

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**OCTOBER 1, 2019 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ARCHITECTURAL SERVICES – PUBLIC OFFSTREET PARKING FACILITIES	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JOHN KOTTMANN PUBLIC WORKS

**SYNOPSIS**

A resolution has been prepared authorizing the execution of Amendment No. 7 to a Professional Services Agreement with DLR Group Inc. (DLR) for additional architectural consulting services. Amendment No. 7 establishes a not-to-exceed fee of \$547,000 for design services and an estimated \$10,000 for direct reimbursable expenses added under this amendment.

**FISCAL IMPACT**

The FY 19/20 biennial budget provides funding for this project.

**RECOMMENDATION**

Approval

**BACKGROUND**

On December 20, 2016, the City Council authorized executing an agreement with DLR for schematic design phase architectural services for off-street public parking facilities. The original agreement and Amendments No. 1 through 6 pertained to Parking Structure No. 1. This Amendment No. 7 pertains to Parking Structure No. 2 which is to be located on the former Fedex/Kinko's site. It is desired to continue with DLR for design of the second parking structure since they are familiar with the City's and Developer's expectations and they performed well on Parking Structure No. 1. A detailed scope of services and fee was prepared by DLR. This document was carefully reviewed by City staff and Project Advisor, HDR, Inc. The complete agreement is available for review.

This amendment does not include construction phase services which will be determined at a later date when construction bids have been received.

**RESOLUTION NO.**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AMENDMENT NUMBER SEVEN TO THE PROFESSIONAL SERVICES AGREEMENT WITH DLR GROUP, INC TO PROVIDE ADDITIONAL ARCHITECTURAL CONSULTING SERVICES RELATED TO OFF STREET PARKING FACILITY NO. 2 IN AN AMOUNT NOT TO EXCEED \$547,000.00.

WHEREAS, the Mayor and City Council of the City of La Vista Nebraska have determined additional architectural consulting services related to off street parking facility no. 2 are necessary; and

WHEREAS, the City Council on behalf of the City of La Vista desires to approve amendment number seven to the professional services agreement with DLR Group, LLC to provide additional architectural consulting services; and

WHEREAS, the amendment establishes a not-to-exceed fee for \$547,000 and an estimated \$10,000 for direct reimbursable expenses; and

WHEREAS, the FY19/FY20 Biennial Budget provides funding for this project; 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 amendment number seven to the professional services agreement with DLR Group, LLC to provide additional architectural consulting services related to off street parking facility no. 2 in an amount not to exceed \$547,000.00.

PASSED AND APPROVED THIS 1ST DAY OF OCTOBER, 2019.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk



## *Amendment to the Professional Services Agreement*

**PROJECT:** (name and address)  
10-17105-00  
La Vista City Centre Parking Facilities

**AGREEMENT INFORMATION:**  
Date: November 16, 2016

**AMENDMENT INFORMATION:**  
Amendment Number: 007  
Date: September 19, 2019

**OWNER:** (name and address)  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

**ARCHITECT:** (name and address)  
DLR Group inc.  
(a Nebraska corporation)  
6457 Frances Street, Suite 200  
Omaha, NE 68106

The Owner and Architect amend the Agreement as follows:  
As defined in the attached Proposal dated September 19, 2019.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:  
As defined in the attached Proposal dated September 19, 2019.

Schedule Adjustment:  
As defined in the attached Proposal dated September 19, 2019.

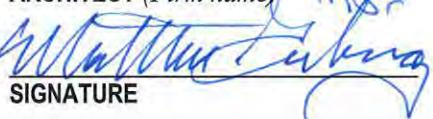
---

### SIGNATURES:

DLR Group inc. (a Nebraska  
corporation)

City of La Vista

**ARCHITECT** (Firm name)

  
SIGNATURE

Matthew Gulsvig

PRINTED NAME AND TITLE

September 19, 2019

DATE

**OWNER** (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



Architecture Engineering Planning Interiors

6457 Frances Street, Suite 200  
Omaha, NE 68106

September 19, 2019

John M. Kottmann, P.E.  
City Engineer  
City of La Vista  
9900 Portal Road  
La Vista, NE 68128

Re: Project Name: La Vista City Centre Parking Structure No. 2  
DLR Group Project No.: 10-17105-00 Amendment No. 7

Dear Mr. Kottmann:

DLR Group is pleased to submit our proposal to provide professional design services for the La Vista City Centre Replat Three Parking Structure No. 2.

**Project Description:**

The La Vista City Centre Parking Structure No. 2 shall be sited on Lot 7 as defined on La Vista City Centre Replat Three.

The parking structure is anticipated to be 4 levels with a partial top (fourth) level. Approximately 495 parking stalls will be furnished on grade and/or within the parking structure. The structure façade is anticipated to be a combination of cast-in-place concrete, precast concrete and architectural decorative panels. The primary structure will be cast-in-place post-tensioned concrete. We anticipate 3 stair towers and 2 elevators (one elevator will be located in the north east stair tower and one elevator will be located in the south east stair tower). We also anticipate an open-air stair that will connect the partial top level to the level below. The parking structure will be structurally and physically independent of other adjacent buildings and structures. Current or future horizontal or vertical expansion, photovoltaic panels or skywalks (bridges) will not be accommodated in the design.

Professional Design Services will be furnished for Schematic Design, Design Development, Construction Documents and Bidding. Construction Administration Services will be furnished at a later date under a separate proposal and amendment. Estimating services will be performed by others (not DLR Group or DLR Group Consultants) in collaboration with the design team.

**Project Team:**

Architecture, Mechanical Engineering, Electrical Engineering, Video Surveillance and Screen Graphic Design:

DLR Group  
6457 Frances Street, Suite 200  
Omaha, NE 68106

Consultants:

Civil Engineering:  
Olsson  
2111 S. 67th Street, Suite 200  
Omaha, NE 68106  
Project Manager: Eric Williams  
Phone: 402-341-1116  
Email: [ewilliams@olsson.com](mailto:ewilliams@olsson.com)

Structural Engineering & Parking Garage Consultant:  
Kimley-Horn  
767 Eustis Street, Suite 100

September 19, 2019

Page 2

St. Paul, MN 55114  
Project Manager: Bill Gmiterko, PE  
Phone: 612-426-2217  
Email: Bill.Gmiterko@kimley-horn.com

**Anticipated Schedule:**

Professional Service Amendment Execution:	September 17, 2019
Schematic Design Start:	Approximately October 1, 2019
Design Development Start:	Approximately November 21, 2019
Construction Documents Start:	Approximately January 21, 2019
Issue Documents for Bidding:	Approximately March 21, 2020
Bid Date:	Approximately April 21, 2020
Construction Notice to Proceed:	Approximately May 1, 2020
Construction Substantial Completion:	Approximately August 1, 2021

\* Owner shall furnish a Survey at the latest of 2 weeks after the start of Schematic Design (October 15<sup>th</sup>, 2019) and a Geotechnical Report at the latest of 4 weeks after the start of Schematic Design (November 1<sup>st</sup>, 2019).

**Professional Design Services Fee:**

Architect and Architect's Consultants shall provide the Basic Services defined herein for a lump sum fixed fee of \$547,000. The anticipated Cost of Work (Construction Hard Costs) is \$9,600,000. We estimate \$10,000 in direct reimbursable expenses for the project team.

With your approval of this proposal, we will prepare an AIA G802-2017 "Amendment to the Professional Services Agreement" Amendment Number 7, to amend our current AIA B103-2007 "Standard Form of Agreement Between Owner and Architect" dated November 16<sup>th</sup>, 2016. DLR Group will create a new project number for the services describe herein for the La Vista City Centre Parking Structure No. 2. La Vista City Centre Parking Structure No. 1 and La Vista City Centre Parking Structure No. 2 are separate projects with different schedules, budgets and scope.

Please let us know if you have any questions and thank you for the opportunity to continue to work with you on this exciting project.

Sincerely,  
DLR Group

  
Matthew Gulsvig, AIA  
Project Manager, Senior Associate

City of La Vista

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

INIT: MWG

Encl: Exhibit A - DLR Group Hourly Billing Rates

Exhibit B - DLR Group Prevailing Reimbursable Expenses

Exhibit C - A1 Architectural Site Plan Dated 6/11/2019

Exhibit D - Kimley-Horn Hourly Billing Rates

Exhibit E - Olsson Hourly Billing Rates

Exhibit F - Scope of Services and Percentage of Effort by Phase

cc: Melissa Spearman and Eric Kamin

**DLR GROUP HOURLY BILLING RATES**

**Exhibit A**

CATEGORY NUMBER/TITLE	CLIENT HOURLY BILLING RATES	DESCRIPTION OF CATEGORY
<b>7. SENIOR EXPERT</b>	\$365	<ul style="list-style-type: none"> <li>• Leaders who provide industry expertise to our clients' business</li> </ul>
<b>6. PROJECT/DISCIPLINE LEADER</b>	\$235	<ul style="list-style-type: none"> <li>• Senior Professionals who lead Projects and/or Disciplines</li> </ul>
<b>5. SENIOR PROFESSIONAL</b>	\$175	<ul style="list-style-type: none"> <li>• All registered or licensed Professionals with 10 years or more experience since registration.</li> <li>• All personnel in equivalent roles in related professional disciplines in which there is no registration, but who have 15 years experience in their field including 10 years experience in leadership roles in those related disciplines. Examples of these disciplines are: Accounting, Office Management, Business Development, Construction Administration, Design, Technology or similar areas of expertise.</li> </ul>
<b>4. PROFESSIONAL</b>	\$145	<ul style="list-style-type: none"> <li>• New registrants and all registered professionals with less than 10 years since registration.</li> <li>• Nonregistered Architectural, Engineering or Design personnel who have more than 15 years experience in their professional discipline and are in direct professional leadership roles in their field.</li> <li>• All personnel in equivalent roles in related professional disciplines in which there is no registration, but who have 15 years experience and are in direct leadership roles in their field. Examples of these disciplines are: Accounting, Office Management, Business Development, Construction Administration, Design, Technology or similar areas of expertise.</li> </ul>
<b>3. PROFESSIONAL SUPPORT</b>	\$115	<ul style="list-style-type: none"> <li>• New professional degreed graduates and interns who are not yet registered.</li> <li>• Nonregistered Architectural, Engineering or Design personnel who have 10 years experience in their professional discipline under the supervision of registered professionals or related discipline professionals.</li> <li>• All personnel in related professional disciplines in which there is no registration, but have 10 years experience in their field. Examples of these disciplines are: Accounting, Office Management, Business Development, Construction Administration, Design, technology or similar areas of expertise and work under the supervision of others in their field.</li> <li>• Drafters, CADD technicians, Designers and similar technicians without registration, but with 10 years experience in their professional support field.</li> </ul>
<b>2. TECHNICAL</b>	\$90	<ul style="list-style-type: none"> <li>• Nonregistered Architectural, Engineering, or Design personnel who have less than 10 years experience in their professional discipline.</li> <li>• All personnel in related professional disciplines in which there is no registration, but have less than 10 years experience in their field.</li> <li>• Drafters, CADD technicians, Designers and similar technicians without registration, but with less than 10 years experience in their professional support field.</li> <li>• All Administrative support, clerical and word processing personnel with 10 years experience.</li> </ul>
<b>1. CLERICAL</b>	\$70	<ul style="list-style-type: none"> <li>• All Administrative support, clerical and word processing personnel with less than 10 years experience.</li> </ul>

**EFFECTIVE SINCE 2015. WILL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS MODIFIED BY A CONTRACT AMENDMENT.**

## PREVAILING REIMBURSABLE EXPENSES

Effective January 1, 2015

### Exhibit B

<u>Description</u>	<u>Rates *</u>
Reproduction/Scanning:	
8-1/2" x 11" B&W Bond .....	\$ .10
8-1/2" x 11" Color .....	\$ 1.00
Scanning 8-1/2 x 11 (.65 SF) .....	\$ .10
11" x 17" B&W Bond.....	\$ .20
11" x 17" Color.....	\$ 2.00
Scanning 11 x 17 (1.30 SF) .....	\$ .20
15" x 21" Bond.....	\$ .35
18" x 24" Bond.....	\$ .45
24" x 36" Bond.....	\$ .90
30" x 42" Bond.....	\$ 1.35
36" x 48" Bond.....	\$ 1.85
Bond Plot for Printing (rate per S.F.).....	\$ .154/SF
Scanning 15x21 to 36x48 (2.1875 SF to 12 SF).....	\$ .55/SF
Large Format Vellum.....	\$ 1.05/SF
Large Format Mylar .....	\$ 2.15/SF
HP Plotter B&W Bond Plots .....	\$ 1.00/SF
HP Plotter B&W Vellum Plots.....	\$ 2.00/SF
HP Plotter B&W Mylar Plots.....	\$ 2.50/SF
HP Plotter Color Line Plots .....	\$ 3.25/SF
HP Plotter Color 24-lb. Bond Paper Plots .....	\$ 4.50/SF
HP Plotter Color Nonglossy 7 mil Paper Plots .....	\$ 6.00/SF
HP Plotter Color Glossy Paper Plots.....	\$10.00/SF

\* Rates include all binding, stapling, collating, maintenance, etc.  
Shipping and handling not included.

Mileage (rate per mile) .....	Prevailing Government Rate
Air Fare.....	As billed to DLR Group
Auto Rental.....	As billed to DLR Group
Other Transportation .....	As billed to DLR Group
Parking and Tolls .....	As billed to DLR Group
Meals .....	As billed to DLR Group
Lodging .....	As billed to DLR Group
Postage .....	As billed to DLR Group
Delivery Charges .....	As billed to DLR Group
Telephone (Long Distance).....	As billed to DLR Group
Materials and Supplies .....	As billed to DLR Group
Models and Renderings (Presentation) .....	As billed to DLR Group
Photographic/Film .....	As billed to DLR Group
Photographic/Typeset .....	As billed to DLR Group
Codes/Ordinances .....	As billed to DLR Group
Legal.....	As billed to DLR Group
Consultants .....	Cost plus 1.10%

Project Reimbursable Expenses will be invoiced at cost plus 1.10%, except Consultants, which will be billed as noted. Reimbursable Expenses are subject to periodic adjustment.

**DLR Group inc.**

Initiated by:

Owner \_\_\_\_\_ dated: \_\_\_\_\_

Architect \_\_\_\_\_ dated: \_\_\_\_\_



**Kimley-Horn and Associates, Inc.**  
**Hourly Rate Schedule**  
**July 1, 2019 through June 30, 2020**

<b><u>Category</u></b>	<b><u>Hourly Billing Rate</u></b>
Professional	\$115 - \$180
Senior Professional	\$170 - \$245
Senior Technical Support	\$105 - \$175
Support Staff	\$65 - \$120
Principal	\$200 - \$270
Technical Support	\$80 - \$120

OLSSON  
**NE 2019 Billing Rate Schedule**

<u>Classification</u>	<u>Billing Rate</u>
Practice/Regional Leader	\$ 248.00
Office Leader	\$ 211.00
Senior Project Manager	\$ 211.00
Client Relations Manager	\$ 211.00
Industry Expert	\$ 211.00
Technical Leader	\$ 161.00
Team Leader	\$ 178.00
Project Management Specialist	\$ 154.00
Senior Engineer	\$ 163.00
Senior Project Engineer	\$ 148.00
Project Engineer	\$ 132.00
Associate Engineer	\$ 111.00
Assistant Engineer	\$ 93.00
Senior Scientist	\$ 144.00
Senior Project Scientist	\$ 128.00
Project Scientist	\$ 113.00
Associate Scientist	\$ 93.00
Assistant Scientist	\$ 77.00
Senior Planner	\$ 144.00
Senior Project Planner	\$ 128.00
Project Planner	\$ 113.00
Associate Planner	\$ 93.00
Assistant Planner	\$ 77.00
Senior Landscape Architect	\$ 145.00
Senior Project Landscape Architect	\$ 131.00
Project Landscape Architect	\$ 116.00
Associate Landscape Architect	\$ 95.00
Assistant Landscape Architect	\$ 79.00
Senior Construction Manager	\$ 153.00
Senior Project Construction Manager	\$ 138.00
Project Construction Manager	\$ 123.00
Associate Construction Manager	\$ 102.00
Assistant Construction Manager	\$ 85.00
Design Manager	\$ 131.00
Design Technical Manager	\$ 131.00
Design Associate	\$ 104.00
Senior Technician	\$ 86.00
Associate Technician	\$ 73.00
Assistant Technician	\$ 62.00
Manager CA	\$ 120.00
Technical Manager CA	\$ 102.00
Assistant Manager CA	\$ 90.00
Senior Technician CA	\$ 82.00
Associate Technician CA	\$ 68.00
Assistant Technician CA	\$ 58.00

WILL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS  
MODIFIED BY A CONTRACT AMENDMENT.

## OLSSON

EXHIBIT E  
PAGE 1 OF 2

<u>Classification</u>	<u>Billing Rate</u>
Senior Surveyor	\$ 116.00
Survey Technical Manager	\$ 116.00
Surveyor	\$ 90.00
Associate Surveyor	\$ 73.00
Assistant Surveyor	\$ 59.00
Senior Administrative Coordinator	\$ 99.00
Administrative Coordinator	\$ 79.00
Administrative Assistant	\$ 68.00
Secretarial/Office Assistant	\$ 49.00
Senior Systems Specialist	\$ 151.00
Student Intern - Level 3	\$ 73.00
Student Intern - Level 2	\$ 62.00
Student Intern - Level 1	\$ 52.00
Economic Development Specialist	\$ 98.00
Economic Development Coordinator	\$ 82.00
Economic Development Associate	\$ 67.00
GIS Specialist	\$ 104.00

WILL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS  
MODIFIED BY A CONTRACT AMENDMENT.

**Exhibit F – Scope of Services and Percentage of Effort by Phase**

*The scope of services includes the following:*

1. La Vista City Centre Parking Structure No. 2 shall have operations and systems consistent with La Vista City Centre Parking Structure No. 1.
2. Comply with conditions of permits pertaining to jurisdictional waters of the United States in the anticipated work areas. Such permits will be obtained by others as part of the pre-grading activity on the site.
3. Meet with the City and local agencies such as utility companies, adjacent building developers, designers and general contractors for adjacent buildings for the purpose of coordination and scheduling.
4. Attend one-on-one meetings with key representatives of the City for the purpose of coordination, including discussion of designs, options, construction schedules, permitting, alternatives, costs, operation and maintenance costs of alternative construction systems and other relevant matters to installing and/or facilitating the installation of public parking facilities in an efficient and cost-effective manner.
5. Refine the conceptual plan of public off-street parking facility configurations, and proposed utility systems. Develop a conceptual plan for storm water management related to water quality measures. Geotechnical investigations will not be required for the conceptual plan phase. Conceptual plans shall address lighting, pedestrian connections, traffic control, and connectivity with adjacent redevelopment.
6. Prepare preliminary plans and specifications for the public off-street parking facilities. Preliminary plans shall include site layout and traffic patterns, grading and utility plans, floor plans indicating general traffic/pedestrian/ and egress provisions, elevation sheets indicating structure facades, preliminary structural system, preliminary system identification for mechanical and electrical systems, and proposed storm water management facilities including measures to address water quality from the new pavement areas (first half-inch of runoff for water quality). Preliminary specifications shall be in outline form identifying the proposed general conditions and list of standard technical specifications to be followed as well as a list of Special Provisions what will be written for the project.
7. Prepare preliminary recommendations and illustrations for construction phasing needed in order to coordinate with redevelopers. Coordinate with the adjacent general contractors as required for their construction access and utility needs as adjacent development will be constructed concurrently with this infrastructure.
8. Prepare final plans and specifications. Final plans shall include, but not be limited to, the following:
  - a. Site Grading Plan
  - b. Site Construction Plan
  - c. Geometric Plan of the parking structure
  - d. Architectural floor plans
  - e. Architectural elevations
  - f. Architectural cross sections and details
  - g. Finish and door schedules
  - h. Structural foundation plans
  - i. Structural framing plans
  - j. Structural details and notes
  - k. Plumbing plans
  - l. HVAC plans as necessary
  - m. Electrical lighting and power plans
  - n. Traffic control and signage
  - o. Specification book
9. Finalize the plans and specifications based upon review comments provided by the City.
10. Provide project management services including a pre-design meeting upon Notice to Proceed, regular design progress meetings (anticipate bi-weekly) plan-in-hand review meeting at preliminary plan review,

design contract administration and scheduling, coordination of design team including all sub-consultants, and development of a project schedule.

11. Attend regular coordination meetings as specified by the City (anticipate bi-weekly).

*Percentage of Effort by Phase:*

1. Schematic Design 20%
2. Design Development 30%
3. Construction Documents 40%
4. Bidding and Negotiations 10%
5. Construction Administration is not included in the scope of services at this time. Upon award of the Construction Contract a proposal will be furnished for Construction Administration Services.