

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 6 TO THE PROFESSIONAL SERVICE AGREEMENT WITH LOR ENGINEERING, LLC dba COCHRAN ENGINEERING TO ASSIST THE CITY WITH A NEW PARKS MASTER PLAN IN AN AMOUNT NOT EXCEED \$48,500.00.

WHEREAS, the City of Osage Beach entered into an agreement with LOR Engineering, LLC dba Cochran Engineering, for engineering services for the completion of a conceptual sidewalk master plan; and

WHEREAS, the City desires to enter into Supplemental Agreement No. 6 to complete, extend, or continue the original agreement.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby authorizes the Mayor to sign a contract with Cochran Engineering to assist with the city a new Park Master Plan, under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Forty-Eight Thousand, Five Hundred Dollars. (\$48,500.00)

Section 3. The City Administrator is hereby authorized to take such further actions as are necessary to carry out the intent of this Ordinance and Contract.

Section 4. This Ordinance shall be in full force and effect from date of passage and approval by the Mayor.

READ FIRST TIME: April 7, 2022

READ SECOND TIME: April 21, 2022

I hereby certify that the above Ordinance No. 22.19 was duly passed on April 21, 2022, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6 Nays: 0 Abstain: 0 Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

April 21, 2022
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.19.

April 21, 2022

John Olivarri
John Olivarri, Mayor

SUPPLEMENTAL AGREEMENT #6 –

LUMP SUM PROPOSAL

March 29, 2022

This Supplemental Agreement is made part of the Contract dated November 7, 2019 between the **City of Osage Beach** and LOR Engineering, LLC dba **Cochran** for Professional *Civil Engineering Services*. The purpose for this Lump Sum Proposal is to prepare a **Park Master Plan for the City**. Ballard King will provide sub-consulting services and assist with the Market Analysis, Stakeholder Meetings and Operational Opinion. In accordance with our previous discussions, we offer the following professional services:

SCOPE OF SERVICES:

Kick-Off & Review Existing Information:

Cochran and Ballard King will hold a kick-off meeting for the project. In addition to the kick-off meeting, Cochran and Ballard King will request access to information that the City has compiled about the operation and management of its current facilities.

Kick-Off Meeting Items:

- Determine Timeline
- Determine Lines of Communication
- Outline Deliverable
- Establish Points of Contact
- Outline Goals for Study
- Establish Potential Service Areas (direct correlation to market analysis)

Review Existing Information

- Most recent operation budget for recreation
- The past 4 seasons recreation program brochures that have been produced
- Wage scales (both full-time and part-time)
- Strategic partnerships
- Any other previous planning documents

Market Analysis

The development of a market analysis for the project helps us to understand the community and provides statistical data for the City of Osage Beach. The statistical data is important because it will quantify the need and demand for various activities and

facilities. In short, the use of this tool eliminates the emotion of “feeling” that amenities or programs are needed and places those “feelings” in the language of statistics. Items that would be included in the market analysis include:

- Demographic Review
 - Median Age
 - Median Household Income
 - Household Budget Expenditures
 - Recreation Spending Potential Index
 - Age Distribution
 - Age Category Growth
 - Race & Ethnicity
 - Tapestry Segmentation
- Participation Statistics
 - Developed by the National Sporting Goods Association’s Annual Survey
 - Participation by:
 - Nation
 - Age Distribution
 - Geographic Region
 - Median Age
 - Average Unique to Osage Beach
 - Participation in:
 - Baseball
 - Football
 - Lacrosse
 - Soccer
 - Softball
 - Unique Average Applied to Population Estimates
 - Trend Comparisons
 - National Trends
- Identification of Other Providers (regionally)
- Opinion on Playable Surfaces
- Operational Realities of Various Components

Stakeholder Meetings & Public Input

In addition to the market analysis portion of the study, it is also important to layer information gathered from stakeholders and the public at large about the project. In stakeholder meetings, it will be important to determine what each group may benefit from the master plan. Additionally, it is important to understand their current and future participation levels and usage of proposed facilities. Beyond the stakeholders, it is also important to engage the public at large to gauge if their opinion is in alignment with the options received by stakeholders. Stakeholder meetings are typically held over a 1–2

day period of time with the adjoining evening representing an opportunity for a public meeting. Typical stakeholders would include but not be limited to:

- Elected Officials
- Full-Time Staff (recreation & parks)
- Youth Sports Organizations
- Adjacent Communities
- Tournament Organizers
- Other Groups Deemed Appropriate by the City of Osage Beach

Operational Opinion

Based upon the review of existing information, market analysis, and public input the team can then move forward with the master plan and present said plan to the City. The plan also allows for the development of an operation opinion of said plan. An operational opinion will not develop a line-item budget for the new plan, but rather provide an order of magnitude based upon amenities as to what the long-term financial impact would be on the City of Osage Beach. Additionally, in the development of an operational opinion, we would offer an opinion as to whether or not the City would see additional revenue and/or positive economic impact from the plan. Key areas that the plan would focus on:

- Staffing Levels (part-time and full-time)
- Expenditures
- Revenue Enhancements
- New Revenue Opportunities
- Economic Impact

Conceptual Site Plans and Cost Estimates

Based on all data gathered as part of the Master Plan scope, Conceptual Site Plans and construction cost estimates will be prepared depicting the recommended park improvements and presenting the associated costs. Conceptual Site Plans will be schematic in nature and utilize aerial photography of the existing park. We anticipate Conceptual Site Plans will be prepared for City Park and Peanick Park.

SERVICES NOT INCLUDED:

1. Architectural Services
2. Environmental/Geotechnical/Wetlands/Asbestos/Traffic/Fire Flow Studies or Reports
3. Construction Documents and Specifications
4. Topographic, Utility, and Boundary Survey
5. Construction Administration/Inspection/Stakeout
6. Subdivision or Rezoning of property

FEE:

The total amount of fee to be paid for the "Scope of Services" outlined in this proposal shall be a lump sum fee of **\$48,500.00**.


Supplemental Agreement No. 6 accepted as defined herein:

Sincerely,



David Van Leer, P.E.

Acceptance:
City of Osage Beach

By: 
Title: Mayor
Date: April 21, 2022