

**MECA TRI-PARK COMPLEX, LLC
REQUEST FOR PROPOSAL RF26002
HOLIDAY LIGHTS
MARCH 18, 2026**

PART I - INTRODUCTION

The MECA Tri-Park Complex, LLC (“MECA Tri-Park”) is requesting proposals from qualified organizations interested in performing all services to provide holiday lights for MECA Tri-Park managed Facilities. These Facilities include Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing collectively, the “The RiverFront”. MECA Tri-Park is responsible for managing the operations of The RiverFront.

The RiverFront is in downtown Omaha, NE. The RiverFront contains more than 72 acres of park space spanning from 13th Street between Douglas and Farnam Streets to the Missouri River’s edge and North along Riverfront Drive.

1. Anticipated RFP Schedule

This Request for Proposal (“RFP”) and the guidelines set forth for responses hereto are intended to provide MECA Tri-Park with significant substantive information early in the negotiating process so that final agreement can be reached quickly. MECA Tri-Park has therefore established the following schedule:

RFP Issued	February 11, 2026
* MANDATORY Pre-bid Meeting	February 16, 2026 at 2:00pm CST
Final Questions	February 18, 2026 at 2:00pm CST
Due/Public Opening	February 24, 2026 at 2:00pm CST

* This is a mandatory pre-bid meeting. All Bidders who may wish to provide a Proposal must be present at this meeting. Bidders must notify MECA Tri-Park at cwohlers@omahameca.com of their intention to attend this meeting no later than (date and time of pre-bid meeting).

2. Bidder Inquiries

All inquiries regarding this RFP must be made in writing and addressed to cwohlers@omahameca.com. Oral explanations or answers shall not be valid. Revisions, clarifications, and/or additional information will be issued to all Bidders in the form of an RFP addendum. All or any RFP addenda issued to the Bidders prior to the bid due date shall become a part of the bidding documents and the cost of such work shall be included in the bids.

3. Delivery of Proposals

Two printed copies and one electronic copy of proposals must be submitted and signed by an officer of the company, and delivered before the time set forth in Section 1 to MECA Tri-Park’s offices:

MECA Tri-Park

RE: Holiday Lights-RF26002
900 Farnam St., Ste. 100
Omaha, NE 68102

All proposals received will be publicly opened at MECA Tri-Park's offices at the time set forth in Section 1. Bidders may attend; however, attendance is not required. MECA Tri-Park reserves the right to accept or reject late proposals or to extend the time for response for one or more respondents. If sending a bid electronically, email to: cwohlers@omahameca.com

4. Criteria for Evaluation of Proposals

4.1 Evaluation of Compliance with RFP Guidelines

Each proposal received will be evaluated to determine whether it generally supplies the information requested in this RFP. MECA Tri-Park may (at its sole discretion) disqualify any proposal, which it deems non-compliant. All proposals shall be valid for acceptance for a period of ninety (90) calendar days.

4.2 Evaluation of Proposals

Proposals will be evaluated based on the following criteria: (a) the company profile, background, experience, and references of the proposing party; (b) service and support; (c) ability to agree to the requested contractual terms and conditions; and (d) financial considerations. Other criteria may be considered by MECA Tri-Park based on the nature of the proposals received.

4.3 Selection of Respondents

Based on the foregoing criteria, MECA Tri-Park will select one or more entities for further negotiations. It is possible that based on the responses, MECA Tri-Park will elect to negotiate with more than one respondent. In such event, all selected entities will be informed that others have also been selected for negotiation, although MECA Tri-Park reserves the right to not disclose the identity of the other selected respondents.

MECA Tri-Park will notify the successful Bidder of the acceptance of its proposal. Such notice will be sent to the name and email address of the Bidder as stated in its proposal.

4.4 Reservations

MECA Tri-Park reserves the unqualified right to reject any or all proposals, extend the time for receipt of proposals from all Bidders, waive defects or technicalities, correct discrepancies, advertise for new proposals, or to take any other action that MECA Tri-Park determines, at its sole discretion, to be in its best interest. MECA Tri-Park reserves the right to award the contract to other than the low bidder. Any such determinations or actions may be made without notice. All costs of preparation and submission of a proposal shall be at the risk and expense of the respondent. MECA Tri-Park shall have no liability in connection with a proposal or any respondent.

4.5 Proposals

All bids and proposals submitted by the various Bidders for this work become the property of MECA Tri-Park. Neither MECA Tri-Park nor the Bidders shall disclose

the contents of any proposal to the other parties prior to the announcement of the award.

5. Contractual Terms and Conditions

Review and provide a detailed response whether the following contractual terms and conditions are agreeable. The Bidder's Proposal shall specifically note any requested modifications to this section, which MECA Tri-Park may take into consideration during the review process, at MECA Tri-Park's discretion.

5.1 Purchase Agreement and Payment

The successful Bidder will be required to execute a MECA Tri-Park Service Agreement prior to performing any portion of work required within the specifications of this RFP. A sample MECA Tri-Park Purchase Agreement is available upon request.

Payment terms will be Net 30 days from installation and acceptance by MECA Tri-Park.

5.2 Term

The initial term of the agreement shall be twelve (12) months, beginning March 18, 2026. The Agreement will provide MECA Tri-Park the option to extend the Agreement for four (4) additional twelve (12) month periods. Charge rates will be renegotiated at each renewal. Any price increase for each renewal term shall be no more than the Consumer Price Index average of the twelve-month period ended March 18th of the prior calendar year. [Consumer Price Index, All Urban Consumers (CPI-U) not seasonally adjusted. U.S. City Average, Published by the United States Department of Labor, Bureau of Labor Statistics (1982-84=100)]. MECA Tri-Park must approve all increases.

5.3 Insurance

The successful Bidder must provide evidence of the following types of insurance during the term of the Agreement. For the avoidance of doubt, such coverage and limits are minimum requirements and shall not be deemed as a limitation on vendor's liability under any provision of any agreement. Approval of the insurance by MECA Tri-Park shall not relieve or decrease the liability of the vendor hereunder. Note any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to an additional insured.

Commercial General Liability Insurance (including premises operation liability, contractual liability and product/completed operations liability) and Automobile Liability coverage (owned, non-owned and hired coverages) with minimum limits of \$1,000,000 Combined Single Limit (Auto Liability), and \$1,000,000 Per Occurrence, and \$2,000,000 General Aggregate. Commercial General Liability aggregate limit will apply on a "per location" basis. The insurance must protect the Bidder and MECA Tri-Park from claims for personal injury (including bodily injury and death) and property damage which may arise from or in connection with the performance of the Bidder's services hereunder or from or out of any negligent act or omission of the Bidder, its officers, directors, agents or employees.

Workers' Compensation Insurance as required by applicable law. Policy shall be endorsed to include Waiver of Subrogation against MECA Tri-Park, the City of Omaha, their employees, officers and legal representatives.

Employer's Liability Insurance with minimum limits of:

\$500,000 Each Accident—Bodily Injury by Accident

\$1,000,000 Policy Limit—Bodily Injury by Disease

\$500,000 Each Employee—Bodily Injury by Disease

Umbrella or Excess Liability: additional \$5,000,000. Coverage is to apply to excess of Commercial General, Employer's Liability, and Automobile Liability policies.

All such insurance required above shall be with companies and on forms acceptable to MECA Tri-Park and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days unrestricted prior written notice thereof is furnished to MECA Tri-Park. All insurance shall be primary and not contributory. All insurance shall be written by companies with a Best's Key Rating Guide (Property-Casualty, United States) rating of A or better and a Best's Financial Size Category of Class VI or better. Within thirty (30) days of the date on which coverage is to be provided hereunder, the successful Bidder shall furnish to MECA Tri-Park certificates of insurance along with copies of endorsements evidencing compliance to the above requirements. Such certificates and insurance policies shall name MECA Tri-Park and the City of Omaha as additional insureds on a primary basis, and contain a waiver of subrogation, in which the insurer waives any claim or right to recover against MECA Tri-Park, the City of Omaha, their officers, agents or employees. The additional insured requirement does not apply to Workers' Compensation.

5.3 Indemnification

Bidder does hereby covenant and agree to indemnify, defend and hold harmless MECA Tri-Park, and the City of Omaha, their officers, directors, employees, agents and representatives, from and against all claims, demands, losses, suits, damages, liabilities, costs and expenses (including reasonable attorneys' fees) arising out of or relating to any claim, demand or judgment for property loss or damage (including loss of use of The RiverFront), and/or personal injury, including death, arising out of the Products and Services furnished hereunder by Bidder and Bidder's Personnel except to the extent same is caused by the negligence or reckless conduct of MECA Tri-Park or its employees or agents.

MECA Tri-Park is not responsible for any equipment, furnishings, supplies or other property or products owned by Bidder and used or stored at The RiverFront, nor is it responsible for damage resulting from power failure, flood, fire, explosion or other similar causes.

The provisions requiring the furnishing of personal injury liability or property damage liability insurance shall not be construed to affect or impair the generality of the forgoing.

The successful Bidder shall represent and warrant in the contract that the components of this RFP to be purchased for The RiverFront shall not violate or infringe upon any patent, copyright, trademark, trade secret or other intellectual or proprietary right of any third party. The Bidder shall agree to defend, protect and hold harmless MECA Tri-Park and its related parties from and against any and all liabilities, actions, losses, awards, damages, costs, claims or expenses including reasonable attorneys' fees incurred by them as a result of any claim that the components of this RFP to be purchased for The RiverFront are illegal or infringe upon any third party patent, copyright, trademark, trade secret or other intellectual or proprietary right.

5.4 **RFP and Bidder's Proposal**

This RFP and the Bidder's proposal thereto shall become part of any contract that may be entered as a result of this RFP.

5.5 **Warranty**

The Bidder shall warrant in the contract that the components of this RFP to be purchased for The RiverFront shall be new and of good and workmanlike quality and fit for the use intended. The Bidder shall further warrant that during the manufacturer's warranty period that the components will operate in accordance with the manufacturer's specifications. The manufacturer's warranty period shall be specified on the Bidder's proposal and shall begin on the date of MECA Tri-Park's acceptance of the installation. All other specific promises and warranties made by Bidder in the RFP Response or bid process generally shall also be included in the final contract.

5.6 **Scope, Quality of Work Guarantee**

The successful Bidder shall furnish all equipment, labor, and personnel necessary to perform and complete the work.

5.7 **Conduct of Personnel**

No business, other than that specifically outlined in the RFP, may be conducted by personnel of the Bidder while on the premises of The RiverFront.

The Bidder shall be responsible for all actions of its employees, while they are assigned to The RiverFront. The employees shall at all times comply with applicable laws, ordinances, and regulations of local, state, and federal agencies, along with all regulations, policies, and procedures of MECA Tri-Park.

Bidder certifies and agrees that, with respect to its staff and employees who will participate in the performance of this Agreement, the Bidder shall maintain a workplace free of drugs and alcohol during the term of this contract.

If, for whatever reason, MECA Tri-Park determines that personnel assigned to The RiverFront are unsatisfactory, the Bidder shall replace the individual immediately or as mutually agreed upon.

5.8 **Sales Tax**

All federal, state and local taxes, including without limitation sales, use, excise, privilege, transactional, gross receipts, ad valorem or any other transactional tax or customs and duties ("Tax" or "Taxes") paid or payable by Bidder, however

designated, levied or based on amounts payable to Bidder under or in connection with the RFP have been included in the pricing set forth on Attachment A – Proposal Form as required by the relative taxing authorities.

MECA Tri-Park is a sales taxable entity and as such, Bidder warrants that sales tax is included in the price provided on Attachment A – Proposal Form. Notwithstanding anything in the Agreement to the contrary, the successful Bidder shall indemnify and defend MECA Tri-Park for any sales tax audit assessment against MECA Tri-Park relating to the amount of Nebraska sales tax charged under this Agreement.

PART II - SCOPE OF PROJECT

Overview

This project is to provide all labor and equipment to install, monitor and remove lighting and holiday décor in specific areas of The RiverFront including but not limited to Gene Leahy Mall (GLM), Heartland of America Park (HOA) and Lewis & Clark Landing (LCL).

The installation of the lights and holiday décor may begin as early as but not before November 1st of each year and must be completed by Monday prior to Thanksgiving. The lights will be taken down as soon as possible after January 1st and must be completed by February 1st.

General Project Details

- Hours to complete this work may need to be scheduled outside of 8:00 am to 5:00 pm.
- Days to complete the work may need to be scheduled on weekends.
- There is often downtown construction so all installation, staging, etc. must be coordinated with MECA Tri-Park and almost always done from within the park boundaries.
- This is a lump sum, not-to-exceed agreement. No overtime will be paid.
- The Successful Bidder must provide proof that lift operators are trained and certified to operate lifts.
- Certificate of insurance must be submitted before work begins. (Section 5.2)
- All installation and removal of lighting must be scheduled with MECA Tri-Park to accommodate the event and work schedule.
- The string lights will be LED Warm White M8 (2700k) mini lights with 6 in. spacing to conform with the holiday light display in the downtown Omaha area.
- The Commercial Tower Tree details must be submitted with the bid to ensure it meets or exceeds the tower tree currently used.
- Large ornaments should be placed throughout the park for additional holiday décor. Quantities are listed below and placement is on concrete surfaces.
- A light up Large Holiday Décor item is to be placed within the sidewalk area of the Downtown in GLM. Examples of what this has been in the past are included within this RFP.

Pictures of past acceptable installations are included as Attachment C to provide guidance on what MECA Tri-Park is expecting with this holiday lights installation.

Base Bids

The base bid areas are broken out as follows. A map of these areas is included as Attachment B.

Base Bid A: Wrap 149 trees around the perimeter of GLM.

Base Bid B: Wrap 7 Spruce Trees in HOA Skate Ribbon.

Base Bid C: Wrap 32 trees on the west end of HOA.

Base Bid D: 25 4' Red colored ornaments and 15 3' White colored ornaments.

Base Bid E: Decoration of Interest/Large Holiday Décor Item in Downtown Green break in GLM.

Base Bid F: More than 65' Commercial Tower Tree, 300" diameter, 180,000+ tips with lights and ornaments.

Electricity is installed at the Streetscape trees for the lights at specific locations. In some instances, extension cords will be needed to conjoin from tree to tree. Any extra electrical runs that are needed must be cleared through MECA Tri-Park.

All electrical outlets for the landscape in Gene Leahy Mall and Heartland of America Park are on specific zones so the lights can be coordinated to all turn on at once, however a timer or photocell must be added into the system by the Successful Bidder to allow all trees to turn on/off simultaneously. The "flip the switch" date for the official lighting of the lights will be Saturday after Thanksgiving (commonly known as Small Business Saturday).

In addition to the Base Bids, please include with your Proposal, a list of any additional outdoor lighted décor items offered by Bidder along with pricing for consideration.

Monitoring

Nightly checks of the lights are required by the Successful Bidder. Please include the cost of this service in Attachment A-Proposal Form.

All equipment should be able to withstand extreme weather, however, if something goes out and MECA Tri-Park calls for repair, the repair must be done within an agreed upon time and must be done within an hour on specific days (Lighting Ceremony Day, NYE, weekends, etc.).

All work must be scheduled with MECA Tri-Park to accommodate the event and work schedule. This may require that the work be completed in phases. This will be discussed further during the pre-bid meeting. This project may require installation during evenings and weekends.

The successful Bidder must provide MECA Tri-Park a detailed schedule for completion of the Work.

The successful Bidder must provide MECA Tri-Park the name and cell phone number of the lead installer that will be on site every day and a point of contact for when the lights are in service.

Equipment

Ladders and lifts may be used on the premises, however there is a 5,000 lb. weight limit on all sidewalks. If equipment needs to be placed on decomposed granite, plywood must be laid down prior to equipment being placed. Equipment is not allowed on any grass spaces. Any spaces that need metered parking spaces blocked off or traffic cones, must be coordinated with MECA Tri-Park Complex and appropriate permitting acquired through the City of Omaha.

The installation areas must be completely cleared of waste. MECA Tri-Park will provide dumpsters. The Successful Bidder must remove all equipment from the premises once the installation is complete.

PART III - Information to be Supplied by Bidder

For ease of evaluation and given the fast-track that MECA Tri-Park desires to pursue to reach final agreement, MECA Tri-Park requests that each proposal submitted incorporate the same general structure. Proposals must include the following sections:

1. Attachment A - Proposal Form

Attachment A – Proposal Form, must be completed, signed and submitted as the first page of the Proposal. Proposal must include all costs associated with a complete, turn-key system.

2. Company Profile

The Bidder should provide information about the company, including the following information:

- A. Company name, address, telephone number, email address, and contact person.
- B. Brief company history, which can be in the form of a company brochure.

3. Subcontractors

In order that MECA Tri-Park may be assured that only qualified and competent subcontractors will be retained for the service, each Bidder shall submit with his/her name a list of all subcontractors that the Bidder intends to use. No change shall be made in the list of subcontractors after the receipt of proposals, unless agreed to in writing by MECA Tri-Park.

4. References

Bidders shall supply a list of three references that you have provided similar product/service for, including names and telephone numbers of the customer's contact person. Provide a brief description of product/service for each reference listed.

5. Resumes

Bidder shall provide resumes or bios of key staff assigned to the project highlighting qualifications and experience. Information must include all relevant certifications and/or training.

6. Project Narrative

For Scope of Project listed in Part II, Bidder shall provide detailed information including installation and monitoring schedule.

7. Deviations from Scope of Project

Bidders must document all deviations from the specifications outlined in the Scope of Project in Part II.

8. Contractual Terms and Conditions

The Bidder shall review and provide a response whether the contractual terms and conditions set forth in Part 1, Section 5 are agreeable. A detailed response is required if a bidder is not agreeable to one or more of the terms and conditions set forth in Part 1, Section 5.