



AWARDS:

2006 ABC Cornhusker Chapter Excellence in Construction: Specialty Residential

2006 ABC Cornhusker Chapter Project of the Year

The Rows and Lofts at SoMa

Lund-Ross led the multi-phased construction of the new Rows at SoMa and Lofts at SoMa in downtown Omaha. The upscale residential community stretches over three acres just south of the Old Market district and houses 123 residences and 15 loft units.

Lund-Ross built the first 13 rowhouses in Phases I and II of construction. Each three-story rowhouse is divided into four separate row homes ranging from 1,312 to 2,463 square feet. The urban residences feature two or three bedrooms, hardwood floors, energy-efficient appliances, gas fireplaces, rooftop decks, and custom finishes. Every row home has a two-car garage and private entrance on the ground floor. Over 154,000 square feet of new residential space was completed during the first two phases, and a separate building was constructed to house a private art gallery for residents. Lund-Ross finished all relating infrastructure for the SoMa community, including new water piping, sanitary and storm utilities, telecommunications wiring, and concrete paving.

The Lofts at SoMa were finished by Lund-Ross in May 2010. The four-story Lofts building houses 15 modern units and a ground-floor parking garage. Units are sized between 966 to 1,723 square feet and feature luxury finishes similar to the row homes. Each loft unit has a private balcony, and fourth-floor units feature rooftop decks.

The Rows at SoMa was honored with a 2006 Excellence in Construction Award from Associated Builders and Contractors and was named the region's Project of the Year. Lund-Ross completed the final three SoMa rowhouse buildings in May 2012.

LOCATION: Omaha, Nebraska
OWNER: Bluestone Development
CATEGORY: Multi-Family / Senior Housing
SERVICES: Construction Manager at Risk/Preconstruction
BUDGET: \$30,600,000
ARCHITECT: Pappageorge/Haymes Ltd.
COMPLETED DATE: May 2012

LUND-ROSS TEAM:

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- BRENT WILLIAMS - Executive Vice President
- LARRY LUNDQUIST - Chief Executive Officer
- SCOTT THOMPSON - President



