

REQUEST FOR PROPOSALS

CANOPY SOUTH

ISSUE DATE: October 28, 2026
RESPONSE DEADLINE: November 11, 2026

Canopy South is seeking proposals from qualified qualified commercial General Contractors (GC's) for the interior tenant improvements of **a local coffee shop** located at 4425 S. 24th Street in Omaha, Nebraska.

REQUEST FOR PROPOSAL (RFP)
General Contractor for Coffee Shop Build-Out (4425 S. 24th St)

ISSUE DATE: October 28, 2026
RESPONSE DEADLINE: November 11, 2026



PROJECT OVERVIEW:
Canopy South invites qualified commercial General Contractors to submit proposals for the interior tenant improvements of a local coffee shop located at 4425 S. 24th Street in Omaha, Nebraska. The Owner is seeking a qualified General Contractor (GC) to oversee and complete the interior tenant improvements necessary to deliver a fully functional, finished space suitable for coffee shop operations. This space offers a unique opportunity to serve residents, workers, and visitors while creating a welcoming gathering place rooted in the community.

Once selected, the General Contractor shall work closely with the Owner, Architect, and Selected Tenant to provide further cost estimates based on the design/final selections, recommend value engineering opportunities, identify long-lead procurement items or

project challenges, and prepare and maintain the project schedule. Note: proposal does *not* include furniture, fixtures, and equipment. All temporary amenities will be provided by the selected coffee shop tenant.

- **Total Area:** Approximately 900 SF (interior)
- **Current Condition:** White Box – partially finished commercial space
    - Plumbing stubbed out and capped
    - Electrical, HVAC ~90% complete
    - Restrooms/mop sink, drywall complete

SCOPE OF WORK:

- Provide Bid in response to RFP and in accordance with design documents
- Provide further cost estimates based on the design/final selections
- Recommend value engineering opportunities
- Identify long-lead procurement items and project challenges
- Prepare and maintain the project schedule
- Prepare build-out readiness for Certificate of Occupancy (CO)

All work shall comply with the 2018 International Building Code (IBC), as adopted and amended by the City of Omaha, as well as all applicable local zoning, building, energy, mechanical, electrical, plumbing, and fire codes and regulations.

BIDDING DOCUMENTS:
The following documents are included in this RFP:
1. Design documents by Arkena
2. Small and Emerging Business (SEB) Directory

PROJECT FUNDING:
The project will be funded by the Nebraska Department of Economic Development, from the North and South Omaha Recovery Grant.

PROPOSAL CONTENT REQUIREMENTS:

- Detailed cost estimate and line-item breakdown.
- Identify general conditions, overhead, profit, insurance, and bond separately from the project direct costs.
- List of qualifications, clarifications, and exclusions.
- Identify allowances only if stipulated in the drawings and/or specifications.

- Separate list of proposed alternate value-engineering options (not included in budget proposal).
- Outline construction schedule.
- Proposed project participants.



ELIGIBILITY REQUIREMENTS

- **Authority to Do Business in Nebraska.** Each proposal must contain evidence of qualification:
    - **Certificate of Good Standing from the State of Nebraska.** *Bidders must be in good standing and registered with the Nebraska Secretary of State.*
    - **Registration Number from the Nebraska Department of Labor.** *Bidders must be in good standing and registered with the Nebraska Department of Labor.*
- **Signed Statement of Assurances on Letterhead.** Provide affirmation of the following items:
    - Bidder is current on payment of Federal and State income tax withholdings and unemployment insurance payments.
    - Bidder has not been rescinded or debarred from any bidding, contractual, procurement or other such programs by federal state or local entities.

- Bidder'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 Bidder 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.

BIDDING RFI:

Please send all questions to the undersigned at info@canopysouth.org prior to 12pm (CST) November 4, 2026. Responses to all questions will be shared with all proposers. Please do not communicate with the design team or consultants directly.

PROJECT SCHEDULE:

Milestone	**Date**
RFP Issue Date	October 28, 2026
Pre-Bid Site Visit	November 3, 2026 8:00am - 9:00am
Proposal Submission Due	November 11, 2026 (by 11:59 PM)
Selection & Notification	Within 10 business days of submission deadline
Contract Execution & Start	Immediately following award
Estimated Construction Start	December 2026
Estimated Project Completion	February 2027

SUBMISSION INSTRUCTIONS:

- Submit proposals, in a single PDF, via email to: **info@canopysouth.org**
- All proposals must be received by 11:59 PM CST on the due date. Late submissions will not be considered.

EVALUATION CRITERIA:

Proposals will be evaluated based on the following criteria:

- Relevant experience and qualifications (30%)
- Proposed project approach and methodology (25%)
- Fee proposal competitiveness and clarity (35%)
- References and past performance (10%)

ADDITIONAL INFORMATION:

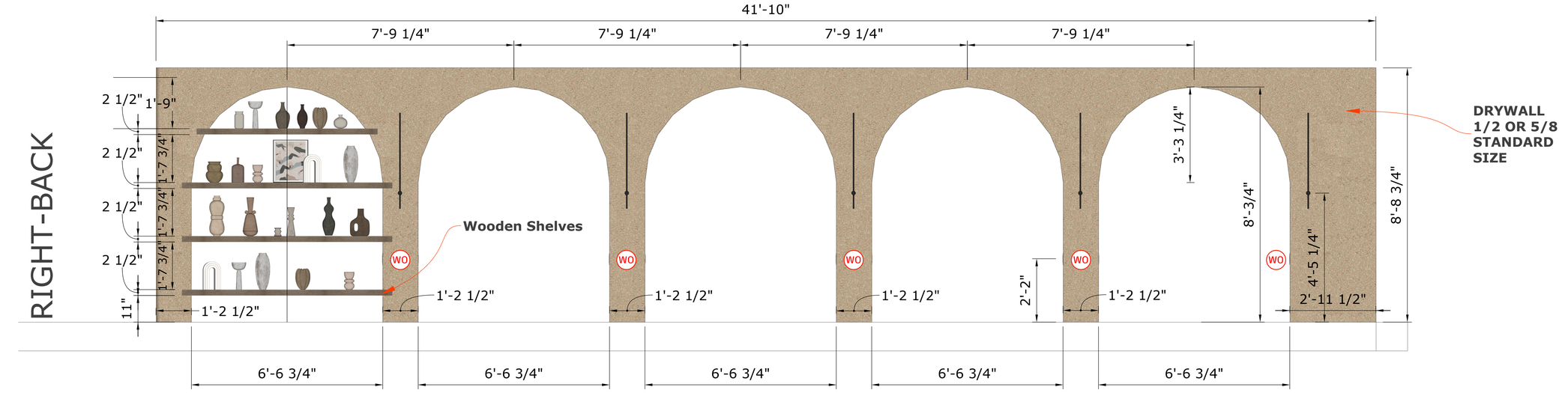
- Canopy South reserves the right to reject any or all proposals or waive irregularities.
- General contractors may be invited for interviews or presentations as part of the evaluation process.
- All submitting GCs are responsible for costs incurred in submitting their Proposal(s). Canopy South will not provide reimbursement for any costs associated by any and all firms in connection with this process.
- Cost sharing is required for this project.
- The contract will be based on a cost-plus arrangement.
- The selected proposer shall provide Certificates of Insurance evidencing the required coverage prior to execution of an agreement:

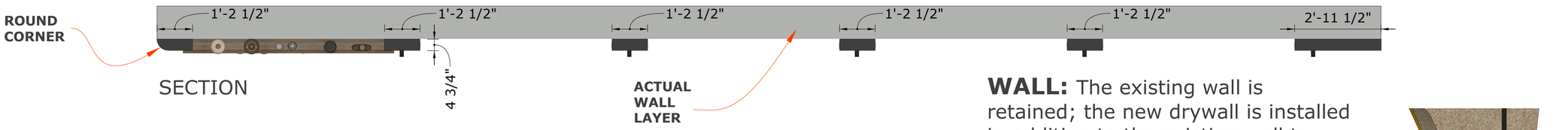
  Commercial General Liability
  $1,000,000 per occurrence
  $2,000,000 general aggregate

  Professional Liability
  $1,000,000 per claim
  $2,000,000 aggregate
  Coverage shall be maintained during the term of the Agreement and for three (3) years following completion of services.

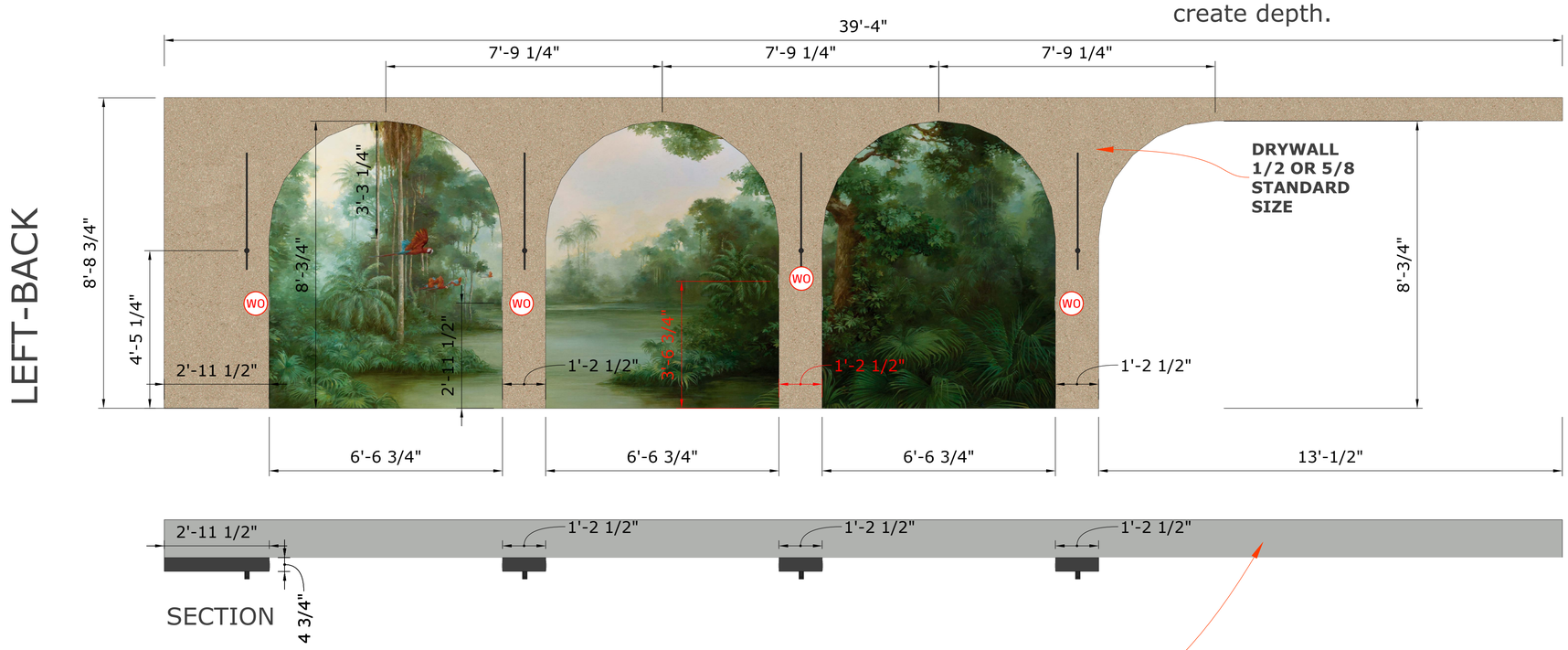
  Workers' Compensation and Employer's Liability
  $100,000 per occurrence/disease per employee

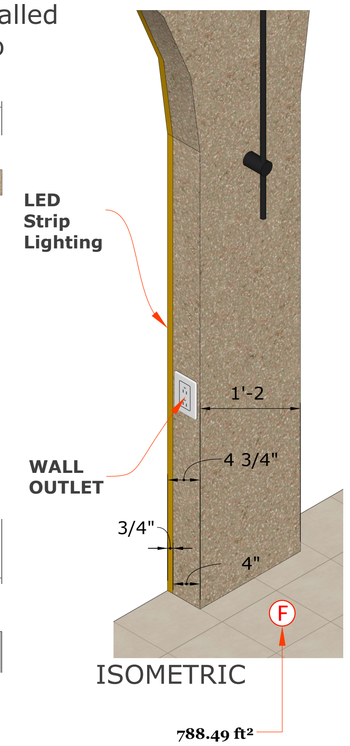
  Automobile Liability
  $1,000,000 combined single limit per accident.





WALL: The existing wall is retained; the new drywall is installed in addition to the existing wall to create depth.





WO WALL OUTLET

WALL: The existing wall is retained; the new drywall is installed in addition to the existing wall to create depth.

ACTUAL WALL LAYER

NOTE: Check on-site heights and lengths to verify them against the dimensions in the plans and adjust to the actual conditions on site.

ARKENA

ARKENA
ALEJANDRA OROZCO
10322 PACIFIC ST
Omaha Ne 68114
Tel: 712-396-9512

All measurements are in 1/4-inch increments.

The floor areas for the coffee station and storage are 788.49 ft² use EPOXY RESIN (F)

CLIENT
Canopy South
3031 UPLAND PARKWAY
OMAHA NE 68107

PROJECT
COFFEE ALLEY

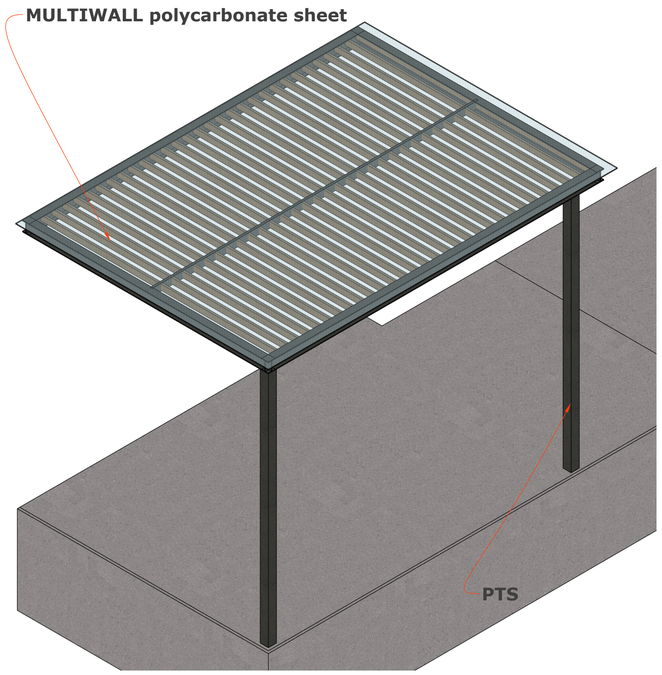
DESIGNED BY
ALEJANDRA OROZCO

ISSUE
09.28.2026

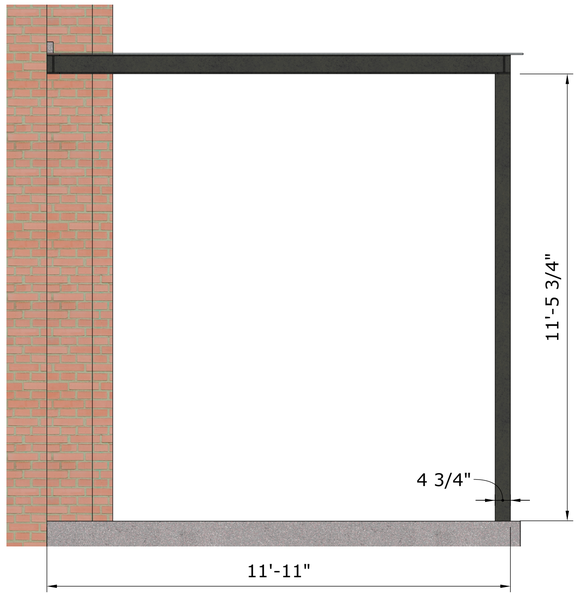
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10.04.2026

DESCRIPTION
- WALL DESIGN

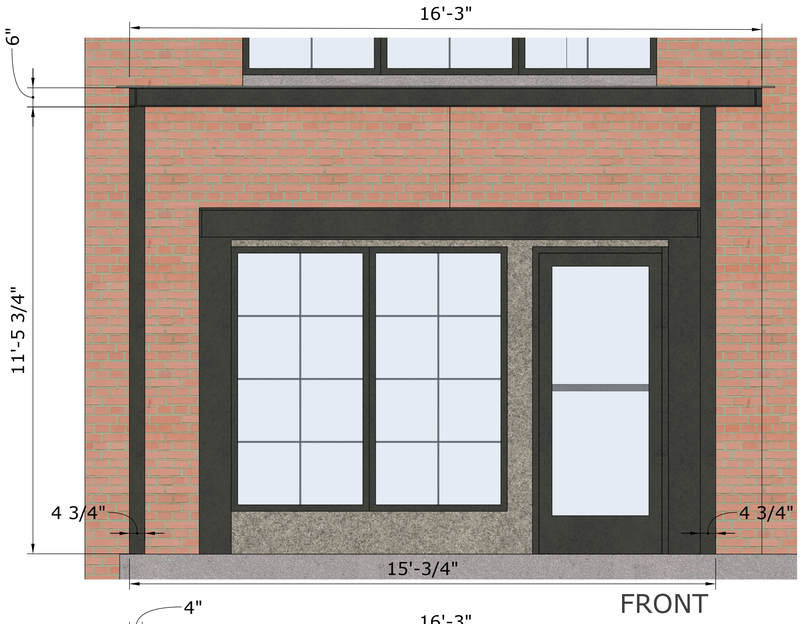
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ISOMETRIC

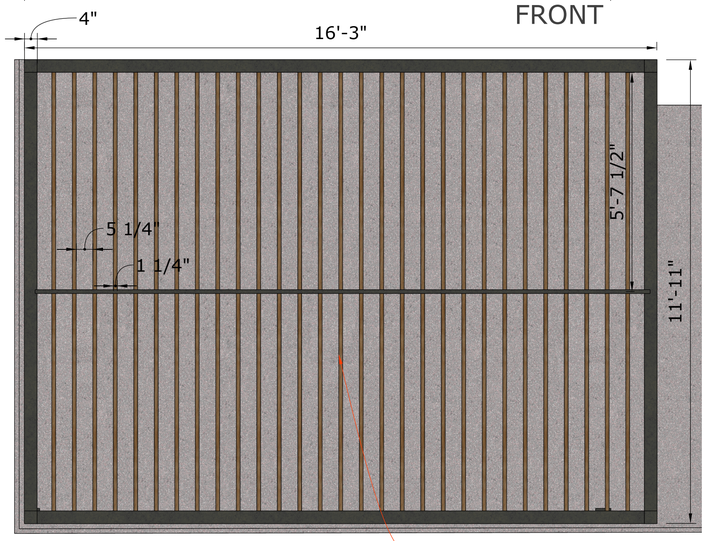


SIDE

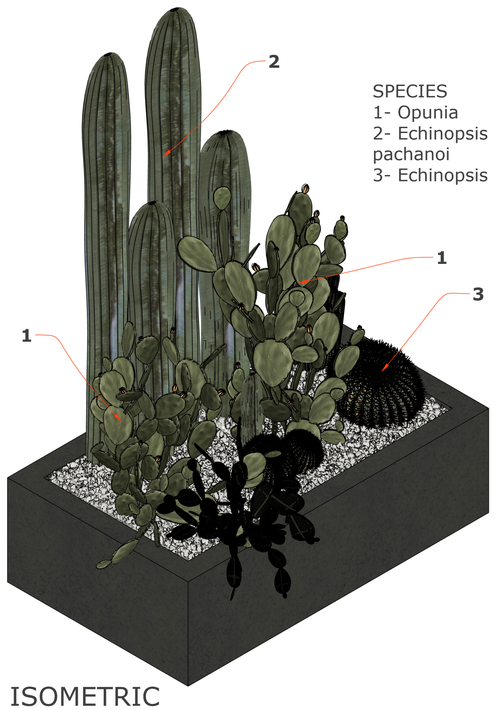


FRONT

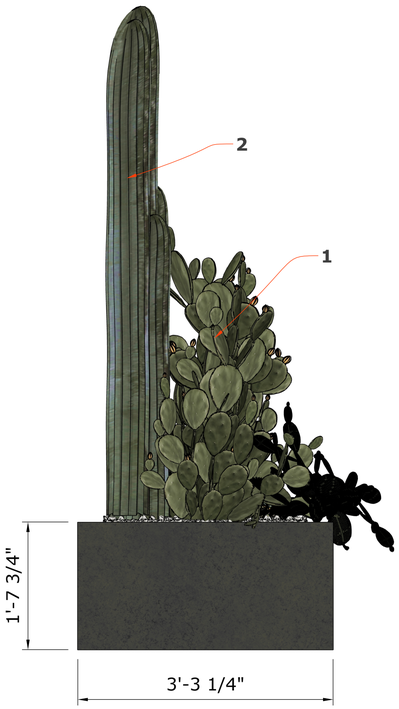
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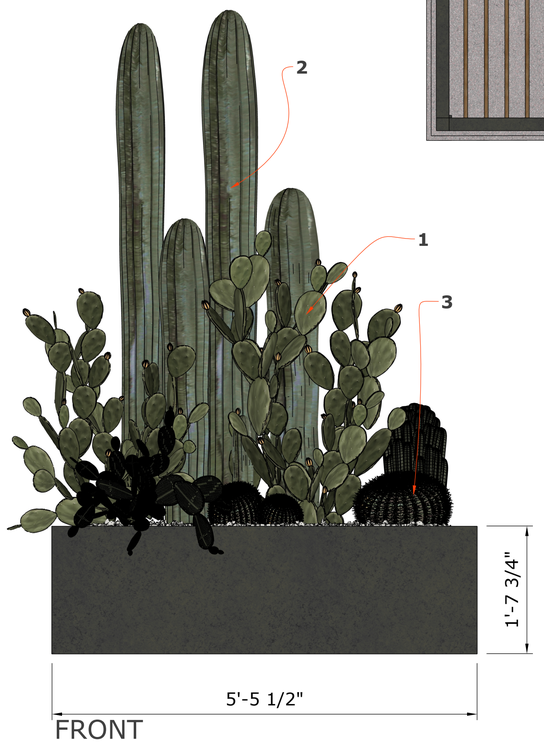
TOP



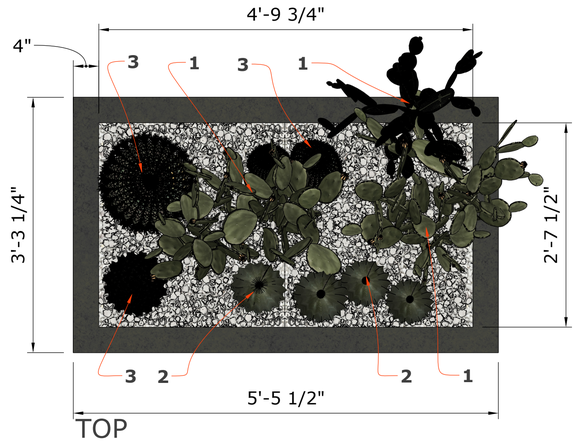
ISOMETRIC



SIDE



FRONT



TOP

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PROJECT
COFFEE ALLEY

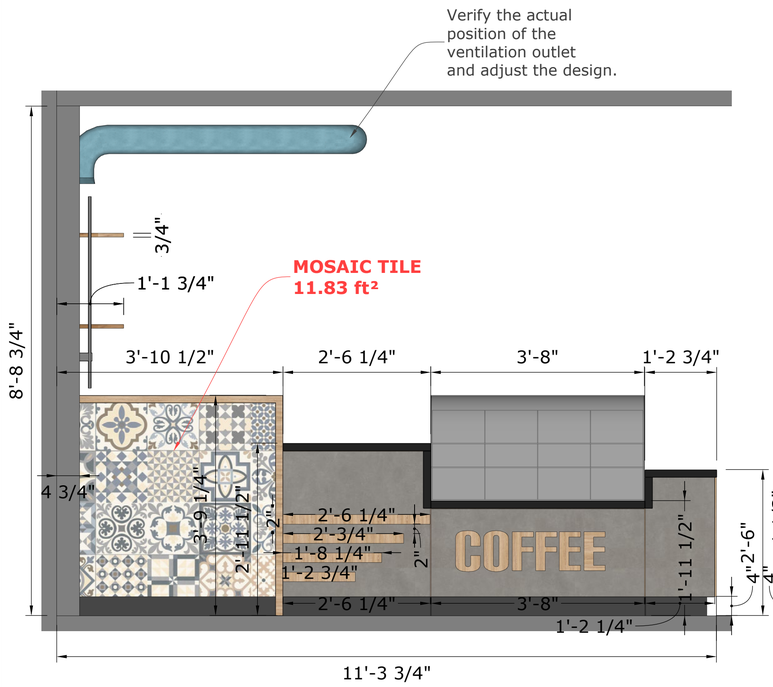
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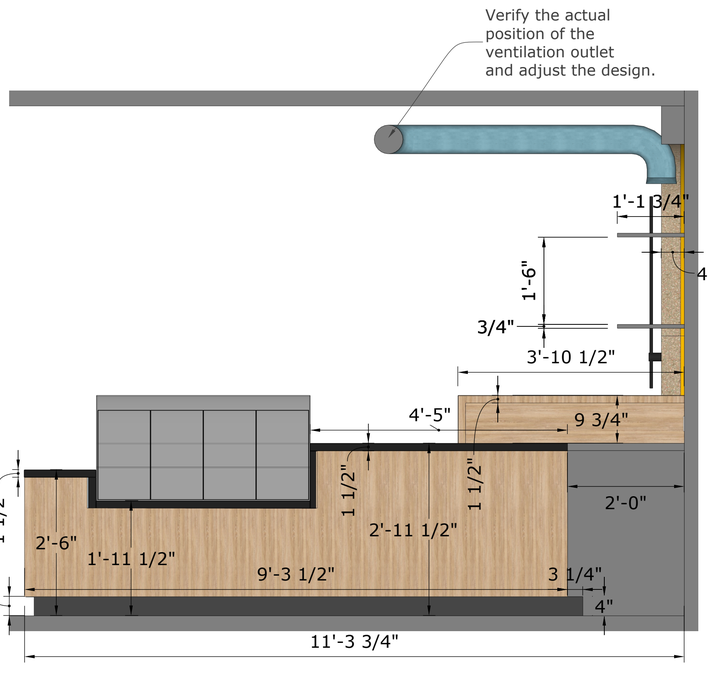
RE-ISSUE
10.04.2026

DESCRIPTION
- PERGOLA
- CACTUS GARDEN

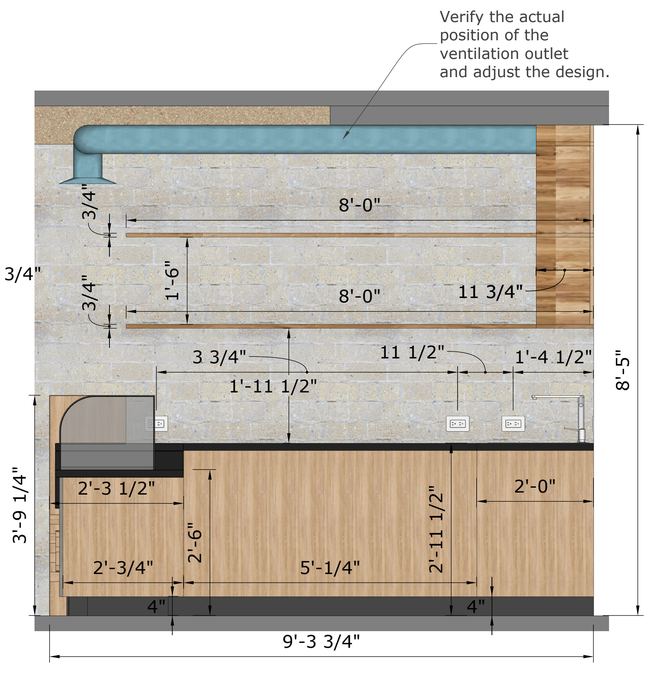
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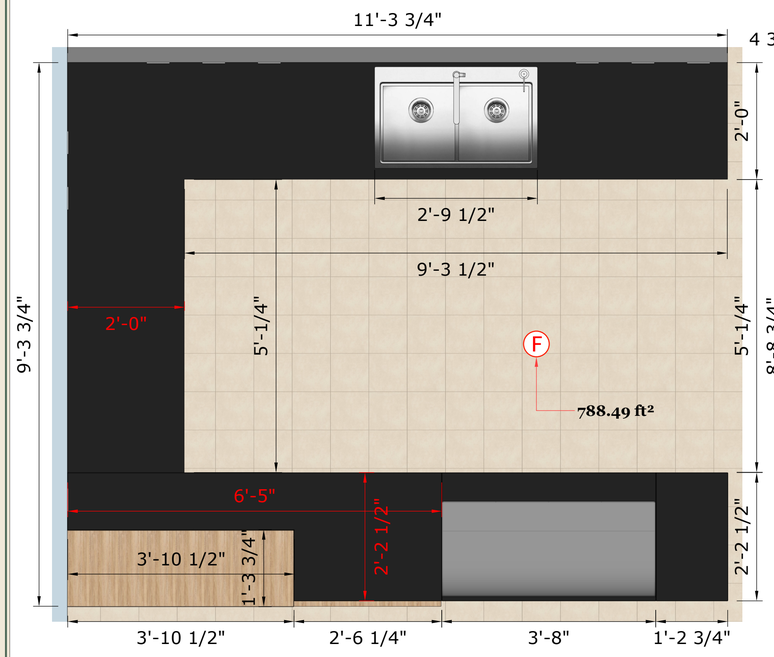
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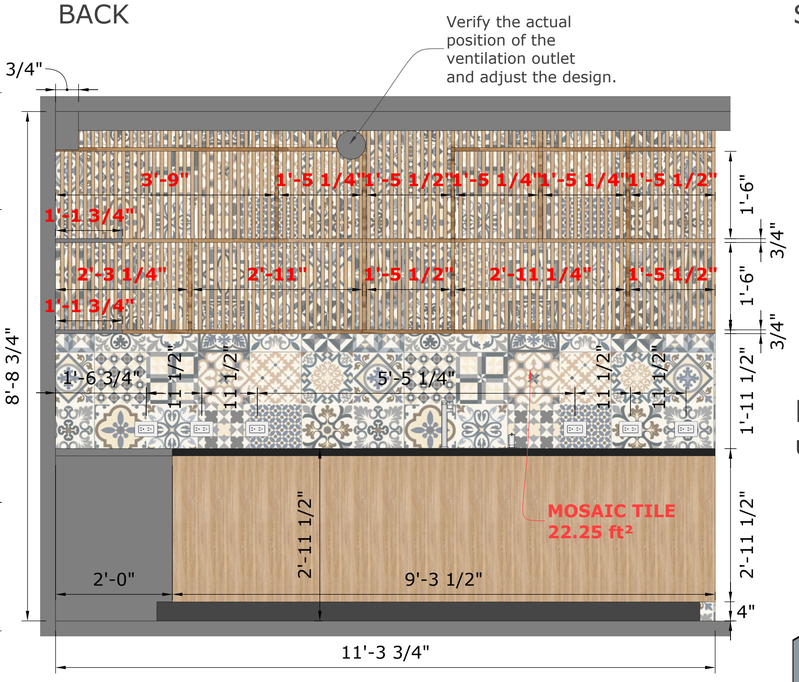
BACK



SIDE



TOP



HALF - FRONT



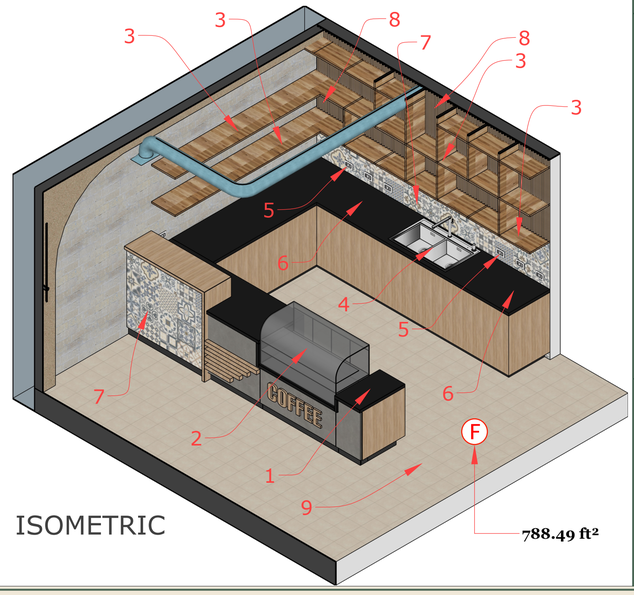
FRONT - COFFEE

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COUNTERTOP

1- ADA COUNTER.
2- GLASS DISPLAY GABINET.
3- SHELVES.
4- DISHWASHER.
5- WALL OUTLET.
6- COOKTOP.
7- MOSAIC TILE.
8- WOOD TAMBOUR PANELS.
9- EPOXY RESIN

NOTE: For under-counter storage drawers, use standard doors dimensions and layout.



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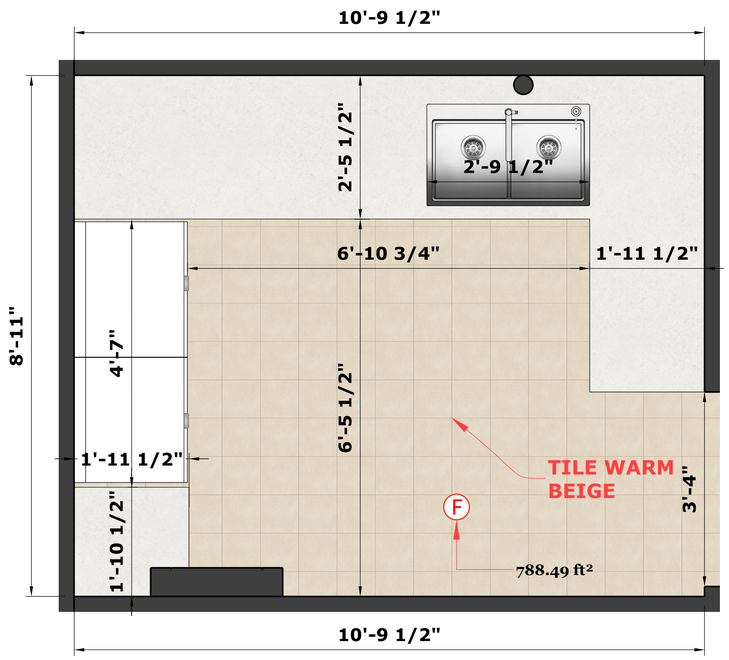
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RE-ISSUE
10.04.2026

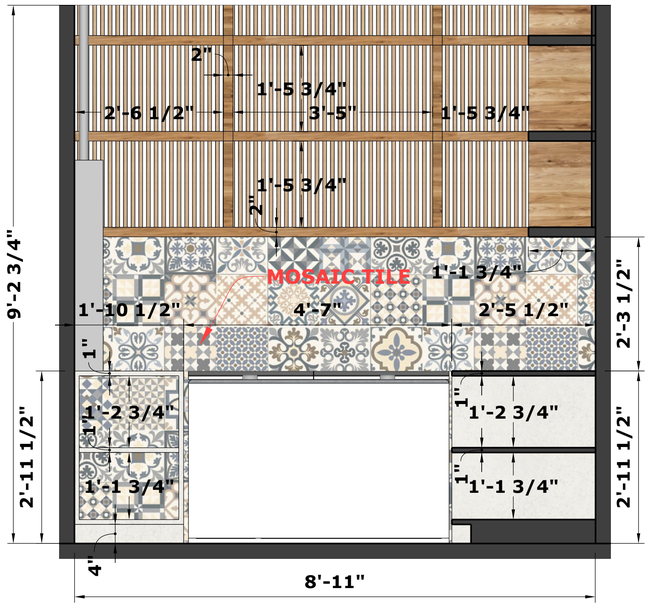
DESCRIPTION
- SERVICE AREA AND COUNTERTOP

A0.3

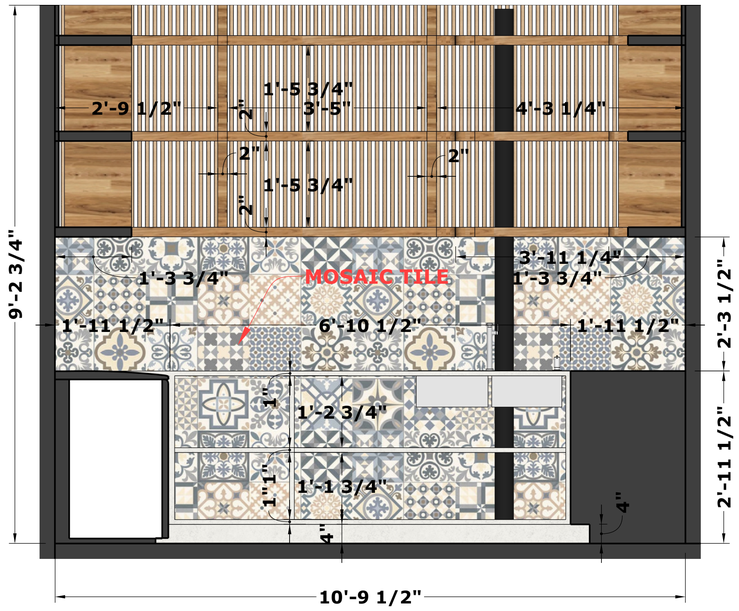
<ARKENA> :: <OMAHA> :: October 5, 2026 ::
:: <COFFEE ALLEY> ::



TOP



FRONT



SIDE

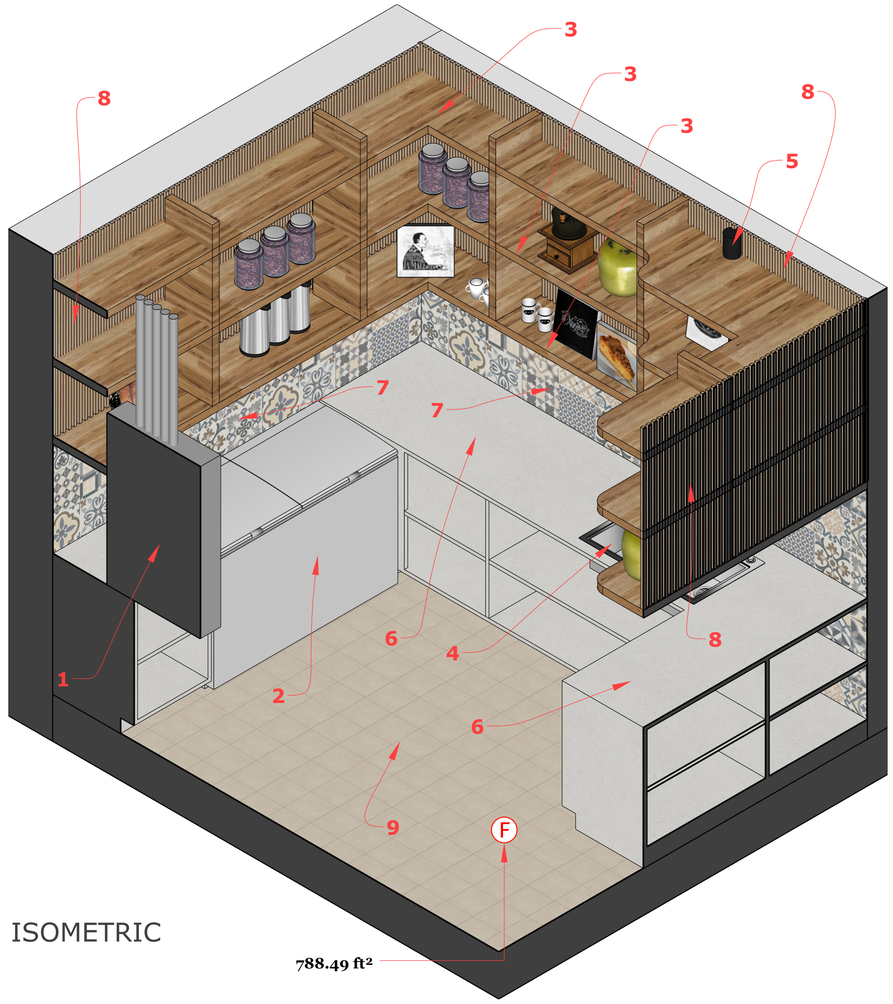
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FRONT - MAIN SIGN

STORAGE

1- ELECTRICAL PANEL.
2- UNDER-COUNTER REFRIGERATOR.
3- SHELVES.
4- DISHWASHER.
5- WATER PIPING.
6- COOKTOP.
7- MOSAIC TILE.
8- WOOD TAMBOUR PANELS.
9- TILE WARM BEIGE.



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PROJECT
COFFEE ALLEY

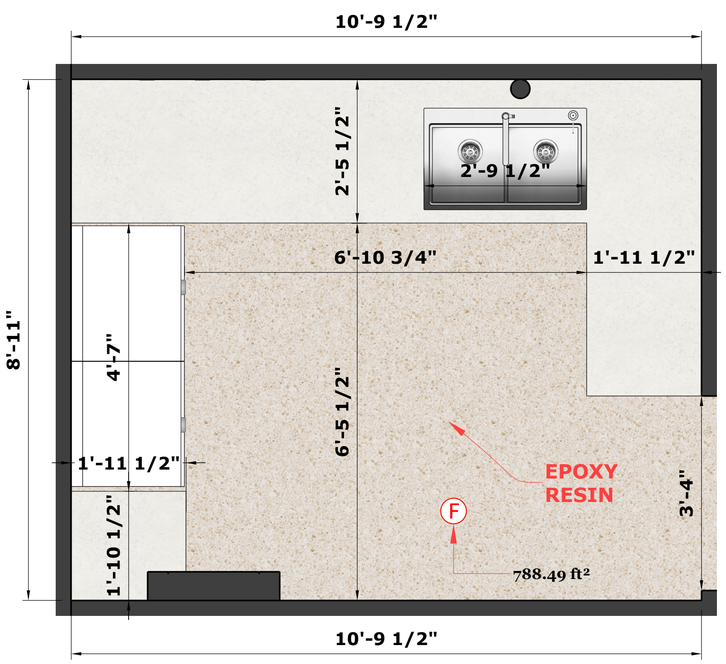
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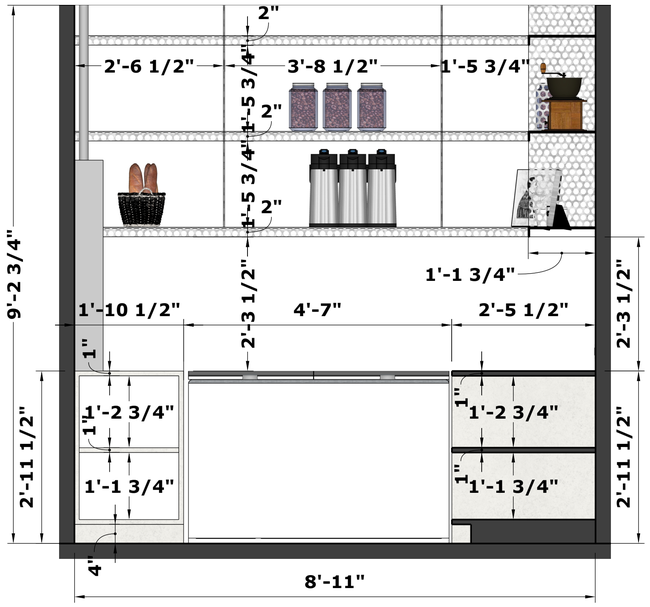
RE-ISSUE
10.04.2026

DESCRIPTION
- STORAGE
- MAIN SIGN

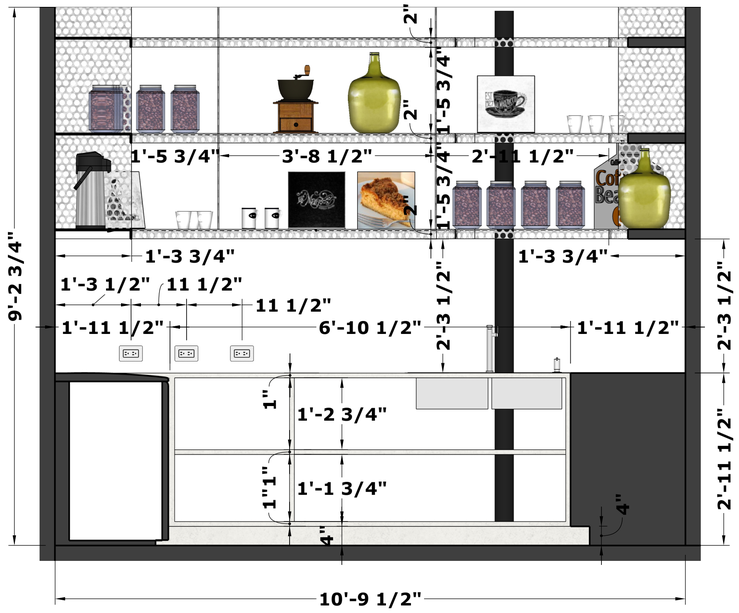
A0.4



TOP



FRONT



SIDE

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STORAGE

1- ELECTRICAL PANEL.
2- UNDER-COUNTER REFRIGERATOR.
3- METAL SHELVES.
4- DISHWASHER.
5- WATER PIPING.
6- COOKTOP.
7- WALL FINISH.
8- EPOXY RESIN.
9- WALL OUTLET.



FRONT - MAIN SIGN



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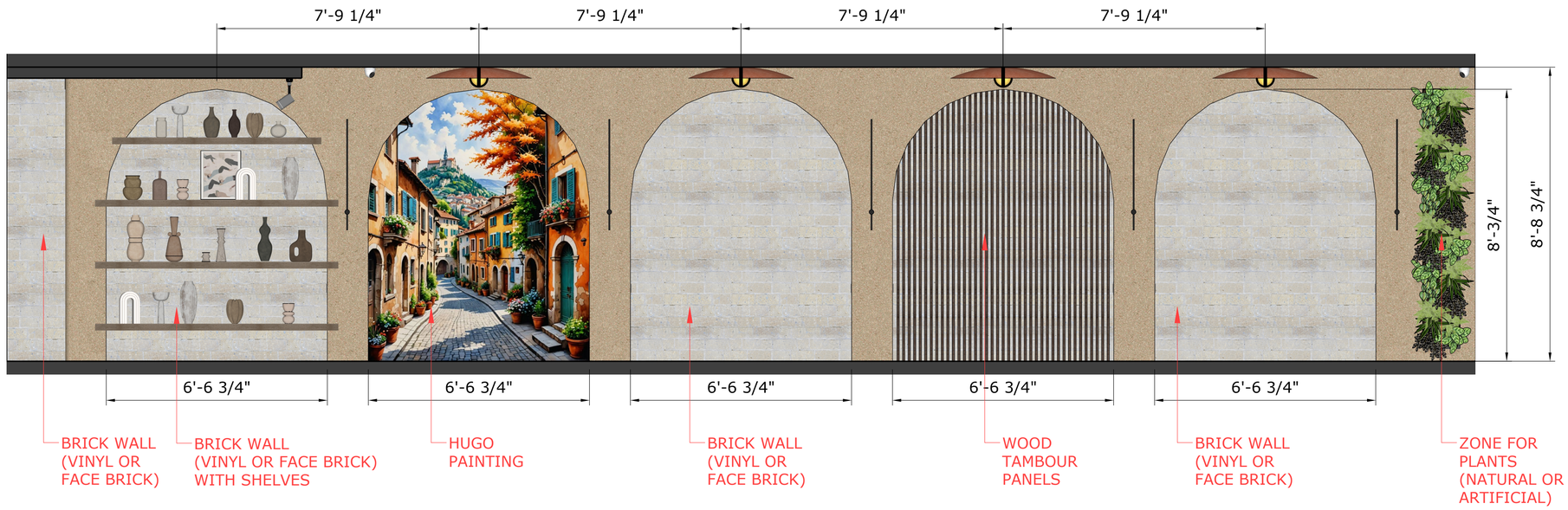
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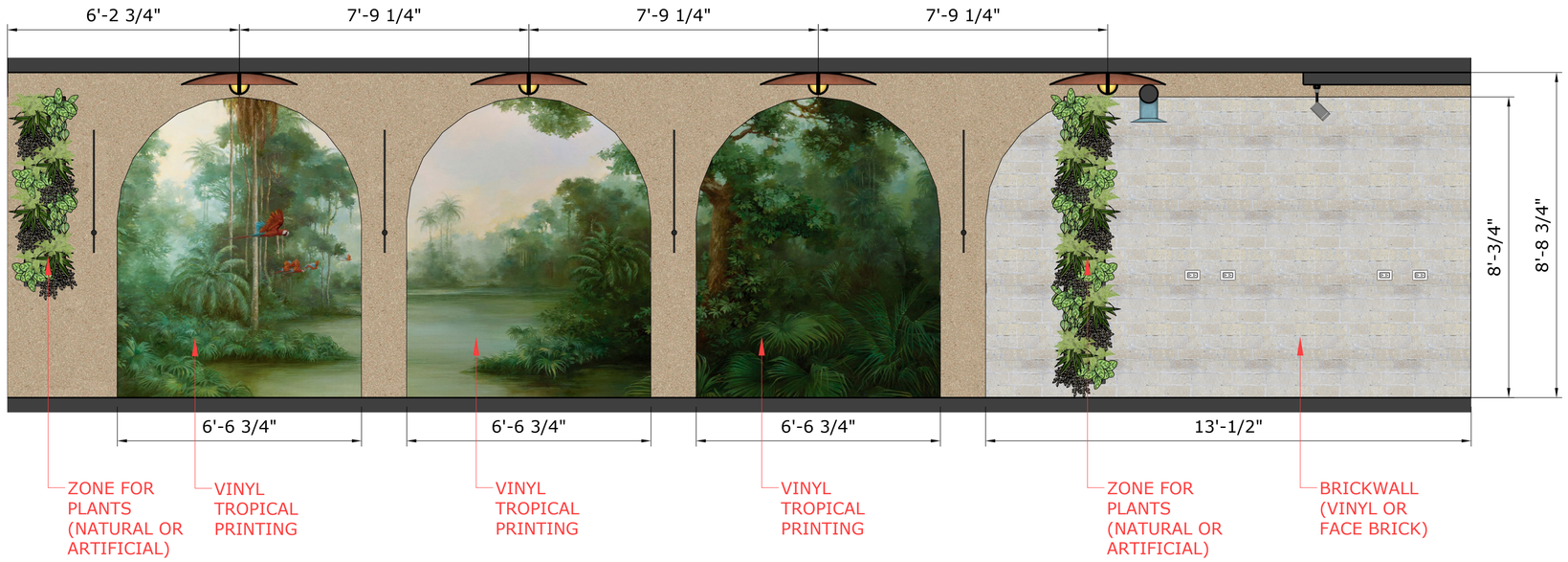
DESCRIPTION
- STORAGE
- MAIN SIGN

A0.6

RIGHT-BACK

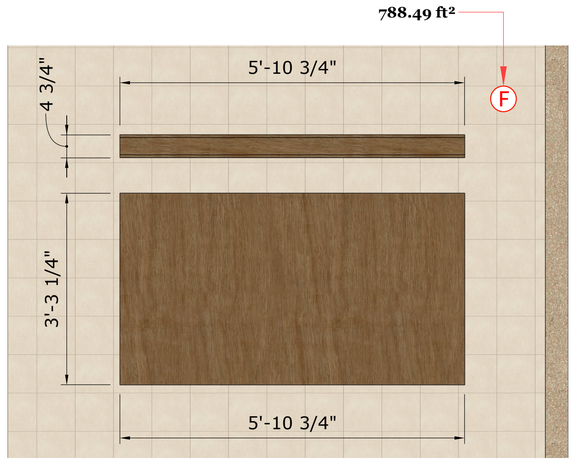


LEFT-BACK



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SCENERY



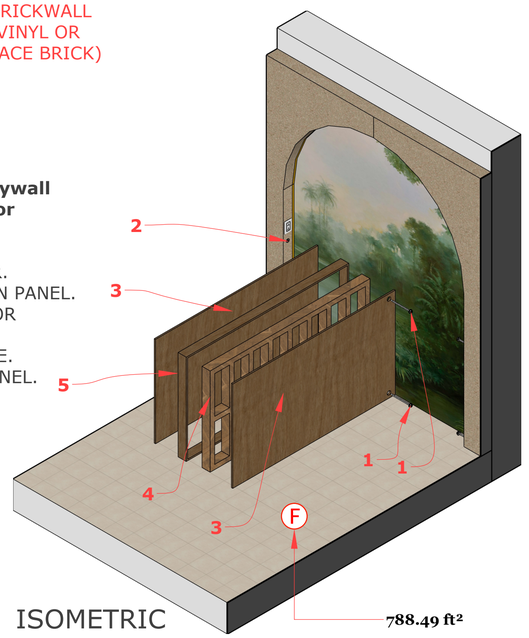
TOP



SIDE

EXPLODE view of drywall wall anchor

1- SCREW.
2- ANCHOR.
3- WOODEN PANEL.
4- WOOD OR METAL STRUCTURE.
5- SIDE PANEL.



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ISSUE
09.28.2026

RE-ISSUE
10.04.2026

DESCRIPTION
- WALL DESIGN
- SCENERY

A1.1

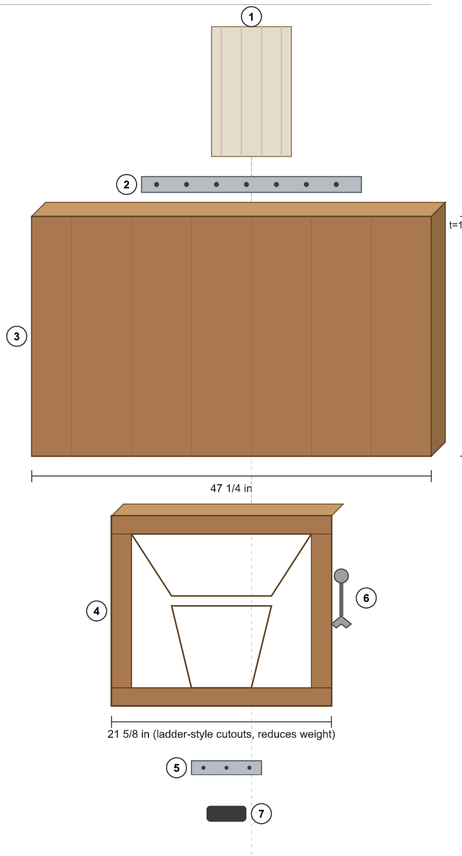
CONSTRUCTION DETAIL — FOLDING WOOD PRESENTATION PLATFORM

Wall-mounted hinged panel with folding support leg | Closed: decorative wall panel / Open: presentation platform for the cafe

Sheet: 01/01
System: hinge + folding leg
Date: 09/2026

Scale N.T.S. (schematic) | Material: pine / marine plywood, t=1 5/8in | Finish: exterior UV varnish

1. EXPLODED AXONOMETRIC — COMPONENTS



2. PARTS & HARDWARE LIST

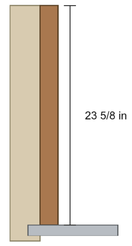
1. **Existing column / post**
   Anchor point on existing structure
2. **Continuous piano hinge**
   Stainless steel 8 5/8 x 1 3/8 in, screws 5/32 x 1in, 2 3/8in o.c.
3. **Hinged panel (main leaf)**
   Marine plywood 47 1/4 x 23 5/8 x 1 5/8 in
   Eased edge + edge-banding on all 4 sides
4. **Folding support leg, w/ cutouts**
   Pine frame 21 5/8 x 19 in x 1 5/8 in
   Triangular cutouts: reduce weight, allow folding
5. **Leg pivot hinge**
   Stainless steel 2 3/4 x 9/16 in, joins leg to panel underside
6. **Through-bolt + wing nut**
   5/16in x 2 3/8in, locks the leg in open position
7. **Rubber foot pad**
   Protects the floor, adds stability when open
8. **General fasteners**
   Self-tapping screws 5/32 x 1 9/16 in, countersunk head
   All hardware: stainless steel, exterior rated

HOW IT WORKS

The panel (3) swings on the piano hinge (2) fixed to the post. As it lowers, the leg (4) rotates on its own pivot (5) until it rests on the floor, and the assembly is locked with the through-bolt (6). The same element works as a vertical decorative wall panel (closed) or as a horizontal presentation platform (open).

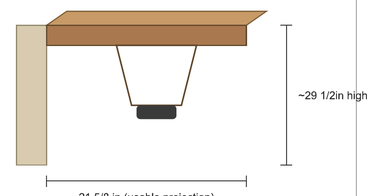
3. USE STATES (dual function)

A. CLOSED — wall panel (image 2, left)



Leg (4) folded flat against panel — slim profile (1 5/8in), minimal footprint

B. OPEN — presentation platform (image 2, right)



Leg (4) deployed + bolt (6) locked:
stable surface for use as a presentation platform

Materials: marine plywood / treated pine, t=1 5/8in · Hardware: stainless steel (hinges, bolts, screws) · Finish: exterior UV varnish, eased edges

Recommendation: reinforce the piano hinge zone with an interior backing plate; verify the leg's load capacity for the intended use (point load vs. distributed load).

Conceptual scheme for design presentation — not a substitute for structural calculations or final fabrication drawings.

ARKENA
ALEJANDRA OROZCO
10322 PACIFIC ST
Omaha Ne 68114
Tel: 712-396-9512

CLIENT
Canopy South
3031 UPLAND PARKWAY
OMAHA NE 68107

PROJECT
COFFEE ALLEY

DESIGNED BY
ALEJANDRA OROZCO

ISSUE
09.28.2026

RE-ISSUE
00.00.000

DESCRIPTION
- CONSTRUCTION DETAIL
- FOLDING PLATFORM

A1.2