

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 18, 2018 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE REQUEST FOR PROPOSALS PLACEMAKING AND DESIGN SERVICES LA VISTA CIVIC AREAS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RITA RAMIREZ ASST. CITY ADMINISTRATOR/ DIRECTOR OF COMMUNITY SERVICES

**SYNOPSIS**

A resolution has been prepared authorizing the issuance of a Request for Proposals for Placemaking and Design Services for La Vista Civic Areas.

**FISCAL IMPACT**

The FY18 & FY19 City Budgets provide funding for multiple potential projects and associated services as described below.

**RECOMMENDATION**

Approval.

**BACKGROUND**

There are currently several major projects being proposed or currently underway in conjunction with the public improvement redevelopment project set forth in the Redevelopment Plan – 84<sup>th</sup> Street Redevelopment Area. The City has agreed to construct public improvements that will create the interface between Civic Center Park and the City Centre development and provide public plaza spaces within the development. The interface project will be highly visible from 84<sup>th</sup> Street and needs to be well thought out and designed appropriately. Additionally, there are plans to construct an east-west connection under 84<sup>th</sup> Street. There is currently public land located west of 84<sup>th</sup> Street that has the potential to enhance the 84<sup>th</sup> Street redevelopment efforts. Design efforts for all of these areas are part of this RFP process.

A copy of the RFP is attached.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE REQUEST FOR PROPOSALS FOR PLACEMAKING AND DESIGN SERVICES FOR LA VISTA CIVIC AREAS.

WHEREAS, the Mayor and Council have determined that the public improvement redevelopment project set forth in the Redevelopment Plan - 84<sup>th</sup> Street Redevelopment Area is necessary, and

WHEREAS, the FY 18 Capital Improvement Program provides funding for the potential public improvements, as does the proposed FY 19 Capital Improvement Program and budget; and

WHEREAS, proposals will be due October 25, 2018 with the approval of selected firm by the City Council on December 18, 2018.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council hereby authorize the request for proposals for Placemaking and Design Services for La Vista Civic Areas in conjunction with Public Improvement Redevelopment Projects within the Public Improvement Redevelopment Project Area.

PASSED AND APPROVED THIS 18TH DAY OF SEPTEMBER, 2018.

CITY OF LA VISTA

\_\_\_\_\_  
Douglas Kindig, Mayor

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk

City of La Vista, Nebraska



Request for Proposals

**Placemaking and Landscape Design Services**  
**La Vista Civic Areas**

September 18, 2018

**PROPOSALS DUE:**

**October 25, 2018 – 3:30 p.m. CST**

*\*Late Proposals Will Be Rejected*

Pamela A. Buethe  
City Clerk  
8116 Park View Blvd.  
La Vista, NE 68128  
[pbuethe@cityoflavista.org](mailto:pbuethe@cityoflavista.org)  
402.331.4343

## **Intent and Services Sought**

The City of La Vista is soliciting proposals from qualified experts in placemaking and the design of civic spaces, to include park, landscape, and hardscape components. This project offers a unique opportunity to be part of creating multiple public spaces that will be instrumental in enhancing the community's quality of life.

Nearly ten years ago, La Vista recognized that one of its major thoroughfares, 84<sup>th</sup> Street, which had once been a thriving commercial corridor, was suffering from neglect as a result of the changing business climate. The City created an initiative—***A Vision Plan for 84<sup>th</sup> Street***—which ultimately imagined the street as La Vista's "central city core, with a memorable and distinct identity, a vibrant mix of land uses, a sense of community and a high quality of life for residents." Since that time the City has worked on multiple projects to turn that vision into reality.

The City is currently involved in a major redevelopment effort along this corridor that will create a legitimate "downtown" for the community and will include a number of active community spaces. City Ventures (a private developer) is currently constructing a \$280 million mixed use City Centre that will include residential, retail, office and entertainment uses. The City is converting an adjacent nine-hole golf course into a Civic Center Park that includes a four-acre lake. A privately constructed world class indoor/outdoor music venue will connect the two spaces. The City will design and construct the interface of City Centre and Civic Center Park. This area will be highly visible from 84<sup>th</sup> Street and due to the topography of the area, presents some special challenges. The City is looking for innovative and unique ideas that will enhance the park space as well as create a memorable transition into the adjacent development.

Within the City Centre development there are three public plaza spaces that also offer an opportunity to create memorable experiences for visitors to the area. One of these plaza spaces provides the front door to the development and to the music venue.

Finally, in conjunction with the transition of the park, the City will be constructing a connection under 84<sup>th</sup> Street from the park to a public space that is approximately eight acres in size and is currently the site of the city swimming pool (a facility that is very near the end of its useful life and will not remain here) and some athletic fields. This space could be used in any number of ways to enhance and support the community gathering spaces that are being created in the heart of La Vista.

## **Background**

The City of La Vista is situated southwest of the Omaha metropolitan area. The youngest city in Nebraska, La Vista is one of the fastest growing communities in the state. La Vista enjoys access from Interstate 80 and borders Omaha, Bellevue, Papillion, and Ralston. The projected growth area for La Vista indicates the community could ultimately have a population of over 38,000 residents. The City enjoys a good mix of residential, commercial, office and industrial areas and is home to locations of nationally recognized companies such as PayPal, Cabela's, Costco, Oriental Trading, Yahoo, Securities America, Rotella's Bakery, Streck Laboratories and Embassy Suites and Marriott Courtyard Hotels adjoining the La Vista Conference Center.

## **Proposed Approach**

The City recently completed schematic design work for streetscape improvements along the 84<sup>th</sup> Street corridor. It is the expectation that the 84<sup>th</sup> Street schematic design will be reviewed and considered when creating designs for the adjacent spaces that are part of this project. The spaces should be complimentary and make comfortable transitions from one area to another.

The City envisions a two-phased approach to this project spearheaded by a multi-disciplined team of qualified, experienced professionals.

Phase One would include the park improvements and other components necessary to connect the music venue and the City Centre development with the park, as well as a prominent public plaza space that provides the entrance to the music venue. The City previously completed a master plan for the park that included opportunities for community engagement. The timing of the start of construction on the music venue and the necessary coordination with the venue's developers will not allow for additional public input relative to this portion of the project. The selected firm would provide alternative plans for the interface component, a final plan, cost estimates, and final design and construction plans that would be suitable for soliciting formal bids from contractors.

Phase Two of the project would include the selected firm utilizing a variety of community engagement tools to involve the public in building a vision for the additional two plaza spaces in the City Centre development as well as the public land west of 84<sup>th</sup> Street. The firm would provide alternative plans for these spaces, a final plan, cost estimates, and final design and construction plans that would be suitable for soliciting formal bids from contractors.

While portions of the work for both phases could be done simultaneously, Phase 1 (the interface project) is time sensitive and of primary importance. We anticipate a construction start date sometime in early to mid-summer.

## City Resources

The City has undertaken a number of studies and planning processes relative to the 84<sup>th</sup> Street corridor revitalization. Below is a list of relevant documents available on the City's website with associated links:

In 2010, the City completed **A Vision Plan for 84<sup>th</sup> Street** (Vision 84), which included an extensive public process and the adoption of a master plan identifying the vision for 84<sup>th</sup> Street as the creation of a downtown for the community.

<http://www.cityoflavista.org/DocumentCenter/Home/View/2989>

In 2012, the City completed the **Civic Center Park Master Plan**. This Plan was developed as a result of the recommendation in the Vision 84 plan to transform the existing golf course into Civic Center Park, a signature recreational area for the community. While the Park Master Plan was created prior to the City Centre development becoming a reality, the intent was always that the park would provide for a variety of community and leisure time activities, connect the mixed use development to its south with the existing City Hall campus to the north, creating a new downtown for La Vista.

<http://www.cityoflavista.org/DocumentCenter/View/6107>

In 2016, the City approved the **City Centre Redevelopment Contract**, an agreement between the City and La Vista City Centre LLC to redevelop a portion of the 84<sup>th</sup> Street Corridor south of the golf course site into a mixed use city center.

<http://www.cityoflavista.org/DocumentCenter/View/6183>

In 2018 the City approved the **84<sup>th</sup> Street Streetscape Schematic Design**, which again included an extensive public engagement process and was centered on enhancing the visual quality and appearance of the street for both pedestrians and drivers as well as creating a sense of identity and arrival.

<http://www.cityoflavista.org/DocumentCenter/View/11774>

Additional information can be found at <http://corridor84.com/projects/84th-street>, a website created to capture information about all of the projects that are currently underway along the 84<sup>th</sup> Street corridor. Also see Exhibits A and B attached for a very general site layout. More information will be provided at the pre-submittal conference referenced later in the RFP.

## Scope of Work

The successful consultant shall gain a thorough understanding of the City's vision for the redevelopment of the 84<sup>th</sup> Street corridor as well as the recent/current development activity in the area. The scope of work includes but may not be limited to the following tasks:

- Project Kick Off Meeting and Site Tour – Meet with staff project team to tour the project sites, identify project milestones, refine the scope of work, confirm timelines, clarify specific roles and responsibilities and identify project resources.
- Coordinate with City Centre developer and his team at multiple meetings.
- Project Management – Identify tools and methods that will be used to keep the project moving and on time. Consultant should anticipate meetings with the staff project team throughout the project, including regular conference calls and in-person meetings at key project milestones. Presentations at City Council meetings will also be required.
- Community Outreach/Engagement – Consultant will identify a comprehensive strategy for community involvement and engagement relative to phase two of the project. Strategy will include preparation of meeting materials, meeting presentations, and summaries of each event/meeting/online activity.
- Existing Conditions Analysis – Consultant will review existing relevant plans (see City Resources above). Identify issues, needs and opportunities. Topographic site surveys will be provided by engineering firms already engaged on other projects within the subject area. All electronic files should be compatible with ArcGIS software.
- Conceptual Plan Alternatives - Consultant shall prepare two to three conceptual plan alternatives for both Phase One and Phase Two of the project. The plan alternatives shall be designed based on existing mapping, the Vision 84 Plan, the Civic Center Park Plan, the City Centre Redevelopment Contract, the 84<sup>th</sup> Street Streetscape plan, direction and input from City staff, and input from stakeholders. Consultants shall prepare preliminary costs estimates for each alternative.
- Preferred Plans – City staff will review the proposed alternatives and give direction for the development of preferred plans. A great deal of consideration will be given to unique, creative concepts that will make the project areas, particularly the interface area, iconic and memorable. Consultants shall revise and prepare preferred conceptual plans for the project areas. Consultant shall prepare cost estimates for these plans.
- Final Design and Construction Plans - Based on the preferred Plans, consultant shall prepare construction documents and specifications for bidding purposes. CAD drawings shall be prepared for the construction documents. Consultant shall also prepare final cost estimates to compare against submitted bids. Prior to final plans being complete, plans must be checked and approved by City staff.

- Deliverables - Final deliverables shall include the following:
  - Two to three conceptual illustrative plans
  - Preferred conceptual illustrative plans
  - A Sketchup model of the preferred plans
  - PDF drawings showing dimensions and locations of all proposed elements
  - Civil drawings and specifications for bidding purposes (3 paper copies for City files and distribution of plans through an online plan room)
  - Preliminary and final cost estimates

## Proposal Requirements

Below is a description of the requirements and submissions that must be included as part of a proposal.

1. **Cover Letter:** State your firm's interest and commitment of personnel to the Project. Identify and describe any distinguishing features or capabilities that make your firm a superior choice to perform the work. The letter must be signed by an officer of the firm authorized to negotiate a contract with the City. The letter should indicate the length of time for which the proposal is effective (minimum of 90 days).
2. **Approach and Methodology:** Provide a detailed description of your approach to the scope of work including your protocol for ensuring clear communication between the City, consultant and all subcontractors. The City is seeking a creative, proven approach to carrying out a "place-based" planning process that draws out new ideas and achieves general consensus. It also seeks a consultant with the ability to create site designs that will encourage a variety of activities and uses throughout the year; integrate with nearby commercial activity; expand public access; provide striking amenities to attract all age groups; and improve pedestrian routes and connections to adjacent areas.
3. **Understanding of Scope of Services:** The proposal must describe the consultant's understanding of the scope of work and the key issues associated with performing the required services.
4. **Work Plan and Schedule:** Explain in detail the proposed work plan, including all anticipated tasks and deliverables. Identify milestones and completion dates by task. Phase 1 work should begin January 1, 2019
5. **Project Team:** Identify key staff that will be assigned to the project and include their resumes. State the qualifications and experiences of the team members, emphasizing specific experiences with engagements of similar scope and complexity.
6. **Subcontractors:** If subcontracting is planned, submit the firm(s) name(s), location(s), contact information, and names of responsible staff.
7. **City Resources:** Submit a list of resources (other than those identified above) or other assistance which the consultant expects would be required from the City in order to complete the scope of services.



8. **Similar Projects and References:** Provide a description of previous projects of a similar nature including at least three (3) projects/contracts with a relevant public agency. Include a reference for each project and current contact information. Describe the role of the reference and the role of the team member that worked on the project.
9. **Cost Proposal:** Provide a project cost estimate based on the proposal submitted. List hourly billing rates for project team members and estimated amount of time for each task. Estimate a “lump-sum” breakdown for each major element of consultant’s work on the project. Also include an estimate of reimbursable expenses including copies, authorized travel, etc. An agreement on all fees will need to be reached as part of the contract negotiations, which will commence following approval of the recommended firm by the City Council. If an agreement as to fees is not reached with the selected firm, another highly ranked firm will be recommended for approval.

## **Proposal Submission**

### **1. Pre-Submittal Conference**

Interested professionals are invited to attend a mandatory Proposer’s Conference that will be conducted electronically on October 9, 2018 at 1:00 p.m. CST. Due to the amount of project work that is already going on in the proposal area and the multiple coordination efforts that will have to occur, the City will take this conference opportunity to provide more detailed information and visual aids that will assist in clarifying the project scope. Proposers will also have an opportunity to ask questions regarding the project. Please contact Pamela A. Buethe, City Clerk at 402.331.4343 or [pbuethe@cityoflavista.org](mailto:pbuethe@cityoflavista.org) by October 5, 2018 at 4:00 p.m. CST to confirm your attendance at the Proposer’s Conference and obtain access instructions. Please include personnel from your firm who are needed to ascertain the scope of this project.

### **2. Submittal**

**Proposals must be received no later than October 25, 2018 at 3:30 p.m. CST.** Consultants must submit seven (7) bound copies, one (1) unbound, single-sided copy on standard-weight paper (no heavy-weight paper or tabbed dividers), and one (1) CD-R or flash drive including a PDF file of your proposal. Proposals must be enclosed in a sealed envelope or package, clearly marked “Placemaking and Landscape Design Services – La Vista Civic Areas” and delivered to:

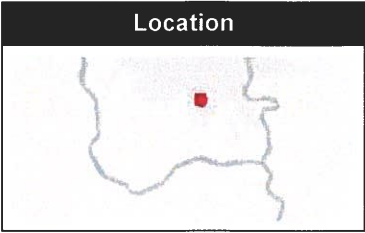
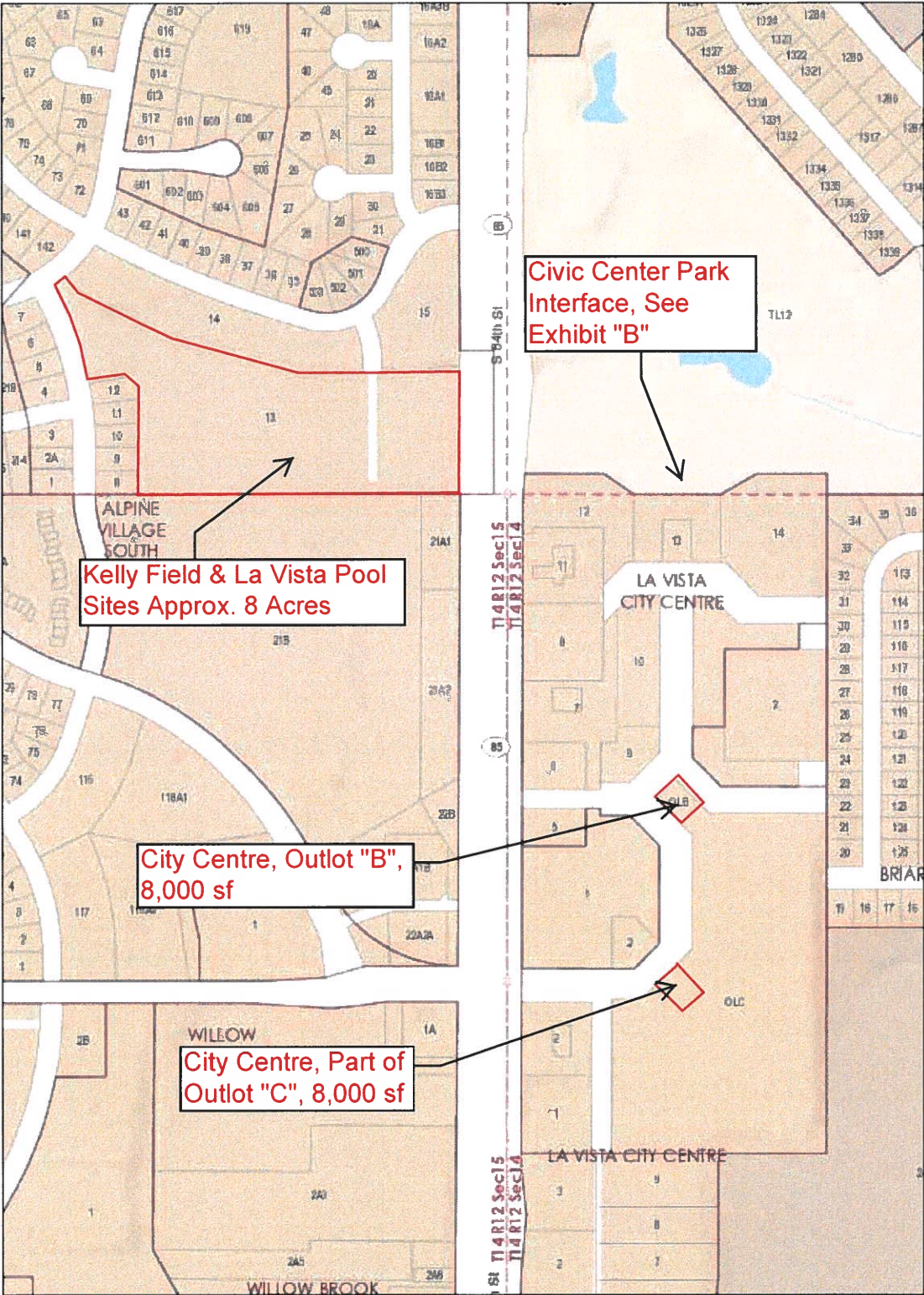
Pamela A. Buethe, City Clerk  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

It is the consultant’s responsibility to ensure that their proposal is delivered and received at the location specified herein on or before the date and hour set. Proposals received after the date and time specified will not be considered.

## Evaluation Criteria and Selection Process

1. **Evaluation Criteria.** The following are the critical areas of the proposal to be evaluated by the Selection Committee:
  - a. **Quality and Completeness:** Does the described plan and approach to deliver services adequately address those identified in the RFP?
  - b. **Experience:** Has the consultant demonstrated the ability to successfully provide services for projects of similar complexity and natures as described herein? What is the record of experience in working with diverse community and governmental constituencies to reach a community-supported design?
  - c. **Creativity:** Does the proposal offer insight into the consultant's creative ability and an understanding of the types of improvements that create a sense of "place"? Is there an indication the consultant can develop a plan that visitors will remember and that will create an iconic impression?
  - d. **Staff:** Do the qualifications of key project team members to be assigned to the project coincide with tasks listed in the Scope of Work? Do assigned personnel have requisite education, experience and professional qualifications?
  - e. **Organization:** Does the consultant offer the quality of services required for the types of projects listed in the Scope of Work? Does the firm organizational structure show sufficient depth for its present workload? How would the project described in this RFP fit into the schedule?
  - f. **Specific Management Approach:** Has the consultant described its ability to achieve budget and project delivery goals for projects of similar complexity and nature as described in the Scope of Work? How will the firm apply its management techniques and resources?
  - g. **Reputation:** Are the consultant's references from past clients, associates, or any publicly available source favorable?
  - h. **Familiarity with Locality:** Does the consultant team demonstrate familiarity with the City of La Vista and the project location? Does the consultant's proposal include a context-sensitive approach to the project outlined in the Scope of Work?
2. **Selection Process.** Proposals will be reviewed by an internal review committee. Due to the nature of the services sought, evaluation of proposals will in large part be subjective. Consultants submitting the highest quality professional services proposals will be invited to interview with the City. At the conclusion of interviews the City will undertake contract negotiations with the top-ranked firm. The City reserves the right to accept any proposal in whole or in part and to reject any and all proposals, to waive irregularities and to negotiate and revise terms with proposers without notice to other proposers. Proposers will not be compensated for costs associated with attending an interview.

Sarpy County Property Information



**Sarpy County GIS**

1210 Golden Gate Dr.  
Suite 1130  
Papillion, NE 68046  
maps.sarpy.com

Legend

1: 4,800

0 200 400 800 1200

Feet

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1"=100'

6/15/2018