

**MECA TRI-PARK COMPLEX, LLC
REQUEST FOR PROPOSAL 27001
LANDSCAPE MAINTENANCE FOR THE RIVERFRONT
JULY 16, 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 landscape maintenance for MECA Tri-Park managed Facilities. These Facilities currently include Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing collectively “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 (times are CST):

RFP Issued	July 16, 2026
* MANDATORY Pre-bid Meeting	Wednesday, July 22, 2026, 3:00 pm
Final Questions	Thursday, July 30, 2026, 10:00 am
Due/Public Opening	Thursday, August 6, 2026, 10:00 am
Post bid Interviews (if needed)	Will be scheduled August 10-12, 2026

* 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 kshiers@omahameca.com of their intention to attend this meeting no later than 2:00 pm on Wednesday, July 22, 2026.

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: Landscape Maintenance for The RiverFront RF27001
455 N 10th St.
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: rfp@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 Service 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 of MECA Tri-Park's Service 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 one (1) year and four (4) months, beginning September 1, 2026. In addition to the initial term and at the sole discretion of MECA Tri-Park, the Agreement may be renewed for three (3) additional, two (2) year periods. MECA agrees to exercise its option by providing written notice to Vendor no less than thirty (30) calendar days prior to the end of the then current term.

Any price increase for each renewal term shall be no more than the Consumer Price Index average of the twelve-month period ending September 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 Termination

The Agreement is terminable by MECA Tri-Park upon minimum ninety (90) days written notice, without penalty or cause, at any time during or after the first year of the Agreement.

5.4 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 more than 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.

5.5 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 foregoing.

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.

5.6 Scope, Quality of Work Guarantee

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

5.7 RFP and Bidder's Proposal

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

5.8 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.

5.9 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 SERVICE

This bid is for qualified landscape maintenance service companies to provide landscape maintenance as outlined below for The RiverFront. The RiverFront is a high-visibility public park environment consisting of Gene Leahy Mall, Heartland of America Park, and Lewis & Clark Landing. Work will occur in active public spaces with daily pedestrian use, private events, public programming, community events, festivals, concerts, races, and operational activities. The Successful Bidder shall perform all services in a manner that supports a clean, safe, welcoming, and premier appearance at all times.

The Successful Bidder will be responsible for ensuring and maintaining a quality appearance throughout all assigned landscape beds, ornamental planting areas, and bioswales where weed control is assigned, and other landscape areas identified by the Metropolitan Entertainment & Convention Authority ("MECA") Tri-Park. The intent is to maintain all assigned areas to a 100% weed-free appearance, provide complete spring and fall cleanup, and support proper seasonal plant care while protecting existing plant material. Before submitting a Proposal, Bidders must walk the areas associated with this service to ensure a complete understanding of the size and scope of the service required.

Irrigation repair/winterization, mowing, turf maintenance, tree trimming, annual flower installation, prairie maintenance, hardscape maintenance, and snow removal are not included in this scope of work unless separately authorized in writing by MECA Tri-Park.

As an Add Alternative to the Base Bid, we are also requesting optional pricing for Native Prairie Maintenance. MECA Tri-Park reserves the right to award the Add alternative separately from the Base Bid, or not at all.

Base Bid

1. General Maintenance Services

The Successful Bidder shall provide recurring maintenance services including, but not limited to, bi-weekly weeding, , removal of invasive species, removal of volunteer woody growth, , spring cleanup, fall cleanup, , cutbacks, , disposal of plant material, site reporting, and quality assurance. Services shall be performed using accepted horticultural practices and in a manner that protects desirable plant material and public safety.

- Maintain assigned landscape areas to a 100% weed-free appearance.
- Provide a consistent, qualified Landscape Supervisor as the primary point of contact.
- Provide weekly work plans by the deadline required in this RFP.
- Coordinate all work with the MECA Tri-Park Representative due to events and daily park operations.
- Use properly trained crews who can identify approved plant material and common weeds.
- Remove piles, bags, buckets, tarps, and debris from MECA Tri-Park property before the end of each workday. Haul and dispose of all material off site before the end of each workday.
- Report irrigation concerns, drainage concerns, vandalism, safety hazards, pest issues, disease concerns, plant decline, erosion, and site damage immediately.
- Correct deficiencies identified by MECA Tri-Park at no additional cost when work does not meet the scope or performance standards.

2. Customer Service Requirements

It is required that there be one primary Point of Contact for the Services. This Point of Contact must have authority to make decisions, understand the contracted scope, and communicate directly with the MECA Tri-Park Representative Point of Contact regarding service issues. It is also required to have a consistent Landscape Supervisor or Foreman on the premises while the Services are performed. The Landscape Supervisor must be thoroughly knowledgeable of the areas to be serviced, the plant material within those areas, and the standards required by this RFP. The Landscape Supervisor will be the back-up to the main Point of Contact in the event the main Point of Contact is not available.

The Successful Bidder will be responsible for damages that are a result of the services being provided, including damage to plant material, irrigation components, lighting, edging, fencing, site furnishings, hardscape, signage, utilities, or other MECA Tri-Park property. Repairs to damaged areas may be coordinated by MECA Tri-Park and charged back to the Successful Bidder. The Successful Bidder must implement procedures to ensure that MECA Tri-Park is immediately notified of any occurrence on MECA Tri-Park property.

3. Contractor Supervision and Staffing

The Successful Bidder shall provide sufficient staffing to perform all services within the required service windows, maintain all parks to the required standard, and respond to deficiencies. Staffing levels shall be proposed by the Bidder and shall be adequate for the size, complexity, and visibility of The RiverFront. MECA Tri-Park will not accept recurring missed areas, incomplete work, unstaffed schedules, or repeated delays due to insufficient crew size.

4. Communication Requirements

The Successful Bidder shall communicate proactively and professionally with MECA Tri-Park. Communication is a critical requirement due to the public nature of the property, the number of special events, and the high visibility of landscape conditions. Failure to communicate schedule changes, deficiencies, safety concerns, or damage may be considered a performance issue.

- Weekly coordination meetings shall be conducted with the MECA representative.
- Weekly work plans shall be submitted each Friday for the following week unless MECA Tri-Park establishes a different deadline.
- Monthly site walkthroughs shall be conducted to review performance, discuss upcoming seasonal work, and evaluate site conditions.
- Schedule changes shall be communicated as soon as they are known.
- Staffing issues, weather delays, equipment failures, safety hazards, irrigation concerns, drainage concerns, plant health concerns, vandalism, and site damage shall be reported immediately.
- The Successful Bidder shall maintain a current phone number and email contact for the Account Manager and Landscape Supervisor.
- The Successful Bidder shall respond to routine requests within one business day and urgent safety or operational concerns as soon as practicable.

5. Weekly Work Plan Requirements

Weekly work plans are required so that MECA Tri-Park can coordinate contractor activities around events, closures, public use, and internal operations. Weekly work plans shall be sufficiently detailed to show where crews will be working, what work will be performed, how many staff will be assigned, and when the work is expected to be completed.

6. Bi-Weekly Landscape Bed Maintenance

Landscape beds shall be serviced every other week throughout the active growing season or as otherwise directed by MECA Tri-Park. The intent of bi-weekly maintenance is to prevent weeds from becoming established, maintain a clean and finished appearance, protect desirable plant material, and ensure landscape beds remain presentable between service occurrences. The term bi-weekly means every other week, not twice per week.

The Successful Bidder shall maintain all assigned landscape beds to a 100% weed-free standard. At the completion of each service occurrence, no visible weeds shall remain in the assigned service area.

- Hand pull weeds, including roots where practical, to prevent quick regrowth.
- Remove invasive species and volunteer woody growth when small enough to remove without damaging desirable plants.
- Remove weeds growing through or along plant material, bed edges, curbs, fences, signs, site furnishings, lighting fixtures, irrigation heads, and other obstacles.
- Groom beds to provide a consistent, cared-for appearance after weeding.
- Remove piles, bags, buckets, tarps, and debris from MECA Tri-Park property before the end of each workday. Haul and dispose of all material off site before the end of each workday.
- Notify MECA Tri-Park of areas where weeds appear to be outside the established scope or where additional treatment may be required.

If weeds remain visible after a scheduled service, or if MECA Tri-Park determines the area does not meet the 100% weed-free standard, the Successful Bidder shall return to correct the deficiency at no additional cost. Corrective visits required because the work was incomplete, inconsistent, or below standard shall not count as the next bi-weekly occurrence.

7. Weed Control Standards

The weed control standard for this RFP is performance based. MECA expects a clean, professional, 100% weed-free appearance in all assigned landscape areas. The Successful Bidder shall implement an Integrated Vegetation Management (IVM) approach using accepted horticultural and arboricultural best management practices for the identification, control, and removal of invasive plant species. Control methods shall be selected based on the target species, site conditions, and environmental considerations, and may include hand pulling, hand digging, grubbing, cutting, mechanical removal, brush cutting, girdling (where appropriate), and selective application of herbicides in accordance with all federal, state, and local regulations that are to be pre-approved by MECA Tri-Park. Herbicide applications shall be performed only by properly licensed personnel using targeted techniques to minimize off-target impacts. The use of a cone for herbicide sprayers is highly recommended to minimize chemical drift and accidental contamination of desirable plant material nearby.

Acceptable equipment may include hand pruners, loppers, pruning saws, shovels, weed wrenches, mattocks, string trimmers, brush cutters, and other equipment specifically designed for vegetation management. Equipment shall be selected and operated to avoid unnecessary soil disturbance, erosion, damage to desirable vegetation, and impacts to park infrastructure. The Successful Bidder shall provide MECA Tri-Park with a list of all equipment intended to be used at any given point for vegetation management that is to be reviewed and approved prior to the start of any landscape maintenance. If the Successful Bidder decides to use any equipment that is not

specifically stated in this list following initial review, the additions are to be submitted, reviewed, and approved by MECA Tri-Parks on a case-by-case basis.

The Successful Bidder shall exercise care to protect native and desirable plant material, mature trees, pollinator habitat where applicable, water resources where applicable, wildlife, and park infrastructure throughout all operations. Disturbed areas shall be stabilized as necessary to prevent erosion and the spread of invasive species.

The primary objectives of this work are to improve public safety, accessibility, and the ecological health of park properties. Vegetation management shall prioritize maintaining clear, unobstructed sidewalks, trails, entrances, sightlines, and other pedestrian-use areas to provide safe and accessible access for all park users. Removal efforts shall specifically target poisonous and hazardous plant species, including but not limited to poison ivy, poison oak (where present), poison hemlock, giant hogweed (if encountered), and other species identified by the Successful Bidder and/or MECA Tri-Park as posing a risk to public health or safety. Recurring inspections and follow-up treatments shall be performed as necessary to monitor regrowth, control new infestations, and maintain desired vegetation management outcomes throughout the contract period."

Chemical controls for noxious weeds or aggressive weeds, including but not limited to musk thistle, bindweed, honey vine milkweed, or other identified problem species, shall be approved by the MECA point of contact prior to use. Freehand or other pre-emergent or herbicide products may only be used in approved areas and according to label requirements. The Successful Bidder shall provide product labels, safety data sheets, application methods, and applicator licensing information before applying any chemical product.

The following list outlines common weeds seen at The RiverFront. This list is not an exhaustive nor a comprehensive list of all undesirable plants found within The RiverFront but contains some of the most commonly found species that require immediate attention.

Plant Name	NE State Status
Canada Thistle	Noxious Weed
Musk Thistle	Noxious Weed
Bull Thistle	Invasive
Field Bindweed	Highly Competitive
Leafy Spurge	Noxious Weed
Tree-of-Heaven	Highly Invasive
Purple Loosestrife	Noxious Weed
Garlic Mustard	Invasive
Common Buckthorn	Invasive
Amur/Bush Honeysuckles	Invasive
Common Burdock	Aggressive
Yellow Nutsedge	Aggressive
Crown Vetch	Invasive
Dame's Rocket	Invasive
Common Mullein	Invasive

Wild Parsnip	Invasive and causes severe skin burns
Poison Hemlock	Highly Invasive and extremely poisonous
Poison Ivy	Invasive and poisonous
Japanese Knotweed	Invasive
Dandelion	Invasive
Yellow Woodsorrel	Volunteer Plant; Moderately Invasive
Jerusalem Artichoke	Invasive

The Successful Bidder must notify MECA Tri-Park of Canada thistle, leafy spurge, musk thistle, plumeless thistle, spotted knapweed, diffuse knapweed, purple loosestrife, Saltcedar, common reed, Sericea lespedeza, Japanese knotweed, and Bohemian/Giant knotweed that are seen on site so that appropriate reporting can be completed as required by the State of Nebraska.

The following list composed of widely recognized “weeds” that are an exception and allowed to remain within The RiverFront as long as the plant species does not expand to infringe on public walkways, is kept in moderation, and do not display signs of outcompeting nearby desirable plants.

Plant Name	Reasoning
Milkweed	Host plant for butterflies; pollinator favorite
Common Blue Violet	Host plant for butterflies; early season native bee favorite
Self-Heal	Low competition; tolerates mowing; favorite of late season pollinators
American Germander	Low competition; native perennial nectar plant important to pollinators
Yarrow	Host of beneficial insects within prairie areas
White Clover	Fixes nitrogen; stays low; supports native bees
Black-eyed Susan	Native pollinator favorite
Goldenrod	Essential late season nectar source for pollinators

8. Spring Cleanup

Spring cleanup shall be completed within the seasonal window approved by MECA Tri-Park and shall prepare the landscape for the active growing season. Spring cleanup shall be coordinated with weather, soil temperatures, plant emergence, event schedules, park access, and MECA Tri-Park direction. The Successful Bidder shall not cut back or remove plant material unless it is appropriate for the plant, season, and MECA-approved maintenance direction. Plants such as Bergenia, Heuchera, Salvia, and Stachys may require cleanup rather than a full cutback. Brown foliage should be removed while leaving healthy green growth intact where appropriate. The Successful Bidder shall follow MECA Tri-Park direction for plant-specific treatment and shall always as the MECA Tri-Park Representative if unsure whether something is a weed, desirable plant, or plant material to remain.

- Remove winter debris, litter, leaves, and accumulated plant material from assigned landscape beds.

- Cut back designated ornamental grasses and perennials at the correct seasonal time and to the correct height.
- Remove dead perennial material and winter-damaged vegetation as directed.
- Remove invasive species, volunteer tree seedlings, and early weed growth.
- Provide bed grooming and edge cleanup to create a finished appearance.
- Identify plants that may need replacement, monitoring, or MECA Tri-Park review.
- Remove piles, bags, buckets, tarps, and debris from MECA Tri-Park property before the end of each workday. Haul and dispose of all material off site before the end of each workday.
- Protect emerging bulbs, perennials, new growth, irrigation heads, lighting, security cameras, signage, and other site assets.

Spring cleanup shall not be considered complete until all assigned areas have been walked, cutbacks completed as directed, debris removed, weeds removed, bed edges cleaned, and any open issues reported to MECA Tri-Park. The Successful Bidder shall provide a completion summary identifying areas completed, areas delayed, and any recommended follow-up.

9. Fall Cleanup

Fall cleanup shall be completed within the seasonal window approved by MECA Tri-Park and shall prepare the landscape beds for winter while protecting desirable habitat, winter interest, and plant health where directed. MECA Tri-Park may direct that certain perennials, seed heads, grasses, or plant material remain standing for winter interest, pollinator habitat, or design intent. The Successful Bidder shall not cut all plant material uniformly unless directed by MECA Tri-Park. Plants such as Bergenia, Heuchera, Salvia, and Stachys may require cleanup rather than full cutback. Brown foliage should be removed while leaving healthy green growth intact where appropriate. The Successful Bidder shall follow MECA Tri-Park direction for plant-specific treatment and shall always ask the MECA Tri-Park Representative if unsure whether something is a weed, desirable plant, or plant material to remain.

- Remove litter, leaves, dead annual debris, and accumulated material from assigned beds.
- Cut back designated perennials and ornamental grasses according to the seasonal plant specifications and MECA direction.
- Leave selected plants standing where directed for winter interest, habitat, or design intent.
- Remove weeds and invasive growth before winter dormancy.
- Groom bed edges and visible public-facing areas.
- Remove piles, bags, buckets, tarps, and debris from MECA Tri-Park property before the end of each workday. Haul and dispose of all material off site before the end of each workday.
- Report erosion, drainage issues, plant decline, safety hazards, or damaged landscape features.

Fall cleanup shall be performed in a manner that leaves the park clean, intentional, and professional. Beds should not appear abandoned, overly stripped, or inconsistent from one park area to another. MECA Tri-Park reserves the right to direct priority areas based on public events, weather conditions, or operational needs. Fall cleanup shall not be considered complete until all assigned areas have been walked, cutbacks completed as directed, debris removed, weeds removed, bed edges cleaned, and any open issues reported to MECA Tri-Park. The Successful

Bidder shall provide a completion summary identifying areas completed, areas delayed, and any recommended follow-up.

10. Plant Identification and Protection

Plant identification is included within this RFP, both an inventory listed below and picture listings attached. The Successful Bidder is responsible for reviewing the inventories and ensuring assigned personnel are familiar with approved plant material. No approved plant material shall be removed without MECA Tri-Park authorization. The Successful Bidder shall verify before removing any plant if there is uncertainty as to whether the plant is a weed, desirable volunteer, newly emerging perennial, or approved planting.

- Crew members shall be trained to distinguish weeds from approved plant material.
- The Landscape Supervisor shall review plant inventories and maps with crews before work begins.
- When uncertain, the Successful Bidder shall pause work in the immediate area and request MECA Tri-Park direction.
- Damage to approved plant material caused by negligence, improper cutback, improper herbicide use, trampling, removal, or equipment damage shall be corrected at the Successful Bidder's expense.
- Replacement plant material shall match or closely resemble the damaged plant material unless MECA Tri-Park approves an alternate.
- The Successful Bidder shall report plant material that appears dead, diseased, declining, vandalized, or missing.

Gene Leahy Mall (GLM)	
Plant Category	Plant Material
Trees	Autumn Brilliance Serviceberry; Autumn Fantasy Maple; Autumn Blaze Maple; Matador Maple; Marmon Freeman Maple; Heritage Birch; Washington Hawthorn; Street Keeper Honeylocust; Skyline Honeylocust; Exclamation! London Plane; Swamp White Oak; Heritage Oak; Bur Oak; Accolade Elm; Triumph Elm
Shrubs	Pee Wee Oakleaf Hydrangea; Ninebark; Dwarf Prairie Rose; Smooth Rose; Dwarf Arctic Willow; Snowberry; Coralberry; Emerald Green Arborvitae; American Cranberrybush
Perennials	Black Adder Anise Hyssop; Arkansas Blue Star; Snowdrop Anemone; Common Chives; Swamp Milkweed; Heartleaf Bergenia; Purple Coneflower; Blue Globe Thistle; Rattlesnake Master; Big Blue Sea Holly; Joe-Pye Weed; Common Boneset; White Swan Coneflower; Autumn Bride Coral Bells; Ox-eye Sunflower; Siberian Iris; Shreve's Iris; Walker's Low Catmint; Stiff Goldenrod; Mountain Mint; Black-eyed Susan; May Night Sage; Pink Delight Meadow Sage; Giant Bur-reed; Hummelo Stachys; Blue Vervain; Pure Silver Speedwell
Grasses & Sedges	Big Bluestem; Side Oats Grama; Feather Reed Grass; Common Lake Sedge; Rosy Sedge; Elijah Blue Fescue; Fowl

	Manna Grass; Little Bluestem; Softstem Bulrush; Prairie Dropseed; Prairie Cordgrass
Groundcover/Vines	Virginia Creeper; Turf Saver RTF

Heartland of America Park (HOA)	
Plant Category	Plant Material
Trees	Autumn Brilliance Serviceberry; Autumn Fantasy Maple; Matador Maple; Heritage Birch; Black Hills Spruce; Prairie Gold Aspen; Heritage Oak; Red Oak; Bald Cypress; Accolade Elm
Shrubs	New Jersey Tea; Sixteen Candles Summersweet Clethra; Yellow Twig Dogwood; Midwinter Fire Dogwood; Arctic Fire Redtwig Dogwood; Pee Wee Oakleaf Hydrangea; Dwarf Arctic Willow
Perennials	Black Adder Anise Hyssop; Arkansas Bluestar; Snowdrop Anemone; Swamp Milkweed; Heartleaf Bergenia; Lesser Calamint; Purple Coneflower; White Swan Coneflower; Rattlesnake Master; Big Blue Sea Holly; Gateway Joe-Pye Weed; Common Boneset; Rozanne Cranesbill; Autumn Bride Coral Bells; Ox-eye Sunflower; Shreve's Iris; Gayfeather; Mountain Mint; Black-eyed Susan; May Night Sage; Pink Delight Meadow Sage; Sky Blue Aster; Hummelo Stachys; Foamflower; Pure Silver Speedwell
Grasses & Sedges	Side Oats Grama; Bicknell's Sedge; Bristle-leaved Sedge; Common Lake Sedge; Rosy Sedge; Elijah Blue Fescue; Feather Reed Grass; June Grass; Little Bluestem; Prairie Dropseed; Indian Grass
Groundcover	Turf Saver RTF

Lewis & Clark Landing (LCL)	
Plant Category	Plant Material
Trees	Heritage Birch; Skyline Honeylocust; Shademaster Locust; Black Hills Spruce; Heritage Oak; Prairie Gold Aspen; Red Oak
Shrubs	New Jersey Tea; Midwinter Fire Dogwood; Arctic Fire Redtwig Dogwood; Pee Wee Oakleaf Hydrangea; Dwarf Arctic Willow; Korean Spice Viburnum
Perennials	Arkansas Bluestar; Common Chives; Purple Coneflower; Lesser Calamint; Foamflower; Rattlesnake Master; Black-eyed Susan; Rozanne Cranesbill
Grasses & Sedges	Side Oats Grama; Bristle-leaved Sedge; Rosy Sedge; Feather Reed Grass; Little Bluestem; Prairie Dropseed
Groundcover/Vines	Virginia Creeper; Turf Saver RTF

11. Approved Herbicide, Chemical, and Product Use

The Successful Bidder shall not store any chemicals or hazardous materials at The RiverFront without MECA's prior written consent. Use of all equipment, chemicals, and supplies must be done using commercially reasonable safety precautions necessary to reduce the opportunity for personal injury, plant damage, property damage, and environmental impact.

- Provide a list of all proposed fertilizers, herbicides, pre-emergents, post-emergents, or other chemical products with labels and safety data sheets.
- Provide proof of applicable licensing, certifications, and training for applicators.
- Apply products only according to label requirements and applicable law.
- Use cones, signage, restricted access, or other controls when required by label or MECA Tri-Park direction.
- Do not apply chemicals during events, high pedestrian periods, high winds, rain, or conditions that increase drift or runoff risk.
- Do not apply products near water, drains, bioswales, playgrounds, food service areas, public gathering areas, or sensitive plantings unless approved by MECA and permitted by label.
- Immediately report spills, drift, plant damage, public complaints, or accidental exposure.

12. Plant Material Disposal and Site Cleanliness

The Successful Bidder shall be responsible for bringing tarps, buckets, trash bins, carts, hauling equipment, and any other items necessary to collect plant material for disposal. The Successful Bidder shall have a site where plant material, trash, or other debris can be disposed of that is not within MECA Tri-Park property. All cut or pulled material shall be removed from the parks prior to the end of the workday unless MECA Tri-Park provides written authorization for temporary staging.

- Piles of plant material left on property in clear view of the public are not permitted.
- Full buckets, bags, carts, or containers left on property at the end of the workday are not permitted.
- Debris shall not be blown into beds, drains, bioswales, lake edges, turf, streets, sidewalks, or public areas.
- Pathways and hard surfaces shall be cleaned after work is completed.
- The Successful Bidder shall not use MECA Tri-Park trash receptacles, dumpsters, or compactors for plant debris unless authorized.
- Work areas shall be left safe, accessible, and presentable at all times.

13. Uniforms, Professional Appearance, and Conduct

The Successful Bidder shall ensure that all employees wear neat, clean, and proper uniforms at all times while working at The RiverFront, including during events. The Successful Bidder shall be responsible for supplying, cleaning, and maintaining staff uniforms. The type and style of the uniform shall be approved by MECA Tri-Park. Employees shall be identifiable as contractor staff and shall maintain professional conduct while on property.

Personnel shall not use scooters, bikes, carts, or other mobility devices in a manner not authorized by MECA Tri-Park. Personnel shall not smoke, vape, play loud music, use profanity, block public

access, or interact with guests in a manner that reflects poorly on MECA Tri-Park or The RiverFront. Contractor staff shall direct public questions to MECA Tri-Park staff when appropriate.

14. Safety Requirements

The Successful Bidder shall comply with all federal, state, and local regulations, including OSHA requirements and all applicable pesticide, herbicide, traffic, equipment, and workplace safety requirements. The Successful Bidder shall provide all personal protective equipment required for the work and ensure that personnel are trained in its proper use.

- Gloves
- High-visibility shirts or vests when required
- Hearing protection
- Eye protection
- Face masks or respirators when required by task or product label
- Proper footwear
- Weather-appropriate protective clothing
- First aid and incident response procedures

Work shall be performed with care for pedestrians, children, pets, event guests, cyclists, and MECA Tri-Park employees. Tools shall not be left unattended in public access areas. Trip hazards shall be minimized. Vehicles and carts shall be operated safely and only in approved areas. Any injury, near miss, property damage, public complaint, spill, or safety incident shall be reported to MECA Tri-Park immediately.

15. Equipment Requirements

Bidder shall provide a detailed list of anticipated equipment and quantities of each equipment type used for the Services. MECA Tri-Park will review this list to ensure that it complies with all sidewalk weight restrictions, pathways, etc. All equipment shall be maintained in safe working condition, appropriate for a premier public park environment, and used in a manner that protects plant material, irrigation, hardscape, furnishings, and park users. If Successful Bidder would like to keep limited equipment on site, the location and equipment items must be reviewed and approved by MECA Tri-Park.

16. Quality Assurance and Inspections

MECA Tri-Park reserves the right to inspect work at any time. Monthly inspections shall evaluate weed control, bed appearance, plant health, bioswale conditions, communication, responsiveness, completion of weekly work plans, safety, site cleanliness, and overall quality. Inspection results may be used to determine whether the Successful Bidder is meeting contract requirements.

Deficiencies shall be corrected within the timeframe established by MECA Tri-Park based on severity, visibility, and operational impact. High-visibility deficiencies, safety concerns, or event-related issues may require same-day correction.

17. General Maintenance Report

The Successful Bidder shall perform an initial assessment of the grounds to provide a report outlining the approach that will be taken to maintain the grounds to the expectations that have been provided. As part of ongoing Landscape Maintenance Services, recurring meetings and

walk-throughs with MECA Tri-Park will be required to track the work and ensure a consistent look throughout the year.

Bidder will report recommendations to MECA Tri-Park regarding additional services to address trouble areas and/or operational procedures that MECA Tri-Park may wish to implement related to the overall care of the grounds. Each trouble area will include a priority status as to when work should be completed. Recommendations that fall outside of the general maintenance service agreement should be accompanied by a price quote.

18. Monthly Report Requirements

- Dates serviced and crew size for each service date.
- Locations serviced using MECA Tri-Park -approved maps.
- Work completed by area.
- Deficiencies corrected.
- Areas not completed and reason for delay.
- Plant health concerns, pest concerns, disease concerns, irrigation concerns, drainage concerns, and safety concerns.
- Photographs of completed work or problem areas when requested.
- Recommendations for additional work, if any.
- Upcoming seasonal priorities and schedule considerations.

19. Scheduling & Event Coordination

MECA Tri-Park must be informed in advance when crews will be on property because certain events may require areas of work or equipment use to be limited or not permitted at all. The Successful Bidder will coordinate the maintenance schedule with MECA Tri-Park to include intended dates, times and duration of work, and tasks to be performed in specific areas of the property. MECA Tri-Park must approve tasks and will assign priority areas, as necessary, prior to work taking place. The Successful Bidder will provide regular updates on progress of tasks with estimated completion dates.

Work may need to occur early in the morning, during lower public-use periods, or around scheduled events. The Successful Bidder shall plan staffing and sequence work to reduce interference with park users. Work that produces noise, odors, dust, chemical restrictions, blocked paths, or visible debris may be limited by MECA Tri-Park.

The Successful Bidder shall understand that The RiverFront frequently hosts festivals, concerts, races, private events, community events, and daily programming. Work schedules may be modified at the direction of MECA Tri-Park. The Successful Bidder shall maintain flexibility and shall not leave visible debris, equipment, open containers, hoses, tools, or unfinished work in public-facing areas during events unless expressly authorized.

20. Pricing and Invoicing

Bidder must supply all labor, tools, equipment, materials, disposal, and supervision to properly fulfill the scope of work outlined above. Pricing is inclusive of all labor, materials, equipment, taxes, disposal and all other charges required to complete Landscape Maintenance Services. No overtime will be paid unless separately authorized in writing by MECA Tri-Park. The annual maintenance cost is a not-to-exceed amount unless otherwise stated in the final Agreement.

MECA Tri-Park will be invoiced monthly. The annual maintenance fee will be evenly divided over the 10 (ten) month period, March to December. Invoices must either be clearly itemized to show

date of work, location of work, description of work, number of staff, and duration of work, or accompanied by a document that provides this level of detail. MECA Tri-Park will provide facility maps labeling each area to ensure the terminology used on invoices or supporting documents is consistent with MECA's location descriptions.

21. Additional Information

The Successful Bidder must ensure it can procure plantings that match or closely resemble current plantings when replacement is authorized by MECA Tri-Park and required due to contractor-caused damage. The Successful Bidder shall also recommend new plantings that will thrive in the soil conditions only when requested by MECA Tri-Park. No substitutions, removals, or replacements shall occur without MECA Tri-Park approval.

MECA Tri-Park may allow the storage of limited equipment on-site. This will be determined with the Successful Bidder and must be approved in writing. Chemicals or hazardous materials shall not be stored at the facility without MECA Tri-Park consent. Any approved storage area shall be maintained in a clean, safe, and organized manner and shall not interfere with public use or MECA Tri-Park operations.

22. Services Excluded from this Agreement

The following services are excluded from the base scope of this Agreement and remain the responsibility of MECA Tri-Park unless otherwise directed in writing. Bidders shall not include these services in the base price unless specifically requested by addendum or final Agreement.

- Turf mowing and turf maintenance
- Turf fertilization, aeration, and turf application programs
- Tree trimming and arborist services
- Irrigation repairs, irrigation programming, and irrigation winterization
- Hardscape maintenance and repairs
- Streetscape landscape beds maintenance.
- Plant maintenance within the interior of Arches & Discovery Playgrounds.
- Plant maintenance within the interior of the Skate Ribbon.
- Bioswales maintenance.
- Maintenance of the Sand Volleyball Courts.
- Plant maintenance within kidney bean-shaped landscape beds along the Missouri River.
- Plant maintenance of landscape beds and other areas immediately surrounding the Kiewit Luminarium building.
- Snow removal and ice management
- Annual flower installation unless separately authorized
- Prairie maintenance
- Major landscape renovation or construction
- Lighting, electrical, plumbing, or drainage repairs
- Trash removal unrelated to plant material generated by Contractor work

Add Alternative – Native Prairie Maintenance

The Successful Bidder shall furnish all labor, supervision, equipment, transportation, tools, and incidental materials necessary to maintain designated native prairie landscape areas throughout The RiverFront while protecting the ecological integrity of the prairie landscape.

The Successful Bidder shall maintain the native species identified within MECA Tri-Park's Prairie Plant Maps and Native Seed Mix A and Seed Mix B.

Maintain prairie areas in a healthy, natural condition while preserving native grasses, sedges, and wildflowers. Remove invasive vegetation, volunteer woody growth, and litter while protecting desirable native species.

Weed management shall be the primary maintenance activity. Remove invasive and noxious weeds before seed production, remove volunteer woody growth, and report significant infestations immediately.

No herbicides, pesticides, fertilizers, insecticides, pre-emergent products, or any other chemical applications shall be applied without prior written approval from the MECA Tri-Park Representative.

Routine mowing of prairie areas is prohibited. No mowing shall occur without prior written approval from the MECA Tri-Park Representative.

Standing vegetation and seed heads are intentional components of prairie management and shall not be removed unless directed by MECA Tri-Park.

Seed Mix A

- Native Grasses & Sedges
 - Bicknell's/Prairie Sedge
 - Hairy Wild Rye
 - Little Bluestem
 - Plains Oval Sedge
 - Sideoats Grama
- Native Wildflowers
 - Black-eyed Susan
 - Common Milkweed
 - Dotted Blazingstar
 - False Ox-eye Sunflower
 - Golden Alexanders
 - Meadow Garlic
 - Missouri Goldenrod
 - Plains Coreopsis
 - Smooth Blue Aster
 - Western Yarrow
 - White Prairie Clover

Seed Mix B

- Native Grasses & Sedges
 - Bicknell's/Prairie Sedge
 - Hairy Wild Rye
 - Little Bluestem
 - Plains Oval Sedge
 - Sideoats Grama
- Native Wildflowers
 - Black-eyed Susan
 - Common Milkweed
 - Dotted Blazingstar
 - False Ox-eye Sunflower
 - Golden Alexanders
 - Meadow Garlic
 - Ohio Spiderwort
 - Plains Coreopsis
 - Purple Prairie Clover
 - Smooth Blue Aster
 - Western Yarrow

Attachments

- Attachment A - Proposal Form
- Attachment B - Landscape Maps by Park
- Attachment C - Plant Inventory by Park

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 service.

2. Company Profile

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

- A. Company name, address, telephone number and contact person.
- B. Brief company history, which can be in the form of a company brochure.
- C. Local service capabilities (hours of operations and staff availability) and emergency response capabilities.

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 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. If no subcontractors will be used, Bidder shall state that all work will be performed by Bidder employees.

4. References

Bidder shall supply a list of three (3) references that you have provided similar service on this scale/scope, such as experience maintaining public parks, civic landscapes, commercial campuses, or comparable high-visibility properties. References must include organization name, contact name, telephone number and email address. Provide a brief description of 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, pesticide applicator licensing, horticultural training, safety training, and years of experience.

6. Staffing

Bidder shall provide their staffing plan to include intended number of staff (and their roles) and anticipated number of work days/hours per day to complete the scope of work for bi-weekly landscape bed maintenance, one spring cleanup, and one fall cleanup. Staffing numbers should be listed separately for each "task". We also ask that Bidders include their staffing plan to complete the scope of work for the Add Alternative of Native Prairie Maintenance.

7. Equipment List and Recommended Chemicals

Bidders must provide a detailed list of anticipated equipment and quantities of each equipment type used for the Services. Bidders must provide a list of anticipated fertilizers, herbicides, pre-emergent, post-emergent, or other products proposed for use, including specification sheets and safety data sheets. MECA Tri-Park will not allow Round Up to be utilized for any applications.

8. Quality Control, Warranty and Support

Bidders must describe how work will be inspected, how deficiencies will be corrected, plant replacement due to contractor-caused damage, how completion will be documented, and how MECA Tri-Park will be informed of ongoing progress.

9. Safety Plan

Bidders must provide a safety plan covering PPE, public protection, chemical safety, equipment safety, incident reporting, vehicle operation, and employee training.

10. Deviations from Scope of Services

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

11. 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.