

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
OCTOBER 19, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PROFESSIONAL SERVICES AGREEMENT – ICONIC FEATURE – 84 <sup>TH</sup> STREET UNDERPASS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A resolution has been prepared to approve a professional services agreement with METALAB to provide conceptualization and optimization services associated with the iconic feature over the 84<sup>th</sup> Street Underpass in an amount not to exceed \$43,900.00.

**FISCAL IMPACT**

The FY21/22 biennial budget provides funding for multiple public infrastructure improvements and associated services.

**RECOMMENDATION**

Approval.

**BACKGROUND**

On April 20, 2021 the City Council approved an agreement with Design Workshop, and their subconsultant Schemmer Associates, to provide preliminary and final design services related to the 84<sup>th</sup> Street Underpass.

In preparation for related project design work associated with the underpass, it was concluded that design work related to the iconic feature over the underpass should be conducted. The overall design, and especially the footings for this feature will have an impact on the final design of the underpass structure due to the close proximity of these two structures. With design of the underpass currently underway and the possibility of federal funding for the underpass/streetscape project the timing of these design services is appropriate.

The proposed professional services agreement with METALAB will provide conceptual design services for this feature. Design Workshop and Schemmer Associates will also be involved in this process in order to understand and adjust the impacts of the design of the iconic feature on the underpass structure design.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING AN AGREEMENT WITH METALAB, LLC OF HOUSTON, TEXAS, TO PROVIDE CONCEPTUAL DESIGN AND OPTIMIZATION SERVICES RELATING TO THE ICONIC FEATURE OVER THE 84<sup>TH</sup> STREET UNDERPASS.

WHEREAS, the Mayor and City Council of the City of La Vista have determined that professional services are necessary in preparation for the conceptual design of the Iconic Feature over the 84<sup>th</sup> Street underpass; and

WHEREAS, on July 5, 2017 the City Council of the City of La Vista approved the selection of Design Workshop to provide schematic design services for the Streetscape Plan for 84<sup>th</sup> Street; and

WHEREAS, on April 20, 2021 the City Council of the City of La Vista approved an agreement with Design Workshop and Schemmer for design, bidding, and limited construction management services related to the Underpass for 84<sup>th</sup> Street; and

WHEREAS, it was determined that design work related to the Iconic Feature over the 84<sup>th</sup> Street Underpass project should be conducted, in part to determine the impact on the design of the 84<sup>th</sup> Street Underpass; and

WHEREAS, a detailed scope of work and terms of an agreement for conceptual design and optimization services has been determined; and

WHEREAS, the FY21/22 Biennial Budget contains funding for multiple potential public infrastructure improvements and associated services; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secures Council approval prior to authorizing any purchase over \$5,000.00;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve an agreement with Metalab, LLC of Houston, Texas, to provide conceptual design and optimization services for the Iconic Feature over the 84<sup>th</sup> Street Underpass at a cost of \$43,900.00.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER 2021.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Pamela A. Buethe, CMC  
City Clerk

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METALAB Agreement - Arches Design 10.19.2021.Docx



## **Consulting Architect Agreement for Design Conceptualization and Optimization**

28 September, 2021

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

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

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

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

Design Optimization for the new 84<sup>th</sup> Streetscape in La Vista, Nebraska, herein referred to as the "La Vista Gateway" initiately conceived by DW as a series free-span structures integrated into the landscape, roadway, pedestrian pathways and flatwork designed by Design Workshop (DW), Landscape Architects and their consultants. Metalab proposes work with DW providing "narrative placemaking" and design conceptualization to expand and refine this proposal, following, Metalab will provide Design Optimization consultation of the structures with input from La Vista city stakeholders. Resolution of formal configuration, location and scale, structural design analysis, recommended fabrication methods with a focus on regional resources, material and finish resources, connections and components appropriate for assembly sequences and logistical planning for installation on the site will be developed once the concept is determined.

We understand the Gateway project as follows:

- DW has proposed four monumental archway structures that span over the roadway bridge at Thompson Creek and are anchored to foundations in the landscape below. We understand the arch structures are placeholders and are indicative of broader goals of narrative placemaking and iconic representation of the City of La Vista. These icons are to serve as placemaking beacons for La Vista and will therefore be impactful from a distance as well as when experienced by pedestrians close-by. Design conceptualization efforts will consider the scale, position and

alternative concepts. The potential for engagement with the public from all vantage points will be considered as well as the potential for the public to further embrace the experience in closer proximity.

It is understood that Metalab will work closely with DW in determining the form and arrangement of the components and systems of these structures and integrating them with the project site placement conditions, landscape topographic features, visual and physical impact on the roadway, clearances and site work. Access pathways, flatwork, grading, lighting and signage are not included in this scope of work but will be coordinated with DW. Metalab will receive drawings and 3D models of existing conditions and direct a process of design conceptualization, visualization, analysis, optimization and detailing, coordinating as needed with DW.

It shall be the joint responsibility of METALAB Architecture and DW that the structure meet applicable codes and requirements. Structural Engineering is to be provided by third-party engaged by Metalab. Metalab will retain and coordinate with Structural Engineers for analysis and optimization of the structures. Sealed structural drawings will not be required in this initial phase but this process will yield a set of documents that can be developed into a fully engineered design. Cost of structural engineering is a reimbursable expense described below.

DW is to maintain the master drawing documents of the project and is responsible for accurate transfer and translation of digital information to their shared digital workspace. Metalab will define documentation guidelines for consultants including structural engineers in order to maintain continuity with the documentation standard set by DW. Metalab works in Rhino 3D for modeling and AutoCAD for drawings. We will provide information to integrate with documentation in file formats that comport with commonly used software (.iges, .obj, .dxf and .dwg)

Design Optimization/Construction Documentation work for Phase 1 activities will include:

1. Conduct in-person and initial site visit with Metalab principals and one design lead to meet city stakeholders and staff, tour the project site, and learn about local and regional influences to this design effort.
2. Gather all relevant background material from the city of La Vista and DW in order to inform "Narrative Placemaking" and Conceptual Design efforts.
3. Conduct a virtual presentation with DW and city of La Vista stakeholders to review 2-3 preliminary design concepts. Receive feedback and proceed with development of (1) concept for further development and cost estimation.
4. Refine and expand the concept in collaboration with DW and the city of La Vista to explore "narrative placemaking" and create a holistic experience as a Gateway to the city of La Vista. Investigation of formal arrangement of proposed design and

overall structural logic. Provide initial structural and detail resolution in sketch form for rapid evaluation and approval.

5. Receive current 3D design files from DW that have resolved all known conflicts and translate to Rhino 3D for design optimization process. Convey feedback from initial investigation to DW and provide recommendations on any general changes or adjustments to the overall design of the structures for material efficiency, fabrication methods and optimized detail development.

Suggested Phase II Design Optimization/Construction Documentation work would include:

6. Research regional manufacturing and fabrication capacities for local production of specialty / fabricated components.
7. Explore reduction of component types to develop economies of scale through repetition and efficient material usage. Develop typical connection details between components.
8. Coordinate with structural engineers for performance and optimization to meet all structural design criteria, cost and material efficiency
9. Determine viable installation logistics and methods of field connections. Provide narrative and diagrams describing the design considerations for dry fit assembly as required, shipping, site mobilization, subassembly laydown, crane staging including understanding of roadway bridge limitations and final installation logistics. These are intended to be recommendation only, final means and methods of construction are the responsibility of the General Contractor and their fabrication and erection subcontractors.
10. Coordinate with DW to solicit pricing / statement of probable cost to be coordinated with a third party contactors and estimators
11. Present final design conceptualization and optimization resolution in-person with Metalab principal, design lead and DW to La Vista stakeholders along with detailed statement of probable cost with options for expanding and reducing scope and cost. Photo-realistic presentation quality renderings provided by third-party as a reimbursable expense based on model and coordination provided by Metalab.

Phase II activities would be completed only after a contract amendment for the additional work depicted about is approved.

The Schedule is to begin work in October, 2021, upon execution of this agreement and meet / coordinate thereafter with critical path schedule provided and maintained by DW with completion of work effort in approximate 8 weeks.

METALAB proposes a **lump sum of \$33,900 for Phase 1 activities.**

The fee breakdown and estimated work load share:

**Design Conceptualization and Optimization (Items 1-5 above) - \$6,900** upon execution of this agreement; **\$17,000** upon completion of Item 3, plus reimbursables; and **\$10,000** upon completion of Item 5, plus reimbursables.

We estimate the following reimbursables expenses to be:

Structural Engineering retained by Metalab: \$5,000

Travel expenses: Not to exceed \$5,000

The current estimate of cost for Phase II activities is \$12,600 plus travel est @ \$3500.

Structural engineering will be engaged and coordinated by Metalab for the outlined SOW for the Arches with an estimated cost of this initial phase estimated not to exceed \$5,000. The cost of structural engineering will be passed on as a reimbursable expense with 1.1 multiplier. Other consultants including MEP, Code Consulting, Civil Engineering, Lighting Consulting are to be retained by DW, and are not included in our scope of work, though our work will incorporate their input.

Our hourly rates are \$150.00 per hour for Principal Partners Joe Meppelink and Andrew Vrana, \$120.00 per hour for conceptualization and design research, \$100.00 per hour for digital production, \$80.00 per hour for technical coordination / field work and administrative work. Our combined rate is approximately \$120 per hour.

Operational reimbursable expenses incurred that are directly attributable to the project for photo-realistic renderings, large-format printing, materials, samples, components, and/or prototypes purchased by Metalab for the project will be reimbursed at cost. Travel expenses for airfare, accommodation and transportation will be invoiced as reimbursable expenses at cost. Travel Meals or per diem expenses are not charged to the project. E-mail, fax, renderings or 3D computer models used to convey and/or study the design, and singular reproductions will not be charged.

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

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

Signature of DW Representative

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Printed Name and Title

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Date

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**METALAB, LLC**

A handwritten signature in black ink that reads "Andrew Vrana". The signature is written in a cursive, flowing style.

Andrew Vrana, Principal

16 July, 2021