

Waller Creek District

**ADDENDUM to the Tunnel Side Inlet Modifications
Waterloo Park Interim Design
Phase Plan**

Proposing Party: Waller Creek Conservancy



May 1, 2015

Waller Creek District

ADDENDUM to the Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan

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Waller Creek Conservancy
PO Box 12363
Austin, Texas 78711
512-541-3520
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May 1, 2015

Mr. Tom Meredith
Vice President
Waller Creek Local Government Corporation

RE: Waller Creek District: ADDENDUM to the Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan

Dear Tom:

Enclosed herewith you will find EXHIBIT R to the Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan in the form of an ADDENDUM to the original. This ADDENDUM for the Waller Creek District provides for continued design, documentation and coordination with the City of Austin Waller Creek Tunnel Project Team as well as the 30% engineering for the cantilevered lawn including a cost estimates from two sources.

If you have questions or concerns, please let me know and we will address them quickly.

Sincerely,

Peter Mullan
Chief Executive Officer
Waller Creek Conservancy

The Phase Plan described in this document has been reviewed and approved specific to the scope described herein.

Mr. Tom Meredith	Date
Vice President, LGC Representative	
Waller Creek Local Government Corporation	
	05/8/15
Ms. Sue Edwards	Date
Assistant City Manager	
City of Austin	
	05/08/15
Ms. Kristin Pipkin	Date
Responding Party	
Water Protection Department	
City of Austin	

Waller Creek District:

Addendum to the Tunnel Side Inlet Modifications and Waterloo Interim Design Phase Plan

May 1, 2015

EXECUTIVE SUMMARY and NARRATIVE

This addendum to the existing "Tunnel Side Inlet Modifications and Waterloo Interim Design Phase Plan" undertakes the advancement of the Waterloo Park design by MVVA and HNTB, particularly as it relates to active construction activities for the Waller Creek Tunnel ("WCT") project (see **Exhibit A1, Addendum - Project Area Diagram**). This work is consistent with the intent that anything that is visible to the Public anywhere in this Project must have design input/direction from the MVVA Team. This addendum does NOT include authorization to proceed into construction.

This addendum encompasses the following:

1. Advancement of Waterloo Park Design by MVVA with regard to proposed changes to the Waller Creek Tunnel project:
 - a. Continued review of development of architectural skin of inlet building (documented by JV Engineers)
 - b. Additional grading on east bank of the pond
 - c. Grading, layout and material selection downstream of dam as related to arc bridge abutments and trail connectivity
 - d. Grading as related to advancement of HNTB 30% engineering structural lawn drawings
2. 30% Engineering of structural lawn by HNTB for cost estimating purposes
 - a. Includes progress set delivered 1-2 weeks prior to final deadline
3. Pricing package by Vermeulens Cost Consultants for the structural lawn as a confirmation to the cost estimating by the Tunnel Contractor (Oscar Renda / "ORC") for the purposes of budget setting. Review and reconciliation with HNTB and ORC.
4. 30% engineering drawings by HNTB to be delivered to the JV Team for advanced engineering of arc bridge abutments downstream of the dam.
5. It is the expectation that some design drawings produced by MVVA (an example is the cast-in-place concrete steps on the east bank near the 14th St bridge) will be executed by the contractor currently on site. The contractor's engineer will have to provide engineer stamped shop drawings to MVVA for review to make sure the design intent is met.
6. Project management of the above by Benz Resource Group
7. Allowance for creating the documentation necessary to implement revisions to existing site development

permit in two or more phases to incorporate changes during construction and to separate the inlet building from the remainder of the site. This will allow a TCO or possibly a CO of the inlet building while the remainder of the site continues to be designed and developed. The analysis will be fully vetted by City staff as well as City legal and result in a joint agreement of the full team prior to a notice to proceed on this task.

8. Allowance for geotechnical borings to support structural engineering. The number and locations for borings will be identified by HNTB as an early exercise.
9. Allowance for the analysis and removal of environmental contaminants of the existing toilet/deck structure. Parks and Recreation Department (PARC) staff will coordinate an assessment of the existing restroom building in Waterloo Park for asbestos and lead paint contamination through the City's Asbestos/Lead (Pb)/Mold Management Group, Quality Standards Management Division of Public Works Department. This work shall include analysis of hazardous materials present, preparation of specifications for hazardous material abatement, and work performed under general contractor's agreement through the City of Austin. PARC will be the lead on this work and will coordinate any communication between the various entities involved. The current estimate for this work is not to exceed \$50,000 and is exclusive of the MVVA Team's fee proposal.
10. Allowance for continued collaboration with emerging developments in the Waterloo Park area of the Waller Creek District. Participation in a workshop with UT Medical District design team to address the connectivity between the Waller Creek trails and the medical district to the north, scheduled after anticipated completion of Creek Corridor Framework Phase Plan.

The scope of work includes the following tasks:

- Task 1: Early Site Work
- Task 2: Structural Lawn 30% Engineering

See **Exhibit C1 "Addendum Scope Matrix"** for detailed description of scope and deliverables.

PERFORMANCE PERIOD

This addendum extends the current performance period by 8 weeks; Performance is based on the assumption that subsequent phases of work (60% design for structural lawn and arc bridge, schematic design for Waterloo Park) will commence by July 2015. See **Exhibit B1 "Revised Project Schedule."**

CONSULTANT TEAM LIST

The following subconsultants will be part of the Team and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal.

- Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Structural Engineer: HNTB
- Civil Engineer: Big Red Dog Engineering
- Geotechnical Consulting: Terracon
- Local Landscape Architect: dwg
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Cost Consultants
- Geotechnical Testing: Brierley
- Structural Engineering: Architectural Engineers Collaborative (AEC)

CONTRACTING METHOD

All of the consultants and sub consultants included in this scope of work are under contract directly to the Waller Creek Conservancy. MVVA and their sub consultants are currently working under an ongoing Preliminary Services Agreement (PSA) that was put in place in January 2013. The WCC and MVVA are in the final stages of negotiation of a Master Services Agreement (MSA) and the PSA will be superseded by the MSA.

All of the consultants and sub consultants identified by name in this Project were under agreement prior to the execution of the Joint Development Agreement.

COMPLIANCE WITH FOUNDATIONAL ARTICLES OF THE JDA

All work proposed in this Project are in compliance with the Foundational Articles of the JDA.

SCHEDULE

The Services required by this Phase Plan shall be provided from May 2015 through July 2015.

PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis, assuming that the schedule is not significantly extended beyond July 31, 2015. Total not-to-exceed fees for this scope of work are **\$530,955**, and estimated reimbursable expenses are **\$12,450** for a total of **\$543,405**. Waller Creek Conservancy and its consultants reserve the right to reallocate time budgeted for unique tasks across the full scope of work herein described, provided the total fees identified, exclusive of the Allowances and Reserve Fund, are not exceeded.

“The City of Austin (City) will contribute an amount not to exceed \$543,405 toward this Addendum to the Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan. In accordance with Section 10.01 (Project Disbursement Fund Account) of the Joint Development Agreement between the City of Austin, Waller Creek Local Government Corporation, and Waller Creek Conservancy, upon approval of regularly submitted invoices by the Conservancy, the City will disburse payment accordingly to the appropriate Project Disbursement Fund Account.” See Exhibit N1 – Capital Needs Projection for the duration of this scope of work.

COST OVERRUN PLAN

In accordance with Section 3.04.A.5 of the JDA, the identification of the source of funds for cost overruns are required. For this Project, a cost overrun would be caused by a request in a change of the scope of services outlined. If the Conservancy or the City of Austin request work outside the scope described herein, and both parties are in agreement, then the additional cost will be applied to the Reserve Fund of \$50,000.00. Any request for change not described herein will require an amendment to this Project approval and require approval of the Proposing Party and the Responding Party.

LIST OF EXHIBITS

EXHIBIT A1 Project Area Diagram
EXHIBIT B1 Revised Project Schedule
EXHIBIT C1 MVVA Team Addendum Scope Matrix
EXHIBIT F1 Revised Project Budget
EXHIBIT N1 – Capital Needs Projection

IMPLEMENTATION PLAN

Following a notice to proceed, the two primary tasks that make up this addendum will begin simultaneously.

Task 1: Early Site Work

This task continues to advance coordination with the Waller Creek Tunnel project, which is currently under construction. This work began with the original “Tunnel Side Inlet Modifications & Waterloo Park Interim Design Phase Plan,” but this addendum is necessary due to the following changes in scope, project direction, and available information:

- Staggered availability of as-built utility information

- Departure from a deliverable of a single drawing package, in favor of multiple drawing updates at varying levels of advancement
- Direction to not open “Interim Plan” park condition to the public
- Opportunity to modify stonework design on walls of “Eco-Weir”
- Ongoing modifications by JV Team of Inlet Facility (beyond original schedule)
- Ongoing updates to the redevelopment of the Central Health campus to the east, which has direct impacts to the future re-alignment of Red River Street and the entire eastern edge of Waterloo Park

The purpose of this coordination is twofold:

- Allows COA and the Waller Creek Conservancy to take advantage of a contractor already mobilized on site
- Advances elements of the future park design to minimize future (post-tunnel completion) work in the active flood-control channel

The MVVA team will provide discrete drawing updates for the items shown in “Exhibit A1-Addendum Project Area Diagram.” The levels of effort for these deliverables range from written review and comment of JV Team drawings to sealed demolition drawings. See “Exhibit C1 – Scope Matrix” for a more detailed description of these deliverables.

Due to the highly dynamic nature of the active Waller Creek Tunnel construction efforts, the prioritization of this work will be performed at the direction of WCC/COA, with an emphasis on close alignment with the anticipated activities of the tunnel project’s contractors.

Task 2: 30% Engineering for Pricing Package (Structural Lawn)

Simultaneous to Task 1, HNTB will begin 30% Engineering of the Structural Lawn (over the Inlet Pond) and Arc Bridge (over the Eco-Weir).

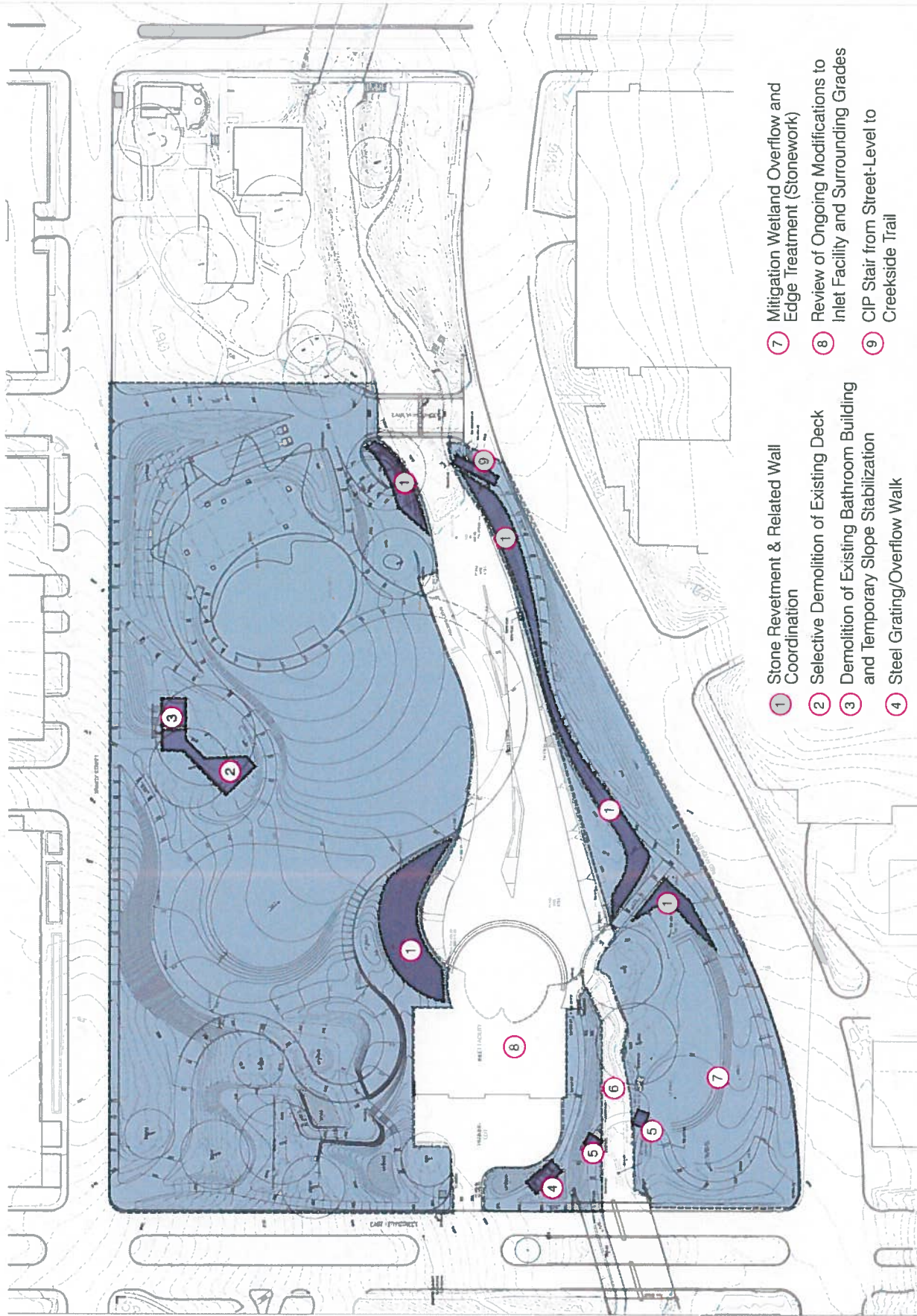
On 4/21/2015, MVVA provided Benz Resource Group with HNTB’s concept design drawings for the structured lawn, as well as drawings related to the placement of the isolation casings. These drawings are to be reviewed by the tunnel contractor (Oscar Renda Contracting) in advance of an initial kick-off call with WCC, COA, tunnel contractor (Oscar Renda Contracting), HNTB, and MVVA. The purpose of this call is to discuss constructability issues, and to provide HNTB with clear direction on design criteria.

HNTB will then produce a design criteria deliverable document that describes general sizing of structural members, material properties, and geotechnical investigation requirements. Any special requirements imposed by the WCC or COA (such as a direction to achieve a particular aesthetic effect or requirements above and beyond standard governing code) will be established at this time. WCC and COA will have 3 days to review and provide comment to this design criteria document. Changes to the design criteria after this period will constitute a change.

After approximately 3 weeks, a progress set will be delivered to WCC and COA; these parties may relay these drawings to the Waller Creek Tunnel contractor. After 5 weeks, a 30% engineering package will be delivered to WCC, COA, and the Waller Creek Tunnel contractor for the purposes of cost estimating by both the tunnel contractor and Vermeulens Cost Consultants. HNTB is scoped to perform an internal estimate based on quantities and local unit costs (based on previous projects), allowing them to actively participate in the reconciliation of the Vermeulens/tunnel contractor estimate.

EXHIBIT A1: ADDENDUM PROJECT AREA DIAGRAM - 4/25/2015

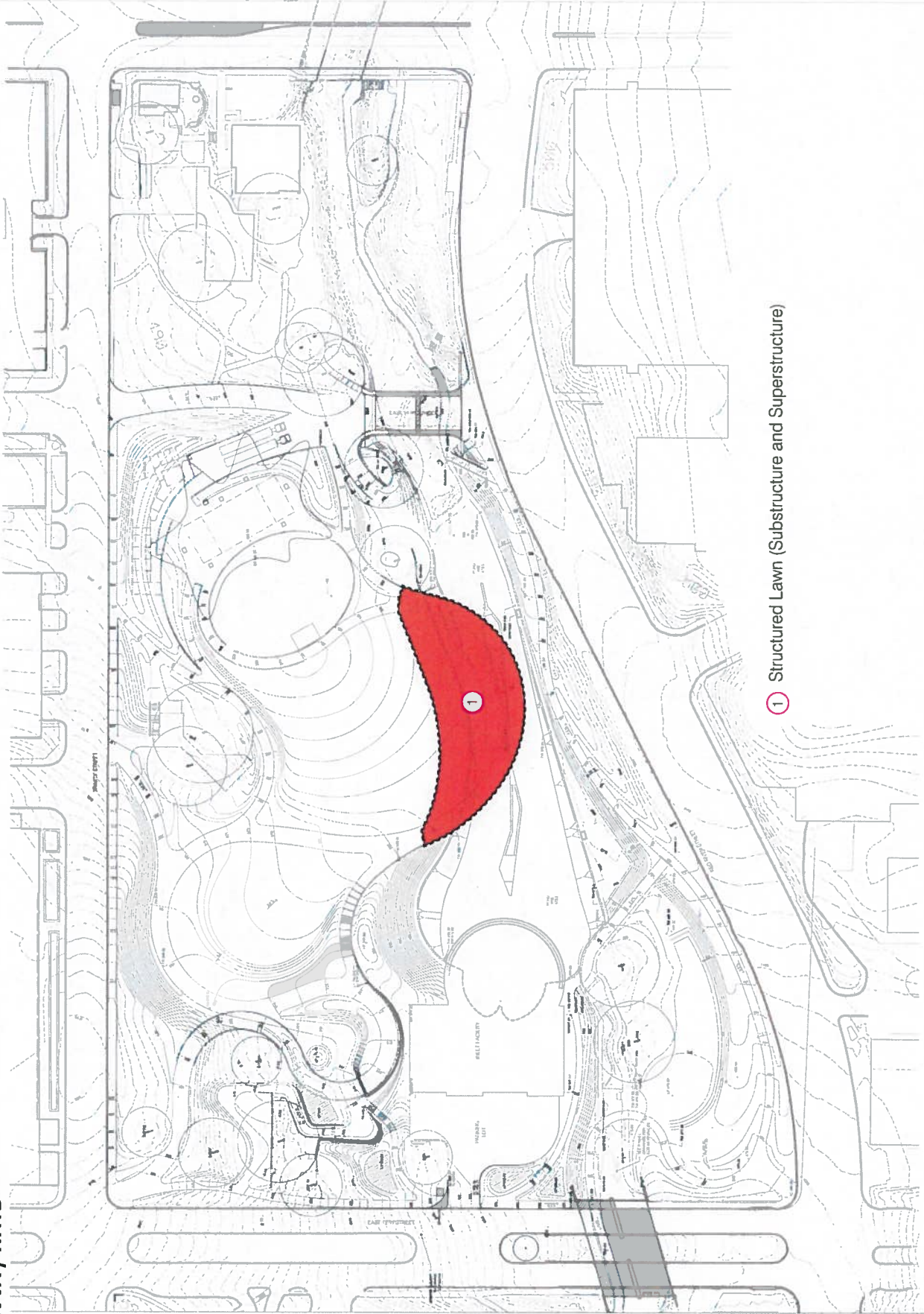
1) EARLY SITE WORK



- 1 Stone Revetment & Related Wall Coordination
 - 2 Selective Demolition of Existing Deck
 - 3 Demolition of Existing Bathroom Building and Temporary Slope Stabilization
 - 4 Steel Grating/Overflow Walk
 - 5 Footings for Arc Bridge over Eco-Weir
 - 6 Stonework in Eco-Weir (walls)
 - 7 Mitigation Wetland Overflow and Edge Treatment (Stonework)
 - 8 Review of Ongoing Modifications to Inlet Facility and Surrounding Grades
 - 9 CIP Stair from Street-Level to Creekside Trail
- Area of design direction and approval from MVA team

EXHIBIT A1: ADDENDUM PROJECT AREA DIAGRAM - 4/25/2015

**2) 30% ENGINEERING FOR PRICING PACKAGE
MVVA / HNTB**



① Structured Lawn (Substructure and Superstructure)

WALLER CREEK
WATERLOO PARK

Austin, TX

Project: Waller Creek Waterlooo Park
Phase: 30% Engineering for Pricing Package
Date: 4/25/2015

Landscape Architects
Michael J. Anderson
11000 N. Loop West, Suite 1000
Houston, Texas 77040
Tel: 281.485.1100
Fax: 281.485.1101



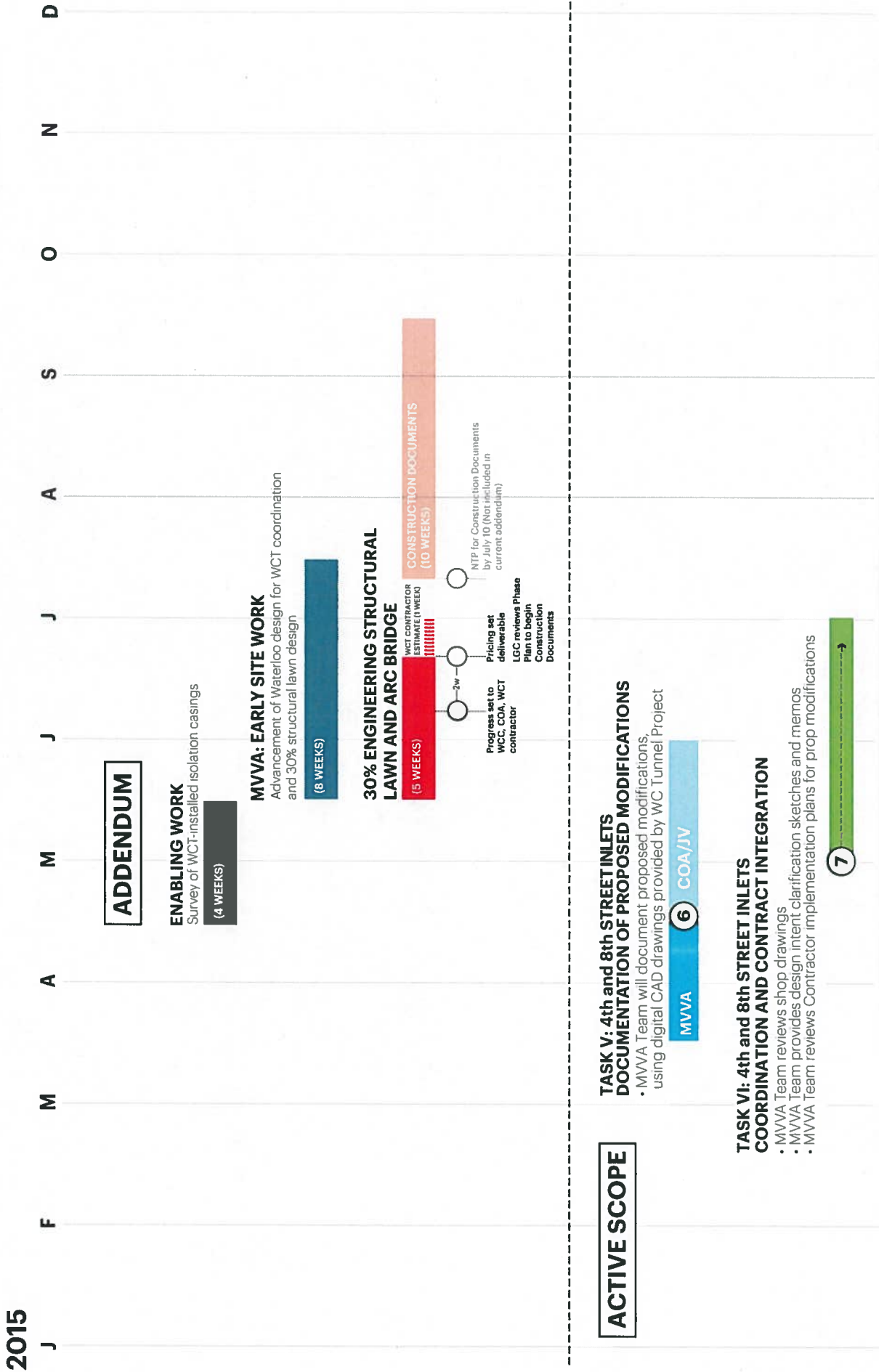
Plan Submission
NOT FOR CONSTRUCTION

Grading Plan

DATE: 4/25/2015
PROJECT: WALLER CREEK WATERLOO PARK
DRAWN BY: [Name]
CHECKED BY: [Name]

**EXHIBIT B1: REVISED PROJECT SCHEDULE
ADDENDUM TO THE SIDE INLET MODIFICATIONS AND WATERLOO INTERIM DESIGN PHASE PLAN**

4/20/2015



1. EARLY SITE WORK (8w)

PROFESSIONAL	PROJECT MANAGEMENT & MEETINGS		DESIGN CRITERIA		TASKS AND DELIVERABLES		COORDINATION WITH ADJACENT DEVELOPMENT											
	Meetings in Austin	Arc Bridge Footings and surrounding grades	(1) Pond Edges 30% plans and sections, JV prepares for pricing, JV completes to 100%, MVA provides (2) rounds of review and comment.	(2) Sealed demo plan for selective demo of existing deck slope stabilization. (Environmental assessment NIC)	(3) Sealed demo plan for bathroom building and temporary COA issues a field order to WCT - 30% plans and sections, JV completes to 100%. MVA provides (2) rounds of review and comment.	(4) Steel grating at overflow walk - 30% plans and sections, JV completes to 100%. MVA provides (2) rounds of review and comment.	(5) Grading and trail connections at Arc Bridge and around inlet facility 30% plans. JV completes to 100%. MVA provides (2) rounds of review and comment.	(6) Stone work on Eco-Weir walls 30% elevations and sections. COA provides field change to WCT contractor. MVA provides (2) rounds of review and comment.	(7) Mitigation field change to WCT contractor. MVA provides (2) rounds of review and comment.	(8) Change to 30% plans and sections. COA provides field change to WCT contractor. MVA provides (2) rounds of review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.	(9) CIP slab 30% plans & sections. COA provides field change to contractor; contractor to produce stamped shop drawings. MVA provides 60% handrail details. Field drawings. MVA provides 2 rounds review and comment.
MVVA landscape architecture/lead	2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
BRD civil engineering	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terracon geotechnical engineering	1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
AEC Local Structural Engineer	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

2. 30% DESIGN - LAWN & BRIDGES (6w)

PROFESSIONAL	PROJECT MANAGEMENT & MEETINGS		DATA COLLECTION		DESIGN CRITERIA		DRAWINGS/DELIVERABLES		COST ESTIMATE			CONTRACTOR COST ESTIMATE		
	Project Management	GOA/WCC/Contractor Meetings (in Austin)	Analysis of Geotechnical Report	Elevated lawn design (HNTB - structural loading criteria)	Soil profiles for elevated lawn (to establish design)	Arc Bridge substructure and superstructure design	Illustrative plans, sections, diagrams, or perspective renderings (max. 2)	Progress Set of Lawn Structural Concept to WCC, Vermeulen, COA, WCT Contractor	30% Engineering Set for Pricing to WCC, Vermeulen, COA, WCT Contractor	30% Engineering Set of Arc Bridge Substructure to WCC, COA, JV Team	Review and reconciliation of structured lawn cost estimate (estimate by Vermeulen)	Responses to Contractor RFI's	CONTRACTOR COST ESTIMATE	
MVVA landscape architecture/lead	X	2	X	X	X	X	X	X	X	X	X	X	X	
HNTB structural engineering	X	2	X	X	X	X	X	X	X	X	X	X	X	
Big Red Dog civil engineer	X	1	-	X	-	-	-	-	-	-	-	-	-	
DWG local landscape architect	X	1	-	-	-	-	-	-	-	-	-	-	-	

*Value Engineering in Response to Contractor Bid is Excluded

ADDENDUM to the Tunnel Side Inlet Modifications
and
Waterloo Park Interim Design
Phase Plan

EXHIBIT F1

PROJECT BUDGET: Addendum 5/1/15						
Team Member	Side Inlet Mod		Waterloo Interim		Addendum Waterloo Park and Cantilevered Lawn	
	Fees	Reimb	Fees	Reimb	Fees	Reimb
MVVA*	\$ 174,425	\$ 6,500	\$ 75,500	\$ 6,500	\$ 97,940	\$ 7,000
MVVA: move funds from Cost Overrun Reserve			\$ 25,000			
HNTB	\$ 146,000	\$ 3,000	\$ 8,520	\$ 150	\$ 152,000	\$ 3,000
DWG *	\$ 45,745	\$ 500	\$ 375	\$ 500		
BRD *	\$ 41,850	\$ 2,500	\$ 19,500	\$ 2,500	\$ 7,435	\$ 1,500
Terracon - geotech engineering					\$ 3,500	
AEC - structural engineering					\$ 2,500	\$ 150
VCC	\$ 7,500	\$ -	\$ 4,500	\$ -	\$ 10,400	\$ 150
BRG*	\$ 37,440	\$ 850	\$ 30,240	\$ 850	\$ 27,180	\$ 650
Allowance: PARD environmental					\$ 50,000	
Allowance: site surveys, utility location	\$ 75,000				\$ 15,000	
Allowance: coordination with emerging developments					\$ 30,000	
Allowance: site development permit revisions					\$ 60,000	
Allowance: geotech borings/analysis					\$ 25,000	
Cost Overrun Reserve	\$ 50,000		\$ 25,000		\$ 50,000	
Move Cost Overrun Reserve to MVVA			\$ (25,000)			
	\$ 577,960	\$ 13,350	\$ 163,635	\$ 10,500	\$ 530,955	\$ 12,450
Total Budget				\$ 765,445		\$ 543,405
Funding Sources						
PARD Funding Source: FDU#				\$ 543,405		
* Additional fees to be drawn from the Site Development Permitting Allowance						

**ADDENDUM to the Tunnel Inlet Modifications and Waterloo Interim Design Phase Plan
City Capital Needs Projections**

	Total Fees	Total Reimbursable Expenses
	\$ 521,635	\$ 12,450
Month	Fees	Reimb Exp
1	\$ 75,000	\$ 3,500
2	\$ 250,000	\$ 4,000
3	\$ 205,955	\$ 4,950
	\$ 530,955	\$ 12,450
*These projections will fluctuate in response to adjustments in work flow		