

Dial-In Information

Phone Number: 1-346-248-7799
Meeting ID: 999 7295 3420
Password: 050520

LA VISTA CITY COUNCIL MEETING AGENDA

May 5, 2020

6:00 P.M.

Virtual Meeting

<https://zoom.us/j/99972953420?pwd=VTJ6UWtKTHduazZJbURQcC94SDNxUT09>

Pursuant to Governor Rickett's "Executive Order No. 20-03 Coronavirus Public Meetings Requirement Limited Waiver," the La Vista City Council will be conducting their meetings virtually via Zoom. Members of the public and the media are welcome to attend and participate in this meeting virtually.

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement of Location of Posted Open Meetings Act**

All matters listed under item A, Consent Agenda, are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. CONSENT AGENDA

1. **Approval of the Agenda as Presented**
2. **Approval of the Minutes of the April 21, 2020 City Council Meeting**
3. **Request for Payment – Alfred Benesch & Company – Professional Services – 96th & 108th St. Pavement Rehabilitation – \$25,103.08**
4. **Request for Payment – Commercial Seeding Contractors – Construction Services – 84th Street Redevelopment – \$5,668.23**
5. **Request for Payment – DLR Group – Professional Services – City Centre Parking Structure 2 – \$73,920.91**
6. **Request for Payment – Lamp Rynearson – Professional Services – 2020 Asset Management – \$3,053.80**
7. **Request for Payment – RDG Planning & Design – Professional Services – Placemaking and LA Services – \$5,848.60**
8. **Approval of Claims**

- **Reports from City Administrator and Department Heads**

B. Resolution – Approval of Contract – City Hall Office Remodel

- **Comments from the Floor**
- **Comments from Mayor and Council**
- **Adjournment**

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact the City Clerk prior to the meeting at 402-331-4343. A copy of the Open Meeting Act is posted in the Council Chamber and available in the public copies of the Council packet. Citizens may address the Mayor and Council under "Comments from the Floor." Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.

MINUTE RECORD

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

LA VISTA CITY COUNCIL MEETING APRIL 21, 2020

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on April 21, 2020. Present via teleconference and videoconference were Mayor Douglas Kindig, Councilmembers: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Also present via teleconference were, City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, Police Chief Lausten, City Clerk Buethe, Director of Public Works Soucie, Director of Administrative Services Pokorny, Library Director Barcal, Finance Director Miserez, Community Development Director Fountain, City Engineer Dowse, and Human Resources Director Trail.

A notice of the meeting was given in advance thereof by publication in the Times on April 8, 2020. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public via videoconference and teleconference. Governor Pete Ricketts issued Executive Order No. 20-03 – Corona Virus – public meeting requirement limited waiver. Such order allowed for the governing body to meet by telephone and video conferencing. Notice of the Zoom meeting link and phone number was given to the public through the publication in the Times, the City of La Vista website and through social media and was posted at the entrance to the meeting facility. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the meeting to order, led the audience in the Pledge of Allegiance, and made the announcements.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE APRIL 7, 2020 CITY COUNCIL
MEETING
3. APPROVAL OF THE MINUTES OF THE MARCH 19, 2020 PLANNING
COMMISSION MEETING
4. MONTHLY FINANCIAL REPORT – FEBRUARY 2020
5. REQUEST FOR PAYMENT – CITY OF OMAHA – SEWER FEES – \$72,777.60
6. REQUEST FOR PAYMENT – HDR ENGINEERING, INC. – PROFESSIONAL
SERVICES – PROJECT MANAGEMENT FOR SERVICES FOR PUBLIC
IMPROVEMENTS AND OTHER WORKS – \$892.46
7. REQUEST FOR PAYMENT – MIDWEST RIGHT OF WAY SERVICES, INC. –
PROFESSIONAL SERVICES – 84TH ST NORTH OF BRENTWOOD DRIVE –
VOLUNTARY ACQUISITION – \$157.50
8. REQUEST FOR PAYMENT – MIDWEST RIGHT OF WAY SERVICES, INC. –
PROFESSIONAL SERVICES – 120TH & GILES – TOTAL ACQUISITION –
\$142.50
9. REQUEST FOR PAYMENT – OLSSON – PROFESSIONAL SERVICES – CITY
CENTRE PHASE 1 PUBLIC INFRASTRUCTURE – \$2,124.00
10. REQUEST FOR PAYMENT – OLSSON – PROFESSIONAL SERVICES – CITY
CENTRE GEOTECHNICAL SERVICES – \$714.00
11. REQUEST FOR PAYMENT – THOMPSON, DREESSEN & DORNER, INC. –
PROFESSIONAL SERVICES – PHASE 1 GOLF COURSE TRANSFORMATION
– PROPOSED LAKE IMPROVEMENTS – \$893.25
12. APPROVAL OF CLAIMS

AA WHEEL & TRUCK SUPPLY, maint.	6.84
ACTION BATTERIES, bld&grnds	29.85
ALLDATA LLC, maint	1,500.00
AMAZON, supplies	1,153.35
AT&T MOBILITY LLC, phones	93.76
BAXTER CHRYSLER DODGE, maint.	52.28
BIZCO, INC, services	710.89
BKD LLP, services	15,000.00
BRENDA MECHELS-STRUBY ,refund	80.00
CATERPILLAR FINANCIAL, services	1,344.42

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CENTURY LINK, phones	629.40
CENTURY LINK BUSN SVCS, phones	486.88
CINTAS CORP, apparel	268.08
CITY OF PAPILLION, services	7,452.33
CONNER PSYCHOLOGICAL PC, services	1,095.00
CONTINENTAL RESEARCH CORP, supplies	2,892.02
CORNHUSKER INTL TRUCKS, maint.	52.39
COX COMMUNICATIONS, services	280.55
CULLIGAN OF OMAHA, services	18.00
CUMMINS CENTRAL POWER, maint.	337.66
D & K PRODUCTS, supplies	113.50
DATASHIELD CORP, services	120.00
DEMCO INC, supplies	120.65
DIAMOND VOGEL PAINTS, bld&grbds	60.27
DISPLAY SALES, services	4,456.00
DLR GROUP, services	55,654.20
DOG WASTE DEPOT, supplies	278.76
DXP ENTERPRISES INC, maint.	185.40
FASTENAL CO, supplies	15.50
FBG SERVICE CORP, bld&grnds	5,965.00
FRANK GIANDINOTO, refund	15.00
GENUINE PARTS CO, maint.	1,121.57
GREATAMERICA FINANCIAL, services	1,239.70
GT DISTRIBUTORS, supplies	2,924.00
HARM'S CONCRETE INC, maint.	201.25
HARTS AUTO SUPPLY, maint.	648.00
HAWKEYE TRUCK EQUIPMENT, maint.	1,010.50
HAYES MECHANICAL LLC, bld&grnds	290.93
HDR ENGINEERING INC, services	681.42
HEARTLAND TIRES & TREADS, maint.	310.45
HGM ASSOCIATES, services	34,160.53
HOLLY BENNETT, refund	80.00
HY-VEE INC, supplies	127.00
INTERSTATE POWER SYSTEMS INC, maint.	149.80
JAMIE STEWART, refund	80.00
JILL FREDERICK, refund	160.00
K ELECTRIC, bld&grnds	257.02
KANOPIY INC, services	73.00
LARSEN SUPPLY CO, services	711.70
LAUSTEN JR ROBERT, services	4,830.00
LEAGUE OF NE MUNICIPALITIES, services	86.00
LIBRA INDUSTRIES INC, supplies	675.00
LIBRARY IDEAS LLC, books	34.00
LISA DOUGHERTY, refund	80.00
LOVELAND GRASS PAD, maint.	53.06
MAPLE 85, supplies	5,239.80
MARCO INC, services	121.41
MARK A KLINKER, services	200.00
MELISSA SMITH, refund	80.00
MENARDS, supplies	525.05
METRO LANDSCAPE MATERIALS, bld&grnds	3,644.00
MUD, utilities	55.68
MIDWEST RIGHT OF WAY, services	547.50
MIDWEST SALES CO, services	394.08
MOBOTREX INC, services	3,792.74
MOTOROLA SOLUTIONS INC, services	20,353.30
MSC INDUSTRIAL SUPPLY, maint.	71.49
NE LIBRARY COMMISSION, services	2,347.56
NMC EXCHANGE LLC, maint.	150.47
OCLC INC, services	161.21

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OFFICE DEPOT INC, supplies	304.63
OPPD, utilities	2,143,907.49
OMNI ENGINEERING, maint.	1,039.50
ONE CALL CONCEPTS INC, services	248.38
O'REILLY AUTO PARTS, maint,	426.69
PAPILLION SANITATION, bld&grnds	1,163.61
PER MAR SECURITY, services	114.33
PLAINS EQUIPMENT GROUP, maint.	436.78
RED MUNICIPAL & INDUSTRIAL EQUIP CO, services	838.36
RED WING BUSINESS ACCT, apparel	150.00
RHOMAR INDUSTRIES INC, maint.	763.95
SARPY COUNTY COURTHOUSE, services	4,207.68
SARPY COUNTY TREASURER, services	5,723.10
SARPY DOUGLAS LAW ENFORCE, services	441.00
SIGN IT, services	8,910.00
SIGN-O-VATION, INC, services	1,847.00
SOPHIE SPENCE, refund	160.00
SOUCIE, JOSEPH H JR, supplies	200.00
SOUTHERN UNIFORM, apparel	587.93
STEPH JACKSON, refund	80.00
SUN VALLEY LANDSCAPING, services	357.92
THE COLONIAL PRESS INC, services	9,133.14
THE SCHEMMER ASSOCIATES INC, services	5,379.25
THEATRICAL MEDIA, services	3,449.20
THOMPSON DREESSEN & DORNER, services	2,377.50
TITLECORE NATIONAL, services	200.00
TOSHIBA FINANCIAL, services	138.00
TRAIL, R., travel	69.63
TRUCK CENTER COMPANIES, maint.	391.12
U.S. CELLULAR, phones	1,602.36
UNITED PARCEL, services	8.82
UNITED STATES POSTAL, services	1,481.36
VALUATION SERVICES, services	3,500.00
VAN-WALL EQUIPMENT INC, maint.	180.12
VERIZON CONNECT, phones	731.25
WELLINGTON EXPERIENCE INC, services	10,375.00

Councilmember Sell made a motion to approve the consent agenda. Seconded by Councilmember Hale. Councilmember Sheehan reviewed the bills and stated everything was in order. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Director of Administrative Services Pokorny reported that the City will be sending a report on the TIF program to various entities as required by LB874.

Police Chief Lausten reported that the Police Department is operating at full capacity.

Director of Public Works Soucie reported that the hot mix asphalt plant is up and running and that street repairs will begin.

B. FINAL PLAT – ECHO HILLS REPLAT FOUR – WEST MANAGEMENT, LLC

1. RESOLUTION – APPROVE FINAL PLAT

Councilmember Thomas introduced and moved for the adoption of Resolution No. 20-045 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE FINAL PLAT FOR A REPLAT OF LOT 3 ECHO HILLS, TO BE REPLATTED AS LOTS 1 THROUGH 4 ECHO HILLS REPLAT FOUR, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE

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NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY.

WHEREAS, the applicant, West Management, LLC has made application for approval of a final plat for a replat of Lot 3 Echo Hills; and

WHEREAS, the City Engineer has reviewed the Final Plat; and

WHEREAS, on March 19, 2020, the La Vista Planning Commission reviewed the Final Plat and unanimously recommended approval;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the final plat for Lot 3 Echo Hills, to be replatted as Lots 1 through 4 Echo Hills Replat Four, a subdivision located in the southeast quarter of the northeast quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located northwest of the intersection of Chandler Road and 144th Street, be, and hereby is approved, subject to the finalization and execution of the Subdivision agreement.

Seconded by Councilmember Sell. Brett West, West Management, LLC, gave a presentation on the project. Doug Wilwerding asked about the length of the project and what measures would be taken to keep dirt from the project off the street. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION – APPROVE SUBDIVISION AGREEMENT

Councilmember Hale introduced and moved for the adoption of Resolution No. 20-046 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A SUBDIVISION AGREEMENT FOR LOTS 1 THROUGH 4 ECHO HILLS REPLAT FOUR.

WHEREAS, the City Council did on April 21, 2020, approve the Final Plat for Lots 1 through 4 Echo Hills Replat Four subject to certain conditions; and

WHEREAS, the Subdivider, West Management, LLC on behalf of Vandelay Investments, LLC has agreed to execute a Subdivision Agreement satisfactory in form and content to the City;

NOW THEREFORE, BE IT RESOLVED, that the Subdivision Agreement presented at the April 21, 2020 City Council meeting for Lots 1 through 4 Echo Hills Replat Four be and hereby is approved and the Mayor and City Clerk be and hereby are authorized to execute same on behalf of the City, subject to the conditions of Council Final Plat approval and with such modifications that the City Administrator or City Engineer may determine necessary or advisable.

Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

C. CONDITIONAL USE PERMIT – LOT 3 ECHO HILLS/PROPOSED LOT 1 ECHO HILLS REPLAT FOUR - WEST MANAGEMENT, LLC

1. PUBLIC HEARING

At 6:16 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the proposed conditional use permit. There was no public comment.

At 6:17 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Crawford. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

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2. RESOLUTION – APPROVE SUBDIVISION AGREEMENT

Councilmember Sheehan introduced and moved for the adoption of Resolution No. 20-047 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT, OWN, AND OPERATE AN ASSISTED LIVING AND MEMORY CARE FACILITY ON LOT 1 ECHO HILLS REPLAT FOUR.

WHEREAS, the City Council in an earlier agenda item approved a Subdivision Agreement between the City and Vandelay Investments, L.L.C. ("Subdivider"), a Nebraska limited liability company, with respect to development of property to be replatted as Lots 1-4, Echo Hills Replat Four;

WHEREAS, West Management, LLC ("Applicant"), a Nebraska limited liability company and affiliated entity of Subdivider, executed a purchase agreement to acquire ("Purchase Agreement"), and submitted applications to replat and develop, the property to be platted as Lots 1-4, Echo Hills Replat Four, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska ("Property"); and

WHEREAS, Subdivider, by an assignment of the Purchase Agreement from Applicant, desires to acquire the Property and develop and operate it in a unified, compatible manner as a mixed use development. Specifically, Subdivider directly or indirectly through one or more Controlled Entities desires to develop, construct, own, and operate in a unified, compatible manner Private Improvements on the Property, including without limitation the following:

- a. Own, develop and operate Lot 1 as an 80 unit assisted living and memory care facility comprised of a single building containing 60 assisted living units and 20 memory care units;
- b. Own, develop and operate Lot 2 as a 210 unit multi-family residential housing project comprised of four separate residential apartment buildings, including without limitation, detached and attached fully enclosed single-vehicle parking garages, and
- c. Own, develop and operate Lots 3 and 4 as commercial pad sites;

all as presented to the City Council by or on behalf of the Applicant and Subdivider in connection with the request for approval of the Plat, PUD Plan and Conditional Use Permit and as finally approved; and

WHEREAS Applicant, for itself and on behalf of Subdivider and Controlled Entities that will own, develop, and operate some or all of the Property, has applied for approval of a conditional use permit for an assisted living and memory care facility on Lot 1 Echo Hills Replat Four, located southwest of the intersection of S 144th Street and Echo Hills Drive; and

WHEREAS, the La Vista Planning Commission held a public hearing on March 19, 2020 to review the application and unanimously voted to recommend approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that recitals above are incorporated into this Resolution by reference, and further that the terms used in such recitals or elsewhere in this Resolution shall have the meaning specified in the Subdivision Agreement referenced above, unless a different meaning otherwise is clearly intended by the context.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of La Vista hereby approve and authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, subject to any additions, subtractions, or modifications that the City Administrator may determine necessary or advisable, for Applicant, Subdivider, or any Controlled Entities to construct, own and operate an assisted living and memory care facility on Lot 1 Echo Hills Replat Four, contingent upon approval,

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execution, and recording of the Echo Hills Replat Four Final Plat and Subdivision Agreement, substantial completion of the Design Review Process, and the creation of all Controlled Entities that will construct, own, and operate assisted living and memory care facility on Lot 1 Echo Hills Replat Four, all of which shall be named as parties in and execute the Conditional Use Permit.

Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

D. CONDITIONAL USE PERMIT – LOT 3 ECHO HILLS/PROPOSED LOT 2 ECHO HILLS REPLAT FOUR – WEST MANAGEMENT LLC

1. PUBLIC HEARING

At 6:18 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the proposed conditional use permit.

At 6:19 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Crawford. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION – APPROVE CONDITIONAL USE PERMIT

Councilmember Hale introduced and moved for the adoption of Resolution No. 20-048 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT, OWN, AND OPERATE A MULTIPLE FAMILY DWELLING COMPLEX ON LOT 2 ECHO HILLS REPLAT FOUR.

WHEREAS, the City Council in an earlier agenda item approved a Subdivision Agreement between the City and Vandelay Investments, L.L.C. ("Subdivider"), a Nebraska limited liability company, with respect to development of property to be replatted as Lots 1-4, Echo Hills Replat Four; and

WHEREAS, West Management, LLC ("Applicant"), a Nebraska limited liability company and affiliated entity of Subdivider, executed a purchase agreement to acquire ("Purchase Agreement"), and submitted applications to replat and develop, the property to be platted as Lots 1-4, Echo Hills Replat Four, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska ("Property"); and

WHEREAS, Subdivider, by an assignment of the Purchase Agreement from Applicant, desires to acquire the Property and develop and operate it in a unified, compatible manner as a mixed use development. Specifically, Subdivider directly or indirectly through one or more Controlled Entities desires to develop, construct, own, and operate in a unified, compatible manner Private Improvements on the Property, including without limitation the following:

- a. Own, develop and operate Lot 1 as an 80 unit assisted living and memory care facility comprised of a single building containing 60 assisted living units and 20 memory care units;
- b. Own, develop and operate Lot 2 as a 210 unit multi-family residential housing project comprised of four separate residential apartment buildings, including without limitation, detached and attached fully enclosed single-vehicle parking garages, and
- c. Own, develop and operate Lots 3 and 4 as commercial pad sites;

all as presented to the City Council by or on behalf of the Applicant and Subdivider in connection with the request for approval of the Plat, PUD Plan and Conditional Use Permit and as finally approved; and

WHEREAS Applicant, for itself and on behalf of Subdivider and Controlled Entities that will own, develop, and operate some or all of the Property, has applied for approval of a conditional use permit for a multiple-family

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dwelling complex on Lot 2 Echo Hills Replat Four, located southeast of the intersection of S 146th Street and Echo Hills Drive; and

WHEREAS, the La Vista Planning Commission held a public hearing on March 19, 2020 to review the application and unanimously voted to recommend approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that the recitals above are incorporated into this Resolution by reference, and that the terms used in such recitals or elsewhere in this Resolution shall have the meaning specified in the Subdivision Agreement referenced above, unless a different meaning otherwise is clearly intended by the context.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of La Vista hereby approve and authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, subject to any additions, subtractions, or modifications that the City Administrator may determine necessary or advisable, for Applicant, Subdivider, or any Controlled Entities to construct, own, and operate multiple-family dwellings on Lot 2 Echo Hills Replat Four, contingent upon approval, execution, and recording of the Echo Hills Replat Four Final Plat and Subdivision Agreement, substantial completion of the Design Review Process, and the creation of all Controlled Entities that will construct, own, and operate multiple-family dwellings on Lot 2 Echo Hills Replat Four, all of which shall be named as parties in and execute the Conditional Use Permit.

Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

E. RESOLUTION – HARRISON STREET BRIDGE RAIL REPAIR

Councilmember Thomas introduced and moved for the adoption of Resolution No. 20-049 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONTRACT WITH JMN CONSTRUCTION, LLC, VALLEY, NEBRASKA FOR CONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$27,420.00.

WHEREAS, the Mayor and City Council have determined that construction services for the repair of the Harrison Street Bridge at Papillion Creek are necessary; and

WHEREAS, the FY19/20 Biennial Budget provides funding for the proposed services;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, that a contract, in a form satisfactory to the City Administrator and City Attorney, be authorized with JMN Construction, LLC, Valley, Nebraska for the construction services in an amount not to exceed \$27,420.00.

Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

F. RESOLUTION – AUTHORIZE REQUEST FOR PROPOSALS – ANNUAL FINANCIAL REPORT AUDIT & KENO AGREED UPON PROCEDURES

Councilmember Quick introduced and moved for the adoption of Resolution No. 20-050 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE REQUEST FOR PROPOSALS FOR AUDIT SERVICES

WHEREAS, the Mayor and Council have determined that audit services are necessary; and

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WHEREAS, the FY 21/22 Biennial Budget will provide funding for the proposed audits; and

WHEREAS, proposals will be due May 22, 2020;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council hereby authorize the request for proposals for audit services.

Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

COMMENTS FROM CITIZENS

There were no comments from citizens.

COMMENTS FROM MAYOR AND COUNCIL

Councilmember Hale commented on the special edition of the newsletter.

Councilmember Sell commented that La Vista was behind other Sarpy cities in submitting census information. He encouraged all residents to complete and return their census information.

Councilmember Quick commented that she attended a Papillion – La Vista Schools foundation meeting through Zoom.

Mayor Kindig commented that he would be hosting a Town Hall Meeting via Zoom on Thursday at 7:00pm.

At 6:27 p.m. Councilmember Crawford made a motion to adjourn the meeting. Seconded by Councilmember Sheehan. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 5TH DAY OF MAY 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



Pat Dowse
City of La Vista
9900 Portal Road
La Vista, NE 68128

April 15, 2020
Project No: 00120661.00
Invoice No: 155562

96th & 108th St Pavement Rehabilitation

Professional Services from March 9, 2020 to April 5, 2020

Task 00001 Project Management

Professional Personnel

	Hours	Rate	Amount
E1a Professional Engineer/Project Mgr			
O'Bryan, Timothy	9.00	181.00	1,629.00
Totals	9.00		1,629.00
Total Labor			1,629.00
			Total this Task
			\$1,629.00

Task 00002 Survey

Professional Personnel

	Hours	Rate	Amount
E1a Professional Engineer/Project Mgr			
O'Bryan, Timothy	7.00	181.00	1,267.00
E3a Construction Representative III			
Barahona, Alejandro	60.00	103.00	6,180.00
E5 Eng Tech II, Insp II, Env Tech II			
Tisinger, Mark	51.50	85.00	4,377.50
E6 Eng Tech I, Insp I, Env Tech I			
Ortiz, Richard	41.50	72.00	2,988.00
Totals	160.00		14,812.50
Total Labor			14,812.50

Reimbursable Expenses

Field Expense			
3/31/2020	Todco LLC	Solar Board	532.13
			532.13
		Total Reimbursables	532.13

Unit Billing

2019 Chevy Equinox-WBR360 22WD5V

3/26/2020	39.0 Miles @ 0.575	22.43
3/27/2020	37.0 Miles @ 0.575	21.28
3/30/2020	35.0 Miles @ 0.575	20.13
3/31/2020	34.0 Miles @ 0.575	19.55
4/1/2020	74.0 Miles @ 0.575	42.55

2019 Chevy Equinox-WBR361 22WD5K

3/24/2020	20.0 Miles @ 0.575	11.50
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Project	00120661.00	La Vista 96th & 108th St Pavement Rehab	Invoice	155562
2019 Chevy Silverado-WBR362 22WD55				
3/23/2020	52.0 Miles @ 0.575	29.90		
3/24/2020	57.0 Miles @ 0.575	32.78		
3/25/2020	57.0 Miles @ 0.575	32.78		
3/26/2020	57.0 Miles @ 0.575	32.78		
3/27/2020	57.0 Miles @ 0.575	32.78		
3/30/2020	31.0 Miles @ 0.575	17.83		
3/31/2020	31.0 Miles @ 0.575	17.83		
4/1/2020	31.0 Miles @ 0.575	17.83		
Total Units		351.95		351.95
		Total this Task		\$15,696.58

Task	00003	Preliminary Design		
Professional Personnel				
		Hours	Rate	Amount
E5 Eng Tech II, Insp II, Env Tech II				
Salisbury, Tracy		59.50	85.00	5,057.50
Topping, Crystal		32.00	85.00	2,720.00
Totals		91.50		7,777.50
	Total Labor			7,777.50
			Total this Task	\$7,777.50
Billing Limits				
Total Billings		Current	Prior	To-Date
Limit	25,103.08	0.00	25,103.08	
Remaining			116,995.00	91,891.92
			Total this Invoice	\$25,103.08

On To Pay
PMD 4/28/2020
PC# 20-008952

Consent Agenda 5/5/2020

Alfred Benesch & Company • 825 M Street, Suite 100 • Lincoln, Nebraska 68508 • p-402-479-2200

Commercial Seeding Contractors
26365 Reichmuth Circle
Valley, NE 68064

Date	Invoice #
4/7/2020	22900

Bill To
City of LaVista
Attn: Pat Dowse
8116 Park View Boulevard
LaVista, NE 68128



P.O. No.	Terms	Project		
84th St Redevelopment				
Quantity	Description	U/M	Rate	Amount
1	Mobilization		500.00	500.00
4	Skid Loader (Hours)		125.00	500.00
126	Silt Fence (LF) removed 300,301 & 302		0.50	63.00
132	Silt Fence (LF) installed 300,301 & 302		2.25	297.00
0.16529	Seeding Turf Type Fescue (Acres) Park area to north		4,750.00	785.13
800	Erosion blanket (SY) installed Park area to north		1.25	1,000.00
75	Straw Wattles (LF) installed Park area to north		2.75	206.25
1.5	Seeding Omaha B (Acres) Lot 16 and SB #3		0.00	0.00
800	Erosion blanket (SY) installed Lot 16 and SB #3		1.25	1,000.00
50	Straw Wattles (LF) installed SB #3		2.75	137.50
8	Laborers (Hours) to repair silt fence		40.00	320.00
1	Materials used in silt fence repairs		64.00	64.00
8	Laborers (Hours) to clean and reset inlet filters		40.00	320.00
167	Silt Fence (LF) installed Wetland		2.25	375.75
12	Silt Fence (LF) HAND INSTALL Wetland		2.80	33.60
132	Silt Fence (LF) removed Wetland		0.50	66.00
				Total
				\$5,668.23

Consent Agenda 5/5/20 (D)

OTC Pay
PMO 4/24/2020
16.71 (917.000 - PARK 17005

Invoice



listen.DESIGN.deliver
6457 Frances Street, Suite 200
Omaha, NE 68106
402-393-4100 Fax 402-393-8747

Pat Dowse
Director Public Works
City of La Vista
Email Inv: pdowse@cityoflavista.org
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128-2198

April 10, 2020
Project No: 10-17105-40
Invoice No: 0175361

Project 10-17105-40 La Vista City Cntr Parking Structure 2
PO 20-008373

Billing Period: March 1, 2020 to March 31, 2020

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Schematic Design	109,400.00	100.00	109,400.00	92,990.00	16,410.00
Design Development	164,100.00	35.00	57,435.00	0.00	57,435.00
Construction Documents	218,800.00	0.00	0.00	0.00	0.00
Bid Negotiation	54,700.00	0.00	0.00	0.00	0.00
Total Fee	547,000.00		166,835.00	92,990.00	73,845.00
		Total Fee			73,845.00

Reimbursable Expenses

Travel Expenses-Mileage	75.91
Total Reimbursables	75.91

Billing Limits	Current	Prior	To-Date
Expenses	75.91	967.29	1,043.20
Limit			10,000.00
Remaining			8,956.80
Total this Invoice			\$73,920.91

Outstanding Invoices

Number	Date	Balance
0174470	3/10/2020	55,654.20
Total		55,654.20

Billings to Date

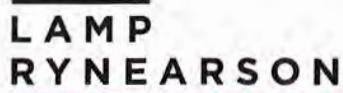
	Current	Prior	Total
Fee	73,845.00	92,990.00	166,835.00
Expense	75.91	967.29	1,043.20
Totals	73,920.91	93,957.29	167,878.20

Consent Agenda 5/5/2020 *PD*
Payment due and interest charged per contract terms. Remit to address at the top of this invoice.

Project	10-17105-40	La Vista City Cntr Parking Structure 2	Invoice	0175361
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We appreciate your confidence in us and thank you in advance for your payment.
Being environmentally friendly, we encourage payments via Wire Transfer.
Routing number: 121000248 Account Number: 4945435436

Matthew Gulsvig, AIA, LEED AP



PLEASE REMIT PAYMENT TO:
 Lamp Rynearson
 14710 W. Dodge Rd., Ste. 100
 Omaha, NE 68154
 [P] 402.496.2498

9001 State Line Rd., Ste. 200
 Kansas City, MO 64114
 [P] 816.361.0440
 [F] 816.361.0045
 LampRynearson.com

April 24, 2020

Invoice No: 0320015.01 - 0000001

Jeff Calentine
 Deputy Director of Public Works
 City of La Vista, NE
 8116 Park View Boulevard
 La Vista, NE 68128

Project 0320015.01 La Vista, NE - 2020 Asset Management

Professional Services through April 11, 2020

Task	100	Design Services
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Professional Personnel

	Hours	Rate	Amount
Senior Group Leader II Miller, Daniel	1.50	218.00	327.00
Senior Project Engineer I Van Patten, Greg	2.40	113.00	271.20
Project Engineer IV Schleicher, Autumn	21.20	113.00	2,395.60
3D Application Specialist IV DeBoer, Michael	.50	120.00	60.00
Totals	25.60		3,053.80
Total Labor			3,053.80

Billing Limits

	Current	Prior	To-Date
Total Billings	3,053.80	0.00	3,053.80
Limit			69,065.95
Remaining			66,012.15
Total this Task			\$3,053.80

Total this Invoice **\$3,053.80**

OK TO PAY
 PMD 4/28/2020
 PO# 20-008643

Consent Agenda 5/5/2020

Terms: Due Upon Receipt

**LAMP
RYNEARSON**

PLEASE REMIT PAYMENT TO:
Lamp Rynearson
14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498

**9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com**

April 24, 2020

Invoice No: 0320015.01 - 0000001

Jeff Calentine
Deputy Director of Public Works
City of La Vista, NE
8116 Park View Boulevard
La Vista, NE 68128

REMITTANCE

Project 0320015.01 La Vista, NE - 2020 Asset Management

Professional Services through April 11, 2020

Task 100 Design Services

Professional Personnel

		Hours	Rate	Amount
Senior Group Leader II	Miller, Daniel	1.50	218.00	327.00
Senior Project Engineer I	Van Patten, Greg	2.40	113.00	271.20
Project Engineer IV	Schleicher, Autumn	21.20	113.00	2,395.60
3D Application Specialist IV	DeBoer, Michael	.50	120.00	60.00
	Totals	25.60		3,053.80
	Total Labor			3,053.80

Billing Limits

	Current	Prior	To-Date
Total Billings	3,053.80	0.00	3,053.80
Limit			69,065.95
Remaining			66,012.15
		Total this Task	\$3,053.80
		Total this Invoice	\$3,053.80



PLANNING • DESIGN

March 31, 2020

Project No: R3003.066.00

Invoice No: 47066

Rita Ramirez
Assistant City Administrator
City of La Vista
8116 Parkview Blvd
La Vista, NE 68128

Project R3003.066.00 LaVista, City of - Placemaking & LA Svcs

Professional Services through March 31, 2020

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Planning	237,167.50	68.102	161,515.81	155,718.49	5,797.32
Schematic Design	12,482.50	0.00	0.00	0.00	0.00
Total Fee	249,650.00		161,515.81	155,718.49	5,797.32
Total Fee					5,797.32

Reimbursable Expenses

Printing	51.28
Total Reimbursables	51.28
Total this Invoice	\$5,848.60

PO Number: 20-008351

R. Ramirez
4/20/20

Consent Agenda 5-5-2020 P.D.



User: mgustafson

DB: La Vista

Check #

Check #	Check Date	Vendor Name	Amount	Voided
132223	04/22/2020	ATHLETICO EXCEL NEBRASKA, LLC	25.00	N
132224	04/22/2020	BJORKLUND COMPENSATION CONSUL	1,700.00	N
132225	04/22/2020	BLACK HILLS ENERGY	89.19	N
132226	04/22/2020	CITY OF OMAHA	280,017.18	N
132227	04/22/2020	HDR ENGINEERING INC	892.46	N
132228	04/22/2020	MIDWEST RIGHT OF WAY SVCS INC	300.00	N
132229	04/22/2020	OLSSON, INC.	2,838.00	N
132230	04/22/2020	THOMPSON DREESSEN & DORNER, IN	893.25	N
132231	05/05/2020	AA WHEEL & TRUCK SUPPLY INC	41.69	N
132232	05/05/2020	ACTION BATTERIES UNLTD INC	251.95	N
132233	05/05/2020	AED ZONE	636.00	N
132234	05/05/2020	AKSARBEN HEATING, AIR & PLUMBING	38.00	N
132235	05/05/2020	AMAZON CAPITAL SERVICES, INC.	933.86	N
132236	05/05/2020	ANGELA HUSSMAN	33.00	N
132237	05/05/2020	AUTO BRAKE AND CLUTCH	35.00	N
132238	05/05/2020	BAUER BUILT INC	420.04	N
132239	05/05/2020	BERGANKDV LLC	490.00	N
132240	05/05/2020	BETH GEORGE-JOHNSON	96.00	N
132241	05/05/2020	BIBLIOTHECA LLC	728.35	N
132242	05/05/2020	BISHOP BUSINESS EQUIPMENT	1,085.90	N
132243	05/05/2020	BIZCO, INC.	28.60	N
132244	05/05/2020	BKD LLP	2,195.45	N
132245	05/05/2020	BLACK HILLS ENERGY	2,259.81	N
132246	05/05/2020	CENTURY LINK	192.67	N
132247	05/05/2020	CINTAS CORPORTATION	209.04	N
132248	05/05/2020	CITY OF PAPILLION	188,687.00	N
132249	05/05/2020	COMP CHOICE INC	2,031.72	N
132250	05/05/2020	COX COMMUNICATIONS, INC.	147.03	N
132251	05/05/2020	CROUCH RECREATION	2,389.00	N
132252	05/05/2020	CULLIGAN OF OMAHA	29.50	N
132253	05/05/2020	CUMMINS CENTRAL POWER LLC	650.57	N
132254	05/05/2020	D & K PRODUCTS	5,235.50	N
132255	05/05/2020	DALE GERDES	96.00	N
132256	05/05/2020	DANIELLE MEIER	30.00	N
132257	05/05/2020	DEBRA O'BRIEN	33.00	N
132258	05/05/2020	DOUGLAS COUNTY SHERIFF'S OFC	250.00	N
132259	05/05/2020	DULTMEIER SALES LLC	215.00	N
132260	05/05/2020	DUSTIN BANIK	43.00	N
132261	05/05/2020	ESRI INC	3,350.00	N
132262	05/05/2020	FASTENAL COMPANY	17.73	N
132263	05/05/2020	FEDEX	34.54	N
132264	05/05/2020	FIRST NATIONAL BANK OF OMAHA	101,068.13	N
132265	05/05/2020	HEARTLAND TIRES AND TREADS	1,205.80	N
132266	05/05/2020	HERITAGE CRYSTAL CLEAN LLC	390.04	N
132267	05/05/2020	HGM ASSOCIATES, INC.	3,000.00	N
132268	05/05/2020	HOTSY EQUIPMENT COMPANY	136.52	N
132269	05/05/2020	HUNTEL COMMUNICATIONS, INC	57.50	N
132270	05/05/2020	IDEAL IMAGES, INC.	1,056.00	N
132271	05/05/2020	INGRAM LIBRARY SERVICES	1,624.21	N
132272	05/05/2020	J & J SMALL ENGINE SERVICE	148.37	N
132273	05/05/2020	JAMI WADDELL	108.00	N
132274	05/05/2020	JO ANDERSON	30.00	N
132275	05/05/2020	JORDAN JACKSON	53.00	N
132276	05/05/2020	KAIYA MEARS	90.00	N
132277	05/05/2020	KARI BLAZEK	30.00	N
132278	05/05/2020	KRISTIE ALBACK	187.00	N
132279	05/05/2020	LIBRA INDUSTRIES INC	68.00	N
132280	05/05/2020	LIBRARY IDEAS LLC	33.88	N
132281	05/05/2020	LISA DEWEENE	30.00	N
132282	05/05/2020	LYMAN-RICHEY SAND & GRAVEL CO	449.64	N

User: mgustafson

DB: La Vista

Check #

Check #	Check Date	Vendor Name	Amount	Voided
132283	05/05/2020	LYNN JOHNSON	30.00	N
132284	05/05/2020	MANDY GRYSKIEWICZ	33.00	N
132285	05/05/2020	MARCO INCORPORATED	144.26	N
132286	05/05/2020	MARTIN ASPHALT - MONARCH OIL	521.70	N
132287	05/05/2020	MENARDS-RALSTON	124.36	N
132288	05/05/2020	METRO LANDSCAPE MATERIALS &	420.00	N
132289	05/05/2020	METROPOLITAN UTILITIES DISTRICT	2,023.27	N
132292	05/05/2020	MIDLANDS LIGHTING & ELECTRIC SUP	112.50	N
132293	05/05/2020	MNJ TECHNOLOGIES DIRECT INC	17,234.00	N
132294	05/05/2020	MOLLY SANDERS	53.00	N
132295	05/05/2020	MOTOROLA SOLUTIONS INC	4,989.70	N
132296	05/05/2020	NADINE MENKE	30.00	N
132297	05/05/2020	NATASHA KERRIGAN	53.00	N
132298	05/05/2020	NATIONAL LEAGUE OF CITIES	1,563.00	N
132299	05/05/2020	NEBRASKA ENVIRONMENTAL PRODUC	548.84	N
132300	05/05/2020	NEBRASKA STATE FIRE MARSHAL	300.00	N
132301	05/05/2020	NMC EXCHANGE LLC	38.62	N
132302	05/05/2020	NPZA-NE PLANNING/ZONING ASSN	380.00	N
132303	05/05/2020	PAPILLION TIRE INCORPORATED	87.67	N
132304	05/05/2020	PROJECT LIFESAVER INC	67.98	N
132305	05/05/2020	SHARAYAH WILLERT	375.00	N
132306	05/05/2020	SHAUNA NILSEN	308.00	N
132307	05/05/2020	SHELLY WITTHUHN	30.00	N
132308	05/05/2020	SHERWIN-WILLIAMS	620.00	N
132309	05/05/2020	SHI INTERNATIONAL CORP.	3,485.49	N
132310	05/05/2020	SOUTHERN UNIFORM & EQUIPMENT	804.96	N
132311	05/05/2020	SOUTHERNCARLSON, INC	93.00	N
132312	05/05/2020	STACY NUSSRALLAH	53.00	N
132313	05/05/2020	SUBURBAN NEWSPAPERS INC	1,556.22	N
132314	05/05/2020	SUN VALLEY LANDSCAPING	344.16	N
132315	05/05/2020	TAMI O'NEILL	43.00	N
132316	05/05/2020	TAYLOR HAGEDORN	36.00	N
132317	05/05/2020	TED'S MOWER SALES & SERVICE INC	30.48	N
132318	05/05/2020	THE COLONIAL PRESS, INC	5,030.43	N
132319	05/05/2020	THE SCHEMMER ASSOCIATES INC	3,339.25	N
132320	05/05/2020	TRUCK CENTER COMPANIES	1,118.87	N
132321	05/05/2020	UNITED PARCEL SERVICE	16.13	N
132322	05/05/2020	WENDY GARCIA	63.00	N
132323	05/05/2020	WOODHOUSE LINCLN-MAZDA-PORSC	179.86	N
		TOTAL:	655,717.87	

APPROVED BY COUNCIL MEMBERS ON: 05/05/2020

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MAY 5, 2020 AGENDA

Subject:	Type:	Submitted By:
APPROVAL OF CONTRACT – CITY HALL OFFICE REMODEL	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RITA RAMIREZ ASSISTANT CITY ADMINISTRATOR DIRECTOR COMMUNITY SERVICES

SYNOPSIS

A resolution has been prepared to approve a contract with Oakhaven Homes, Papillion, Nebraska, for the remodeling of office space at City Hall in an amount not to exceed \$23,260.00.

FISCAL IMPACT

Funds are included in the FY20 CIP budget for city hall facility improvements.

RECOMMENDATION

Approval.

BACKGROUND

We have been discussing for some time the shortage of space at City Hall and had our space needs study updated in the last year. We included funding in the FY20 CIP to begin doing architectural review and planning for long-term solutions for City Hall and the Community Center, however that project will not be started this year. Since it is anticipated these long-term solutions will not take place in the near future, we are recommending that an interim step be taken to remodel some existing office space to better accommodate our needs.

With the addition of a Human Resources Director, we now have two HR employees and the need for dedicated HR space has become increasingly more evident. HR handles very confidential information and needs private space where employees can meet with HR staff. As such, we have explored the option of converting the office that was previously occupied by the City Planner into a small HR suite that would be occupied by the HR Director and HR Generalist, as well as provide some conference room space for interviews and meetings.

We have worked with Oakhaven Homes on the remodeling of the Fire Station and the conversion of the old Police Station into Community Development offices. The contractor has provided a quote of \$23,260 to complete this work and can have it done by the end of May barring any unforeseen issues. This remodel will also provide us with some flexibility in the front office in terms of social distancing with other employees.

RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A CONTRACT WITH OAKHAVEN HOMES, PAPILLION, NEBRASKA, FOR THE REMODEL OF OFFICE SPACE AT LA VISTA CITY HALL IN AN AMOUNT NOT TO EXCEED \$23,260.00.

WHEREAS, the Mayor and City Council have determined that there is a need for additional space at La Vista City Hall; and

WHEREAS, the FY20 CIP Budget provides funding for facility improvements, and

WHEREAS, long-term improvements to La Vista City Hall are several years away; and

WHEREAS, the Human Resources staff needs private office space to conduct its function in an acceptable manner; and

WHEREAS, there is the potential to remodel existing office space to accommodate the needs of Human Resources as well as free up other space to provide more flexibility for other office staff; and

WHEREAS, Oakhaven Homes has done facility remodel work for the City in the past and has completed said work in a satisfactory manner and within budget; and

WHEREAS, the La Vista Municipal Code requires all purchases over \$5,000 to be approved by the La Vista City Council.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista do hereby approve a contract with Oakhaven Homes, Papillion, Nebraska for office remodeling work at La Vista City Hall, in an amount not to exceed \$23,260.00.

PASSED AND APPROVED THIS 5TH DAY OF MAY 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

OAKHAVEN HOMES, INC.
501 E. Gold Coast Rd., Ste. 100
Papillion, Nebraska 68046
(402) 331-1214

Human Resources Office

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

Contractor Services

- Contractor services to include but not be limited to development and provision of plans/and specifications, copies, estimates, permit applications, consultation, coordination and on-site project management
- Contractor to protect existing flooring surfaces, as necessary, during construction

Demolition

- Remove and dispose of existing walls to allow for new configuration of director's office, reception area, file storage area and conference room
- Retain existing ceiling grid and carpet for new space with exception of conference room
- Retain door to existing storage room for reuse in file storage area; dispose of existing metal frame
- Remove shelving from existing storage closets; Salvage for owner, if possible; reinstallation at additional cost

Framing

- Frame walls as per plan to form director's office reception area, file storage area and conference room
- 2 x 4 - 8' metal stud walls secured to floor and existing ceiling grid
- Knee wall to form reception area counter
- Frame door opening into file storage area

Electric

- Eliminate existing, outlets, switches, wiring, conduit, etc. as necessary to allow for new layout
- Light fixtures, switch and outlet locations as per plan
- Reuse existing 24"x48" fluorescent light fixtures
- Retain existing switches and outlets and add switches and outlets in new framed walls as per plan

Data/Phone

- Add up to three phonelines and three data lines with finish plates at \$100 each (allowance - \$600.00)

HVAC

- Supply air and return air vents as per plan - HVAC contractor to size and space for adequate conditioning of space
- Existing thermostat to remain

Fire Sprinkler

- Reconfigure existing system to accommodate new layout (allowance - \$750.00)

Insulation

- Sound insulation (R-11) in interior framed walls

Drywall

- 5/8" drywall on newly framed walls; taped, finished and ready for paint
- Patch and repair existing walls as necessary
- Note: slight texture differences may be evident between new drywall, patches and existing drywall; skim coat of existing drywall not included but available at additional cost

Doors and Trim

- 3-0 x 7-0, oak, flush, solid-core doors with oak, door frames to director's office and conference room
- Reuse salvaged door in file storage area, if possible; supply and install oak door frame machined to match door
- 1x2 oak door casing to match existing
- Shelving in file storage area, if any, by owner

Paint and Stain

- Paint all walls with one coat of latex primer and two finish coats of eggshell, latex enamel - owner to select one color throughout
- Stain and finish new doors, frames and casing to match existing

Suspended Ceiling

- Retain existing grid and pads; replace grid and pads in conference room and match existing ceiling as closely as possible (allowance - \$1,100.00)

Counter Tops

- Corian, solid-surface, countertop at reception area - owner to select color (allowance - \$800.00 installed)

Carpet/Vinyl Base

- Low-pile carpet in conference room
- Vinyl base on new framed walls
- Owner select carpet; match existing base (allowance - \$650.00 installed)

Door Hardware

- Repurpose hardware from existing doors, if possible, re-key as necessary
- Keyed deadbolt locks on existing door to lobby and file storage door to adjacent office
- Hardware, machine jambs and rekey (allowance - \$500.00)

Cleaning and Trash Removal

- All materials and construction debris to be removed from premises
- Contractor to be permitted to place trash container on property for duration of project
- Project area to be cleaned and ready for occupancy
- All windows professionally cleaned inside and out

General

- Allowances to include shipping/delivery charges and sales tax
- Contractor to provide owner with list of approved suppliers of items to be selected. In the event that owner selects items from alternate suppliers, the contractor will not be responsible for or provide warranty the quality, timeliness and/or reliability of such products
- Owner to pay entire cost of extra material in cases where selected materials are sold in quantities larger than quantity needed.
- Contractor to obtain permits; owner to pay the cost of all permits and inspections
- Owner to provide water and electrical power as needed during construction
- Contractor and designated subcontractors to be permitted free access to construction area during daytime hours. Contractor to be given key or other means of entrance to construction area
- Owner to remove all items from construction areas. Contractor will not be responsible for damage to or loss of any items left in these areas
- Cleaning of areas of building other than the immediate construction area is not included in this contract.
- Any construction not outlined in these specifications but required due to reasonably unforeseen or unknown circumstances to be at additional cost to owner - to include but not be limited to existing damage to property or hidden conditions not visible to contractor, damage caused by extreme adverse weather conditions

- Contractor shall use best efforts to match existing finishes and materials as local availability permits. However, an exact match is not guaranteed by contractor due to such factors as discoloration from aging, UV light, and differing dye lots.
- Contractor is a licensed contractor in the City of La Vista, and contractor and its subcontractors to maintain their own Workers' Compensation and Liability insurance according to Nebraska State Statute.

PROPOSAL

We propose to furnish material and labor, as specified above, for the sum of:

Twenty-Three Thousand Two Hundred Sixty+ 00/100 Dollars (\$23,260.00)

Payment to be made as follows: \$3,260.00 deposit upon acceptance of this proposal; \$10,000.00 upon completion of framing, rough electrical, HVAC and drywall; \$10,000.00 upon completion of trim, painting, finish flooring and finish work +/- unpaid balance of changes or additions upon completion of project.

This proposal constitutes the entire agreement between parties. Any prior plans, specifications or conversations not included in this agreement shall not be binding on either party. Any alteration or deviation from the attached plans specifications which alter costs will be executed via written change orders and will become part of the agreement. In the event of any discrepancies between the plans and specifications, the specifications shall take precedence. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance Under Nebraska Statute. Note: This proposal may be withdrawn by us if not accepted within ten days.

Authorized Signature

Date

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

OKLAHOMA HOMES, INC.

