

## MEMORANDUM

**TO:** Programs, Projects and Operations Subcommittee  
**SUBJECT:** Request from Olsson Associates for Additional Engineering Fees for Pigeon/Jones Site 15 Recreation Design  
**DATE:** March 5, 2013  
**BY:** Terry Schumacher, Land & Water Programs Coordinator

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At their September, 2007, meeting, the P-MRNRD Board of Directors approved a contract with Olsson Associates for the Pigeon/Jones Site 15 Final Design in the amount of \$534,573. The contract, for Phase I, is for the design of the dam, design of the County road improvements, design of the downstream levees and the off-line storage area. In March of 2009, the Phase I contract was amended to include an additional \$51,300. The Phase II Amendment to the contract was approved in July of 2009, an additional \$513,000. Phase III, Upstream Structures, was approved in October 2010 for \$114,150. Phase IV, Construction, was approved in April of 2012 for \$340,980. The total contract cost approved by the Board is \$1,554,083.00.

Olsson Associates is requesting an amendment, Phase V, to the contract for additional services necessary to provide final design at a cost of \$75,000 for the recreation area on Pigeon/Jones Site 15, \$89,000 for the final final design for Pigeon/Jones Site 16 and design plans for Pigeon/Jones Site 22 and \$15,500 for Project Management of the projects located near Hubbard, NE. These services would include project management, recreation area final design plans, field and land rights survey, geotechnical observation and analysis, field observation and documentation, 404 permit application and approval. Olsson Associates will also prepare an update to the Natural Resources Development Fund economic analysis for recreational benefits.

The Pigeon/Jones 15 Dam Project was advertised for bids in April 2012 with a construction contract awarded to Dixon Const. in May 2012. The construction of the dam, 200<sup>th</sup> street and the fisheries is planned to be completed in June 2013.

Attached is a letter from Olsson Associated that explains in detail their request for additional professional services in the not to exceed amount of \$179,500. If approved, it would increase the contract to a not to exceed amount of \$1,733,583.00.

**Management recommends that the Subcommittee recommend to the Board of Directors that the maximum, not to exceed amount for professional services contract with Olsson Associates for the Pigeon Jones Site 15 Project, be increased to \$1,733,583.00 and that the General Manager, on behalf of the District, should execute a contract amendment providing for such increase.**



February 28, 2013

Mr. Terry Schumacher  
Papio-Missouri River NRD  
8901 S. 154<sup>th</sup> Street  
Omaha, NE 68138-3621

Re: Pigeon-Jones Creek Dam Site 15 Additional Services  
OA Project No. 007-1658

Dear Mr. Schumacher:

The purpose of this letter is to request an amendment to the referenced project for additional services necessary to update the Recreation Area Design Plans for the Dam Site 15 project near Hubbard, NE in accordance with Nebraska Game and Parks Commission requests and for services necessary to advance the design of sediment and grade control structures, Sites 22 and 16, located upstream of the future Kremper Lake. The preliminary and final design of this project has been completed in several phases which correspond to work currently under contract as summarized below. Please see breakdown of tasks within each phase in the enclosed summary table.

Work Currently Under Contract

Phase I Design and Planning – Oct 2007:	\$534,573.00
Phase I Design Amendment – Mar 2009:	\$ 51,380.00
Phase II Amendment – July 2009:	\$513,000.00
Phase III CBWMP Upstream Structures – Oct 2010:	\$114,150.00
Phase IV Construction – April 2012:	\$340,980.00
<b>Total Contract Cost:</b>	<b>\$1,554,083.00</b>

As of the February invoice, Olsson has billed and received \$1,406,620.35, leaving approximately \$147,450 of the available Phase IV budget to complete construction observation on the dam and roadways. This is considered to be adequate for completing Phase IV.

Approved in the Phase II Amendment, Olsson Associates was allotted \$237,000 to complete design plans and bid documents for the recreation area improvements surrounding the lake. To date, approximately 90% design plans have been completed, but under the assumption that the District would be providing operation and maintenance of the park. Several initial meetings with District staff confirmed this assumption and the plans were prepared mainly in accordance with the overall concept plan initially approved by the District and incorporated as part of the Natural Resources Development Fund recreational benefits, see attached. Following recent meetings with representatives from the Nebraska Game and Parks Commission, proposed changes to the conceptual plan and layout for RV camping and other amenities will require design changes and plan revisions beyond the initial scope of services. See revised concept plan also attached.

As part of Phase III services, Olsson Associates completed preliminary design for two sediment and grade control structures located along county roadways upstream of Jones Creek Site 15. These structures are shown in the attached map and were part of the Community Based Watershed Management Plan (CBWMP) prepared for the watershed upstream of Jones Creek Site 15. The preliminary design services already provided include survey of the structure sites and upstream storage areas, geotechnical investigations and reports, wetland delineation and permit reviews, preliminary layout and grading plans, and cost estimates. In addition to the two road structures, Olsson has investigated and prepared final design plans, permits and construction documents for a grade control weir located just upstream of a county road culvert, see CBWMP map. Results from the preliminary design for the two roadway structures identified key issues which will require further attention and are the reason that designs were only taken to a preliminary stage. The first issue is that the anticipated costs of the structures is nearly three times initial estimates due to grading issues for the proposed sediment storage areas and the size of spillway conduits necessary for the significant contributing drainage areas. The other key issue is that identified wetland acres within the potential sediment pool areas exceed maximum acres allowed for nationwide 404 permits, requiring further alternatives analysis and reporting as part of what might be an individual 404 permit. Using anticipated design and construction costs, changes to existing and new Section 319 grants from the Nebraska Department of Environmental Quality will cover 65% of the District's expenses for these projects.

Olsson is proposing to provide the following professional services necessary to complete Phase V additional services necessary for recreational plan revisions and continued design on upstream sediment and grade control structures:

1. Project Management and Administration
2. Recreation Area Design Additional Services
3. CBWMP Upstream Watershed Structure Design

The following paragraphs provide a short description for each of these services along with their respective costs. We respectfully request that you consider a total contract increase of **\$179,500** to accomplish all of these activities and move the project forward.

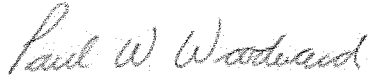
1. **Project Management (add \$15,500)** – Olsson will provide overall project management for an additional assumed time period of 1 year. Project management provides services for occasional project progress meetings with District staff, as well as internal coordination meetings and calls to keep tasks on schedule and within budget. The estimated cost for this task is based on the following assumptions: approximately \$1,300 will be needed each month for 12 months.
2. **Recreation Area Design Additional Service (add \$75,000)** – Olsson will incorporate design changes recommended by the Nebraska Game and Parks Commission (NGPC). It is anticipated that these changes will include new locations for the RV campground and equestrian campgrounds, different restroom facilities with showers, new locations and larger septic systems, rerouted electrical outlets, and different well locations and distribution within each campground. No facilities will be proposed south of the new 200<sup>th</sup> Street roadway alignment to allow for hunting activities. This may save costs on proposed roadway facilities in the park and well as fewer costs involved in rock surface trails. Olsson will finalize proposed construction plans, prepare contract documents and technical specifications, provide coordination between NGPC and the District, and prepare an update to the Natural Resources Development Fund economic analysis for recreational benefits.

3. CBWMP Upstream Watershed Structure Design (add \$89,000) – Olsson will provide design services to complete the final design, permits, construction documents, and bidding for roadway structure Site 16. For roadway structure Site 22, Olsson will complete the initial procedures required for an individual 404 permit including purpose and need documentation, alternatives analysis, Nebraska Stream Condition Assessment Procedure (NeSCAP), and draft mitigation plans. It is expected that the completion of these services for Site 22 will result in a preferred alternative and overall 404 permit application. Once a final alternative is identified, design plans will be completed up to a 60% level for review by the District and permitting agencies. Further design and additional Section 319 funding will be necessary to finish the construction of Site 22. Deliverables for this task include a nationwide 404 permit for Site 16, construction plans and bid documents for Site 16, 404 permit application documents for Site 22, and 60% design plans for Site 22. Up to four meetings are anticipated with District staff and USACE.

All cost estimates are based on an assumed 12 month completion schedule. If approved, the increase of \$179,500 would bring the total contract amount to **\$1,733,583.00**.

Thank you for your consideration of our proposal. As always, feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Paul W. Woodward".

Paul W. Woodward, P.E., CFM  
Omaha Water Resources Group Leader

Enclosures



**PROJECT DESIGN TASKS AND COSTS**

TO OWNER: Papio-Missouri River NRD  
8901 S 154th Street  
Omaha NE 68138-3621

FROM: Olsson Associates

Date

2/18/2013

**PMRNRD Pigeon/Jones Creek Watershed Site 15 Final Design**

	ORIGINAL PHASE I	PHASE II	PHASE III	PHASE IV	PHASE IV	TOTAL
1. ORIGINAL CONTRACT SUM	\$534,573.00	\$0.00	\$0.00	\$0.00	\$0.00	\$534,573.00
2. NET CHANGE BY CHANGE ORDERS/CONTRACT ADDENDUMS	\$51,380.00	\$513,000.00	\$114,150.00	\$340,980.00	\$179,500.00	\$1,199,010.00
3. CONTRACT SUM TO DATE (Line 1 plus or minus Line 2)	\$585,953.00	\$513,000.00	\$114,150.00	\$340,980.00	\$179,500.00	\$1,733,583.00
4. TOTAL INVOICED TO DATE (ALL PHASES) (Including this Invoice)	\$585,953.00	\$525,375.32	\$114,150.00	\$181,142.03	\$0.00	\$1,406,620.35
5. BALANCE TO FINISH (Line 3 minus Line 6)	\$0.00	-\$12,375.32	\$0.00	\$159,837.97	\$179,500.00	\$326,962.65
6. PERCENTAGE OF WORK COMPLETED	100.00%	102.41%	100.00%	53.12%	0.00%	81.14%
TASK 100: <i>Project Management and Coordination</i>	\$42,100.00	\$21,500.00	\$0.00	\$0.00	\$15,500.00	\$79,100.00
TASK 200: <i>Community Based Watershed Planning</i>	\$37,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,220.00
TASK 300: <i>Geotechnical Investigations</i>	\$67,155.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,155.00
TASK 400: <i>Survey</i>	\$9,100.00	\$19,000.00	\$0.00	\$0.00	\$0.00	\$28,100.00
TASK 500: <i>Dam Structure Design</i>	\$170,020.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170,020.00
TASK 600: <i>Fishery Enhancement Design</i>	\$34,620.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,620.00
TASK 700: <i>200th Street &amp; Lutton Avenue Relocation Design</i>	\$78,940.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78,940.00
TASK 800: <i>South Bluff Road Tie-Back Levee Design</i>	\$9,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.00
TASK 900: <i>Off-Line Storage Area Design</i>	\$16,870.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,870.00
TASK 1000: <i>Recreation Facility Design</i>	\$7,840.00	\$237,500.00	\$0.00	\$0.00	\$75,000.00	\$320,340.00
TASK 1100: <i>Environmental Investigation and Permitting</i>	\$53,508.00	\$95,000.00	\$0.00	\$0.00	\$0.00	\$148,508.00
TASK 1200: <i>Land Acquisition</i>	\$15,350.00	\$83,000.00	\$0.00	\$0.00	\$0.00	\$98,350.00
TASK 1300: <i>Miscellaneous Permitting</i>	\$43,790.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,790.00
TASK 1400: <i>Grant Applications and Administration</i>	\$0.00	\$57,000.00	\$0.00	\$0.00	\$0.00	\$57,000.00
TASK 1500: <i>CBWMP Upstream Structure Design (319 Grant)</i>	\$0.00	\$0.00	\$114,150.00	\$0.00	\$89,000.00	\$203,150.00
TASK 1600: <i>Construction Observation</i>				\$340,980.00	\$0.00	\$340,980.00
TOTAL	\$585,953.00	\$513,000.00	\$114,150.00	\$340,980.00	\$179,500.00	\$1,733,583.00





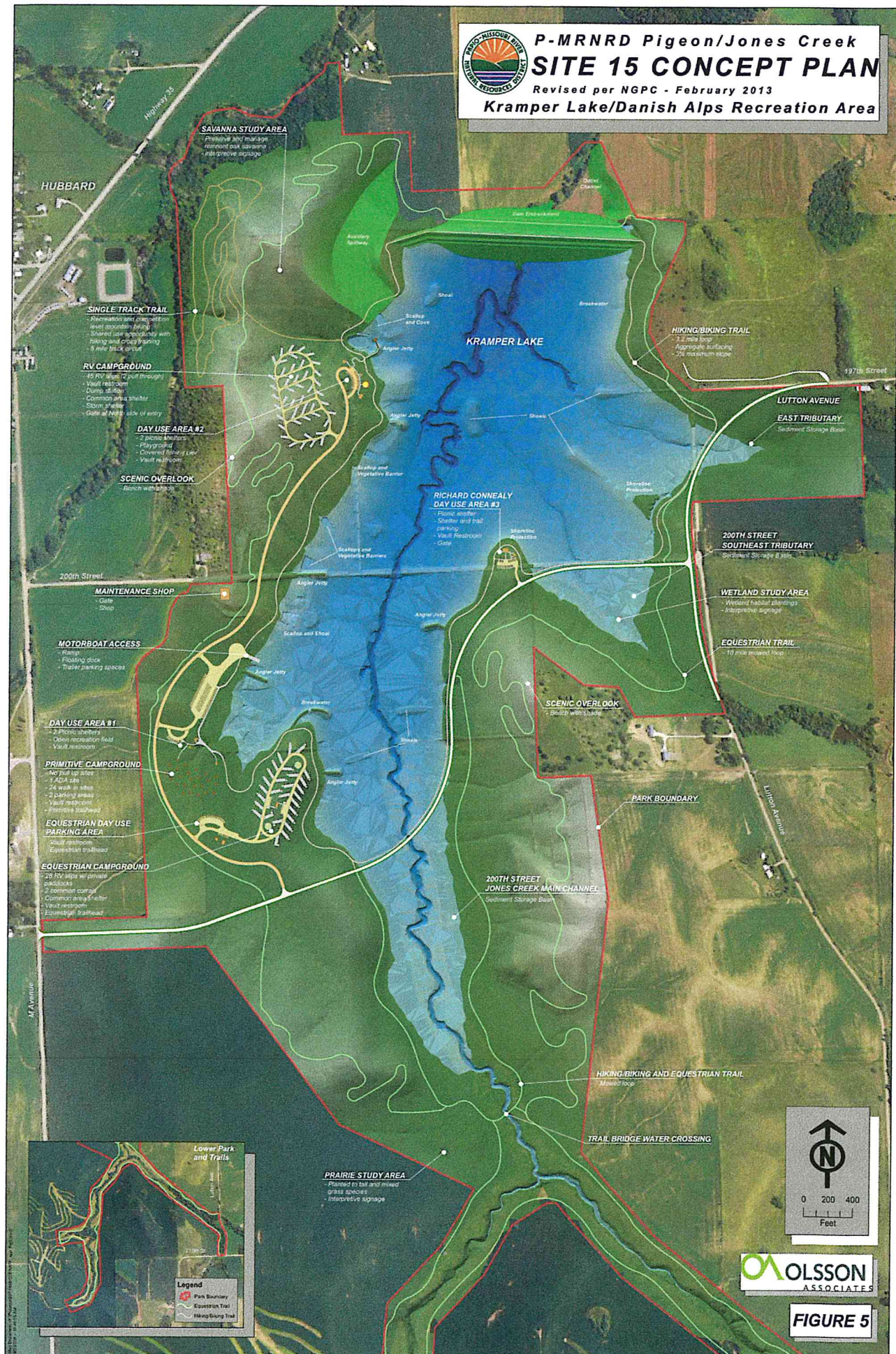
P-MRNRD Pigeon/Jones Creek  
**SITE 15 CONCEPT PLAN**  
September 2012  
Kramper Lake/Danish Alps Recreation Area



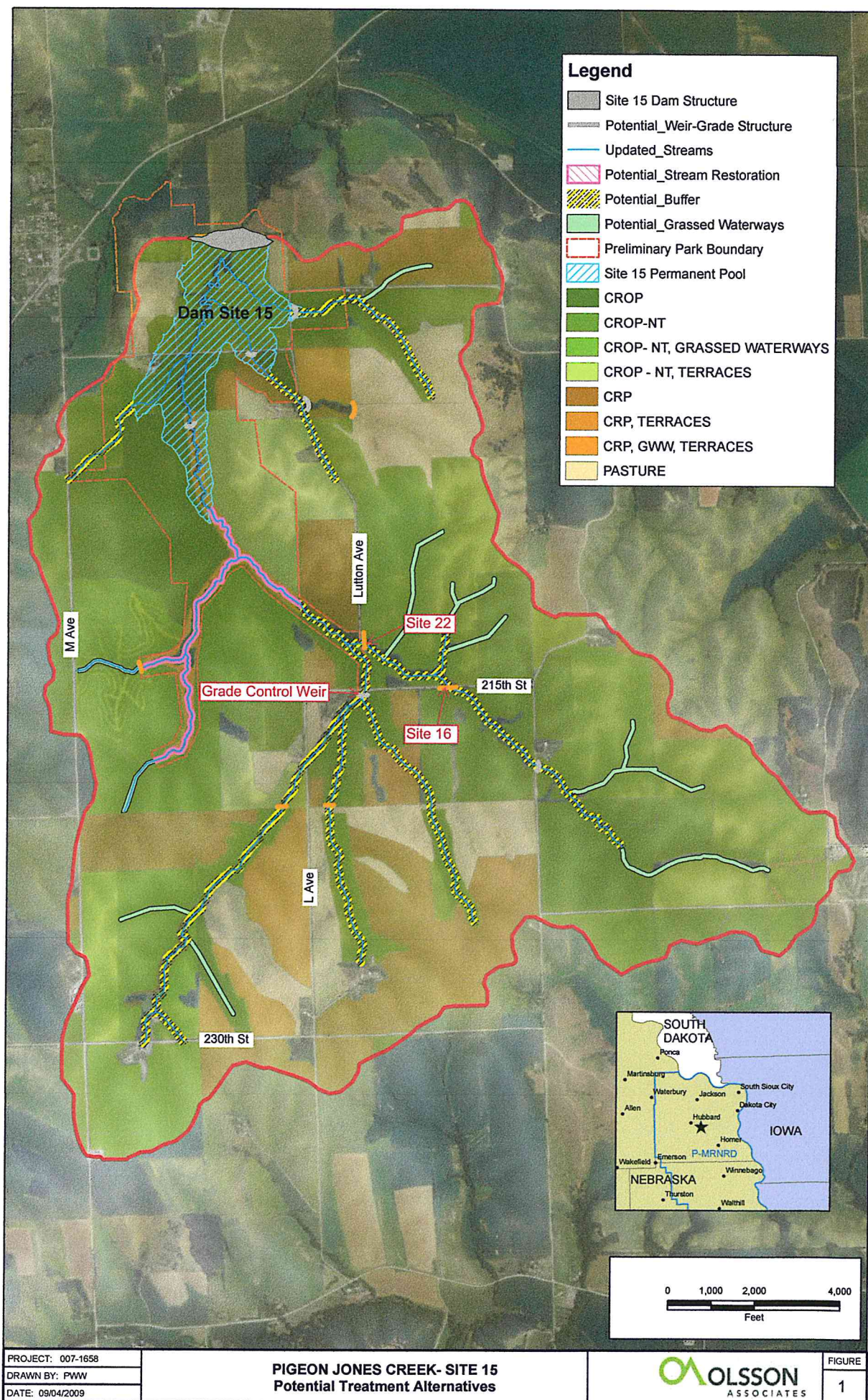




P-MRNRD Pigeon/Jones Creek  
**SITE 15 CONCEPT PLAN**  
Revised per NGPC - February 2013  
Kramper Lake/Danish Alps Recreation Area







PROJECT: 007-1658  
 DRAWN BY: PWW  
 DATE: 09/04/2009

**PIGEON JONES CREEK- SITE 15  
 Potential Treatment Alternatives**

**OLSSON**  
 ASSOCIATES

FIGURE  
 1



SUGGESTED FORMAT  
(for use with E-582, 2004 Edition)

This is **EXHIBIT K**, consisting of 1 pages, referred to in  
and part of the **Agreement between Owner and Program  
Manager** dated October 4, 2007.

**Amendment to Owner-Program Manager Agreement**

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1. Background Data:

- a. Effective Date of Owner-Program Manager Agreement: October 4, 2007
- b. Owner: Papio-Missouri River NRD
- c. Program Manager: Olsson Associates
- d. Program: PMRNRD Pigeon/Jones Creek Watershed Site 15 Final Design

2. Nature of Amendment [Check those that are applicable and delete those that are inapplicable.]

- ☒ Additional Services to be performed by Program Manager  
☐ Modifications to Services of Program Manager  
☐ Modifications to Responsibilities of Owner  
☐ Modifications to Payment to Program Manager  
☐ Modifications to Time(s) for rendering Services  
☐ Modifications to other terms and conditions of the Agreement

3. Description of Modifications

Attached letter and enclosures to Terry Schumacher dated February 28, 2013 detailing the nature of the requested additional services.

Owner and Program Manager hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is March 14, 2013.

OWNER:

PROGRAM MANAGER:

By: John Winkler

By: Michael Piernicky

Title: General Manager

Title: Omaha Office Manager

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

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