

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**NOVEMBER 7, 2023 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PROFESSIONAL SERVICES AGREEMENT – ◆ LA VISTA MUNICIPAL SWIMMING POOL DEMOLITION	RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared authorizing a professional services agreement with Thompson, Dressen & Dorner (TD2), Omaha, Nebraska for services related to demolition of the existing La Vista Municipal Swimming Pool, inclusive of topographic survey, hazardous materials survey, as well as demolition plans and specifications in an amount not to exceed \$20,000.

**FISCAL IMPACT**

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

**RECOMMENDATION**

Approval

**BACKGROUND**

As the 84<sup>th</sup> Street Trail pedestrian underpass and Central Park West plans materialize over the next few years, the swimming pool will need to be demolished. The FY24 Budget identifies funds for the design of said demolition plans, to which completion of said demolition is anticipated in conjunction with the timing of other projects. Also included in this work is additional survey work in and around Kelly Fields and Thompson Creek in the vicinity to provide topographic survey data for future projects within Central Park West. By completing the additional survey now, the future project(s) will realize cost savings associated with mobilization and data processing as well as reduce future design lag times.

Thompson, Dressen and Dorner (TD2) submitted the attached proposal for review and execution. TD2 has the experience and capacity to complete this design, to which final plans are anticipated to be completed in late Winter/early Spring of 2024.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH THOMPSON, DRESSEN & DORNER FOR SERVICES RELATED TO DEMOLITION OF THE EXISTING LA VISTA MUNICIPAL SWIMMING POOL IN AN AMOUNT NOT TO EXCEED \$20,000.00.

WHEREAS, the City Council of the City of La Vista has determined that services related to demolition of the existing La Vista Municipal Swimming Pool are necessary; and

WHEREAS, the FY23/FY24 Biennial Budget includes funding for this project; 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 authorize the Mayor to execute a professional services agreement with Thompson, Dressen & Dorner for services related to demolition of the existing La Vista Municipal Swimming Pool in an amount not to exceed \$20,000.00.

PASSED AND APPROVED THIS 7TH DAY OF NOVEMBER 2023.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, MMC  
City Clerk

October 24, 2023

Mr. Pat Dowse, P.E.  
City Engineer  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

**Sent via Email:** [pdowse@cityoflavista.org](mailto:pdowse@cityoflavista.org)

RE: Proposal for Civil Engineering Services  
La Vista Municipal Pool Demolition  
7529 S 85th Street  
La Vista, NE 68128  
TD2 No. 171-426.1

Mr. Dowse:

Thank you for the opportunity to offer our services on this project. Based on the discussions with you at the kickoff meeting on September 28, 2023, we have prepared the following proposal for your review and consideration. We are confident that with our experience and commitment, we will be able to provide you with the level of support and professional services that will be needed to deliver a successful and timely completion to the project. The following paragraphs outline the services we propose to provide:

**LAND SURVEY SERVICES:**

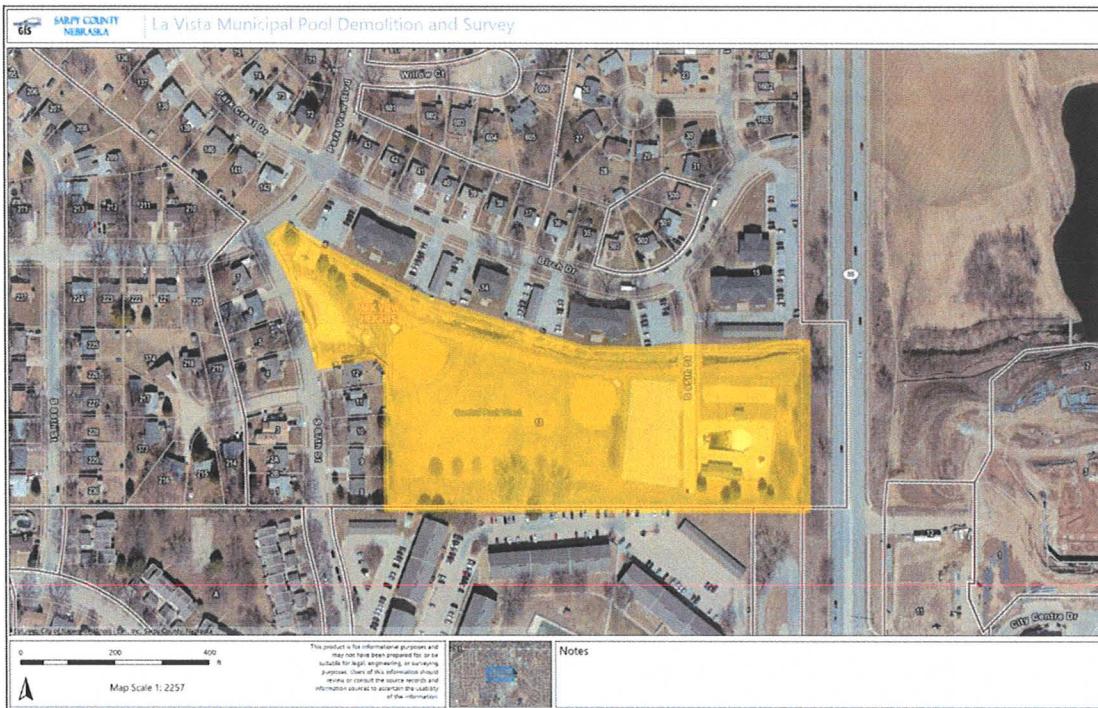
TD2 will prepare a topographic survey of the property (7529 S 85<sup>th</sup> Street) and the abutting portions of property to the north, south, and west. This will include Kelly Fields to the west, Thompson Creek to the north, and a portion of the 84<sup>th</sup> Street right of way to the east. The survey will show the following:

- a. We will identify the location of the above ground visible improvements such as buildings, sidewalks and parking areas, retaining walls and other similar items. We will measure spot elevations at appropriate locations to define the site topography and the drawing will show contours at one-foot intervals referenced to North American Vertical Datum of 1988.
- b. We will contact the Nebraska One Call System to locate underground utilities and show the utilities located on the survey, along with a list of the utility companies that responded. The Nebraska One Call System will not locate privately owned utilities.
- c. We will show the location and elevation of sanitary and storm sewers on or immediately adjacent to the surveyed area where the sewers are evident and use existing records to determine pipe sizes and locations when there is no evidence of the sewers on the surface of the ground.
- d. We will identify trees as being either deciduous or coniferous and measure the diameter of the trunk two feet above ground.

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e. We will show easements of record on the survey provided to us by the Owner. If easements are not provided, we encourage you to have a title certificate prepared to determine easements of record to avoid potential conflicts. We can assist with acquiring a title search upon request.

#### Proposed Survey Area Exhibit



For services described in Land Survey Services, we propose to work for a lump sum fee of **\$10,500.00**.

#### **CIVIL ENGINEERING SERVICES:**

1. **Demolition Plan:** Utilizing the available topographic survey data, we will design and prepare demolition plan sheets for use by the contractor in completing the demolition necessary to remove the existing La Vista Municipal Pool.

The specific services included with this item are as follows:

- a. Prepare a single Demolition Plan for the Owner to review and approve prior to proceeding with final design and demolition document preparation.
- b. Demolition plan will include removal of all structures (including footings), utilities (to be removed, abandoned, or capped as necessary), pavements, trees (including root balls), fencing, and other miscellaneous items.
- c. Demolition Plan will be in coordination with the Hazardous Materials Survey (by others) for the removal and disposal of potentially hazardous materials (see Hazardous Material Survey section below).

2. Design and Draft a Grading and Erosion Control Plan: Utilizing the available topographic survey data we will design and prepare plan sheets for use by the contractor in completing the grading necessary for the proposed site demolition. It is estimated that this project will not disturb more than one (1) acre, therefore; TD2's scope does not include the preparation of a Storm Water Pollution Prevention Plan (SWPPP), City of La Vista Grading Permit, or Papillion Creek Watershed Partnership (PCWP) Grading Permit. However, erosion control BMPs will be included within the design for the grading and erosion control plans.

Specific services and assumptions associated with this item are as follows:

- a. Prepare a single Preliminary Grading Plan for the City to review and approve prior to proceeding with final design and construction document preparation.
- b. Design grading plan for proposed site demolition included in TD2's scope.
- c. Design erosion and sediment control features for site.
- d. Prepare grading plan with contours and/or spot elevations deemed necessary by TD2.
- e. Prepare bid documents and contract documents.

3. Construction Administration (Civil/Site Only): TD2 will provide Construction Administration (CA) services related to the civil/site improvements designed by TD2. These services will include the review of shop drawing submittals and the review/response to Requests for Information (RFI) as outlined below:

Specific services and assumptions associated with this item are as follows:

- a. Review shop drawing submittals for items specifically related to the items designed and specified on TD2's construction drawings. Multiple re-submittals caused by insufficient, inaccurate, or otherwise unacceptable information will be billed on an hourly basis.
- b. Review and respond to Requests for Information (RFI) relating to our work from the contractor selected for the project. Excessive RFI submittals or contractor requests for plan changes and/or alternatives will be billed on an hourly basis.
- c. Review payment applications submitted by the contractor and prepare payment recommendations to the City of La Vista.

For the Civil Engineering Services described in Items 1 through 3, we proposed to work for a lump sum fee of **\$8,000.00**.

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**HAZARDOUS MATERIALS SURVEY:**

1. TD2 will engage the services of B2E Environmental (sub-consultant proposal is attached) to perform a hazardous materials survey for the existing building to be demolished. Based on the proposal received from B2E, the hazardous materials survey will include the following items:
  - a. Identify types of waste generated during demolition, estimated quantities, photographs, locations, and budgetary cost estimate in the Hazardous Materials Report.
  - b. NESHPA Pre-Demolition/Renovation asbestos inspections to determine presence of asbestos-containing materials located within buildings.
  - c. In-situ paint sampling to identify lead-based painted components.
  - d. Perform visual assessment to identify potentially hazardous waste.
  - e. Provide hazardous material abatement specifications.

For the services described in the Hazardous Materials Survey, the sub-consultant fee is **\$1,500.00**.

**FEE SUMMARY:**

Land Survey Services	\$ 10,500.00
Civil Engineering Services	\$ 8,000.00
Hazardous Materials Survey (B2E sub-consultant)	\$ 1,500.00
<b>TOTAL FEE</b>	<b>\$ 20,000.00</b>

The scope of services outlined above represents the extent of professional services that TD2 proposes to provide as part of this proposal. However, the following is a summary of some additional professional services that TD2 has the in-house expertise to provide should you wish to incorporate them and have us provide an expanded proposal.

- a. Prepare easements for utility company installations.
- b. Construction phase services including (but not necessarily limited to) observation and testing.
- c. Phase 1 Environmental Assessment
- d. Special Inspections
- e. Monitoring and/or physical sampling of storm water runoff or sanitary sewer flows.

In addition to our numerous in-house professional services, TD2 also has extensive experience in obtaining and coordinating the professional services of other engineering disciplines. The following are just a few of the additional professional services that we could manage for you should you wish to have our proposal expanded to include them.

- a. Site lighting and/or electrical design or plans
- b. Traffic impact studies

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- c. Irrigation System Design and/or Layout plans/specs
- d. Signage design and details

We propose to bill our services on a monthly basis and at the completion of each of the above-described tasks. All invoices shall be due within thirty days of the date of the invoice. If this proposal is acceptable, please sign and return a copy to this office. If the project becomes delayed or is terminated during design, we will bill a fee commensurate with the amount of design work completed prior to the time we are notified to suspend work on the project.

Submitted by,

THOMPSON, DREESSEN & DORNER, INC.



Trevor Veskrna, P.E.

TDV/bph

Attachment

This proposal is accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2023 for:

CITY OF LA VISTA

Billing Address: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Telephone No. / Facsimile No.

E-Mail Address

## CLIENT PROPOSAL REQUEST

CLIENT:	TVeskra@TD2CO.com			
Company Name:	Thompson,Dressen & Dorner,Inc.			
Address:	10836 Old Mill Road			
City: Omaha	State: NE	Zip: 68154	Phone: 402.330.8860	Cell:
PROJECT LOCATION:				
Address:	7602 South 85 <sup>th</sup> Street – La Vista Municipal Pool			
City: La Vista	State: NE	Zip: 68128	Project Name: Hazardous Materials Surveys	
Contact Name:	Same			
WORK TASKS REQUIRED:				

**Task 1)** Perform hazardous materials surveys at the above referenced buildings to identify the types of waste generated during demolition/renovation. B2E will provide estimated quantities, photographs, locations and budgetary cost estimate in the Hazardous Materials Report.

- B2E will perform NESHPAP Pre-Demolition/Renovation asbestos inspections to determine presence of asbestos-containing materials (ACM) located within the buildings.

Suspect materials to include roofing will be sampled utilizing a 48 hour turnaround time, unless otherwise directed.

B2E is not responsible for patching the roof after sample collection. B2E can place a temporary patch

Interior areas of equipment and electrical systems will not be sampled due to safety concerns.

Survey work will be conducted by Nebraska-licensed inspectors.

Samples will be analyzed by EMSL Analytical, Inc. (NVLAP lab #101048-0) using polarized light microscopy (PLM)

- B2E will perform in-situ paint sampling of predominant colors/substrates to identify lead-based painted components.
- B2E will perform a visual assessment to identify potential hazardous waste (listed and characteristic) to include PCB's, mercury, universal waste, ozone depleting substances and petroleum products.
- B2E will provide hazardous material abatement specifications.

Reports will be delivered via email in PDF.

***B2E is a certified small business and a women business entity (WBE)***

PRICING:	Tasks 1 <input type="checkbox"/> \$1,500 (lump sum)		
PROPOSAL	<p>I have read and agree to the above proposal requesting the specified consulting services and B2E's Terms and Conditions. I hereby authorize the work to be performed for the fee shown.</p> <p>Accepted by:</p> <p>Company Name</p>		
Signature	Signature		
Associate			
Title	Title		
10/24/2023			
Date	Date		