

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION AUTHORIZING CHAIRMAN TO SIGN INTERLOCAL**  
**COOPERATION AGREEMENT FOR THE STUDY OF THE PLATTEVIEW ROAD**  
**CORRIDOR**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the City of Bellevue, Nebraska and the Omaha-Council Bluffs Metropolitan Area Planning Agency ("MAPA") have proposed an agreement pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801 to 827 (Reissue 2007), for the study of future land use and road facility upgrading options within the Platteview Road corridor, and said agreement is in the best interest of the citizens of Sarpy County and the traveling public.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT, pursuant to the statutory authority set forth above, the Chairman of this Board, together with the County Clerk, be and hereby are authorized to execute on behalf of this Board an agreement, with the City of Bellevue, Nebraska and Omaha-Council Bluffs Metropolitan Area Planning Agency made pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801 to 827 (Reissue 1997), for the study of future land use and road facility upgrading options within the Platteview Road corridor, a copy of which is attached hereto.

DATED this 24<sup>th</sup> day of May, 2011.

Moved by Jim Thompson, seconded by Jim Nekupa, that the above Resolution be adopted. Carried.

YEAS:

James L. ...

NAYS:

none

ABSENT:

none

Jim Wane

Jim Thompson  
Jim Nekupa  
Tom ...

ABSTAIN:

none

Dee ...  
County Clerk



# Deb Houghtaling

Fred Uhe  
Chief Deputy

# Sarpy County Clerk

Renee Lansman  
Assistant Chief Deputy

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1210 Golden Gate Drive • Papillion, Nebraska 68046-2895  
Phone: 402-593-2105 • Fax: 402-593-4471 • Website [www.Sarpy.com](http://www.Sarpy.com) • Email: [Clerk@sarpy.com](mailto:Clerk@sarpy.com)

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May 26, 2011

City Clerk Kay Dammast  
City of Bellevue  
210 W. Mission  
Bellevue NE 68005

RE: Interlocal Cooperation Agreement for Study of Platteview Road Corridor

Action by the Sarpy County Board of Commissioners, at the meeting of May 24, 2011, is as follows:

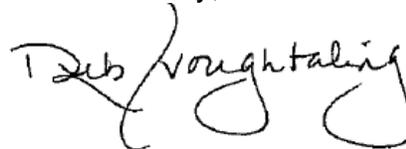
Resolution 2011-155: Authorize Chairman to sign interlocal cooperation agreement with Bellevue and MAPA for the study of the Platteview Road corridor. Mark Wayne, County Administrator

MOTION: Resolved by Thompson, seconded by Nekuda, to approve the resolution for the agreement with the City of Bellevue and the Omaha-Council Bluffs Metropolitan Area Planning Agency, MAPA, for the study of future land use and road facility upgrading options within the Platteview Road corridor. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

Enclosed are three originals of the subject agreement which have been signed by the Chairman. After all approval signatures have been obtained we request that one **original agreement** be mailed to Sarpy County for our records.

**Mail to:** Sarpy County Clerk  
Attn: Christine Vance  
1210 Golden Gate Dr.  
Papillion NE 68046-2895

Sincerely,



Deb Houghtaling  
Sarpy County Clerk

Enclosures (3)  
DH/cv

## **INTERLOCAL COOPERATION AGREEMENT FOR COMPREHENSIVE PLANNING SERVICE FOR THE PLATTEVIEW ROAD CORRIDOR**

This Agreement is by and between the County of Sarpy, Nebraska, hereinafter "County," and the City of Bellevue, Nebraska, hereinafter "Bellevue," and the Omaha-Council Bluffs Metropolitan Area Planning Agency, hereinafter "MAPA".

WHEREAS, the parties hereto are political subdivisions, duly authorized and existing under the laws of the State of Nebraska; and,

WHEREAS, a new U.S. Highway 34 bridge over the Missouri River and a new interchange of U.S. Highway 34 with U.S. Highway 75 will bring a higher volume of traffic to Platteview Road; and,

WHEREAS, the Parties wish to engage a consultant with expertise in land use planning and civil engineering for a technical study of future land use and road facility upgrading options along the Platteview Road corridor in southern Sarpy County, and

WHEREAS, pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-801, *et seq.* (Reissue 2007), the Parties wish to permit their local government units to make the most efficient use of their powers by enabling them to cooperate with each other on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities;

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES, PURSUANT TO NEB. REV. STAT. § 13-807 (REISSUE 2007), AS FOLLOWS:

- I. This Agreement shall expire upon the performance of all the obligations of the parties as described herein.
- II. No separate legal or administrative entity will be created hereunder. Existing agents of the respective Parties will complete the terms of this contract.
- III. The purpose of this Agreement is to share the cost for a technical study of future land use and road facility upgrading options along the Platteview Road corridor, hereinafter "The Project." Attached as exhibit "A" is a request for proposals for The Project, the description of which is incorporated herein by reference.
- IV. The Project will be financed as may be provided for by law for each of the

respective Parties. This agreement may be amended as may be required for purposes of aiding a party hereto in financing its obligations under this agreement.

- V. Termination of this Agreement shall properly occur on the completion of the Project.
- VI. MAPA shall serve as the lead agent for the purposes of completion of the Project. MAPA shall select a consultant for the completion of the study described in Exhibit "A" and enter into the appropriate contract with said consultant. Said study and the contract for said study shall be in conformance with the terms of Exhibit "A". MAPA shall be responsible for payments due to said consultant under said contract, but shall be entitled to partial reimbursement of said payments as described in paragraph VII below.
- VII. To the extent that the contract described in paragraph VI requires the payment of more than \$100,000, Sarpy County and Bellevue shall be responsible for said excess amount. To the extent that the amount due the consultant under the contract exceeds \$100,000, Bellevue shall be responsible for 33% of said excess amount. However, Bellevue's shall not be liable for any amount over \$24,000. County shall be responsible for the payment of all sums in excess of \$100,000 due the consultant under the contract, except for those amounts that are the responsibility of the Bellevue.
- VIII. At such time as any payment is required to be paid to the consultant pursuant to the contract described in paragraph VI above, MAPA shall provide notice to each Party of the date and amount said payment is due. Each Party shall make the required payment within 30 days of the receipt of said notice. In no event shall Bellevue be required to make a payment required under this agreement prior to October 1, 2011.
- IX. Pursuant to Neb. Rev. Stat. § 13-804 (5) (Reissue 2007), the Parties hereto acknowledge, stipulate, and agree that this Contract shall not relieve any public agency of any obligation or responsibility imposed upon it by law.
- X. Pursuant to Neb. Rev. Stat. § 23-3113 (Reissue 2007), the Parties hereto declare and affirm that no officer, member, or employee, and no member of their

governing bodies, and no other public official of parties who exercises any functions or responsibilities in the review or approval of the undertaking described in this Agreement or the performing of either Parties' obligations pursuant to this Agreement which affects his or her personal interest, or any partnership, or association in which he or she is directly or indirectly interested; nor shall any employee, nor any member of their governing bodies, have any interest, direct or indirect, in this Agreement or the proceeds thereof.

- XI. It is understood and agreed by the Parties hereto that if any part, term, condition or provision of this Agreement is held to be illegal or in conflict with any law of this State or of the United State, the validity of the remaining parties, terms, conditions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the contract did not contain the particular part, term, condition or provisions held to be invalid.

**IN WITNESS WHEREOF, we, the contracting parties, by our  
respective and duly authorized agents, hereto affix our signatures and seals in  
duplicate this \_\_\_\_ day of \_\_\_\_\_, 2011.**



COUNTY OF SARPY, NEBRASKA,  
A Body Politic and Corporate.

(Seal)

ATTEST:

Debra L. Houghtaling  
Sarpy County Clerk

By Tom Richard 5/24/2011  
Chairman, Sarpy County Board  
of Commissioners

Approved as to form and content:  
[Signature]  
Deputy County Attorney

(Seal)

CITY OF BELLEVUE, NEBRASKA,

ATTEST:

\_\_\_\_\_  
Clerk

By \_\_\_\_\_  
Mayor

Approved as to form and content:

\_\_\_\_\_  
City Attorney/Assistant

(Seal)

OMAHA-COUNCIL BLUFFS METROPOLITAN  
AREA PLANNING AGENCY

ATTEST:

\_\_\_\_\_  
Clerk

By \_\_\_\_\_  
Chair

Approved as to form and content:

\_\_\_\_\_  
Legal Counsel

# REQUEST FOR PROPOSALS (RFP)

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## Land Use and Facility Impact Analytical Services for the Platteview Road Corridor

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## I. INTRODUCTION

The Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA), in conjunction with Sarpy County, Nebraska, request proposals from qualified consulting firms with expertise in land use planning and civil engineering for a technical study of future land use and road facility upgrading options along the Platteview Road corridor in southern Sarpy County. The study area extends from U.S. Highway 75 in the east to Nebraska Highway 50 (144<sup>th</sup> Street) in the west. It includes or is contiguous with land belonging to the municipal corporations of Bellevue and Springfield, Nebraska, the extraterritorial jurisdiction (ETJ) of the municipal corporation of Papillion, Nebraska, as well as numerous unincorporated residential subdivisions and agricultural estates. A map showing the study area extent is attached to this request as Exhibit 1.

The corridor stands to undergo significant change once two major projects are completed: a new US Highway 34 bridge link between Nebraska and Iowa, and a proposed new interchange at Highway 75. These projects will make Platteview Road the shortest direct connection to Interstate 80 from Glenwood, Iowa, and are thus expected to bring a much higher volume of traffic to the corridor. Diagrams of both projects are included as Exhibits 2 and 3.

This study has two primary goals. The first is to provide Sarpy County with a phased plan for the improvement of the Platteview Road facility in light of the new bridge link and interchange. This should include immediate measures to enhance the road's safety and operations, such as minor intersection improvements. A general vision for longer-term improvements to the corridor should also be presented, though specific options or recommendations are not to be explored at this time.

The second goal is to identify an appropriate vision for land use along the corridor to guide future development. The current scheme for the corridor's future land use, dating from Sarpy County's 2005 comprehensive plan update, is believed to be insufficient to support the significant improvements to roadway capacity. In light of the completion of the new US-34 Missouri River crossing, the study area is poised to become a major gateway corridor to Sarpy County. Some specific sites may benefit from detailed urban design. Sites will be determined early in the process of the study. It is expected that this element of the study will accordingly generate and consider multiple scenarios for future land use and development along the corridor, culminating in a recommended land use vision and the necessary zoning controls to support the realization of that vision. As part of the land use portion of the study the consultant will expand on the Southern Sarpy County Sewer Master Plan Phase II completed in 2007 by creating a sewer phasing plan and developing a framework for a cooperative utility board for the Platte River Watershed. The purpose of the utility board will be to implement the sewer phasing plan and develop a funding mechanism for the implementation of the 2007 Southern Sarpy County Sewer Master Plan. The land use portion of the study should also consider whether or not the Highway Corridor Overlay guidelines are sufficient to protect the long term vision of the corridor. The vision and supporting controls proposed in the study will be considered by Sarpy County for incorporation in the comprehensive plan.

MAPA, in coordination with Sarpy County, is the Issuing Agent for this study. The consultant selection committee will be composed of representatives from MAPA, Sarpy County, and the City of Bellevue, and will be charged with reviewing proposals, conducting interviews with respondents as appropriate, and making a recommendation to the MAPA Board of Directors on selection of a respondent for negotiation of contract services. MAPA reserves the right to reject any and all proposals and to negotiate changes

with any consultant. MAPA and Sarpy County will not be liable for any cost incurred by any consultant prior to the execution of an agreement or contract. Furthermore, MAPA and Sarpy County will not be liable for any costs incurred by the firms that are not specified in the contract.

The selected consultant/team will be required to complete the study in accordance with any Terms and Conditions set by MAPA or Sarpy County. Those terms and conditions will be transmitted to the firm selected for negotiation of a contract for services. MAPA and Sarpy County are both Equal Employment Opportunity Employers.

Descriptions of standards, tasks, and deliverables are included in the subsequent sections.

## **II. PROJECT BACKGROUND**

Sarpy County is Nebraska's fastest-growing county, a distinction it has held for some 30 years. The recently released 2010 Census figures show a noticeable uptick in population growth – 25%, after two decades of around 19% growth – in a decade bookmarked by economic tumult. This level of growth is expected to continue for the foreseeable future, and will place significant development pressure on portions of southern Sarpy County that largely remain zoned and used for agriculture. In addition, the area south of LaPlatte Road and east of US Highway 75 includes one of the largest tracts of land slated for industrial use in the metro area.

Adding to the development pressure in this part of Sarpy County is a pair of major transportation projects: a new bridge over the Missouri River for US Highway 34, and a new interchange with US Highway 75 between Offutt Air Force Base and the Platte River. Construction on the bridge broke ground in September 2010, and both projects are expected to be complete by the fall of 2013.

These investments will significantly enhance connectivity and throughput between Sarpy County and fast-growing parts of Mills County, Iowa, such as the town of Glenwood. They will also enable a direct connection across Sarpy County to Interstate 80, via Platteview Road and Nebraska Highway 31. Platteview Road is within the general path of a potential Beltway, as identified in the MAPA Beltway Feasibility Study. It is thus expected that Platteview Road will be a significant focal point for future Greenfield development in Sarpy County, as well as the Omaha metropolitan region as a whole.

## **III. SUBMISSION OF PROPOSALS**

Ten (10) printed copies and one electronic version (PDF preferred) of the proposal must be received in the MAPA offices by 4:30 PM on June 3, 2011. Proposals may not exceed 35 pages in length, including appendices and/or supplementary exhibits. A table of contents will not be counted toward the page limit when included in proposals. Proposals must include proof of insurance and compliance with Title VI of the Civil Rights Act.

Proposals will be accepted only from firms on the Nebraska Department of Roads pre-qualified consultant list in the appropriate categories (100 – Corridor Studies; 101A - NEPA Studies; 102 - Corridor Studies). To request placement on the pre-qualified consultant list, fill out the form, available here: <http://www.nebraskatransportation.org/letting/prequal-pkg-publications.htm>. Questions may be addressed to the NDOR Contracts office, (402) 479-4525.

The Issuing Officer, identified below, is the sole point of contact regarding the RFP from the date of issuance until selection of the successful vendor.

Paul Mullen, Issuing Officer  
Metropolitan Area Planning Agency  
2222 Cuming Street  
Omaha, NE 68102  
(402) 444-6866 x. 218  
[paul\\_mullen@mapacog.org](mailto:paul_mullen@mapacog.org)

From the issue date of this RFP until announcement of the successful vendor, vendors may contact only the Issuing Officer regarding this RFP. Vendors may be disqualified if they contact any employee or representative of MAPA, Sarpy County, the City of Bellevue, NDOR or FHWA, other than the Issuing Officer, regarding this RFP. Questions regarding only the procurement process will be accepted by MAPA; all of these must be submitted in writing by May 20, 2011. Answers to all questions will be posted on the MAPA website on or before May 23, 2011. Firms whose proposals are not accepted will be notified as soon as the selected firm has been approved.

#### **IV. GENERAL SCOPE OF WORK**

This study is expected to address the following related matters: the safety and operational needs of the Platteview Road facility; future transportation conditions; and future land use policy along the corridor. It is expected that the selected firm will work closely with MAPA, Sarpy County, adjacent jurisdictions, and consult with the Federal Highway Administration (FHWA), Nebraska Department of Roads (NDOR), and related governmental agencies. In addition, the selected firm will involve local property and business owners and conduct a public outreach effort as part of this study.

##### *Transportation Analysis*

- 1) Short-term traffic impact mitigation – Propose low-impact and cost-effective mitigation measures appropriate for the identified pressure points along the corridor that (a) can be completed in the short- to intermediate-term and (b) offer the greatest improvement of roadway safety and operations;
- 2) Long-term transportation alternatives – Evaluate the long-term transportation needs along the corridor at a general planning level and propose likely transportation alternatives for the corridor. Analyze anticipated future traffic levels, levels of service (LOS), likely intersection or interchange improvement locations. Describe and propose opportunities for implementing regional Long Range Transportation Plan strategies of promoting multi-modal transportation, increasing connectivity and walkability, and relating transportation facilities with future land use. Provide the anticipated alignment and right-of-way associated with each transportation alternative. Include an initial assessment of advantages and obstacles for each alternative, to be more fully evaluated in a subsequent environmental (NEPA) document. The findings of this study should be prepared in such manner as to easily be incorporated into future NEPA analysis.

##### *Environmental Overview*

- 1) Inventory - Review records to determine the existing environmental conditions in the study area, including but not limited to: hazardous materials records checks, historic and cultural resources, wetlands, protected species ranges/habitats, and protected population concentrations (environmental justice);

- 2) Coordination with resource agencies – Inform appropriate resource agencies of this study and solicit input;
- 3) Utilize environmental information – Use the information gathered during this environmental review process to assist with formulating transportation and land use analysis;
- 4) Draft purpose and need statement – The final report shall include a draft purpose and need statement for a future NEPA analysis of the corridor.

#### *Future Land Use*

- 1) Development forecast – Forecast future population growth and land development potential along the corridor;
- 2) Future land use framework – Revisit future land use framework for the corridor currently identified in the Sarpy County Comprehensive Plan and propose revisions to whatever extent is needed to support the highest and best use of land along the corridor, taking into consideration overall vision and priorities identified in the county's comprehensive plan;
- 3) Urban design vision – Consider various options for urban design and formal character along the corridor and specific sites to be determined;
- 4) Existing Models – Provide examples of existing lands use patterns and strategies around electrical distribution and transmission facilities (substations and transmission lines);
- 5) Recommended land use and zoning controls – Propose any zoning or additional land use control tools and incentives the county could bring to bear in order to realize the proposed land use framework for the Platteview Road corridor, as well as a recommended development phasing scheme;
- 6) Sewer phasing plan and utility board framework – Propose a coordinated sewer phasing plan that incorporates concepts and recommendations from the 2007 Southern Sarpy County Sewer Master Plan Phase II document. Propose a framework for a sewer utility board that can be created immediately following the completion of the subarea plan.

## **V. PROJECT TIMELINE AND DELIVERABLES**

### *Interim Report – October 28, 2011*

The selected contractor will be required to deliver an interim progress report on October 28, 2011. This report will describe the transportation alternatives being proposed in the study to date, including likely roadway characteristics (functional classification, number of lanes), as well as anticipated alignment and right-of-way that would be required by each of the alternatives.

### *Final Report – April 20, 2012*

The selected contractor will be required to deliver a final report document upon completion of the tasks described in the aforementioned General Scope of Work. The short-term transportation-related tasks in the report include the immediate safety and operational improvements recommended for the corridor. The long-term transportation tasks include an analysis of the benefits, obstacles, and requirements for the long-term transportation alternatives to be fully studied and evaluated in a later environmental (NEPA) document. This portion should prepare for the NEPA document and include a *draft purpose and need statement* for the environmental study. The final report should also entail the future development and land use, urban design recommendations, and planning tools and plans listed in the General Scope

of

Work.

## **VI. SUBMITTAL REQUIREMENTS**

To simplify the review process and obtain the maximum degree of comparability, the proposal shall include the following items and be organized in the manner specified below.

### *A. Letter of Transmittal*

The proposal shall include a letter of transmittal briefly outlining the consultant's understanding of the work, as well as a general statement regarding the firm and individuals to be involved.

### *B. Firm Profile & Qualifications*

The proposal shall include general information about the firm, the firm's area of expertise, and the firm's official name and address. Additionally, the proposal shall furnish the following qualifications to be considered for award of the contract:

1. Name of the anticipated project manager and his or her relevant qualifications and experience, along with those of any ancillary technical and management personnel who will be involved with the project;
2. Experience of the firm in performing similar studies, including at least three (3) references of past clients for whom the firm has completed similar studies within the last five (5) years;
3. Name and location of any additional consulting firms (subcontractors) used in completing the scope of work, accompanied by explanation of the specific tasks they will perform and the percentage of overall project work;
4. Statement of ability to integrate this contract into the firm's present workload.

### *C. Proposed Project Approach*

The proposal shall include a clear, detailed explanation of how the consultant would approach the tasks identified in the study's scope of work (see IV).

### *D. Proposed Project Schedule*

The proposal shall include a project schedule outlining the time frame and estimated completion date of each major task identified in the proposed scope of work. A graphical representation of the proposed schedule should be included (**NOTE:** the detailed Scope of Services will be negotiated with the selected consultant at the time of contract development).

## **VII. EVALUATION CRITERIA**

Compliant with the Brooks Act, the evaluation and selection of the winning proposal will be based on the qualifications of the responding firm, subject to the below criteria. A consultant evaluation team made up of representatives from MAPA, Sarpy County, and affected jurisdictions in the county will screen the proposals to ensure that they meet the minimum requirements of the proposal format. A review of qualifying proposals will identify potential firms that most closely meet the needs of the

project. Upon review of the proposals, top candidate firms will be ranked in order of preference and interviewed.

The selection team will consider the following factors for a total of 100 possible points (weight of each factor listed below):

- A. Qualifications and experience of the firm, including reference checks, achievements, and financial stability (25 pts.)
- B. Qualifications and experience of principal consulting staff proposed to work on the project (30 pts.)
- C. Proposed project approach and schedule (30 pts.)
- D. Availability and qualifications of subcontractor staff (10 pts.)
- E. Ability of the firm to integrate the study into present workload (5 pts.)

### VIII. CONSULTANT EVALUATION & SELECTION SCHEDULE

Distribute Request for Proposals	May 13, 2011
Pre-submission questions	May 20, 2011
Proposals due	June 3, 2011
Proposals reviewed and consultants short-listed	June 8, 2011
Short-listed consultants interviewed	June 17, 2011
Consultant selection	June 22, 2011
Scope and fee negotiation finalized	July 15, 2011
Board approvals (MAPA, Sarpy County)	Late July 2011
Contract execution & project start date	August 1, 2011

### IX. AWARD OF CONTRACT

This request for proposal does not commit MAPA to award a contract or pay any incurred costs associated with a firm's response to the RFP. MAPA reserves the right to accept or reject any proposal received as a result of this notice, or to cancel any or all sections of this RFP, if it is considered to be in the best interest of MAPA or Sarpy County and its constituent jurisdictions. MAPA reserves the right to negotiate with the selected firm on matters related to project cost, or technical or other considerations that arise following announcement of the award of the contract.

A decision to contract with the selected firm will be made by the MAPA Board of Directors following a recommendation by MAPA planning staff. Subject to selection and successful negotiation, MAPA intends to sign a contract on or about August 1, 2011, with the objective of the selected firm beginning work in August 2011 and concluding the study in April 2012.

### X. EXHIBITS

1. Platteview Road Corridor Study Area Map
2. US-34 Nebraska Approach Missouri River Bridge, Bellevue 34-7 (118)

**3. Platteview Road Interchange NH 75-2 (164)**