REQUEST FOR PROPOSALS

Creative Construction Campus Owner Representation

Approximately 30th Street to 29th Street along Ames Ave. | North Omaha, Nebraska

Solicitation No.: OIPA-2026-30A-CCC *Issue date: November 6th, 2026* *Responses due: January 1st, 2027*

Questions due: December 14th, 2026 *Submission: https://wkf.ms/4z3udT1*

Real change. Real Investment. Right now.

1. Request for development proposals and selection intent

The Omaha Inland Port Authority (OIPA) invites proposals from qualified individuals and firms to provide professional Owner's Representative services for Innovation Building #1, the Creative Construction Campus, within Phase 1 of the 30th & Ames Innovation District. The selected representative will augment OIPA staff capacity and act solely in OIPA's interests to coordinate planning, design, procurement, construction, budget, schedule, risk, and project closeout.

This is a professional services solicitation—not a request for a developer, equity partner, financing source, tenant, building operator, or construction contractor. The Owner's Representative will not acquire an ownership or leasehold interest in the project and may not bind OIPA without express written authorization. Any subsequent design, construction, or fee-development procurement will be undertaken separately, as determined by OIPA.

2. About OIPA & the Innovation District

OIPA is advancing a broader North Omaha economic development strategy centered on catalytic real estate development, quality jobs, entrepreneurship, housing, infrastructure modernization, innovative businesses, community wealth building, and neighborhood livability.

About OIPA. OIPA is a political subdivision of the State of Nebraska, organized under the Municipal Inland Port Authority Act, with authority to acquire, own, lease, and develop property and to issue revenue bonds to promote development within its port district. In April 2024, the Nebraska Legislature passed Legislative Bill 164, committing $30 million in state funds to OIPA specifically to create and operate an innovation district in North Omaha. The State's allocation is an unprecedented public investment in one of Omaha's most historically underserved communities. OIPA's Board guides the organization's mission to advance catalytic real estate development, quality jobs, entrepreneurship, housing, community wealth building, and neighborhood livability in North Omaha, with a development strategy shaped by months of community engagement and a commitment to ensuring the district benefits the people who already call North Omaha home.

A Community-Driven Vision. Developed through input from North Omaha residents and stakeholders, OIPA's vision is that the Innovation District "will be a thriving, empowered, and welcoming ecosystem in North Omaha—a historic and culturally rich community—where community members leverage creativity and technology to collaboratively design and build a stronger and more vibrant environment and economy while actively preventing displacement." The district is guided by five principles:

- Foster and promote local innovation in entrepreneurship, job training, upskilling, and skill sharing that benefits North Omaha residents.
- Prevent resident and business displacement, ensuring the district is strong, affordable, and responsive to community needs.
- Leverage existing and emerging industries to put the district on the leading edge of community-driven innovation while creating opportunities to retain young professionals.

- Empower the district's multi-generational community, especially its youth, to thrive and shape the future of North Omaha.
- Celebrate the area's cultural legacy, family-oriented quality of life, and unbound potential.

The full, community-driven **Innovation District Vision and Business Plan** can be found at this link.

The 30th & Ames area is envisioned as a visible anchor for this work, and the corner property presents an opportunity to create a gateway for the district that combines high-quality office space, neighborhood-serving retail, housing, flexible space for light manufacturing and construction-innovation users, and community spaces.

OIPA Is Investing in the District. OIPA now controls a significant land assemblage around 30th & Ames, allowing it to guide the long-term vision and buildout of the district. Working with a multidisciplinary planning, design, and real estate team, OIPA has prepared a Phase 1 concept plan, market analysis, and preliminary financial feasibility analysis for 30th & Ames, and has identified potential investments in district infrastructure, open space and public realm improvements, and district activation and operations.

Phase 1 at 30th & Ames. The Phase 1 concept plan (Exhibit A) creates a highly visible "front door" to the district along Ames Avenue. It includes Innovation Building #2 – Office/Retail at the corner; a mixed-income multifamily residential building; Innovation Building #1 – Creative Construction, with flex space for light manufacturing and construction-innovation users; an outdoor activity area and community room; and the adjacent historic U.S. Mills Building. A greenway repurposing the historic Missouri- Pacific rail line is envisioned along the southern edge of this area. While housing is an important part of the broader district, OIPA will solicit a development partner for the multifamily residential building through a separate solicitation process. This RFP is focused on the Creative Construction Building.

OIPA's future development partner will be expected to work collaboratively with OIPA, public-sector partners, neighborhood stakeholders, potential tenants, financial institutions, and other project participants to produce a development that is both market-responsive and aligned with OIPA's innovation district vision.

Site & Market Context

30th & Ames is one of North Omaha's most accessible and visible intersections, with a strong base of daily activity on which to build:

- **Regional access.** The site sits immediately west of the North Freeway (U.S. 75), with direct highway access to Downtown Omaha and the broader region.
- **Transit hub.** The North Omaha Transit Center, one of the most-used transit facilities in the city, is located near 30th & Ames, will be a home station for Metro Transit's next enhanced transportation project (Likely a 24th Street BRT route) and is served by multiple Metro routes with connections to Downtown.
- **An established food and beverage hub.** The corner is already an active food truck and lunch destination, demonstrating this site's key location and demand for food and beverage options.
- **Civic and neighborhood anchors.** The Charles B. Washington Branch of the Omaha Public Library sits directly across the street, B&B Sports Academy and home to internationally acclaimed, world champion boxer Terrence Bud Crawfor is within walking distance, several educational institutions are within ½ a mile including; Omaha North High, Skinner Elementary, Druid Hill Elementary, and Metropolitan Community College, several high volume neighborhood-serving retail outlets are also in close proximity.
- **New open space and trails.** Phase 1 includes a new outdoor activity area and community space at the heart of the site, and a planned greenway will run to the south of the site, connecting the district to the surrounding neighborhood and Omaha's vast trail network, including the North Omaha Trail along Sprague Street.
- **Historic character.** The U.S. Mills Building, immediately south of the site, offers a distinctive historic anchor for the district.

- **Parking.** In addition to the on-site surface parking shown in the concept plan, there are approximately 150 existing parking stalls on nearby properties, and OIPA is pursuing partnerships with nearby property owners to unlock shared parking for the district with plans for structured parking in future phases.

A Growing Market. North Omaha's office market is active: the area has captured more than 40% of the City's new Class A office deliveries in recent years, driven by developments such as Millwork Commons, the Builder's District, and the Capital District. Very little new retail space has been built in North Omaha in the past 25 years, and the limited existing space has very few vacancies, signaling unmet demand. Flex space suited to light manufacturing, maker, and construction users is extremely limited in the Omaha market. Vacancies historically have been low. Some recent developments are being delivered in North Omaha to target this relatively unserved flex space market.

Market analysis prepared for OIPA in summer 2026 estimates that with the public realm improvements and district activation envisioned for Phase 1, 30th & Ames could support the following absorption over five years:

Use	Annual Absorption Range	5-Year Cumulative Range	Basis
Office / Innovation Space	25,000–40,000 SF/year	125,000–200,000 SF	40–60% of North Omaha Class A average (10–15% of City average); anchored by known tenants
Retail	N/A – district need / tenant-driven	10,000–20,000 SF	Financial institution, café/restaurant activation, and other community retail amenities
Flex Space	5,000–10,000 SF/year	25,000–50,000 SF	10–20% of City average in a tight market; demand-driven
Multifamily Residential	40–85 units/year	200–425 units	20–40% capture of North Omaha annual average

Source: HR&A Advisors analysis for OIPA (2026). "North Omaha" study area includes northern portions of Downtown Omaha, including Millwork Commons. Multifamily figures are provided for district context and are outside the scope of this RFEI.

Strong Tenant Interest. OIPA has been approached by multiple prospective tenants interested in locating in the district. For Innovation Building #2, OIPA has received soft commitments from prospective tenants willing to pay market rents. For Innovation Building #1, prospective users have stated interest in a combined ~55,000 SF of flex space. OIPA will share these tenant leads with its development partner.

3. Project description and anticipated program

Innovation Building #1 is envisioned as a flexible, multi-tenant light-manufacturing and construction-innovation facility supporting housing production, fabrication, research and development, entrepreneurship, and workforce training. OIPA has reported preliminary, nonbinding interest totaling approximately 55,000 square feet of flex space; neither this figure nor the final building area is a fixed program requirement.

- Flexible, divisible bays with appropriate clear heights, structural grids, durable floors, electrical service, ventilation, loading, and separate entries as validated during programming.
- Office space for OIPA and approximately 3,000 square feet of multipurpose classroom, meeting, and multimedia space, subject to validation and OIPA approval.
- Safe truck and pedestrian circulation, accessibility, code compliance, utilities, and integration with neighboring Innovation District projects and public realm.
- Support for local hiring, workforce pathways, small and emerging business participation, and community engagement consistent with applicable law and OIPA policy.

The Owner's Representative will help OIPA validate the program, project budget, procurement strategy, and implementation sequence; the representative is not being asked to independently design or finance the facility.

4. Scope of Owner's Representative services

A. Initiation, governance and project controls

- Develop a project execution plan, responsibility matrix, decision/approval gates, master schedule, risk register, communications protocol, and monthly reporting dashboard.
- Review existing feasibility studies, concept plans, site information, tenant-interest materials, and assumptions; identify gaps and recommended next steps.
- Maintain a consolidated project budget and cash-flow forecast; track commitments, contingencies, change orders, and potential cost exposures.

B. Programming, site due diligence and predevelopment

- Coordinate owner programming with OIPA, prospective users, industry/education partners, and the selected design team.
- Track surveys, geotechnical/environmental work, utility assessments, zoning, permitting, infrastructure needs, and other owner-authorized due diligence.
- Prepare and maintain milestone, cost, schedule, and risk assessments, including options and recommendations for OIPA decisions.

C. Procurement and consultant coordination

- Recommend an appropriate delivery and procurement approach; assist with scopes of work, solicitations, evaluation materials, interview support, and negotiation support for design and construction professionals.
- Coordinate and monitor architects, engineers, specialty consultants, and later contractors or fee developers as engaged by OIPA; document deliverables and decisions.
- Support fair, documented procurement and compliance with applicable public-sector requirements; legal counsel retains responsibility for legal determinations.

D. Design and construction oversight

- Monitor design development, constructability, value engineering, design-to-budget, permitting, and coordination across adjacent district improvements.
- During construction, monitor schedule, payment applications, change requests, quality observations, testing, punch lists, safety reporting, and contractor performance; elevate issues promptly.
- Review progress and provide recommendations; the architect, contractor, and other licensed parties remain responsible for their contractual and professional duties.

E. Community commitments and closeout

- Coordinate with OIPA on authorized neighborhood engagement, workforce outcomes, and participation reporting; do not make public commitments without approval.
- Assist with commissioning, occupancy approvals, warranties, training, as-built documents, final accounting, claims tracking, and turnover to OIPA or its designated operator.
- Provide complete organized project records and a final closeout report.

5. Authority, boundaries and contracting

OIPA anticipates retaining long-term ownership and control of the facility, subject to its approvals and project decisions. The Owner's Representative serves in an advisory and administrative capacity only, unless specific written delegation is granted. OIPA retains final authority over scope, budget, procurement awards, contracts, change orders, funding, tenant arrangements, and public commitments. The selected representative must disclose conflicts, including any affiliation with potential designers, contractors, developers, suppliers, or tenants, and may not compete for downstream project contracts without OIPA's prior written determination and approval.

The professional services agreement will define standard of care, insurance, confidentiality, records, indemnification as legally appropriate, termination rights, invoicing, key personnel, and reporting requirements. OIPA does not guarantee a construction budget, project start date, financing, or subsequent contract.

6. Minimum qualifications

- Demonstrated owner-side project management experience on comparable industrial, flex, innovation, public, or mixed-use capital projects.
- Named project lead with sufficient availability and relevant experience in design coordination, public procurement, budgeting, construction administration, and stakeholder management.
- Ability to provide clear written reports and maintain transparent project controls; familiarity with Nebraska/local approvals is desirable.
- Legal ability to contract, appropriate professional liability and other insurance as negotiated, and disclosure of relevant litigation, defaults, debarment, or conflicts.

7. Response format (15 pages maximum, excluding resumes and project exhibits)

Limit narrative to 15 pages, excluding cover letter, resumes, project sheets, references, and required disclosures. Submit one searchable PDF organized as follows:

Section	Required information
A. Cover letter	Legal entity, primary contact, understanding of owner-side role, availability, and commitment.
B. Relevant experience	Up to five comparable projects: location, size, cost, dates, owner, delivery method, exact role, and outcomes.
C. Key personnel	Org chart, lead and backup personnel, resumes, assigned hours, workload, subcontractors, and capacity.
D. Approach and work plan	First 90 days, project controls, procurement strategy support, schedule, risks, communication and reporting examples.
E. Fee proposal	Proposed fee basis (hourly, fixed, or hybrid), rates, estimated hours by phase, not-to-exceed assumptions, expenses, and exclusions.
F. References/disclosures	Three owner references; conflicts, litigation, debarment, and any material exceptions.

Do not submit an equity capitalization plan, sources-and-uses financing proposal, ground-lease offer, lease-up pro forma, or proposed ownership structure. Respondents may identify information they need from OIPA to develop an initial project controls plan.

8. Proposal evaluation and selection

OIPA anticipates a proposal-based review by an evaluation committee using the following draft 100-point framework. Scores guide shortlisting, subject to applicable procurement requirements and approved evaluation procedures:

Proposed development program, design and functional feasibility	**25 points**
Financial feasibility, sources/uses and business terms	25 points
Relevant team experience, capacity and delivery record	20 points
Tenanting, operations and workforce partnerships	15 points
Community benefit, local participation and district integration	10 points
Schedule and risk management	5 points

OIPA may verify references, request presentations/interviews, seek clarification, request more detailed technical or financial proposals, or initiate negotiations with qualified teams through a evaluation and negotiation phase. Evaluation standards, eligibility and any preference policies must be reviewed by counsel before issuance.

9. Solicitation schedule and submission

Issue date	**November 6th 2026**
Optional site tour / briefing	**November 30th & Dec 7th**
Written questions due	**December 14th**
OIPA Responses / Addenda	**December 18th**
Submissions due	**January 1st**
Next step	**March 12th**

Submit a single searchable PDF to https://wkf.ms/4z3udT1, document titled: OIPA-2026-30A-CCC – [Respondent Name]. Submit questions to info@omahipa.com. OIPA may publish material answers to all registered respondents. Respondents shall not contact OIPA Board members regarding the solicitation. Site entry is by prior arrangement.

10. General conditions and reservation of rights

This RFP requests substantive development and financing proposals, including preliminary pricing and business terms; submissions do not constitute final binding offers and does not itself award a contract, exclusive negotiation right, lease, disposition, or financing. OIPA may clarify, amend, suspend, cancel, reissue, reject any or all submissions, modify the project or solicitation schedule, interview respondents, or discontinue the process, subject to applicable law. All respondent expenses are their own. OIPA makes no representation or warranty concerning illustrative information, site conditions, projected demand or available incentives.

Responses may be subject to Nebraska public-records requirements. Respondents should identify claimed confidential material, but confidentiality is not guaranteed. Respondents must disclose actual or potential conflicts of interest and comply with applicable law, OIPA ethics and procurement rules. Any future agreement is subject to due diligence, satisfactory terms, counsel review, finance, permitting and required OIPA Board/government approvals.

Exhibit A: Linear Concept

