



**Missouri's
Local
Program**
*for community
development*

COVER SHEET

(This must accompany your firm's letter of interest and does not count in the page limit)

Firm's Full Legal

Name:

Lamp Rynearson, Inc.

Firm Contact Name:

Regan Pence, PLA

Contact Email

Address:

Regan.Pence@LampRynearson.com

Firm's Mailing Address:

9001 State Line Road

Suite 200

Kansas City, MO 64114

Work Category:

Roadway Design

Trails & Sidewalks

Construction Inspection

Traffic Engineering & TEAP

Structures

Environmental

Historic Preservation

Multimodal Planning / Systems and Facilities Design

Roadway Design

General Experience of Firm

Roadway design, streetscape design, traffic studies, and urban redevelopment projects highlight Lamp Rynearson’s portfolio. With a history of 65 years in the Kansas City area and multiple successful municipal projects, we have developed many positive working relationships.

As a company, our diverse staff of over 170 is located in three offices throughout the Midwest, including our local office in Kansas City. Services include civil, structural, aviation, transportation and water resources engineering; planning; surveying; and construction administration. We are experts in leading municipal, state, and federal projects. Graphic design, GIS, 3D visualization, and other illustrative technologies are used to showcase projects and ensure success.

All modes of transportation including vehicles, bicycles and pedestrians are planned for by our team members. Parking studies for various sized projects have been completed by our firm, including educational facilities, school sites, multi-use campuses, medical campuses, redevelopment sites, and public streets and corridors. Our staff has experience in managing and designing over 50 LPA projects over the last 30 years. That experience has allowed our staff to understand and work through common pitfalls

in the design selection process, project documentation, environmental review, land acquisition and bidding processes. We also understand the importance of making and keeping a design schedule and how that can affect the funding processes.

Our 3D modelling facilitates seamless integration during highway planning, allowing roadway engineers, traffic specialists, and survey teams to coordinate with precision. Lamp Rynearson designers and modelers incorporate grading, drainage, utilities, and traffic control elements into a unified environment, ensuring that every component functions together cohesively. This integration produces accurate visualizations that communicate design intent clearly to agency reviewers, contractors, and the public. Within the 3D model, engineers can evaluate pavement sections, intersection geometry, and traffic signal installations, testing design options before they reach the field. This comprehensive approach ensures that aesthetic and constructability goals align with technical requirements, safety standards, and operational performance. The result is an efficient, collaborative workflow that reduces design conflicts, improves decision-making, and supports successful project delivery.



Service	Proven Experience
Roadway Design	<ul style="list-style-type: none"> ✓ Neighborhood Street Reconstruction Project, Raytown, MO ✓ Street Maintenance Program, Spring Hill, KS ✓ CARS Rehabilitation of Tomahawk Road, Mission Hills, KS ✓ CARS 199th and Webster, Spring Hill, KS ✓ Neighborhood Street Reconstruction Projects, Roeland Park, KS ✓ Jesse James Street Improvements, Excelsior Springs, MO
Multi-Modal: Sidewalk Improvements, Pedestrian-Friendly Design, Bike Lane, and Urban Streetscape	<ul style="list-style-type: none"> ✓ Transportation Master Plan Examining Bike and Pedestrian Crossings, Kearney, MO ✓ Route C (Main Street) and McKernan Park TAP Grant Sidewalk Improvements, Peculiar, MO ✓ 8th Street Sidewalk Improvements, Edgerton, KS ✓ Streetscapes, Excelsior Springs, MO ✓ Buckner Tarsney TAP Grant Trail, Grain Valley, MO
Pavement Condition Assessment	<ul style="list-style-type: none"> ✓ Pavement Maintenance, Wood Heights, MO ✓ Pavement Condition Assessment, Kearney, MO ✓ Pavement Condition Assessment, Excelsior Springs, MO
3D Imaging and Modelling	<ul style="list-style-type: none"> ✓ North Omaha Trail, Spark CDI, Omaha, NE ✓ Omaha Airport Authority Front Drive Relocation, Omaha Airport Authority, Omaha, NE ✓ CDOT Bridge Inspections, Colorado Department of Transportation, Various Sites, CO ✓ Omaha Performing Arts Campus Expansion, Omaha Performing Arts, Omaha, NE ✓ Offutt Air Force Base, Gate Security Entrance, STRATCOM, Bellevue, NE

Past Performance



Streetscape Projects, Excelsior Springs, MO. Lamp Rynearson has partnered with the City of Excelsior Springs, Missouri, to deliver a multi-phase series of Streetscape Projects focused on enhancing the downtown and surrounding neighborhoods. The City expanded its annual program to include a broader range of improvements, such as mill and overlays, curb and gutter replacement, curb inlets, sidewalk reconstruction, and retaining wall repairs and enhanced multi-modal accommodations. Lamp Rynearson worked closely with the City's Public Works Department throughout all phases, providing design services that improved pedestrian and vehicular infrastructure, connectivity, and safety.



Jesse James Street Improvements, Excelsior Springs, MO. Lamp Rynearson helped the City of Excelsior Springs secure Community Development Block Grant (CDBG) and US Department of Commerce's Economic Development Administration (EDA) funding for road and sanitary sewer improvements to support the relocation and expansion of Miller's Custom Cabinets. Lamp Rynearson surveyed the corridor and designed the infrastructure improvements. The intersection of N Jesse James Road and Meadowlark Lane was reconfigured to improve safety and turning movements for semi-trucks with trailers. Jesse James was widened north of Meadowlark Lane and extended, terminating with a cul-de-sac at the commercial property.

Grain Valley TAP Project (ongoing). The Lamp Rynearson Team has led Grain Valley, Missouri's Buckner/Tarsney Trail project from grant writing through bidding. We led this project through the Transportation Alternative funding at MARC and completed the MoDOT LPA bid approval process. This included design, environmental and land acquisition approvals by the MoDOT staff and extended consultant review teams. The trail includes both on and off street trail. The trail connects existing neighborhoods into the Blue Branch Creek Trail and new Mid-Continent Public Library. Lamp Rynearson is contracted to complete the bid in fall 2025 and has construction inspection planned for this 2026 construction project.



Kearney Transportation Master Plan, Kearney, MO (Ongoing). Lamp Rynearson is currently developing a Transportation Master Plan with the City of Kearney, Missouri which will provide a new travel demand model, policy guidance, and a list of projects to be included in a Capital Improvements Plan. This Master Plan will be the guide for an updated Land Use and Zoning Map. In addition to the technical analysis, project recommendation, and plan development, the team leads community engagement and social media for the project.



Street Maintenance, Raytown, MO. Lamp Rynearson was hired by the City of Raytown to provide street maintenance on Raytown Road in the form of a 2-inch mill and overlay and pedestrian accessibility improvements. The project also included concrete diamond blockouts around manholes and valves in the paving surface, spot curb replacement, ADA compliant sidewalk ramps and striping restoration. A new sidewalk was installed through the commercial area of 74th Ter to 73rd Street. Our team provided the following services: surveyed the sidewalk area and ramps, developed easement documents, provided public outreach in the form of a city website, and designed and bid the project. The project was constructed by JM Fahey. Lamp Rynearson assisted through construction by running progress meetings, reviewing pay applications, and performing a final walkthrough to develop a punch list.

191st and 169 Intersection Improvements, Spring Hill, KS. Lamp Rynearson teamed with Merge Midwest to complete the analysis of operational issues, current and projected traffic volumes, and a warrant analysis for a traffic signal installation. The studies recommendations were approved by KDOT and the state has offered funding to the City for these improvements. The Lamp Rynearson team is currently designing the recommended intersection improvements that include extended turn lanes along US 169 and 191st Street as well as a traffic signal at the intersection. We are also adding left and right turn lanes from the side streets will assist in safe movements while reducing the long term impacts to US 169. The signal improvements are the next logical safety improvement as KDOT studies the potential long-term plan for an interchange at this location.

Qualifications of Personnel

Key Personnel	Experience	
 <p>Dan Miller, PE Civil Design Group Leader Years of Experience: 41</p>	<ul style="list-style-type: none"> I-435 Antioch and 87th Street Interchange* Streetscapes, Excelsior Springs, MO Neighborhood Street Reconstruction Program, Raytown, MO CARS – Buena Vista, Roeland Park, KS 	<ul style="list-style-type: none"> Neighborhood Street Reconstruction Program– Reinhardt Drive, Roeland Park, KS Current On-Call City Engineer for Roeland Park and Spring Hill, KS; Lake Lotawana, Platte City, Excelsior Springs, and Raytown, MO
 <p>Chad Thompson, PE, ENV-SP Senior Project Manager Years of Experience: 31</p>	<ul style="list-style-type: none"> I-35/I-29 EIS Corridor Study Review Team* I-70 EIS Corridor Study Review Team* Chouteau Parkway (MO 269) Cost Share Improvements* MO 150 & 135st Street (Martin City) STP Improvement Projects* Multiple KCMO TAP and STBG Complete Streets Projects* 	<ul style="list-style-type: none"> 191st Street and US-169, Spring Hill, KS Transportation Master Plan, Kearney, MO Street Preservation & Sidewalk Team Lead, Kansas City, MO* Downtown Streetcar Improvement FTA QA/QC Manager, Kansas City, MO* KC Streetcar FTA Feasibility Studies - North, East, and South Studies, Kansas City, MO*
 <p>Greg Van Patten, PE Project Manager Years of Experience: 12</p>	<ul style="list-style-type: none"> Streetscape Projects, Excelsior Springs, MO Ultra-thin Bonded Asphalt Surface Paving (UBAS), Raytown, MO Storm Drainage Improvements, Raytown, MO 	<ul style="list-style-type: none"> CARS – Mission Rd, Roeland Park, KS Street Improvements, Spring Hill, KS Street Maintenance, Roeland Park, KS CARS – 48th Street, Roeland Park, KS
 <p>Autumn Schleicher, PE Project Engineer Years of Experience: 14</p>	<ul style="list-style-type: none"> Shadowbrook Storm Drainage Improvements, Kearney, MO 59th St Storm Drainage Improvements, Raytown, MO Streetscape Projects, Excelsior Springs, MO 	<ul style="list-style-type: none"> CDBG - Birch Street, Roeland Park, KS Village of Leawood FEMA Floodplain Remapping, Leawood, KS Metal Pipe Replacement, Leawood, KS
 <p>Matt Kruse, PTOE Roadway and Traffic Practice Group Leader Years of Experience: 25</p>	<ul style="list-style-type: none"> North Omaha Trail, Spark CDI, Omaha, NE Omaha Airport Authority Front Drive Relocation, Omaha Airport Authority, Omaha, NE CDOT Bridge Inspections, Colorado Department of Transportation, Various Sites, CO 	<ul style="list-style-type: none"> Omaha Performing Arts Campus Expansion, Omaha Performing Arts, Omaha, NE Offutt Air Force Base, Gate Security Entrance, STRATCOM, Bellevue, NE

*With Previous Firm

Familiarity / Capability

Lamp Rynearson is currently a prequalified firm for MoDOT. Our firm has consistently met MoDOT's standards for technical competence, experience, and financial stability, which allows us to provide reliable and effective engineering services for projects across Missouri. Our staff has managed over 50 federally funded municipal, county, state, and federal projects of all types including roadway, streetscape, parks, trails, bridge and parkways that adhere to federal compliance due to funding under the Local Public Agency (LPA) programs, FEMA, FTA, CDBG, federal aid, and neighbouring jurisdictions. Our extensive experience with the MoDOT LPA process allows us to provide our clients with educated and accurate advice on navigating the potential project pitfalls. We also have Certified MoDOT inspectors who are experienced in public improvement projects including transportation, trails, storm sewer, sanitary sewer, and water mains. We are familiar with adherence to MoDOT design criteria, MDNR, and state/ federal procedures and have assisted municipalities and private owners with floodplain fill permits on local, state and federal levels. Our extensive experience includes Consent Decree wastewater as well as water main projects performed for the City of Kansas City, MO.

Accessibility

Our staff engineers and designers are not assigned to fixed project teams to meet the demands and unpredictability of multiple contracts. This allows our staff to have a greater depth of experience, flexibility, and variety, providing the correct personnel to meet project demands. Our Kansas City office has over 40 staff members including engineers, designers, and technicians that we can pull from to be available on projects, even on shorter notice, if needed. We use Microsoft Project and Deltek Vantagepoint software to control schedules and budgets simultaneously. These powerful tools illustrate personnel resources allocated to achieve milestones and visibly communicate workflow and deadlines. We pay attention to the small details so you can rest assured that your project will be delivered on time.

imagine.create.deliver.



We have had the pleasure of being on the current Missouri Department of Transportation's (MoDOT's) Consultant Pre-Qualification list and look forward to the opportunity to work with you and your local partners on future on-call projects. You have an idea to improve your world. Our team of engineers, surveyors, and planners have the skill sets to bring it to life. With offices in Nebraska, Colorado, and the greater Kansas City area, over 170 Lamp Rynearson experts are ready to create what you've imagined.

Clients trust us because of our ability to share their vision. Beyond monitoring budgets and meeting schedules, Lamp Rynearson professionals actively engage stakeholders, incorporate sustainable principles, and create purposeful designs that shape communities with thoughtfulness, creativity, and compassion. We rigorously keep track of the details and cultivate innovation through an outcomes-driven approach, so that you can focus on achieving your goals. From smart infrastructure to community-changing developments to renewable energy, Lamp Rynearson will be your partner in building a better tomorrow.

what we do.

Aviation



Geomatics/Surveying



Solar



Athletic Facilities



GIS (Geographic Information Systems)



Schools



Construction Administration



Land Development and Redevelopment



Stormwater Management



Drinking Water



Landscape Architecture /Land Planning



Transportation



Wastewater



Municipal Infrastructure



Oil and Gas



our locations.

Omaha

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
P. 402.496.2498



Kansas City

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
P. 816.361.0440



Fort Collins

4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
P. 970.226.0342



Brief History of the Firm



Our Firm

Since 1959, our clients from surrounding municipalities have trusted Lamp Rynearson to provide quality engineering services for their infrastructure needs. As a firm dedicated to providing exceptional engineering and excellent customer service, we continue to advance our purpose statement of “leaving a legacy of enduring improvements to our communities.”

Specialties of our Kansas City office include a complete scope of services in the planning and design of projects including transportation, stormwater management, drinking water, wastewater, site development, and survey. City engineering and project leadership in infrastructure, development, and redevelopment are our

strengths. Our team can ensure exceptional and timely service catered to the specific needs of the State.

65+

years serving Missouri communities



170+

dedicated staff



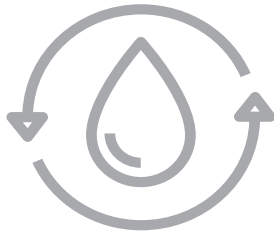
Over 100+

municipal and private development clients



Over 200

thousand feet of watermain replacements



\$10M+

in sewer rehabilitation projects



Over 30k

linear feet of sidewalk improvements



Over 50k

linear feet of street reconstruction



Firm's Personnel and Resources

Your Team

As volunteers, mentors, and community leaders, our professionals go beyond day-to-day project work to fulfill our mission statement of "leaving a legacy of enduring improvements to our communities." The passion our team has for our clients, communities, and the environment translates into our work and ultimately benefits your project.

Large enough to handle complex projects and personal enough to provide the attention you deserve – **Lamp Ryneerson** is the "right-sized" firm to meet your needs. Clients trust us because of our ability to share their vision. With two offices in addition to our regional office serving the greater Kansas City area, more than 170 technical experts and other professionals are ready to serve.

Our Leadership



Kansas City Office Leader, **Regan Pence, PLA**, has over 20 years of experience as a professional landscape architect. Working across the Midwest, West and West Coast, Regan has been involved in a number of multifaceted projects including redevelopment, entertainment districts, mixed-use, parks and cemeteries, brownfield and municipal projects. Regan's strengths include the ability to work closely with groups to incorporate ideas and visions into a goal-oriented plan. His experience includes guiding others through the design process and vision, project management, presentations, fundraising, master planning and full scope construction design.



Civil Design Group Leader, **Dan Miller, PE**, has been planning, cost-estimating, and executing Capital Improvement Projects for 41 years. As a former City Engineer for Overland Park, Kansas, Dan has designed and managed construction projects including transportation projects with federal and state funding from a few hundred thousand dollars to over one hundred million dollars. Dan has relevant technical expertise in plan reviews, stormwater management, transportation and facility projects and as City Engineer, has been responsible for maintenance and updates of development and construction standards. Projects with the Missouri Department of Transportation will move quickly with our expertise in transportation infrastructure and familiarity with municipal, state and federal agencies.




As the Water Services Group Leader, **Melanie Jollett, PE**, has over 20 years of experience in water and wastewater engineering, primarily focused on potable water and distribution systems. Prior to joining Lamp Ryneerson, Melanie managed the City of Kansas City's annual Water Main Replacement Program, which included the design and construction of 28 miles of main replacement in the distribution system annually. She also has extensive experience in distribution system hydraulic modeling and design.



Survey Practice Lead, **Kellan Gregory, PLS**, has 23 years of experience in the land surveying field, six being in a project management role. Kellan regularly supports our office with survey on projects, many specifically for our on-call engineering clients. He excels in topographic surveys using traditional, modern, aerial, and bathymetric methods; construction planning and staking, right-of-way surveys, and utility surveys, as well as property record research and legal description preparation.



Senior Project Manager and Contract Liaison **Chad Thompson, PE**, has 31 years of experience planning, cost-estimating, grant writing and executing Capital Improvement and Maintenance Projects. His previous roles as a Municipal Engineer on LPA projects with Lee's Summit, MO, and Kansas City, MO, have equipped him with the knowledge to efficiently plan, design, and manage construction administration for projects. He has been instrumental in helping municipalities with developing, updating, and maintaining design, development, and construction standards. Chad's extensive experience in municipal infrastructure and collaboration with state agencies, such as MoDOT, ensures projects progress smoothly.

ARCHITECT ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (IF ANY)		
PART II - GENERAL QUALIFICATIONS (IF A FIRM HAS BRANCH OFFICES, COMPLETE FOR EACH SPECIFIC BRANCH OFFICE SEEKING WORK.)						
2A. FIRM (OR BRANCH OFFICE NAME)				3. YEAR ESTABLISHED		4. UNIQUE ENTITY IDENTIFIER
Lamp Rynearson, Inc.				1959		047039938
2B. STREET				5. OWNERSHIP		
14710 W. Dodge Road (Home Office)				A. TYPE		
2C. CITY		2D. STATE	2E. ZIP CODE		Corporation	
Omaha		NE	68154-2027		B. SMALL BUSINESS STATUS	
6A. POINT OF CONTACT NAME AND TITLE				N/A		
Dave Mclvor, PE - President/CEO				7. NAME OF FIRM (IF BLOCK 2A IS A BRANCH OFFICE)		
6B. TELEPHONE NUMBER		6C. E-MAIL ADDRESS				
(402)496-2498		Dave.Mclvor@LampRynearson.com				
8A. FORMER FIRM NAME(S) (IF ANY)				8B. YR. ESTABLISHED		8C. UNIQUE ENTITY IDENTIFIER
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
A. FUNCTION CODE	B. DISCIPLINE	C. NO. OF EMPLOYEES		A. PROFILE CODE	B. EXPERIENCE	C. REVENUE INDEX NUMBER (SEE BELOW)
		(1) FIRM	(2) BRANCH			
02	Administrative	28	21	A05	Airports; Nav aids; Airport Lighting; Aircraft Fueling	5
08	CADD Technician	16	11	B02	Bridges	1
12	Civil Engineer	52	33	C06	Churches; Chapels	2
15	Construction Inspector	12	8	C15	Construction Management	5
23	Water Resources Engineer	11	-	D02	Dams (Earth; Rock), Dikes, Levees	3
29	Geographic Information System Specialist	1	1	E02	Educational Facilities; Classrooms	5
38	Land Surveyor	10	6	H07	Highways; Streets; Airfield Paving; Parking Lots	5
39	Landscape Architect	6	6	H11	Housing	7
47	Planner: Urban/Regional	1	1	L02	Land Surveying	5
60	Transportation Engineer	9	9	O01	Office Buildings; Industrial Parks	5
OTHER	Survey Party Chief	11	6	P06	Planning (Site, Installation, & Project)	3
OTHER	Survey Field Technician	17	11	R04	Recreational Facilities (Parks, Marinas, Etc.)	4
OTHER	3D Application Specialist	2	2	R11	Rivers; Canals; Waterways; Flood Control	2
OTHER	Environmental Scientist	1	1	S04	Sewage Collection, Treatment & Disposal	6
OTHER	Project Advocate	1	1	S06	Solar Energy Utilization	3
				S10	Surveying; Platting; Mapping; Flood Plain Studies	5
				S12	Swimming Pools	4
				S13	Storm Water Handling & Facilities	4
				T03	Traffic and Transportation Engineering	5
				T04	Topographic Surveying & Mapping	3
				W02	Water Resources; Hydrology; Ground Water	2
				W03	Water Supply; Treatment & Distribution	5
		Total	178	117		
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
A. FEDERAL WORK		5	1. Less than \$100,000		6. \$2 million to less than \$5 million	
B. NON-FEDERAL WORK		9	2. \$100,000 to less than \$200,000		7. \$5 million to less than \$10 million	
C. TOTAL WORK		9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million
				5. \$1 million to less than \$2 million		10. \$50 million or greater
12. AUTHORIZED REPRESENTATIVE THE FOREGOING IS A STATEMENT OF FACTS.						
A. SIGNATURE					B. DATE	
					08/07/2025	
C. NAME AND TITLE						
Dave Mclvor, PE - President/CEO						