQ, LEED AP

### Interior Designer

Angela's 20+ years in design include all phases of the architectural interior design process: space planning, design development, finish selection, furniture specification and procurement, construction drawings, cost estimating, scheduling and project administration. Her experience includes project management and covers a wide scope of work, including educational, religious, retail, healthcare, corporate, historic preservation, restoration and commercial spaces.

Angela and her family are current residents of Gretna.

Qualities: Creative, Detail Eccentric, Relatable

### EDUCATION

Bachelor of Science in Architectural Studies  
University of Nebraska - Lincoln 1997

### AFFILIATIONS

National Council for Interior Design Qualification  
(NCIDQ)  
LEED® Accredited Professional

### REFERENCES

George Killian  
Design Manager  
Jacobs / OPS Bond Program  
222 South 15th St, Suite 1402-S  
Omaha, NE 68102  
[t] 402.871.6447  
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Sarah Pillen  
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### RELEVANT EXPERIENCE

- Univ. of Nebraska Medical Center - Munroe-Meyer Institute, ACTION Clinic | Omaha, Nebraska
- Bellevue Public Schools, Bellevue West Auditorium | Bellevue, Nebraska (*Bidding*)
- Univ. of Nebraska Omaha, Milo Bail Student Center Ballroom | Omaha, Nebraska
- Omaha Public Schools, Burke High School | Omaha, Nebraska
- Omaha Public Schools, Forest Station Elementary | Omaha, Nebraska (*under construction*)
- Omaha Public Schools, Gifford Park Elementary | Omaha, Nebraska
- City of Hickman, Hickman Community Center | Hickman, Nebraska
- Parshall School District, Parshall High School | Parshall, North Dakota
- Univ. of Nebraska Lincoln, College of Education and Human Sciences, Henzlik Hall | Lincoln, Nebraska







## CARY SCHROEDER <sup>SE</sup> Lead Structural Engineer

Cary is a structural project engineer with Olsson and has extensive working knowledge in the planning, analysis, and design of complex structural systems. He is well versed in interdisciplinary design and coordination and constantly strives to provide clients with innovative and cost-effective structural solutions. Cary leads the design of vertical structures from concept through construction administration. His experience is with a multitude of project types including mission-critical, healthcare, industrial, commercial, and civic facilities for both new and existing structures. Cary's passion for creating innovative solutions, attention to detail, project commitment, and client service make him an excellent addition to any team.

Cary will act as the lead structural engineer and engineer of record for this project. He will be responsible for the evaluation, design, and documentation of new and existing structural elements to support the project.

### EDUCATION

Master of Science, Architectural Engineering-Structural Emphasis, University of Nebraska-Lincoln, 2011

Bachelor of Science, Architectural Engineering, University of Nebraska-Omaha, 2010

### REGISTRATIONS

Professional Structural Engineer:  
NE, FL, IL, MA, SD

### AFFILIATIONS

SEAON (Structural Engineers Associations of Nebraska)

ASCE (American Society of Civil Engineers)

### REFERENCES

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Omaha, NE 68138  
[t] 402.339.2221  
[e] [ajf@mclconstruction.com](mailto:ajf@mclconstruction.com)

### RELEVANT EXPERIENCE

- City of Tempe, Kiwanis Tennis Courts Replacement | Tempe, Arizona
- Educare, Early Childhood Center Structural Design | Springfield, Massachusetts
- Nebraska Early Childhood, Omaha Early Learning Center at Kennedy | Omaha, Nebraska
- Methodist Healthcare Systems, Jennie Edmundson Hospital Renovation | Council Bluffs, Iowa
- University of Nebraska Medical Center (UNMC), Central Utility Plant Salt Room Renovation | Omaha, Nebraska
- UNMC, Munroe-Meyer Institute Renovation and Addition Structural System Design | Omaha, Nebraska
- Park University, Business College | Parkville, Missouri
- Louisiana Tech Research Institute (LTRI), Cyber Innovation Center | Bossier City, Louisiana
- Porter Leath Academy, Early Childhood Academy – Frayser | Frayser, Tennessee
- Porter Leath Academy, Early Childhood Academy – Orange Mound | Orange Mound, Tennessee (*under construction*)
- University of Nebraska Omaha, Baxter Arena | Omaha, Nebraska\*



\*led project while at HDR



## LUCAS WEATHERLY PE

### Lead Civil Engineer

Lucas joined Olsson in 2007 and has established himself as an extension of Nebraska Medicine and the University of Nebraska Medical Center engineering staff. He is their main civil point of contact is a local “go to” civil engineer for questions and support. Lucas has been involved with more than 80 new and reconstruction projects for University of Nebraska Medical Center and/or Nebraska Medicine since 2010. He’s assisted in the engineering design for multiple buildings and facilities on campus. During the course of his projects, Lucas strives to build great relationships with his clients knowing that great projects come from collaboration and true partnerships.

Lucas will be the lead civil engineer and will be engineer of record for this project. He will be responsible for the evaluation, design, and documentation of all site/civil elements support the project.

### EDUCATION

Bachelor of Science, Civil Engineering,  
University of Nebraska-Omaha, 2009

### REGISTRATIONS

Professional Civil Engineer: NE, IA

### AFFILIATIONS

Institute for Sustainable Infrastructure

### REFERENCES

Brian Spencer  
Director, Facilities & Clinical Space Planning  
Nebraska Medicine  
987400 Nebraska Medical Center  
Omaha, NE 68198  
[t] 402.559.4502  
[e] [brspencer@nebrskamed.com](mailto:brspencer@nebrskamed.com)

Emily O’Connor  
Vice President  
Lockwood Development  
12910 Pierce St Ste 110  
Omaha, NE 68144  
[t] 402.933.3663  
[e] [emily@lockwooddev.com](mailto:emily@lockwooddev.com)

### RELEVANT EXPERIENCE

- Council Bluffs Public Schools, Council Bluffs Stadium Renovation | Council Bluffs, Iowa
- Lifetime Fitness, New Fitness Facility Design | Omaha, Nebraska
- Paul G Smith Associates, Millwork District | Omaha, Nebraska
- Millwork District LLC, Ashton Building | Omaha, Nebraska
- 132nd and F LLC, 132nd and I Streets Site Design for Northeast Corner of Intersection | Omaha, Nebraska
- Mutual of Omaha, Headquarters Campus Site Design | Omaha, Nebraska
- McWhinney Real Estate Services, CSG Office Campus | Omaha, Nebraska
- Lockwood Development, Sterling Ridge Mixed-Use Development | Omaha, Nebraska
- University of Nebraska Medical Center, Monroe-Meyer Institute Civil Design | Omaha, Nebraska
- University of Nebraska Medical Center, Lauritzen Outpatient Center/Fritch Surgery Center | Omaha, Nebraska
- University of Nebraska Medical Center, Lozier College of Pharmacy Campus Utilities Relocation | Omaha, Nebraska
- University of Nebraska Medical Center, Truhlsen Eye Institute Civil Design and Management | Omaha, Nebraska
- University of Nebraska Medical Center, Steel Castings Demolition, Grading, and Erosion Control Plans | Omaha, Nebraska
- University of Nebraska Medical Center, Saddle Creek Redevelopment Site Design and Due Diligence | Omaha, Nebraska





## JENNIFER SEACREST PLA, ASLA

### Lead Landscape Architect

Jennifer is a technical leader with the Olsson Studio and has experience in domestic and international landscape architecture including conceptual design, technical documentation, and on-site construction administration. She has experience managing and leading the design, development, and implementation of complex projects around the world. Jennifer has a passion for great design and unparalleled experience executing clients' dreams. Her design approach can be described as thoughtfully conceived and meticulously realized.

Jennifer will act as the lead landscape architect and landscape architect of record for this project. She will be responsible for the evaluation, design, and documentation of new and existing site elements to support the development of this project.

### EDUCATION

Bachelor of Landscape Architecture, Kansas State University, 2003

Graduate Studies, Landscape Architecture, University of Illinois Urbana, 2004-2007

### REGISTRATIONS

Professional Landscape Architect: NE, TX

### AFFILIATIONS

American Society of Landscape Architects

### REFERENCES

Emily Deeker, PLA, ASLA  
Director, Campus Planning & Environment  
University of Nebraska-Lincoln  
1901 Y St  
Lincoln, NE 68588-0605  
[t] 402.472.4795  
[e] [emily.deeker@unl.edu](mailto:emily.deeker@unl.edu)

Hallie Salem  
Urban Development Department Manager -  
Economic Opportunities  
City of Lincoln, NE - Urban Development  
Department  
555 S. 10th Street, Suite 205  
Lincoln, NE 68508  
[t] 402.441.7866  
[e] [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov)



### RELEVANT EXPERIENCE

- Lincoln Public Schools, Park Middle School and Cooper Park Recreation Amenities and Site Design | Lincoln, Nebraska
- University of Nebraska-Lincoln, North Stadium Expansion and Streetscape Design | Lincoln, Nebraska (*in progress*)
- LMG Ventures, Grandscape Lifestyle Center Mixed-use Development | The Colony, Texas (*under construction*)
- City of Owensboro, Smother's Park Conceptual Planning and Design | Owensboro, Kentucky\*
- Sherwood Foundation, Sherwood Forest Park Design | Okoboji, Iowa (*in progress*)
- City of Pensacola, Maritime Park Design | Pensacola, Florida\*
- City of Norfolk, RiverPoint Square Festival Space | Norfolk, Nebraska
- City of Lincoln, South Haymarket Park and Plaza Master Plan | Lincoln, Nebraska
- Lincoln Electric System, Lincoln Operations Center Site Landscape Architecture | Lincoln, Nebraska
- Vinhomes, Central Park Master Plan and Conceptual Design / Lead Design Architect | Ho Chi Minh, Vietnam
- University of Nebraska-Kearney, University Village Landscape Design | Kearney, Nebraska (*under construction*)
- Southeast Community College, Landscape Master Plan | Lincoln, Nebraska (*in progress*)
- Concordia University, Quad Space Development | Seward, Nebraska
- Bryan Health, Comprehensive Cancer Center Healing Gardens and Amenities | Lincoln, Nebraska (*in progress*)
- University of Nebraska Medical Center, Munroe Meyer Institute | Omaha, Nebraska
- City of Lincoln, Jensen Park Master Plan | Lincoln, Nebraska
- Southeast Community College, Health Science and Healing and Physical Therapy Garden | Lincoln, NE (*in progress*)



## **ERIC GRANZOW** PE, LEED AP, HFDP, CEM

### **Mechanical Engineer**

Eric is a seasoned mechanical and fire protection engineer. Known for his high-quality design, he has decades of experience working to make projects more sustainable and better for the environment. Eric specializes in energy efficiency and audits on healthcare projects and brings a wealth of knowledge to his clients. You can count on him to complete your projects on time and with top-quality.

### **EDUCATION**

B.S., Mechanical Engineering, Milwaukee School of Engineering, 2001

B.S., Management Systems, Milwaukee School of Engineering, 2001

### **REGISTRATIONS**

Professional Engineer: NE, IA, IL, WI, SD, VA, FL

### **AFFILIATIONS**

American Society of Plumbing Engineers; American Society of Heating, Refrigerating, and Air-Conditioning; Society of Fire Protection Engineers; American Society for Healthcare Engineering; Association of Energy Engineers

### **REFERENCES**

Jacob Bunde  
Director of Facility Development  
Avera Health  
1323 S. Cliff Avenue  
Sioux City, SD 57105  
[t] 605.322.7802  
[e] [jacob.bunde@avera.org](mailto:jacob.bunde@avera.org)

### **RELEVANT EXPERIENCE**

- Genesis Health Clubs, Westroads | Omaha, Nebraska\*
- University of Nebraska Medical Center, Munroe-Meyer Institute | Omaha, Nebraska
- Avera Medical Group, Merrill Pioneer Hospital Physical Therapy and Rehabilitation Center | Rock Rapids, Iowa\*
- Avera Medical Group, Missouri River Health Center Physical Therapy and Rehabilitation Center | Gettysburg, South Dakota\*
- Avera Health, Human Performance Center | Sioux Falls, South Dakota\*
- Regional Health, Advanced Orthopedic and Sport Medicine Institute | Rapid City, South Dakota\*
- Cody-Kilgore Unified Schools, Weight Room Addition | Cody, Nebraska\*
- Fillmore Central Public Schools, Locker Room Addition | Geneva, Nebraska\*
- Gering Public Schools, High School Addition and Renovation | Gering, Nebraska\*
- Holdrege Public Schools, Duster Pavilion | Holdrege, Nebraska\*
- YMCA, Addition and Remodel | Scottsbluff, Nebraska\*
- Schuyler Middle School, Field House Addition | Schuyler, Nebraska\*
- Makovicka Physical Therapy, Millard Location | Millard, Nebraska\*
- Perkins County Schools, High School Addition and Remodel | Grant, Nebraska\*
- Providence Medical Center, Physical Therapy and Wellness Addition | Wayne, Nebraska\*
- Iowa State University, Hilton Coliseum Renovation and Practice Facility | Ames, Iowa\*
- Nash Recreational Center, HVAC System Upgrades | Oregon, Illinois\*
- Polo Community High School, Weight Room Addition | Polo, Illinois\*

*\*led project while at previous employment*





## **TYLER JENSEN** PE, CHC **Electrical Engineer**

Tyler has extensive electrical engineering experience in a broad spectrum of industries, including education, hospitals and healthcare facilities, data centers, commercial, and more. His experience includes a wide variety of healthcare projects including new hospitals and clinics, along with numerous facility upgrades, renovations, and additions. He uses his project management experience to complete projects on-time and in-budget and maintaining positive client relationships.

### **EDUCATION**

M.A.E., University of Nebraska-Lincoln,  
2012

B.A.E., University of Nebraska at Omaha,  
2011

### **REGISTRATIONS**

Professional Engineer: NE

### **AFFILIATIONS**

Illuminating Engineers Society of North America

American Society for Healthcare Engineering

Nebraska Society of Healthcare Engineers

### **REFERENCES**

Jacob Bunde  
Director of Facility Development  
Avera Health  
1323 S. Cliff Avenue  
Sioux City, SD 57105  
[t] 605.322.7802  
[e] [jacob.bunde@avera.org](mailto:jacob.bunde@avera.org)

### **RELEVANT EXPERIENCE**

- Springfield Platteview Community Schools, Westmont Elementary Gymnasium Addition | Springfield, Nebraska (*in progress*)
- Springfield Platteview Community Schools, Elementary School | Springfield, Nebraska (*under construction*)
- Avera Medical Group, Merrill Pioneer Hospital Physical Therapy and Rehabilitation Center | Rock Rapids, Iowa\*
- Avera Medical Group, Missouri River Health Center Physical Therapy and Rehabilitation Center | Gettysburg, South Dakota\*
- Avera Health, Human Performance Center | Sioux Falls, South Dakota\*
- Regional Health, Advanced Orthopedic and Sport Medicine Institute | Rapid City, South Dakota\*
- Hendricks Community Hospital Association, Physical Therapy and Rehabilitation Center | Hendricks, Minnesota\*
- Gering Public Schools, High School Addition and Renovation | Gering, Nebraska\*
- Makovicka Physical Therapy, Millard Location | Millard, Nebraska\*
- Perkins County Schools, High School Addition and Remodel | Grant, Nebraska\*
- Providence Medical Center, Physical Therapy and Wellness Addition | Wayne, Nebraska\*
- Butler County Hospital, Physical Therapy and Wellness Addition | David City, Nebraska\*



*\*led project while at previous employment*



## **ANDREW OHLMAN** RCDD, CTS

### **Low Voltage Design**

Andrew is an electrical designer who specializes in technology systems design and consulting. He has experience designing telecommunications cabling infrastructure, electronic physical security systems, audiovisual systems, fire alarm systems, and mass notification systems. Andrew has completed designs or has been a critical team member for projects in several vertical markets, including corporate office spaces, higher education facilities, health-care facilities, and data centers.

Andrew's audiovisual knowledge and skills helped him earn the designation of Certified Technology Specialist™ (CTS®). In maintaining this certification, he adheres to the CTS Code of Ethics and Conduct and completes continuing education requirements.

### **EDUCATION**

A.A.S., Architectural Engineering, Southeast Community College-Milford, 2001

### **REGISTRATIONS**

Registered Communications Distribution Designer, Certified Technology Specialist

### **AFFILIATIONS**

American Council of Engineering Companies

### **RELEVANT EXPERIENCE**

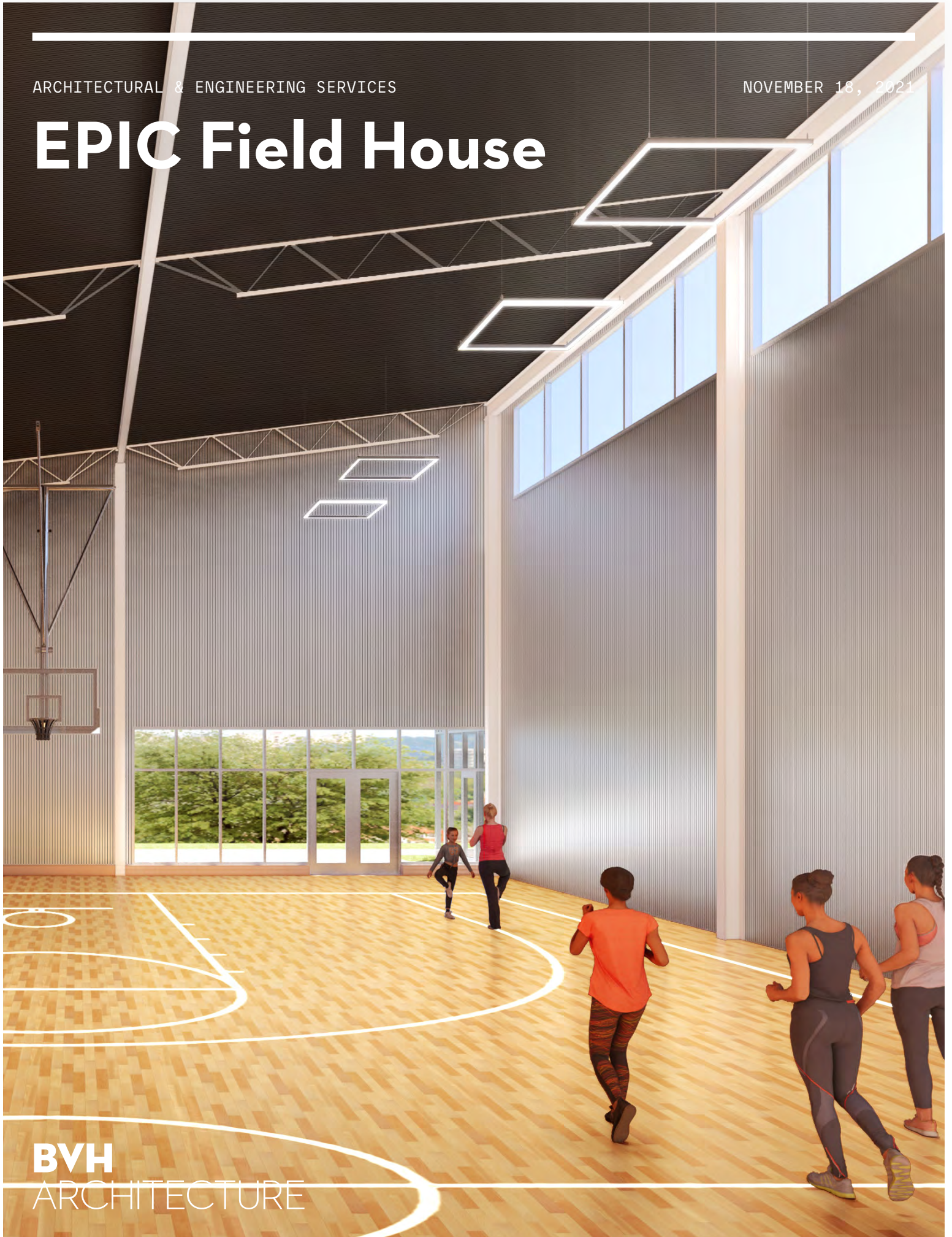
- City of Grand Island, Veterans Athletic Field Complex | Grand Island, Nebraska
- Southeast Community College, Falls City Learning Center | Falls City, Nebraska
- University of Nebraska Medical Center, Williams Science Lab Exhaust | Omaha, Nebraska
- Springfield Platteview Community Schools, Westmont Elementary School Addition | Springfield, Nebraska
- City of Crete, Library & Community Center | Crete, Nebraska
- Lincoln Electric System, New Operations Center Electrical Design | Lincoln, Nebraska
- District Energy Corporation, LOC Thermal Energy Plant Electrical Design | Lincoln, Nebraska
- Summit Livestock Facilities LLC, Summit Livestock Lone Cactus Feed Terminal | Utting, Arizona
- Agrium US Inc, Pilot Plant and Lab Building | Greeley, Colorado
- United Growth, United Growth Facility | Grand Junction, Colorado
- Confidential Client, Building Expansion | Sergeant Bluff, Iowa
- Confidential Client, Company Storm Water Pump Station and Improvements | Fort Dodge, Iowa
- Confidential Client, Pharma Plant Remodel | Lincoln, Nebraska
- Ho-Chunk Inc., Warhorse Casino Fire Protection | Lincoln, Nebraska
- Sylvan Learning Center, Tenant Improvement Upgrades | Lincoln, Nebraska
- Southeast Community College, Beatrice Campus Dining Hall | Beatrice, Nebraska



ARCHITECTURAL & ENGINEERING SERVICES

NOVEMBER 18, 2021

# EPIC Field House



**BVH**  
ARCHITECTURE

Exhibit A  
 Fee for Services  
**Architectural and Engineering**

Please fill out list below based on criteria outlined in Section II

**BASE CONTRACT**

Provide a lump sum amount based on the duration of the project for services provide below

Schematic Design Phase (% of Fee)	\$ <u>118,620</u>	<u>20</u> %
Design Development Phase (% of Fee)	\$ <u>148,280</u>	<u>25</u> %
Construction Document Phase (% of Fee)	\$ <u>177,930</u>	<u>30</u> %
Bid Negotiation Phase (% of Fee)	\$ <u>17,790</u>	<u>3</u> %
Construction Administration Phase (% of Fee)	\$ <u>130,480</u>	<u>22</u> %
<b>TOTAL Fixed Fee</b>	<b>\$ <u>593,100</u></b>	<b>100%</b>
<b>TOTAL Fixed Fee as % of Estimated Construction Total Costs</b>	<b><u>5.29</u> % of <b>11,221,000</b></b>	

Additional Services Rate / Hour *(provide flat hourly rate chart by individual if applicable)*    \$ 145

**Clarification:**

1. SWPPP inspections are not included and are anticipated to be contracted for by owner.
2. Based on the site plan provided, it appears either walls or building foundations will need to make up grade differences. As part of our base scope, the information for height and location of walls will be identified, in the case that these are site retaining walls vs. building structure the design of site walls is not included.



# Fee

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## A. HOURLY RATES

Principal.....	\$210
Senior Project Manager.....	\$180
Project Manager.....	\$160
Senior Architect.....	\$135
Architect.....	\$110
Senior Designer.....	\$100
Designer.....	\$75
Student Intern.....	\$50
Senior Administrative.....	\$90
Administrative.....	\$65

## B. ADDITIONAL SERVICES?

Visual fly-through will be provided as an additional service.

November 18, 2021

EPIC Field House  
Omaha, NE

RE: RFP Response for Architectural & Engineering Services  
Attn: Danielle Truckenbrod

Thank you for considering our qualifications. We have assembled a highly qualified design team of collaborative professionals. Equally as important and supportive of EPIC's approach, our entire team is composed of professional women that are eager and excited to develop a design solution that supports and enhances EPIC's mission. We are committed to helping "level the playing field and empower athletes to LEVEL UP!"

Our collaborative design solution will focus on both designing a facility that is supportive of the program's needs and responsive to established budget.

Our team's qualifications align not only with our understanding of the scope, but also our willingness to create as much value as possible with the available dollars. We are not interested in taking steps backward on things that have already been discussed and addressed. The concept presented to date is solid; we will confirm the design is appropriate and move the design process ahead in collaboration with the team's construction partner. We understand that with today's challenges of construction cost, time is of the essence and we will work together to complete the design process as efficiently as possible, while assuring the design is the best it can be to support EPIC's programs mission.

We appreciate your commitment to creating a facility that supports the community needs of young women athletes, a solution that can be built upon for many years to come. We are ready to join your team to envision and deliver an impactful project!

Very truly yours,



Kelley Rosburg, AIA  
BVH Architecture  
krosburg@bvh.com  
402.905.9745

#### COMPANY INFO

BVH Architecture  
901 Jones St  
Omaha, NE 68102

#### PRIMARY CONTACT INFO

Kelley Rosburg, AIA  
BVH Architecture  
krosburg@bvh.com  
402.905.9745

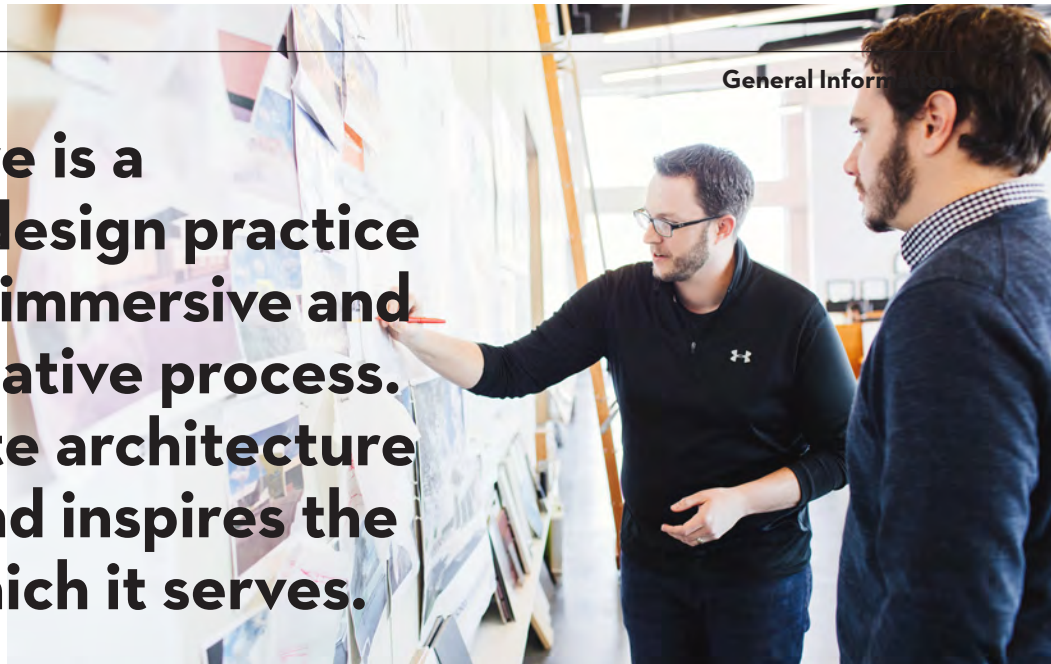
#### INDUSTRY EXPERTISE

Architectural Design  
Facility Analysis  
Master Planning  
Programming  
Community Engagement  
Interior Design  
Furniture Planning &  
Procurement  
Environmental Graphic Design  
Graphics & Branding  
Historic Preservation  
Construction Administration

# C. Qualifications Criteria



# BVH Architecture is a purpose-driven design practice committed to an immersive and collaborative creative process. We seek to create architecture that enhances and inspires the community in which it serves.



## FIRM DESCRIPTION

Architecture is rich with optimism. It's with this prevailing attitude that we approach design. The foundation of our optimism lies in our desire to inspire people and create places that contribute to the vitality of communities.

BVH Architecture has been engaged in the design and preservation of our built environment through the practices of architectural design, interior architecture, and planning since 1968. Our studio locations in Denver, Lincoln, and Omaha are home to a multi-disciplinary design staff making the world better by designing exceptional places to live, work, learn, and play.

## THE BVH CORE BELIEFS

### A COMMITMENT TO PEOPLE

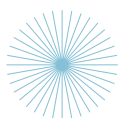
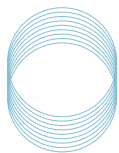
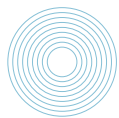
As architects and designers we are uniquely positioned to support our communities through strong activism for quality in the design of the built environment.

### THE PURSUIT OF KNOWLEDGE

Our practice draws inspiration from immersive research and investigation. We love to learn, and as Thought Leaders we impart the knowledge gained to cultivate better design distinguished by a dedication to research and stewardship.

### A SENSE OF WONDER

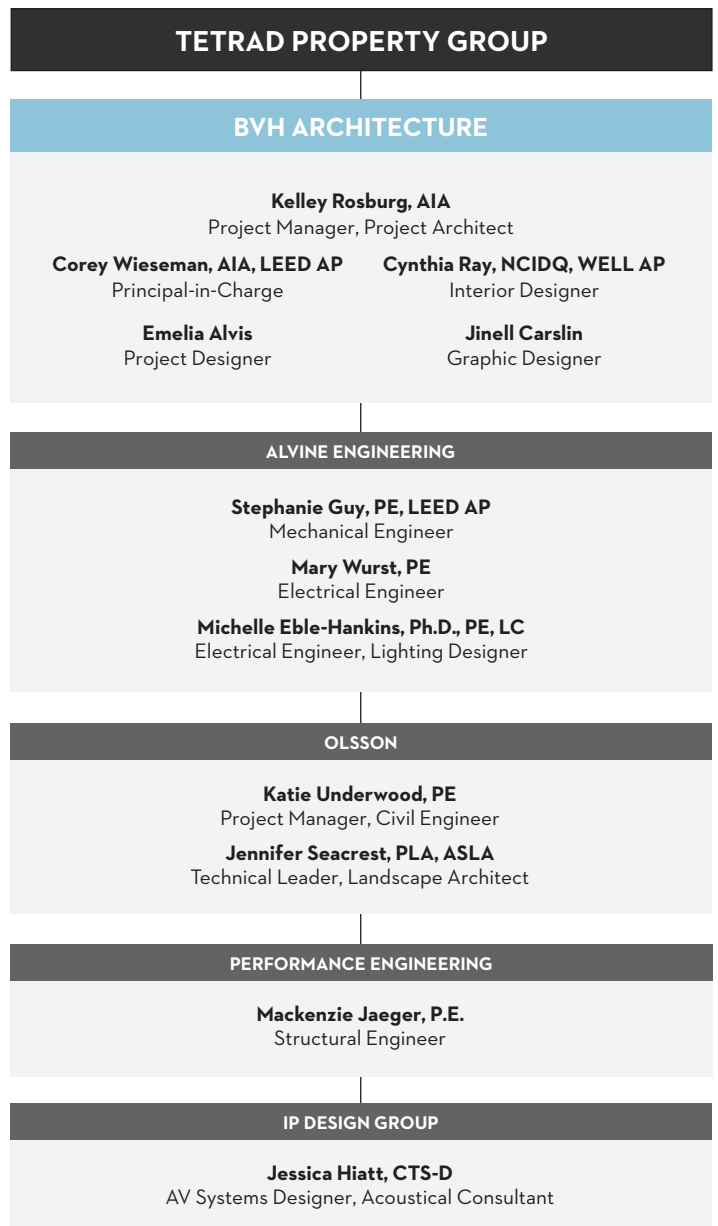
Design excellence combines function, economy, performance and beauty. When these tenets converge, our projects have the chance to inspire—creating a sense of wonder.



## LEGAL ORGANIZATION

Bah Vermeer Haecker, LTD (dba BVH Architecture) is a registered 'C' Corporation within the State of Nebraska.

## TEAM ORGANIZATION





#### A. OVERALL SERVICE CAPABILITIES & QUALITY

We recognize the potential that this new facility has to create positive change. We have reviewed the identified scope of services and have carefully selected industry experts and consulting firms which best complement your project scope. The selected team has varied experience working on recreation and community-focused projects. We bring a unique level of expertise to sport related design that provides fresh insights and concepts, while also balancing the spatial and fiscal investments.

At BVH, the foundation of our design approach lies in our desire to inspire people and make places that contribute to the vitality of communities. We believe that, as architects, we are uniquely positioned to help build communities and advocate for people-centered design. This passion, along with our collaborative process, will inform our approach outlined in this proposal for the design of the EPIC Field House.





B. SIMILAR PROJECTS

# Beatrice YMCA

BVH ARCHITECTURE

BVH is providing programming, design, and construction administration services for the Beatrice YMCA renovation. The YMCA desires patrons to feel welcomed to the facility with an improved entry sequence, which includes security considerations, various multi-purpose spaces, an expanded child watch area, and an extensive expansion of the wellness area. An interior accent wall, once the limits of the existing building, now distinguishes the lobby from all community and wellness areas. Beyond the accent wall lies the staff offices accessed through a common work area. Enlarged and renovated lockers rooms now provide adequate modern space for patrons with the addition of a family locker room. A dedicated child watch area provides a secure play area connected to the front porch for outdoor shaded play.

Numerous considerations were made to improve building efficiency. A roof light monitor allows natural light to illuminate the expansive wellness area coupled with operable windows to naturally ventilate the workout areas. A geothermal well-field and photo-voltaic roof panels will reduce long term operational costs.

AMENDMENT HISTORY

N/A



PROJECT OWNER

Beatrice Mary Family YMCA

CONTACT INFO

Allison Leonard, Executive Director  
 402.223.5266  
 aleonard@beatriceymca.org

PROJECT LOCATION

Beatrice, NE

COMPLETION DATE

December 2021 (Scheduled)

SIZE

25,150 sf

PROJECT COST

Contract Value: \$360,300  
 Construction Value: \$5.5 M



## B. SIMILAR PROJECTS

### City Impact

BVH ARCHITECTURE

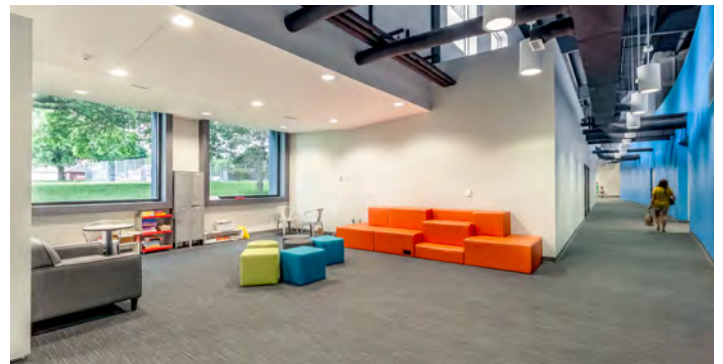
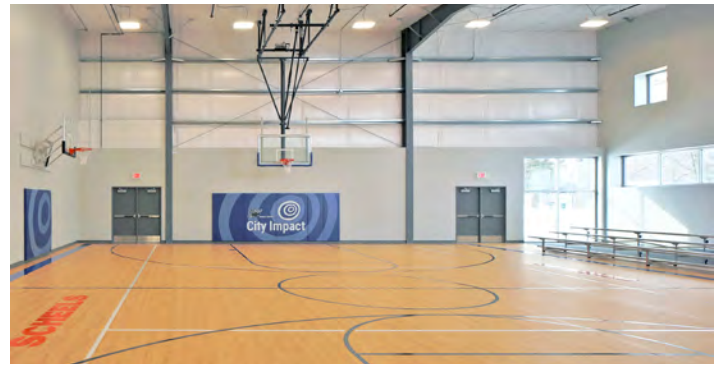
City Impact is a non-profit faith-based organization serving families in Lincoln. Their mission is to transform youth, families and neighborhoods from the inside out. The new community center, located beside a sprawling community park in central Lincoln, replaces a dilapidated warehouse to provide City Impact's families with a new home.

With a program that fills the entire narrow site, the design sought to maximize views to the adjacent city park and neighborhood. The design balanced the economy of a metal building structure with thoughtful detailing and massing. To provide an environment congruent with the neighborhood, materials were carefully chosen to decode the metal building appearance to one that is expressive of the mission of City Impact.

The new facility contains offices for staff, classrooms, multi-purpose areas, a full kitchen, and an expandable unfinished second floor. Most recently, BVH designed a gym addition to serve local families and clubs. The athletic space includes a full basketball court, volleyball amenities, and room for fitness classes.

#### AMENDMENT HISTORY

N/A



#### PROJECT OWNER

City Impact

#### CONTACT INFO

Brad Bryan, Development Director  
402.570.2291  
bbryan@cityimpact.org

#### PROJECT LOCATION

Lincoln, NE

#### COMPLETION DATE

2016

#### SIZE

24,725 sf

#### PROJECT COST

Contract Value: \$177,000  
Construction Value: \$2.8 M



B. SIMILAR PROJECTS

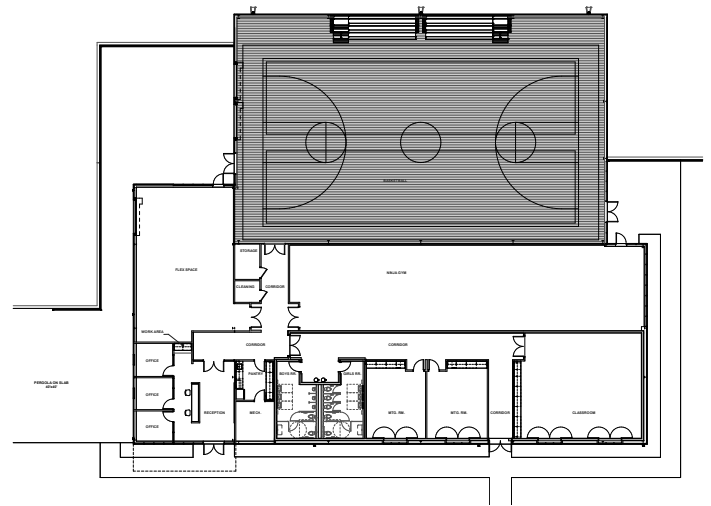
# Spire Club

BVH ARCHITECTURE

Spire Club is a private facility developed to support the community needs of area families. The facility is located adjacent to a new childcare facility and will offer programming to support these families along with the larger community. With a design that is responsive to the site characteristics, it will utilize the economy of a metal building structure while utilizing materials that are responsive to the surrounding residential neighbors. The building layout has been designed to maximize the programming of shared spaces including a gymnasium, fitness studio, locker rooms, and community education spaces.

AMENDMENT HISTORY

N/A



**PROJECT OWNER**  
Spire Club, LLC

**CONTACT INFO**  
Robert Krause  
402.669.3581  
rkrause@ksi-construction.com

**PROJECT LOCATION**  
Elkhorn, NE

**COMPLETION DATE**  
TBD

**SIZE**  
17,400 sf

**PROJECT COST**  
Confidential at Owner Request

**REASONS SELECTED**

- + Space and Program Alignment
- + CM@R Delivery
- + Same Scope of Services





## B. SIMILAR PROJECTS

### Fallbrook YMCA

BVH ARCHITECTURE

The final design of the new Fallbrook YMCA and Schoo Middle School is the result of the cooperative effort of Lincoln Public Schools, the YMCA of Lincoln, and the City of Lincoln Parks and Recreation Department to co-locate the two facilities and a future neighborhood park on a 31.2 acre site in the Fallbrook Development.

The conjoined facilities create an open, active, and vibrant environment for both the YMCA and middle school while maximizing the programmed sharing of the site features, including playing fields, walking paths and parking. A secure separation is maintained between the Middle School and YMCA which adjusts depending on the time of day, week, or year to accommodate the use of shared space.

Building layout has been designed to maximize the programming of shared spaces including gymnasiums, exercise studios, locker rooms, health classrooms, Family and Consumer Science labs, and art studios, and central mechanical and electrical systems.

#### AMENDMENT HISTORY

N/A



**PROJECT OWNER**  
Lincoln Public Schools  
Fallbrook YMCA

**CONTACT INFO**  
Scott Wieskamp  
Director of Operations  
402.436.1072  
swieska@lps.org

**PROJECT LOCATION**  
Lincoln, NE

**COMPLETION DATE**  
2012

**SIZE**  
161,000 sf

**PROJECT COST**  
Contract Value: \$1,693,800  
Construction Value: \$28.73 M

# Project Understanding



## C. SUMMARY OF UNDERSTANDING OF THE PROJECT

The design of the new home for EPIC will play a supportive role to their overall mission: to strengthen the quality, competitiveness, and accessibility of sports for girls in Omaha. The current space program developed with stack holders identifies the areas needed to support the opportunities to compete in multiple sports, "Sports programs that equip women and girls with the life skills acquired through sport in addition to providing resources to overcome the multifaceted challenges women and girls face."

The BVH Team will work with Tetrad and the selected construction manager to quickly and efficiently advance the concept provided to assure the projects program and design meet the needs of EPIC's offerings and the solution is aligned with the established budget. From our perspective, this is a relatively straight forward approach from today—no steps backwards. With an approximate 42,000-50,000 sf facility our design process will take approximately 16 weeks to develop a complete set of construction documents. Working with our project partners, we will strive to submit documents for a building permit by the end of March, allowing a construction start of late spring or early summer. This schedule will also support the potential need for procurement of long lead items and the establishment of a Guaranteed Maximum Price (GMP) as appropriate.

## D. REFERENCES

### Allison Leonard

Executive Director  
Beatrice Mary Family YMCA  
402.223.5266  
aleonard@beatriceymca.org

### Brad Bryan

Development Director  
City Impact  
402.570.2291  
bbryan@cityimpact.org

### Robert Krause

Construction Manager  
KSI Construction  
402.669.3581  
krause@ksi-construction.com

### Scott Wieskamp

Director of Operations  
Lincoln Public Schools  
402.436.1072  
swieska@lps.org



## E. CAPACITY AND INTENT TO ENGAGE WITHOUT DELAY IF SELECTED FOR FUTURE WORK

The BVH team identified in this proposal, supported by our professional staff, will be committed to completing your project. BVH Architecture and our associated team members are able to start work immediately and are committed to providing Tetrad a quality of service that is the foundation of a long-term relationship.

## F. LITIGATION, ARBITRATION

BVH Architecture and our consultants have made no claims against any project owner, nor have any claims been filed against our team or been terminated from a project in the past five years.

# Team Attributes



Team Experience & Qualifications

## A. TEAM MEMBERS' RESPONSIBILITIES

**Kelley Rosburg** / Project Manager, Project Architect, Construction Administration

Kelley will serve as the project manager overseeing the team's work throughout the project. Kelley will also serve as Project Architect, working closely with Emelia and Cynthia to coordinate design development and maintain communication between the design team and engineering subcontractors. Kelley will also manage the technical development and implementation of the project, as well as construction administration.

**Corey Wieseman** / Principal-in-Charge

Corey will lead the design visioning through strategic planning and owner-driven project objectives. He will ensure that the project vision is upheld through each stage of the project, while meeting budget and schedule goals.

**Emelia Alvis** / Project Designer

Emelia will work alongside Kelley and Cynthia to execute the design and coordinate with the consultant team.

**Cynthia Ray** / Interior Designer

An integral part of the team through the duration of the project, Cynthia will develop space layout plans and attend client meetings to present finishes selections and furnitures layouts. Cynthia will also put together final FF&E selections, specifications, and bid documents.

**Jinell Carslin** / Graphic Designer

Jinell will provide graphic design and illustration services, as well as environmental design and wayfinding as necessary.

## B. TEAM MEMBER'S ROLE ON PROJECTS DESCRIBED UNDER III.C.2

### Beatrice YMCA

Corey Wieseman, Principal-in-Charge  
Kelley Rosburg, Quality Control  
Emelia Alvis, Project Designer

### City Impact

Kelley Rosburg, Quality Control

### Spire Club

Corey Wieseman, Principal-in-Charge  
Kelley Rosburg, Project Architect  
Cynthia Ray, Interior Designer  
Katie Underwood, Civil Engineer

## SUB-CONSULTANT ROLES

**Alvine Engineering** will provide engineering services for mechanical, electrical, plumbing, audio visual, information technology, daylighting, and sustainability. Alvine will design the lighting controls and collaborate with IP Design Group on the lighting design for the project.

**Olsson** will provide civil engineering services as well as landscape design services adjacent to EPIC Field House.

**Performance Engineering** has extensive experience in the recreational sector and will provide structural engineering services.

**IP Design Group** will provide Audio-visual design and Information Technology Services.

**Stephanie Guy** / Mechanical Engineer

Stephanie will lead mechanical design services,

**Mary Wurst** / Electrical Engineer

Mary will lead electrical design services.

**Michelle Eble-Hankins** / Electrical Engineer, Lighting Designer

Michelle will lead electrical design services, and work in conjunction with Jessica Hiatt on lighting design.

**Katie Underwood** / Civil Engineer

Leads site, paving, and utility design, coordination, documentation, and administration.

**Jennifer Seacrest** / Landscape Architect

Jennifer leads landscape design at the building perimeter and adjacent green spaces through design, coordination, and documentation.

**Mackenzie Jaeger** / Structural Engineer

Mackenzie will be responsible for the structural design and construction administration services.

**Jessica Hiatt** / AV Systems Designer, Acoustical Consultant

Jessica leads technology and AV system design, coordination, documentation and administration for the project, and is the acoustical design consultant.

# Appendix A





**Kelley Rosburg**  
PROJECT MANAGER / ARCHITECT  
AIA  
BVH ARCHITECTURE

Kelley Rosburg has over 33 years of experience in all aspects of the architectural profession, with an emphasis on production of contract documents and construction administration. Kelley's duties include coordination of work with our consulting engineers and technical staff. Her experience with a broad range of project types for governmental agencies, school districts, municipalities, private clients, and various funding agencies assures our clients of receiving the highest quality of service throughout the duration of each project.

#### SELECTED EXPERIENCE

Spire Club / Elkhorn, NE  
Metropolitan Community College / Omaha, NE  
The Connector Building, South Campus  
Mahoney Building Renovation, South Campus  
New Maintenance Building, South Campus  
Gallup Child Development Center / Omaha, NE  
Lincoln High School Addition/Renovation / Des Moines, IA  
Red Cloud Community Center / Red Cloud, NE  
Beatrice State Developmental Center / Beatrice, NE  
Broadway United Methodist Church, Exterior Restoration / Council Bluffs, IA  
Midlands Humane Society / Council Bluffs, IA  
Fire Station No. 2 and No. 5 Addition / Council Bluffs, IA  
Wakefield Public Library | Wakefield, NE  
York Center for Women, Renovation / York, NE  
Council Bluffs City Hall Exterior Restoration / Council Bluffs, IA  
Douglas County Correctional Center / Omaha, NE  
Mills County Courthouse Renovation / Glenwood, IA  
National Park Service  
Jefferson Memorial Expansion Security Dispatch Center / MO  
McElhaney House Renovation / Republic, MO  
Pea Ridge National Military Park Visitor Center / Garfield, AK  
Hot Springs National Park Administration Center / AK  
Sioux City Public Museum / Sioux City, IA  
North Dakota State Capitol Building Fire Suppression & Life Safety Improvements / Bismarck, ND  
Rose Theatre Exterior Restoration / Omaha, NE  
Brownville Concert Hall / Brownville, NE

#### EDUCATION

University of Nebraska-Lincoln  
B.S., Architectural Studies  
Doane College  
Master of Architecture

#### REGISTRATIONS

Licensed Architect in NE

#### AFFILIATIONS

American Institute of Architects  
CSI Nebraska Chapter



**Corey Wieseman**  
PRINCIPAL-IN-CHARGE  
AIA, LEED AP  
BVH ARCHITECTURE

Corey will serve as Principal-in-Charge. With 30 years of experience, Corey has extensive skills in managing complex and impactful projects and teams. His wealth of knowledge in planning and design allows for an efficient and cost-effective approach to projects. Corey's leadership style focuses on thorough communication among the design team, owner and contractor to ensure a seamless project delivery. Corey is also one of our biggest advocates for universal, accessible design.

#### SELECTED EXPERIENCE

Spire Club / Elkhorn, NE  
Beatrice YMCA / Beatrice, NE  
Mt. Carmel High School Fieldhouse / Chicago, IL \*  
Lewis Central Performing Arts Center / Council Bluffs, IA  
IPSD #204 Metea Valley High School / Aurora, IL \*  
CUSD #308 Early Learning Center / Oswego, IL \*  
Sacred Heart K-8 School / Chicago, IL \*  
Yankton High School / Yankton, SD \*  
Huron Middle School / Huron, SD \*  
Tri-Center Elementary School Addition / Neola, IA \*  
Monticello High School / Monticello, IA \*  
Excelsior Springs Middle School / Excelsior Springs, MO \*  
Park Hill High School / Kansas City, MO \*  
State of NE Office Complex / Lincoln, NE  
Lewis Central Performing Arts Center / Council Bluffs, IA  
Wilbur Wright College Renovation, City Colleges of Chicago / Chicago, IL \*  
Harper College Academic Bldg Renovation / Palatine, IL \*  
Oakton Community College Performing Arts Renovation / Des Plaines, IL \*  
Benedictine University / Lisle, IL \*  
Daniel L. Goodwin Hall of Business  
Parking Garage  
Benedictine University Sports Complex  
Coal Ben Building  
Mennonite College of Nursing, Illinois State University / Normal, IL \*  
*\* Work completed while at another firm*

#### EDUCATION

University of Nebraska-Lincoln  
B.S., Architectural Studies  
London Architectural Studies Program

#### REGISTRATIONS

Licensed Architect in NE, IL

#### AFFILIATIONS

American Institute of Architects  
LEED Accredited Professional



**Emelia Alvis**  
PROJECT DESIGNER  
BVH ARCHITECTURE

Emelia Alvis is a project designer with three years of experience in a wide variety of projects. Emelia is knowledgeable in the planning, design, and preparation of construction documents, as well as the coordination of the work with consultants, users, and contractors. Her educational background in Anthropology and Psychology lend a unique perspective to the design process from start to finish, and tie into her passion for sustainable preservation.

#### SELECTED EXPERIENCE

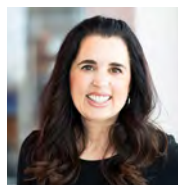
Museum of Nebraska Art / Kearney, NE  
Beatrice Mary Family YMCA / Beatrice, NE  
Platte County Courthouse / Columbus, NE  
Auld Pavilion / Lincoln, NE

#### EDUCATION

University of Iowa  
B.S., Anthropology  
B.S., Psychology

#### AFFILIATIONS

Association of Preservation Technology - Central Plains  
Board Member



**Cynthia Ray**  
INTERIOR DESIGNER  
NCIDQ, IIDA  
BVH ARCHITECTURE

Cynthia has broad design experience in multiple sectors including entertainment, government/civic, residential, houses of worship and non-profits. Her education in both interior design and architecture makes her a strategic leader throughout the design process. Her interior responsibilities on the project will include interior architecture, space planning, materials, fixture and furnishings design and selection.

#### SELECTED EXPERIENCE

Spire Club / Elkhorn, NE  
University of Nebraska Medical Center / Omaha, NE  
Cognitive Neuroscience of Development & Aging (CONDA) Center  
Council Bluffs Community School District / Council Bluffs, IA  
Kirn Middle School  
Wilson Middle School  
Fremont Public School Bond / Fremont, NE  
Elm Creek School Bond / Elm Creek, NE  
Morton Middle School (Student Engagement) / Omaha, NE  
Lewis Central Community Schools / Council Bluffs, IA  
Performance Arts Auditorium Addition  
Lifegate Church & Christian School / Omaha, NE  
First Christian Church / Council Bluffs, IA  
M's Pub Restoration / Omaha, NE  
Champions Golf Course / Omaha, NE  
La Vista Town Center Restaurants / Omaha, NE  
Woodhouse Place Lincoln Dealership / Lincoln, NE  
Nissan Woodhouse / Omaha, NE  
Huyck Residence / Omaha, NE  
Eggers Residence / Omaha, NE

#### EDUCATION

Southern California Institute of Architecture  
Master of Architecture  
University of Nebraska-Lincoln  
B.S., Architectural Studies

#### REGISTRATIONS

National Council for Interior Design Qualification

#### AFFILIATIONS

International Interior Design Association



**Jinell Carlin**  
 GRAPHIC DESIGNER  
 BVH ARCHITECTURE

Jinell is a graphic designer with experience in print production, branding, and environmental design. As graphic designer, Jinell's responsibilities will include graphic design and illustration services, as well as exhibit and way-finding as necessary.

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#### SELECTED EXPERIENCE

Crete Public Library / Crete, NE  
 Environmental & Conference Room Graphics  
 Southeast Community College  
 Conference Room Graphics - Beatrice Location  
 Conference Room Graphics - Lincoln Location  
 Educational Service Unit #3 / La Vista, NE  
 Conference Room Graphics  
 Capital Humane Society Graphics / Lincoln, NE  
 Lobby Mural  
 Charles Drew Health Center / Omaha, NE  
 Environmental Graphics - Benson Location  
 Environmental Graphics - Grant St. Location  
 OPS Teacher's Administration Center / Omaha, NE  
 Environmental Graphics  
 Acoustical Signage Wall  
 Sprious Office Signage / Lincoln, NE  
 M's Pub Book Design / Omaha, NE

#### EDUCATION

University of Nebraska-Lincoln  
 B.F.A., Design



**Stephanie Guy**  
 MECHANICAL ENGINEER  
 PE, LEED AP  
 ALVINE ENGINEERING

Steph is a licensed mechanical engineer with 15+ years of experience in designing energy-efficient mechanical systems for a variety of building types. With a national client base whose buildings have varying system demands, she has a broad understanding of industry best practices and a proven history of applying engineering innovation to all of her projects. As a LEED accredited professional, she is passionate about introducing sustainable design solutions to her clients and applying them to her projects as appropriate—even if the facility is not being considered for formal LEED certification.

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#### SELECTED EXPERIENCE

University of Nebraska-Omaha / Omaha, NE  
 H&K Building Renovation  
 University of Nebraska-Lincoln / Lincoln, NE  
 Outdoor Adventure Center

#### EDUCATION

University of Nebraska-Lincoln  
 Master of Architectural Engineering  
 B.S., Architectural Engineering

#### REGISTRATIONS

Professional Engineer  
 LEED Accredited Professional



**Mary Wurst**  
ELECTRICAL ENGINEER  
PE  
ALVINE ENGINEERING

Mary brings her passion for design and cultivates it into building long-term relationships with her clients. Through these relationships, she understands her client's needs and leverages her skills and creativity as an electrical engineer to create the space desired. Mary has worked in the Omaha area for over ten years and has vast experience in electrical systems design. Specific areas include lighting, power distribution, low voltage infrastructure, intercom, central clocks, and theatrical systems. Mary is a licensed Professional Electrical in Nebraska and Iowa and is recognized for her work in lighting by the Illuminating Engineering Society.

#### SELECTED EXPERIENCE

Omaha Public Schools / Omaha, NE  
Westview High School/YMCA  
North High & Northwest High Capital Improvements  
Northwest High School - Data Infrastructure Upgrades  
42nd & Y Street Middle School  
Edison Elementary  
Masters Elementary  
10th and Pine New Elementary  
Southroads Swing School Adaptive Reuse  
Central High School Capital Improvement Upgrades  
TAC Building Renovation  
Morton Middle School Addition & Capital Improvements  
Creighton University / Omaha, NE  
Health Sciences Campus-Arizona  
College of Saint Mary / Omaha, NE\*  
New Fieldhouse and Lied Fitness Center Renovations

*\*Work completed while with another firm*

#### EDUCATION

University of Nebraska-Lincoln  
Master of Architectural Engineering  
B.S., Architectural Engineering

#### REGISTRATIONS

Professional Engineer



**Michelle Eble-Hankins**  
ELECTRICAL ENGINEER  
PH.D., PE, LC  
ALVINE ENGINEERING

Michelle has superlative expertise as an electrical engineer and lighting designer. Her 20+ years of experience as a licensed electrical engineer are supplemented by her doctoral-level education in architectural lighting and her credentials as a certified designer. Michelle is committed to utilizing architectural lighting to reinforce architectural concepts by creating spaces people want to experience. She applies the principles of lighting design to strike an appropriate balance between electric lighting and daylighting.

#### SELECTED EXPERIENCE

Northstar Foundation / Omaha, NE

#### EDUCATION

University of Nebraska-Lincoln  
Doctorate, Emphasis in Lighting  
Kansas State University  
B.S., Architectural Engineering

#### REGISTRATIONS

Professional Engineer  
Lighting Certified by National Council on Qualifications for the Lighting Professions

#### AFFILIATIONS

National Council on Qualifications for the Lighting Professions





## Katie Underwood

CIVIL ENGINEER

PE

OLSSON

Katie is a team leader and project manager at Olsson. Her team includes civil engineers, landscape architects, and designers who serve development, municipal, and data center projects. Katie has managed a variety of infill and greenfield commercial, retail, and mixed-use projects and has expertise in engineering due diligence, procuring entitlements and zoning, and providing project leadership for various civil engineering design components of projects. Katie provides excellent client service by developing strong relationships, organizing project teams, and managing deliverable schedules.

### SELECTED EXPERIENCE

Spire Club / Elkhorn, NE  
 YMCA, New YMCA Facility Engineering Design / Council Bluffs, IA  
 Council Bluffs Community School District, Stadium Master Planning / Council Bluffs, IA  
 Storm Lake Cabins & Campground Design / Storm Lake, IA  
 Zorinsky Family Aquatic Center / Omaha, NE  
 Life Time Fitness / Omaha, NE & Westminster, CO  
 Millwork District Redevelopment / Omaha, NE  
 Lockwood Development, Sterling Ridge Development / Omaha, NE  
 Methodist Health System, Administrative Office Building Design, 168th & Pacific / Omaha, NE  
 University of Nebraska-Omaha, Scott Court Residence Halls / Omaha, NE  
 Coventry, 204th & Harris Streets Mixed-use Development Design & Entitlements / Omaha, NE  
 Methodist Health System Properties, Due Diligence Report, 84th & Dodge / Omaha, NE  
 Children's Hospital, Campus Expansion Entitlements, 84th & Dodge / Omaha, NE  
 CHI Health, Health Clinic, 161st & Maple Streets / Omaha, NE  
 Children's Hospital, Hospital Due Diligence at Indian Creek Business Park / Omaha, NE

### EDUCATION

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

### REGISTRATIONS

Professional Engineer: NE



## Jennifer Seacrest

ROLE

PLA, ASLA

OLSSON

Jennifer has nearly 15 years of experience in domestic and international landscape architecture including conceptual design, technical documentation, and on-site construction administration. She has experience managing and leading the design, development, and implementation of complex projects around the world. Jennifer has a passion for great design and unparalleled experience executing clients' dreams. Her design approach can be described as thoughtfully conceived and meticulously realized.

### SELECTED EXPERIENCE

Lincoln Public Schools / Lincoln, NE  
 Park Middle School and Cooper Park Recreation Amenities and Site Design  
 University of Nebraska-Lincoln, North Stadium Expansion & Streetscape Design / Lincoln, NE  
 Grandscape Lifestyle Center Mixed-use Development / The Colony, TX  
 City of Owensboro, Smother's Park Conceptual Planning and Design / Owensboro, KY\*  
 Sherwood Foundation, Sherwood Forest Park / Okoboji, IA  
 City of Pensacola, Maritime Park Design / Pensacola, FL  
 City of Norfolk, RiverPoint Square Festival Space / Norfolk, NE  
 City of Lincoln, South Haymarket Park & Plaza Master Plan / Lincoln, NE  
 Lincoln Electric System, Lincoln Operations Center Site Landscape Architecture / Lincoln, NE  
 Vinhomes, Central Park Master Plan & Conceptual Design / Ho Chi Minh, Vietnam  
 University of Nebraska-Kearney, Landscape Design for University Village on UNK Campus / Kearney, NE  
 Southeast Community College, Landscape Master Plan / Lincoln, NE  
 Concordia University, Quad Space Development / Seward, NE  
 Bryan Health, Comprehensive Cancer Center Healing Garden & Amenities / Lincoln, NE

### EDUCATION

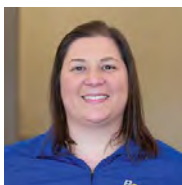
University of Illinois-Urbana  
 Graduate Studies, Landscape Architecture  
 Kansas State University  
 B.S., Landscape Design & Horticulture

### REGISTRATIONS

Professional Landscape Architect (PLA): NE, TX

### AFFILIATIONS

Council of Landscape Architectural Registration Boards (CLARB) Certification



## Mackenzie Jaeger

STRUCTURAL ENGINEER

PE

PERFORMANCE ENGINEERING

Mackenzie Jaeger has over 12 years experience as a structural design engineer, responsible for the structural design and construction administration services on numerous building projects. Jaeger's building experience includes work on additions and renovations to existing structures as well as new structures including recreational, industrial, commercial, residential and environmental facilities. She also has experience in the design and detailing of structural steel connections for fabrication including beams, joist systems, rigid connections, bracing connections and miscellaneous steel.

### SELECTED EXPERIENCE

Westview High School & YMCA, Omaha Public Schools / Omaha, NE  
Gymnasiums, fitness area, locker rooms, common area and classrooms.

Omaha Henry Doorly Zoo, Owen Sea Lion Shores / Omaha, NE

The Parkwood Senior Living (229,000 sf) / Sioux Falls, SD  
120 unit Independent Living Units over precast parking garage

Tenaska HQ Building / Omaha, NE

Nebraska Medicine Village Pointe Medical Office Building /  
Omaha, NE

Southeast Community College Health Sciences Building / Lincoln,  
NE

Park 125 Apartments / Omaha, NE  
Clubhouse, fitness area, storm shelter

Park 120 Apartments / Omaha, NE  
Clubhouse, fitness area, storm shelter

Tuscany Apartments / Omaha, NE  
Clubhouse, fitness area, storm shelter

Montclair Apartments / Omaha, NE  
Clubhouse, fitness area, storm shelter

### EDUCATION

University of Nebraska-Omaha  
M.S., Architectural Engineering  
B.S., Architectural Engineering

### REGISTRATIONS

Professional Engineer: NE

### AFFILIATIONS

American Institute of Steel Construction (AISC)  
Structural Engineers Association of NE (SEAON)



## Jessica Hiatt

AV & ACOUSTICAL DESIGNER

PE

IP DESIGN GROUP

Jessica is a certified technology designer, experienced at implementing acoustical and audiovisual design solutions that are both realistic and achievable. Jessica brings to each project specialized skills in architectural room acoustics, audiovisual design expertise and EASE computer modeling and auralization. Her design involvement will include sound reinforcement and speech amplification to aide in adequate sound distribution to improve the overall sound quality in meeting rooms, retail spaces, and large gathering areas. Jessica's expertise as an audiovisual designer will also be critical to the success of various elements of the proposed buildings, from the conveyance of visitor information, to wayfinding, to meeting the audiovisual needs of users.

### SELECTED EXPERIENCE

Wellmark YMCA / Des Moines, IA

Women's Center for Advancement Renovation / Omaha, NE

University of Nebraska at Omaha / Omaha, NE

H&K Building: Room 206 - Acoustical Study

University of Nebraska-Lincoln / Lincoln, NE

Outdoor Adventure Center

Soccer and Tennis Complex

Iowa State University / Ames, IA

Bergstrom Football Training Facility

### EDUCATION

University of Nebraska-Lincoln  
Master of Architectural Engineering  
B.S., Architectural Engineering

### REGISTRATIONS

AVIXA Certified Technology Specialist-Design (CTS-D)

### AFFILIATIONS

Acoustical Society of America (ASA)  
Institute of Noise Control Engineering (INCE)

**BVH**  
ARCHITECTURE

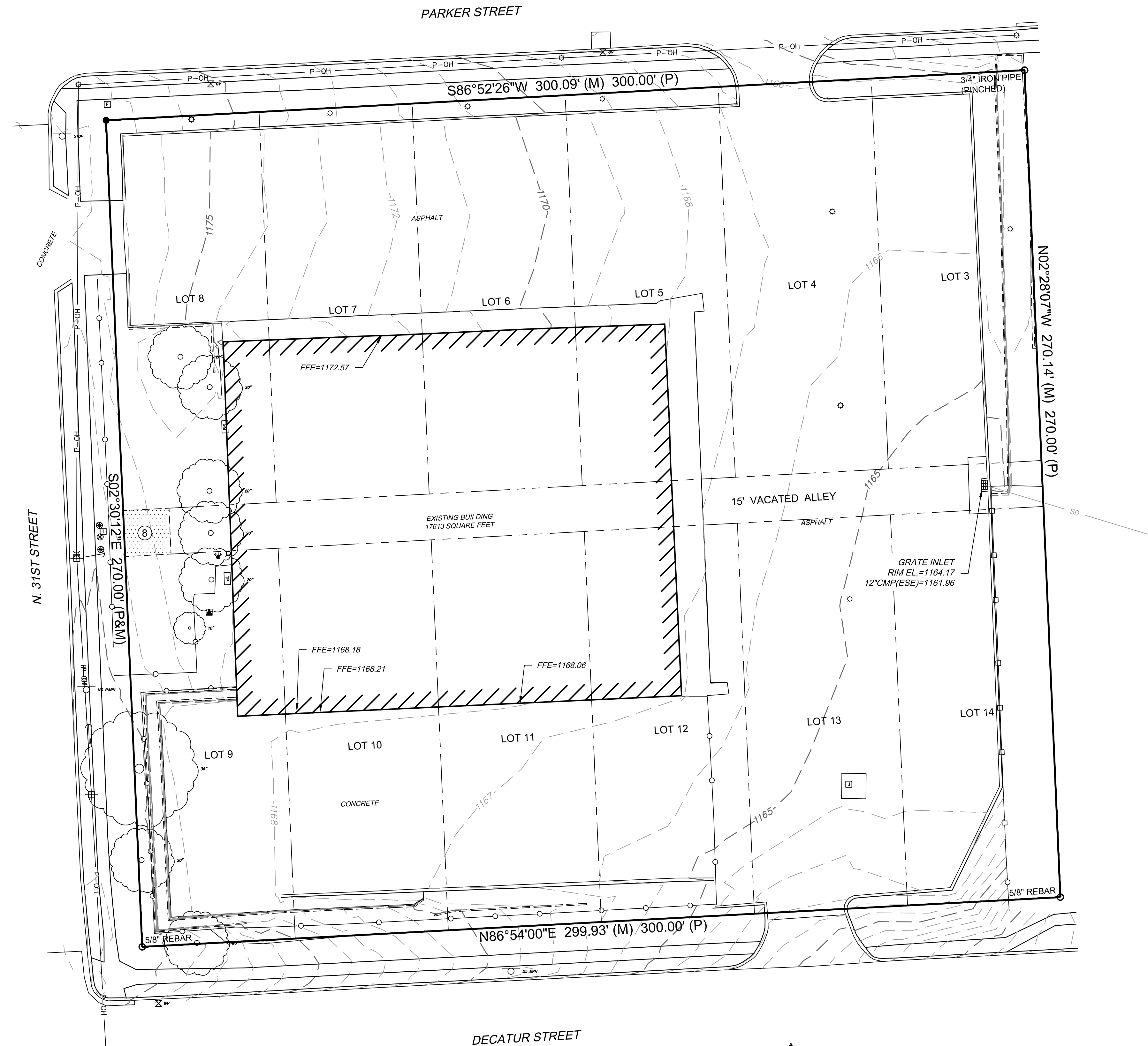
[BVH.COM](http://BVH.COM)

# ALTA / NSPS LAND TITLE SURVEY

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14, BLOCK 3, REED'S 3RD ADDITION  
TOGETHER WITH ALL OF VACATED ALLEY ADJOINING SAID LOTS  
OMAHA, DOUGLAS COUNTY, NEBRASKA



VICINITY MAP  
NOT TO SCALE



**LEGEND**

—	BOUNDARY LINE
- - -	PROPERTY LINE
○	FOUND PROPERTY CORNER (AS NOTED)
●	SET 5/8" REBAR W/CAP LS NO. 607
—○—	CABLE TELEVISION LINE
—○—	CHAIN LINK FENCE
—○—	OVERHEAD POWER LINE
—○—	STORM SEWER LINE
○	BOLLARD
○	DECIDUOUS TREE
○	FIRE HYDRANT
□	FIBER OPTIC BOC
□	GAS METER
□	GRATE INLET
—	GUY WIRE
—	GAS VALVE
□	JUNCTION BOX
○	LIGHT POLE
○	POST INDICATOR VALVE
○	POWER POLE
○	POWER POLE
○	SIGN
□	TELEPHONE PEDESTAL
□	TRANSFORMER
□	TRANSFORMER
□	WATER VALVE

**TITLE COMMITMENT LEGAL DESCRIPTION**

CHARTER TITLE & ESCROW SERVICES, INC. AS AUTHORIZED AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO: 20401230  
COMMITMENT DATE: MARCH 10, 2020, AT 01:26 PM  
ADDRESS REFERENCE: 3025 PARKER STREET, OMAHA, NE 68111

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14, BLOCK 3, REED'S 3RD ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH ALL OF VACATED ALLEY ADJOINING SAID LOTS.

**SCHEDULE B, PART II - EXCEPTIONS**

- TERMS AND CONDITIONS SET FORTH IN ORDINANCE NO. 19827, VACATING ALLEY FILED NOVEMBER 6, 1958 AT BOOK 336, PAGE 271; MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY)
- TERMS AND CONDITIONS SET FORTH IN ORDINANCE NO. 23592 FILED NOVEMBER 4, 1965 AT BOOK 431, PAGE 267; MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)
- TERMS AND CONDITIONS SET FORTH IN ORDINANCE NO. 23727 FILED MARCH 17, 1966 AT BOOK 435, PAGE 289; MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY)

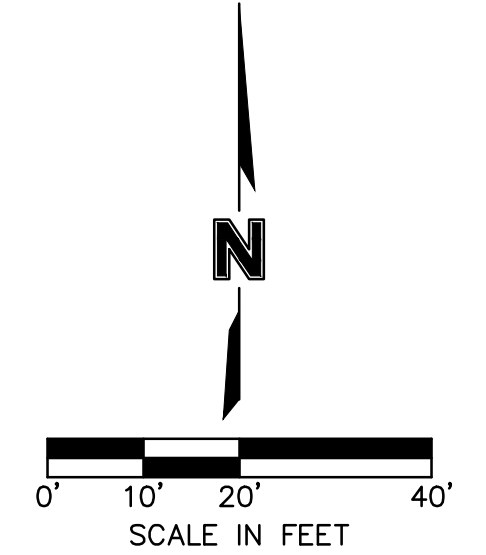
THIS ZONING INFORMATION IS TAKEN FROM THE CITY OF OMAHA/DOUGLAS COUNTY GIS WEBSITE AS OF THE DATE OF JUNE 02, 2021. CONTACT THE INSURER FOR VERIFICATION OF THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS (SEE TABLE A, ITEM 6(a) AND (b) OF THE 2016 ALTA/NSPS STANDARD DETAIL REQUIREMENTS).

**ZONING:** SUBJECT PROPERTY IS ZONED CC - COMMUNITY COMMERCIAL DISTRICT

**LOT SETBACKS**

REGULATOR	(CC) - COMMUNITY COMMERCIAL DISTRICT
MINIMUM LOT AREA (SQUARE FEET)	5,000
MINIMUM LOT WIDTH (FEET)	50
FRONT YARD SETBACK (FEET)	25
INTERIOR SIDE YARD SETBACK (FEET)	NO REQUIREMENT
REAR YARD SETBACK (FEET)	15
STREET SIDE YARD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET)	*60
BUILDING COVERAGE (MAXIMUM)	60%
IMPERVIOUS COVERAGE (MAXIMUM)	85%
FLOOR AREA RATIO	1.0 MAXIMUM

\*45 FEET MAXIMUM WHERE BUILDING IS WITHIN 100 FEET OF PROPERTY CLASSIFIED AS R6 OR LOWER INTENSITY DISTRICT



**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

**GENERAL NOTES**

- ALL BEARINGS ARE ASSUMED.
- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 81,018.24 SQUARE FEET OR 1.860 ACRES, MORE OR LESS.

**FLOOD ZONE**

PROPERTY IS IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY-PANEL NUMBERS: 31055C0239H  
EFFECTIVE DATE: 12/02/2005

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO: SEVENTY-FIVE NORTH REVITALIZATION CORPORATION, A NEBRASKA CORPORATION; AND CHARTER TITLE & ESCROW SERVICES, INC. AS AUTHORIZED AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9, AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD SURVEY WAS COMPLETED: 05-18-2021.

THIS ALTA SURVEY WAS PREPARED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY:

CHARTER TITLE & ESCROW SERVICES, INC. AS AUTHORIZED AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO: 20401230  
COMMITMENT DATE: MARCH 10, 2020, AT 01:26 PM  
ADDRESS REFERENCE: 3025 PARKER STREET, OMAHA, NE 68111

*Terry Rothanzl*



DWC: F:\2021\03\01-03500\021-03100\40-Design\Survey\SRV\Xref\A\_XTOPO\_02103100.dwg  
DATE: Jun 02, 2021 3:44pm  
USER: trossler  
TERRY\_ROTHANZL\_LS\_NE

**olsson**  
2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY  
LOTS 3 THROUGH 14, BLOCK 3, REED'S 3RD ADDITION  
DOUGLAS COUNTY  
NEBRASKA  
2021  
OMAHA

**EQUAL PLAY: INSPIRING CONFIDENCE  
FUNDRAISING PLAN 2023 & BEYOND**



In the event that individual contributions and facility rentals do not cover the full operating expenses of the fieldhouse, EPIC will deploy the following fundraising strategy to offset expenses and provide a community asset in Omaha.

<b>Current Projections - Income</b>		
Individual Membership Fees	\$239,588	28%
Rental Revenue	\$606,500	72%
Sponsorships/Foundations	\$0	0%

**Expenses for the facility are estimated at approximately \$655,000.** Assuming in its first operating year, projected revenues only equal 50%, EPIC would need to raise \$423,034 to reach the same net projected income of **\$190,188**.

<b>Projections - Income with Fundraising Support</b>		
Individual Membership Fees	\$119,794	14%
Rental Revenue	\$303,250	36%
Sponsorships/Foundations/ Individual Contributions	\$423,034	50%

**EQUAL PLAY: INSPIRING CONFIDENCE  
FUNDRAISING PLAN 2023 & BEYOND**



**GOAL: \$425,000**

Gift Amount	# of Gifts Required	# Prospects Required	Subtotal	Cumulative Total	Cumulative Percentage
\$100,000	1	5	\$100,000	\$100,000	24%
\$75,000	1	5	\$75,000	\$175,000	41%
\$50,000	2	10	\$100,000	\$275,000	65%
\$25,000	2	10	\$50,000	\$325,000	76%
\$10,000	5	20	\$50,000	\$375,000	88%
\$5,000	6	30	\$30,000	\$405,000	95%
\$2,500	10	50	\$25,000	\$430,000	101%
\$1,000	20	100	\$20,000	\$450,000	106%
		230		\$450,000	

Fundraising for the facility, programming, and operating expenses will be set by the Executive Director and the Marketing/Development Manager. Anticipated strategies would include:

- Local and National Foundation Support
- Corporate Sponsorship Opportunities
- Individual Donor Solicitation
  - One on one meetings
  - Giving Days (Giving Tuesday)
  - Social Media Campaigns
  - Direct Mail
  - Events
  - Board Support

Facility Name	Type of Facility	Location	North or South of Dodge	Gymnasium Space	Utilization	Notes
Adams Center	City Parks & Rec	3230 John A. Creighton Blvd. Omaha, NE 68111	North	1 Full Court	\$40/hr	
Bellevue Lied Center	Community Recreation	2700 Aboretum Drive, Bellevue, NE 68005	South	4 Full Courts	\$50/hr	Free to Bellevue Schools and Community Only availability is Monday
Boys and Girls Club (Mountview)	Community Recreation	5322 N. 52nd Street, Omaha, NE 68104	North	1 Full Court	n/a	Programming only Tied to Mount View School
Boys and Girls Club	Community Recreation	2610 Hamilton Street, Omaha, NE 68131	North	1 Full Court		
Butler Gast YMCA	Community Recreation	3501 Ames Avenue, Omaha, NE 68111	North	1 Full Court	\$45/hr	Limited usage for outside teams
Florence Boys and Girls Club	Community Recreation	7902 N 36th Street, Omaha, NE 68112	North	1 Full Court	\$40/hr	
YMCA Maple	Community Recreation	7502 Maple Street, Omaha, NE 68134	North	1/2 Court	\$50/hr	
The Simple Foundation - Miquel Keith	Field Space	30th & Y Street, Omaha, NE 68107	South	1 Full Turf Field	Free right now with partnership when	
Benson High School	High School	5120 Maple St, Omaha, NE 68104	North		\$150/hr OR Partnership	
Bryan High School	High School	4700 Giles Rd	South		\$150/hr OR Partnership	
Central High School	High School	124 N 20th St	North		\$150/hr OR Partnership	
North High School	High School	2825 Y St, Omaha, NE 68107	North		\$150/hr OR Partnership	
Northwest High School	High School	8204 Crown Point Ave	North		\$150/hr OR Partnership	Included this because it's a target OPS school and program partner, despite
South High School	High School	2825 Y St, Omaha, NE 68107	South		\$150/hr OR Partnership	
ABIDE	Nonprofit	3223 N 45th St, Omaha, NE 68104	North	1 Full Court		Looking to build new facility
Girls Inc.	Nonprofit	2811 N 45th St, Omaha, NE 68104	North	1 Full Court		Limited rental available due to existing programming
Hope Center	Nonprofit	2200 N 20th St, Omaha, NE 68110	North	1 Full Court		
NorthStar	Nonprofit	4242 N 49th Ave, Omaha, NE 68104	North	2 Full Courts	\$35/hr	Limited rental available due to existing programming
Salvation Army Omaha North Corps	Nonprofit	2424 Pratt St, Omaha, NE 68111	North	1 Full Court	\$20/hr with partnership	
The Simple Foundation - Former YMCA	Nonprofit	3010 R St, Omaha, NE 68107	South	1 Full Court	Free right now with partnership when	
Omaha Home for Boys	Private	4343 N. 52nd Street	North	1 Full Court	\$25/hr	Usage for on campus boys with limited community use
Pearl United Methodist Church	Private	5413 N. 24th Street, Omaha, NE 68110	North	1/2 Court	n/a	For members only
Metoyer's Event Center	Community Recreation	North 37th Street, Omaha, NE	North	1 Full Court	\$100/hour	

Facility Name	Type of Facility	Location	City Location (North, South, Southeast, Northwest)	Gymnasium Space	Utilization	Notes
Kroc Center	Community Recreation	2825 Y St, Omaha, NE 68107	Southeast	2 Full Courts + Indoor Turf	\$60/hr for court and \$110/hr turf	
Papillion Landing	Community Recreation	1046 W Lincoln St, Papillion, NE 68046	Southwest	3 Full Courts	\$65/hr for court and \$75/hr turf	Included this as comp. facilities, despite being out of target boundaries
Iowa West Fieldhouse	Other	5 Arena Way, Council Bluffs, IA 51501	Southeast	8 Full Courts	\$50/hr	Included this as comp. facilities, despite being out of target boundaries
Union Bank and Trust Sports Complex	Other	21015 Cumberland Dr, Elkhorn, NE 68022	Northwest	6 Full Courts	\$50/hr	Included this as comp. facilities, despite being out of target boundaries



EPIC FIELDHOUSE

Operating Budget

Revenue	Amount	Notes
<b>Fees</b>		
Daily Attendees	\$42,000	Individuals or families that attend the facility for any of the
Annual Members	\$140,550	community offerings such as fitness classes, yoga/pilates, walking
Monthly Members	\$15,438	club, open gym hours, health and nutrition classes, etc. Fees fixed
Multiple Punch Cards	\$41,600	according to home address and age. See Fees & Memberships
<b>Rentals</b>		
Court Rentals (external)	\$231,000	Based on rental fee schedule, renting to external groups 30% of available time.
Court Rentals (community)	\$154,000	Based on rental fee schedule, renting to community groups 20% of available time.
Multipurpose Room (external)	\$115,500	Based on rental fee schedule, renting to external groups 30% of available time.
Multipurpose Room (community)	\$77,000	Based on rental fee schedule, renting to community groups 20% of available time.
Tournament Income	\$28,000	Weekend/Tournament Rentals: \$3,500 fee, hosting tournaments 8 weeks/year
Meeting Rooms	\$1,000	\$10/hr, 2 hrs/wk, 50 wks/yr
<b>Additional Support</b>		
Sponsorships	\$0	
Foundations	\$0	
<b>Other</b>		
Concession Commission		TBD
<b>TOTAL REVENUE</b>	<b>\$846,088</b>	
<b>Expenses</b>		
<b>Personnel</b>		
Building Staff (represented in orange on org chart)	\$153,000	EPIC staff will office in the building and have shared fieldhouse duties as necessary.
<b>Building Expenses</b>		
Utilities	\$126,000	Calculated 42,000 at \$3/SF
Water/Sewer	\$30,000	
Lease/Contract Services	\$40,000	landscaping. Property Management responsibilities will be completed by Seventy Five North and billed back to EPIC.
Rental Equipment	\$6,000	Misc. rental equipment for special events and maintenance
Insurance	\$65,000	Insurance for property and general liability
Others	\$5,000	
<b>Additional Expenses</b>		
Bank Charges	\$8,000	includes bank fees for processing credit card and electronic fund transfers
Postage	\$2,000	
Communications	\$24,000	
Advertising/Marketing/Branding	\$10,000	Advertising to promote the facility and programs through community outreach events, radio, newspaper, online, etc.
Employee Services	\$7,500	Includes employee background checks
Office Supplies	\$20,000	
Food Supplies	\$3,500	
Janitorial Supplies	\$25,000	
Uniforms/SWAG	\$8,000	
Printing	\$15,000	
Maintenance/Repair Materials	\$25,000	
Instructor Fees	\$5,400	\$18/hr, 6 classes/wk, 50 wks/year
Misc.	\$1,500	
<b>Capital</b>		
Replacement Reserve/Main. Fund	\$75,000	Added to existing maintenance fund each year
<b>TOTAL ALL EXPENSES</b>	<b>\$654,900</b>	
<b>NET BUILDING OPERATING</b>	<b>\$ 191,187.50</b>	



	Rentable/Reservable Spaces: EPIC Fieldhouse								Space -	(1/4 Field	Track	Fields	Cages	Notes
	Court 1	Court 2	Court 3	Court 1	Court 2	Court 3	Court 4							
Comparable Fieldhouses/Rental S	Cost: EPIC	\$50	\$50	\$50	\$50	\$50	\$50	\$50						
	Fieldhouse	\$50	\$50	\$50	\$50	\$50	\$50	\$50						
	Papillion Landing	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$230	\$75			\$60	
	Kroc Center	\$60	\$30		\$60	\$60				\$110				\$30 for half court
	Thrive Space	\$40	\$40		\$40	\$40								\$30 before 5 pm
	Sports Complex	\$50	\$50	\$50	\$50	\$50	\$50	\$50						
	OPS: Bryan	\$150	\$150		\$150	\$150						\$15		
	OPS: Central	\$150	\$150		\$150	\$150						\$15		
	OPS: North	\$150	\$150		\$150	\$150						\$15		
	OPS: Northwest	\$150	\$150		\$150	\$150						\$15		
	OPS: South	\$150	\$150		\$150	\$150						\$15		
	Salvation Army	**\$20			**\$20									
	City Park	Softball Fields											\$5	
Basketball Courts		\$35			\$35									
Soccer Fields										\$5				
Indoor T	Complex									\$85				
	Complex									\$80				
	Soccer Center									\$90				

**Average Cost**                      \$95                                      \$95                                      \$230                      \$74                                      \$13                      \$60

\*All rates are hourly  
\*\*Denotes partnership rate



## *Geotechnical Exploration Report*

### **EPIC Field House**

**3025 Parker Street  
Omaha, Nebraska**

**Prepared for:**

Equal Play: Inspiring Confidence  
117 North 32<sup>nd</sup> Avenue, Suite 202  
Omaha, NE 68131

May 19, 2021  
**TG Project No. 21262.01**



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*Geotechnical Exploration Report*  
**EPIC Field House**

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**APPENDIX**

## INTRODUCTION

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Thiele Geotech, Inc. has completed a geotechnical exploration study for the proposed Equal Play Inspiring Confidence (EPIC) Field House redevelopment project to be located at 3025 Parker Street in Omaha, Nebraska. The purpose of this study was to identify the general soil and ground water conditions underlying the site; to evaluate engineering properties of the existing soils; to provide earthwork and site preparation recommendations; and to recommend design criteria and parameters for foundations, pavements, and other earth supported improvements.

This study included soil borings, laboratory testing, and engineering analysis. A series of seven conventional test borings and two cone penetration test (CPT) borings was spaced across the project site at strategic locations. The field and laboratory data are presented in the Appendix, along with a description of investigative methods.

The drilling and testing performed for this study were conducted solely for geotechnical analysis. No analytical testing or environmental assessment has been conducted. Any statements or observations in this report regarding odors, discoloration, or suspicious conditions are strictly for the information of our client. If an evaluation of environmental conditions is desired, a separate environmental assessment should be conducted. This study did not include biological assessment (e.g. mold, fungi, bacteria) or evaluation of measures for their control.

It should also be noted that this report was prepared for design purposes only, and may not be sufficient for a contractor in bid preparation. Prospective contractors should evaluate potential construction problems on the basis of their own knowledge and experience in the local area and on similar projects, taking into account their own intended construction methods and procedures.

This report is an instrument of service prepared for use by our client on this specific project. The report may be duplicated as necessary and distributed to those directly associated with this project, including members of the design team and prospective contractors. However, the technical approach and report format shall be considered proprietary and confidential, and this report may not be distributed in whole or in part to any third party not directly associated with this project. By using and relying on this report, all other parties agree to the same terms, conditions, and limitations to which the client has agreed.

## **PROJECT DESCRIPTION**

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Our understanding of the project is based upon information provided by Tetrad Property Group.

The project consists of constructing a field house building on a 1.9-acre property located at 3025 Parker Street in Omaha, Nebraska. The proposed building will be a two-story, slab-on-grade structure with an anticipated footprint of up to 50,000 square feet. The structure is anticipated to utilize pre-engineered construction methods comprised of structural steel framing and columns, concrete slabs, pre-cast concrete wall panels, and a metal roofing system. Estimated maximum column loads of 200 kips and maximum continuous wall loads of 10 kips per lineal foot have been provided. Maximum floor loads of 150 psf are assumed. It is anticipated that grade changes will consist of fill placement of 2 feet or less and cuts of up to 10 feet in the western extent of the building pad to establish an assumed finished floor elevation of 1,166 feet.

A paved parking lot will be constructed east of the building, with an additional smaller parking lot proposed south of the building on a 0.3-acre lot on the southern side of Decatur Street. It is our understanding that the south parking lot is not included in the scope of this project. Grade changes within the east parking lot are assumed to be minimal at 3 feet or less to establish proposed final grades.

The property currently contains a commercial structure, which is surrounded on the north, east, and south sides by pavement. All remaining structures, pavement, retaining walls, supporting infrastructure, and vegetation remaining on the property will be razed to make way for the redevelopment. Part of the proposed field house building will fall within the footprint of this previous structure.

## **SURFACE AND SUBSURFACE CONDITIONS**

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### **SITE CONDITIONS**

The project site is situated on the south side of Parker Street between North 30<sup>th</sup> and 31<sup>st</sup> Streets, approximately 0.25 miles west of U.S. Highway 75, and is generally surrounded by residential development in all directions. At the time of the exploration, the previous structure still occupied the property, with the remainder primarily surfaced with asphalt pavement. A short cast-in-place concrete retaining wall runs along the northwestern corner of the site, with a two-tiered railroad tie retaining wall in the southwest corner. Overhead power lines run along the western extent of the site on the east side of North 31<sup>st</sup> Street. Approximately 18 feet of fall is realized from the west to southeast toward the intersection of North 30<sup>th</sup> and Decatur Streets.

### **LOCAL GEOLOGY**

The surface geology of eastern Nebraska is Pleistocene in age and consists of eolian (wind-blown) deposits of Peoria and Loveland loess. The loess formed in dune-shaped hills along the Missouri River and various tributaries. The Peoria loess typically consists of silty lean clays that are stiff when dry but become softer with increasing moisture content. The Peoria sometimes exhibits low unit weight and is collapse susceptible. The Loveland loess is an older deposit, and typically consists of lean clays. The Loveland generally exhibits higher unit weights and shear strengths than the Peoria. Perched moisture conditions sometimes occur above the Peoria/Loveland interface.

The loess overlies Pleistocene glacial deposits of Kansan and Nebraskan till. The till consists of lean to fat clays mixed with sand, gravel, and occasional cobbles. The glacial deposits are generally fairly deep, but are sometimes near the surface at lower elevations on steep slopes. Cretaceous sandstone or Pennsylvanian limestone and shale form the bedrock unit below the glacial deposits. The depth to bedrock is normally great, and rock is rarely encountered in construction.

Along drainageways, alluvial and colluvial deposits are typically present. These soils were formed by erosion of the adjoining loess-mantled hills. Alluvial deposits are generally present along creeks and in major drainageways. The upper several feet of alluvium are usually stiffer due to the effects of desiccation. Colluvial soils are usually located at the base of steep slopes and in upland draws, and are formed by local creep and sloughing.

### **SOIL CONDITIONS**

The soils encountered in the test borings generally consisted of man-placed fill, Peoria loess, and Loveland loess.

Man-placed fill was encountered at the surface of borings B-2, B-3, B-4, B-6, and B-7 and extended to depths of up to 11 feet. The man-placed fill was described as a brown, gray, or light grayish brown,

moist, soft to hard, lean clay. Based on an assumed Standard Proctor (ASTM D698), the fill ranged in compaction from 91 to over 100 percent of the maximum dry density.

Peoria loess was encountered beneath the fill in borings B-2, B-3, B-4, and B-6, as well as at the surface of borings B-1 and B-5. It extended to the respective termination depth of each boring except for boring B-1, in which it was encountered to a depth of 33 feet. The Peoria loess was generally described as a light gray, dark gray, or grayish brown, moist to very moist, very soft to hard, lean clay.

Loveland loess was encountered beneath the Peoria loess in boring B-1 and extended to its termination depth. It was described as a reddish brown, very moist and firm lean clay.

Ranges of engineering properties from laboratory tests on selected samples are presented in Table 1.

**Table 1 – Laboratory Results**

Soil Layer	Moisture Content (%)	Dry Unit Weight (pcf)	Unconfined Compressive Strength (tsf)	Classification ( <i>LL/PI</i> )
Man-placed fill	16 to 23	95 to 110	0.6 to 2.7	CL (35/12, 38/20)
Peoria loess	20 to 31	88 to 100	0.1 to 2.1	CL (35/15, 36/14)
Loveland loess	24 to 25	98 to 100	--	CL ( <i>visual</i> )

## GROUND WATER OBSERVATIONS

Ground water was not encountered in any of the test borings during or at the end of the drilling operation. However, it must be noted that ground water levels may fluctuate due to seasonal variations and other factors. The materials encountered in the test borings have relatively low permeabilities and observations over an extended period of time through use of piezometers or cased borings would be required to better define current ground water conditions.

## ANALYSIS AND RECOMMENDATIONS

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### GENERAL

Several assumptions were made to prepare this report, including proposed grades, structural loading, and finished floor elevations. Thiele Geotech should be provided an opportunity to review the final plans and specifications against the recommendations in this report to determine if any modifications or additional recommendations are warranted.

There are several geotechnical engineering concerns with the project site, including:

- consolidation potential of fine-grained deposits under the weight of heavy structural loads
- demolition of existing structures and supporting infrastructure
- close proximity of the building excavation to existing right-of-way

With the following recommendations, the site appears suitable to support the proposed improvements.

The existing soils encountered below the proposed building footprint consisted of existing fill in some areas and a thick layer of generally soft to firm, compressible Peoria loess. While we did not observe placement of the fill, it mostly displayed moderate to high density and compressive strength values and generally appeared to be placed in a controlled manner. However, due to the thick compressible layer, these soil conditions do not appear suitable to support the moderately heavy structural loads of the proposed structure on a shallow foundation system. Based on our settlement analyses, total and differential settlements exceeded typical tolerances under the assumed loading conditions. A limited-depth footing or building pad overexcavation does not appear to be feasible due to the thickness (i.e. 25 to 30 feet) of the Peoria loess layer and proximity of existing structures and right-of-way. Therefore, we recommend supporting the structure on an intermediate foundation system, such as *Geopier* Rammed Aggregate Piers® (RAP). Further recommendations have been provided in the Intermediate Foundations section.

As mentioned, existing man-placed fill was encountered in portions of the site. While the fill samples appeared to be generally free of previous building material debris and moderately well compacted, it is possible that there could be pockets of weak or loose fill in some areas. A representative of the geotechnical engineer should be provided the opportunity to observe the subgrade conditions during grading operations. If unsuitable materials are encountered, the identified areas will likely need to be removed and recompacted or replaced with acceptable fill material.

This site is constrained on the west by North 31<sup>st</sup> Street right-of-way. The structure's footprint, as it is currently proposed, will extend near the north, west, and south boundaries of the property. Care should be exercised to avoid impacting the bearing materials of any adjacent public infrastructure and utilities. This is an imaginary zone that extends out and down from the right-of-way boundary or utility trench at



a 1H:1V slope. Based on Douglas County GIS one-foot contours and the provided site plan, there does not appear to be sufficient space along the western boundary for the building excavation to be temporarily sloped back at a 1H:1V without encroaching on the bearing zone or significantly impacting the existing North 31<sup>st</sup> Street infrastructure. To allow for building excavations in this area, as they are currently proposed, partial or complete removal of the sidewalk and the installation of temporary shoring to support existing infrastructure and utilities will likely be required. The soil information provided in this report should be utilized by the specialty contractors for design of shoring.

Ground water was not encountered in any of the test borings and is not anticipated to be encountered during construction in most areas of the site. However, given the eastern-falling grades across the site and the deeper excavation required in the western portion, the Peoria loess soils exposed in this area may yield some ground water, especially during any rain event. Therefore, ground water control considerations have been provided in the Dewatering section. It should also be noted that ground water does have a tendency to rise and fall due to seasonal variations and other factors. In addition, we recommend that drainage measures are incorporated into the design of the building retaining walls to ensure drained conditions over the life of the structure.

## **DEWATERING**

Dewatering should be expected in the western portion of the building excavation where a significant height of Peoria loess soils will be exposed. Dewatering will likely consist of pumping from sumps at the base of the excavation to control ground water infiltration into the excavations and utility trenches. A dewatering contractor should be consulted for an opinion on how best to control ground water during construction.

It is important to note that dewatering or lowering of the ground water level can result in settlement as it increases the effective stress in the soils. This can impact nearby structure foundations, utilities and pavements. We recommend consultation with the dewatering contractor to determine the drawdown and expected area of influence when designing the dewatering program. Sensitive structures should be protected, and this should be the responsibility of the selected contractor.

## **SHORING RECOMMENDATIONS**

Temporary shoring may be required where there is insufficient space for excavations to be temporarily sloped back or benched without encroaching on right-of-way and/or adjacent existing infrastructure. The shoring will need to support the existing fill and Peoria loess soils. An engineering consultant specializing in design of these types of structures should be retained to develop the shoring plans and specifications for the project.

A specialty contractor responsible for the shoring design should review all available data and make their own interpretation of selected design values. The engineer of record should review the geotechnical test data in the Appendix and assign design soil parameters consistent with the design methodology that will

be employed to analyze the shoring. The geotechnical engineer is available to consult on selection of earth pressure parameters, but the final selection is the responsibility of the engineer of record for the shoring system.

## **EARTHWORK AND EXCAVATIONS**

Rubble and waste materials from site clearing and demolition should be removed from the site and lawfully disposed or recycled. Waste materials should not be buried on-site. Demolition of structures should include excavation and removal of foundations and floor slabs. Areas disturbed during demolition of the existing structures should be evaluated by the geotechnical engineer prior to placement of structural fill. Where trees are cleared, the stumps should be excavated and removed.

Relocation of any existing utility lines within the zone of influence of proposed construction areas should also be completed as part of the site preparation. The lines should be relocated to areas outside of the proposed construction. Excavations created by removal of the existing lines should be cut wide enough to allow for use of heavy construction equipment to recompact the fill. In addition, the base of the excavations should be evaluated by a geotechnical engineering representative prior to placement of fill.

Topsoil and vegetation should be stripped to a depth of 4 to 6 inches in areas to be disturbed during grading, including borrow and fill areas. Stripping depths will likely vary and should be adjusted to remove all vegetation and root systems. A representative of the geotechnical engineer should monitor the stripping operations to observe that all unsuitable materials have been removed. Care should be exercised to separate these materials to avoid incorporation of the organic matter in structural fill sections.

Surfaces to receive fill should be broken up and recompact to allow new fill to bond to the existing soil. Slopes steeper than 5H:1V should be benched before placing fill.

The excavated site soils will generally be suitable for reuse as structural fill, although some moisture conditioning may be required. Any off-site borrow should be a clean, inorganic silt or lean clay with a liquid limit less than 45 and a plasticity index less than 20. Borrow material should not contain an appreciable amount of roots, rock, or debris, and should not contain any foreign material with a dimension greater than 3 inches.

All fills should be placed and compacted as structural fill. Fill should be placed in thin lifts not to exceed 8 inches loose thickness. Structural fill should be compacted with a sheepsfoot type roller to a minimum of 95 percent of the maximum dry density (ASTM D698, Standard Proctor). Moisture content should be controlled to between -3 and +4 percent of optimum.

Backfill soils in utility trenches should be compacted to a minimum of 95 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum. Lift thicknesses should be

appropriately matched to the type of compaction equipment used. Backfill soils around foundations, basement walls, and retaining walls should be compacted to a minimum of 95 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum. Granular backfill should not be used in exterior trenches or around foundation elements.

Quality control testing is an important part of any earthwork operation. It is recommended that a representative of the geotechnical engineer periodically monitor earthwork operations to verify proper compliance with these recommendations, including compaction levels.

OSHA's Construction Standards for Excavations require that the contractor's excavation activities follow certain worker safety procedures. These include a requirement that excavations over 4 feet deep be sloped back, shored, or shielded. The soils encountered in the test borings generally classify as type B and C soils according to the OSHA standard. The maximum allowable slope for an unbraced excavation in these soils is 1H:1V and 1.5H:1V, respectively, although other provisions and restrictions apply. Excavations over 20 feet deep require specific design by a licensed Professional Engineer. The contractor is solely responsible for site/excavation safety and compliance with OSHA regulations. The geotechnical engineer assumes no responsibility for site safety, and the above information is provided

## **INTERMEDIATE FOUNDATIONS**

The site conditions identified are not favorable for the use of conventional spread foundations to support the proposed structural loads. We recommend use of an intermediate foundation system such as the *Geopier* Rammed Aggregate Pier®(RAP) system to support the building foundations.

A *Geopier* RAP system is a patented design/build intermediate foundation soil improvement process which consists of constructing shallow aggregate columns of highly compacted crushed aggregate materials to improve the bearing conditions under isolated or continuous spread footings, mat foundation systems, and/or grade supported slabs. Based on a preliminary design conducted by a *Geopier* design engineer, an allowable bearing capacity around 4,000 to 5,000 psf could be expected and result in less than 1 inch of total settlement for these conditions and less than 3/4 inch of differential movement.

*Geopier* RAP elements are constructed by drilling a 30 inch diameter hole in the ground to depths ranging from about 7 to 20 feet below the foundation support elements. Once the desired penetration is achieved, a lift of open-graded crushed aggregate is placed in the bottom of the hole and, using the patented ramming system, is densified to form a stabilizing layer. RAP installation proceeds with subsequent lifts of well-graded crushed aggregate placed in about 12 inches in thickness. Each lift is rammed with a high-energy beveled tamper that both densifies the aggregate and forces the aggregate laterally into the sidewalls of the hole. This action increases the lateral stress in surrounding soil; thereby further stiffening the stabilized composite soil mass. The result of *Geopier* RAP installation is a significant strengthening and stiffening of subsurface soils that then support on-grade slabs and high-capacity footings.

The *Geopier* RAP soil reinforcement system is proprietary and would be designed and installed under the direction of Ground Improvement Engineering, the (licensed) regional specialty designer (licensed by Geopier Foundation Company). Due to the specialty nature of this soil improvement procedure, we recommend that a performance specification be used for this system.

We recommend that a static field modulus test be performed to verify the design parameters. The test RAP element should be loaded to 150 percent or more of the design capacity. Installation of the modulus test RAP element should be monitored by a representative of our firm.

## LATERAL EARTH PRESSURE

Buildings walls on the north, west, and south sides will be subjected to lateral earth pressures due to varying unbalanced soil heights of up to 10 feet. The properties listed in Table 2 can be used in wall design.

**Table 2 – Lateral Earth Pressure Values**

Property	Coefficient	Drained Conditions	Undrained Conditions
Active Lateral Pressure	0.40	40 pcf (Equivalent Fluid)	85 pcf (Equivalent Fluid)
At-Rest Lateral Pressure	0.50	50 pcf (Equivalent Fluid)	90 pcf (Equivalent Fluid)
Passive Resistance	2.00	250 pcf (Equivalent Fluid)	125 pcf (Equivalent Fluid)
Soil Unit Weight (compacted backfill)		120 pcf	60 pcf
Base Adhesion *		500 psf	500 psf
<i>* Multiply by contact area to determine lateral resistance, limited to 1/2 of the vertical load            Note: Coefficients and equivalent fluid values are for level backfill. Sloping backfill adds significantly greater load to the wall. These values should be re-evaluated if sloping backfill conditions are present.</i>			

If the top of the wall is able to deflect inward approximately 0.4% of the wall height, then active earth pressures can develop. However, if the wall is braced or otherwise restricted from deflecting, such as a basement wall braced by floor framing at the top, then at-rest earth pressures should be used. Safety factors of 2.0 for sliding and for overturning are recommended. Drainage measures should be incorporated in the wall to ensure drained conditions. Proper backfill compaction is also an important factor in long-term stability.

## SEISMIC SITE CLASS

Seismic structural design requirements are dictated by a site classification based on average soil properties within the top 100 feet. Based on our local experience, the soil profile was estimated below

the maximum boring depth. The average undrained shear strength was then estimated based on the actual laboratory testing and on assumed soil properties for the deeper soil profile.

The site classifies as Site Class D (stiff soil profile) according to Table 1613.3.3 of the 2012 International Building Code.

## **FLOOR SLABS**

To avoid localized slab failures, it is important that interior backfill around foundation elements and in plumbing trenches be properly compacted. Interior backfill should be compacted to a minimum of 95 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum (ASTM D698, Standard Proctor).

To provide uniform support for floor slabs, the upper 6 inches of the subgrade should be compacted to a minimum of 95 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum (ASTM D698, Standard Proctor). Care should be taken to maintain the condition of the subgrade. Areas that become saturated, frozen, or disturbed should be reworked prior to slab placement. Any unstable areas should be excavated and replaced with structural fill. A granular cushion beneath the floor slab is considered a construction convenience and may be used, but is not considered critical to proper slab performance.

A 10 mil thick vapor retarder is recommended beneath the concrete to inhibit upward migration of moisture through the slab. Care should be taken when finishing concrete placed directly on a vapor retarder to minimize potential problems with curling and blistering.

Interior partition walls weighing up to 1,000 pounds per lineal foot may be supported directly on the floor slab. It is recommended that control joints be provided between partition walls that bear on the floor slab and walls supported on footings. Entrance slabs should be designed as structural stoops with a cavity beneath the slab to accommodate frost heave.

Provisions should be made to provide drainage beneath floor slabs. This system should consist of at least two, 4-inch diameter drain lines that extend to a sump or exterior drain that will provide positive gravity drainage from beneath the floor slab. The drain lines could be placed in shallow trenches (4 inches or less).

Contraction joints are important to control the location of cracks in the floor slab that result from stresses caused by normal drying shrinkage. Joints should be cut as soon as practical after the concrete has set sufficiently to support foot traffic, and must be cut before any shrinkage cracks form. Contraction joints should be cut to a minimum of  $\frac{1}{4}$  of the slab thickness ( $\frac{1}{5}$  of the thickness for early entry saw method). Joints should be spaced no more than 30 times the thickness of the slab or 15 feet maximum. Panels should be kept as square as possible, with the length to width ratio limited to 125 percent. Dowel bars should be used for load transfer across construction joints where slabs are subjected to heavy loads.

Joints should be carefully planned and laid out to match column lines and to meet reentrant corners. Joints should be perpendicular to edges and should not form angles less than 45 degrees or over 225 degrees. To accommodate the relative movement that commonly occurs between floors and foundations, isolation joints should be provided against walls, and diamond or circular isolation joints should be constructed around columns.

## **PAVEMENTS**

Pavement performance is directly affected by the degree of compaction, uniformity, and stability of the subgrade. This is particularly important where traffic from heavy trucks is anticipated. The final subgrade should be reworked and compacted immediately prior to pavement construction. The subgrade should then be proof rolled, and any unstable areas should be excavated and replaced to create a uniform and stable subgrade.

For concrete pavements, it is recommended that the upper 12 inches of the subgrade be compacted to a minimum of 90 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum (ASTM D1557, Modified Proctor). Subgrade preparation should extend a minimum of 2 feet laterally beyond the edge of the pavement.

For asphalt pavements, greater stability is required due to the extreme loading conditions placed on the subgrade during laydown. Subgrades for asphalt pavements should be prepared by compacting the upper 12 inches to a minimum of 92 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum (ASTM D1557, Modified Proctor). Subgrade preparation should extend a minimum of 2 feet laterally beyond the edge of the pavement, including the concrete curb and gutter section.

Under sidewalks, the upper 6 inches of the subgrade should be compacted to a minimum of 95 percent of the maximum dry density at a moisture content between -3 and +4 percent of optimum (ASTM D698, Standard Proctor). Subgrade preparation should extend laterally 6 inches beyond the edge of the sidewalk.

Based on the forgoing subgrade preparation procedures, recommended minimum pavement thicknesses are provided in Table 3. These minimum thicknesses are prescriptive values based on traffic classification, and not on a detailed analysis using traffic counts. It should be noted that life cycle costs for concrete pavements are generally lower, despite their higher initial cost. Local experience has shown that well constructed concrete pavements typically perform better, have lower maintenance costs, and have longer service lives than comparable asphalt pavements. Note that we do not recommend using an aggregate base as part of the pavement section due to concerns over drainage and freeze/thaw deterioration of the base material.

**Table 3 – Minimum Pavement Thicknesses**

Pavement Category	Pavement Type/Thickness (inches)	
	Concrete	Full Depth Asphalt
Sidewalks	4	--
Parking Areas and Drive Lanes	5	7
Dumpster Pads <i>(including pickup area)</i>	7	--
<i>Subgrade Support Values: CBR = 3, k=120 pci</i> <i>Materials: (reference City of Omaha Standard Specifications for Public Works Construction, 2014 Edition)</i> <i>concrete - mix type L65 (<math>f'_c = 4,000</math> psi) (Section 500)</i> <i>asphalt surface - mix type SPR w/ PG64-34 binder (Section 400)</i> <i>asphalt base - mix type SPR Coarse w/ PG64-34 binder (Section 400)</i>		

Contraction joints are important to control the location of cracks in concrete pavement that result from stresses caused by normal drying shrinkage and thermal effects. A proper jointing system will enhance structural capacity and prolong the life span of a concrete pavement as well as improve ride quality. Contraction joints should be cut to a minimum of ¼ of the slab thickness (1/5 of the thickness for early entry saw method). Joints should be cut as soon as practical after the concrete has set sufficiently to support foot traffic, and must be cut before any shrinkage cracks form. Joints should be spaced no more than 24 times the thickness of the slab or 12½ feet maximum. Panels should be kept as square as possible, with the length to width ratio limited to 125 percent. Dowel bars should be used for load transfer across construction joints, and should be considered for contraction joints subjected to heavy truck traffic. Joints should be carefully planned and laid out to meet inlets, drainage structures, reentrant corners, and radiuses. Joints should be perpendicular to edges and radiuses, and should not form angles less than 45 degrees or over 225 degrees. Isolation joints should be provided around any structures.

We recommend that joints be sealed to reduce moisture infiltration and to reduce the accumulation of non-compressible materials. Joint sealing should be considered as a two part process, sealing of the exposed sawcut face of the concrete and sealing of the joint itself. Following sawcutting and cleaning the joints with compressed air, a penetrating concrete sealer (Silane, Silicate, or Silicate based) should be spray applied to the joint extending outwards a minimum of 8 inches either side of the sawcut. This penetrating sealer will help to limit moisture infiltration along the sawcut face, helping to mitigate premature joint damage from freeze-thaw cycles. Following the spray applied sealer, a hot pour joint sealer can be used to fill the sawcut. Use of backer rods is not recommended.

Backfill behind curbs and within islands/medians should consist of relatively impervious cohesive soils. Backfill should be compacted to a minimum of 95 percent of the maximum dry density (ASTM D698)

to minimize subsidence and to reduce moisture infiltration around the edges of the pavement. Granular soils should not be used for fill in islands as this can increase infiltration into the subgrade. Porous fills, including granular material and loosely placed clay soils, also act as a reservoir that can allow moisture to seep through cracks and joints onto the pavement surface, sometimes long after the water is trapped. This condition is especially pronounced when loose backfill consolidates and allows surface water to pond.

## **SURFACE DRAINAGE AND LANDSCAPING**

The long-term performance of any project is contingent upon keeping the subgrade soils at more or less constant moisture content, and by not allowing surface drainage a path to the subsurface. Positive surface drainage away from structures must be maintained at all times. Landscaped areas should be designed and built such that irrigation and other surface water will be collected and carried away from the structure.

Construction staging and grading should provide for removal of surface water from the site. If prolonged ponding of surface water occurs, removal and replacement of wet or disturbed soils may be necessary. Temporary grades should be established to prevent runoff from entering excavations or footing trenches. Backfill should be placed as soon as structural strength requirements are met, and should be graded to drain away from the building.

The final grade of the foundation backfill and any overlying pavements should have a positive slope away from foundation walls on all sides. For grass or landscape covered areas, a minimum slope of 1 inch per foot for 5 to 10 feet away from the building is recommended. A minimum slope of 2 percent is recommended for grassed or landscaped areas of the site away from the building. For paved areas, minimum slopes of 1 percent for concrete pavements and 1½ percent for asphalt pavements are recommended. Pavements and exterior slabs that abut the structure should be carefully sealed against moisture intrusion at the joint.

## **OTHER RECOMMENDATIONS**

During detailed design, additional issues may arise and possible conflicts may occur with our recommendations. Such issues and conflicts should be resolved through dialogue between the geotechnical engineer and designers. It is recommended that the geotechnical engineer review the final design, including the plans and specifications, to verify that our recommendations are properly interpreted and incorporated into the design.

If any changes are made in the design of the project, including the nature or location of proposed facilities on the site or significant elevation changes, the analysis and recommendations of this report shall not be considered valid unless the changes are reviewed. The analysis and recommendations of this report should not be applied to different projects on the same site or to similar projects on different sites.



The analysis and recommendations in this report are based upon borings at specific locations. The nature and extent of variation between boring locations is impossible to predict. Because of this, geotechnical recommendations are preliminary until they have been confirmed through observation of site excavation and earthwork preparation. If variations appear during subsequent exploration or during construction, we may reevaluate our recommendations and modify them, if appropriate. The geotechnical engineer should be retained during construction to observe compliance with the recommendations of this report and to provide quality control testing of earthwork construction. If these services are provided by others, including the contractor, the entity that provides construction phase observation and testing shares responsibility as the geotechnical engineer of record for implementing or modifying these recommendations.

Respectfully submitted,  
**Thiele Geotech, Inc.**

Reviewed by,

Raeanna C. D. Thiele, P.E.  
Nebraska License E-16864

Prepared by,



Heath E. Cutler, P.E.  
Nebraska License E-16142

## **APPENDIX**

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**Subsurface Exploration Methods**

**Legend of Terms**

**Boring Location Plan**

**Boring Logs**

**Soil Test Summary**

## **SUBSURFACE EXPLORATION METHODS**

The fieldwork for this study was completed on April 27, 2021. The exploratory program consisted of seven test borings and two CPT borings drilled at the approximate locations shown on the Boring Location Plan. Boring locations were selected to provide the desired site coverage and were adjusted to accommodate access conditions. The boring locations were laid out in the field using a handheld GPS and coordinates interpreted from Google Earth. Elevations were interpolated from contours on the Douglas County GIS map. The boring locations and elevations should only be considered accurate to the degree implied by the methods used to define them.

Test borings were advanced using flight augers powered by a truck-mounted drill rig. Soil samples were obtained at selected depths as indicated on the boring logs. A 3-inch nominal diameter thin-walled sampler was hydraulically pushed to obtain undisturbed samples.

The boring logs were prepared based on visual classification of the samples and drill cuttings, and by observation of the drilling characteristics of the subsurface formations. The logs have been supplemented and modified based on the laboratory test results and further examination of the recovered samples. The stratification lines on the boring logs represent the approximate boundary between soil types, but the in-situ transition may be gradual.

Water level observations were made at the times stated on the boring logs. The borings were backfilled with drill cuttings at the completion of the fieldwork.

The field boring logs were reviewed to outline the depths, thicknesses, and extent of the soil strata. A laboratory testing program was then developed to further classify the basic soils and to evaluate the engineering properties for use in our analysis.

Laboratory tests to further classify the soils included visual classification, moisture content, dry unit weight, and Atterberg limits. The shear strengths of cohesive samples were evaluated using the unconfined compression test.

The boring logs and related information in this report are indicators of subsurface conditions only at the specific locations and times noted. Subsurface conditions, including ground water levels, at other locations of the site may differ significantly from conditions that exist at the sampling locations. Also note that the passage of time may affect conditions at the sampling locations.

## Soil Description Terms

<b>Consistency - Fine Grained</b> Very Soft, Soft, Firm, Hard, Very Hard	<b>Consistency - Coarse Grained</b> Very Loose, Loose, Medium Dense, Dense, Very Dense	<b>Moisture Conditions</b> Dry, Slightly Moist, Moist Very Moist, Wet (Saturated)
--	--	---

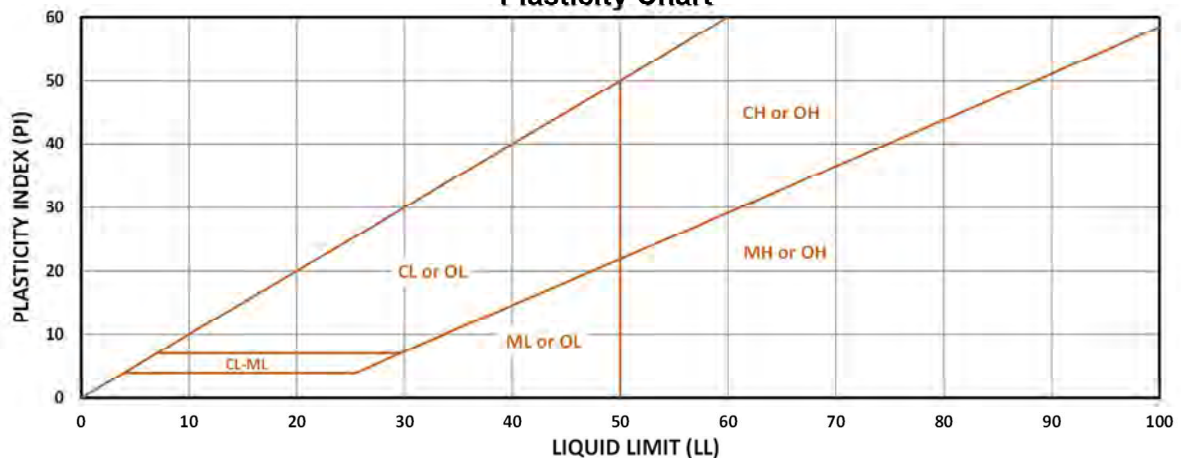
## Sample Identification

<b>Sample Type</b> U -- Undisturbed (Shelby Tube) S -- Split barrel (disturbed) C -- Continuous sample A -- Auger cuttings (disturbed)	<b>Sample Data</b> No. -- Number SPT -- Standard penetration test bpf -- blows per foot Rec -- Recovery	<b>Laboratory Data</b> MC -- Moisture content $\gamma_d$ -- Dry unit weight $q_u$ -- Unconfined compression LL/PI -- Liquid limit & plasticity index
--	---	--

## Unified Soil Classification System

Peat	Pt	Highly organic soils	
Fat Clay	CH	Clay - Liquid Limit > 50 *	50% or more smaller than No. 200 sieve
Elastic Silt	MH	Silt - Liquid Limit > 50 *	
Lean Clay	CL	Clay - Liquid Limit < 50 *	More than 50% larger than No. 200 sieve and % sand > % Gravel
Silt	ML	Silt - Liquid Limit < 50 *	
Silty Clay	CL-ML	Silty Clay *	
Clayey Sand	SC	Sands with 12 to 50 percent smaller than No. 200 sieve *	More than 50% larger than No. 200 sieve and % sand > % Gravel
Silty Sand	SM		
Poorly-Graded Sand with Clay	SP-SC	Sands with 5 to 12 percent smaller than No. 200 Sieve *	More than 50% larger than No. 200 sieve and % gravel > % sand
Poorly-Graded Sand with Silt	SP-SM		
Well-Graded Sand with Clay **	SW-SC		
Well-Graded Sand with Silt **	SW-SM		
Poorly-Graded Sand	SP	Sands with less than 5 percent smaller than No. 200 sieve *	
Well-Graded Sand **	SW		
Clayey Gravel	GC	Gravels with 12 to 50 percent smaller than No. 200 Sieve *	More than 50% larger than No. 200 sieve and % gravel > % sand
Silty Gravel	GM		
Poorly-Graded Gravel with Clay	GP-GC	Gravels with 5 to 12 percent smaller than No. 200 sieve *	
Poorly-Graded Gravel with Silt	GP-GM		
Well-Graded Gravel with Clay **	GW-GC		
Well-Graded Gravel with Silt **	GW-GM		
Poorly-Graded Gravel	GP	Gravels with less than 5 percent smaller than No. 200 sieve *	
Well-Graded Gravel **	GW		
* See Plasticity Chart for definition of silts and clays			
** See Criteria for Sands and Gravels for definition of well-graded			

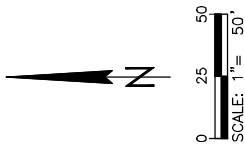
## Plasticity Chart



## Criteria for Sands and Gravels

Boulders	Cobbles	Coarse Gravel	Fine Gravel	Coarse Sand	Medium Sand	Fine Sand	FINES (silt or clay)
Sieve size 12"	3"	3/4"	#4	#10	#40	#200	
Well-graded sands (SW) $C_u = D_{60}/D_{10} \geq 6$ and $C_c = (D_{30})^2 / (D_{10} \times D_{60}) \leq 3$ and $\geq 1$							
Well-graded gravels (GW) $C_u = D_{60}/D_{10} \geq 4$ and $C_c = (D_{30})^2 / (D_{10} \times D_{60}) \leq 3$ and $\geq 1$							

description for your map.



**LEGEND:**  
◆ BORING LOCATION  
■ CPT LOCATION



Thiele Geotech Inc

PROJECT

EPIC FIELD HOUSE  
3025 PARKER STREET  
OMAHA, NE

JOB # 21262-01 | DATE: 5/12/21

**BORING LOCATION PLAN**



Thiele Geotech, Inc.  
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 Omaha, NE 68138  
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 Fax: 402.556.7831

# BORING NUMBER B-1

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House

**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE

**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1176 ft **BORING DEPTH** 40.0 feet

**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**

**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered

**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered

**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		moist	light gray	hard	lean clay	Peoria loess												
				firm				U-1	10			21.1	99.6					
5							iron stains											
								U-2	11			22.8	97.7					
10																		
			light brown	hard														
15								U-3	7			20.2	99.9					
				firm														
20																		
								U-4	11			19.8	100.3	1.53				
								U-5	12			23.6	95.7	0.77				
25		very moist		soft														
								U-6	12			27.0	95.0	0.65				

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# BORING NUMBER B-1

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1176 ft **BORING DEPTH** 40.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
25		very moist	light brown	soft	lean clay	Peoria loess												
30							U-7	12			28.8	90.9	0.51					
35		very moist	reddish brown	firm	lean clay	Loveland loess	U-8	12			24.5	98.1						
40							U-9	10			24.3	99.6						

Bottom of borehole at 40.0 feet.



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# BORING NUMBER B-2

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1166 ft **BORING DEPTH** 30.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		moist	brown	firm	lean clay	fill	trace gravel											
		moist	light brown	firm	lean clay	Peoria loess		U-1	12			19.5	103.9	0.97	35	23	12	
5							iron stains	U-2	12			19.9	94.8					
10								U-3	11			22.0	96.0	0.87				
15		very moist		soft				U-4	12			25.2	93.5	0.60				
20			grayish brown				developed zone	U-5	12			26.4	87.8					
25			light brown					U-6	11			25.1	94.0					

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**BORING NUMBER B-2**

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1166 ft **BORING DEPTH** 30.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
25		very moist	light brown	soft	lean clay	Peoria loess												
30							U-7	12			30.0	90.8						

Bottom of borehole at 30.0 feet.



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# BORING NUMBER B-3

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House

**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE

**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1165.5 ft **BORING DEPTH** 30.0 feet

**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**

**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered

**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered

**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		moist	brown	firm	lean clay	fill												
5			olive gray	hard			dark gray mottling	U-2	9			21.3	103.1	2.04				
10			brownish gray	firm				U-3	12			23.4	100.6	0.77				
15		very moist	light brown	soft	lean clay	Peoria loess		U-4	11			27.2	93.4	0.51				
20								U-5	12			27.5	90.1					
25			dark gray				developed zone	U-6	12			30.8	87.1					

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**BORING NUMBER B-3**

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1165.5 ft **BORING DEPTH** 30.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
25		very moist	dark gray	soft	lean clay	Peoria loess												
30			grayish brown					U-7	12			30.9	86.2					

Bottom of borehole at 30.0 feet.





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# BORING NUMBER B-4

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1162 ft **BORING DEPTH** 30.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
25		very moist	light brown	soft	lean clay	Peoria loess												
30							U-7	12			28.3	93.3						

Bottom of borehole at 30.0 feet.



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# BORING NUMBER B-5

<b>CLIENT</b> <u>Equal Play: Inspiring Confidence</u>	<b>PROJECT NAME</b> <u>EPIC Field House</u>
<b>PROJECT NUMBER</b> <u>21262.01</u>	<b>PROJECT LOCATION</b> <u>3025 Parker Street, Omaha, NE</u>
<b>DRILLING DATE</b> <u>4/27/2021</u> <b>SURFACE</b> <u>Concrete</u>	<b>GROUND ELEVATION</b> <u>1168 ft</u> <b>BORING DEPTH</b> <u>40.0 feet</u>
<b>DRILLING METHOD</b> <u>HSA</u> <b>HOLE SIZE</b> <u>8 inches</u>	<b>GROUND WATER LEVELS:</b>
<b>DRILLER</b> <u>Rick Jentz</u> <b>DRILL RIG</b> <u>CME 45B #008</u>	<b>DURING DRILLING</b> <u>None encountered</u>
<b>LOGGED BY</b> <u>Nick Phillips</u> <b>CHECKED BY</b> <u>Heath Cutler</u>	<b>END OF DRILLING</b> <u>None encountered</u>
<b>NOTES</b> <u>Boring backfilled with cuttings</u>	<b>AFTER DRILLING</b> <u>Not measured</u>

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		very moist	light brown	firm	lean clay	Peoria loess												
				soft			U-1	6			24.4	96.3						
5							U-2	10			25.1	93.5	0.54	36	22	14		
			light grayish brown				U-3	12			27.1	91.5	0.31					
10						iron stains												
			dark brown	hard			U-4	11			24.9	95.3	2.10					
15						developed zone												
			brown				U-5	12			24.9	97.3	1.09					
20				firm														
			grayish brown				U-6	12			25.2	94.4						
25																		

TG COLUMNS - GINT STD US LAB.GDT - 5/19/21 09:04 - P:\21262.01\EPIC FIELDHOUSE.GPJ

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# BORING NUMBER B-6

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1165 ft **BORING DEPTH** 10.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0																		
	[Cross-hatched pattern]	moist	brown	hard	lean clay	fill	trace sand	U-1	12			21.4	107.5	2.42				
5			gray					U-2	10			18.2	109.5	2.67				
10	[Diagonal hatched pattern]	moist	light grayish brown	firm	lean clay	Peoria loess		U-3	11			21.8	97.7					

Bottom of borehole at 10.0 feet.





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# BORING NUMBER B-7

**CLIENT** Equal Play: Inspiring Confidence **PROJECT NAME** EPIC Field House  
**PROJECT NUMBER** 21262.01 **PROJECT LOCATION** 3025 Parker Street, Omaha, NE  
**DRILLING DATE** 4/27/2021 **SURFACE** Concrete **GROUND ELEVATION** 1163.5 ft **BORING DEPTH** 10.0 feet  
**DRILLING METHOD** HSA **HOLE SIZE** 8 inches **GROUND WATER LEVELS:**  
**DRILLER** Rick Jentz **DRILL RIG** CME 45B #008 **DURING DRILLING** None encountered  
**LOGGED BY** Nick Phillips **CHECKED BY** Heath Cutler **END OF DRILLING** None encountered  
**NOTES** Boring backfilled with cuttings **AFTER DRILLING** Not measured

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION						SAMPLE TYPE NUMBER	RECOVERY (IN)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	q <sub>u</sub> (tsf)	ATTERBERG LIMITS			FINES CONTENT (%)
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN	REMARKS								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		moist	brown	hard	lean clay	fill												
							trace sand	U-1	10			17.1	108.5	1.52	38	18	20	
				firm				U-2	10			23.0	100.1	0.70				
5																		
			light grayish brown	hard				U-3	12			20.7	104.8					
10																		

Bottom of borehole at 10.0 feet.



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# SUMMARY OF LABORATORY RESULTS

CLIENT Equal Play: Inspiring Confidence

PROJECT NAME EPIC Field House

PROJECT NUMBER 21262.01

PROJECT LOCATION 3025 Parker Street, Omaha, NE

Boring Number	Sample Number	Depth	Water Content (%)	Unit Weight		Void Ratio	Sat. (%)	Unconfined Compression		Atterberg Limits		%<#200 Sieve	Class.	Other Tests
				Wet Density (pcf)	Dry Density (pcf)			q <sub>u</sub> (tsf)	Strain (%)	LL	PI			
B-1	U-1	0.5-2.0'	21.1	120.6	99.6	0.692	82							
	U-2	3.5-5.0'	22.8	120.0	97.7	0.724	85							
	U-3	8.5-10.0'	20.2	120.1	99.9	0.687	80							
	U-4	13.5-15.0'	19.8	120.1	100.3	0.681	79	1.53	6.5					
	U-5	18.5-20.0'	23.6	118.3	95.7	0.761	84	0.77	7.8					
	U-6	23.5-25.0'	27.0	120.7	95.0	0.773	94	0.65	9.3					
	U-7	28.5-30.0'	28.8	117.1	90.9	0.853	91	0.51	15.0					
	U-8	33.5-35.0'	24.5	122.1	98.1	0.718	92							
	U-9	38.5-40.0'	24.3	123.8	99.6	0.691	95							
B-2	U-1	0.5-2.0'	19.5	124.2	103.9	0.621	85	0.97	4.3	35	12		CL	
	U-2	3.5-5.0'	19.9	113.7	94.8	0.777	69							
	U-3	8.5-10.0'	22.0	117.1	96.0	0.755	79	0.87	3.5					
	U-4	13.5-15.0'	25.2	117.2	93.5	0.801	85	0.60	4.5					
	U-5	18.5-20.0'	26.4	110.9	87.8	0.919	78							
	U-6	23.5-25.0'	25.1	117.5	94.0	0.793	85							
	U-7	28.5-30.0'	30.0	118.0	90.8	0.856	95							
B-3	U-1	0.5-2.0'	19.3	125.3	105.0	0.604	86	0.85	6.6					
	U-2	3.5-5.0'	21.3	125.1	103.1	0.634	91	2.04	3.8					
	U-3	8.5-10.0'	23.4	124.1	100.6	0.675	94	0.77	4.2					
	U-4	13.5-15.0'	27.2	118.8	93.4	0.804	92	0.51	5.6					
	U-5	18.5-20.0'	27.5	114.9	90.1	0.869	86							
	U-6	23.5-25.0'	30.8	113.9	87.1	0.935	89							
	U-7	28.5-30.0'	30.9	112.9	86.2	0.954	88							
B-4	U-1	0.5-2.0'	22.8	117.1	95.4	0.766	80	0.57	7.7					
	U-2	3.5-5.0'	16.4	127.6	109.7	0.536	83	1.52	2.3					
	U-3	8.5-10.0'	28.8	113.7	88.3	0.909	86	0.14	14.4					
	U-4	13.5-15.0'	29.6	116.0	89.5	0.882	91	0.26	15.0					
	U-5	18.5-20.0'	31.4	118.0	89.8	0.876	97							
	U-6	23.5-25.0'	30.0	117.9	90.7	0.857	95							
	U-7	28.5-30.0'	28.3	119.7	93.3	0.805	95							
B-5	U-1	0.5-2.0'	24.4	119.8	96.3	0.750	88							
	U-2	3.5-5.0'	25.1	117.0	93.5	0.802	85	0.54	5.9	36	14		CL	
	U-3	8.5-10.0'	27.1	116.3	91.5	0.841	87	0.31	15.0					
	U-4	13.5-15.0'	24.9	119.1	95.3	0.767	88	2.10	5.6					
	U-5	18.5-20.0'	24.9	121.5	97.3	0.732	92	1.09	7.7					
	U-6	23.5-25.0'	25.2	118.2	94.4	0.784	87							
	U-7	28.5-30.0'	30.4	115.6	88.7	0.900	91							
	U-8	33.5-35.0'	29.8	114.1	87.9	0.917	88			35	15		CL	Consol
	U-9	38.5-40.0'	30.3	119.8	91.9	0.833	98							
B-6	U-1	0.5-2.0'	21.4	130.6	107.5	0.567	100	2.42	6.8					
	U-2	3.5-5.0'	18.2	129.3	109.5	0.539	91	2.67	5.9					
	U-3	8.5-10.0'	21.8	119.0	97.7	0.725	81							
B-7	U-1	0.5-2.0'	17.1	127.1	108.5	0.552	84	1.52	14.9	38	20		CL	

TG SOIL TEST SUMMARY - GINT STD US LAB.GDT - 5/19/21 16:14 - P:121262.01/EPIC FIELDHOUSE.GPJ



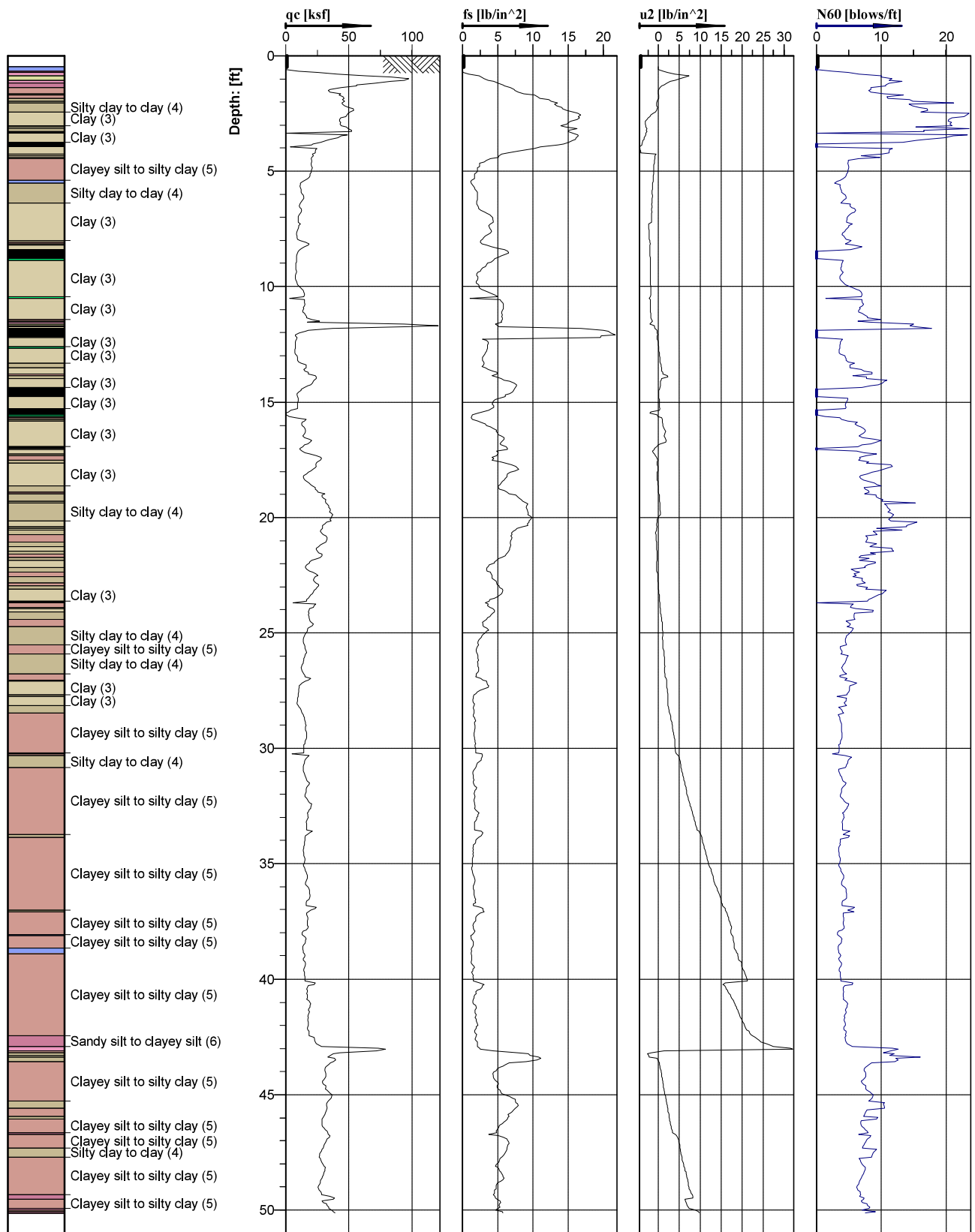
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# SUMMARY OF LABORATORY RESULTS

CLIENT Equal Play: Inspiring Confidence PROJECT NAME EPIC Field House

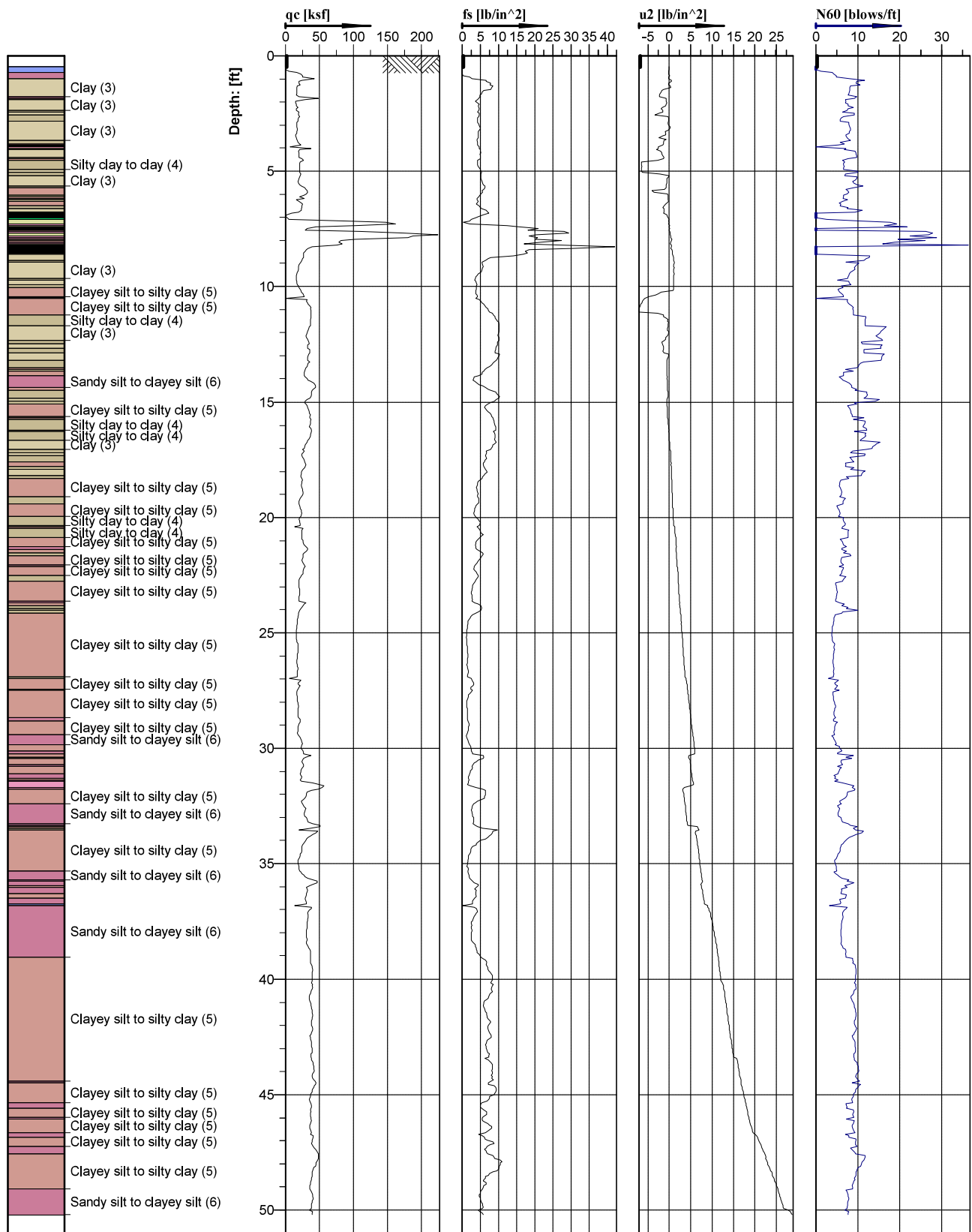
PROJECT NUMBER 21262.01 PROJECT LOCATION 3025 Parker Street, Omaha, NE

Boring Number	Sample Number	Depth	Water Content (%)	Unit Weight		Void Ratio	Sat. (%)	Unconfined Compression		Atterberg Limits		% < #200 Sieve	Class.	Other Tests
				Wet Density (pcf)	Dry Density (pcf)			q <sub>u</sub> (tsf)	Strain (%)	LL	PI			
B-7	U-2	3.5-5.0'	23.0	123.1	100.1	0.684	91	0.70	4.4					
	U-3	8.5-10.0'	20.7	126.5	104.8	0.607	92							



Cone No: 4558  
 Tip area [cm<sup>2</sup>]: 10  
 Sleeve area [cm<sup>2</sup>]: 150

Location: 3025 Parker St, Omaha, NE		Ground level: 1,170.5	Test No.: CPT-1
Project ID: 21262.01	Client: Equal Play	Date: 4/27/2021	Scale: 1 : 75
Project: Epic Field House		Page: 1/1	Fig.:
		File: 21262.01 CPT-1.cpt	



Cone No: 4558  
 Tip area [cm<sup>2</sup>]: 10  
 Sleeve area [cm<sup>2</sup>]: 150

Location: 3025 Parker St, Omaha, NE		Ground level: 1,166.5	Test No.: CPT-2
Project ID: 21262.01	Client: Equal Play	Date: 4/27/2021	Scale: 1 : 75
Project: Epic Field House		Page: 1/1	Fig.:
		File: 21262.01 CPT-2.cpt	

