

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
SEPTEMBER 20, 2016 AGENDA**

Subject:	Type:	Submitted By:
ENGINEERING SERVICES CONTRACT AUTHORIZATION GRADING PLANS GOLF COURSE TRANSFORMATION PH. 1	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JOHN KOTTMANN CITY ENGINEER/ASSISTANT PUBLIC WORKS DIRECTOR

SYNOPSIS

A resolution has been prepared authorizing the execution of a Professional Services Agreement on behalf of the City of La Vista with Thompson, Dreessen & Dörner, Inc. (TD2) to provide civil and geotechnical engineering services to prepare plans and specifications for Phase I of the Golf Course Transformation project. The services will also include coordination with other design teams to the extent that this work requires their input.

FISCAL IMPACT

The Capital Improvement Program provides funding for the Golf Course Transformation. The proposed agreement establishes a not-to-exceed fee of \$64,500.00 for these services.

RECOMMENDATION

Approval.

BACKGROUND

A key component of the transformation of the golf course is the grading to expand the lake and to prepare a path for the necessary relocation of the overhead transmission lines and make preparations for the development of the amphitheater and other park improvements. The City Engineer prepared a scope of work and requested a proposal from TD2 who has been involved with the storm water detention structure on the golf course since the early 1980s and have been involved with Corps of Engineer permitting for various drainageway projects within the golf course, as well as the recent Thompson Creek Channel Rehabilitation work immediately downstream of the project. Their history of work on this site provides unique qualifications to provide the desired engineering services. The proposed fee is reasonable for the work involved. There is also a need to proceed with the design work promptly for coordination with other project aspects.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH THOMPSON, DREESSEN & DORNER, INC., OMAHA, NEBRASKA, IN AN AMOUNT NOT TO EXCEED \$64,500.

WHEREAS, the Mayor and City Council of the City of La Vista Nebraska have determined civil and geotechnical engineering services to prepare plans and specifications for Phase I of the Golf Course Transformation project are necessary; and

WHEREAS, the Capital Improvement Program provides funding for the Golf Course Transformation; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, do hereby approve an agreement for professional services with Thompson, Dreessen, & Dorner, Inc., Omaha Nebraska in an amount not to exceed \$64,500.

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER, 2016.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

September 9, 2016

Mr. John Kottmann, PE
City Engineer
City of La Vista
9900 Portal Road
La Vista, Nebraska 68128

RE: Proposal for Civil Engineering Services
La Vista Phase 1 Golf Course Transformation – Proposed Lake Improvements
84th and Park View Boulevard
La Vista, Nebraska
TD2 Proposal No.: M 2016-146.1

Mr. Kottmann:

Thank you for the opportunity to offer our services on this project. Based on the information contained in your September 1, 2016 letter as well as our previous communications, 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 engineering services we propose to provide:

CIVIL ENGINEERING SERVICES:

1. **Design and Draft a Grading and Erosion Control Plan:** Utilizing the available topographic survey data compiled by TD2 from aerial photography dated May 19, 2016, we will design and prepare plan sheets for use by the contractor in completing the grading necessary for the proposed pond expansion at the La Vista Falls Golf Course in general conformance with the August 2, 2016 Schematic Design submittal jointly prepared by EDSA and TD2. It is estimated that this project will disturb more than one (1) acre, therefore; TD2's scope will include the preparation of a Storm Water Pollution Prevention Plan (SWPPP), a SWPPP Narrative, and a NPDES Permit Application all in accordance with the requirements of the City of La Vista, the Papio-Missouri Natural Resources District, and the Nebraska Department of Environmental Quality. TD2 will prepare the paperwork necessary for the Owner to apply for a City of La Vista Grading Permit (forms to be signed by Owner). TD2 will assist the Owner with the on-line application process associated with the Nebraska NPDES Permit for Construction Activities. All permit fees will be the responsibility of the Owner. The grading plan will reflect recommendations made in the geotechnical report for the project being prepared by TD2. We will refer to the 2014 City of Omaha Standard Specifications for Public Works Construction and supplement any additional information on the plans prepared by TD2

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

- a. Design erosion and sediment control features for the project site
- b. Prepare erosion control plan sheet(s), associated notes, and details

- c. Erosion control plan will include temporary seeding plan(s) since the permanent ground cover, irrigation and landscaping will be part of a separate design bid package (by others).
 - d. Prepare SWPPP Narrative
 - e. Assist Owner with Nebraska's On-Line NPDES Construction Permit application
 - f. Complete City of La Vista Grading Permit application form for signature by Owner and submit to City of Omaha PERMIX website
 - g. Coordinate with City to discuss proposed lake depth and lake perimeter edge conditions
 - h. Rough grading plan of the proposed golf course transformation project will include the proposed sidewalk and amphitheater areas
 - i. Provide grading plan for a 24-foot wide fire lane access route from the northeast corner of the proposed City Centre development to the end of the existing roadway in Central Park.
 - j. Coordinate fire access lane grading with City Centre grading plan being designed by others (Olsson Associates).
 - k. Review grading alternative(s) for fire access lane to accommodate turn-around movements for fire trucks, tour buses, etc. that will be accessing the proposed stage area on the golf course as described in your RFP letter dated September 1, 2016.
 - l. Examine whether there is an alternative location for the City Centre sediment basin proposed by Olsson Associates that would ultimately become a water quality basin.
 - m. Design grading plan for proposed OPPD transmission line relocation. This route would need to accommodate a temporary over-head transmission line and an underground power line conduit. Every effort will be made to prepare a plan for proposed grade along OPPD routes by the end of October 2016.
 - n. Coordinate with City for location and size of stage to provide grading plan needed to accommodate a single performance stage placed at an elevation above the maximum storm water storage elevation for the pond (approx.. 1088 based on TD2's initial analysis performed previously).
 - o. Coordinate with OPPD engineers and Phase 1 Golf Course Transformation architect (if available when our work is undertaken) to develop grading plan. This item includes incidental coordination with the architect's layout to rough grade the area based on planned improvements. However, detailed team coordination meetings, multiple plan revisions, etc. are not included as part of TD2's scope or fee proposal.
 - p. Provide proposed contours and spot elevations as TD2 deems necessary
2. Agency Coordination & Permit Submittals: TD2 will work with and/or on behalf of the City of La Vista to prepare and submit the necessary documentation for the Corps of Engineers (COE) and Nebraska Department of Natural Resources (DNR) in order to obtain the require permits and/or approvals for the project.

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

- a. Attend pre-application meeting with the Corps of Engineers.
- b. Perform jurisdictional waterbody determination study of the project limits for Corps of Engineers regulated items.
- c. Submit the appropriate Corps of Engineers permit documents for review and approval by the Corps.

- d. Coordinate with DNR and submit necessary form(s) for review and approval of proposed grading work.
 - e. TD2 will seek an extension of the existing Corps of Engineers (COE) Permit for Thompson Creek and will work with the City and COE regarding any additional permit requirements that may be required specifically related to the grading and utility relocation work associated with this project.
 - f. TD2 will work with the City and the Nebraska Natural Resources District (DNR) to prepare, submit and pursue approvals for the proposed lake expansion.
3. Design and Draft a Site Utility Plan: This service will include providing the design for the relocation of existing sanitary and storm sewer systems impacted by the proposed lake grading and to clear the proposed amphitheater stage. In addition to the sewer relocations, the plans will also include performance specifications and/or notes to direct the contractor on the need to cut, cap and remove the existing irrigation system within the limits of construction.

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

- a. Prepare utility plan illustrating the selected relocation routes for the sanitary and storm sewer systems impacted by the proposed Phase 1 Golf Course Transformation project.
 - b. TD2 will coordinate with the City of La Vista, OPPD, and the City Centre's design team to help identify the most practical relocation routes for the sanitary and storm sewer systems.
 - c. Prepare details, as needed, for utility systems designed by TD2
 - d. TD2 will refer to the 2014 City of Omaha Standard Specifications for Public Works Construction and will supplement information as needed by placing additional technical specifications onto plans prepared by TD2.
4. Attend a maximum of four (4) design team meetings at an estimated 2-hours each. Proposal is based upon meetings being with La Vista area.
5. Provide 3 sets of signed and sealed drawings for permit submittal. PDF versions of plans can be provided to owner as needed for coordination, etc.

For services described in Civil Engineering Services, Items 1 through 5, we propose to work for a lump sum fee of \$57,000.00.

Geotechnical Exploration

6. Per your request, in the RFP letter dated September 1, 2016 TD2 is transferring the scope of our previous geotechnical services into this proposal. As per our previous proposal, we propose to advance soil borings to investigate the soil conditions at the site. The borings are expected to be located as the current site conditions allow and as proposed construction features dictate. The boring data will be used to prepare geotechnical recommendations for application to the proposed site improvements including the small structures, lake expansion, trails, and landscaping features. As the project development plan progresses, specific boring locations can be provided. We anticipate that up to 12 borings across the site will be advanced. However, we expect to provide these services as a Preliminary and a Final phase of exploration. Approximately 6 to 8 borings would be advanced as part of the Preliminary phase exploration work with 4 to 6 borings advanced as part of the Final phase exploration.

The borings will be advanced by a truck mounted drill rig using either continuous flight of hollow stem augers to collect samples. Cone Penetration testing may be substituted for some auger borings at the geotechnical engineer's discretion.

The anticipated soil profile at the site is expected to include natural loess deposits consisting of clays and silty clays overlying glacial till deposits consisting of clays and sands, overlying limestone and shale bedrock at significant depth.

Selected samples will be recovered using thin-walled tube samplers for cohesive materials. Non-cohesive and selected cohesive samples will be recovered with a split barrel sampler while performing the Standard Penetrations test during sampling. Samples will be recovered every 2.5' for the first 10' of drilling then every 5' thereafter. Field boring logs of soil types and characteristics encountered will be prepared. Water levels will be recorded if encountered within the depth of drilling. Depth to bedrock will be recorded if encountered. The borings will be abandoned with cuttings.

The recovered samples will be tested in the laboratory to determine current moisture content, density, soil shear strength, and Atterberg limits, as well as soil classification by Unified Soil Classification System (USCS) and USDA as needed. Additional tests such as specific gravity, grain size (by gradation and/or hydrometer analysis), falling head permeability, unconsolidated undrained triaxial shear strength, one-dimensional consolidation testing and maximum density proctor testing will be made based on the geotechnical analysis requirements.

The Preliminary phase of exploration will provide the results of the field and laboratory work and provide preliminary geotechnical recommendations with respect to the soils encountered, on-site borrow source suitability, current ground water levels, fill placement recommendations, lateral pressures expected for design, and initial slope stability of cut and fill slopes, settlement potential and if needed soil improvement methods, and foundation types evaluation and discussion in a written Preliminary Phase Exploration Report.

The final phase of exploration will include an review of all field and laboratory work, analysis and evaluation of geotechnical design parameters, including bearing support for shallow and/or deep foundations, lateral pressures for structures and walls, estimated total and differential settlement of buildings, fills, and wall structures and embankments, site seismic rating, current groundwater level, frost protection, pavement and slab subgrade preparations, and preliminary pavement thickness, as well as other geotechnical issues prompted by the encountered conditions regarding site development. A Final Geotechnical Report summarizing the data obtained and the related recommendations for project development will be prepared.

We anticipate that it will be desirable to minimize disturbance to the existing site surface. Field work will be delayed during periods of wet or inclement weather in efforts to minimize tracking at the site. However, some site disturbance is inevitable.

The scope of work also includes consultation fees for up to three meetings during the site design and building design work, and at the completion of design a fee for plan and specification review.

Geotechnical Exploration Work Schedule

TD2 is currently available to begin the preliminary field work at this site within 14 working days of authorization. We anticipate up to 15 working days to complete the field work for the Preliminary explorations scope. Verbal information can be provided as drilling and laboratory testing progress allows. The written report will be available within 30 days after completion of the initial field work. As project development and refinements continue, we will maintain open communication as to the timing and necessary scope of the Final Exploration. A Final Geotechnical Report would be anticipated to be completed with 30 days of the final field work phase.

Estimated Costs

Based on our current unit prices and the proposed work outlined above, we estimate the geotechnical exploration work presented in this proposal will be a fee of \$7,500.00 for the Preliminary scope of work. The cost will not be exceeded without written authorization from our client. This cost estimate includes our mobilization, fieldwork to advance and sample the borings, provide field and laboratory testing, perform geotechnical analyses, and provide a written report of our findings. A refined cost estimate for the Final Geotechnical scope can be made once the final scope of the project is defined. Any changes in proposed construction from those indicated at the date of this proposal or any necessary actions to enhance site access to the boring locations may affect the final estimated price.

Limitations

This cost estimate does not include any special equipment that may be needed to enhance site access. This cost estimate includes a fee for TD2 to survey locate proposed borings in the field prior to the field work. Boring depth may be adjusted as drilling progresses, based on observed conditions. Coring of bedrock is not within the scope of this proposal. We will request a Nebraska utility locate. Privately owned utilities may require location by the owner or the owner's representatives. Please note that adverse weather conditions may delay the field work beyond our control. Site disturbance by the field equipment is likely. TD2 will coordinate with the City to minimize disturbances and access paths, however some disturbance is inevitable. TD2 cannot be held responsible for damages to the site surface and restoration of any damaged caused by TD2 is not included within our fee proposal.

FEE SUMMARY

Civil Engineering Services:	
Grading, Storm & Sanitary Re-Route, Permits	\$57,000.00
Geotechnical Exploration	\$ <u>7,500.00</u>
TOTAL FEE AMOUNT	\$64,500.00

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. Detailed Coordination and/or Meetings with Phase 1 Golf Course Transformation Architects
- b. Retaining Wall Design
- c. Platting and Planning
- d. Design of off-site improvements
- e. Multiple plan revisions and/or plans and construction documents for more than one phase
- f. Construction phase services including (but not necessarily limited to) surveying, review and/or approval of payment requests, and as-built plans other than those outlined above.
- g. Payment of any permit fees, plan review fees, utility connection fees, or any other fee associated with the project.
- h. Hazardous waste investigation, removal, and/or handling.
- i. Bidding Services
- j. Abandonment of existing wells and septic systems.
- k. Monitoring and/or physical sampling of storm water runoff or sanitary sewer flows.
- l. Virtual site design (3-D model of site – see www.td2co.com for examples)

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

City of La Vista
Phase 1 Golf Course Transformation
September 9, 2016
Page 7

We propose to bill our design services at the completion of each of the above-described tasks, with a minimum billing of once per month. 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.



Douglas E Kellner, P.E.

DEK/tjp

This proposal is accepted this _____ day of _____, 2016 for:

City of La Vista

By: _____
(Signature)

Title: _____