

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 16, 2024 AGENDA**

Subject:	Type:	Submitted By:
PROFESSIONAL SERVICES AGREEMENT – ♦ PARKING FACILITIES DESIGN AMENDMENT NO. 11	RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

SYNOPSIS

A resolution has been prepared to approve Amendment No. 11 to the professional services agreement with DLR Group, Inc. (DLR), to provide additional design services related to the design of a surface parking lot in an amount not to exceed \$32,500.00.

FISCAL IMPACT

The FY23/FY24 Biennial Budget provides funding for this project.

RECOMMENDATION

Approval.

BACKGROUND

On December 20, 2016, the City Council approved Resolution No.16-057 authorizing a professional services agreement with DLR Group Inc. (DLR) to provide architectural design services in preparation for possible public off street parking facilities and related public infrastructure in the 84th Street public improvement redevelopment project area pursuant to the public improvement redevelopment project. Additional design services are necessary to design a surface parking lot on Lot 12 La Vista City Centre. This parking lot is a requirement of the second amendment to the subdivision agreement for La Vista City Centre, approved by City Council on March 3, 2020.

Although the final thickness of the concrete parking lot will be finalized through the design process as part of this contract, a thickness of 5 inches has been determined as the preferred alternative.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA NEBRASKA APPROVING AMENDMENT NUMBER ELEVEN TO THE PROFESSIONAL SERVICES AGREEMENT WITH DLR GROUP TO PROVIDE DESIGN SERVICES FOR A SURFACE PARKING LOT ON LOT 12 LA VISTA CITY CENTRE IN AN AMOUNT NOT TO EXCEED \$32,500.00.

WHEREAS, the City Council has determined design services for a surface parking lot on Lot 12 La Vista City Centre are necessary; and

WHEREAS, The FY23/FY24 Biennial Budget provides funding for the project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of La Vista does hereby approve amendment number eleven to the professional services agreement with DLR Group to provide construction phase engineering services for a surface parking lot on Lot 12 La Vista City Centre in an amount not to exceed \$32,500.00.

PASSED AND APPROVED THIS 16TH DAY OF APRIL 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk



DLR Group inc.
a Nebraska corporation
6457 Frances Street, Suite 200
Omaha, NE 68106

April 5, 2024

Mr. Christopher Solberg
Deputy Director - Community Development
City of La Vista
9900 Portal Road
La Vista, Nebraska 68128

Re: La Vista City Centre - Lot 12 Surface Parking Lot - REVISED

Dear Mr. Solberg:

DLR Group is pleased to submit this Proposal to provide professional design services for your project. We look forward to the opportunity to continue working together on the wonderful La Vista City Centre development.

Our understanding of the project scope and proposed DLR Group services are noted below.

1 | Project Scope & Understanding

1. The project scope includes the construction of a “temporary” surface parking lot that will be located on Lot 12 in La Vista City Center. Lot 12 is designated for the future La Vista City Centre Parking Garage Number 3. The surface parking lot shall be used in the interim until Parking Garage Number 3 is needed. Refer to Exhibit C – Project Location & Parking Layout Plan.
2. The design will include a bid with concrete paving as the base-bid and shall include an alternate for asphalt paving.
3. The parking lot layout will maximize the number of stalls as economically as possible and will generally align with the concept plan originally developed, as shown on Exhibit C – Project Location & Parking Layout Plan.
4. Scope will include signage and striping modifications needed along City Centre Drive, and the inclusion of vehicular access bollards and chain, so access to the lot may be limited.
5. Scope will include the elimination of the driveway access to S 84th Street at the northern end of the parking area, and re-construction of public sidewalk along S 84th Street.
6. Demolition of existing temporary paving will be incorporated into the drawings.
7. Grading design will include shifting the existing slope towards the north to accommodate the parking area and will need to align with as-built grades along the east and south sides to accommodate future development in Lots 1 and 11. Ideally the grading design will balance on-site and will not require fill to be hauled in.
8. Geotechnical investigation is not required, as recommendations for pavement subgrade preparation for other work will be sufficient for a temporary parking area.

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

9. The overall site does have an active PCWP / City of La Vista Grading Permit and a NDEE NPDES Permit. It is our understanding that the city would like to close out the overall grading permit and apply for a new permit. Preparation of a new grading permit and NDEE permit along with preparation of a grading permit modification is included in the scope. Closure of the existing NDEE and City's Grading permit will have to be completed by either the Design Engineer or inspector associated with that Permit, as DLR Group won't have access to Permix to upload the modification, or as-builts for the overall permit.
10. Stormwater BMPs will be implemented to treat water quality from the parking area. Stormwater quantity is being handled by the overall development. Implementation of storm sewer shall be minimal to avoid reconstruction of storm sewer when the future parking garage 3 is built.

2 | Coordination and Meetings

1. Prepare for and attend up to four (4) project-related meetings.
 - a. Up to two (2) design meetings with the Owner and other project stakeholders to discuss and coordinate the design of the project. Interim plan check-ins will be completed as needed through conference calls and email correspondence.
 - i. Meeting #1 – Initial design review.
 - ii. Meeting #2 – Final Documents review and page turn.
 - b. Meeting #3 - Bid Opening. One person from DLR Group will attend the Bid Opening.
 - c. Meeting #4 - Bid Review & Award
2. Coordinate with Olsson to obtain as-built survey boundary and topographic information to use for design.
3. Coordinate with adjacent developer, through Owner, for grading at common lot lines to ensure grading for the temporary parking lot will align with plans for adjacent construction.
4. Attend one (1) on-site meeting with the Owner and OPPD to confirm parking lot lighting requirements and determine from where lighting will be powered.

3 | Construction Documents, Permitting & Bidding

1. Prepare and Develop a Project Manual that includes the Conditions of the Contract for Construction (General, Supplementary, and other Conditions).
2. Prepare and distribute Construction Documents and Project Manual to plan rooms for bidding.
3. Facilitate the Bidding Process.
4. Prepare and submit Construction Documents and Project Manual to the appropriate Authorities Having Jurisdiction for plan review, permitting and approvals.
5. Prepare Construction Documents including the following:
 - a. Site Demolition Plan: Shall indicate scope within the site that needs to be removed or modified to build the temporary parking lot.
 - b. Site Layout Plan (Horizontal Control Plan): Site plan shall follow the requirements set by the Owner and the City of La Vista to provide a site plan meeting current zoning requirements. Plan shall locate curbs and gutters, sidewalks and associated curb ramps, parking stall striping (including ADA parking stall striping), adjacent street pavement striping modifications, and required signage to meet the City of La Vista Municipal Code requirements.

- c. Site Grading and Drainage Plan: Shall include proposed and existing contours, vertical control information for parking lot design, and adjacent tie-in elevations to previously constructed project scope. Spot elevations will be provided to indicate surface drainage patterns, curb returns, grade breaks, and at cover elevations of proposed drainage structures. This plan will also indicate proposed storm sewer design for the parking lot, including alignment, pipe sizes, structures, and elevations to storm sewer outfall.
- d. PCSMP Plan: Shall include the post-construction stormwater management BMPs to be implemented to meet the City's water quality requirements for the lot. It is assumed that water quantity requirements are already accounted for in the overall City Center development.
- e. SWPPP Plan: Provide a Stormwater Pollution Prevention Plan (including submittal to the Owner any necessary Grading Permit modifications that will be required by the city) based on final proposed improvements which shall meet the requirements of the State NPDES Permit and local agency requirements and which shall include BMP's such as silt fence, construction entrances, sediment basins, etc.
- f. Landscape Plan. Provide landscape plan that indicates code minimum required landscaping and limits of sod or seed. Irrigation design is excluded.
- g. Site Electrical Utilities Plan. Provide site electrical utilities plan that indicates required site lighting needed to properly light the parking lot. This plan shall also include power lines as needed to power the lighting. Site power and lighting utilities, including associated details will be included in the Bid Documents as an Alternate so separate pricing for this scope can be obtained.
- h. Construction Details: Shall include miscellaneous construction details required to construct the Project.
- i. Construction Specifications: Shall reference City of La Vista Standards and shall be in the form of notes on the plans.

Exclusions

- 1. Boundary and Topographic Survey
 - a. DLR Group does not provide these services. Olsson had previously estimated these services at approximately \$2,500, however we feel the survey limits area should be adjusted. DLR Group will coordinate with Olsson to obtain a proposal that you may contract directly with them for the Boundary and Topographic Survey.
- 2. Construction Services
 - a. Following the City's approval and award of the Construction Contract, DLR Group will prepare a proposal for Construction Services as requested by the Owner.
- 3. Special Inspections and Materials Testing.
 - a. DLR Group will coordinate with Olsson to obtain a proposal for these services that you may contract directly with them for this scope of services.
- 4. No more than one revision to address city comments during the design phase or permitting phase.
- 5. Public improvements plans, permitting fees, or entitlements.
- 6. As-built drawings/certifications.
- 7. Parking access control or security design
- 8. Mechanical or plumbing design services
- 9. Irrigation design and specifications
- 10. Structural design services

11. Retaining wall design
12. Cost estimating

Project Team: Architecture, Planning, Project Management, Civil and Electrical Engineering:
DLR Group
6457 Frances Street, Suite 200
Omaha, NE 68106

Schedule

Design Review Meeting #1:	Week of April 15, 2024.
As-Built Survey (Owner Provided):	April 15 to May 13, 2024.
Construction Documents:	May 13 to June 7, 2024
Print CDs for Owner Review:	June 10, 2024
Final Documents Review Meeting #2:	Week of June 10, 2024
Issue Final CDs for Permitting & Bidding:	June 19, 2024
Potential Bid Day, Meeting #3:	July 11, 2024

Additional Services

With respect to this Proposal, any services not defined herein are considered Additional Services. If Additional Services are requested by the Owner, DLR Group will prepare a proposal for the requested services.

Professional Service Fees

We propose a fixed fee of **Thirty-Two Thousand Five Hundred Dollars (\$32,500)** for the services described in this proposal.

Acceptance

With your approval of this proposal, we will prepare an AIA G802-2017 "Amendment to the Professional Services Agreement", to amend our current AIA B103-2007 "Standard Form of Agreement Between Owner and Architect" dated November 16th, 2016. DLR Group will create a new project number for the services described herein.

The Owner's signature indicates a Notice to Proceed with the services defined in this Agreement and provides Approval to DLR Group to invoice for services while the AIA G802 is being prepared.

Please let us know if you have any questions and thank you for the opportunity to continue to work with you on this exciting project.

With Gratitude,
DLR Group



Lana J. Bayless, PE
National Civil Engineering Discipline Leader | Principal
e: lbayless@dlrgroup.com
o: 402-393-4100

City of La Vista (Owner)

DLR Group inc., a Nebraska corporation

Signature: _____

Name: _____

Date: _____

cc: Matthew Gulsvig, AIA

Encl: Exhibit A – Prevailing Reimbursable Expenses
Exhibit B – DLR Group Hourly Rates
Exhibit C – Project Location & Concept Parking Plan

PREVAILING REIMBURSABLE EXPENSES

Effective April 1, 2020

Exhibit A

<u>Description</u>	<u>Rates *</u>
Reproduction/Scanning:	
8-1/2" x 11" B&W Bond	\$.20
8-1/2" x 11" Color	\$ 1.00
Scanning 8-1/2 x 11 (.65 SF) B&W	\$.20
Scanning 8-1/2 x 11 (.65 SF) Color	\$.45
11" x 17" B&W Bond	\$.50
11" x 17" Color	\$ 2.00
Scanning 11 x 17 (1.30 SF) B&W	\$.40
Scanning 11 x 17 (1.30 SF) Color	\$.90
Bond 15x21 to 36x48	\$.65
Scanning 15x21 to 36x48 (2.1875 SF to 12 SF)	\$.65/SF
Large Format Vellum	\$ 1.05/SF
Large Format Mylar	\$ 2.15/SF
HP Plotter B&W Bond Plots	\$.65/SF
HP Plotter B&W Vellum Plots	\$ 2.00/SF
HP Plotter B&W Mylar Plots	\$ 2.50/SF
HP Plotter Color Line Plots	\$.65/SF
HP Plotter Color 24-lb. Bond Paper Plots	\$ 4.50/SF
HP Plotter Color Nonglossy 7 mil Paper Plots	\$ 6.00/SF
HP Plotter Color Glossy Paper Plots	\$10.00/SF
HP Plotter Color Low Density Bond Print	\$.80/SF
HP Plotter Color High Density Bond Print	\$ 1.60/SF

* Rates include all binding, stapling, collating, maintenance, etc.
Shipping and handling not included.

Mileage (rate per mile)	Prevailing Government Rate
Air Fare	As billed to DLR Group
Auto Rental	As billed to DLR Group
Other Transportation	As billed to DLR Group
Parking and Tolls	As billed to DLR Group
Meals	As billed to DLR Group
Lodging	As billed to DLR Group
Postage	As billed to DLR Group
Delivery Charges	As billed to DLR Group
Telephone (Long Distance)	As billed to DLR Group
Materials and Supplies	As billed to DLR Group
Models and Renderings (Presentation)	As billed to DLR Group
Photographic/Film	As billed to DLR Group
Photographic/Typeset	As billed to DLR Group
Codes/Ordinances	As billed to DLR Group
Legal	As billed to DLR Group
Consultants	Cost plus 1.10%

Project Reimbursable Expenses will be invoiced at cost plus 1.10%, except
Consultants, which will be billed as noted. Reimbursable Expenses are subject to
periodic adjustment.

DLR Group inc.

Initialed by:

Owner _____ dated: _____

Architect _____ dated: _____

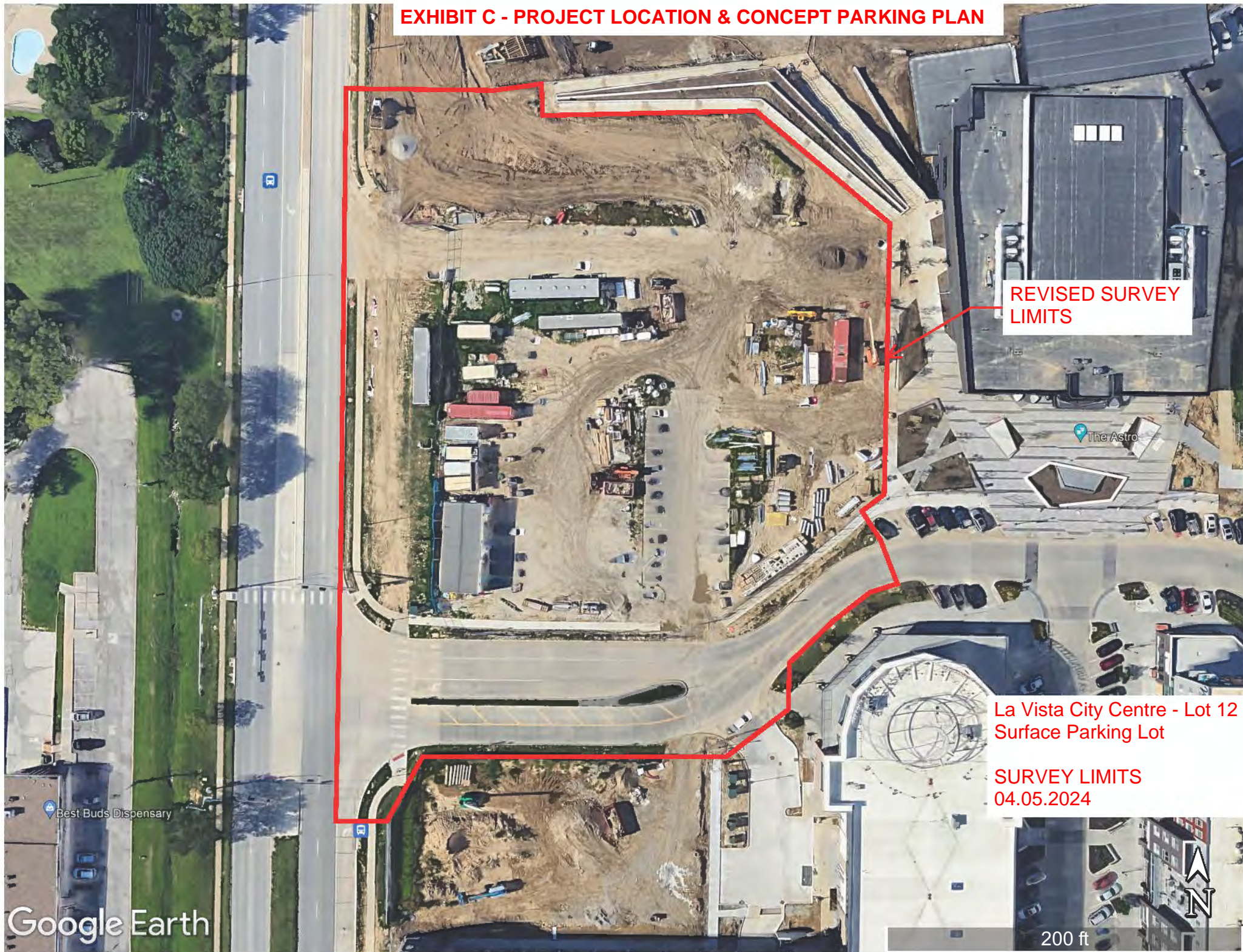
DLR Group

Standard Hourly Billing Rates

Title	Client Hourly Billing Rate
Senior Expert	\$350
Expert	\$300
Practice Leader	\$265
Project Leader	\$235
Senior Professional	\$205
Professional II	\$175
Professional	\$145
Professional Support	\$115
Technical/Clerical	\$90

Rates will be reviewed and adjusted annually based on the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for that geographic region.

EXHIBIT C - PROJECT LOCATION & CONCEPT PARKING PLAN



**REVISED SURVEY
LIMITS**

The Astro

**La Vista City Centre - Lot 12
Surface Parking Lot**

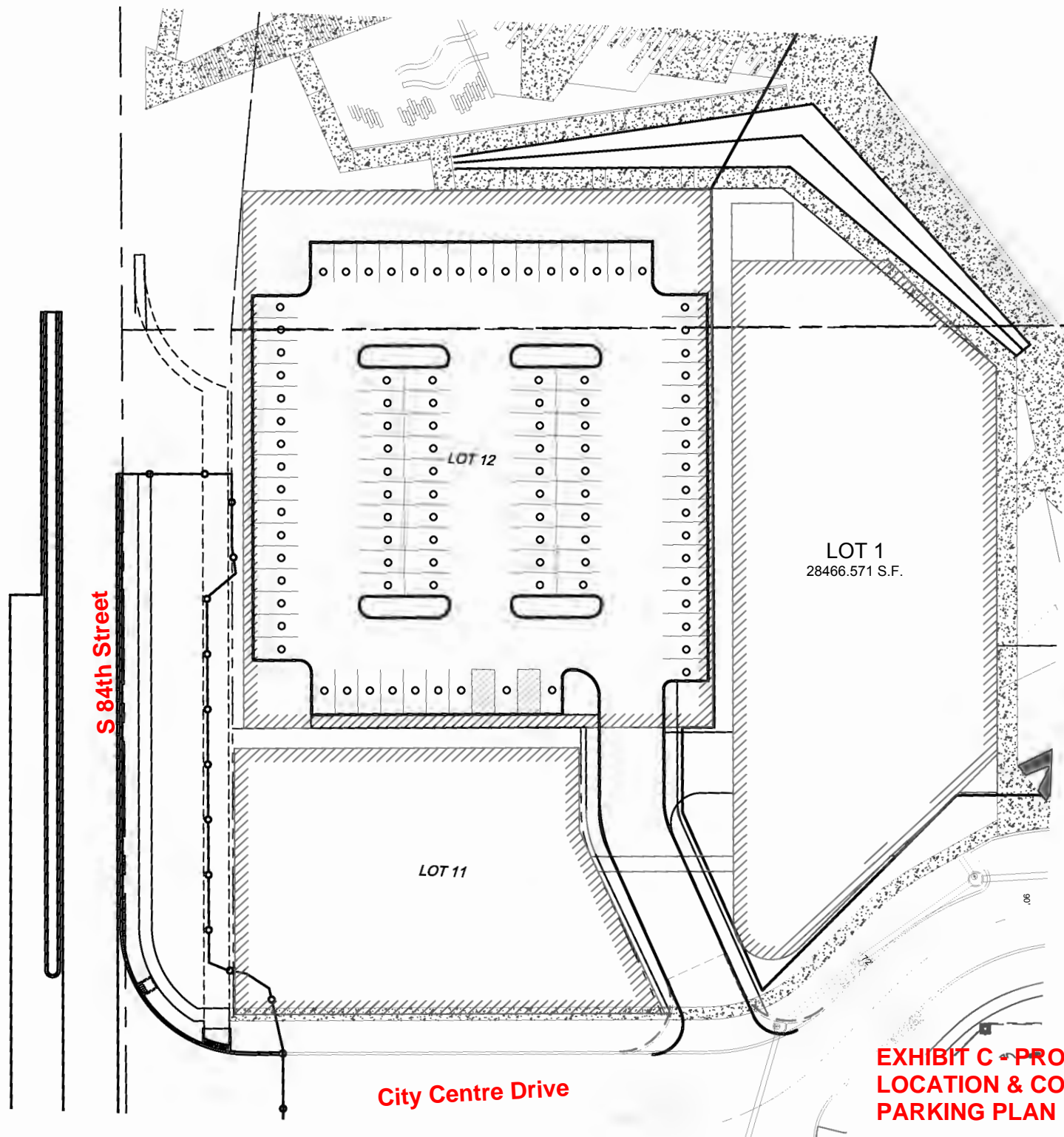
**SURVEY LIMITS
04.05.2024**



200 ft

Google Earth

Best Buds Dispensary



**EXHIBIT C - PROJECT
LOCATION & CONCEPT
PARKING PLAN**



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

10-17105-00, 10-17105-40,
10-17105-42
La Vista City Centre parking Garage
Structure No. 2

AGREEMENT INFORMATION:

Date: November 16, 2016

AMENDMENT INFORMATION:

Amendment Number: 011

Date: April 5, 2024

OWNER: *(name and address)*

City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

ARCHITECT: *(name and address)*

DLR Group inc., a Nebraska corporation
6457 Frances Street, Suite 200
Omaha, NE 68106

The Owner and Architect amend the Agreement as follows:

As defined in DLR Group's attached proposal for Design Services for LVCC Lot 12 Surface Parking Lot dated April 5, 2024.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

1 - Additional Services during the Design Services Phase for Architecture, Planning, Project Management, Civil Engineering, and Electrical Engineering. Fixed Fee: Thirty Two Thousand Five Hundred Dollars (\$32,500.00).

DLR Group will use Project Number 10-17105-42 for the work defined herein.

Schedule Adjustment:

Extended through August of 2024, more specifically defined in DLR Group's attached Proposal for Design Services for LVCC Lot 12 Surface Parking Lot dated April 5, 2024.

SIGNATURES:

DLR Group inc.,
a Nebraska corporation

ARCHITECT *(Firm name)*

SIGNATURE

Lana Bayless

PRINTED NAME AND TITLE

April 5, 2024

DATE

City of La Vista

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE