

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 20, 2019 AGENDA

Subject:	Type:	Submitted By:
PROFESSIONAL SERVICES AGREEMENT — SWIMMING POOL	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STOPAK RECREATION DIRECTOR

SYNOPSIS

A resolution has been prepared to approve an agreement with Water's Edge Aquatic Design for professional services associated with a new swimming pool in an amount not to exceed \$47,000.

FISCAL IMPACT

Funding is included in the FY20 budget.

RECOMMENDATION

Approval.

BACKGROUND

As you know, the swimming pool, which was built in the early 1960's, is nearing the end of its useful life. In its current location, the facility is also an obstacle to the timely construction of a pedestrian underpass to connect the east and west sides 84th Street, which is a core component of the Vision 84 plan.

Over the years, the City has addressed safety concerns and made functional and cosmetic repairs necessary to prolong its life. The City also brought forth two ballot initiatives to fund a new pool that were narrowly defeated in 2008 and 2012. Despite the narrow losses, there has been consistent and strong community support for a municipal swimming pool as identified in the results of multiple National Citizen Surveys and in the City's recent Community Interest & Opinion survey.

In 2014, the City was approached by the Nebraska Multisport Complex, a nonprofit 501(c)(3) corporation, regarding the potential of a new community swimming pool as a component of a state-of-the-art championship athletic complex planned to be developed northeast of Giles Road and Eastport Parkway. The City worked with the non-profit to pursue this opportunity to the extent possible, however, the project has not materialized as planned and it is now necessary to change course.

Since 2005, Waters Edge Aquatic Design has provided the City with professional services that include an aquatic study, public engagement activities, concept & site planning, and operational cost planning. Because of this prior experience, staff requested a proposal from Waters Edge for Phase I services associated with a new swimming pool to include: Public Input & Consensus Building; Site & Concept Planning; and Capital & Operational Cost Projections.

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 WATER'S EDGE AQUATIC DESIGN, LENEXA, KANSAS, FOR PROFESSIONAL SERVICES ASSOCIATED WITH THE CONCEPTUAL PLANNING OF A NEW POOL IN AN AMOUNT NOT TO EXCEED \$47,000.

WHEREAS, the swimming pool, which was built in the early 1960's, is nearing the end of its useful life; and

WHEREAS, the FY 19/20 Biennial Budget provides funding for these professional services; and

WHEREAS, Waters Edge Aquatic Design has provided the City with professional services since 2005;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska, that the Mayor is hereby authorized to execute a professional services agreement with Water's Edge Aquatic Design, Lenexa, Kansas, for professional services associated with the conceptual planning of a new pool in an amount not to exceed \$47,000.

PASSED AND APPROVED THIS 20TH DAY OF AUGUST 2019.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

August 15, 2019

Ms. Brenda Gunn
City Administrator
City of La Vista
8116 Parkview Blvd
La Vista, NE 68128

Via Email: bgunn@cityoflavista.org

Re: Proposal for Planning Services (Rev. 01)
New Swimming Pool for the City of La Vista

Dear Ms. Gunn:

Thank you for reaching out to us to assist you with planning of a new swimming pool for the City of La Vista. We understand that your community is interested in replacing your existing outdoor pool with one at a new site. I have assembled a team to assist with planning the new facility, which in addition to us includes

RDG Planning & Design for landscape planning and design
Tack Architects for the bathhouse architecture
TD2 for site civil design

Scope of Services

I have prepared the following scope of services and fee proposal for planning the facility, including the following scope tasks.

Public Input and Consensus Building
Site Confirmation and Concept Plan Refinement
Capital and Operational Cost Projections

A description of each task follows.

Public Input and Consensus Building

- Conduct an initial focus group/public meeting.
- Conduct informal online public survey regarding aquatics activities and features to generate interest, provide education, and gather feedback. Or set up booth/open house at a city-wide event.
- Conduct a second public meeting to provide benchmark information and gather feedback on preferences regarding aquatics activities and features
- Create and co-manage a social media page to share information regarding the plans and process
- Conduct a third public meeting to share concept(s) and gather feedback regarding preferences

- Conduct focus group meetings with groups that might have a special interest in the facility- i.e. competitive swim teams, water lessons instructors, aqua fitness class, seniors, etc...
- Develop a perspective 3-D rendering of the facility to convey the plan in an understandable manner
- Share content with city staff for the development and maintenance of a project web page to share information regarding the plan, in effort to build consensus
- Continue to assist in informing the public through media and materials sharing information on the proposed swimming facility.

Site Confirmation and Concept Plan Refinement

- Compare and contrast potential locations
- Confirm the location for the swimming pool
- Apply concept plan to topographic survey
- Analyze impact of the swimming pool on the proposed site- including traffic flows, parking, adjacent neighbors, existing site features
- Provide analysis of topography and prepare preliminary grading plan
- Develop preliminary storm water management plan
- Develop preliminary utilities plan
- Refine the concept plan
- Develop architectural character for bathhouse, filter building, and other potential site amenities
- Create bathhouse and floor plans
- Consider refinements or alternate plans based upon general public, focus group, and city staff input

Capital Cost and Operations Projections

- Prepare Opinion of Project Cost- including construction costs, project costs, and other non-construction contract costs
- Conduct market analysis and estimate participation levels and attendance projections
- Analyze aquatic center pool configurations for lifeguard coverage
- Evaluate anticipated staffing for facility, based upon configuration and projected attendance levels
- Estimate operational expenses based upon utilities, maintenance, and staffing projections
- Project potential revenue and cost recovery level based upon anticipated attendance and revenue ratios, from comparisons of other benchmark facilities

Fee Proposal- (for Phase I Planning)

To complete the services listed above, we propose the following lump sum fees.

Public Input and Consensus Building	\$ 12,000
Site Confirmation and Concept Plan Refinement	\$ 26,250
<u>Capital Cost and Operations Projections</u>	\$ 5,750
Subtotal Services	\$ 44,000

Additionally, direct travel expenses (travel mileage, lodging, and meals) would be billed at their direct expense from a maximum allowance of \$3,000, for a base total maximum lump sum expense of \$47,000.

Thank you again for allowing us to offer our services to you. I look forward to continuing to serve the City of La Vista. Please let me know if you have questions or comments.

Sincerely,



Jeff Bartley
Principal Engineer
Water's Edge Aquatic Design, LLC