



STAFF REPORT

Meeting Type: City Council
Meeting Date: September 3, 2024
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Contract Award: Deer Pointe Park Development, Phase 2

DECISION TO BE MADE:

Whether to award Phase 2 of the Deer Pointe Park development project to Lango Hansen Landscape Architects.

PURPOSE / OBJECTIVE:

The development of Deer Pointe Park aligns with the [City Council's goal](#) to "Complete design and construct park improvements at Deer Pointe Park." To achieve this, the city enlisted the expertise of Lango Hansen Landscape Architects (LHLA), who successfully completed Phase 1. The objective of this decision is to determine whether to continue with the same firm for Phase 2.

BACKGROUND / CONTEXT:

Deer Pointe Park is an undeveloped 3.165-acre park located on the east side of Sandy. This project has been highly anticipated by the neighboring community and is listed as a Tier 1 project in the Parks and Trails Master Plan. Phase 1, conducted by LHLA, is nearing its conclusion. It included site analysis, master planning, and documentation up to 30% of the construction documents. Throughout Phase 1, LHLA collaborated with Community Development Services, and the adjacent developer, to ensure that the design aligns with utility requirements, Sandy-style elements, and right-of-way (ROW) improvements. LHLA has been intimately involved in this project from its inception.

Phase 2 encompasses the completion of construction documents, bidding support, utility extension, ROW improvements design, permitting, construction observation, and reimbursables. Essentially, Phase 2 will take the project through to its final completion.

KEY CONSIDERATIONS / ANALYSIS:

- Performance of Lango Hansen in Phase 1: The firm delivered high-quality design work, met deadlines, and maintained effective communication with stakeholders.
- Consistency and Continuity: Retaining the same firm for Phase 2 would ensure consistency in design and approach, potentially leading to a more cohesive final product.

- Knowledge of Code and Land Use: LHLA has extensive knowledge of the Sandy Municipal Code and land use processes, demonstrated through their experience with Cedar Park and the progress made during Phase 1 of Deer Pointe Park.
- Falls Within Public Contracting and City Procurement Policy: Both the local contracting rules and state law allow direct appointments for architectural services if the total contract value does not exceed \$100,000. For projects expected to exceed this amount, the City may still directly appoint LHLA under ORS 279C.115(2) because the work is a continuation of the previously awarded project. However, Council approval is required per local rules. Amendments to existing contracts or new contracts with LHLA are required, with careful tracking of total contract values recommended

BUDGET IMPACT:

The Phase 2 fees total \$81,465. Combined with Phase 1, the total contract fee amounts to \$131,115. Awarding Phase 2 to Lango Hansen Landscape Architects is within the budget allocated for the Deer Pointe Park project, and the proposed consultant costs align with initial estimates and the overall budget.

RECOMMENDATION:

Staff recommends awarding Phase 2 of the Deer Pointe Park development project to Lango Hansen Landscape Architects, based on their strong performance in Phase 1 and the benefits of maintaining design consistency and their existing knowledge of code, permitting requirements, and land use

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to execute an agreement to award Phase 2 of the Deer Pointe Park development project to Lango Hansen Landscape Architects, as included in the meeting packet."

LIST OF ATTACHMENTS / EXHIBITS:

- Professional Services Agreement
 - Phase 2 Proposal and Scope