REQUEST FOR QUALIFICATIONS

Engineering and Technical Due Diligence Services

GO Ready Site Development Program

Greater Omaha Chamber

RFQ Issue Date: November 4, 2026
Statement of Qualifications Submittal Deadline: November 25, 2026, 5:00 P.M. CT

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1. Introduction and Background

The Greater Omaha Economic Development Partnership ("GOEDP" or the "Partnership") is seeking Statements of Qualifications ("SOQs") from qualified engineering firms to provide the due diligence and engineering services needed to certify a select number of sites through the GO Ready Site Development Program ("GO Ready" or the "Program"). The GOEDP is a program of the Greater Omaha Chamber and serves as the primary economic development organization for the region, responsible for business attraction, business retention, workforce development, and small business development. Creation of development-ready sites is key to the success of these initiatives.

The GOEDP believes that development-ready sites help position the region to compete for projects in which companies are making major capital investments and creating jobs that bolster the regional economy. Through the GO Ready Site Development Program, appropriate due diligence and site engineering is conducted to eliminate potential development risk and increase speed to market for prospective end users, resulting in a higher success rate in landing these projects.

1.1 Program Geography

Sites within the following counties will be identified and investigated under this Program:

- Washington County, Nebraska
- Dodge County, Nebraska
- Douglas County, Nebraska
- Sarpy County, Nebraska
- Cass County, Nebraska
- Pottawattamie County, Iowa

Dependent upon the negotiation of the final scope of work and fee with the selected firm, GOEDP anticipates between four and eight sites within these counties will proceed with the due diligence and engineering activities required to achieve GO Ready certification. If a site within one of the eligible counties is found during the due diligence process to have an issue that will prevent development, another site within an eligible county will be identified and substituted for study, with the concurrence of the GOEDP, the relevant county partner economic development entity, and the selected engineering firm. The sites to be studied have not been completely finalized but a list of the preliminary identified sites are provided in Attachment A.

1.2 Program Funding

In September 2026, the GOEDP received a grant from the U.S. Economic Development Administration (EDA) to conduct due diligence and engineering activities to certify GO Ready sites within the geographic region described in Section 1.1, based on recent disaster declarations and associated federal funding. The total budget available for these activities is a maximum of $564,000. The EDA grant has a completion date of December 31, 2028; however, the GOEDP desires a quicker completion date for this project.

1.3 Purpose of this Request for Qualifications

This is a Request for Qualifications, not a request for pricing. Firms are asked to demonstrate their qualifications, experience, and approach for the services described in this document. Selection will be based on qualifications alone, consistent with qualifications-based selection for engineering services. Fee proposals are not requested and are not to be included in a firm's SOQ. Following the evaluation, the GOEDP will negotiate the scope of services and fees with the top-ranked firm, as described in Sections 4.1 and 5.2.

1.4 Relationship to Prior Solicitation

This Request for Qualifications supersedes the Request for Proposal issued October 5, 2026 and Addendum 1 issued October 16, 2026. The clarifications provided in Addendum 1 have been incorporated into this document.

2. GO Ready Site Development Program Overview

Nationally, development-ready certified sites are recognized as having gone through a high-level investigation to ensure that there are no unknown issues present on the site that would cause development delays or prevent development altogether. In essence, development-ready certified sites "de-risk" a property and allow an end user to proceed with confidence. The GO Ready Site Development Program has been created to assist GOEDP's economic development partners in achieving and completing the necessary due diligence and engineering items required for GO Ready Certification. The GOEDP will approve the actual certification of sites under the Program; the selected firm will be responsible for providing all documentation and deliverables required to support that certification.

2.1 Site Selection Parameters

Selection of the sites to be investigated will be determined jointly by the GOEDP and the lead economic development partner within each eligible county, subject to the following parameters:

- The site must be optioned, controlled, or owned by the non-profit economic development partner, or the landowner must be willing to enter into an agreement to keep the property actively for sale.
- Sites are intended to be industrial in nature and designed to attract large, employment-intensive projects. Targeted industrial uses will be determined in advance by the GOEDP and the local economic development partner. Targeted end uses will be determined by the acreage requirements of the targeted industry and required minimum utility levels — see the Target Industry Parameters in Attachment B.
- There is a potential that one site may be selected within the urban core of Omaha for GO Ready Certification, geared for the development of a large office user intended to attract a potential major employer to the downtown area. Required due diligence and engineering will be adjusted accordingly, and the Target Industry Parameters in Attachment B do not apply to that site.

3. Scope of Services

The successful firm will work closely with the GOEDP in developing a specific scope of work and fee schedule to carry out the due diligence and engineering services for the selected sites to be GO Ready certified.

If an issue is found during the process that prevents a selected site from being developed or achieving GO Ready certification, another site may be substituted with the concurrence of the GOEDP, the partner economic development entity, and the selected engineering firm.

3.1 Required Due Diligence Items

The selected firm shall complete the following due diligence items for each site selected for study:

- ALTA Survey
- Title Commitment
- Section 106 National Historic Preservation Act review (see Section 3.2, Historic Preservation and Tribal Consultations)
- Geotechnical investigation (see Section 3.4)
- Natural features / wetlands delineation
- Endangered species review
- Phase I Environmental Site Assessment
- Other studies as may be required for a given site (e.g., NEPA Environmental Assessment for the Fremont Inland Port Authority site, see Section 3.3)

If selected for study, the required due diligence and engineering will be adjusted for the Fremont Inland Port Authority site and the potential urban core site, as described in Attachment A.

3.2 Historic Preservation and Tribal Consultations

Prior to the selected firm conducting any work on selected sites associated with geotechnical studies, including any earth-disturbing activities, the Recipient shall complete, to the satisfaction of the EDA, all activities necessary for complying with the National Historic Preservation Act (NHPA) and completing Tribal consultations. This may include, but is not limited to, desktop reviews, cultural resources surveys, reports, Tribal consultations, and SHPO/THPO consultations. The EDA will notify the GOEDP when these activities are considered complete and will review the information and update its environmental documentation as necessary.

The GOEDP may be required by the EDA to implement mitigation measures or other actions as a result of information obtained through historical research and consultations. The GOEDP has agreed to implement any changes to the project that the EDA may require in connection with NHPA compliance or Tribal consultations. **GOEDP and its contractor shall not proceed with any geotechnical study work for a site until the GOEDP and its contractor have received written notification from the EDA authorizing it to proceed.** This requirement for EDA approval prior to engaging in geotechnical study work shall be written into the GOEDP's contract with the engineering firm.

If the consultation results in a determination of "No Historic Properties Affected" or "No Adverse Effect," and concurrence is received from the EDA, SHPO, and the consulting Tribes, the GOEDP may proceed with the geotechnical investigation, including soil borings and other planned subsurface investigations. If the consultation identifies the potential for an adverse effect to historic or cultural resources, the GOEDP shall not undertake any ground-disturbing activities under this scope of work. Instead, the GOEDP shall complete a more comprehensive desktop-level evaluation of the identified resources to further document existing conditions and support future project planning, with no additional field investigations or earth disturbance occurring under this scope; or determine to conduct a cultural resources survey.

3.3 NEPA Environmental Assessment

There is the potential for one NEPA Environmental Assessment, targeted for the Fremont Inland Port Authority site in Dodge County. Whether the NEPA is executed for the site depends on budget capacity. Fremont anticipates applying for federal grants for the development of rail and roadways, so if the NEPA can be furthered or completed, that would be a positive. Tribal consultation for the NEPA will follow NEPA guidelines, and the EDA will not be involved in the NEPA component. If pursued, the NEPA will be negotiated as a separately priced task, as described in Section 4.1.

3.4 Conceptual Grading, Infrastructure, and Utility Analysis

Generally, the expectations are:

- **Grading:** Basic rough grading plan to create a developable pad.
- **Infrastructure design:** A pathway to bring utilities to the site from existing services, estimated cost, and estimated length of time to complete the improvements.
- **Utility analysis:** A general estimate of potential capacity available at the site with either existing infrastructure in place or potential capacity if extended, if available.

Local economic development partner personnel will assist with coordination with local utilities.

3.5 A/E Deliverables

For each selected study site, the firm's deliverables shall include the following, prepared in a format suitable for inclusion in a final site marketing package:

Electronic Maps of Utilities in Place and Extension Routes (as needed)

- Electrical
- Telecommunications / fiber
- Natural gas
- Water
- Sewer
- Transportation, including distance to interstate / major highway; ingress/egress; proximity to commercial airport; and rail service (if applicable)

Utility Details

- Engineer's Opinion of Probable Cost
- Schedule to complete necessary improvements
- Current capacity of existing utilities in place (if available)

Site and Mapping Deliverables

- Surrounding land use map
- Easements / rights-of-way map / boundary map with measurements
- Aerial map
- Zoning map
- FEMA / flood plain map
- Wetlands map
- Topography map
- Regional / national location map
- Proposed site plan with building layout (up to two layouts per site)
- Map showing developable acreage, including grading plan (if applicable) and demolition plan (if applicable)

Marketing Deliverables

- Marketing packet and executive summary

The selected firm will compile all due diligence and engineering documents into a final site marketing package that can be presented to prospective businesses interested in the site. The marketing package will also include an executive summary that can serve as a stand-alone piece. The selected firm's company name, logo, and contact information will be included in the marketing package.

The GOEDP has a general marketing flyer template that has been used for locally controlled sites; examples can be found at selectgreateromaha.com/economic-development/site-selection/go-ready. Use of this template is not required. Because existing due diligence materials vary by firm, the GOEDP would prefer a consistent due diligence package across its certified sites. The GOEDP and the selected firm will jointly agree on the final design and look of the marketing packet and executive summary, within the available budget.

3.6 Utility Coordination

The selected firm will be required to work with the utilities serving each site to determine existing capacities, extension routes (if required), the estimated cost of extensions, and future projected capacities following any extension or upgrade.

3.7 Project Timeline

Firms should describe their general proposed approach to scheduling the required due diligence and engineering tasks. The timeline should be constructed around the time required to complete the process for one site and should identify the firm's ability to complete the process for multiple sites concurrently.

4. Statement of Qualifications Requirements

As part of its response to this Request for Qualifications, each firm shall include the following:

1. Cover letter.
2. A detailed description of the firm's experience in completing the required tasks, with an emphasis on site investigation and evaluation.
3. Three to five (3–5) examples of similar projects completed, together with examples of deliverables and references for the listed projects. Include examples of publicly facing materials the firm has provided for similar projects.
4. A detailed description of the firm's knowledge and experience in economic development, including previous work and collaboration with the Greater Omaha Economic Development Partnership / Greater Omaha Chamber and other regional economic development allies.
5. A listing of key personnel to be assigned to the project, including their experience with similar projects, their role within the project, and the amount of time dedicated to the project.
6. A detailed description of the firm's capacity to handle the required workload of the project.
7. The firm's methodology and approach to completing the project.
8. A projected timeline to complete due diligence and engineering tasks (see Section 3.7).
9. The firm's approach to managing costs and providing guidance to achieve the maximum number of study sites within the available budget.

4.1 Fee Information

Firms must not include fee or pricing information in their SOQs. Fees will be negotiated with the top-ranked firm after selection (see Section 5.2). For planning purposes, the GOEDP anticipates the negotiated contract will be structured as:

- A site specific cost per task for required due diligence activities (such as geotechnical investigations and wetlands surveys); and
- An hourly not-to-exceed amount for total engineering activities, with a supporting rate schedule.

The total budget available for these services is a maximum of $564,000 (see Section 1.2). The GOEDP and the selected firm will work cooperatively to manage costs.

5. Evaluation and Selection

5.1 Evaluation Criteria

This Request for Qualifications is a qualifications-based solicitation. Price is not a selection factor. SOQs will be scored on the following criteria:

Evaluation Criteria	Weight
Experience of the firm in completing similar projects	**25%**
Quality of deliverables on previous projects	**25%**
Experience and commitment of key personnel to the project	**20%**
Proposed methodology to complete the project, including management of process and cost	**15%**
Ability of the firm to complete the project in a timely manner	**15%**
Total	**100%**

5.2 Selection and Negotiation

SOQs will be reviewed by a selection committee consisting of Greater Omaha Economic Development Partnership representatives. Finalist firms will be selected within thirty (30) days of the SOQ submission deadline. The Partnership may interview finalist firms as part of the process but is not required to do so. Firms will be ranked based on the evaluation criteria above.

The GOEDP will then begin negotiating the detailed scope of services and fees with the top-ranked firm, with negotiations expected to be completed within thirty (30) days. If the GOEDP and the top-ranked firm cannot agree on a scope and fee that is fair and reasonable and within the available budget, negotiations with that firm will be ended and the GOEDP may begin negotiations with the next-ranked firm. Once a contract is executed, a notice to proceed will follow.

6. Tentative Schedule

The Partnership anticipates the following tentative schedule for this RFQ process. All dates are subject to change at the discretion of the GOEDP.

Milestone	Date
Request for Qualifications Posted	November 4, 2026
SOQ Submittal Deadline	November 25, 2026, 5:00 P.M. CT
Selection of Finalist Firms	December 4, 2026
Interviews with Finalist Firms	December 7 – 17, 2026
Top-Ranked Firm Selected	December 23, 2026
Contract Negotiations	January 1 – 31, 2027
Contract Begins	February 1, 2027

7. Submission Instructions

Questions regarding this Request for Qualifications should be directed, in written format, to:

Alec Gorynski
SVP Economic Development
Greater Omaha Chamber
agorynski@selectgreateromaha.com

SOQs must be submitted in electronic format no later than 5:00 P.M. CT, November 25, 2026, to the contact above. The firm's name and "GO Ready RFQ Response" should appear in the subject line of the submittal email.

8. General Terms and Conditions

8.1 Right to Reject Statements of Qualifications

The GOEDP reserves the right to reject any or all SOQs, to waive any informality or irregularity in any SOQ received, and to select the firm deemed most qualified and advantageous to the Program.

8.2 No Obligation

Issuance of this RFQ does not obligate the GOEDP or the Greater Omaha Chamber to award a contract or to pay any costs incurred by a firm in the preparation of a response to this RFQ.

8.3 Grant Compliance

Because this Program is funded in part by a grant from the U.S. Economic Development Administration, the selected firm's contract and performance of services will be subject to applicable federal grant compliance requirements, including but not limited to those referenced in Section 3.2 (Historic Preservation and Tribal Consultations). The selected firm shall cooperate fully with all federal reporting, documentation, and compliance obligations associated with the EDA grant.

8.4 Insurance and Licensing

The selected firm shall maintain professional licensure appropriate to the services provided in the State of Nebraska and the State of Iowa, as applicable, and shall carry professional liability and general liability insurance in amounts acceptable to the GOEDP.

8.5 Confidentiality

Certain site and landowner information provided to the selected firm in the course of this engagement may be confidential or proprietary. The selected firm shall maintain the confidentiality of such information and shall not disclose it to third parties without the prior written consent of the GOEDP.

8.6 Validity Period

SOQs submitted in response to this RFQ shall remain valid for a period of ninety (90) days following the SOQ submittal deadline.

8.7 Future Opportunities

The selected firm is open to compete for any subsequent design and construction services related to the sites. Future opportunities, if any, are not known at this time. Selection for this project does not guarantee or give any advantage for future procurement opportunities.

Attachment A: Preliminary Sites

The sites are not completely finalized; however, to the best of the GOEDP's knowledge at this time, the following sites are identified for study. Sites are subject to change as described in Section 1.1.

#	County	Site Description	Approx. Acres	Shape
1	**Cass**	Mynard Lane site (industrial), southwest of Plattsmouth	228	Irregular
2	**Dodge**	Fremont Inland Port Authority site. 261 acres owned; 456 acres under option. The master development plan is already completed — only site due diligence needs to be conducted; no site engineering required.	717	Irregular
3	**Douglas**	Industrial site	200 (est.)	Rectangular
4	**Douglas**	Urban core site, 1–2 blocks; expected to be vacant or used for parking, with no existing buildings. Proposed end use: office development. The Target Industry Parameters in Attachment A do not apply to this potential site.	1–2 blocks	Square
5	**Sarpy**	Industrial site	Up to 200	Rectangular
6	**Pottawattamie**	Rural industrial site	40–100	Somewhat irregular
7	**Washington**	Industrial site	Up to 400	Mainly rectangular
8	**TBD**	Site #8 — still to be determined; industrial site	200 (est.)	Rectangular

Attachment B: Target Industry Parameters

Sites will be evaluated and engineered against the following minimum target industry parameters, as applicable to the intended end use of each site. These parameters do not apply to the potential urban core office site.

Target Industry	Minimum Site and Utility Requirements
General Manufacturing	• 10+ contiguous acres • Major transportation access within 5 miles (Interstate, State Highway, or main arterial) • Water at least 20,000 GPD • Sewer at least 17,500 GPD • Electricity 0.5 – 1 MW • Natural gas available • Telecommunications from 2 providers
Heavy Industrial	• 50+ contiguous acres • Major transportation access within 5 miles (Interstate, State Highway, or main arterial) • Water at least 100,000 GPD • Sewer at least 75,000 GPD • Electricity 2 MW • Natural gas available • Telecommunications from 1 provider
Large Heavy Industrial	• 100+ contiguous acres • Major transportation access within 5 miles (Interstate, State Highway, or main arterial) • Water at least 250,000 GPD • Sewer at least 200,000 GPD • Electricity 5 MW • Natural gas available • Telecommunications from 1 provider
Clean Tech / Advanced Manufacturing	• 15+ contiguous acres • Major transportation access within 5 miles (Interstate, State Highway, or main arterial) • Water at least 75,000 GPD • Sewer at least 60,000 GPD • Electricity 1 – 3 MW • Natural gas available • Diverse fiber availability • Telecommunications from 2 providers

Target Industry	Minimum Site and Utility Requirements
Warehouse / Distribution	• 15+ contiguous acres • Major transportation access within 1 mile (Interstate, State Highway, or four-lane main arterial) • Water at least 15,000 GPD • Sewer at least 12,500 GPD • Electricity 0.5 MW • Telecommunications from 1 provider
Food Processing	• 15+ contiguous acres • Major transportation access within 5 miles (Interstate, State Highway, or main arterial) • Water at least 100,000 GPD • Sewer at least 75,000 GPD • Electricity 1 MW • Natural gas available • Telecommunications from 1 provider
Small Data Center	• 10+ contiguous acres • Water at least 40,000 GPD • Sewer at least 30,000 GPD • Electricity 1 – 5 MW available day one • Away from major risk factors, including railroads, dense residential areas, flight paths, and major high-pressure gas lines • Telecommunications from 2 providers
Large Data Center	• 50+ contiguous acres • Water at least 100,000 GPD • Sewer at least 75,000 GPD • Electricity 50 MW available day one • Away from major risk factors, including railroads, dense residential areas, flight paths, and major high-pressure gas lines • Telecommunications from 2 providers