

# CONFLUENCE

October 27, 2024

Todd McCoy, Parks and Recreation  
Director City of Grand Island  
100 East First Street  
Grand Island, NE  
68801 [ToddM@grand-island.com](mailto:ToddM@grand-island.com)

**RE: City of Grand Island Parks and Recreation Master Plan,  
23549 Supplemental Professional Services Agreement  
#01**

Mr. Todd McCoy:

We are pleased to submit this supplemental professional Services agreement for Landscape Architectural Services as provided herein and in accordance with the agreement dated March 4, 2024. Please return one copy of the executed supplemental Services agreement to Confluence.

## **Section 1: Supplemental Scope of Services**

1.1 The following adjustments will be made:

1.1.1 Add Task 5: GI Good Life District Master Plan (as outlined below) to original contract. The Good Life District Master Plan study boundary is outlined in "Exhibit A." Task 5 will be completed within 60 days of execution of this agreement.

*Discover:*

- (a.) Meet jointly with the client and representatives of Woodsonia Real Estate, Inc. throughout the process to coordinate general project needs, schedule, deliverables, etc. Includes 4 virtual check-in meetings.
- (b.) Coordinate design team as necessary to meet required schedule and deliverables.
- (c.) Review applicable Governmental requirements including zoning, ordinances, permit requirements, known special restrictions, and Good Life District Economic Development Program conditions. Review material provided by the Approved Goodlife District Applicant regarding the Approved Goodlife District Application.
- (d.) Review Legacy Plans (previous master plan) and completed Sports Tourism Documents provided by Woodsonia Real Estate, Inc.
- (e.) Develop building program for the area outlined in "Exhibit A" based on

community input received from the Parks and Recreation Master Plan, City codes and laws, and Approved Goodlife District Application.

- (f.) Create building footprint based on research developed to use in master planning concepts and Approved Goodlife District Application.
- (g.) Develop outdoor program spaces around the new community building and water features, such as outdoor stage, amphitheater and other ideas desired from Legacy Plan effort and Approved Goodlife District Application.
- (h.) Develop additional site master planning programs (i.e. housing units, parking, commercial square footage, etc.) based on Approved Goodlife District Application and input from the Parks and Recreation Master Plan, Woodsonia Real Estate Inc., in conformance with City codes and laws.
- (i.) Provide recommendation for potential location for 12–15-acre elementary school. If adjacent to recreational facilities, the school site could be smaller.
- (j.) Include space for stormwater storage that can also serve as recreational and aesthetic purposes using quantities from earlier plans and input from representatives at Woodsonia Real Estate, Inc..
- (k.) Meet with City Staff and Representatives of Woodsonia Real Estate, Inc. (in person) to review research, planned program, etc. to be used on concept development.
- (l.) Develop recommended site base map based on public input, City staff input and input from representatives of Woodsonia Real Estate, Inc..

*Concept Development:*

- (m.) Develop up to two (2) concepts based on approved program in Task 2.
- (n.) Attend a two-day workshop in Grand Island to critically review and evaluate the concepts developed for modifications.
- (o.) Confluence attendees include Dolores Silkworth, Caitlin Bolte, Matt Carlile.
- (p.) The city will be responsible for assembling council members and other interest groups; Woodsonia Real Estate, Inc. will be responsible for assembling its representatives to attend the two-day workshop on its behalf.
- (q.) City to provide meeting location.
- (r.) Meet with City staff and representatives of Woodsonia Real Estate Inc. to review findings + determine direction for preferred recommended concept.
- (s.) **Deliverable:** Provide summary document of two-day workshop and findings.

*Revise and Finalize:*


- (t.) Revise concepts based on preferred direction into an illustrative, to-scale master plan.
- (u.) Attend meeting in Grand Island with City Staff, representatives of Woodsonia Real Estate, Inc. and interest groups to present the final recommended master plan concept. Two meetings will be held over the time of the visit and may include city council members and other development-focused interest groups.

- (v.) Finalize the recommended concept plan (i.e. minor modification).
- (w.) Includes one visit to the City Council to present a plan at end of master planning effort.
- (x.) **Deliverable:** Illustrative master plan identifying new location for Sports Complex, community/recreation building, vehicular circulation, pedestrian circulation, housing, retail, other public amenities, with plan data summarized (i.e. number of housing units, etc.) based on all input provided under this contract and the concepts proposed by Woodsonia Real Estate, Inc. for a Good Life District.

Compensation for the Supplemental Scope of Services described in section 1 shall be the Stipulated Sum of \$65,450.00 plus Reimbursable Expenses. Reimbursable expenses are expected not to exceed \$3,350.00. The Compensation breaks out as follows:

Discovery:	\$16,670.00
Concept Development:	\$34,580.00
<u>Revise and Finalize:</u>	<u>\$14,200.00</u>
Total Labor:	\$65,450.00
<u>Maximum Reimbursables:</u>	<u>\$3,350.00</u>
Total Contract Amount:	\$68,800.00

**Offered by:**  
Confluence, Inc.

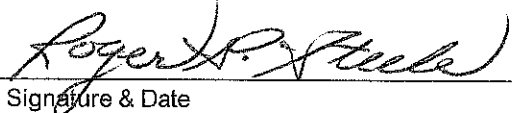
  
\_\_\_\_\_  
Signature & Date 10-27-24

Caitlin Bolte, Principal  
\_\_\_\_\_  
Printed Name & Title

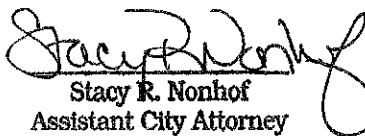
Confluence  
1111 N 13<sup>th</sup> Street, Studio 203  
Omaha, Nebraska 68102

Copy: Laura McAloon, City of Grand Island  
Dolores Silkworth, Confluence

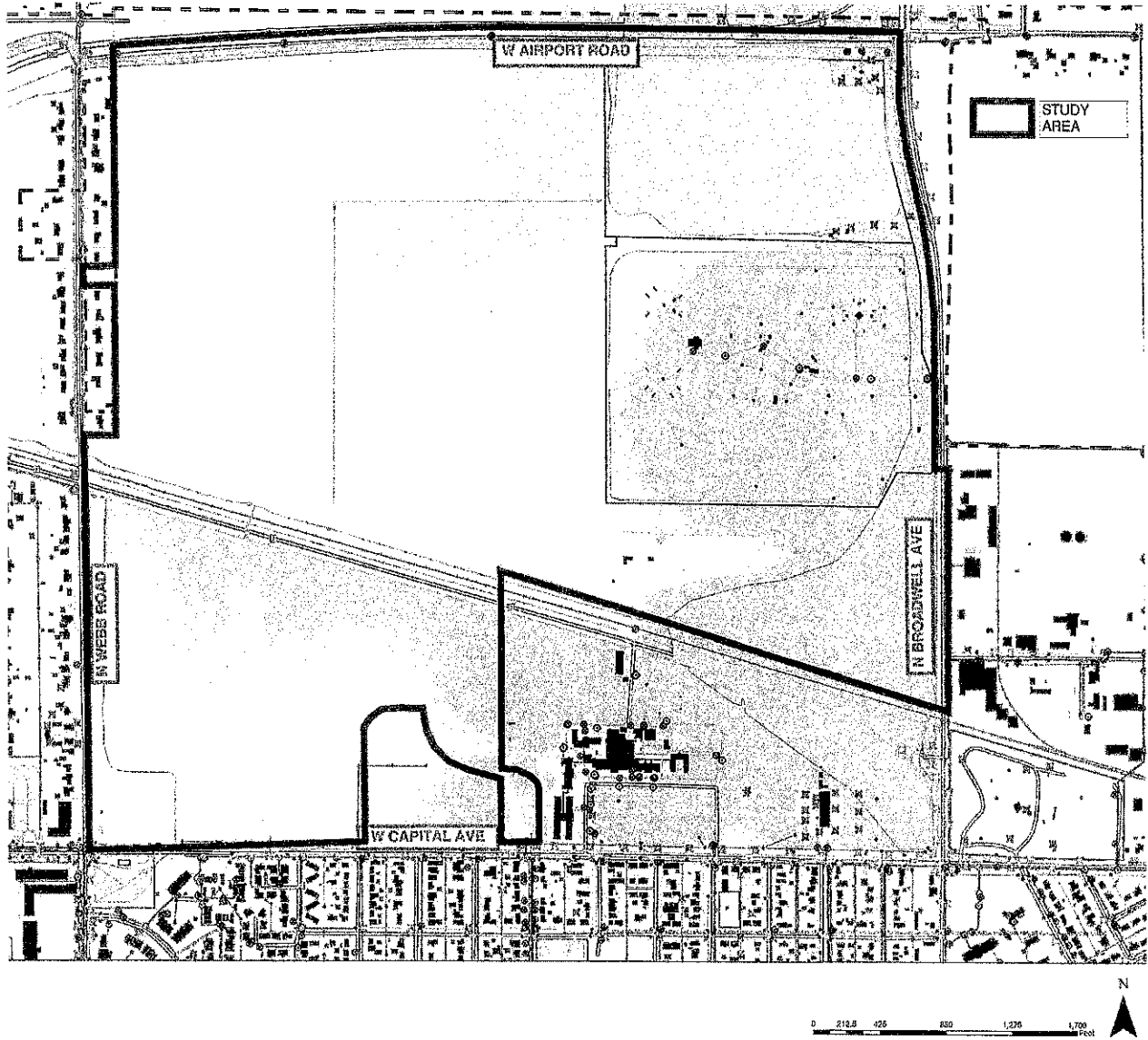
**Accepted By:**

City of Grand Island, Nebraska  
  
\_\_\_\_\_  
Signature & Date

  
\_\_\_\_\_  
Printed Name & Title

  
\_\_\_\_\_  
Stacy R. Nonhof  
Assistant City Attorney

"Exhibit A"



End of "Exhibit A"