



City of Grand Island

Tuesday, April 11, 2017

Council Session

Item I-1

#2017-117 - Consideration of Approving Contract for Preparation of a Redevelopment Plan for Former Central Nebraska Veterans Home Land

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerom E. Janulewicz, City Attorney

Meeting: April 11, 2017

Subject: Agreement with Olsson Associates, Inc. for Development of a Reuse Plan for a part of the former Central Nebraska Veterans Home in Grand Island

Presenter(s): Marlan Ferguson, City Administrator

Background

In 2016, the State of Nebraska conveyed to the City of Grand Island various tracts of real estate that were a part of the Central Nebraska Veterans Home. The property conveyed includes tracts north of Nebraska Highway 2 between Broadwell Avenue and Webb Road and South of Highway 281 as well as the agricultural lands south of Highway 2 and north of Capital Avenue. The City issued an RFP seeking proposals from a qualified consulting firm to assist in the development of a reuse plan for these lands.

Discussion

Olsson Associates, Inc. was selected as the preferred consultant for providing the services requested. Copies of the proposed Scope of Services, Letter of Agreement, and general provisions are included.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Adopt the Resolution authorizing the agreement with Olsson Associates, Inc.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council adopt the Resolution.

Sample Motion

Move to approve the resolution authorizing the Agreement with Olsson Associates, Inc. for Development of a Reuse Plan for a part of the former Central Nebraska Veterans Home in Grand Island.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
REDEVELOPMENT PLAN FOR FORMER CENTRAL NEBRASKA
VETERANS HOME LAND**

RFP DUE DATE: February 8, 2017 at 4:00 p.m.
DEPARTMENT: Legal
PUBLICATION DATE: N/A
NO. POTENTIAL BIDDERS: 9

SUMMARY OF PROPOSALS RECEIVED

Olsson Associates
Grand Island, NE

Confluence
Des Moines, IA

HDR
Omaha, NE

cc: Jerry Janulewicz, City Attorney
Marlan Ferguson, City Administrator

Stacy Nonhof, Assistant City Attorney
Renae Griffiths, Finance Director

P1936

SCOPE OF SERVICES

This exhibit is hereby attached to and made a part of the Letter Agreement for Professional Services dated April 6, 2017 between City of Grand Island ("Client") and Olsson Associates ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is indicated below.

PROJECT DESCRIPTION AND LOCATION

Project will be located at: Former Veterans Home Land, Grand Island, NE

Project Description: Redevelopment Plan for former Veterans Home Land which comprises approximately 640 acres bounded by Capital Avenue, Hwy 281, Broadwell Avenue, and Webb Road.

SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

PLANNING SERVICES

Phase 100 - Land Use Master Plan

Task 101 - Discover

Initial project meeting (conference call) to discuss overall outcomes, desired program, background information, timelines, and stakeholders.

Olsson will compile and analyze existing conditions in the study area. Gather data from available sources, maps, and analyze the existing infrastructure, resources, and conditions of the study area.

It is assumed this data is available from existing sources, and that Olsson will have access to the data for no fee. Should a fee be required for data access, that fee shall be considered additional services and will be billed accordingly.

Olsson will evaluate the current and future economic market factors that influence existing and future business and development opportunities, as well as providing demand potential for commercial, housing, office, and industrial uses. This will be used to prepare an economic analysis report to provide solid information to help formulate a "market positioning strategy" for the project area.

Task 102 - Engage

Engagement phase occurs throughout the entire planning process, but primarily during the envision and narrow phases. Olsson will utilize individual meetings and dialog, public forums, a charrette, and an open house to assist in developing a plan.

During the 3 day charrette process, Olsson will set up a goal setting kick off (visioning) meeting with the appointed stakeholder group (steering committee) and city staff to clearly define the goals and objectives for the project and community. There will also be public meetings scheduled along with small group meetings and interviews with key stakeholders.

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Task 103 - Envision

Olsson will develop multiple concepts for enhancement, development, redevelopment, and infill based upon a community goal setting session; existing conditions; economic factors; information gathered in individual stakeholder meetings; and the three-day charrette.

Olsson will prepare sketches, visualizations, and renderings that are easily understood and very graphic in nature for the community and stakeholders to review and give input on.

Task 104 - Narrow

Olsson will narrow the concepts and options into a defined direction based on consensus building and community/stakeholder involvement. It will incorporate existing studies and new initiatives discovered in the plan process and develop them into potential solutions, incorporate the market opportunities identified, and define a clear direction for the future of the project area. This refined development plan will be shared with the stakeholder group on the last day of the charrette.

Task 105 - Plan

Olsson will further refine the plan and distribute to client for review and comment. Olsson will address the comments and prepare the plan document which will be presented to the client at an in person meeting.

The Master Plan will contain the following:

- Recommendations for economic and development improvements
- Address potential opportunities for implementing the community objectives
- Propose and design strategies for:
 - Land use
 - Economic development
 - Transportation
 - Infrastructure
 - Design and layout
 - Amenity and character
 - Improvement in quality of life
- Objectives to:
 - Manage change
 - Identify and prioritize objectives for investment
 - Identify potential funding sources
 - Recommend implementation framework

Task 106 - Implement

As part of the Master Plan, Olsson will prepare an implementation framework that will provide the critical first steps in the Redevelopment Plan and its recommendations. It will focus on near, mid- and long-range goals, as well as opinions of costs for recommendations. The implementation framework will be shared with the client digitally and discussed via conference call for review and comment. Comments will be incorporated into final plan and final plan will be presented in person to the City Council.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

OLSSON ASSOCIATES, INC.

By _____
Jeff R. Palik

_____ Ken Boone

If you accept this Scope of Services, please sign:

CITY OF GRAND ISLAND

By _____
Signature

Print Name _____

Title _____

Dated: _____

RESOLUTION 2017-117

WHEREAS, In 2016, the State of Nebraska conveyed to the City of Grand Island various tracts of real estate that were a part of the Central Nebraska Veterans Home; and

WHEREAS, The property conveyed includes tracts north of Nebraska Highway 2 between Broadwell Avenue and Webb Road and South of Highway 281 as well as the agricultural lands south of Highway 2 and north of Capital Avenue; and

WHEREAS, The City issued an RFP seeking proposals from a qualified consulting firm to assist in the development of a reuse plan for these lands; and

WHEREAS, Olsson Associates, Inc. was selected as the preferred consultant for providing the services requested.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the agreement between the City of Grand Island and Olsson Associates, Inc. to prepare a Redevelopment Plan for the former Central Nebraska Veterans Home lands as described herein, should be and the same hereby is approved.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 11, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
April 7, 2017	☒ City Attorney