AGENDA
CITY COUNCIL, YORK, NEBRASKA
Saturday, March 7, 2015
6:00 AM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL CHAMBERS

1. Benesch Submittal 1 of 2

2. Ayars & Ayars Submittal 2 of 2

CITY OF YORK, NEBRASKA

QUALIFICATIONS FOR

YOUTH BASEBALL/ SOFTBALL COMPLEX

March 2015

benesch

Request for Qualifications

York Youth Baseball/Softball Complex

SUBMITTAL DUE DATE: 2:00 PM, FRIDAY, MARCH 6, 2015

QUALIFICATIONS MUST BE MAILED OR DELIVERED TO:

City of York, NE
Attn: Tara Vasicek, City Administrator
100 E 4th Street
P.O. BOX 276
YORK, NE 68467

EIN/SSN (Required) 36-240-7363

Federal I.D. Number

COMPANY NAME Alfred Benesch & Company

ADDRESS 825 J Street

CITY/STATE/ZIP Lincoln, NE 68508

PHONE 402-479-2200 FAX 402-479-2276

PRINTED NAME Andrew Beil

AUTHORIZED SIGNATURE Andrew Beil

TITLE Civil Group Manager EMAIL abeil@benesch.com

The above signature acknowledges the proposer has read the documents thoroughly before submitting qualifications, will fulfill the obligations in accordance to the scope of work, terms and conditions and is submitting without collusion with any other individual or firm. You must submit this page with an authorized signature.

DO NOT CONTACT ANYOTHER CITY EMPLOYEE OR DEPARMENT

ALL QUESTIONS MUST BE SUBMITTED IN WRITING TO THE FOLLOWING:
Tara Vasicek
City of York
tvasicek@cityofyork.net

All questions must be submitted no later than Friday, February 27th. Questions submitted after that date will not be considered.

MUST SUBMIT PAGE ONE/SIGNATURE PAGE

TABLE OF CONTENTS

Alfred Benesch & Company
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Lincoln, NE 68508-2958
www.benesch.com
P 402-479-2200
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March 6, 2015

Ms. Tara Vasicek
City Administrator
City of York
100 E 4th Street
York, NE 68467

Re: Qualifications to Provide Engineering Services for the York Youth Baseball / Softball Complex

Dear Ms. Vasicek,

Alfred Benesch and Company understands that youth athletic facilities can be significant short- and long-term drivers of economic activity. Young athletes and their families do more than participate and attend tournaments. They stay in hotels, eat in restaurants, purchase gas and groceries, shop and pay for entertainment. Perhaps more importantly, a youth softball and baseball complex will provide increased athletic opportunities and a new level of competitive play for area youth.

Benesch is a full-service engineering firm that provides sports complex, land planning and landscape architecture expertise and experience. To supplement our in-house capabilities, we have teamed with Davis Design as our architectural partner. We routinely partner with them and you can expect a seamless integration of our services that results in accountability and efficiency.

In York, Benesch has led multiple design and construction efforts. The relationships we have built and our understanding of City preferences will be invaluable as we work through this project. We recently opened an office in Grand Island, Nebraska. We will leverage our proximity in both Lincoln and Grand Island to provide you with prompt attention and the commitment of a local provider.

Benesch will provide comprehensive construction phase services; utilizing experienced, diligent leaders who will champion the City's best interests at all times. Additionally, we plan to consult with a sports field expert (Odeys), during the design phase, to advise on constructability, products, and ways to expedite the construction process.

Benesch employs over 100 professionals in Nebraska. Nationally, we are a firm that is over 500 people strong. That kind of bench-strength means that tight schedules can be accommodated and you can be assured that Benesch will have the availability and expertise ready to go to work when you need us.

We appreciate the opportunity to submit our qualifications for this important project. We look forward to sharing with you more about our capabilities and experience during the interview phase. We are excited about this project, the engineering challenges it offers and the benefits it will ultimately provide the community.

Sincerely,

Andrew Beil, PE
Project Manager / Client Coordinator

GENERAL INFORMATION

INTRODUCTION

Since our founding in 1946, Benesch has provided engineering services, specializing in civil, aviation, geotechnical, environmental, transportation, water, rail, survey and municipal engineering. Our projects range in size and complexity from large scale, high-profile improvements to smaller, more focused assignments. Our clients include federal, state and municipal agencies, real estate developers, private corporations and architectural firms. With nearly 500 dedicated professionals, we continually showcase engineering excellence and cutting-edge technical ability. We have 25 offices spread across 14 states, giving us the capability to take on projects of all types and sizes, while maintaining our commitment to responsive, client-focused service.

Benesch has designed over

135 baseball and softball fields

12 major tournament quality baseball/softball complexes

As a full-service firm, the broad mix of services offered by Benesch provides clients with distinct advantages when designing public spaces. With an experience base that encompasses just about anything that can be imagined, Benesch has designed parks and recreation facilities, trail systems, roadways and streetscapes, pedestrian bridges and sustainable water features. Specifically, for over 25 years, Benesch has designed over 135 baseball and softball fields and 12 major tournament quality baseball/softball complexes. Benesch can take a project from conceptualization through detailed design and construction. Our multi-disciplinary team work together to meet requirements that range from public involvement and education to permitting and sustainable project elements. Communities come together to provide for the recreational needs of their citizens in many ways, but all benefit from a firm that can transform concept elements into thoughtful design. For more information regarding our project team please refer to the 'Project Team' tab.

Benesch is currently ranked #130 among the top 500 consulting engineering firms in the United States by Engineering News Record. Our reputation speaks for itself among industry peers and clients. The frequency of repeat business is indicative of our steadfast dedication to providing quality services. One such example being that Benesch has been providing on-going engineering services to the City of York at the York Municipal Airport since the early 1980's.

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Civil Group Manager
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CAPACITY

Our team is ready and able to begin work on this project as soon as authorized. The staff we have identified will be committed to this project from beginning to end and can do so without sacrificing any other commitments we may have. We understand the design phase is only seven weeks long and we are ready to begin the fast-tracked design on March 23rd.

Our corporate philosophy is based on not making commitments we cannot fulfill. We maintain a current database of all staffing commitments to ensure we do not over-commit. We can provide a detailed breakdown of our individual commitments over the next four years upon request.

QUALITY, SCHEDULE AND BUDGET MANAGEMENT

Benesch will implement a Quality Assurance/Quality Control (QA/QC) plan that assures full achievement of the expectations of the City. This will be accomplished by:

- Keeping lines of communication as open and direct as possible.
- Having experienced, qualified staff assigned to each task.
- Conducting a proactive Quality Assurance and Quality Control (QA/QC) compliance program for all deliverables.

Benesch's QA/QC plan includes review of our work with clients by company principals to ensure that issues are identified and addressed in an effective and timely manner. This management plan provides added confidence that the City's Project will be completed as expected, on time and within budget.

Managing Schedules

Our Design Team has weekly, if not daily, meetings to discuss projects, schedules, personnel needs, etc., to ensure that all team members are current on project scheduling, project expectations and assignments. During construction projects, Benesch's project manager/on-site representative will typically coordinate the day's work through daily morning meetings with the contractor's project manager and, often, the City's project manager/point of contact. These meetings help keep projects on schedule and resolve issues before they occur. The team prepares progress reports on a weekly basis and provides them to the City's project manager/point of contact. Benesch has an excellent record of completing projects on schedule and within budget (i.e. no major change orders). We encourage you to contact our references (included under the 'Experience' tab) in regard to these issues.

Capability to Complete Projects Without Major Cost Escalations or Overruns

Benesch's projects have a record of avoiding major cost escalations or overruns. Our completed improvement projects over the past several years have an average of less than one percent of a project increase.

Benesch has a good working relationship with many of the local Midwest construction contractors that routinely work on City and State projects. During a project's preliminary and/or design phases, we contact local contractors to gain a better understanding of current construction costs for major bid items associated with upcoming projects. Having a good awareness of the current construction economy allows us to prepare more accurate construction estimates. The accuracy of our engineers' estimates also allows our clients to accurately anticipate overall project costs. Due to the expedited design phase on this project, we have added a contractor and supplier, Odeys from Omaha, NE, as a consultant to our team in order to solicit feedback about various amenities being designed for the new complex. Having Odeys as part of the design team will allow our team direct access to a contractor/supplier (with local experience) who can provide insight and alternative solutions in a very timely fashion, in lieu of waiting for contractor/supplier feedback during the bidding process.

PROJECT UNDERSTANDING

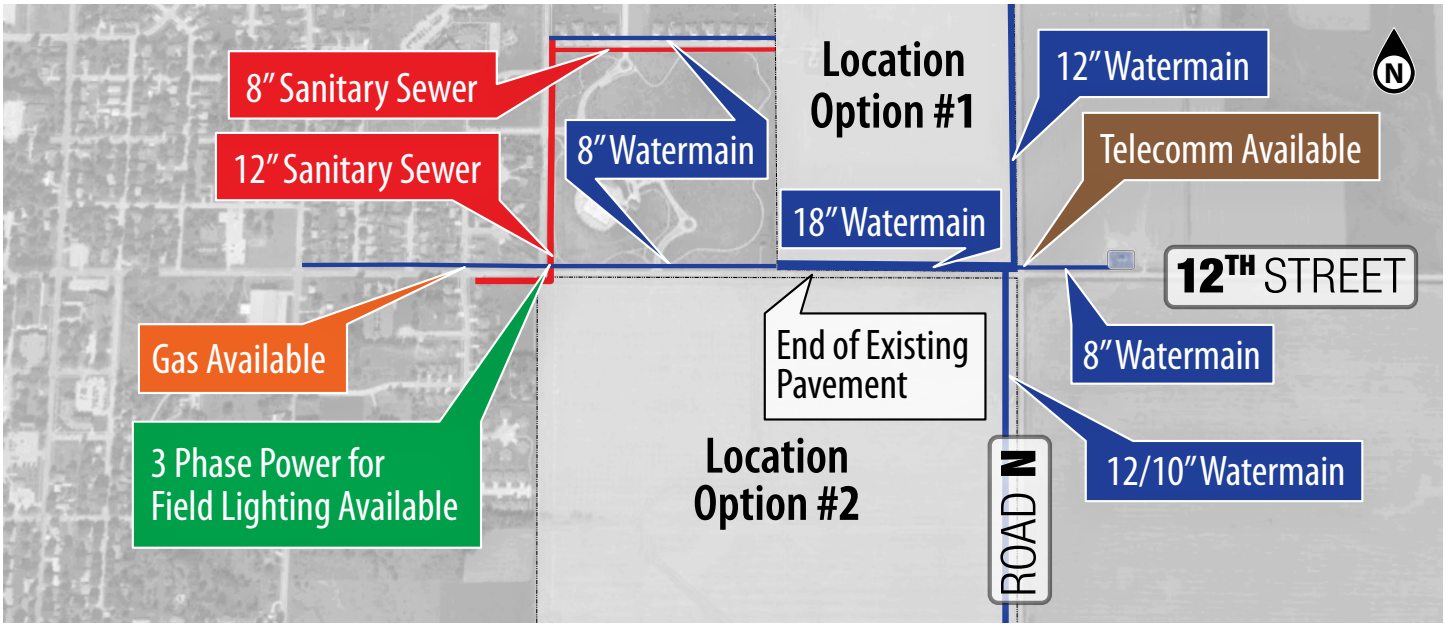
The City of York plans to develop a Youth Sports Complex to facilitate local youth athletic programs and attract out-of-town teams to tournaments that provide economic benefits to the community. The proposed facility will likely include 8 softball/baseball fields, lighting, batting cages, concessions, restrooms, parking, maintenance building and an area Master Plan to include other recreational activities.

Through conversations with the City, Benesch understands that the following will be critical to overall project success:

- Meeting the overall project deadline of construction substantial completion by October 30, 2015.
- Designing a facility that will fit within the available funding from the City's sales tax bond.
- Maximize the use of existing infrastructure (such as existing pavement on East 12th St.) to control costs.
- Minimize traffic impacts to residential areas
- Create a pedestrian friendly plan that compliments Minck's Park Aquatic Center
- Incorporate one championship-caliber baseball and one championship-caliber softball field
- Include mast-type area lighting to allow field usage after daylight hours.

Due to the overall expedited project design schedule, Benesch has already begun researching and evaluating available infrastructure relative to the site. By having an understanding of existing available infrastructure now, it will aid in expediting the formulation of design concepts and in preparing more accurate initial cost estimates for the City's review. A depiction of the available infrastructure near the project site is shown in the below exhibit and is summarized below:

- Water – existing 8" to 12" watermains near the sites.
- Wastewater – existing 8" sewer at 15th Street and Ashland Avenue; existing 12" sewer at Washington Ave and E. 12th Street.
- Pavement – E. 12th Street is paved to approximately the western boundary of Location Option #1, along the frontage of the Minck's Aquatic Center; Road N on the eastern boundary of the proposed locations is not paved.
- Gas (Black Hills) –available at Wisconsin Ave and E. 12th Street.
- Telecomm (Windstream) – available at Road N and E. 12th Street.
- Power (NPPD) – three-phase power available at Minck's Park.
- Grading/Drainage – Location Option #1 generally flows to the northeast, Location Option #2 generally flows to the southwest; Existing site soils are believed to be adequate for mass grading and playing surface soils will need to be amended for proper field drainage and to aid in turf growth/germination.
- City Wells – Location Option #1 has one (1) City well and Location Option #2 has three (3) City wells on site.



PRELIMINARY CONCEPT PLANS

Based on our understanding of key issues for the site, discussions with City staff about preferences for layout, as well as the information obtained from our initial infrastructure research, Benesch has prepared Preliminary Concept Plans for each of the two proposed sites (Location Option #1 and Location Option #2) defined in the Request of Qualifications. Having various conceptual plans prepared and ready, will aid in the early 'kick-off' stages of the design process. The conceptual plans allow the City a chance to see various potential alternatives and furthermore assist the City in finding a preferred alternative quickly to keep the design phase on schedule.

Concept Plans 'A' and 'B' provide layouts for Location Option #1. The site identified as Location Option #1 is approximately 80 acres and located at the northwest corner of Road N and E. 12th Street. Concept Plan 'C' provides a layout for Location Option #2. The site identified as Location Option 2 is approximately 160 acres and is located at the southwest corner of Road N and E. 12th Street.

All three site layouts incorporate the following:

- Eight (8) fields with a championship caliber field for both baseball and softball.
- A concession/restroom building for each layout 'pinwheel'.
- Main access for complex in a location which takes advantage of existing paved street infrastructure on E. 12th Street.
- Paved parking lots (approximately 202 parking spaces per 'pinwheel').
- Accommodate the existing City well location(s).
- Batting cages.
- Picnic shelter areas.
- Optional playground/spray-ground facilities.
- Strategic drop-off loops.
- Maintenance building facility with access off existing roadways (for large truck deliveries).
- Areas for pond/water features to create on-site soil borrow to be utilized in building fields and mass grading operations.
- A future land planning concept for soccer fields and parking lot expansions.

The following pages contain the conept layouts and a discussion of the pros and cons of the various layouts.

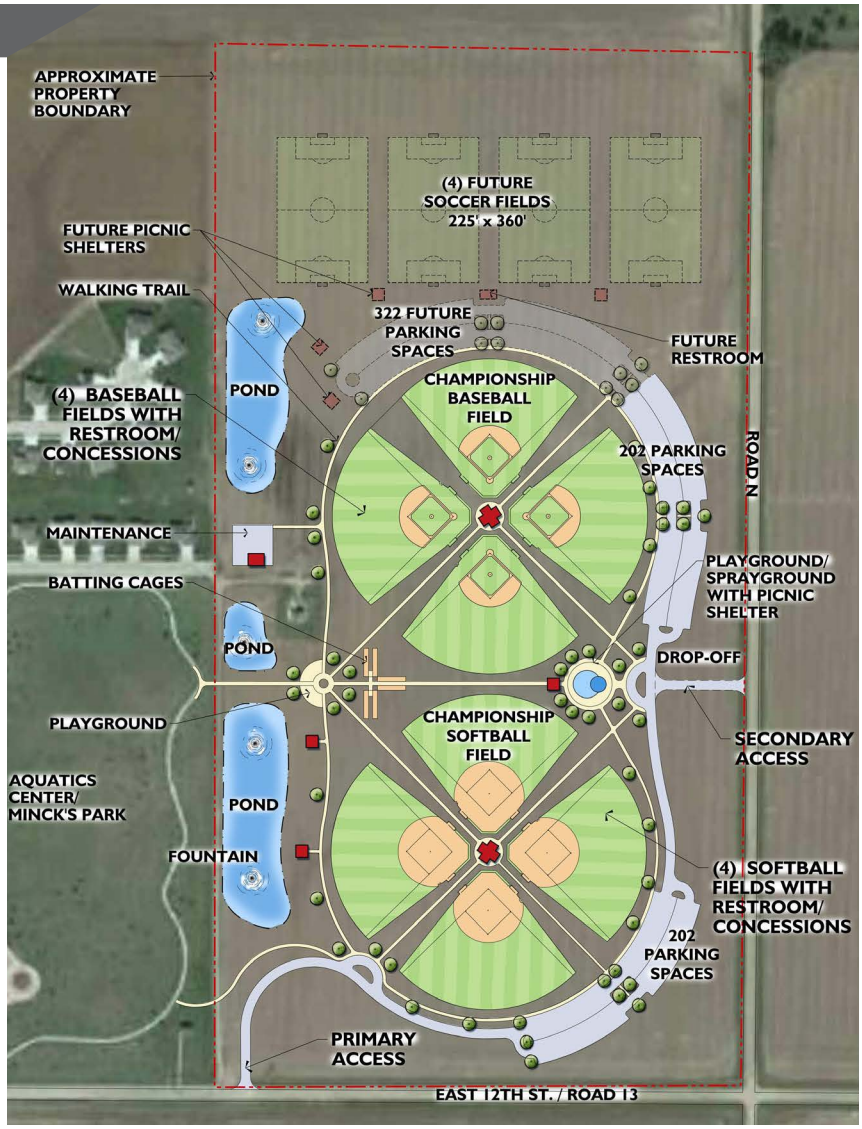
Concept Plan **A**

PROS

- Parking on the east side of the site to limit pedestrian/vehicle conflict points with Minck's Park/Aquatic Center
- Incorporates a secondary access points on Road N for high volume periods.
- Good connection to existing Minck's Park/ Aquatic Center trail facilities.
- Relatively close access to 8" sanitary sewer at 15th Street and Ashland Avenue in the Peter's Sunrise Estates Subdivision.

CONS

- Requires the most new pavement infrastructure of all three concepts.
- Requires longer utility runs to tie in new concession/restrooms buildings.
- Less acres available for future expansion once softball/baseball complex is built.



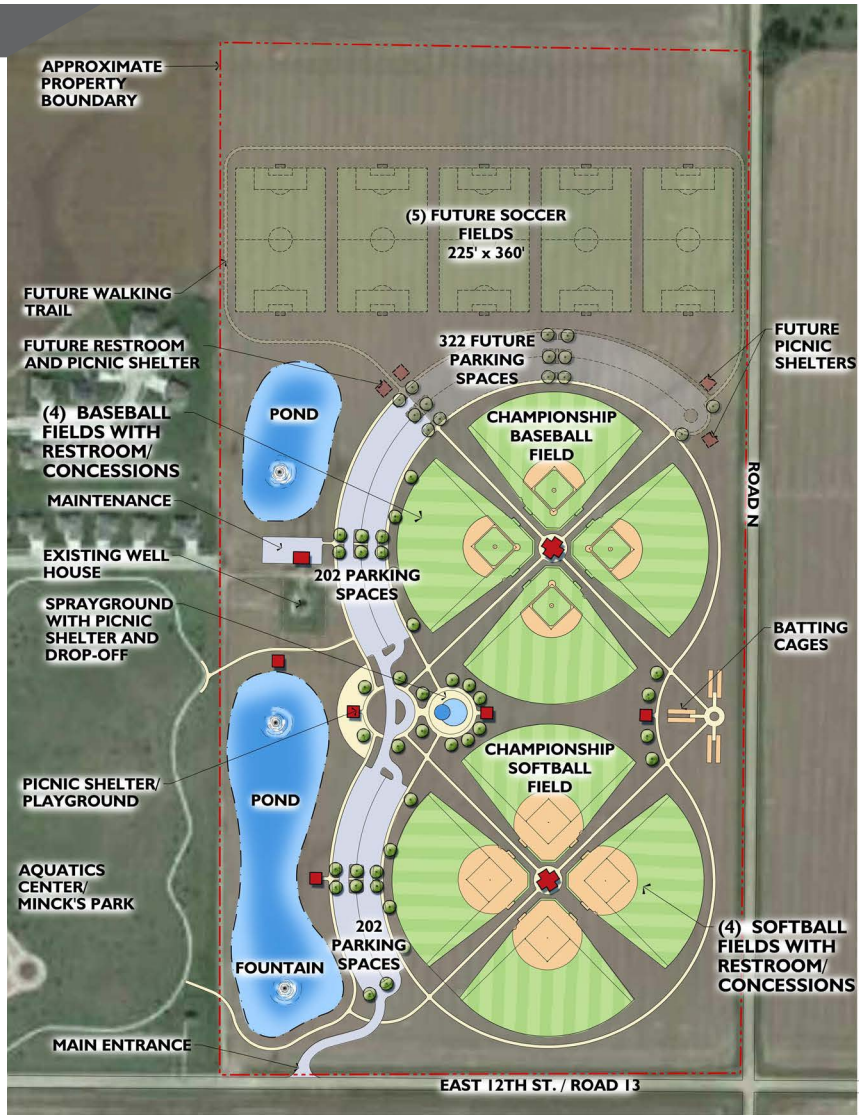
Concept Plan **B**

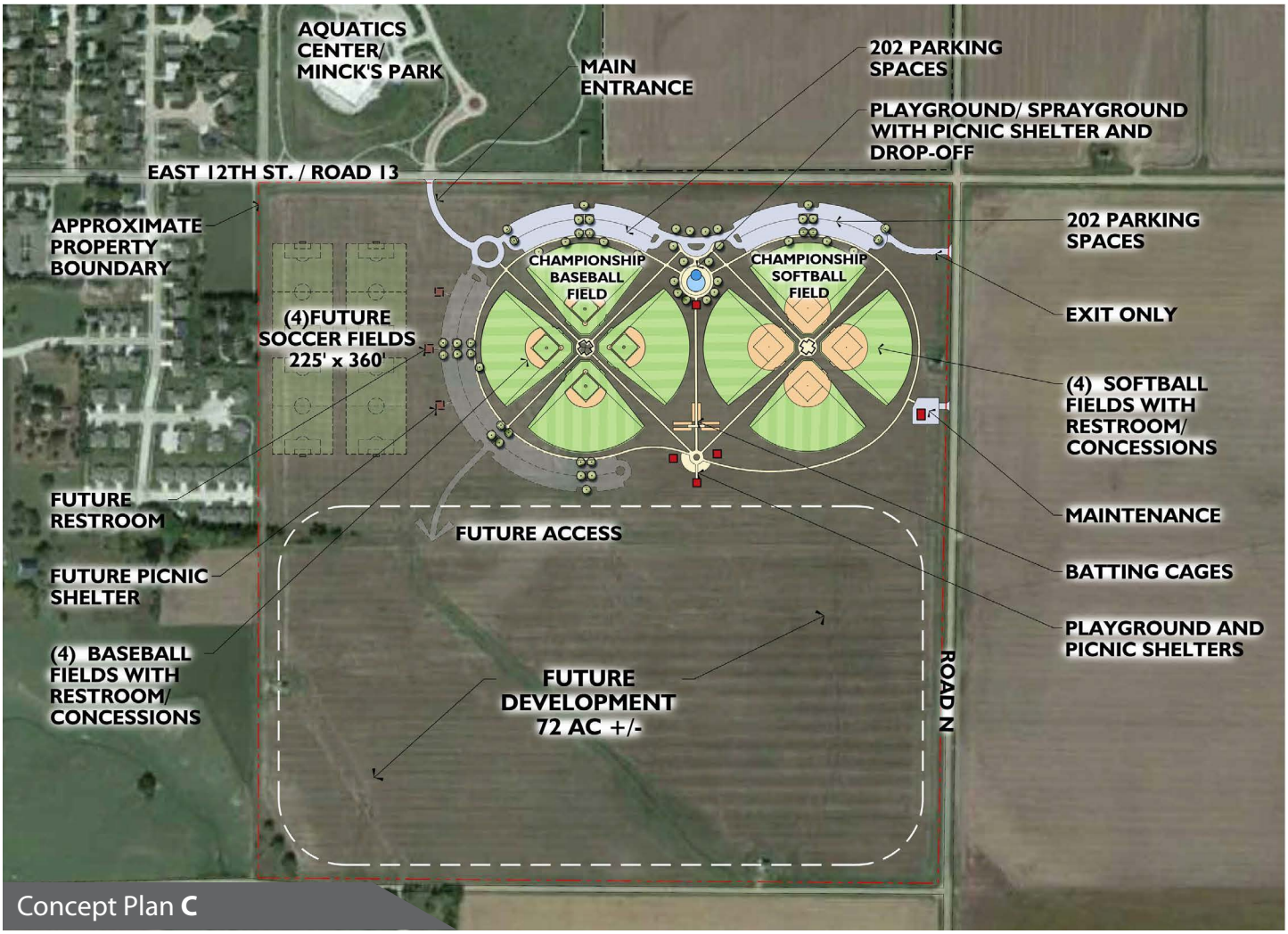
PROS

- Requires less new pavement infrastructure than Option 'A'
- Good connection to existing Minck's Park/ Aquatic Center trail facilities.
- Relatively close access to 8" sanitary sewer at 15th Street and Ashland Avenue in Peter's Sunrise Estates Division.

CONS

- Creates potential pedestrian/vehicle conflict points between new complex and Minck's Park/Aquatic Center.
- There is not an immediate location for a secondary access point until future parking lots for an ultimate complex build-out are built at the north end of the north 'pinwheel'.
- Less acres available for future expansion once softball/baseball complex is built.





Concept Plan **C**

PROS

- Main access location in line with Minck's Park/Aquatic Center access location.
- Closer proximity to existing utilities.
- Requires less new pavement infrastructure than Option 'A'
- Incorporates a secondary access points on Road N for high volume periods.
- More acres available for future expansion once softball/baseball complex is built.
- Relatively close access to 12" sanitary sewer at Washington Avenue and E. 12th Street

CONS

- No connection to existing Minck's Park/Aquatic Center facilities.

APPROACH

To illustrate our understanding, we have provided a sample approach which could be utilized on a design-bid-build delivery of the Youth Baseball/Softball Complex. Again, this is a sample approach and could be discussed further during the scope negotiations process. Benesch understands that the Project Schedule is a top priority and a prompt, fast-tracked detailed planning exercise during preliminary design will be crucial to meeting deadline goals.

Preliminary Design (Planning & Inventory) Phase

Information gathering: The Design Team will assemble information relative to the design of the sports complex to build on what has been obtained in the initial research.

Kick-off "Vision" Meeting: The design team will meet with City staff and any other City determined stakeholders for a project orientation/kick-off meeting. The purpose of the meeting will be to accomplish these tasks:

- Meet/greet the City stakeholders/committee.
- Understand City goals and objectives. Based on our previous experience in working with Sports Complexes, Benesch will provide a questionnaire addressing priorities and alternatives for stakeholders. The concept plans will also be beneficial as a guide to discussing the site constraints and cost alternatives.
- Establish a preliminary work plan, program, schedule and budget.
- Discuss the future Master Plan for the site as well as any future projects planned near the site.
- Conduct a site visit.
- Transfer all relevant project information from the City to the Design Team.

Inventory and Analysis: The Design Team will conduct a thorough site investigation and prepare an analysis for use in developing a conceptual master plan. From this analysis, we will learn about the project's physical parameters, site characteristics, and relationships between the project site and the surrounding community. Elements of the study will include:

- Field Survey: Existing roads and utilities (water, sewer, power, and storm water) will be mapped and analyzed as to their impact on the development. Further investigation will be needed to determine the best way to service the site.
- Noise/Light: While the area around the future complex is not densely populated, there are existing residential communities along the western boundary of both proposed sites. The impact from the parking area and sports field lighting on neighboring properties will be considered.
- Surrounding Land Use: Existing land use in the project area will be documented from existing aerial photography, development plans, and existing planning studies.
- Hydrology: An analysis of site drainage, based on field survey information, will be conducted to determine areas best suited for various recreation uses. There is very little elevation change on the site. The site's drainage patterns and hydrology will be closely studied to better understand the most efficient way to grade the site.

- Pedestrian/Vehicular Circulation: Providing a balance between people, vehicles, facilities, and roadway will be important in this project. Accessibility for vehicular and pedestrian circulation focusing on connections between the sports complex and Minck's Park will be addressed.
- Utilities: Conduct a meeting with all major utility companies and solicit information regarding the utility companies requirements.

Conceptual Master Plan: Based on site analysis and input from the kick-off meeting, the Design Team will prepare a Conceptual Master Plan for site development. This plan will utilize information gathered in the analysis phase. Site specific design solutions for various program elements will be proposed. Likewise, we will illustrate and describe the location of each element and the inter-relationship of one element to another.

We will submit master plan drawings to the City and/or Planning Committee for review, comment, and recommendations with an order of magnitude budget estimate. The conceptual master plan will be revised according to feedback received at a formal meeting conducted by Benesch.

This overall preliminary design phase will need to be conducted all within the first week of the design process to keep the project on schedule. As previously illustrated in this proposal, Benesch has already prepared some conceptual layout designs to aid the "kick-off" meeting discussions and hopefully expedite the process of selecting the preferred alternative. Refer to the schedule discussion later on in this proposal for more information regarding Benesch's proposed design schedule.

Design Phase

Geotechnical Investigation: Benesch will conduct subsurface boring investigations and formulate recommendations in a report. The geotechnical investigation will be completed after the conceptual master plan concept has been approved so that borings can be strategically located for critical complex structures and other critical grading and paving areas.

30% Plans: Utilizing the Conceptual Master Plan, the Design Team will assist the City in designing the sports complex. The Design Team will further refine plans to provide more design detail and establish a basis for more accurate cost estimation. These refinements will include 30% plans for site layout, grading, architectural, lighting and others as needed. Davis Design will assist the Design Team with the design of any buildings. Odeys will provide valuable consultation services based on the Geotechnical Report in terms of conditioning the in situ soils for proper drainage and preparation of a root zone mixture for seed and/or sod. These 30% plans will be presented to the City for review and comment. Once approved by the City, these plans will be used as a basis for final construction drawings.

Final Plans/Specifications (Construction Documents): Upon approval of the 30% drawings, the Design Team will produce final construction documents. The Design Team will continually correspond with the City on project budget and matters affecting the design. Final construction documents will include the following plans:

- Existing Conditions/Demolition Plan
- Site Plan
- Site Utility Plans
- Grading/Storm Drainage Plan
- Sedimentation and Erosion Control Plan
- Construction Details
- Landscape Plan
- Irrigation Plan
- Lighting Plans
- Architectural Plans
- Specifications
- Final Engineer's Estimate of Probable Construction Costs

Additional Design Reviews & Meetings: Adhering to the Project Schedule is a top priority, therefore timely reviews and feedback are critical. The Design Team will use both formal and informal methods of submittal at regular intervals with a budget estimate to the City for review to ensure program and budget expectations are met. Ideally, as the schedule permits and as the City desires, meetings can be conducted to formally go over design concepts and/or budget estimates.

Permitting: Once construction documents have been completed and approved by the City, the Design Team will prepare and obtain all required permits.

Bidding Phase

- Provide sufficient copies of approved plans and specifications for advertising and bidding
- Solicit prospective bidders.
- Lead a pre-bid conference (if applicable).
- Answer questions that arise during the bidding process and issue bidding addenda as required to clarify bid documents.
- Attend the bid opening (if requested by owner), analyze the bid results, evaluate the bidders and furnish recommendations on the contract award.
- Assist in the execution of construction contract and bonds, and obtain appropriate contractor insurance certificates.

Construction Phase

Prior To Beginning Of Construction

- Arrange for, conduct and document a preconstruction conference with the City, Contractor, and other affected parties (such as utility companies).
- Encourage the Contractor to complete necessary material submittals, including shop drawings. Respond to these submittals as they are received. Make a list of the submittals required to verify that all are being submitted and approved in a timely manner.
- Encourage the Contractor, if it has not already been done, to prepare and submit a written program of construction (Schedule of Work) outlining the proposed operations and the order of completion of the various phases of the work.
- Provide survey control staking, (if required). Schedule and conduct a meeting between the Contractor's survey crew to transmit the control staking and discuss any necessary coordination of the survey efforts for both parties.
- Issue a construction Notice-To-Proceed (NTP) to the contractor on behalf of the City of York.

During Construction

- Observe the work in progress on a full-time/part-time basis, as required, to verify compliance with the plans and specifications.
- Prepare and distribute project observation reports. Reports will be distributed daily via e-mail and posted on an FTP site, with site photos, to City of York staff.
- Review and respond to all shop drawings, RFIs, and other materials data/cut sheets submitted by the Contractor.
- Provide materials testing (acceptance testing) during construction to determine compliance with the specifications. Submit testing reports.
- Observe and review all performance and materials tests (quality control) performed by the Contractor.
- Measure quantities of work completed and determine amounts owed to the Contractor. Prepare contractor's partial and final payment estimates.
- Prepare and negotiate change orders and supplemental agreements. Prepare independent cost analyses for the change orders, as required.
- Arrange for and conduct construction progress meetings with the City, contractor, sub-contractors, and other interested parties (such as utility companies) to discuss issues such as schedules/progress, coordination of the work with utility companies, safety, etc.

After Construction Is Completed

- Arrange for and conduct a final inspection with City and other interested parties.
- Prepare 'as-built' drawings.

SCHEDULE

The City of York has made it clear that schedule is a top priority and that the proposed schedule is aggressive not only for design, but also for construction. To accomplish this desired schedule, two things are needed, people and resources. Benesch's Design Team has the experience and expertise necessary to work closely with City staff and stakeholders to assist in decision making and to provide solutions for critical issues as they arise. Firm deadlines for review and approval processes will be necessary to keep the project on schedule. Our team will be able to ask the right questions and present options, with their subsequent effect on schedule and budget, to allow City staff and stakeholders to make the required informed decisions.

Our experience with Sports Complexes of this size has shown that the proposed construction schedule is about half of what would be typically required. To accomplish the goal of completing construction in 5 months, construction must be efficient in terms of methods and materials. Products (such as building finishes, etc.) will need to be strategically selected as to avoid the use of a product that could have a long delivery lead time and could ultimately affect the construction schedule. Benesch will assist City staff in understanding choices that are made and their effect on the construction schedule.

For all projects, and for our clients, Benesch tries to find the best balance between three main elements that are part of any project: 1) schedule, 2) money (or budget), 3) quality. For this project, we understand that the City has the desire to construct quality fields, and since the aggressive schedule is defined, the third element that the Benesch Design Team needs to try to balance is the money element. With a short construction timeframe set, the Benesch Design Team needs to be cognizant of how the project unit costs will be impacted by the schedule. Benesch will inform the City throughout the design process of how the schedule will impact prices. This information will allow the City to make informed decisions about creating a facility that fits within their available funding.

Using the schedule provided in the RFQ and adding other milestone items, below is an approximate schedule for the upcoming project. With any sporting field construction project, the grass seed growing seasons (if sod or artificial turf is not used) have a significant impact on schedules and when a facility can be opened for use.

March 13th, 2015 – **Firm Selection and limited Design Notice to Proceed for Field Survey & Kick-off meeting.**
March 18th, 2015 – **Kickoff / Vision Meeting. Questionnaires from Stakeholders Completed at Meeting.**
March 19th, 2015 - **Place One-Call For Site Clearance Before Geotechnical Investigation.**
March 19th, 2015 – **York City Council Formally Approve Negotiated Contract.**
March 23rd, 2015 – **Award of Engineering Contract.**
March 27th, 2015 – **Site Analysis and Conceptual Master Plan Finalized**
March 30th to March 31st, 2015 – **City Review Of Master Plan Completed**
April 1st, 2015 – **Begin Geotech Investigation Base On Approved Master Plan**
April 1st, 2015 to April 17th, 2015 – **30% Design Completed**
April 20th, 2015 – **30% Design Review Meeting With City Complete. All Design And Budget Related Questions To Be Answered At Meeting.**
April 21st, 2015 to May 8th, 2015 – **100% Design Completed. Final Plans/Specifications Submitted To City.**
May 8th, 2015 – **Begin Advertising for Bids**
May 29nd, 2015 – **Bid Opening**
June 4th, 2015 – **City Council Approve Bids**
June 4th, 2015 to June 12th, 2015 – **Execute Contracts Between City And Successful Contractor**
June 15th, 2015 – **Construction Notice to Proceed**
October 30th, 2015 – **Construction Substantially complete**

ECONOMIC IMPACT AND BUSINESS OPERATIONS

There is a catch phrase in the sports tourism industry that says, "If you build it, they will come." But will they come? A successful sports complex involves more than building a ball park; it also requires strong programming and a sound business plan. Benesch has been developing youth sports complexes for over 25 years. From this experience we have a solid understanding of the economic activity and operation costs associated with youth sports markets.

Additionally our skill sets include system-wide Comprehensive Park and Recreation Master Planning. We have assisted over 30 public agencies with these type of planning services. All our comprehensive planning documents include operation costs for many different park types including sport complexes.

This unique blend of sports complex and comprehensive planning experience allows us to offer York a vast base of sports tourism knowledge. If project needs mandate, we can assist with market analysis, operating projections, financial analysis, case studies, and/or a business plan that includes operating costs, revenues, capital costs, and other economic information.

From our working relationships in the youth sport markets we understand the successes and failures of facilities from a behind the scenes perspective.

The Benesch Team also has members with over 15 years of experience in youth baseball and softball tournaments throughout the country; from local-level, weekend tournaments to national, week-long events. From an economic benefit perspective, Benesch can help guide City staff and stakeholders in making important decisions that factor into whether tournament events are well attended and provide the maximum impact on the local economy.

A sample list of items that may be considered during the development process include:

- Park Amenities – parking, sun protection, championship-caliber fields, scoreboards, unique configurations, sponsors, donations, advertising
- Field Slots necessary for number of team/age groups in a tournament format
- Providing field sizes and base distances to maximize the number of teams/age groups
- Benefit vs. cost of field lighting
- Hotel Accommodations
- Tournament fees, gate admissions and sanctioning costs
- Securing Regional or National designation from sanctioning bodies
- Off-season revenue generation – civic events, sport camps

Benesch In-House Services

1 Service Offered by Benesch
2 Service Anticipated for this Project

Service	1	2
Civil - Transportation		
Municipal	•	
Roadway	•	•
Land/Site Development	•	•
Traffic Modeling	•	•
Railroad	•	
Aviation	•	
Field Survey	•	•
Utilities	•	•
Land Planning	•	•
GIS	•	
Geotechnical		
Subsurface Investigations	•	•
Pavement Section Designs	•	•
Soil Preparation Recommendations (Building & Site Civil)	•	•
Water/Wastewater		
Water/Wastewater Distribution	•	•
Treatment Facilities	•	
Stormwater Management	•	•
Hydraulics/Hydrology	•	•
Environmental		
"Green" (NEPA, Permitting, NPDES, Etc.)*	•	•
"Brown" (Remediation/Clean-up, Asbestos, Etc.)	•	
Structural		
Bridge Structures	•	
Culvert Structures	•	
Building Structures	•	
Field Construction Services		
Construction Observation	•	•
Material Testing (A2LA Certified Testing Lab)	•	•
Other		
Value Planning/Engineering	•	
Landscape Architecture (Athletic Field Design, Park Design, Planting Design, Signage Design, Playground Design)	•	•
Architectural		
Buildings	■	■

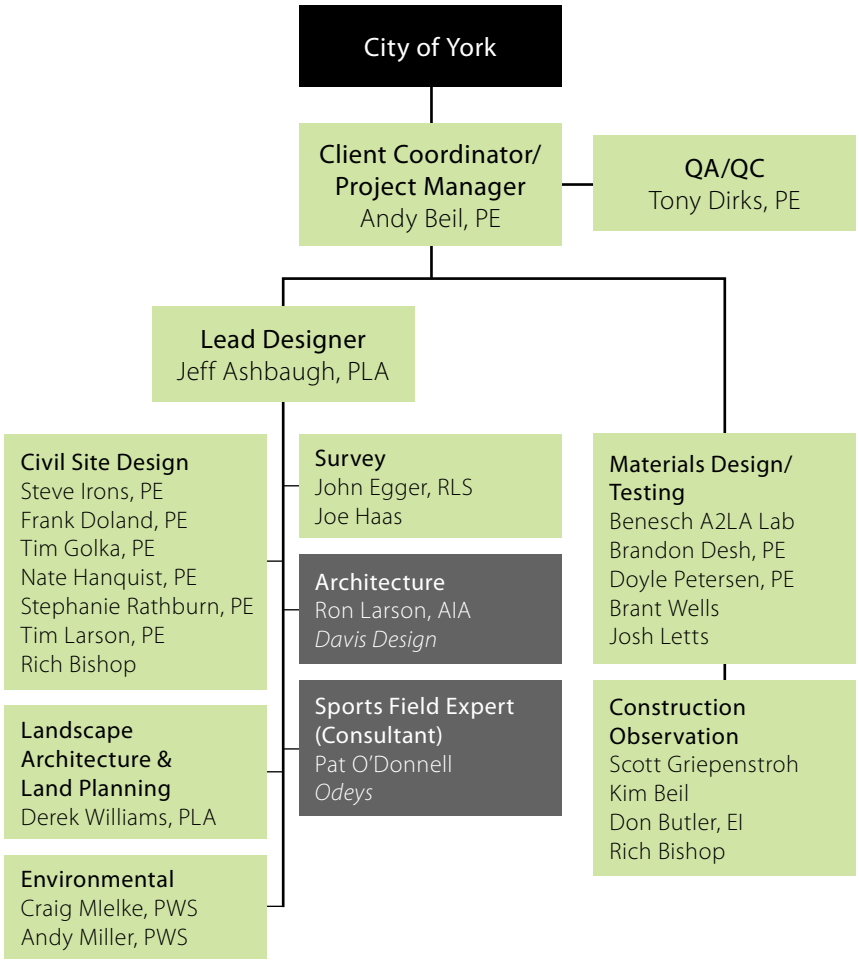
*As Required/Needed ■ Utilize Subconsultant

PROJECT SERVICES

To the left is a matrix of all in-house services provided and available by Benesch. The far right column of the matrix illustrates which in-house services will be utilized by Benesch for this upcoming Youth Softball/Baseball Complex.

PROJECT TEAM

The Benesch project team, as shown in the organization chart below, has been assembled to provide the City of York with highly technical, industry experts who will leverage perspective and working knowledge gained from successful, past efforts.



SUBCONSULTANTS

Benesch will utilize Davis Design as our architectural partner and Odeys as our field surface design expert. Resumes for key Davis Design and Odeys members can be found behind the 'Additional Information' tab.

Davis Design and Benesch have worked in tandem for over a decade on numerous architectural/ site civil projects. Currently, Davis Design and Benesch are teamed on a new softball/baseball complex for the City of Waverly, Nebraska (Lawson Park) and a new, over 100,000 square-foot, inter-modal facility (rail and semi-truck) for the Lincoln Airport Authority. Also, Benesch recently teamed with Davis Design on the 2-Place Aircraft Hangar that was constructed at the York Municipal Airport for the City of York. Benesch will work with Davis Design on vertical infrastructure (buildings) associated with the new sports complex.

Benesch has consulted with Odeys on a variety of sports complex projects. Benesch will work with Odeys to provide insight and experience for field drainage, turf establishment and management of playing surfaces. Benesch understands that the City is currently planning two "championship-caliber" fields (one softball and one baseball) and Odeys will be key in providing expertise to guide the team in producing playing surfaces of that level.

Benesch, Davis Design and Odeys have a proven and effective working relationship which has been illustrated on a variety of past projects. Our proposed team offers the City of York a team that can seamlessly provide project deliverables from day one.

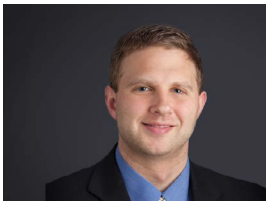
MATERIALS LABORATORY AND TESTING

The Benesch Materials Laboratory in Lincoln is accredited by the American Association of Laboratory Accreditation (A2LA) for Materials Testing. A copy of Benesch's A2LA accreditation certificate is provided directly following the 'Additional Information' tab of this proposal. Benesch would propose to utilize its in-house material testing laboratory during the geotechnical and material testing elements of the upcoming project.

KEY TEAM MEMBERS

Andrew Beil, PE – Client Coordinator/Project Manager Mr. Beil manages Benesch's civil engineering group in the Lincoln Office. He is responsible for managing a wide range of civil design and construction projects. These project typically include multi-disciplinary design elements, similar to that of the City of York's upcoming Youth Softball/Baseball Complex. Andrew has a proven track record of projects completed on time and within budget, which directly reflects on his ability to seamlessly integrate various disciplines on a multi-disciplinary project. Under his management, the Benesch Civil Group in the Lincoln Office has produced several recent successful projects for the City of York including the Nobes Road Water project, I-80 and Hwy 81 Water Project, Blackburn Bridge Replacements, Peters Sunrise Estates Subdivision, and various infrastructure projects at the York Municipal Airport.

Jeff Ashbaugh – Professional Landscape Architect / Lead Designer. Mr. Ashbaugh has over 24 years of experience in landscape architecture in both the public and private sector. Over the past thirteen years Jeff has worked on over 100 different park projects including 12 major tournament level multi-sport complexes and has served as a designer, planner, project landscape architect, and project manager. He has developed expertise in all facets of athletic field design including natural and artificial turf systems, sub-surface drainage, root zone mixtures, infield mixtures, and all the other components of sports fields as well as the ancillary facilities that support sports fields. He received over six years of experience of professional experience while working for Mecklenburg County Facilities Asset Management Department in three different positions; Park Designer, Project Manager, and Senior Project Manager. Responsibilities at Mecklenburg County included working with design professionals and in-house staff to develop new park facilities. Mecklenburg County presently has a population of one million and over 172 parks including several large sports complexes. Jeff's skill sets range from master planning, conceptual design, detailed design, cost estimating, through construction administration.



Steve Irons, PE - Project Engineer. Mr. Irons has a diverse background in his fourteen years of engineering experience. He has considerable technical experience planning, designing and constructing utility and roadway infrastructure projects. His project engineering experience includes wastewater, water, hydraulic and roadway design and construction for small simple projects to large complex projects. Mr. Irons has completed multiple City of York projects that includes Nobes Road and Road N Water project, I-80 and Highway 81 Water project, York North and South Water Tower Painting project, Blackburn Bridge Replacement project, Nebraska Avenue Roadway project and Division Avenue Roadway project.

Frank Doland - Project Engineer. Mr. Doland is a seasoned project manager/engineer responsible for managing and coordinating project design and construction observation, as well as project administration of transportation, industrial and commercial projects. Frank recently provided civil design for the St. Joseph REC Center, St. Joseph, Missouri. This full-service fitness center features a 3,000 square foot fitness room, three gymnasium floors (one poured & two wood), a Community Room and a second story walking track around all three gyms.

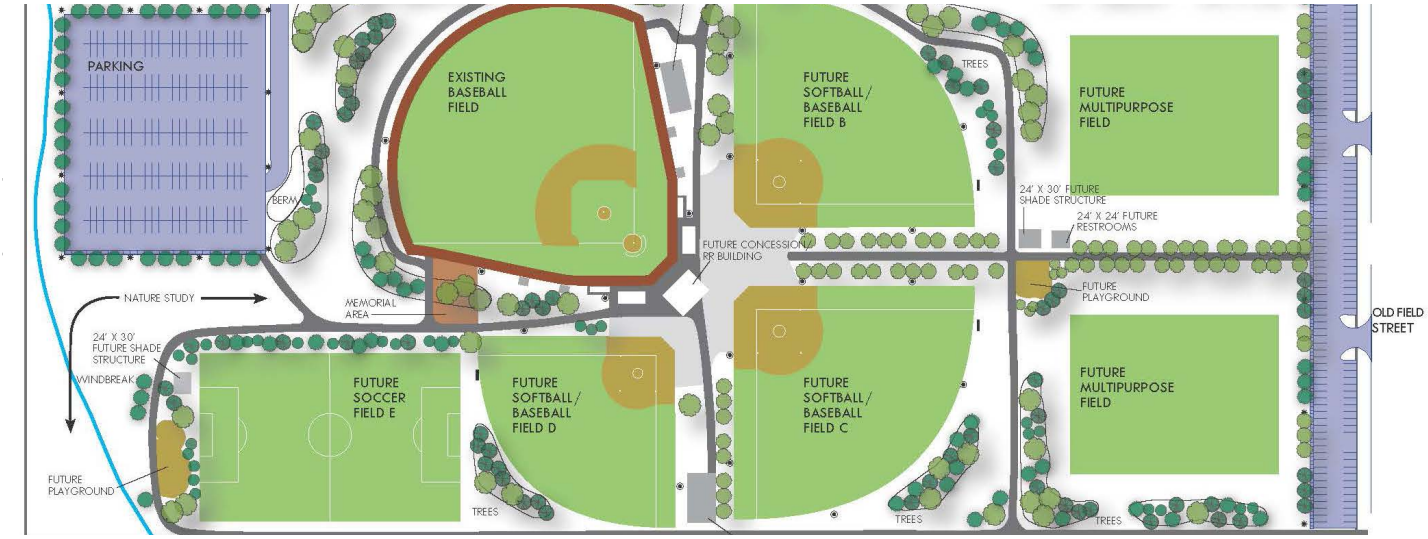
Brandon Desh, PE - Geotechnical Group Manager. Brandon is Benesch's Geotechnical Group Manager and oversees the Geotechnical Engineers, Geologists/Scientists, and Benesch's A2LA accredited laboratory. He has been with Benesch for 11 years. Brandon is responsible for coordinating subsurface exploration work, evaluating soils and managing engineering studies related to structure foundations, embankments and flexible and rigid pavements. He has been involved with numerous architectural/site civil projects throughout his 11 year career with Benesch.

Ron Larson - Assoc. AIA, Architectural Designer. Davis Design. As an architectural designer, Ron has provided architectural support on a variety of building types. His past work experience has given him a great deal of experience in project coordination, organization and execution. He has recently led design efforts for Phase II improvements to Lawson Park (softball/baseball complex) in Waverly, NE that include concession stand/restrooms, field and parking lot lighting, shelters and a maintenance facility.

Pat O'Donnell - Sports Field Expert. Odeys. Pat is the president and founder of Odeys, the premier athletic field design and construction company in Nebraska. He is also the vice-president of the Nebraska Sports Turf Managers Association. He is the "go-to" professional for architects, engineers and owners of athletic fields for new construction and existing renovations. Odeys also conducts Sports Field Clinics to present the latest information and technologies to athletic field professionals. Pat's past project experience includes the playing surface for Haymarket Park, home of Nebraska Baseball and the Lincoln Saltdogs, new high school baseball/softball fields at Skutt, Bennington and Abraham Lincoln in Council Bluffs as well as renovations for numerous fields throughout the state. Odeys has also worked closely with several youth sports associations in Elkhorn, Lincoln, Omaha and Springfield to name a few.

Lawson Park

Waverly, Nebraska



Reference:
Doug Rix
City of Waverly
14130 Lancashire
PO Box 427
Waverly, NE 68462
402-786-2312

Date: Currently Being Bid

Waverly is a progressive and growing community that has nearly doubled in population in recent years; the population may double again in the coming decades.

The city's recreational programs are bursting at the seams with record participation in baseball and soccer. More than 1,050 youth participated in organized play last year and participation is projected to keep growing dramatically for years to come. Additionally, current facilities in existing Wayne Park, on the south side of the community, are grossly inadequate to meet growing recreational demands. The community felt that its citizens deserve better recreational facilities and that continuing the work begun at Lawson Park was the best way to achieve this.

To that end, the Davis Design/Benesch team was selected to proceed with Phase II of this project. Phase I, already completed, provided a main baseball field, multipurpose fields, a walking path, trees and parking lot. Phase II adds:

- concession stand/restrooms;
- lights for existing regulation baseball field; multi-use baseball/softball fields; soccer field; parking lot
- shelter;
- maintenance facility; and
- landscaping that includes a nature area.

Phase III, to be undertaken when funding is available, will provide three addtiional lighted ball fields, more and larger multipurpose fields, batting cages, a play ground, shade structure and another restroom.

When completed, it is hoped that the improvements will provide a healthier, more vibrant and attractive community with the ability to host regional tournaments and events bringing hundreds of visitors to Waverly with significant economic benefits to the community.

Indian Lake Sports Complex

Town of Tarboro Parks and Recreation Department

Key Issues

- The park serves as a hub for the Town's baseball/softball program in addition to attracting regional tournaments.
- Developed to host regional baseball and softball tournaments.

Reference:
Mr. Lee Perry
Former Director
59 Ballast Point Drive
Manteo, NC 27954-9020
(252) 904-3985

Cost: $2.9 million

Date: 2000

Background: Indian Lake Sports Complex was one of the first tournament level softball complexes to be developed in eastern North Carolina. Alfred Benesch & Company formerly Site Solutions worked with the Town of Tarboro on the design and development of this outstanding facility.

The Master Plan called for construction of four softball fields, a baseball field, two soccer fields, tennis courts, and a picnic and playground facilities. Phase One improvements included athletic fields, tennis courts, and a playground and picnic shelter.

Scope: The project's scope included the Master Plan, construction documents, and construction implementation of a 75-acre district park developed as a tournament level facility for softball.

Unique Features: One of the first tournament quality sports complexes in the region. The Indian Lake Sports Complex is maintained by the Town of Tarboro Parks and Recreation Department. Organizations that hosts tournaments at this facility include: Triple Crown Sports, Top Gun, USSSA, ASA, NCUSFA, local league play, and others.

Rocky Mount Sports Complex

Rocky Mount Parks & Recreation Department

Key Issues

- Cost effective phasing plan.
- Obtaining positive drainage across a flat site.
- Complex storm drainage system with limited cover.
- Sequence of work around soil remediation work.
- Simultaneous design of roadway improvements and YMCA facilities with the sports complex.

Reference:
Mr. Pete Armstrong*
One Government Plaza
Rocky Mount, NC 27802
(919) 515-7118
*Mr. Armstrong is no longer with the City of Rocky Mount. He is currently Director of NC Recreation Resources Services.
pete_armstrong@ncsu.edu

Cost: $12 million

Date: 2006 & 2008

Background: The 150-acre site of the Rocky Mount Sports Complex was previously a municipal airport. Project development required the demolition and recycling of over one mile of asphalt runways. Portions of the property had environmental contamination where crop dusters frequently used the airport and parked on site. The environmental cleanup operation occurred concurrently with park construction. The site presented other physical challenges as well. Project elements were carefully located to preserve over four acres of wetlands. Positive drainage was also a challenge because the existing site had only four to six feet of grade change with a significant portion of land in the flood plain.

The site was designed to provide positive drainage, increase detention storage, and improve water quality through a series of five interconnected ponds. The ponds provide an environmental benefit, enhance the beauty of the complex, enable positive drainage across a very flat site, and reduce the amount of imported fill. The softball and little league baseball components were completed in 2006. The soccer and football complex began tournament play in 2008.

Scope: Alfred Benesch & Company provided master planning, construction documents, bidding, and construction administration for this award winning regional tournament level sports complex. The development program included an adult softball complex, baseball field, little league complex and training facility, football fields, soccer fields, playground, walking trails, maintenance facility, and restroom/concession facilities. An architectural subconsultant designed all of the buildings. An electrical engineering subconsultant designed the sports field lighting system.

Unique Features: Operated by the City of Rocky Mount. The complex hosts approximately 30 tournaments a year in addition to league play, camps, and other community events. The complex generates approximately $8.3 million in economic impact for the City.

Robert C. Bradford Park

Mecklenburg County Park and Recreation Department

Key Issues

- Strategic design of field elevations to avoid shallow bedrock.
- Design of roadway improvements in compliance with DOT standards.
- Special engineering of an on-site waste disposal system.
- Organization of fields around percable soil.

Reference:
Mr. Rod Fritz
Project Manager
5841 Brookshire Boulevard
Charlotte, NC 28216
(704) 336-7761
rodney.fritz@mecklenburgcountync.gov

Cost: $5.2 million

Date: 2009

Background: North Mecklenburg County is one of the fastest growing areas in the region. Bradford Park is north Mecklenburg County's first community park, and serves the Towns of Huntersville, Davidson, and Cornelius. This 210-acre park provides soccer fields (3), lighted softball fields (4), a lighted baseball field, 2,700 sq. ft. picnic and restroom facility, walking trails, and playground. Since its opening on May 30, 2009 Bradford Park routinely hosts major travel softball and baseball tournaments for Mecklenburg and neighboring Cabarrus County.

The park is named for Robert Caldwell Bradford, a lifetime resident of Huntersville. The Bradford family were dairy farmers who lived on this land for over a century.

Scope: Alfred Benesch & Company worked with Mecklenburg County and the Town of Huntersville during the design process. Design services included master planning, public input, detailed design, permitting, bidding, and construction administration. Additionally Benesch directed architectural, electrical, geotechnical, survey, and irrigation subconsultants. Phase One encompassed 56.3 acres.

Unique Features: All five fields have a totally "skinned" (sand/clay) surface to allow fields to be used for baseball and softball. The infield arc has been sized to accomodate a variety of age groups. Base path distances are also adjustable. Covered dugouts provide shaded seating for players. A covered picnic/restroom building provides a shaded picnic area for spectators.

Pat O'Donnell

Athletic Field Expert

President & Founder - Odeys

Years of Experience: 16

Professional Affiliations:

Nebraska Sports Turf Managers Association - Vice President

COMPANY PROFILE

Odeys Field Experts was established in 1999 by Pat O'Donnell – owner and president. Pat, through his softball coaching experience, saw the need for a different type of field in this market. It was with this mission that Odeys Field Experts was established, and since then Odeys has proudly constructed and renovated numerous fields in this market.

Originally developed as an athletic field construction/renovation company, Odeys has since expanded into athletic field maintenance and athletic field supplies. Odeys has teamed with numerous manufacturers to supply the highest quality and most cost-effective products for all of our customers' athletic field needs. In 2007 Odeys launched its own line of Odeys Sports Field Products consisting of soil conditioners, mound clay, warning track and shot put mix for athletic fields.

Key Staff

Mike Cippera
General Manager
Bachelor of Science Degree from Iowa State University in Entomology and Integrated Pest Management with a Turfgrass emphasis. Primary Responsibilities: Project estimating, design and management; vendor relations; turf specialist.

Nina Oldenkamp
Crew Foreman & Business Manager
Bachelor of Science Degree in Business Management. Primary Responsibilities - Directs scheduling of work crews and office operations.

Patrick Dunning
Director of Field Maintenance
Primary Responsibilities: Manages the field maintenance division as well as being involved in our construction/renovation projects.

A FEW OF ODEYS PROJECTS

College/Professional
Haymarket Park — Lincoln Pro Baseball
Creighton University
Doane College

High School
Abraham Lincoln High School
Bennington High School
Bryan High School
Central High School
Council Bluffs High School
Elkhorn Mount Michael
Elkhorn Public Schools
Gross Catholic High School
Omaha Public Schools
Pierce Baseball Association
Skutt Catholic High School
Underwood High School

Municipalities
City of Blair
City of Crescent
City of Harlan
City of Lincoln
City of Madison
City of Omaha
City of Seward
City of Wayne

Youth Sports Associations
Elkhorn Baseball Association
Hillside Athletic Association
Lincoln Youth Softball Association
Millard Athletic Association
Northside Little League
Springfield Youth Athletic Association
Suburban Youth Athletic Association
West Omaha Royals Baseball

Haymarket Park

Lincoln, Nebraska

Contact:
Josh Klute
Sports Turf Manager
University of Nebraska Baseball
402-430-3999

Background: Home of the Lincoln Saltdogs and University of Nebraska Baseball, Haymarket Park construction began in April 2000 and was completed in June 2001. This $30 million facility (including adjacent softball stadium) was selected in each of its first 13 years of existence as the "Best Playing Field" by both the Northern League and the American Association and has won the Baseball Field of the Year by the Sports Turf Managers Association twice, the only college field to have won the award twice.

The playing surface is Kentucky Bluegrass with state of the art drainage design and heating elements for play in a northern climate. ODEYS has been instrumental in the maintenance of this first class playing surface that hosts professional, college and high school play. Annually to bi-annually, ODEYS provides surface work on the field, including laser grading (pictured) to keep it in pristine condition.

Elkhorn South High School

Elkhorn, Nebraska

Contact:
Tom Ramsbottom
Athletic Director
Elkhorn Public Schools
402-289-4239

Background: Elkhorn South High School opened in 2010 and has one of the best collection of campus facilities among Nebraska high schools. Odeys provided design and construction for the new baseball and softball fields. The total construction cost of these two high level fields was $1 million and they are among the best playing surfaces in the state.

PUBLIC CLIENT EXPERIENCE

Benesch works for a wide variety of public clients such as the City of York, City of Lincoln, City of Omaha to name a few. Through these experiences we have developed a solid understanding of the various requirements of public clients, such as requirements for aligning schedules with regularly scheduled City Council meetings to obtain approvals. Some prime examples of Benesch's experience with public clients is our recent work with the City of York on the Nobes Road Water project, the I-80 and Hwy 81 Water Project, the Blackburn Bridge Replacements project, the Peters Sunrise Estates Subdivision design, And Various on-going Infrastructure Projects at the York Municipal Airport

BENESCH MUNICIPAL EXPERIENCE

Contact:
Tara Vasicek
100 East 4th Street
York, NE 68467
(402) 363-2600

Nebraska Avenue Paving and Storm Sewer Design

Mr. Irons completed design specifications and cost estimate for the complete street construction of 14 blocks with a new box culvert storm sewer system while at another firm. The storm sewer ranges in size from 10'x4' box culvert to 24" storm sewer pipe. The project included replacing 1,200 LF of 8" sanitary sewer pipe and 4,300 LF of 8" water pipe. The project required NDOR plan set and specification conversion work for bid letting. Benesch also completed the construction management and inspection for this project.

Contact:
Mltch Doht
100 East 4th Street
York, NE 68467
(402) 363-2600

Nobes Road Water Main Extension

Currectly under construction, Benesch is providing, design, bidding and construction services for this $587,000 (design and construction) EPA funded water main project. There is approximately 6,600 LF of 8" water main that will provide residential services to properties with contaminated private well systems. During design, Benesch provided plans and specifications to meet the requirements for federal funding for this project. Benesch is currently providing full time on-site inspection to verify compliance with plans and specifications, material testing and wage rate reviews for compliance with Federal regulations.

Contact:
Tara Vasicek
100 East 4th Street
York, NE 68467
(402) 363-2600

2-Place Aircraft Hangar & Apron Extension

Benesch was responsible for design, bidding, construction observation, and material testing services. Davis Design completed the electrical (hangar lighting) and mechanical (radiant heaters in hangar) designs associated with the new two-place hangar and also assisted with reviewing electrial/mechanical shop drawings during construction.

The Two-Place Aircraft Hangar and Apron Expansion consisted of the construction of a new 150'x75' hangar with two internal 75'x75' hangar bays with 72'x18' clear aircraft bi-fold doors. One bay had a radiant heating system installed and the other bay was designed with stub outs to allow a heating system to be installed in the future. The entire building was designed with proper perimeter insulation that meets current IECC requirement for heated buildings.

The apron expansion was designed to allow aircraft to access the new hangar. An approximately 90'x150' apron expansion was designed with new, 6-inch concreted on a 6-inch stabilized CTB base course. The new apron area had to be overexcavated as well to remove expansive soils prior to construction of the new pavement section.

Andrew Beil, PE

Civil Group Manager / Aviation Design Lead

Mr. Beil is the Benesch Lincoln Office civil group manager. The Lincoln civil group provides municipal, airport, railroad, roadway, land development, utility, construction observation/administration, hydrology/hydraulics, and land surveying services. Andy's responsibilities include overall project management, planning, design, bidding, and construction observation/administration service on a variety of civil infrastructure projects.

UPRR (Columbus, NE) – Rail Yard Office Facility

Andy managed Benesch's services for UPRR on their new Rail Yard office facility in Columbus, NE. Benesch completed construction administration/observation services for the new facility. The project included a new building/office facility, new concrete parking lots, mass grading, and new utility services.

Atlantic Aviation FBO Facilities (Nationwide)

Andy manages Benesch services for Atlantic Aviation, a nationwide Fixed Base Operator (FBO). Most recently Benesch has provide services to Atlantic Aviation on the following projects:

- PCI Investigations: Benesch completed visual PCI investigations at nineteen (19) Atlantic Aviation Fixed Base Operator facilities nationwide in accordance with ASTM D 5340 and STM D 6433, followed by rehab and maintenance recommendations and costs for the pavement facilities.
- Benesch created Atlantic's first ever formal pavement infrastructure minimum standards manual.
- Ramp Expansion at the Will Rogers World Airport (OKC). Benesch provided geotech, survey, design, bidding, and construction observation services for a ramp expansion to accommodate large commercial service type aircraft.

City of Lincoln Asset Management

Andy is currently managing the City of Lincoln's 2015 Pavement Management Update project in which the City is completing pavement distress data collection. The project will gather distress data and assess over 1,400 lane miles of City roadway network including arterial, collector and residential streets. The project will include the formulation of Maintenance And Repair (M&R) recommendations and future CIP projects.

City of Waverly 2014 Miscellaneous Pavement Improvements

Project included design, bidding and construction observation of miscellaneous pavement improvements projects (both concrete and asphalt) through the City of Waverly, Nebraska.

Miscellaneous Airport Improvement Projects (2014)

Mr. Beil served as the project manager/project engineer for numerous airport improvement projects, at airports throughout Nebraska. Recent projects have included the rehabilitation of existing runways, taxiways, aprons, service roads, and parking lots. The projects included new asphalt overlays, sealcoat/rejuvenation projects, joint/crack sealing, and new full depth asphalt and concrete pavement sections.

Education

B.S. in Civil Engineering,
University of Nebraska-Lincoln

Years of Experience: 14

Registrations and Certifications

Professional Engineer:

- Nebraska (E-12422)
- Kansas (19900)
- Iowa (18934)
- Wiconsin (41030-006)
- Pennsylvania (PE077923)
- Illinois (062-062730)
- Michigan (6201027395)

Jeff A. Ashbaugh, PLA

Senior Project Manager/Landscape Architect

Mr. Ashbaugh has over twenty-four years experience in landscape architecture in both the public and private sector. Mr. Ashbaugh received over six years of park development experience while working for Mecklenburg County Facilities Asset Management Department in three different positions; Park Designer, Project Manager and Senior Project Manager. Responsibilities at Mecklenburg County included working with consultants and in-house staff to develop new park facilities and renovate existing park facilities. Mecklenburg County presently has a population of one million and over 172 parks including several large sports complexes. Prior to working with Mecklenburg County, Mr. Ashbaugh gained over five years of experience with a prime landscape architectural firm. Mr. Ashbaugh's skills range from conceptual design, construction documentation through construction administration. Project experience has included recreation facilities, schools (public schools and universities), research facilities and commercial facilities.

Robert C. Bradford Park

Project Manager and Landscape Architect: Mr. Ashbaugh served as landscape architect and day to day project manager for the detailed design process for Robert C. Bradford Park. Responsibilities included management of the design team through the detailed design process, design review meetings with the client, submittals to regulatory agencies, and securing bids for the project. Robert C. Bradford Park is a large 210-acre District Park for Mecklenburg County's northeast district. The first phase of the park included a baseball/ softball complex used for travel tourism.

Rocky Mount Sports Complex

Project Manager and Landscape Architect: Mr. Ashbaugh served as landscape architect and day to day project manager on the detailed design process for the Rocky Mount Sports Complex, a 150-acre tournament sports complex. Responsibilities included management of the design team through the detailed design process, design review meetings with the client, submittals to regulatory agencies, and securing bids for the project.

Olympic Sports Complex East Carolina University

Project Manager and Landscape Architect: Mr. Ashbaugh served as landscape architect and day to day project manager on the detailed design process for the Olympic Sports Complex, a NCAA Division One Varsity Sports Complex. Responsibilities included management of the design team through the detailed design process, design review meetings with the client, submittals to regulatory agencies, and securing bids for the project.

North Recreational Complex East Carolina University

Project Manager and Landscape Architect: Mr. Ashbaugh served as landscape architect and day to day project manager on the detailed design process for the North Recreational Complex, a 133-acre club sport and student intramural complex. The first phase of the complex included four rugby fields and four soccer fields. Responsibilities included management of the design team through the detailed design process, design review meetings with the client, submittals to regulatory agencies, and securing bids for the project.

Lawson Park

Landscape Architect and Design Advisor: Mr. Ashbaugh served as the landscape architect (or design advisor) for baseball fields at Lawson Park. Responsibilities included designing proposed grades of the fields and guidance on infield mixtures.

Education

Bachelor of Landscape Architecture, University of Georgia

Years of Experience 24

Registrations and Certifications

Professional Landscape Architect:

North Carolina - No. 943

Professional Organizations

American Society of Landscape Architects

National Recreational Parks Association

North Carolina Recreation and Park Association

Kannapolis Parks and Recreation Commission

Fields of Specialization

Master Planning

Programming

Site Planning

Athletic Facility Design

Facility Needs Assessments

Compliance with ADA

Recreation Planning and Design

Commercial Planning and Design

Grading/Drainage Design

Landscape Design

Construction Detailing

Construction Specifications

Construction Administration

Steve M. Irons, PE

Project Engineer

Mr. Irons has a diverse background in his fourteen years of engineering experience. He has considerable technical experience planning, designing and constructing utility and roadway infrastructure projects. His project engineering experience includes wastewater, water, hydraulic and roadway design and construction for small simple projects to large complex projects. Mr. Irons has completed multiple City of York projects that includes Nobes Road and Road N Water project, I-80 and Highway 81 Water project, York North and South Water Tower Painting project, Blackburn Bridge Replacement project, Nebraska Avenue Roadway project and Division Avenue Roadway project.

Nebraska Avenue Paving and Storm Sewer Design, York, Nebraska

Project Manager/Engineer. Provided design specifications and cost estimate for the complete street construction of 14 blocks with a new box culvert storm sewer system. The storm sewer ranges in size from 10'x4' box culvert to 24" storm sewer pipe. The project included replacing 1,200 LF of 8" sanitary sewer pipe and 4,300 LF of 8'' water pipe. The project required NDOR plan set and specification conversion work for bid letting. Project construction is complete.

Viaduct Preliminary / Functional Plans (7 city blocks), Columbus, Nebraska

Design Engineer for the replacement of the viaduct spanning the United Pacific Railroad tracks along with the pavement reconstruction to improve roadway capacity for 7 blocks of city streets including storm sewer improvements.

York Design Projects

- Peters Sunrise Estate Subdivision Design
- I-80 & Highway 81 Water Main Design
- Nobes Road and Road N Water Main Design
- Blackburn Avenue Bridge Replacement
- Bella Vista Estates Subdivision Design Review

Education

B.S. in Civil Engineering,
University of Nebraska, 2001

Years of Experience: 14

Registrations and Certifications

Professional Engineer:

Nebraska (E-11821)

Kansas (E-20983)

Professional Affiliations

Lincoln Engineer's Club - President

Awards

City of Lincoln Platinum Pen Award, 2014

Nebraska Society of Professional Engineers - Southeast Chapter, Young Engineer of the Year , 2010

Nebraska Society of Professional Engineers - State Young Engineer of the Year, 2010

Frank Doland, PE

Civil Site Design

Mr. Doland is a seasoned project manager/engineer responsible for managing and coordinating project design and construction observation, as well as project administration of transportation, industrial and commercial projects. Frank has experience working with a a variety of clients both public and private. Frank has provided engineering services for the Nebraska Department of Roads and the Nebraska Air National Guard.

Lawson Park

Project Manager . Mr. Doland is responsible for the civil and site design for Phase II of Lawson Park in Waverly, Nebraska. The design includes concession stand/restrooms; lights for existing regulation baseball field; multi-use baseball/softball fields; soccer field; parking lot shelter; maintenance facility; and landscaping that includes a nature area.

St. Joseph REC Center, St. Joseph, Missouri

Project Design Engineer providing site civil design for this full service fitness center featuring an indoor walking track, gymnasium and multi-purpose rooms. The center offers numerous activities and boasts a 3,000 square foot fitness room, 3 gymnasium floors (1 poured & 2 wood), a Community Room and a second story walking track around all three gyms.

North Corporate Site Improvements, Lincoln Airport, Lincoln, Nebraska

Project Design Engineer for improvements including water main, storm sewer, sanitary sewer, communication utilities, taxiway, and access roadway.

Watts Electric Building, Waverly Nebraska

Project Engineer on this project that included storm sewer, water and sanitary sewer, pavement and geometrics design.

Lancaster County Adult Detention Center, Lincoln Nebraska

Project Engineer on this project that included storm sewer, water and sanitary sewer, pavement and geometrics design.

Appian Way Regional Center Development, Lincoln, Nebraska

Project Engineer for infrastructure for this retail development in southeast Lincoln. Project involves survey, construction staking, streets, water, storm and sanitary sewer, traffic signals, street lights, wetlands, and coordination with City of Lincoln and NDOR.

Omaha Cold Storage, Crete, Nebraska

Project Engineer for new storage facility and rail spur. Involved complete site design and ¼ mile of spur line with rail switch and derail and special drainage system considerations on a 20-acre site adjacent to NE Highway 103 and the BNSF Railroad.

Site Design – Airports

(1) Project Engineer for civil site work on a design/build project for a new Duncan Aviation Hangar, Lincoln Airport, Lincoln, NE. ***(2) Project Design Engineer*** for aircraft hangar site design for Manhattan Regional Airport, Manhattan, KS.

Kawasaki Motors Plant Expansion, Lincoln, Nebraska

Project Engineer for this project including 5,700 feet of rail track design, drainage design, detention basin design, and development of all technical specifications.

Education

B.S. in Civil Engineering, University of Kansas

Experience: 27

Registrations and Certifications

Professional Engineer:

Nebraska (E-7854)

South Dakota (7031)

Idaho (13607).

IMSA Certification(s).(1) Associate Traffic Signal Technician Level I, Cert. # AA_74674; (2) Work Zone Safety Specialist, Cert. # ZZ_74674

e-RAILSAFE Certification:

- BNSF Railway
- Union Pacific Railroad

Brandon Desh, PE

Geotechnical Engineer

Mr. Desh coordinates subsurface exploration work and is responsible for soils evaluations and engineering studies related to structure foundations, embankments, and flexible and rigid pavements. He specializes in geotechnical engineering projects involving soils mechanics and foundations. Mr. Desh's duties also include personnel coordination, laboratory analyses direction, data analysis, and report preparation.

Project Manager, Project Engineer for multiple geotechnical projects for public and private entities throughout the Midwest. Services include subsurface investigations; geotechnical engineering reports and recommendations; foundation design for spread foundations, pile foundations, and flexible and rigid pavements; construction observation; and materials testing. Structures include educational facilities (Norris Middle School, Norris High School Reconstruction, Waverly Middle School, York Middle School, Lincoln Southeast Additions and Renovation, Lincoln East High School Addition and Renovations); health care facilities (county community hospitals, large metro-area hospitals); shopping centers; industrial facilities; commercial facilities; pharmaceutical facilities; parking structures (associated with government facilities, hospitals, educational facilities, hotels/convention centers, shopping centers, other downtown/shopping areas); large concrete grain storage elevators; water storage reservoirs; and piling design for bridges.

Lawson Park

Geotechnical Engineer: Mr. Desh served as the geotehnical engineer for baseball fields at Lawson Park in Waverly, Nebraska.

West Haymarket Redevolpment

Geotechnical Engineer: Mr. Desh served as the geotehnical engineer for West Haymarket Redevelopment in Lincoln, Nebraska.

Union Plaza at Antelope Valley

Geotechnical Engineer: Mr. Desh served as the geotehnical engineer for the Union Plaza site located in Antelope Valley in Lincoln, Nebraska.

Miller Pond Rehabilitation

Geotechnical Engineer: Mr. Desh served as the geotehnical engineer for Miller Pond rehabilitation on Doane's campus in Crete, Nebraska.

Nebraska State Capitol Exterior Restoration Project

Geotechnical Engineer: Performed geotechnical analyses and provided support with materials testing and construction observation during construction of for State Capitol Exterior Restoration project.

Nebraska State Patrol Maintenance Building Addition at Lincoln Airpark

Geotechnical Engineer: Coordinated the geotechnical investigation and laboratory testing, performed geotechnical analyses, and prepared geotechnical report for a 15,000 square foot building addition to the north side of the Nebraska State Patrol Maintenance Building west of the Lincoln Airport. In addition, provided support with materials testing and special inspection services during construction of project.

Education

M.S. in Engineering and Technology Management, Colorado School of Mines, 2003

B.S. in Engineering - Civil Specialty, Colorado School of Mines, 2002

Years of Experience: 11

Registrations and Certifications

Professional Engineer:

Nebraska (E-12416)

Iowa (19195)

Kansas (20293)

Nuclear Gauge Safety Training Certification, Troxler Electronic Laboratories, Inc.

American Association for Laboratory Accreditation

Accredited Laboratory

A2LA has accredited

ALFRED BENESCH & COMPANY

Lincoln, NE

for technical competence in the field of

Construction Materials Testing

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005 *General Requirements for the Competence of Testing and Calibration Laboratories*. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (*refer to joint ISO-ILAC-IAF Communiqué dated 8 January 2009*).

Presented this 10th day of February 2014.

President & CEO
For the Accreditation Council
Certificate Number 0153.02
Valid to January 31, 2016

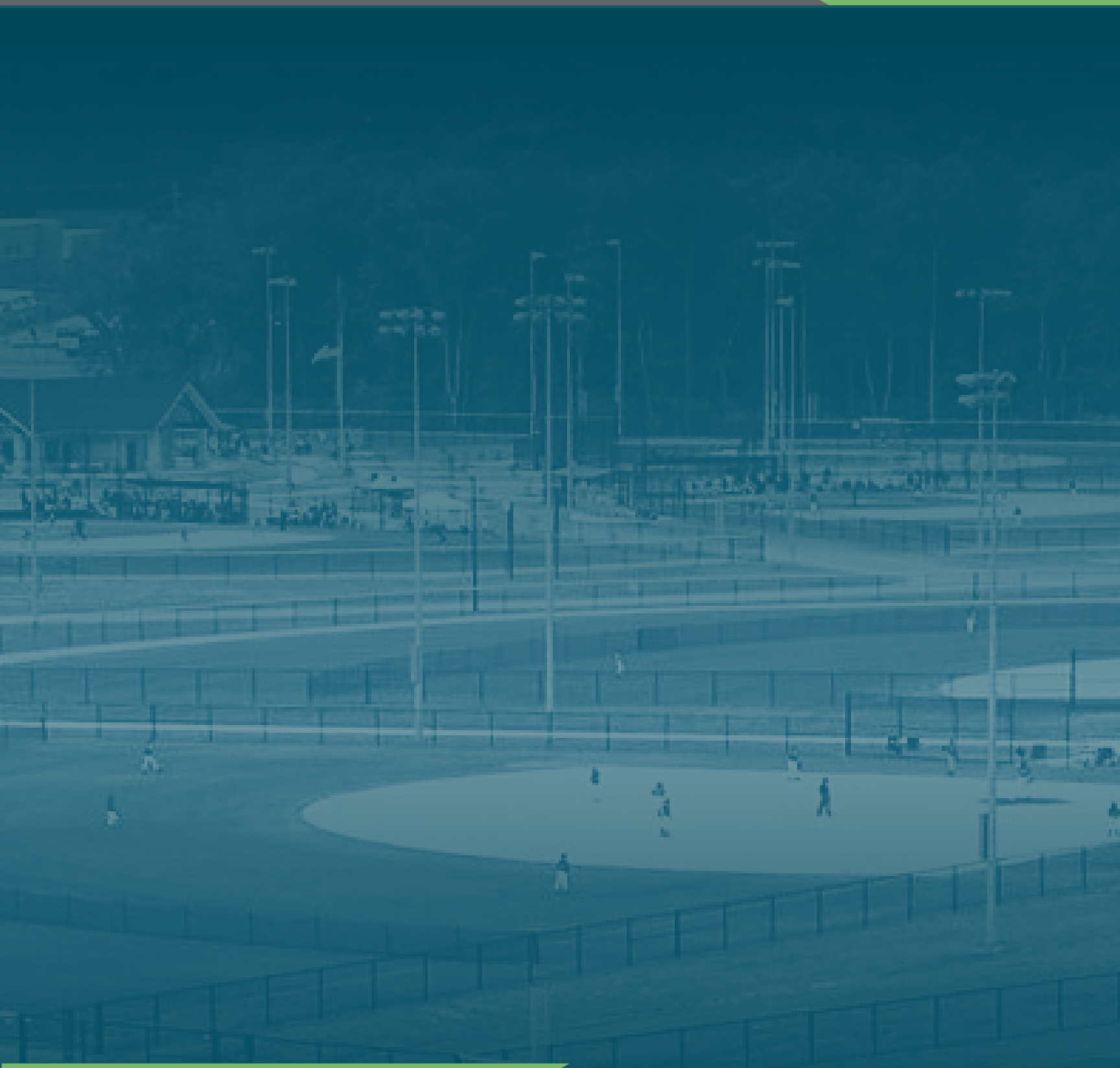
For the tests to which this accreditation applies, please refer to the laboratory's Construction Materials Scope of Accreditation.

BENESCH AFFIRMATIVE ACTION PLAN

It is Benesch's internal policy to provide equal employment opportunity to all persons without regard to their race, color, religion, gender, national origin, disability, age or marital status, and to promote the full realization of equal employment opportunity through a positive continuing program. Benesch assures that applicants are recruited and hired and that employees are treated during employment without discrimination. Equal opportunity and equal consideration will be afforded to all applicants and employees in personnel actions, which include recruiting and hiring, training, promotion, fixing rates of pay or other compensation, transfer and layoff or termination. The implementation of this policy includes taking affirmative action to provide employment opportunities for women, minority groups, qualified handicapped persons, disabled veterans and Vietnam-era veterans, and, furthermore, to employ persons in these groups at all job levels through internal upgrading and through recruiting actions. In addition, it is Benesch's policy to provide encouragement and direction to our staff to advance the limits of each individual's capabilities.

The fact that Benesch is an equal opportunity employer is—and will continue to be—communicated to relevant audiences within and outside the company. Methods by which this will occur, and have been established, include publication of the policy statement in our personnel manual; posting of EEO posters on bulletin boards; periodic restatement of the policy to the management staff; discussion of policy and affirmative action plans in management meetings and development sessions; all recruiting advertisements in newspapers and technical journals; and oral or written notification to employment agencies, schools from which we recruit employees, community leaders and community action groups.

ALFRED BENESCH & COMPANY



benesch


Ayars & Ayars
INCORPORATED

March 6, 2015

City of York, NE
Attn: Tara Vasicek, City Administrator
100 E 4th Street
P.O. Box 276
York, NE 68467

Dear Ms. Vasicek:

On behalf of Ayars & Ayars, Inc. Design-Build Project Team, it is with great enthusiasm that we have the opportunity to work with the City of York on this exciting project.

Our project team includes ARCHI + ETC.LLC, Nemaha Sports Construction, and Olsson Associates. Our combined team will utilize the talent and expertise of each member group to assist in the development of the optimal project solution.

This proposal has been developed to establish the vast level of experience and qualifications that our team brings to the project. Selecting our team will result in an extremely successful project solution that both satisfies the City of York's vision of the Ball Field Complex, and meets the requirements for the desired schedule. You have our commitment that we will invest the time and resources necessary to create a built environment that meets the needs and expectations of all project stakeholders.

Thank you for your consideration. We are looking forward to working with you on this project.

Sincerely,

Gary Tucker
Ayars & Ayars, Inc.

Ayars & Ayars INCORPORATED

ARCHI + ETC.LLC ARCHITECTURE ETCETERA

Nemaha SPORTS CONSTRUCTION

OLSSON ASSOCIATES

Table of Contents

ars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars,

Request for Qualifications

York Youth Baseball/Softball Complex

SUBMITTAL DUE DATE: 2:00 PM, FRIDAY, MARCH 6, 2015

QUALIFICATIONS MUST BE MAILED OR DELIEVERED TO:

City of York, NE
Attn: Tara Vasicek, City Administrator
100 E 4th Street
P.O. Box 276
YORK, NE 68467

EIN/SSN (Required) **470691985**
Federal I.D. Number

COMPANY NAME **Ayars & Ayars, Inc.**

ADDRESS **2436 North 48th Street**

CITY/STATE/ZIP **Lincoln, NE 68504**

PHONE **(402) 435-8600** FAX **(402) 464-6810**

PRINTED NAME **Gary Tucker**

AUTHORIZED SIGNATURE

TITLE **Vice-President** EMAIL **gtucker@ayarsayars.com**

The above signature acknowledges the proposer has read the documents thoroughly before submitting qualifications will fulfill the obligations in accordance to the scope of work, terms and conditions and is submitting without collusion with any other individual or firm. You must submit this page with an authorized signature.

DO NOT CONTACT ANY OTHER CITY EMPLOYEE OR DEPARTMENT

ALL QUESTIONS MUST BE SUBMITTED IN WRITING TO THE FOLLOWING:
Tara Vasicek
City of York
tvasicek@cityofyork.net

All questions must be submitted no later than Friday, February 27th. Questions submitted after that date will not be considered.

MUST SUBMIT PAGE ONE/SIGNATURE PAGE

ars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars, Inc. Ayars & Ayars,

General Information

a. ***Introductory information about the firm and information regarding product quality, specialties, current workload, ability to meet deadlines, years designing and building ball fields, size of firm.***

Ayars & Ayars, Inc. has been building lasting relationships in the construction industry since 1985. Our construction expertise encompasses a variety of areas from design-build activities through specialty construction applications. We utilize an in house team of over 170 professionals to help our clients develop, design, and construct projects that range from a few thousand dollars to several million dollars. We specialize in developing relationships that allow all participants to grow and enhance their respective businesses.

Speedway Sports Complex – Lincoln, NE

Our firm has participated as a design-builder, construction manager and subcontractor on over 2,500 projects across the country including recreational, educational, institutional, and commercial/industrial buildings and facilities. We have offices in Lincoln, Omaha and Lakeville, Minnesota.

Product Quality / Quality Assurance:

Quality Control begins by having qualified and experienced personnel that can manage a project with the criteria defined in our Ayars Quality Leadership (AQL) Process – a copy of our AQL Process is provided under Tab 6.

Our Site Superintendent is responsible for all on-site Quality Control, including the scheduling and supervision of all testing and inspections. The Superintendent will schedule and manage all subcontractor work that is being performed and will have full authority to take corrective action of any defective work. Additionally, each subcontractor is required to participate in an on-site pre-installation meeting that discusses jobsite rules, expectations, safety, and install procedures that adhere to the specifications. Our pre-installation meeting enables us to avoid many subcontractor quality control issues.

We immediately address Quality Control issues identified on a project, and steps are taken to repair each issue. Quality control issues that are severe are discussed with the field supervisor and, in many cases, a meeting is called with field and office personnel to resolve the issue – including steps that need to be taken to ensure the issue does not reoccur.

All subcontractors, suppliers, consultants, and construction management personnel are considered part of the Quality Control team. Our subcontractors are pre-qualified based on safety, capability to perform, and adherence to schedule. Each member will be responsible to perform their work in accordance with the contract documents and with the highest level of professional quality.

Our construction close-out process is not substantially different than what we follow day-to-day. At close-out, we will complete a thorough walk-through with all represented parties. A punch-list will be created for any remaining project scope items. Additionally, a walk-through for each individual subcontractor will be required as needed. A team schedule to follow through with punch list items will be completed. Project punch lists are supervised by the project Superintendent. It is our policy to maintain a "zero punch list" mentality on all projects.

Haymarket Park – Lincoln, Nebraska

Specialties:

Delivery Process:

Ayars & Ayars, Inc. specializes in delivering projects utilizing the design-build process. We have extensive experience bringing a team of professionals together to organize a project from the early stages of project programming, to design development, and through the construction process in the field. As a team we build accountability into every stage. Working with the entire project team, we ensure all stakeholders are engaged in the process from beginning to end to facilitate a successful project.

Self-Performed Disciplines:

Ayars & Ayars, Inc. maintains field workforces of more than 125 employees who are trained in our primary self-performed disciplines. In contrast to work performed by others, we believe our dedication to self-performed work provides: strict compliance with meeting our client's schedule and budget, overall project control by allowing us to lead by example, a sense of ownership and pride, the knowledge that facilitates schedule control and timely resolution of any job site issues. Our primary self-performed disciplines that we specialize in are as follows:

- Pre-Construction – Develop Preliminary Budgets, Estimating, Subcontractor Solicitation, Value Engineering, Preliminary Schedules, Constructability Reviews
- Project Management – Contract Administration, Safety, Supervision, Scheduling
- Concrete Placement
- Masonry Installation
- Steel Erection
- Carpentry

Nemaha Sports Construction Specialties:

- Sports Venue Design Development Assistance
- Cost-Benefit Analysis/Life Cycle Cost Analysis of Sports Venue Field Systems & Products
- Sports Field Maintenance Requirement Evaluation
- Sports Venue Construction Management

Current Workload:

Our Team is fortunate to have a project backlog going into the Spring of 2015, but we are actively seeking additional work and have the capacity to perform the work on this project based off of the Desired Schedule.

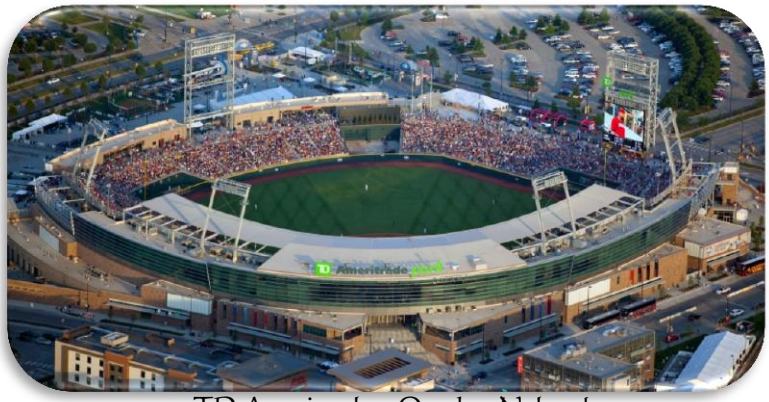
Ability to meet the Deadline:

Our project team of Ayars & Ayars, Inc., ARCHI + ETC.LLC, Nemaha Sports Construction, and Olsson Associates will combine their years of service and expertise, within their professional service areas, to meet the required deadlines to ensure the successful completion of this project. Our assurance to the City of York is to:

- Provide a dedicated staff for the project from both the design and construction sides
- Provide a detailed Critical Path Schedule for the project that focuses on the Desired Schedule Dates
- Commit to the planning and designing of the scope of work and seamlessly move from design to construction within the design-build process
- A preliminary project schedule is provided under Tab 10

Ball Field Design & Construction Experience:

Our combined team has been providing design and construction of ball fields for over 20 years. Some of our team members' earliest projects included the construction of Haymarket Park. Most recently our team designed and is currently building the new Sporting Village Soccer complex in South Lincoln – the entire complex will have 9 soccer fields with support structures and amenities, and an indoor soccer facility. Completion of this facility is set for July 2015.


TD Ameritrade – Omaha, Nebraska

Firm Size:

Our combined team of Ayars & Ayars, Inc., ARCHI + ETC.LLC, Olsson Associates and Nemaha Sports Construction employs in excess of 1,000 design and construction professionals including:

- Skilled trade personnel
- Pre-construction staff
- Architectural & Engineering Design Staff
- Project Managers & Superintendents

b. ***Description of design approach for project such as this.***

<u>Design Approach</u>

For more than twenty-nine years, Ayars & Ayars, Inc. Design-Build team members have taken pride in their ability to communicate effectively with all stakeholders in the building process. In our partnership with ARCHI + ETC.LLC, Olsson Associates, and Nemaha Sports Construction, the team members will be working with the City Administrator, Oversight Committee, Project Stakeholders and the York Community to ensure a built environment that meets the needs of the end users and embraces the Community's vision of this project.

In recognition that the largest return on an investment of time lies in the early stages of design and development, we believe it is critical to involve and work closely with all interested parties (City Officials and Community, Athletic Teams, Design/Estimating, and Construction Stakeholders) at the beginning of project design process. Our aim is to collect all relevant project information and pay close attention to your requirements, ideas, and issues regarding the project as we begin to develop project concepts. We have the capability to provide multiple solutions to your design needs in order to create a project that is individually unique to your site, and satisfies the requirements of all parties involved, including maintaining budgetary control and schedule requirements. We are more than willing to assist your group in communicating the project design to the public and any additional parties that have a vested interest in the project, including participation in any public presentations and open houses to explain the project.

Northeast Community Park – Lincoln, Nebraska

Our formal process, Ayars Quality Leadership (AQL), outlines the steps needed to clearly define the project and development solutions (A copy of our AQL process is provided under Tab 6). The primary focus will be in the development of the Schematic Design. Our design staff will work with all stakeholders in the initial programming and design of the project to incorporate the project criteria and address project specific requirements. The construction estimating staff will review and counsel on construction costs, and the construction team will evaluate the design for constructability while maintaining project schedule requirements.

Our team has worked on hundreds of Design-Build projects and we will bring our skills together to assist all stakeholders in the development of the project. The team goal is to build accountability into every process, from our development of the schematic design through the construction process. We have committed ourselves to become part of a team to create a recreational environment that supports the community's long term vision and goals. The design process phases for this project are provided below:

Schematic Design Phase:

- Consult with the City Administrator, City Officials/Committee's, and additional Project Stakeholders to determine the project goals and requirements
- Develop the Project Program – Define the ball field requirements, field complex amenities, and required support facilities/site infrastructure
- Create Preliminary Design Concepts
- Research Jurisdictional Requirements – Zoning, Building Codes, Etc…
- Collect Site Information – Topography, Property Plot Information, Available Utilities
- Study environmental impact issues
- Study impacts of noise, traffic flow, site lighting, pedestrian access and safety
- Solicit public and adjacent neighborhood input as required
- Develop Preliminary Cost Budgets to assist in early decision making process
- Present and achieve Schematic Design Approval

Design Development Phase:

- Refinement of initial site layout including support structures, amenities, roadway/parking lots, pedestrian sidewalks, site lighting and landscaping/screening
- Location of site utilities and general grading characteristics
- Building floor plans and elevations including preliminary mechanical, electrical and plumbing details
- Material selections for sitework infrastructure and building facilities – quality consideration/life cycle analysis
- Ball field layout refinement and material selections
- Constructability reviews on sitework ,building structures and ball fields
- Adjust Project Schedule for impacts from design and material selections
- Introduce Value Engineering concepts
- Refinement of Project Cost Budgets
- Presentation and approval of design documents and project pricing from City Administrator and City Committee's / City Council

Kansas Community College – Kansas City, Kansas

Construction Phase:

- Development of final construction documents / details
- Permit approval process

Washburn University – Topeka, Kansas

"At Washburn we made the decision we were not necessarily going with the lowest bid but the company we felt through our research could provide the best results. Ten years later I can tell you we made the right decision. Our football turf is still in great shape and the challenges we faced with our field being in a bowl were all corrected like they told us they would be. Visiting teams that play on our turf are always impressed and want information about our field. Knowing how picky coaches can be I don't know if we could get a higher compliment.

Nemaha did their homework. They came out and visited the site, asked questions, found out what we wanted and knew what they were talking about. We were so impressed with the work of Nemaha we hired them to install a new synthetic turf for our baseball field. We have been as pleased with this as we are with our football field." – Loren Ferré, Director of Athletics, Washburn University

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2. PROJECT TEAM

a. Identify and describe the relevant experience and qualification of the proposed design team including, but not limited to the Project Manager, Landscape Architect, and Engineers.

We have assembled a team of very qualified individuals to provide design and management services for the York Youth Baseball/Softball Complex. Our team members have extensive knowledge in their various areas of expertise, and have performed similar services on multiple projects from the design side to project management in the field. Please find below information for each of the key team members including their role on the project and their relevant expertise.

Key Personnel:	*Gary Tucker, LEED AP*
Company:	Ayars & Ayars, Inc.
Role on Project:	Project Executive
Year of Experience:	35+ Years Construction Experience
Year with Company:	18 Years
Expertise:	Gary's expertise is in making sure the team understands the scope of the project and assuring the owner that the team delivers a quality product with the required features. Gary is self-motivated and has strong personal and general management skills such as leadership, negotiating, team building, and problem-solving.

Key Personnel:	*Robert Wittler, LEED AP*
Company:	Ayars & Ayars, Inc.
Role on Project:	Preconstruction Services
Year of Experience:	20
Year with Company:	15
Expertise:	Robert has the ability to develop detailed and concise project estimates from the conceptual budget phase through design development and establishment of the Final Price. Robert has a high level of knowledge regarding building systems and construction materials and methods that are required in developing an accurate estimate.

Key Personnel:	Cristy Joy, AIA, LEED AP
Company:	ARCHI + ETC.LLC
Role on Project:	Project Architect
Year of Experience:	28 Years
Year with Company:	10 Years
Expertise:	Cristy's focuses is to integrate both innovative and traditional materials and methods into intelligent and well-developed architectural spaces. As a licensed architect, she successfully manages the collaborative process of design-build on time and within budget.

Key Personnel:	*Jeff Emanuel*
Company:	Nemaha Sports Construction
Role on Project:	Field Construction Project Manager

Year of Experience:	23 Years
Year with Company:	19 Years
Expertise:	Jeff is skilled in managing a variety of construction projects, Jeff's background includes expertise in design, construction, asset management, scheduling and budgeting. As an ASBA-Certified Field Builder and member of STMA, Jeff is well-versed in all aspects of successful project planning and construction.

Key Personnel:	*Nate Buss, PE*
Company:	Olsson Associates
Role on Project:	Assistant Civil Engineer
Year of Experience:	11 Years
Year with Company:	11 Years
Expertise:	Nate's vast range of civil design experience include residential and commercial site development, storm sewer analysis and design, utility design, pavement design, and grading design. Nate is skilled in coordinating project efforts with a number of entities, including architectural firms and city and state agencies.

Key Personnel:	*Erin Bright, PE LEED AP*
Company:	Olsson Associates
Role on Project:	Civil Engineer
Year of Experience:	12 Years
Year with Company:	11 Years
Expertise:	Erin has broad experience with a variety of civil engineering projects ranging from residential, commercial, industrial, and municipal improvements. He has extensive experience with civil engineering project management, including site entitlements in multiple jurisdictions throughout the Midwest. Erin's design experience includes site demolition, site grading, stormwater drainage, erosion control, pavement, roadway, and utility design.

Key Personnel:	*Shannon D. Gordon, RLA, ASLA*
Company:	Olsson Associates – Design Studio
Role on Project:	Senior Landscape Architect
Year of Experience:	11 Years
Year with Company:	27 Years
Expertise:	Shannon's unique graphic talents coupled with his experience in the design and management of multiple project types make him an asset to the team. His ability to quickly visualize and express ideas graphically, allows clients and team members to immediately evaluate a concept's value.

Key Personnel:	*Jason L. Suelter, S.E.*
Company:	Vector Structural Design
Role on Project:	Structural Engineer
Year of Experience:	27 Years
Year with Company:	18 Years
Expertise:	Jason's extensive knowledge and experience in providing a full array of services

	for complete structural engineering needs from planning and design through construction utilizing steel, concrete, masonry, precast, and timber, allows him to be a great asset to our team.

Key Personnel:	*Brad Sellentin, LEED A.P. BD+C*
Company:	Ayars & Ayars, Inc.
Role on Project:	Infrastructure and Building Construction Project Manager
Year of Experience:	20 Years
Year with Company:	23 Years
Expertise:	Brad's broad background experience as a Project Manager has allowed him to positively impact all aspects of the project life cycle. Brad has had the opportunity to work on projects ranging from small single structures to very complex multi-structure facilities. Brad has firsthand experience with developing and implementing very demanding project schedules. His ability to create and implement project schedules that flow smoothly, in addition to his relationship building skills with subcontractors and owners, are key to his success.

Key Personnel:	*Darl Naumann*
Company:	Ayars & Ayars, Inc.
Role on Project:	Business Development
Year of Experience:	35+ Years University/County/State/City/Private Development Experience
Year with Company:	8 Years
Expertise:	Darl's expertise is in making sure the team understands the scope of the project and assuring the owner the team delivers a quality product with the required features. Darl has worked for two Governors and three Lincoln Mayors and has an extensive knowledge of government projects. He has general management skills such as leadership, budgeting, negotiating, and problem-solving.

Key Personnel:	*Michaela Dugan*
Company:	Ayars & Ayars Consultant
Role on Project:	Financial Analyst
Year of Experience:	14+ Years State/City/Private Development Experience
Year with Company:	5 Years
Expertise:	Michaela has experience with business/operational plans and municipal government operations. Michaela has worked for two Governors and two Lincoln Mayors and has extensive knowledge of project finance packaging. She has developed business plans for multi-use sports facilities and is a certified Economic Development Financial Analyst.

b. Provide a minimum of three references specifically for the Project Manager for ball field complexes such as this. In addition to the reference letters, include: project name, brief project description, owner, contact information, final construction costs and construction start and completion dates.

****Reference letters are provided under Tab 7 of this proposal****

Project Name:	*Neil & Bonnie Schilke Sports Complex*
Project Location:	Fremont, Nebraska
Project Description:	From bean field to complete baseball/softball complex, this Design-Build project consisted of two baseball and two softball/youth baseball fields along with donor plaza an statue, concessions/restrooms, press box with amenities, maintenance building, umpire rooms, paving, indoor batting cage, outdoor batting cages, sports lighting, utilities and parking.
Owner:	Schilke-Novak Kids Sports Trust
Phone:	Mr. Mike Schilke-(402) 721-7111 Mr. Brad Novak-(402) 720-2135
E-mail:	schilken@sidnerlaw.com lnovak1@neb.rr.com
Final Construction Costs:	Project was funded personally by Mr. Schilke and Mr. Novak's Foundation and respectfully for privacy cannot disclose costs.
Construction Start Date	September 2012
Completion Date:	June 2013
Reference:	*"I retained Nemaha Landscape on a design build contract for the new ball fields southeast of Fremont. The company served as general contractor. The work was well done. Where corrections and changes were necessary, the contractor agreed to make those changes and corrections and provided services without charge beyond the scope of the contract. The completed project will meet all expectations for both attractiveness and utility." – Neil Schilke, Trustee, Schilke-Novak Kids Sports Trust*

Project Name: *Modisett Park*

Project Location: Rushville, Nebraska

Project Description: This facility includes ADA compliance all wood grandstand with the capacity of 450, below grade dugouts, concession and restrooms, batting cage, irrigation, sports lighting, fencing, new infield, statue and donor plaza. The Modisett Park will be the host to the 2015 Babe Ruth State Tournament.

Owner: City of Rushville-Mayor Chris Heiser / John Gottschalk (Owner Representative)

Phone: Mr. Heiser-(308) 360-1995
Mr. Gottschalk-(402) 884-0773

E-mail: sidesandmilburn@gmail.com
jgottschalk@3cedars.org

Final Construction Costs: $1,474,545.00

Construction Start Date April 2014 **Completion Date:** August 2014

Reference: *"We were fortunate to have a great plan, but as in the case in all projects, it was the execution on-site by your folks that made the difference. We put our trust in you and it was well placed. Nemaha understood not just the project, but the impact and soul of the project. The result left the entire community stunned and proud." – John Gottschalk, Carmen and John Gottschalk Foundation*

Project Name: *University of Nebraska Haymarket Park-Hawks Field and Bowlin Stadium*

Project Location: Lincoln, Nebraska

Project Description: Both of these projects included excavation, subdrainage, sand based rootzone,

sod, infield, warning track, irrigation and SubAir field warming infrastructure.

Owner: City of Lincoln, University of Nebraska and NEBCO

Phone: John Ingram-(402) 472-1959 **E-mail:** jingram@huskers.com

Final Construction Costs: $850,000.00

Construction Start Date November 2000 **Completion Date:** May 2001

Reference: *"Your experience with laser-grading equipment, heavy equipment, and meeting tough deadlines served you well on this project. Your ingenuity came in handy when asked to build a one-of-a-kind playing surface that incorporated a heating system. No one had ever attempted to construct a field of this type, and you were able to complete the job in award-winning form. I think the biggest reason the construction went so smoothly for us was the pride you take in your work. Your attention to detail and desire to achieve the best possible results was the groundwork for any success I had while in Lincoln." – Dan Bergstrom, Director of Major League Field Operations, Houston Astros, Haymarket Park Turf Manager, 2000-2003*

c. Provide a spreadsheet of in-house services provided. What services does your firm typically sub out and why? What is the procedure for subbing out work? Will locals have an opportunity to be included?

The following is a list of in-house services that our team self-performs. This list is subject to adjustment depending on the needs of the project and the availability of qualified subcontractors. Our workforce self-performs these activities in order to maintain control over schedule, budgets and quality, and to provide timely resolution of any job site issues. Ultimately, it is our desire to provide the services we are qualified to perform when it is in the best interest of the project and the client.

Division 1	General Requirements	Project management, site supervision, general conditions
Division 2	Sitework	Concrete paving, sidewalks, demolition, earthwork & laser grading, aggregate & sub-drainage systems, in-field construction, seeding/sod, grow-in maintenance
Division 3	Concrete	Footings/foundations, floor slabs/decks, poured walls, cast-in-place steps
Division 4	Masonry	Brick & concrete block masonry
Division 5	Metals	Steel erection, pre-engineered buildings/erection, miscellaneous metals
Division 6	Woods & Plastics	Finished carpentry, cabinets/counter tops
Division 7	Thermal & Moisture Protection	Building/foundation insulation systems, sealants, insulated metal wall panels
Division 8	Doors & Windows	Interior/exterior doors
Division 9	Finishes	
Division 10	Specialties	Restroom accessories & partitions
Division 11	Equipment	Athletic field equipment installation
Division 12	Furnishings	

Division 13	Special Construction	
Division 14	Conveying Systems	
Division 15	Mechanical	
Division 16	Electrical	

Services that we typically subcontract are listed below. We subcontract these services as needed to help facilitate schedule, to maintain local presence of workforce on the project, and as required when the service requires specialized trade capabilities.

Division 1	General Requirements	As needed
Division 2	Site work	Earthwork, paving, landscaping, sports field construction/equipment, fencing, retaining walls, site drainage & utilities
Division 3	Concrete	Depending on final scope and design
Division 4	Masonry	Depending on final scope and design
Division 5	Metals	Materials
Division 6	Wood & Plastics	Walk doors and hardware - materials, wood framing
Division 7	Thermal & Moisture Protection	Membrane roofing, insulation and sealants
Division 8	Doors & Windows	Windows, storefronts and door materials
Division 9	Finishes	Painting, flooring, drywall & ceilings
Division 10	Specialties	Materials for toilet accessories, marker and tack boards, lockers, signage
Division 11	Equipment	Gym equipment, field sports equipment, kitchen equipment
Division 12	Furnishings	
Division 13	Special Construction	
Division 14	Conveying Systems	
Division 15	Mechanical	Fire Sprinklers, HVAC and plumbing
Division 16	Electrical	Electrical and alarm systems, field lighting

Our process for subcontracting work includes the following:

Subcontractor Procurement: Our project team will determine the various scopes of work that will be solicited from subcontractors for project pricing. Our effort will be to optimize the number of pricing packages solicited based on the complexity of the project, and the availability of the local trades and their practices.

Pre-Qualification of Subcontractors: All subcontractors will be pre-qualified based on safety, capability to perform, and adherence to schedule. Our project team will canvass the local area and region for qualified subcontractors. Project open houses will be held and phone calls placed to establish a pool of qualified companies interested in quoting on the proposed bid packages.

SUBCONTRACTOR QUALIFICATION

For your employees base only. "Sub" Subcontractors must be declared at time of qualification.

Name of Project: _____

Safety

What is your company's EMR? [ ]
What is your company's incidence rate? [ ]
Does your company have a safety manual? [Y] [N]
Does your company have a policy for wearing hard hats? [Y] [N]
Does your company have a policy for wearing safety glasses? [Y] [N]

Peformance

Will your company be able to meet Schedule Requirements? [Y] [N]
Does your company currently have the manpower to meet these requirements? [Y] [N]
Will your company be subcontracting out any scope of the work? [Y] [N]
If so, list: _____

Experience in Design-Build

List 3 past Design-Build projects you have performed as a subcontractor. (Attach project information)
Please include the following:

Project Name
Location
Date Completed
Scope of Work
Contract Amount
Reference Contact
Phone Number
E-mail Address

Additional information

Please list any additional information you would like us to consider:

Example of Subcontractor Pre-qualification Form

Pre-Bid Conference: A pre-bid conference will be organized and required for all interested / qualified subcontractors. Our Project Manager and Estimating staff, in coordination with the Design Team, will educate all parties on the project and discuss the importance of schedule, safety, and will answer participant questions. Critical dates for submission will be discussed at this time, as well as bid form compliance and procedures. A project walk-through of the site will be conducted at the end of the conference.

Web-Based File Transfer: All project documents and drawings will be made available on our web-based file transfer site. The transfer site provides secure file transfer, exchange, and management that allow us to share multiple types of files to anyone with access to the internet. It allows us to track what individual users have downloaded and/or uploaded, and gives us the audit trails necessary to maintain project accountability for all parties. If subcontractors are not able to access project information through the web, internally, we will produce hard documents for those subcontractors.

Subcontract Award: All subcontractor proposals will be analyzed for conformation to bid requirements, acknowledgement of any issued addenda, and a provision for bonding (if required). Based on our analysis, we will award the work to the successful subcontractors.

Local Subcontractor Opportunities: We have an extensive database of subcontractors and vendors in the City of York and the surrounding communities with whom we have a proven working history. Our team will evaluate all qualified local subcontractors and vendors to create as many opportunities as possible for those in the surrounding area. We understand the advantages and strengths of the local labor force as well as the economic benefit of keeping the work close to home. Additionally, it is imperative to community projects such as this that a strong local presence is encouraged and maintained.

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3. EXPERIENCE

a. List five similar projects (ideally in the Midwest) that have been completed by your firm within the past ten years. Include project name, completed date, total cost of project (Engineering through Construction closeout), brief project description, photos, owner, firm's summary of work, and information regarding any and all sub-contractors.

Project Name: Speedway Sports Complex

Project Location: Lincoln, Nebraska

Completed Date: July 2015

Total Cost of Project: $24,000,000

Owner: Speedway Properties – Ken Fougeron

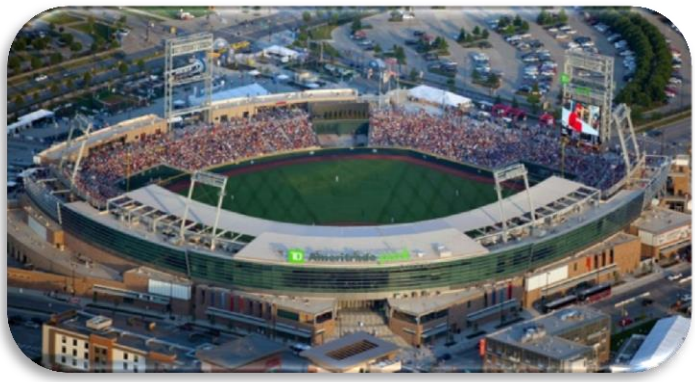
Phone: (402) 323-3120 **E-mail:** Kgfougeron@speedwayproperties.com

Firm's Summary of Work: Multi-soccer field complex with artificial turf championship field including an indoor soccer complex, indoor trampoline center, multi-court basketball building with connected retail area. The complex is served by new site infrastructure including parking, lighted roadways, sanitary/storm sewers, water and power.

Subcontractor Information: Olsson Associates, Nemaha Sports Construction, Gana Excavating, Skoda Construction, Constructors, Inc., Wellman Plumbing & Heating, Empire Electric, Interior Systems, Parpart Corporation, Midwest Floor, Glass Edge

Reference: *"Speedway Properties has worked with Ayars & Ayars on numerous projects in the past. Probably the largest and most challenging project has been the recent soccer/trampoline building. The timeframe was extremely short given the delays in the redevelopment agreement and building permit process compared to the desired occupancy of our tenant. Ayars & Ayars worked with us through the entire process and were finally able to begin construction of the 95,894 square foot open-span structure in mid-July 2014. Construction was completed and occupancy granted on December 2, 2014. Ayars & Ayars ability to construct the building along with all the required infrastructure work (water/sewer service, roadways, parking lots, etc.) was outstanding. Without their management ability, this project would have never come together in such a short time frame. The tenant and all their soccer teams continue to rave about the outstanding facility they now enjoy." – Ken Fougeron, Speedway Properties*

Project Name: Syracuse Baseball / Softball Complex
Project Location: Syracuse, Nebraska
Completed Date: May 2009
Total Cost of Project: $1,942,751.00
Owner: City of Syracuse – Contact at time of project-Councilmen Mr. Lynn Lyon
Phone: (402) 269-5076 **E-mail:** lynnlyon@live.com
Firm's Summary of Work: This project was a complete baseball/softball complex. The project included one baseball and three softball/youth baseball fields, two-story concessions/restrooms, umpire rooms with bathrooms, paving, four irrigation wells, sports lighting and utilities.
Subcontractor Information: American Fence, Gene's Electric, Action Plumbing, Rieschick Drilling, Pioneer Underground, Duane Lemke Construction, Overhead Door



Project Name: TD Ameritrade
Project Location: Omaha, Nebraska
Completed Date: March 2011
Total Cost of Project: $1,568,441.00
Owner: MECA – Dan Blank
Phone: (402) 709-8752 **E-mail:** dblank@omahameca.com
Firm's Summary of Work: Our scope of work on this project included excavation, subdrainage, sand based rootzone, sod, infield, warning track, irrigation and SubAir field warming system.
Subcontractor Information: SubAir Systems

Reference: *"With a high profile facility such as TD Ameritrade Park Omaha, attention to detail was imperative. Nemaha fully understood the scrutiny the field would take from the public eye. They made sure everything was done correctly and perfect; from grading, to overall layout, to proper materials selection that would look great in person and on television." – Dan Blank, Turf Manager, TD Ameritrade Park Omaha*

Project Name: Knob Noster Sports Complex
Project Location: Knob Noster, Missouri
Completed Date: September 2009
Total Cost of Project: $3,143,394.00
Owner: Knob Noster Public Schools
Phone: Leon Cunningham – Retired (660) 563-1481
Brian Davis – Owner Rep (816) 842-8999
E-mail: bdavis@jlbruce.com

Firm's Summary of Work: This also was a complete baseball/softball complex. This project included two baseball and two softball fields, concessions/restrooms, paving, irrigation, sports lighting and utilities.

Subcontractor Information: Precision Construction, Air Design, Brandy Electric, Dugan Glass, Flooring Concepts, Mid-America Turf and Landscaping, Ron Sanders Masonry, Overhead Door, Heartland Stucco, Larry Strate Plumbing

Reference: *"Nemaha performed an outstanding job from the bidding process until the final completion of the project as the General Contractor. They were aggressive about meeting all deadlines regarding the project and the completion dates set forth by the client, the Knob Noster R-V School District for use and play of the fields for the current sports seasons." – Brian Davis, STMA, Senior Landscape Architect/Project Manager, Jeffrey L. Bruce & Company*

Project Name: Midland University Warrior Stadium – Track & Football Field

Project Location: Fremont, Nebraska

Completed Date: August 2014

Total Cost of Project: $1,474,000.00

Owner: Midland University – Jodi Benjamin

Phone: (402) 941-6102 **E-mail:** Benjamin@midlandu.edu

Firm's Summary of Work: This project was a complete Design-Build renovation of the track and field at Midland University. Scope of work include: earthwork, subdrainage, synthetic turf, post tension concrete track and track surface.

Subcontractor Information: Renner Sports Surfaces and Sportsturf Midwest

Reference: *"When approval was granted to embark on this extensive athletics upgrade, our first task was to establish a list of key vendors that had been identified as industry leaders. Through countless inquiries of area schools within the region, Nemaha was consistently mentioned as one of the industry frontrunners. To identify the best contractor from this list for our project, proposals were requested and received from several vendors. These proposals were evaluated by selected Midland personnel based on project costs, reference lists, industry experience, key personnel, coordination & management techniques, product specifications, and completion timeline. During this evaluation, it was clear that Nemaha should be chosen based on quality and performance factors in addition to the overall project costs." – Jodi Benjamin, Vice President for Finance and Administration, Midland University*

Additional projects our Project Team has completed in the last 10 years.

Project Name	Location
Densmore Park	Lincoln, Nebraska
Jack Anderson Ball Park	Ashland, Nebraska
Kansas City Community College	Kansas City, Kansas
Wayne State College Soccer Field	Wayne, Nebraska
Pawnee Park Stadium	Columbus, Nebraska
University of Washburn Baseball Field	Topeka, Kansas
Lakeview Sports Complex-Master Plan	Marysville, Kansas
Global Sports International-Olathe Sports Complex	Overland Park, Kansas
Great American Sports Park-Design & Construction	Lincoln, Nebraska
Salvation Army Ray & Joan Kroc Community Center Football / Soccer Field	Omaha, Nebraska
Concordia University Football Field	Seward, Nebraska
Lincoln Christian Running Track	Lincoln, Nebraska

UNL Mabel Lee Recreational Fields	Lincoln, Nebraska
UNL Ed Wier Track and Field Renovation	Lincoln, Nebraska
UNL Soccer Field	Lincoln, Nebraska
Grand Island Memorial Field Renovation	Grand Island, Nebraska
North Kansas Staley High School-Varsity Baseball/Softball	Kansas City, Missouri
North Kansas Staley High School-Junior Varsity Baseball/Softball	Kansas City, Missouri
Norfolk Veterans Memorial Park	Norfolk, Nebraska
LPS Beechner Field	Lincoln, Nebraska
Seacrest Field Improvements	Lincoln, Nebraska
Millard North Soccer Field	Millard, Nebraska
Beatrice Stadium	Beatrice, Nebraska
Osborne Field-Memorial Stadium	Lincoln, Nebraska
East Practice Field-University of Nebraska	Lincoln, Nebraska
Haymarket Park Indoor Practice Field	Lincoln, Nebraska
Peru State College-Football Field	Peru, Nebraska
University of Nebraska-Kearney Football Field	Kearney, Nebraska

Grand Island Memorial Field – Grand Island, NE

University of Nebraska-Kearney – Kearney, NE

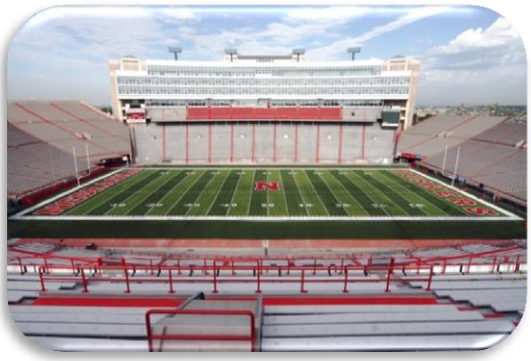
b. Recent experience with projects for public clients, State your familiarity with municipal government decision-making and review process.

Peru State College – Peru, NE

Our combined Team has an extensive background in projects for Public Clients including multiple school facilities, public athletic facilities, recreational facilities, street & utility improvement projects, fire stations, Nebraska Public Power support facilities, public mixed-use developments and governmental offices. Our most recent experience with public clients includes the following projects for our Team Members:

Ayars & Ayars, Inc.

- North Loup Scotia School, Nebraska – Multiple classroom addition and school renovation for elementary education completed in Fall 2014.


Memorial Stadium – Tom Osborn Field – Lincoln, Nebraska

- Greeley, Nebraska High school – Multiple classroom addition & remodel / commons area / lunch room / competition gymnasium to be competed Spring 2015. This project included extensive extensions to the City owned utility infrastructure system to support fire lines, domestic water and sewer services.
- Carnegie Library Renovation – Beatrice, Nebraska – Historic renovation for public use completed in 2012.
- Independence Landing – Seward, NE – Parkscape & Pond renovation completed in 2014.
- Upper Big Blue National Resource District – York, NE – New district office and shop facilities with construction start in Spring of 2015.
- Speedway Sporting Village – Lincoln, NE – Public Sitework Infrastructure roadways, parking, sport fields and utilities for Sports Complex to be completed July of 2015. Olsson Associates and Nemaha Sports Construction were major contributors to design and construction on this project.

Nemaha Sports Construction

- Veterans Memorial Park – Norfolk, NE – Football/Soccer/Baseball Complex completed in 2011
- Pawnee Park– Columbus, NE - Track & Field renovation completed in 2012
- Syracuse, NE – Public Softball/Baseball Complex completed in 2009
- Lincoln, NE – 11th Street Lighting and Landscape Enhancements – City of Lincoln – completion Spring 2015
- UNL Soccer Fields – New soccer complex with completion Spring 2015

Olsson Associates

- West Haymarket Infrastructure – Lincoln, NE – Roadways and Parking Garages in Arena area – 2012/2013 phased completions
- David City Utility Improvements – David City, NE – Water main improvements and replacement – 2014 completion
- NW 48th Street Design – Lincoln, NE – Design of roadway and utility infrastructure – Design completed in 2014
- Sugar Creek Soccer Complex – Sugar Creek, MO – Design of new soccer complex – completed 2015

In addition to the projects listed above, our team has considerable familiarity and experience working with municipal government and agencies as we participate in the development of many of our projects. From the required steps in approvals for public projects and working within each of the municipalities various code and compliance departments, to the approval process required in working through projects that are eligible for tax increment financing and the associated decision making/approvals process that is required from the Planning Department, Urban Development, Building & Safety, Public Works, Legal Department, City Council, and the

Mayor's Office. We have staff that has dealt with multiple levels of government in several communities in Nebraska, and we are well aware of the time and commitment it takes to go through the various steps in gaining approval.

Lansing Community Park Master Plan – Lansing, Kansas

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4. OPTIONAL ADDITIONAL INFORMATION

a. Concept Site Plan-

Concept Site Plans for a complex of 8 fields would be ideal for both of the sites listed below. Pay close attention to current infrastructure and amenities in the area.

-Minimize traffic in residential areas. -Maximize use of existing infrastructure to control costs.

-Pedestrian Friendly Site Plan that compliments the adjacent Minck's Park & Family Aquatic Center.

i. Location Option #1: Approximately the 3000 Block of East 12th Street. (Legal Description: E ½ SE ¼ 32-11-2 80 AC)

See Tab 8 for Option #1- North Site Location

ii. Location Option #2: Approximately the 2000-3000 Block of East 12th Street. (Legal Description: NE ¼ 5-10-2 162.9 AC)

See Tab 9 for Option #2 – South Site Location

b. Experience creating business / operation plans for multi-field complexes.

We have assisted clients in evaluating opportunities and developing new sports and recreation facilities that are similar to the proposed York Youth Baseball / Softball Complex. Many of the business plans for such facilities have also included the operational piece as a component in the overall feasibility of the proposed plans financial success. We have business consultant personnel on our team that have assisted clients in developing financial forecasts, feasibility analyses, and analyzing operational expenses.

Lakeview Sports Complex Master Plan – Marysville, Kansas

Work on these studies have included multi-field complexes for softball and soccer facilities, and have started as early as the blight study on the property and extended through the entire permit process. Currently our team is writing a business plan for the proposed multi-court Basketball Building at Sporting Village Lincoln – this report will extend into an overall business master plan for the entire Sporting Village Lincoln Park.

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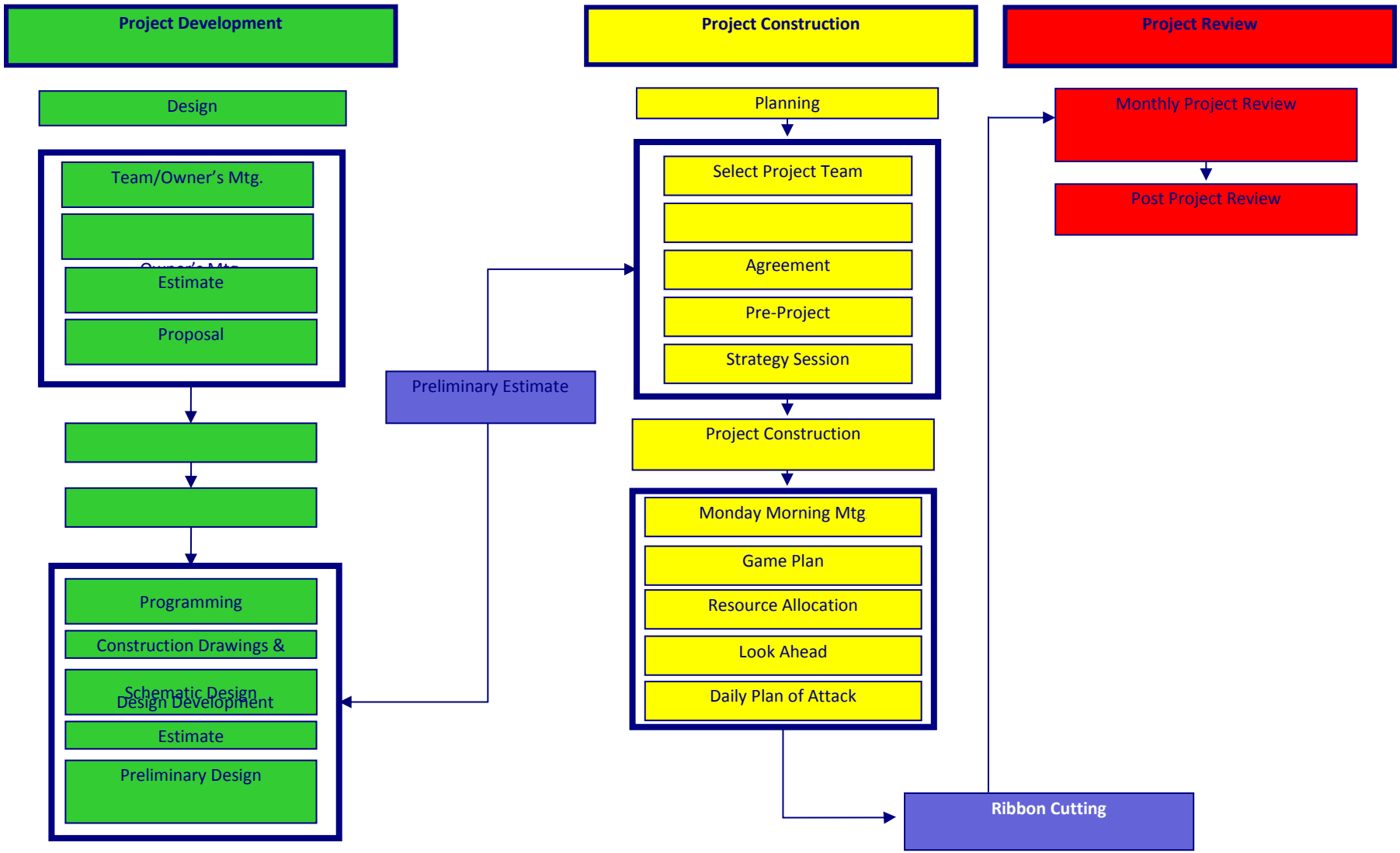
Ayars Quality Leadership Process – (AQL)



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Reference Letters

Houston ALL-STAR GAME

Jeff Emanuel
Nemaha Nursery
430 W. Pioneers Blvd.
Lincoln, NE 68522

Dear Jeff:

I am writing to say thanks for your help in building the playing surface at Haymarket Park in Lincoln, Nebraska. The field at Haymarket has won several awards since its construction by Nemaha Nursery in 2001, including "Northern League Field of the Year" in 2001, 2002, 2003, and 2004. Haymarket Park also was awarded "College Baseball Field of the Year" in 2003.

Under your watch and with the entire Nemaha Nursery Landscaping Crew, you carefully and professionally installed an intricate and unique playing surface for the Saltdogs and Huskers to share.

I believe you were successful on this project for three reasons: EXPERIENCE, INGENUITY, and PRIDE.

Your experience with laser-grading equipment, heavy equipment, and meeting tough deadlines served you well on this project.
Your ingenuity came in handy when asked to build a one-of-a-kind playing surface that incorporated a heating system. No one had ever attempted to construct a field of this type, and you were able to complete the job in award-winning form.
I think the biggest reason the construction went so smoothly for us was the pride you take in your work. Your attention to detail and desire to achieve the best possible results was the groundwork for any success I had while in Lincoln.

Jeff Emanuel, you are a class act. I wish you and everyone at Nemaha Nurseries more success over the coming years.

Sincerely,

Dan Bergstrom
Director of Major League Field Operations, Houston Astros
Haymarket Park Turf Manager, 2000-2003

Houston Astros ★ Minute Maid Park ★ P.O. Box 288 ★ Houston, Texas 77001-0288 ★ 713-259-8000

Carmen and John Gottschalk Foundation
533 North 86th Street
Omaha, Nebraska 68114

February 23, 2015

Mr. Jeff Emmanuel, President
Nemaha Sports Construction, Inc.
430 West Pioneers Blvd.
Lincoln, Nebraska 68522

Dear Jeff:

It's been only six months since your team changed the trajectory of my hometown with the replication of a 75 year-old baseball field which held tryout camps for the Milwaukee Braves, New York Yankees and Los Angeles Angels in the 1950's and 60's -- a town that fielded its first team in 1888.

Our foundation started this project with only the hope that it would be transformative for a typical Nebraska town of less than 1,000 good souls. Although it was they who rose up to the challenge of building a whole new venue, it was you and your team that made it so much more than another project.

Your managers, specialists, and subcontractors took ownership of our project, not realizing what they were about to do was more than a construction job. Nemaha put itself in the community, 500 miles from Lincoln, and devoted its considerable efforts to renew the soul of this small town with a big city legacy ball park.

We were fortunate to have a great plan, but as is the case in all projects, it was the execution on-site by your folks that made the difference. We put our trust in you and it was well placed. Nemaha understood not just the project, but the impact and soul of the project. The result left the entire community stunned and proud.

I could have asked no more, Jeff, than the superior attentiveness you gave this project, maybe your smallest ever. But to us it was huge. Many might wonder why, when the construction season ended before we had every little thing done, we paid the bill in full. Nemaha had earned our trust and gratitude.

I've had a long history of community projects here in Omaha; over $600 million of added treasures for our city funded by donors and constructed by huge and highly capable contractors here. None did us any more proud, than did your team on Modisett Ball Park.

Thank-you again. With continued high regard, I remain

Sincerely yours,

John Gottschalk

January 22, 2014

To Whom It May Concern:

I retained Nemaha Landscape on a design build contract for the new ball fields southeast of Fremont. The company served as general contractor. The work was well done. Where corrections and changes were necessary, the contractor agreed to make those changes and corrections and provided services without charge beyond the scope of the contract. The completed project will meet all expectations for both attractiveness and utility.

Neil Schilke, Trustee
Schilke-Novak Kids Sports Trust

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1. Indoor Practice Facility *(Optional)*
2. Batting Cages
3. Picnic Shelter
4. Playground
5. Maintenance Building
6. Concessions/Restrooms
7. Future Fields

East 15th Street

N Road

East 12th Street

York Youth Baseball/ Softball Complex Option #1

Nemaha SPORTS CONSTRUCTION

Ayars & Ayars INCORPORATED

ARCHI + ETC. LLC ARCHITECTURE ETCETERA

OLSSON ASSOCIATES

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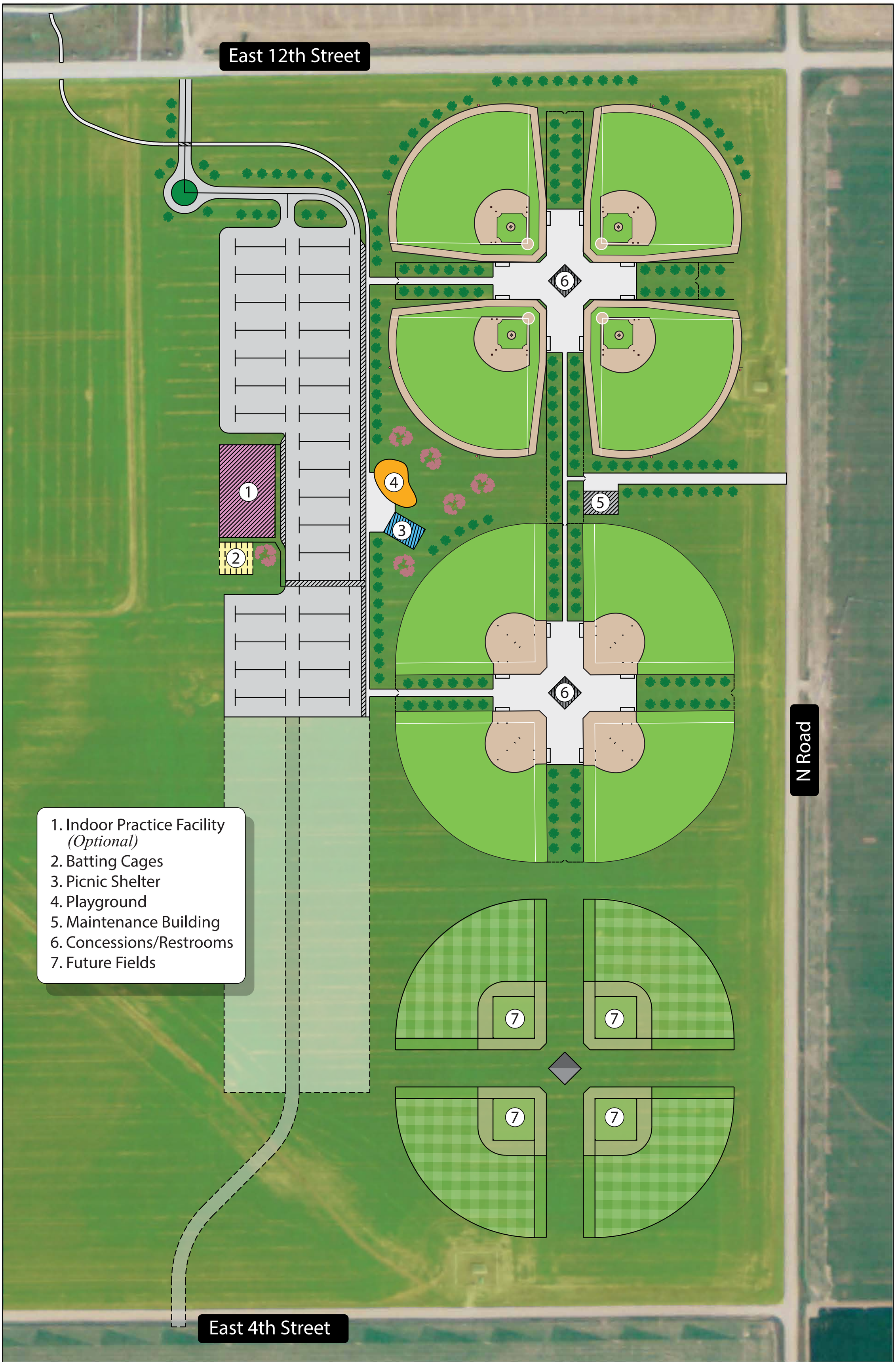

York Youth Baseball/ Softball Complex Option #2

Nemaha SPORTS CONSTRUCTION

Ayars & Ayars INCORPORATED

ARCHI + ETC. LLC ARCHITECTURE ETCETERA

OLSSON ASSOCIATES

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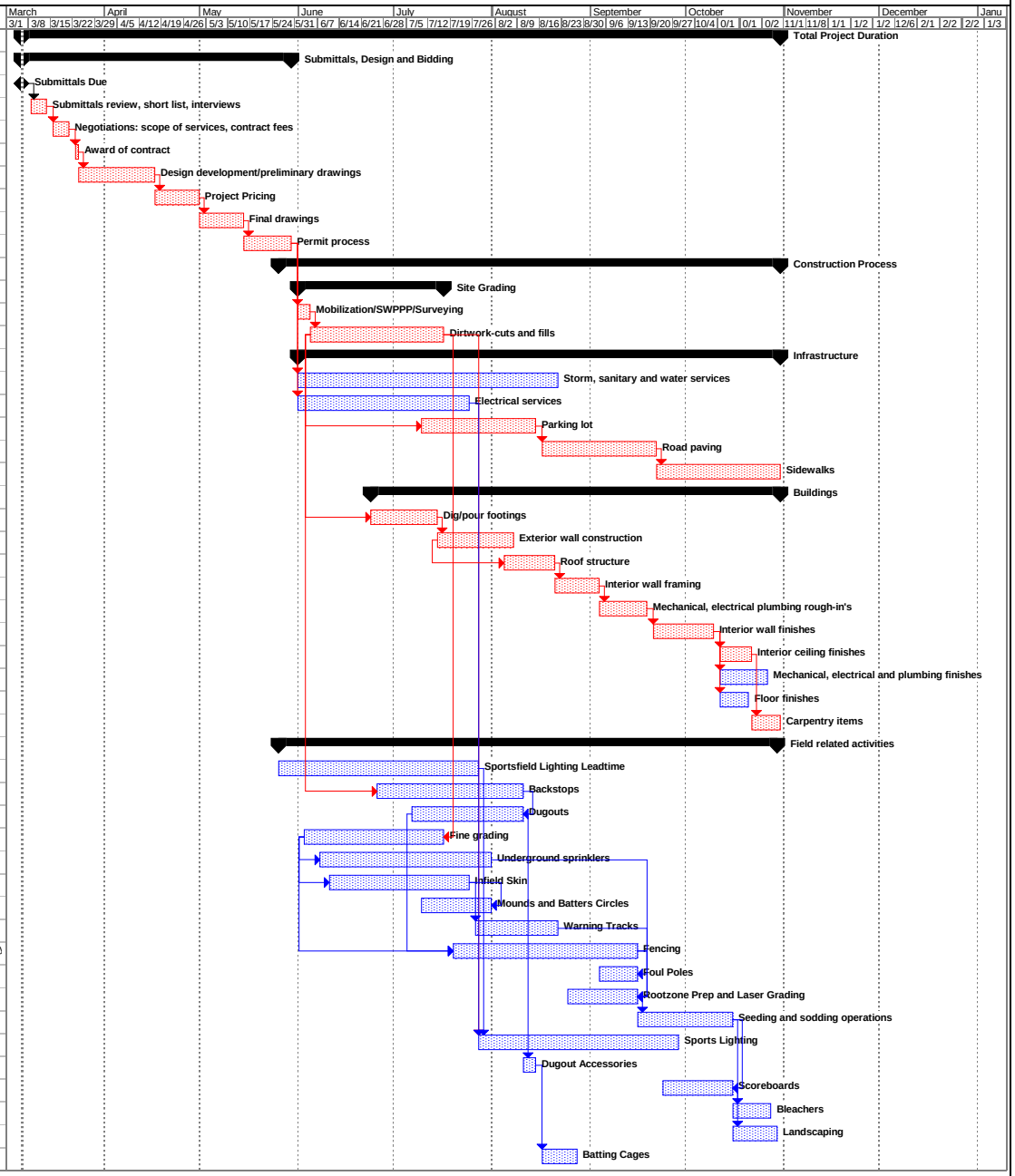
York Youth Baseball/Softball Complex-North Site

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Total Project Duration**	**170 days**	**Fri 3/6/15**	**Fri 10/30/15**	
2	**Submittals, Design and Bidding**	**60 days**	**Fri 3/6/15**	**Fri 5/29/15**	
3	Submittals Due	0 days	Fri 3/6/15	Fri 3/6/15	
4	Submittals review, short list, interviews	5 days	Mon 3/9/15	Fri 3/13/15	3
5	Negotiations: scope of services, contract fees	5 days	Mon 3/16/15	Fri 3/20/15	4
6	Award of contract	1 day	Mon 3/23/15	Mon 3/23/15	5
7	Design development/preliminary drawings	18 days	Tue 3/24/15	Thu 4/16/15	6
8	Project Pricing	10 days	Fri 4/17/15	Thu 4/30/15	7
9	Final drawings	10 days	Fri 5/1/15	Thu 5/14/15	8
10	Permit process	10 days	Fri 5/15/15	Fri 5/29/15	9
11	**Construction Process**	**114 days**	**Tue 5/26/15**	**Fri 10/30/15**	
12	**Site Grading**	**34 days**	**Mon 6/1/15**	**Thu 7/16/15**	
13	Mobilization/SWPPP/Surveying	4 days	Mon 6/1/15	Thu 6/4/15	10
14	Dirtwork-cuts and fills	30 days	Fri 6/5/15	Thu 7/16/15	13
15	**Infrastructure**	**110 days**	**Mon 6/1/15**	**Fri 10/30/15**	
16	Storm, sanitary and water services	60 days	Mon 6/1/15	Fri 8/21/15	10
17	Electrical services	40 days	Mon 6/1/15	Fri 7/24/15	10
18	Parking lot	26 days	Fri 7/10/15	Fri 8/14/15	14SS+20 days
19	Road paving	26 days	Mon 8/17/15	Mon 9/21/15	18
20	Sidewalks	29 days	Tue 9/22/15	Fri 10/30/15	19
21	**Buildings**	**93 days**	**Wed 6/24/15**	**Fri 10/30/15**	
22	Dig/pour footings	15 days	Wed 6/24/15	Tue 7/14/15	14SS+13 days
23	Exterior wall construction	18 days	Wed 7/15/15	Fri 8/7/15	22
24	Roof structure	12 days	Wed 8/5/15	Thu 8/20/15	23SS+15 days
25	Interior wall framing	10 days	Fri 8/21/15	Thu 9/3/15	24
26	Mechanical, electrical plumbing rough-in's	11 days	Fri 9/4/15	Fri 9/18/15	25
27	Interior wall finishes	15 days	Mon 9/21/15	Fri 10/9/15	26
28	Interior ceiling finishes	8 days	Mon 10/12/15	Wed 10/21/15	27
29	Mechanical, electrical and plumbing finishes	11 days	Mon 10/12/15	Mon 10/26/15	27
30	Floor finishes	7 days	Mon 10/12/15	Tue 10/20/15	27
31	Carpentry items	7 days	Thu 10/22/15	Fri 10/30/15	28
32	**Field related activities**	**113 days**	**Tue 5/26/15**	**Thu 10/29/15**	
33	Sportsfield Lighting Leadtime	45 days	Tue 5/26/15	Mon 7/27/15	
34	Backstops	32 days	Fri 6/26/15	Mon 8/10/15	14SS+15 days
35	Dugouts	25 days	Tue 7/7/15	Mon 8/10/15	34FF
36	Fine grading	32 days	Wed 6/3/15	Thu 7/16/15	14FF
37	Underground sprinklers	40 days	Mon 6/8/15	Fri 7/31/15	36SS+3 days
38	Infield Skin	32 days	Thu 6/11/15	Fri 7/24/15	36SS+6 days
39	Mounds and Batters Circles	16 days	Fri 7/10/15	Fri 7/31/15	38FF+5 days
40	Warning Tracks	20 days	Mon 7/27/15	Fri 8/21/15	38
41	Fencing	42 days	Mon 7/20/15	Tue 9/15/15	35SS+9 days,36SS+7 da
42	Foul Poles	8 days	Fri 9/4/15	Tue 9/15/15	41FF
43	Rootzone Prep and Laser Grading	16 days	Tue 8/25/15	Tue 9/15/15	37FF,40FF,41FF
44	Seeding and sodding operations	22 days	Wed 9/16/15	Thu 10/15/15	43
45	Sports Lighting	45 days	Tue 7/28/15	Mon 9/28/15	14,17,33
46	Dugout Accessories	4 days	Tue 8/11/15	Fri 8/14/15	35
47	Scoreboards	16 days	Thu 9/24/15	Thu 10/15/15	44FF
48	Bleachers	8 days	Fri 10/16/15	Tue 10/27/15	47
49	Landscaping	10 days	Fri 10/16/15	Thu 10/29/15	44
50	Batting Cages	9 days	Mon 8/17/15	Thu 8/27/15	46



Project: York
Date: Fri 3/6/15

Task | Split | Milestone | Project Summary | External Milestone
Project Guide: Critical Task | Progress | Summary | External Tasks | Deadline

York Youth Baseball/Softball Complex-South Site

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Total Project Duration**	**170 days**	**Fri 3/6/15**	**Fri 10/30/15**	
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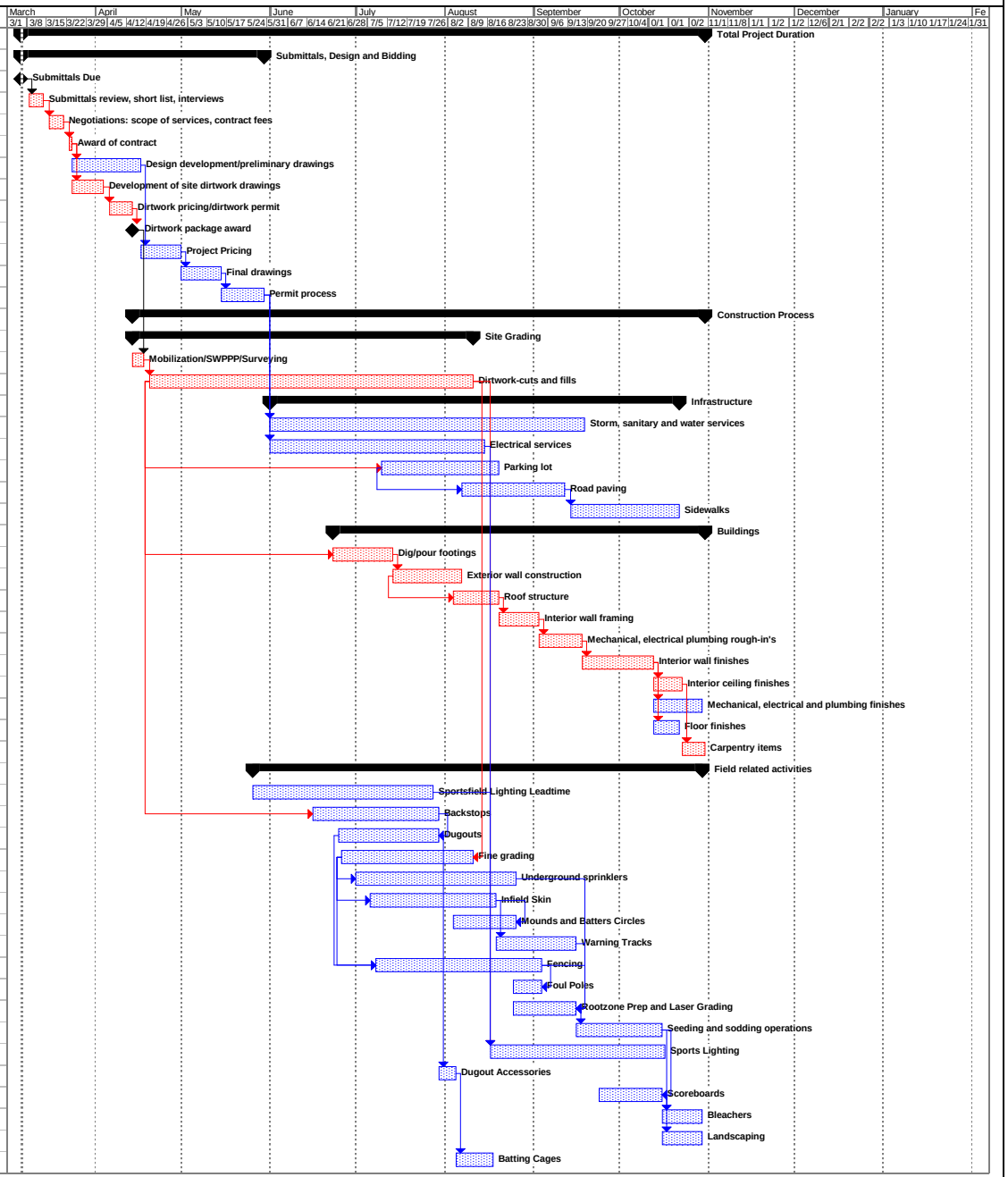
6	Award of contract	1 day	Mon 3/23/15	Mon 3/23/15	5
7	Design development/preliminary drawings	18 days	Tue 3/24/15	Thu 4/16/15	6
8	Development of site dirtwork drawings	9 days	Tue 3/24/15	Fri 4/3/15	6
9	Dirtwork pricing/dirtwork permit	6 days	Mon 4/6/15	Mon 4/13/15	8
10	Dirtwork package award	0 days	Mon 4/13/15	Mon 4/13/15	9
11	Project Pricing	10 days	Fri 4/17/15	Thu 4/30/15	7
12	Final drawings	10 days	Fri 5/1/15	Thu 5/14/15	11
13	Permit process	10 days	Fri 5/15/15	Fri 5/29/15	12
14	**Construction Process**	**143 days**	**Tue 4/14/15**	**Fri 10/30/15**	
15	**Site Grading**	**84 days**	**Tue 4/14/15**	**Mon 8/10/15**	
16	Mobilization/SWPPP/Surveying	4 days	Tue 4/14/15	Fri 4/17/15	10
17	Dirtwork-cuts and fills	80 days	Mon 4/20/15	Mon 8/10/15	16
18	**Infrastructure**	**103 days**	**Mon 6/1/15**	**Wed 10/21/15**	
19	Storm, sanitary and water services	80 days	Mon 6/1/15	Fri 9/18/15	13
20	Electrical services	55 days	Mon 6/1/15	Fri 8/14/15	13
21	Parking lot	29 days	Fri 7/10/15	Wed 8/19/15	17SS+35 days
22	Road paving	26 days	Fri 8/7/15	Fri 9/11/15	21SS+20 days
23	Sidewalks	28 days	Mon 9/14/15	Wed 10/21/15	22
24	**Buildings**	**94 days**	**Tue 6/23/15**	**Fri 10/30/15**	
25	Dig/pour footings	15 days	Tue 6/23/15	Mon 7/13/15	17SS+45 days
26	Exterior wall construction	18 days	Tue 7/14/15	Thu 8/6/15	25
27	Roof structure	12 days	Tue 8/4/15	Wed 8/19/15	26SS+15 days
28	Interior wall framing	10 days	Thu 8/20/15	Wed 9/2/15	27
29	Mechanical, electrical plumbing rough-in's	11 days	Thu 9/3/15	Thu 9/17/15	28
30	Interior wall finishes	17 days	Fri 9/18/15	Mon 10/12/15	29
31	Interior ceiling finishes	8 days	Tue 10/13/15	Thu 10/22/15	30
32	Mechanical, electrical and plumbing finishes	13 days	Tue 10/13/15	Thu 10/29/15	30
33	Floor finishes	7 days	Tue 10/13/15	Wed 10/21/15	30
34	Carpentry items	6 days	Fri 10/23/15	Fri 10/30/15	31
35	**Field related activities**	**113 days**	**Tue 5/26/15**	**Thu 10/29/15**	
36	Sportsfield Lighting Leadtime	45 days	Tue 5/26/15	Mon 7/27/15	
37	Backstops	32 days	Tue 6/16/15	Wed 7/29/15	17SS+40 days
38	Dugouts	25 days	Thu 6/25/15	Wed 7/29/15	37FF
39	Fine grading	32 days	Fri 6/26/15	Mon 8/10/15	17FF
40	Underground sprinklers	40 days	Wed 7/1/15	Tue 8/25/15	39SS+3 days
41	Infield Skin	32 days	Mon 7/6/15	Tue 8/18/15	39SS+6 days
42	Mounds and Batters Circles	16 days	Tue 8/4/15	Tue 8/25/15	41FF+5 days
43	Warning Tracks	20 days	Wed 8/19/15	Tue 9/15/15	41
44	Fencing	42 days	Wed 7/8/15	Thu 9/3/15	38SS+9 days,39SS+7 days
45	Foul Poles	8 days	Tue 8/25/15	Thu 9/3/15	44FF
46	Rootzone Prep and Laser Grading	16 days	Tue 8/25/15	Tue 9/15/15	40FF,43FF,44FF
47	Seeding and sodding operations	22 days	Wed 9/16/15	Thu 10/15/15	46
48	Sports Lighting	45 days	Mon 8/17/15	Fri 10/16/15	17,20,36
49	Dugout Accessories	4 days	Thu 7/30/15	Tue 8/4/15	38
50	Scoreboards	16 days	Thu 9/24/15	Thu 10/15/15	47FF
51	Bleachers	10 days	Fri 10/16/15	Thu 10/29/15	50
52	Landscaping	10 days	Fri 10/16/15	Thu 10/29/15	47
53	Batting Cages	9 days	Wed 8/5/15	Mon 8/17/15	49



Project: York
Date: Fri 3/6/15

Task | Split | Milestone | Project Summary | External Milestone
Project Guide: Critical Task | Progress | Summary | External Tasks | Deadline