

REQUEST FOR QUALIFICATIONS

CANOPY SOUTH

ISSUE DATE: April 14, 2026
RESPONSE DEADLINE: May 1, 2026

The Ownership Team, consisting of Canopy South and the City of Omaha, is soliciting Statements of Qualifications from qualified architectural firms to provide design services for a new mixed-use parking structure located near the heart of the South Omaha business district.

REQUEST FOR QUALIFICATIONS (RFQ)
Architectural Design Services
Mixed-Use Parking Structure with Ground-Level Commercial Space

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1. Introduction
The Ownership Team, consisting of Canopy South and the City of Omaha, is soliciting Statements of Qualifications from qualified architectural firms to provide design services for a new mixed-use parking structure located near the heart of the South Omaha business district. This project aims to support economic development in the area by increasing parking capacity while activating the streetscape through integrated commercial space.
This project will be funded through a combination of public sources, including funds provided by the State of Nebraska and the City of Omaha.

2. Project Description
The proposed development consists of a three- to four-level parking structure designed to accommodate approximately 250 to 350 parking stalls. The structure will include street-facing commercial real estate space on the ground (lower) level, intended to enhance pedestrian engagement and support local retail or service-oriented businesses.
The project site is currently in the process of acquisition and is approximately 240 feet by 150 feet. Respondents should account for flexibility in site planning pending final acquisition confirmation.
In addition to the base scope, the Ownership Team is exploring the potential integration of a hotel development above the parking structure. Firms should demonstrate experience or capacity to coordinate mixed-use vertical developments, including structural and systems considerations for future vertical expansion.

3. Scope of Services
The selected architectural team will be expected to provide comprehensive services, including but not limited to:

- Conceptual design and feasibility analysis
- Site planning and layout optimization
- Schematic design, design development, and construction documents
- Coordination with structural, MEP, civil, and other engineering disciplines
- Integration of commercial tenant spaces at street level
- Evaluation of structural capacity for potential future hotel development
- Assistance with permitting and approvals
- Construction administration services

4. Project Timeline

- RFQ Issued: April 14, 2026
- Submission Deadline: May 1, 2026
- Selection Notification: May 15, 2026
- Design Commencement: May 2026
- Construction Completion Deadline: December 2027

Respondents should demonstrate the capacity to meet or exceed this timeline.

5. Submission Requirements
Interested firms should submit a Statement of Qualifications that includes:

- Firm overview and relevant experience
- Examples of similar parking structure and mixed-use projects
- Experience with urban infill and commercial integration
- Experience with vertically integrated or future expansion projects (e.g., hotels over podiums)
- Project team composition and key personnel resumes
- Approach to design, sustainability, and cost efficiency
- References from past clients
- Eligibility Verification, see Eligibility Information section

6. Evaluation Criteria
Submissions will be evaluated based on:

- Relevant project experience
- Design quality and innovation
- Understanding of project goals
- Team qualifications
- Ability to meet schedule and budget expectations

Eligibility Information

Authority to Do Business in Nebraska. Certificate of Good Standing from the State of Nebraska. Firms must be in good standing and registered with the Nebraska Secretary of State.

Signed Statement of Assurances on Letterhead. Provide affirmation of the following items:

- Firms are current on payment of Federal and State income tax withholdings and unemployment insurance payments.
- The firm has not been rescinded or debarred from any bidding, contractual, procurement or other such programs by federal state or local entities.
- Firm's litigation and/or arbitration history over the past seven (7) years including final ruling. Pending cases must be disclosed with a notation that the matter is still unresolved.

New Employee Work Eligibility Status. The firm is required to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States

Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

Contracting and Fees
The Architect will contract with Canopy South, subject to further negotiation on responsibilities and fees.

Submission and Contact Information -
Questions and submissions to this RFQ should be sent via email to César Garcia with Canopy South.

- Questions are due by 5 PM CST on Friday April 24th, 2026.
- All submissions shall be submitted electronically and are due by Friday, May 1, 2026 at 5 PM CST.
- Please submit all materials to info@canopysouth.org.

Late submissions may not be considered. Additional details regarding submission format and requirements may be provided in an addendum.

Additional Information
All costs incurred in the preparation, submission, and presentation of this RFQ, including any related efforts, shall be the sole responsibility of the submitting organization.

The Ownership Team reserves the right to request additional information, conduct interviews, or reject any or all submissions. This RFQ does not constitute a commitment to award a contract.