

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
SEPTEMBER 6, 2022 AGENDA

Subject:	Type:	Submitted By:
PROFESSIONAL SERVICES AGREEMENT – PHASE II SERVICES 84 TH STREET UNDERPASS (ICONIC FEATURE)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared to approve a professional services agreement with METALAB for Phase II services, which includes design refinement, integration and cost estimation for the iconic feature over the 84th Street Underpass in an amount not to exceed \$32,600.

FISCAL IMPACT

The FY23/FY24 biennial budget provides funding for multiple potential public infrastructure improvements and associated services.

RECOMMENDATION

Approval.

BACKGROUND

On October 19, 2021 the City Council approved an agreement with Metalab to provide conceptual design services associated with an iconic element over the 84th Street Underpass. With the design of the underpass underway and understanding that the iconic feature will likely have an impact on the underpass structure, it was determined that preliminary design work related to the iconic feature should be conducted in conjunction with the work on the underpass. The two structures will be constructed in very close proximity and coordination of design work is essential.

Conceptual design work on the iconic structure has been completed and Metalab has provided a proposal for Phase II services, which include design refinement, integration, and cost estimation. With the conceptual design in hand Metalab will work with structural engineers and potential fabricators to discover any potential issues and work through any necessary adjustments to the design.

Also, the Phase II scope provides for Metalab to work with the design consultants (Design Workshop/Schemmer) for the streetscape/underpass project to refine how the iconic feature will integrate into the designs for that project. This will provide Design Workshop/Schemmer with the information necessary to finalize the design for the streetscape/underpass in order to meet the deadlines of the federal grant process.

As deliverables, the City will receive updated refined renderings and a cost estimate for the iconic feature.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH METALAB FOR PHASE II SERVICES FOR THE ICONIC FEATURE OVER THE 84TH STREET UNDERPASS IN AN AMOUNT NOT TO EXCEED \$32,600.00.

WHEREAS, the City Council of the City of La Vista has determined that phase II services are necessary; and

WHEREAS, the FY22/FY23 Biennial Budget provides funding for these services; and

WHEREAS, Subsection (c) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secure Council approval prior to authorizing any purchase over \$5,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, authorizing the execution of a professional services agreement with METALAB for Phase II services for the iconic feature over the 84th Street Underpass in an amount not to exceed \$32,600.00.

PASSED AND APPROVED THIS 6TH DAY OF SEPTEMBER 2022.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk

METALAB]

Architecture

Consulting Architect Agreement for Design Conceptualization and Optimization

1 September 2022

For: The City of La Vista, NE
Attn: Rita Ramirez, Assistant City Administrator 8116 Park View Blvd.
La Vista, NE 68128

Landscape Architect of Record
Design Workshop
c/o Robb Berg PLA, Principal 1390 Lawrence Street, Suite 100
Denver, CO 80204

Consulting Architects
Metalab, LLC
c/o Joe Meppelink, Andrew Vrana 20 North Sampson
Houston, TX 77003

For the Following Project (referred to herein as "the project"):

Pre-design services for the new 84th Streetscape in La Vista, Nebraska, herein referred to as the "La Vista Gateway" initially conceived by DW as a series of free-span structures integrated into the landscape, roadway, pedestrian pathways, and flatwork designed by Design Workshop (DW), Landscape Architects and their consultants. Metalab has worked with the City of La Vista and DW providing "narrative placemaking" and a conceptual design for a Gateway structure that was accepted for a second phase of development. Resolution of the concept with input from the entire design team, location and scale, structural design analysis, recommended fabrication methods with a focus on regional material and finish resources, connections, and components appropriate for assembly sequences and logistical planning for installation on the site are now being proposed to complete the conceptual pre-design work

We understand the Gateway project as follows:

As defined in Phase 1 the Gateway for 84th St, the structure spans the overpass and links the two sides defined as Civic Center Park and West Park. In addition to linking these civic spaces in geographic terms, we envision the Gateway unifying the land and sky in the form of a bold sculptural gesture. The Gateway is approximately 88' tall from the roadway level and constructed of carbon steel, stainless steel, concrete, and LED lighting.

Our design is inspired by giving sculptural presence to a series of interconnected motifs. We have employed tensile cables in various arch configurations, forming a colorful and vibrant gateway threshold for both vehicular and pedestrian traffic. The tensioned cables dynamically splay and twist. With integrated LED lighting they will evoke rays of intersecting light, movement, and structure.

It is understood that Metalab will work closely with DW, RDG and Schemmer in determining the form and arrangement of the structure and how it integrates into the site's topographic features, streetscape design, road clearance, and visual continuity. . Access pathways, flatwork, grading, lighting and signage are not included in this scope of work but will be coordinated with the design team in future phases. Metalab will work with drawings and 3D models of existing conditions and direct a process of design conceptualization, visualization, analysis, optimization, detailing, and coordinating for the Gateway as needed with the design team.

It shall be the responsibility of Metalab Architecture to ensure that the structure meets applicable codes and requirements. Structural Engineering is to be provided by Schemmer Structural Engineers engaged by Metalab. Sealed structural drawings will not be required in this initial pre-design phase but this process will yield a set of documents that can be developed into a fully engineered design. Cost of structural engineering is a reimbursable expense described below.

Metalab will define documentation guidelines for consultants including structural engineers to maintain continuity with the documentation standard set by the design team. Metalab works in Rhino 3D for modeling and AutoCAD for drawings. We will provide information to integrate with documentation in file formats that comport with commonly used software (.iges, .obj, .dxf and .dwg)

Phase II Design Refinement, Integration and Cost Estimation work would include:

Presentation of final design concept developed in the initial phase to the La Vista city council for consideration of this subsequent scope of work.

Presentation of final design concept developed and approved by La Vista to the project design team (Design Workshop, RDG Landscape Architects, Schemmer Engineers. Lead a design charette with all parties to discuss integration of the La Vista Gateway into the design for Civic Center Park and West Park on both sides of the new 84th Street overpass. Our goals will be to get feedback on the design and make necessary adjustments to the design to enhance the work currently proposed and align our concept with the La Vista City Center vision and schedule.

Research regional manufacturing and fabrication capacities for local production of specialty / fabricated components.

Explore reduction of component types to develop economies of scale through repetition and efficient material usage. Develop typical connection details between components

Coordinate with structural engineers for performance and optimization to meet all structural design criteria, cost, and material efficiency

Determine viable installation logistics and methods of field connections. Provide narrative and diagrams describing the design considerations for dry fit assembly as required, shipping, site mobilization, subassembly laydown, crane staging including understanding of roadway bridge limitations and final installation logistics. These are intended to be recommendation only; final means and methods of construction are the responsibility of the General Contractor and their fabrication and erection subcontractors.

Solicit pricing / statement of probable cost to be coordinated with a third-party contactors and estimators. It is understood that the Gateway would be constructed independent of the underpass structure.

Present final design conceptualization and optimization resolution in-person with Metalab principal, design lead and DW to La Vista design team and stakeholders along with detailed statement of probable cost with options for expanding and reducing scope and cost. Photo-realistic presentation quality renderings provided by third-party as a reimbursable expense based on model and coordination provided by Metalab.

The Schedule will begin work in October, 2022, upon execution of this agreement and meet / coordinate thereafter with a critical path schedule provided and maintained by DW with completion of work effort in approximately 8 weeks.

METALAB proposes a not-to-exceed fee of **\$32,600** for Phase 2 activities.

The fee breakdown and estimated workload share:

- La Vista City Council presentation (Item 1 above) - \$2,000, lump sum
- Pre-design Services (Items 2-8 above) - \$16,600, lump sum
- Structural Engineering reimbursable - \$5,000, not to exceed
- Travel reimbursable expenses - \$5,000, not to exceed
- Two (2) Photo-realistic renderings - \$4,000, not to exceed

Other consultants beyond Structural Engineer including MEP, Code Consulting, Civil Engineering, Lighting Consulting are not included in our scope of work.

Our hourly rates are \$200.00 per hour for Principal Partners Joe Meppelink and Andrew Vrana, \$150.00 per hour for conceptualization and design research, \$120.00 per hour for

digital production, \$100.00 per hour for technical coordination / field work and \$80 for administrative work.

Operational reimbursable expenses incurred that are directly attributable to the project for photo-realistic renderings, large-format printing, materials, samples, components, and/or prototypes purchased by Metalab for the project will be reimbursed at cost.

Travel expenses for airfare, accommodation and transportation will be invoiced as reimbursable expenses at cost. Travel Meals or per diem expenses are not charged to the project. E-mail, fax, renderings, or 3D computer models used to convey and/or study the design, and singular reproductions will not be charged.

The conditions of this proposal may be suspended or terminated by the owners upon 7 days written notice. The conditions of this proposal may be terminated by Metalab upon written notice of non-performance and/or non-payment under the terms of this agreement.

Thank you for the opportunity to work through this exciting process with you. We look forward to the results.

Signature of LV Representative

Printed Name and Title

Date

METALAB, LLC



Andrew Vrana, Principal
1 September 2022