



Request for Qualifications

Permit Ready Plans for Historic District Infill

Introduction

The City of Lincoln seeks qualifications from experienced architectural and design firms to develop a publicly available palette of permit-ready residential plans designed for sensitive infill within historic districts.

Project Purpose and Vision

The City of Lincoln has noted successful programs in other cities that worked with architects or designers to create freely available house plans appropriate for infill in historic neighborhoods. Phase 1 has already been completed and includes three single-family plans available for use, found on the City's website at <https://www.lincoln.ne.gov/City/Departments/PDS/Planning/Long-Range-Planning/Historic-Preservation/Permit-Ready-Plans>. We envision producing permit-ready plans for a range of housing types—one- to three-bedroom single-family homes, duplexes, triplexes, and accessory dwelling units (ADUs)—that incorporate appropriate design so new construction blends with existing architecture in Lincoln's historic neighborhoods. Our goals are to reduce development costs for property owners and to encourage sympathetic, contextual new infill.

Scope of Services

- Produce schematic designs and fully permit-ready construction documents (plans, elevations, basic structural, and code compliance notes) for multiple unit types and several size options.
- Provide several stylistic variants (e.g., Victorian-vernacular, Craftsman) so builders may choose compatible aesthetics. Alternatively, vernacular forms with massing typical of historic precedents would be appropriate.
- Deliver digital files suitable for public distribution (PDF and editable CAD/BIM formats)

Deliverables

- Permit-ready construction documents for selected prototypes.

Qualifications

Firms should demonstrate experience with historic precedents, residential permit-ready documentation, knowledge of local/state building codes, and experience producing accessible design libraries. Qualifications can be demonstrated through CVs and examples of relevant work.

Schedule & Budget

A budget will be negotiated with selected firms. Schedule for delivery will also be negotiated, but projects will need to be completed by September 15, 2026.

Qualifications Submission Requirements

- Cover letter and contact information.
- Project team, key personnel resumes, and role descriptions.
- Relevant project examples and references.
- Project approach, timeline, and budget.
- Sample plan set (or link).

Evaluation Criteria

Qualifications will be evaluated on demonstrated experience, quality of work samples, project approach, schedule feasibility, and cost. The City of Lincoln may select up to three qualified firms.

Contact & Submission Deadline

Submit proposals electronically to Jill Dolberg, Historic Preservation Planner (jdolberg@lincoln.ne.gov) by 5:00 pm on April 10, 2026.

Questions may be directed to the same contact by April 8, 2026.

The City of Lincoln reserves the right to reject any or all proposals and to negotiate scope and fees with the selected firm.