

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JUNE 15, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPROVE CONSTRUCTION MANAGERS & AUTHORIZE REQUESTS FOR PROPOSALS – CENTRAL PARK PAVILION & SITE IMPROVEMENTS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PATRICK M. DOWSE CITY ENGINEER

#### **SYNOPSIS**

A resolution has been prepared to select and approve Construction Managers as prequalified as well as authorize Request for Proposals from prequalified Construction Management at Risk firms for the Central Park Pavilion & Site Improvements. Request for proposal will be sent to six (6) selected firms that have adequate quality and experience using Construction Manager at Risk (“CMR”) contact delivery systems.

#### **FISCAL IMPACT**

The FY21/FY22 Biennial Budget provides the funding for the project.

#### **RECOMMENDATION**

Approval

#### **BACKGROUND**

As part of the Public Improvements Redevelopment Project pursuant to the Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Areas, the City of La Vista has been converting the former La Vista Falls Golf Course into a regional park (Central Park). Proposed public improvements within northern parts of the former golf course include public pavilion and plaza areas, restrooms, pedestrian connections, and other facilities and improvements that are part of the City’s Public Improvement Redevelopment Project and included in the City’s Capital Improvement Program.

On May 28, 2021 by 11:00am, the City received ten (10) Letters of Interest, to which 6 were short listed as to be recommended to be Prequalified. Four (4) firms that submitted but are not being recommended being selected as prequalified are (in alphabetical order) are Meco-Henne, Sampson, Vrana and Whiting-Turner.

Staff is recommending that the following selected firms, listed in alphabetical order, be solicited for proposals.

- Boyd Jones
- Graham
- JE Dunn
- Lund Ross
- MCL
- Weitz

Request for Proposals (RFPs) will be mailed to the prospective Construction Managers, as well as publication will be made as required by statute.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, SELECTING AND APPROVING CONSTRUCTION MANAGERS AS PREQUALIFIED, AND AUTHORIZING REQUEST FOR PROPOSALS UNDER THE CONSTRUCTION MANAGEMENT AT RISK DELIVERY SYSTEM FOR CENTRAL PARK PAVILION AND SITE IMPROVEMENTS LOCATED NORTH OF 8302 CITY CENTRE DRIVE IN CENTRAL PARK.

WHEREAS, the Mayor and City Council authorized and approved Construction Management at Risk delivery system ("Construction Management at Risk" or "CMR") under Neb. Rev. Stat. Section 13-2901 et seq ("Act"), approved CMR policies ("Policies"), and approved Construction Management at Risk for the proposed Central Park Pavilion and Site Improvements project located north of 8302 City Centre Drive in Central Park; and

WHEREAS, the City, based on information submitted in responses to request for letters of interest, desires to select construction managers as prequalified and eligible to receive request for proposals for the CMR contract for the Central Park Pavilion and Site Improvements and to authorize requesting proposals from them.

NOW, THEREFORE, BE IT RESOLVED that the following is approved:

1. The following construction managers, as recommended by the La Vista City Engineer and City Administrator based on review of information submitted in responses to request for letters of interest, are hereby selected in accordance with the Policies as prequalified and eligible to receive request for proposals for the CMR contract for the Central Park Pavilion and Site Improvements.

- Boyd Jones
- Graham
- JE Dunn Construction
- Lund Ross
- MCL
- Weitz

("Prequalified Construction Managers"). In making such selection, the review and findings of the City Administrator or City Engineer are hereby ratified, affirmed, adopted, and approved. Construction managers shall be informed of such selection by such means as the City Administrator or City Engineer or his or her designee determines appropriate. Request for proposals shall be sent only to the Prequalified Construction Managers.

2. The City Engineer or City Administrator, or any designee of the City Engineer or City Administrator, shall prepare and provide each of the Prequalified Construction Managers a request for proposals for the CMR contract for the Central Park Pavilion and Site Improvements in form and content satisfactory to the City Engineer or City Administrator, and further shall publish notice of the request for proposals.

3. The City Administrator or City Engineer, or any designee of the City Administrator or City Engineer, shall be authorized on behalf of the City to take all actions as she or he determines necessary or appropriate in connection with the request for proposals, the actions approved in this Resolution, or the CMR process, except for any action or approval that the Policies expressly require of the Selection Committee, and all such actions shall be final, conclusive and binding on the City and all parties. The authorization provided by this paragraph "3" shall include without limitation:

- a. Determining content, preparing, publishing notice of, and distributing requests for proposals;
- b. Receiving, opening, analyzing, evaluating, reviewing, and making recommendations regarding proposals, rankings, and recommended construction managers under applicable criteria;
- c. Referring proposals to, assisting, and obtaining recommendation of the Selection Committee;
- d. Negotiating and preparing construction management at risk contracts with prospective construction managers;
- e. Determining applicable criteria and content of all proposed documents and instruments of the City; and
- f. Taking all other actions as determined necessary or appropriate under the circumstances to prepare or present a proposed Construction Management at Risk contract to the Mayor and City Council for consideration or approval.

This Resolution shall be in full force and take effect from and after adoption as provided by law.

PASSED AND APPROVED THIS 15TH DAY OF JUNE, 2021.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk