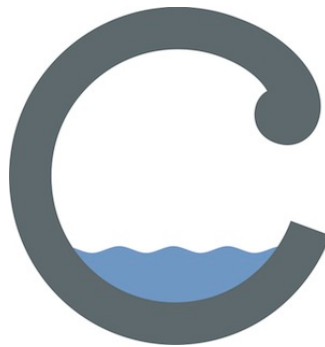


Waller Creek District
Creek Mouth Schematic Design Phase Plan

Proposing Party: Waller Creek Conservancy



June 2, 2015

Waller Creek Phase Plan Proposal Checklist

Project: Creek Mouth Schematic Design Phase Plan					
✓	#	Section	Topic	Description	Notes
		3.02.B	Responding Party Review	Complete before submission to LGC	
		3.02.B.(i)	Cover Letter		
		3.02.B.(ii)		Date of submission	
		3.02.B.(iv)		Identify the provision in the JDA calling for the submission	
	1	3.04.A.1	General	Exec Summary with narrative	Pg 2
	1a			Schedule with milestones	Exhibit B, Pg 10
	1b			Implementation Plan	Exhibit D, Pg 20
	2	3.04.A.2 (i)	Identify Team	List all professionals and their discipline	Pg 4
	2a	3.04.A.2 (ii)	Contracting Method	Proposed Construction Delivery Method	Pg 5
	2b	3.04.A.2.(iii)	Designate the Reviewer of Construction Schedule	Project Director or Managing Party	N/A - no construction is included in this scope of work
	2c	3.04.A.2 (iv)	Graphical Material	Prelim site plans, architectural plans, elevations, other design materials	Graphic materials will be generated as a part of this scope of work
	3	3.04.A.3	District Map	Map of District showing Limits of Phase Plan Area	Exhibit A, Pg 9
	4	3.04.A.4	Project Budget	All Phase Plan costs including allowances and contingencies	Exhibit F, Pg 32
	4a		Funding Sources	list source	Kim Springer
	4b		Funding Sources	list where funds are to be held	Kim Springer
	4c		Funding Sources	list constraints on use of funds	Kim Springer
	4d		Post Construction Budget	capital repair, operating and maintenance budgets	this work will be a product of this phase plan
	5	3.04.A.5	Cost Overrun Plan	identify how any cost overruns will be funded	Exec Summary, Pg 7
	6	3.04.A.6	Compliance with Foundational Articles	If the proposed project does not comply with the terms of the JDA, the proposed modification to the JDA is provided here.	Exec Summary, Pg 5
	7	3.04.A.7	Third Party Agreements	Outline any third-party agreements that will need to be obtained	N/A - none contemplated in this scope of work
	8	3.04.A.8	Property Procurement Process Requirements	Local Government Code Sections 252 and 271	N/A - none contemplated in this scope of work
	9	3.04.A.9	MWBE Participation	Outline plan	Exhibit H, Pg 34
	10	3.04.A.10	Public Improvement Projects	Identify responsibilities for obtaining approvals from Government Authorities for design and construction	Exhibit C, MVVA Team Scope, Pg 11
	11	3.04.A.11	Operations Permits	Plan for obtaining approvals and permits for operations	N/A - none contemplated in this scope of work
	12	3.04.A.12	ID and Mapping Easements	Identify and map all easements and other real property interests.	this work will be a product of this phase plan
	13	3.04.A.13	Requirements on Use of Funds	Identify any requirements that apply to the use of tax-exempt obligations, grants or other funds	N/A - none contemplated in the design phase of this work. They will be identified when we seek authorization to proceed in to construction
	13a			Texas Transportation Code Chapter 431	N/A - none contemplated in this scope of work
	13b			City Code and Other Applicable Law	N/A - none contemplated in this scope of work
	14	3.04.A.14	Insurance and Bonding	Provision of insurance and bonding in Article 9	Exhibit N, Pg 15 of Supplemental Docs: bonding is not required for professional services, we will identify these requirements when we seek authorization to proceed in to construction
	15	3.04.A.15	Use by City	Identify terms for use by the City	N/A - none contemplated in this scope of work

Waller Creek Phase Plan Proposal Checklist

✓	#	Section	Topic	Description	Notes
	16	3.04.A.16	Program Activities and Rates	Identify activities by groups	this work will be a product of this phase plan
	17	3.04.A.17	Maintenance in ROW's	Identify of maintenance of District ROW's	this work will be a product of this phase plan
	18	3.04.A.18	Utilities	Identify how utilities will be provided, cost of services, metering etc	this work will be a product of this phase plan
	19	3.04.A.19	Operations and Maintenance	Identify operations and maintenance standards	this work will be a product of this phase plan
	20	3.04.A.20	Revenue Source and Fees	create a pro forma re fees, licensing to cover Op Expenses	this work will be a product of this phase plan
	21	3.04.A.21	Commercial Design Standards	Identify if Comm Design Stds apply	N/A - none contemplated in this scope of work
	22	3.04.A.22	License Agreements	Identify if License Agreements apply	N/A - none contemplated in this scope of work
	23	3.04.A.23	Naming Rights	Identify any license agreements necessary for naming rights	N/A - none contemplated in this scope of work at this time
	24	3.04.A.24	Change in Ownership	Identify if there is a proposed change in ownership of a Public District Site	N/A - none contemplated in this scope of work
	25	3.04.A.25	Capital Needs Timing	Identify the capital needs timing for City Planning purposes	Exhibit G, Pg 33
	26	3.04.A.26	Payment to PARD or other City Departments	Identify how payments will be made to PARD or other City Depts for their operations	N/A - none contemplated in this scope of work
	27	3.04.A.27	Public Accessibility	Identify public accessibility and provisions thereof	Once construction is completed, full public accessibility will be achieved
	28	3.04.A.28	Timing of transfers	Identify timing of transfers of improvements and land	N/A - none contemplated in this scope of work
	29	3.04.A.29	Maintain natural space	Identify the ways projects will be designed to maintain natural space	A core element of the approved Design Plan calls for maintaining natural space and will be a guiding principal in the work herein
	30	3.04.A.30	Maintain flexibility of City owned properties	Identify how the flexibility of City Owned properties will be maintained	The design team will include maintaining flexibility as a design goal
	31	3.04.A.31	Issues related to alcohol use	Identify any desired exemptions of City Code or park rules	N/A - none contemplated in this scope of work
	32	3.04.A.32	Other Relevant Info		

**Waller Creek District:
Creek Mouth Schematic Design Phase Plan**

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Exhibit D – Implementation Plan	Pg 20
Exhibit E – Organization Chart	Pg 30
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Waller Creek Conservancy
PO Box 12363
Austin, Texas 78711
512-541-3520
www.wallercreek.org

June 2, 2015

Waller Creek Local Government Corporation
Austin, TX

RE: Waller Creek District: Creek Mouth Phase Plan

Enclosed herewith you will find the Creek Mouth Schematic Design Phase Plan. This Phase Plan for the Waller Creek District provides for the design, documentation and professional services, including beginning the Sustainable Sites Initiative during the schematic design phase of the portion of the creek from Lady Bird Lake to Red River Street. While we are requesting authorization to proceed with Schematic Design only, some of the supporting documents reflect the projection of services through completion of construction. Part of the product of this phase plan will be the documentation of construction costs as well as continuing the development of the maintenance and operating procedures and costs that will be necessary to seek authorization in a future phase plan to commence construction. Also during this phase plan, the team will solicit and procure the services of a Construction Manager at Risk following City of Austin procurement ordinances.

In addition to the above, this phase plan includes an allowance for the future design of the Sutton property (Work Area 1) so that we can create a continuous trail along their portion of the creek as well as the development of the creek along Palm Park and up to 4th Street should a private developer contribution to Palm Park occur. The approach to setting allowances approved by the LGC will allow our team to be more nimble in responding to these time sensitive projects should they occur. Prior to proceeding, full scope and fee documentation for this work additional work will be submitted for approval by the Responding Party. We seek your authorization of this phase plan and will hold any notice to proceed until the appropriate documentation of the funding portion from private sources is completed.

The Joint Development Agreement, Section 3, identifies the documentation required for each proposed phase plan. The attached matrix identifies all of the submission requirements and those applicable to this applicable scope of work and where they can be found in this document.

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.

 _____ 6/2/15
Date

Ms. Sue Edwards
Assistant City Manager
City of Austin

 _____ 6/2/15
Date

Ms. Kristin Pipkin
Responding Party
Watershed Protection Department
City of Austin

The Waller Creek Local Government Corporation has reviewed and approved this Phase Plan as written and the signature below constitutes a notice to proceed with the scope described herein.

Mr. Tom Meredith
Vice President, LGC Representative
Waller Creek Local Government Corporation

_____ Date



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

June 8, 2015

Peter Mullan
Waller Creek Conservancy
P.O. Box 12363
Austin, Texas 78711

Subject: Waller Creek District – Creek Mouth Schematic Design Phase Plan City Contribution

Dear Mr. Mullan:

The City of Austin (City) will contribute an amount not to exceed \$1,180,955 toward the Waller Creek District – Creek Mouth Schematic Design Phase Plan (CM). In accordance with Section 10.01 (Project Disbursement Fund Account) of the Joint Development Agreement between the City of Austin (City), Waller Creek Local Government Corporation, and Waller Creek Conservancy (Conservancy), based upon the review of invoices submitted to the City for completed work, the City will deposit its contribution to the Project Disbursement Fund in the amount necessary to support timely payments for the City's respective portion. Deposits to the Project Disbursement Fund will be made upon approval of each invoice. The Project Disbursement Fund Account will be managed by the Conservancy and payments to Michael Van Valkenburgh Associates, Inc. and associated sub-consultants will be the sole responsibility of the Conservancy. Any request for change will require an amendment to the approved project and require approval of the Proposing Party and the Responding Party.

The funding provided by the City is via Drainage Utility Fee revenues transferred to the Watershed Protection Department capital budget. Drainage Utility Fee revenues are restricted to ensure they are used only for purposes directly related to the mission and operations of the Watershed Protection Department as the City's Municipal Drainage Utility System, in accordance with State law. As such, all invoices submitted for the CM must only be for services that maintain the City's compliance with these restrictions. Invoices submitted by the Conservancy will be reviewed to ensure alignment with both restriction on uses of funds as well as the agreed upon scope of work for the CM.

Sincerely,

Kimberly Springer, Deputy Budget Officer
Financial Services Department

Waller Creek District: Creek Mouth Schematic Design Phase Plan

June 2, 2015

EXECUTIVE SUMMARY and NARRATIVE

This phase plan undertakes the schematic design phase of the design and preparation for construction of improvements from Lady Bird Lake to Red River Street (see **Exhibit A, Project Area Diagram**). The scope of work for the professional services team includes the solicitation and selection of a Construction Management at Risk firm. This phase plan does NOT include authorization to proceed in to construction. This future authorization will be sought from the LGC once all bidding has been completed and a guaranteed maximum cost for construction has been established. When this authorization is requested, the Proposing Party will include all of the required documentation required under the JDA including sources of construction funding and the operations and management plans that will be the product of this phase plan.

This phase plan encompasses the following:

- Waller Creek channel and banks from Red River Street downstream to Lady Bird Lake
- Top-of-bank trails (Hike & Bike Trail network) downstream of Cesar Chavez Street to Lady Bird Lake
- Creekside trails upstream of Cesar Chavez to Red River Street, adjacent to the Austin Convention Center
- Street-level trail connections at the Waller Park Place Development (Work Area 1), Cesar Chavez Street, and Red River Street
- The solicitation and selection of a Construction Manager at Risk firm during the Schematic Design phase of the work.
- Establishing this project as a Sustainable Sites Initiative
- Continued support regarding Emerging Development of private properties in the area of this limit of work.

The project area is divided into Work Areas 1, 2, and 3 (See **Exhibit A, Project Area Diagram**). Work Area 1 includes property belonging to the Waller Park Place multi-use development, as well as State of Texas Property and COA-owned land. Work Areas 2 & 3 are primarily on COA-owned land, under the jurisdictions of PARD and the Convention Center.

The scope of work includes the following tasks that will be led by Michael Van Valkenburgh Associates (MVVA) as the team lead and landscape architect. Note that the MVVA Team will only provide design and engineering services in Work Area 1 through Schematic Design (with ongoing coordination and design review to affirm design intent); the Waller Park Place Team will use the deliverables from Tasks 1 and 2 as the basis of their own design and engineering scope that is independent of this proposal.

- Task 1: Schematic Design
- Task 2: In a future Phase Plan
- Task 3: Schematic Design of Work Areas 2 & 3

- Task 4: In a future Phase Plan
- Task 5: In a future Phase Plan
- Task 6: In a future Phase Plan
- Task 7: In a future Phase Plan
- Task 8: In a future Phase Plan
- Task 9: In a future Phase Plan
- Task 10: COA and WCC Stakeholder Meetings

This scope of work has its foundation in the Creek Corridor Framework Plan (CCF). This phase plan, which commenced in June 2014 and will continue through June 2015, establishes key trail alignments and typical bank stabilization cross-sections; identifies strategies and general areas for riparian/aquatic restoration; iteratively refines hydrological and hydraulic (“H&H”) models; actively engages adjacent public and private development; and identifies key utility issues within the entire Waller Creek Corridor from Lady Bird Lake to 15th Street.

The MVVA Team anticipates that this scope of work – the Creek Mouth Phase Plan –will augment and incorporate the findings of the Framework Plan, but not be duplicative of this work.

The project will require extensive coordination with the Watershed Protection Department (WPD), the Parks and Recreation Department (PAR), and the City of Austin Public Works Department (PWD). Other COA agencies that will require coordination include, but are not limited to: Planning Development and Review (PDRD) and the Office of Real Estate Services (ORES). This work will also require coordination with the consulting engineers for the Waller Park Place development. All Services performed under this Scope of Work shall be performed in accordance with the Master Services Agreement and applicable codes, and accepted industry standards. Any acquisitions either by fee simple or easement will follow the Office of Real Estate’s Standard Operating Procedures for approvals, land plans, land title surveys, Environmental Site Assessment Plans I and II and title policies.

All Consultant documents shall be prepared using the English System of Weights and Measurements. It is assumed that hard copy and .PDF drawings are acceptable formats for submissions. AutoCAD drawings may be shared with the Waller Park Place Team for coordination, but are not to be used for construction in Work Area 1. Conversion to other file formats (e.g. MicroStation; AutoCAD Civil 3D) will be considered an additional service.

A detailed description of scope, deliverables, and responsibilities for signing and sealing drawings for the project through construction administration is in **Exhibit C, Scope Matrix**. A description of the interaction among consultants and key stakeholders toward the production of deliverables is described in **Exhibit D, Implementation Plan**.

PERFORMANCE PERIOD

The anticipated performance period is 3.5 months; this period has been developed to align with the design, engineering, and construction schedule for the Waller Park Place development.

PROJECT IDENTIFICATION

Project Title: Creek Mouth (or “Project”)

Project Location: Austin, Texas (See Exhibit A for Project Area Diagram)

POINTS OF CONTACT:

Managing Party:

Waller Creek Conservancy / Benz Resource Group

Project Director: Susan Benz, benz@benzresourcegroup.com (512-220-9542)

Responding Party:

City of Austin, Watershed Protection Department

Kristin K. Pipkin, kristink.pipkin@austintexas.gov (512-974-3315)

Mike Kelly, Mike.Kelly@austintexas.gov (512-974-6591)

City of Austin, Parks and Recreation Department

Marty Stump, marty.stump@austintexas.gov (512-974-9460)

Terry Jungman, terry.jungman@austintexas.gov (512-974-9479)

Other contacts:

Waller Creek Conservancy

Chief Executive Officer: Peter Mullan, pmullan@wallercreek.org (512-541-3520)

Project Manager for Planning and Design: John Rigdon, jridgon@wallercreek.org (512-541-3520)

City of Austin, Planning & Development Review Department

Tonya Swartzendruber, tonya.swartzendruber@austintexas.gov (512-974-3462)

Consulting Team Lead:

MVVA President and CEO: Michael Van Valkenburgh, Michael@mvvainc.com (718-243-2044)

MVVA Project Manager and Point of Contact: Danielle Choi, dchoi@mvvainc.com (718-243-2044)

MVVA Principal: Gullivar Shepard, gshepard@mvvainc.com (718-243-2044)

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. Please **See Exhibit E for Organization Chart**.

- Team Lead, Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Hydrologist: LimnoTech

- Local Landscape Architect: dwg
- Civil Engineer: Big Red Dog Engineering
- Local Ecosystem Services Design: Lady Bird Johnson Wildflower Center Ecosystem Design Group
- Team Ecologist: Applied Ecological Services
- Soil Scientist: Olsson Associates
- Geotechnical Consulting: Terracon
- Public Space Management Consulting: ETM Associates
- Accessibility: Altura Solutions
- Permitting: ACI
- Irrigation Design: James Pole
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Surveying: McGray & McGray Land Surveyors
- Construction Auditing: CCM Consulting Group
- Materials Testing: Terracon

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 working under the Master Services Agreement (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 June 2015 through October 2015

MVVA team fees have been calculated based on the following schedule, which is shown in greater detail in **Exhibit B, Project Schedule**.

June. 2015– October 2015: Schematic Design - Work Area 1, 2 & 3

GENERAL SCOPE OF SERVICE REQUIREMENTS

A detailed description of scope and deliverables is in Exhibit C, Scope Matrix, and a description of the interaction among consultants and key stakeholders toward the production of deliverables is described in Exhibit D, Implementation Plan.

PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis, assuming the schedule is not significantly extended beyond October 2015. The fees are as follows:

MVVA Team - \$964,919

Benz Resource Group - \$90,063

Vermeulens Cost Consultants - \$17,625

Total - \$1,072,607

In addition, estimated reimbursable expenses are:

MVVA Team: \$77,260

Benz Resource Group: \$2750

Vermeulens Cost Consultants: \$150

Total: \$80,160

Allowances:

Permits and fees (SITES registration): \$10,000

Surveying: \$35,000

Ongoing Emerging Development Support: \$100,000

Pre Construction Services of the CM@Risk: \$50,000

Work Area 4 – at Palm Park: \$183,250

Work Area 5&6 to connect to 4th St: \$113,750

Reserve Funds - \$150,000

Grand Total of fees, reimbursable expenses and allowances: \$1,687,079

The City of Austin (City) and the Waller Creek Conservancy (through private donations) will contribute an amount not to exceed of \$1,687,079 toward the Creek Mouth 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 G – Capital Needs Projection.**

COST OVERRUN PLAN

In accordance with Section 3.04.A.5 of the JDA, the identification of the source of funds for cost overruns is required. For this Phase Plan, a cost overrun would be caused by a request in a change of the scope of services outlined. Any request for change will require an amendment to this Phase Plan, including identification of the source of funding, and will require approval of the Proposing Party and the Responding Party.

MVVA team fees and estimated reimbursable expenses are shown in Exhibit F, Fee and Expense Summary. Individual consultant fee proposals are included in the Supplement, Individual Consultant Fee Proposals.

Services will be performed on a “not-to-exceed” fee basis, assuming that the schedule is not significantly extended beyond 60 days what has been allocated for each task. Given the rapidly changing nature of development conditions around the creek, and the nearly inevitable discovery of unforeseen issues as part of the planning process, MVVA reserves the right to re-apportion fees and expenses among tasks and sub-consultants upon review and approval of the client.

LIST OF EXHIBITS – Phase Plan

EXHIBIT A	Project Area Diagram
EXHIBIT B	Project Schedule (projected through construction completion)
EXHIBIT C	MVVA Team Scope Matrix (projected through construction completion)
EXHIBIT D	Implementation Plan
EXHIBIT E	Organization Chart
EXHIBIT F	Project Budget – Fee and Expense Summary
EXHIBIT G	Capital Needs Projection
EXHIBIT H	JDA Procurement Requirements
EXHIBIT I	Work Area 1 Allowance
EXHIBIT J	Work Area 4, 5 & 6 Allowance
EXHIBIT K	MVVA Team Fee and Expense Summary
EXHIBIT L	MVVA Team Fees by Task

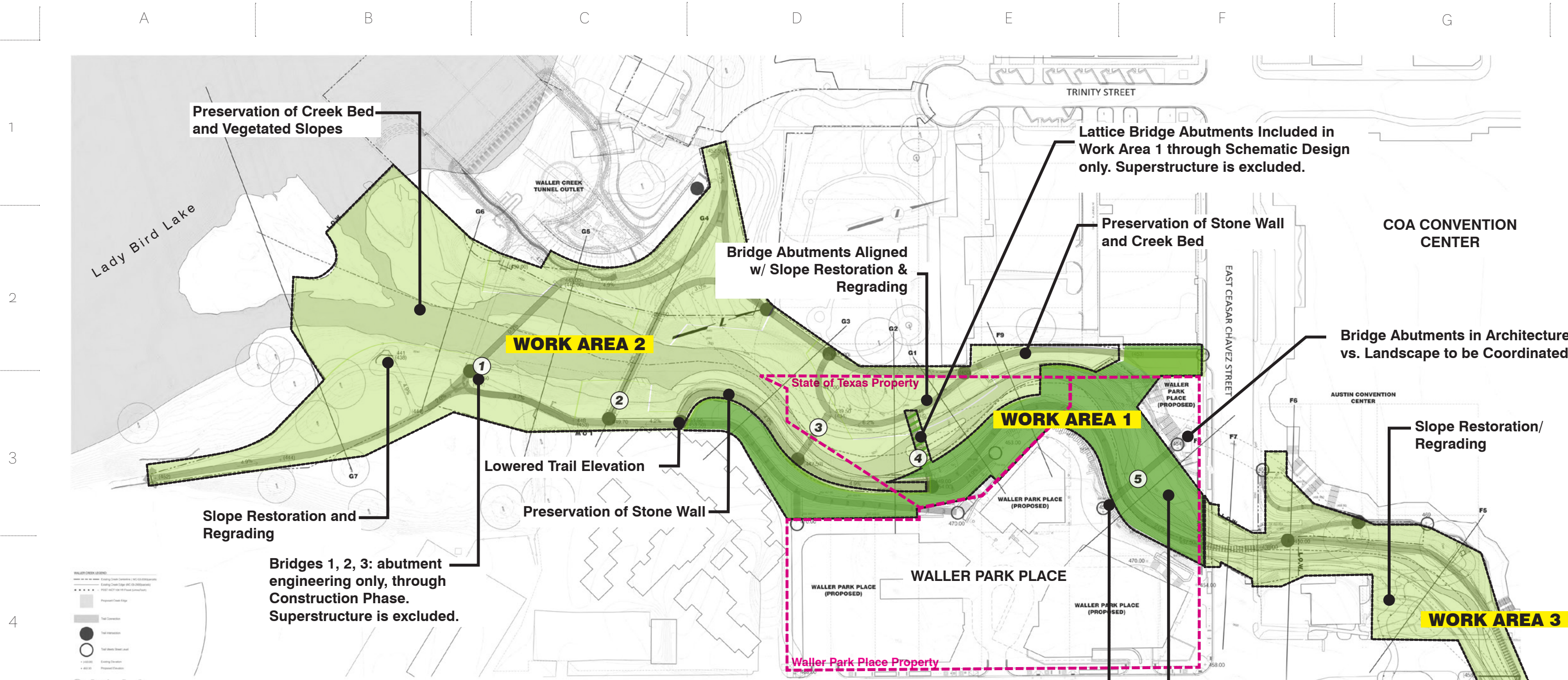
SUPPORTING DOCUMENTATION (under separate cover addressing entire scope through CA)

EXHIBIT M	MVVA Fee and Expense Summary
EXHIBIT M-1	BRG Scope, Fee and Expense Summary
EXHIBIT N	Insurance Certificates
EXHIBIT O	HNTB Fee and Expense Summary
EXHIBIT P	Big Red Dog (BRD) Fee and Expense Summary

EXHIBIT Q	Tillett Lighting Design Fee and Expense Summary
EXHIBIT R	dwg Landscape Design Fee and Expense Summary
EXHIBIT S	Altura Solutions Fee and Expense Summary
EXHIBIT T	Olsson Associates Fee and Expense Summary
EXHIBIT U	Terracon Fee and Expense Summary
EXHIBIT V	EEA Consulting Engineers Fee and Expense Summary
EXHIBIT W	LimnoTech Fee and Expense Summary
EXHIBIT X	Applied Ecological Services (AES) Fee and Expense Summary
EXHIBIT Y	Lady Bird Johnson Wildflower Center Ecosystem Design Group (LBJWC) Fee and Expense Summary
EXHIBIT Z	ACI Fee and Expense Summary
EXHIBIT Z-1	ETM Associates Fee and Expense Summary
EXHIBIT Z-2	James Pole Fee and Expense Summary
EXHIBIT Z-3	Vermeulens Cost Consultants Scope, Fee and Expense Summary
EXHIBIT Z-4	CCM Consulting Group, Scope, Fee and Expense Summary

EXHIBIT A: PROJECT AREA DIAGRAM

MVVA TEAM SCOPE - CREEK MOUTH



KEY

- WORK AREA 1 : SOW thru Schematic Design and Ongoing Coordination
- WORK AREAS 2&3: SOW Schematic Design thru Construction
- Proposed Trails
- 1 Bridge number

EXHIBIT B: PROJECT SCHEDULE

5/19/2015



Monthly travel to Austin for Creek Corridor Framework and Creek Mouth meetings with WCC/COA/WPP.

Monthly travel to Austin for Creek Mouth meetings with WCC/COA/WPP.

WORK AREA 1

① SCHEMATIC DESIGN (10 WEEKS)
 COA/WCC Review; MVVA Response

② COORDINATION AND DESIGN REVIEW (ONGOING, SCHEDULE TBD)

WORK AREAS 2 & 3

③ SCHEMATIC DESIGN (14 WEEKS)
 50% SD; 2w review
 COA/WCC Review; MVVA Response
 Cost Estimate / Reconciliation

④ DESIGN DEVELOPMENT (16 WEEKS)
 50% DD; 2w review
 COA/WCC Review; MVVA Response
 Cost Estimate / Reconciliation

⑤ CONSTRUCTION DOCUMENTS (22 WEEKS)
 60% DD; 2w review
 90% DD; 2w review
 COA/WCC Review; MVVA Response
 Cost Estimate / Reconciliation

⑥ BIDDING & NEGOTIATION (8 WEEKS)

⑦ CONSTRUCTION OBSERVATION (+/- 64 WEEKS)

⑧ ⑨ PERMITTING & ENVIRONMENTAL RESOURCES INVENTORY (Ongoing)

⑧ LOMR (post-construction)

Concurrent Projects and Phase Plans

FRAMEWORK PLAN (48 WEEKS)

ONGOING TUNNEL (28 WEEKS)

General Comments

- See project area diagram for extents of Work Areas 1 / 2 / 3
- Phase durations (shown in weeks) include design, COA Review, owner-provided cost estimate, and MVVA Team reconciliation
- Numbers under “COA/WCC Meetings (in Austin)” represent estimated number of meetings, NOT person-trips.
- HNTB scope:
 - Excludes design of bridge spans/superstructure
 - All tasks assume engineering and construction phase of bridge abutments only
 - Note that Bridge 4 has abutments within Work Area 2 and Work Area 1 (Waller Park Place); this proposal includes the design and engineering of both abutments through **Schematic Design** only.
 - Includes coordination with Waller Park Place bridge(s)
 - Excludes adaptation/implementation of other Lattice Bridges (3 closest to Lady Bird Lake)
- As is emerging in the Creek Corridor Framework Plan, the two team ecologists will have the roles below:
 - AES: Implementation techniques for aquatic restoration and habitat creation
 - LBJWC: Local expertise on riparian restoration, local plant communities, integration with design concepts and maintenance, construction observation of critical ecological features and restoration planting
- Although irrigation will most likely be temporary for establishment, MVVA recommends that this temporary system still be designed. Irrigation design services by James Pole is included in this proposal.
- References to “XX% Progress Set” are for internal team review only. All consultants (including those who are not producing drawings included in the final set) will review progress sets to evaluate integration of their materials.
- All cost estimates are assumed to be performed by others (WCC)
- Illustrative material (rendered plans, perspective views, 3D models, etc.) will be produced to communicate design intent to WCC/COA; requests for additional material (i.e. donor books, work in other phase plans, etc.) is excluded.

TASK 1: Schematic Design of Work Area 1 (10 weeks)

In this task, MVVA and its subconsultants will advance the trail alignments, elevations, and riparian/in-channel restoration strategies established during the Creek Corridor Framework Plan. The MVVA Team will also develop concepts that illustrate the general spatial relationships and requirements of the project site for site elements that were not explored in the Framework Plan, such as railings, preliminary engineering of structured walkways, lighting, paving material concepts, ecological habitat creation, stormwater management, furnishings, and planting concepts. The overall goal of this phase is to establish the fundamental design concepts in Work Area 1, and achieve well-coordinated adjacencies between Work Areas 1 (Waller Park Place) and Work Areas 2/3 (MVVA Team through Construction Phase).

The primary deliverable will be a Schematic Design package with plans, sections, and standard details. MVVA will also prepare a narrative of design intent (diagrams, renderings, text, material precedents) in conjunction with the drawing set for this phase of work. This will establish the design and performance criteria against which the subsequent drawings (by the Waller Park Place team) will be evaluated.

- General Notes:
 - Work Area 1 – formerly shown as “Waller Park Place Property” in SOW diagrams
 - MEP work is assumed to be performed by Waller Park Place design and engineering team
 - Scope assumes that the design team is not obligated to design to a specific budget
- 1.1 Project Management and Meetings
 - MVVA will lead coordination among sub-consultants and with WCC/WPD. Sub-consultants to only scope internal project management needs.
- 1.2 Data Collection
 - Assumes that additional geotechnical borings can be performed by May, 2015 (MVVA to develop diagram of requested boring locations for discussion with WCC/WPD under CCF scope).
 - Scope for “geotechnical analysis” shown here represents the analysis of this new data with available existing geotech information (Waller Creek Tunnel, adjacent developments) and as-built drawings of existing stone walls.
- 1.3 Design Criteria
 - Consultant team will synthesize client/stakeholder input into discipline-specific design criteria to be incorporated into drawings. (For example, direction given with regard to maintenance responsibilities will inform the sizing and selection of light fixtures and supports.)
 - Public engagement: Materials created during the design process will be made available to Sutton Group, but other participation in public engagement is not included in this scope.
- 1.4 Drawings
 - 50 %Progress Set is a team-internal deadline for exchange of drawing bases
 - Schematic Design package will be delivered to WCC/COA in AutoCAD 2010 and .pdf format
- 1.5 Cost Estimation / Value Engineering
 - MVVA Team will review and provide comment on a cost estimate (produced by Waller Park Place Team). MVVA Team will comment on VE items identified by others, but incorporation of VE items into drawings is excluded.

Waller Creek - Creek Mouth Scope Matrix
January 30, 2015 (v7)

TASK 1:
Schematic Design:
Work Area 1 (10 weeks)

	1.1 Project Management & Meetings	Project Management	COA/WCC Meetings	Bi-Weekly Team C Coordination Calls/ Web-Conferences	1.2 Data Collection	Utilities (Existing & Planned Adjacent)	In-Field assessment of existing site features (walls, significant vegetation)	Geotechnical Analysis (does NOT include borings)	Site Elements	Geotechnical Design	Hydrology	Ecology	Drainage and Stormwater Quality	Accessibility/Code Compliance	Irrigation	Maintenance	Public Engagement	1.4 Drawings	50% SD Progress Design and Engineering	100% Schematic Design and Engineering	QA/QC	1.3 Cost Estimation/Value Engineering	Schematic Design Cost Estimator - Review and Comment Only	Schematic Design Value Engineering - Review and Comment Only		
MVVA landscape architecture/team lead	X	2	X		-	X	-	X	X	X	X	X	X	X	X	X		X	X	X	-	-	-	-	X	X
HNTB structural engineering	X	1	X		-	-	X	X	X	-	-	-	-	-	-	-		X	X	X	-	-	-	-	X	X
BRD civil engineering	X	2	X		X	X	X	X	X	-	-	X	-	-	-	-		X	X	X	-	-	-	-	X	X
Tillett lighting design	X	-	-		-	-	-	X	-	-	-	-	-	-	-	-		X	X	X	-	-	-	-	X	X
dwg local landscape architecture	X	2	X		-	X	-	X	-	-	-	-	X	-	X	-		X	-	X	-	-	-	-	-	-
Altura accessibility consulting	X	1	-		-	-	-	-	-	-	-	-	X	-	-	-		X	-	X	-	-	-	-	-	-
Olsson soil science	X	-	-		-	X	X	-	-	-	X	-	-	-	-	-		X	-	-	-	-	-	-	X	X
Terracon geotechnical engineering	X	2	X		-	-	X	-	X	-	-	-	-	-	-	-		X	X	-	-	-	-	-	X	X
EEA MEP	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
LimnoTech hydrology	X	1	-		-	-	-	-	-	X	-	-	-	-	-	-		X	-	-	-	-	-	-	-	-
AES ecology	X	1	-		-	-	-	-	-	-	X	X	-	-	-	-		X	X	X	-	-	-	-	-	-
LBJWC local ecology	X	1	-		-	-	-	-	-	-	X	X	-	-	X	-		X	X	X	-	-	-	-	X	X
James Pole irrigation	-	-	-		-	-	-	-	-	-	-	-	-	-	X	-		X	X	X	-	-	-	-	X	X
ETM public space management	X	2	-		-	-	-	-	-	-	-	-	-	-	X	-		X	-	-	-	-	-	-	-	-

TASK 3: Schematic Design of Work Areas 2+3 (14 weeks)

During this phase, MVVA and its subconsultants will prepare drawings which describe the general spatial relationships and requirements of the project. This work will advance the trail alignments, elevations, and riparian/in-channel restoration strategies established during the Creek Corridor Framework Plan; it will also reflect early but comprehensive design thinking about all parts of the project, ranging from railings, preliminary engineering of structured walkways, lighting and light fixture locations, accessibility issues, paving material concepts, ecological habitat creation, stormwater management, furnishings, and planting. The manner of representation of these parts reflects input from early client and stakeholder meetings, which are integrated by specific disciplines into the “Design Criteria” (3.3). This phase is particularly important because it begins to set up standards for site elements that will be deployed in future phase plans throughout the creek corridor. The general arrangement of these parts will be documented as a drawing package deliverable, and will be complemented by illustrative plans, sections, diagrams, and perspective renderings. Also, at the conclusion of Schematic Design, MVVA, LimnoTech, and ACI will work together with COA/WCC to assess the level of impact proposed in order to confirm what kinds of Federal permits are required (see Task 8 for list of assumed permits).

- 3.1 Project Management and Meetings
 - COA/WCC Meetings in Austin – assume that 2 meetings can be held on a single day, with 1 overnight required
 - Assumes bi-weekly team coordination calls (for team members producing drawings)
 - Excludes participation in public-process and outreach meetings
 - For team members participating in CCF, meetings include continuation of design review meetings after end of CCF.
- 3.2 Data Collection
 - Assumes that additional geotechnical borings, additional 2D survey work, and additional hydrological cross-section surveys will be requested and performed as part of the CCF Phase Plan
 - Assumes that requested additional 2D survey work will be performed or in progress before January 2015
 - Scope for “geotechnical analysis” shown here represents the analysis of this new boring data with available existing geotech information (Waller Creek Tunnel, adjacent developments) and as-built drawings of existing stone walls, etc.
- 3.3 Design Criteria
 - Consultant team will synthesize client/stakeholder input into discipline-specific design criteria to be incorporated into drawings. (For example, direction given to pursue dark-sky compliant lighting will inform the spacing and selection of light fixtures.)
- 3.4 Drawings
 - MVVA will produce illustrative plans, sections, diagrams, and perspective renderings (max. 4 renderings) that describe design intent and the desired experiential qualities of the design.
 - 50% Schematic Design package will be submitted to WCC/COA in AutoCAD 2010 and .pdf format
 - 90% Progress Schematic Design is a team-internal deadline for exchange of drawing bases
 - 100% Schematic Design package will be submitted to WCC/COA in AutoCAD 2010 and .pdf format
 - Drawings will be submitted in .pdf and AutoCAD format. Conversion to other file formats is not included.

Waller Creek - Creek Mouth Scope Matrix

January 30, 2015 (v7)

- 3.5 Cost Estimation / Value Engineering
 - Assumes review of one (1) owner-provided cost estimate
 - Includes a maximum of (2) pricing alternatives of specific design alternatives for site elements (e.g. CIP concrete vs. stone block retaining walls) and related systems (e.g. foundations, adjacent slope stabilization work, railings).
 - Items identified for value engineering will be incorporated into Design Development drawings
- 3.6 Evaluation of Construction Manager at Risk
 - Some consultants will participate in the evaluation of a CM at risk by providing written comments on proposals; BRG will lead solicitation efforts
 - Sub-consultants with specialized knowledge related to sub-contractors (e.g. stream restoration sub-contractors) will provide written evaluation of proposals
- Scope related to permitting and environmental assessment is included in Tasks 8 and 9

Waller Creek - Creek Mouth Scope Matrix
January 30, 2015 (v7)

TASK 3:
Schematic Design for
Work Areas 2 and 3
(12 weeks)

	3.1 Project Management & Meetings	Project Management	COA/WCC Meetings (in Austin)	Bi-Weekly Team Coordination Calls/ Web-Conference	3.2 Data Collection	Geotechnical Analysis	Evaluation of Hydrological Studies	3.3 Design Criteria	Geotechnical Design	H&H Modelling	Ecology	Drainage and Stormwater Quality	Accessibility/Code Compliance	Irrigation	Maintenance	Public Engagement	3.4 Drawings	Illustrative plans, sections, diagrams and perspective renderings (max. 4)	50% Schematic Design	90% Progress Schematic Design	100% Schematic Design	QA/QC	3.5 Cost Estimation / Value Engineering	Cost Estimate Support (with alternatives)	Value Engineering Review	3.6 Evaluation of Construction Manager at Risk	Provide written comment on CM at Risk proposals
MVVA landscape architecture/team lead		X	4	X		-	-	X	-	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			-
BRD civil engineering		X	3	X		-	X	X	-	-	X	-	-	-	-		-	X	X	X	X		X	X			-
Tillett lighting design		X	1	-		-	-	-	-	-	-	-	-	-	-		-	X	X	X	X		X	X			-
dwg local landscape architecture		X	3	X		-	-	-	-	-	-	X	-	X	-		-	-	X	-	X		X	X			X
Altura accessibility consulting		X	2	-		-	-	-	-	-	-	X	-	-	-		-	-	X	-	X		-	-			-
Olsson soil science		X	1	-		-	-	-	-	X	-	-	-	-	-		-	-	X	-	-		X	X			-
Terracon geotechnical engineering		X	3	X		X	-	X	-	-	-	-	-	-	-		-	X	X	X	X		X	X			-
EEA MEP		X	2	-		-	-	-	-	-	-	-	-	-	-		-	-	X	X	X		X	X			-
LimnoTech hydrology		X	3	-		-	X	-	X	-	X	-	-	-	-		-	-	X	-	-		-	-			X
AES ecology		X	2	-		-	-	-	-	X	-	-	-	-	-		-	X	X	-	X		-	-			-
LBJWC local ecology		X	2	-		-	-	-	-	X	X	-	-	-	X		-	-	X	-	-		X	X			X
James Pole irrigation		X	-	-		-	-	-	-	-	-	-	X	-	-		-	X	X	X	X		X	X			-
ETM public space management		X	1	-		-	-	-	-	-	-	-	-	-	X		-	-	X	-	-		-	-			-

TASK 10: COA Stakeholder Meetings

MVVA will prepare for and attend a maximum of (8) presentations to leadership-level COA Stakeholders in Austin. These may include: PARD Board, City Council Sub-committees, Waller Creek Conservancy Board Meetings, etc. MVVA assumes that each meeting will require a graphic presentation specifically tailored to a pre-determined agenda; deliverable will be a .pdf of presentation and hand-outs of presentation material (upon request).

TASK 10:
COA Stakeholder Meetings

	COA Stakeholder Meetings	# of Meetings
MVVA landscape architecture/team lead		8
HNTB structural engineering		-
BRD civil engineering		-
Tillett lighting design		-
dwg local landscape architecture		-
Altura accessibility consulting		-
Olsson soil science		-
Terracon geotechnical engineering		-
EEA MEP		-
LimnoTech hydrology		-
AES ecology		-
LBJWC local ecology		-
ACI Environmental Consulting		-
James Pole irrigation		-
ETM public space management		-

**Construction Document
 Stamping for Work Areas
 2+3**

	General	Cover Sheet, Drawing List, General Notes	Civil Engineering Drawings	Civil Site Plan	Civil Grading Plan	Existing Conditions Plan	Existing Conditions Drainage Area Map	Proposed Conditions Drainage Area Map	Drainage Report (will be completed prior to Construction Documentation phase)	Erosion and Sediment Control	Water Quality Control Plan and Calculations	Site Demolition	Utility Plans (Water, Sewer, Sanitary)	Construction Details (Drainage, Erosion)	Construction Details (detailed stream channel and bench design, weir structure and pier protection, habitat protection existing and proposed structures)	Mechanical and Electrical Engineering Drawings	Electrical Plan	Electrical Details, Lighting Controls, Schedules
MVVA landscape architecture/team lead		X	MVVA													MVVA		
HNTB structural engineering		X	HNTB													HNTB		
BRD civil engineering		X	BRD	X	X	X	X	X	X	X	X	X	X	X		BRD		
Terracon geotechnical engineering		X	TRCN													TRCN		
EEA MEP		X	EEA													EEA	X	X
LimnoTech hydrology		X	LimnoT		X							X	X	X	X	LimnoT		
James Pole irrigation		X	JP													JP		

	Structural Engineering Drawings	Bridge Abutment Plans	Bridge and Abutment Details	Lighting Drawings	Lighting Plan	Lighting Fixture Details	Light Pole Foundation	Irrigation Drawings	Irrigation Plan	Irrigation Details
MVVA landscape architecture/team lead	MVVA			MVVA				MVVA		
HNTB structural engineering	HNTB	X	X	HNTB				HNTB		
BRD civil engineering	BRD			BRD			X	BRD		
Terracon geotechnical engineering	TRCN			TRCN				TRCN		
EEA MEP	EEA			EEA	X	X		EEA		
LimnoTech hydrology	LimnoT	X	X	LimnoT				LimnoT		
James Pole irrigation	JP			JP				JP	X	X

**Construction Document
 Stamping for Work Areas
 2+3**

	Landscape Architectural Drawings	Site Preparation Plan	Layout Plan	Materials Plan	Grading Plan (Site)	Soil Plan	Soil/Slope Stabilization Plan	Soil/Slope Stabilization Details	Creek Channel Plan	Creek Channel Sections	Aquatic Feature Details	Tree Mitigation Calculations	Planting Plan	Furnishing Plan	Site Details- Heavy Structural (stairs/walkways, structured walkways, and walls >4' total height associated with these elements)	Site Details- Minor Structural (Curb, slabs, utilities - conveyance and subbase, 'wet' appurtenances)	Site Details- Non-structural (Connections, Furnishings)
MVVA landscape architecture/team lead	MVVA	X	X	X	X	X			X		X		X	X			X
HNTB structural engineering	HNTB														X		
BRD civil engineering	BRD															X	
Terracon geotechnical engineering	TRCN						X	X									
EEA MEP	EEA																
LimnoTech hydrology	LimnoT	X	X	X			X		X	X			X		X	X	
James Pole irrigation	JP																

EXHIBIT D: IMPLEMENTATION PLAN

Task 1:

Schematic Design of Work Area 1

June 2015 through October 2015 (10 weeks)

This task encompasses “Work Area 1” and “Waller Park Place Property,” as shown in Exhibit A: Project Area Diagram. This task will last for 10 weeks total, and will run concurrently with Schematic Design for Work Areas 2 & 3. The last 4 weeks comprising the COA review and MVVA response period; it is anticipated that there will be a combined Schematic Design submission for Work Areas 1, 2 & 3. In this task, MVVA and its subconsultants will advance the trail alignments, elevations, and riparian/in-channel restoration strategies established during the Creek Corridor Framework Phase Plan (CCF). The MVVA Team will also develop concepts that illustrate the general spatial relationships and requirements of the project site for elements that were not explored in the CCF Phase Plan, such as railings, preliminary engineering of structured walkways, lighting, paving material concepts, ecological habitat creation, stormwater management, furnishings, and planting concepts. The overall goal of this phase is to achieve clear design direction for Work Area 1 (Waller Park Place), resulting in well-coordinated adjacencies between Work Areas 1, 2 & 3.

The MVVA Team’s involvement in public engagement is minimal in this task. Any materials created as part of the design process will be made available to COA/WCC/Sutton Group upon request, but participation in public meetings and creation of new materials for the purpose of public engagement are excluded. Performing cost estimates and/or value engineering services are also excluded from this proposal.

Deliverables:

- The primary deliverable will be a Schematic Design package with plans, sections, and standard details that establish the design intent for Work Area 1. The Waller Park Place team will then advance these Schematic Design drawings through to final Construction Documents. The MVVA Team will *not* deliver any stamped drawings for this effort.
- MVVA will also prepare a narrative of design direction and quality guidelines in conjunction with the drawing set for this phase of work. This .pdf document will include written descriptions, relevant reference projects, and images of materials/finishes and planting palettes to support the drawing package and establish a common understanding of design intent between the respective design teams.

1.1 Project Management and Meetings

MVVA will provide lead project management and be the primary point of contact for the design team, in addition to coordinating among sub-consultants (via bi-weekly team calls) and with WCC/WPD. Sub-consultants have only scoped internal project management needs.

All information/drawing exchanges between the MVVA team and the Waller Park Place design team will be copied to Benz Resource Group and WPD via the Basecamp website that has already been established for this purpose.

1.2 Data Collection

This implementation plan assumes that geotechnical exploration (borings) can be performed by Terracon before 50% Schematic Design. This exploration work will culminate in a geotechnical report (also incorporating data from the Waller Creek Tunnel, adjacent developments, and as-built drawings of existing stone walls) that provides:

- Design parameters for possible foundation types
- Estimated post-construction movements of foundations
- Lateral earth pressure and drainage for bridge abutment retaining walls
- Seismic site classification
- Subgrade preparation/earthwork recommendations
- Preliminary/conceptual comments related to slope restoration and reconstruction.
- Foundation Recommendations for paving and small footings (light poles, benches, site walls, etc.)

The geotechnical analysis task herein encompasses review of this geotechnical report. HNTB will evaluate Terracon's recommendations for foundation design on Bridge #4 (see Exhibit A for locations). As the eastern bridge abutment lands on an existing MSE/stone wall, the recommendations for foundation design will also be assessed by Big Red Dog to minimize disturbance to the existing wall and adjacent slopes, existing and proposed utilities, as well as consider the impacts of drainage for bridge abutment retaining walls on the adjacent landscape. Concurrently, Olsson will evaluate the geotechnical report for issues related to existing soil condition and preliminary/conceptual comments related to slope restoration and reconstruction.

For survey information, the MVVA Team assumes that it can rely upon the 2013 survey that is the base for the Waller Park Place project (in AutoCAD format) as the primary base for drawings. If Waller Park Place receives new survey information after commencement of this task, updates to drawings are not included.

1.3 Design Criteria

Building on the trail alignments, cross-sections, and restoration strategies coordinated with Waller Park Place during the CCF Phase Plan, additional discipline-specific design criteria will be established during this phase. MVVA will coordinate and synthesize among the disciplines with client and stakeholder input gathered during monthly meetings with COA/WCC/Waller Park Place in Austin. All of the criteria below will be incorporated into the final deliverable of a Schematic Design package and illustrative narrative. Technical memoranda (such as channel design requirements or recommendations for trail modifications based on H&H Models) and calculations (such as those to determine size of stormwater features) will be made available upon request.

Design Criteria for site elements will be established by MVVA, HNTB, BRD, Tillett, ETM, and DWG. This work will include confirmation of code requirements and local standards, as well as considerations of visual permeability,

materials, durability, and maintenance. MVVA and HNTB will work together on the design criteria for handrails/guardrails, a structured walkway from just south of the Cesar Chavez Bridge to Bridge #4, and a stairway from creek level to the Convention Center Terrace. BRD will prepare design criteria for retaining walls and curbs < 4' in height, with particular consideration of the Lady Bird Lake 100-year flood plain. Tillett will provide a summary of lighting goals, description of ecological considerations, description of potential aesthetic types and performance criteria, and a proposal for lighting criteria for adjacent development (e.g. Waller Park Place street level and commercial spaces) that may impact Work Area 1. DWG will serve as a key local liaison with fabricators, suppliers and product representatives for potential products and techniques conducive to findings of the CCF Phase Plan. MVVA and DWG have found that this type of local knowledge can be extremely useful during these early stages of design, providing references to locally installed site elements and valuable experience on local performance of site elements over time.

For geotechnical design, Terracon will provide initial stabilization options for earthen and reinforced slopes, as well as the complete reconstruction of slopes (e.g. earthen slopes, geogrid, MSE walls, vegetated vs. limestone block facing). Olsson, will in turn, begin to evaluate these configurations for how they might receive backfill – either engineered soils or amended site soils– and suitability for landscape/planting program and compatibility with adjacent soil conditions. These will take the form of preliminary soil profiles and will be reviewed by LBJWC as part of their scope for Task 3 (Schematic Design: Work Areas 2 & 3). BRD will have an important role to prepare drainage and stormwater quality criteria that coordinate across all of these geotechnical and soils considerations and the criteria for bridge abutments and various foundations to be developed by HNTB.

LimnoTech will establish channel and bench inundation targets and advise on channel and bench cross-sectional geometry – this will include additional cross-sections that were *not* explored as part of the CCF Phase Plan, which was limited to 2-3 cross-sections per block. Also, LimnoTech will evaluate the proposed design to check if it is compatible with the stream and floodplain in the hydraulic model. Working closely with LimnoTech, AES will provide support specific to the interface of earthwork and habitat creation/preservation below the 100-year floodplain. ETM will coordinate with LBJWC, and DWG to product a memo that identifies key maintenance considerations, as well as critical coordination issues between Work Area 1 and Work Areas 2&3. This work toward the creation of an operations and maintenance manual will iteratively affect the design as issues of cost and jurisdiction are considered; ETM has a higher level of effort during early phases to ensure that WCC/COA have a clear understanding of O&M requirements as the design evolves.

Altura will walk the LOW and review available CCF and Waller Park Place documents to determine non-compliant conditions. Areas outside Work Area 1 may be needed for key connections of the trail system to street level; this includes not only Waller Park Place, but potential future development on the west bank of Waller Creek at Cesar Chavez. The identification of these key intersections and target elevations is needed to avoid discontinuities of access where different projects meet.

At this time, MVVA assumes at this time that irrigation within the Creek Mouth will be limited to that which will be installed by the contractor for establishment, but given recent drought conditions, feel that it is prudent to have this system designed so it may remain active after the establishment period. MVVA will work with James Pole and LBJWC (work scoped in Task 3) to define any specific requirements during the establishment period, as well as potential opportunities for coordinating with Waller Park Place irrigation systems

1.4 Drawings

50% and 100% Schematic Design Drawings will be delivered in AutoCAD 2010 and .pdf format. Conversion to other file types is not included.

The following consultants will produce drawings for the Schematic Design package and will participate in QA/QC review of these drawings:

- MVVA (landscape architect and team lead)
- HNTB (structural engineer and bridge designer)
- Terracon (geotechnical engineer)
- Big Red Dog (civil engineer)
- Tillett (lighting designer)
- James Pole (irrigation designer)

All other consultants will participate in review of the drawing package prior to COA/WCC submission and provide written comment on the incorporation of the various design criteria.

1.5 Cost Estimation / Value Engineering

The MVVA team assumes that cost estimating and value engineering will be performed by the Waller Park Place team. The scope of work within this sub-task includes the review of (3) cost estimates and the evaluation of elements that have been selected by the Waller Park Place team for value engineering. The team will provide written comment on this value engineering review process. However, the team will not provide any additional calculations, CAD drawings, or sourcing alternatives related to value engineering.

1.6 Specifications

During Task 1, Schematic Design for Work Area 1, the MVVA team will not be developing any specifications. However, there are specifications that require consistency throughout the entire Creek Mouth, involving a level of effort higher than normal coordination with adjacent conditions. This task includes the MVVA Team's identification and coordination of specifications relevant to new construction throughout the entire Creek Mouth that will be incorporated into MVVA Team final documents. The consultants involved in the coordinated production of these common specifications will be:

- MVVA (landscape architect and team lead)
- BRD (civil engineer)
- Olsson (soil scientist)
- LBJWC (local ecologist)

Other specifications, such as (but not limited to) those for paving materials, lighting fixtures, and metal finishes, may have an impact on the overall consistency of the completed project among Work Areas 1, 2, and 3. Consultants who will be involved in the review and comment on discipline-specific specifications for potential issues of consistency and adjacencies will be:

- MVVA (landscape architect and team lead)
- BRD (civil engineer)
- DWG (local landscape architect)
- Altura (Registered Accessibility Specialist)
- EEA (MEP engineer)

The production of additional specifications unrelated to Work Area 1 is included in other tasks.

1.7 Construction Observation

This task includes on-site observation of early site work (such as clearing & grubbing, and foundation excavation) as well as a limited number of site visits to Austin to inspect above-grade work and mock-ups. This plan assumes that Work Area 1 will be under construction concurrently with Work Areas 2 & 3. The MVVA Team will review work under construction in Work Area 1 for implementation of original design intent and impacts to existing creek features (such as riffles and existing retaining walls); these site visits are to be scheduled to align with other meetings and site visits taking place for Work Areas 2 & 3.

It is assumed that RFI's specific to landscape and earthwork will be forwarded to MVVA by the Waller Park Place team for review and comment. MVVA will distribute these materials to appropriate members of the MVVA team. Full construction administration services and formal response to RFI's are excluded from this scope.

Task 3:

Schematic Design for Work Areas 2 & 3

June 2015 through October 2015 (14 weeks)

This task will last for 14 weeks total, with the last 4 weeks comprising the cost estimate and COA review/MVVA response period. During this phase, MVVA and its subconsultants will prepare drawings that describe the general spatial relationships and requirements of the project. This work will advance the trail alignments and elevations established during the Creek

Corridor Framework (CCF) Phase Plan, as well as give specific locations to riparian/in-channel restoration strategies developed during the CCF. It will also build upon the early but comprehensive design thinking delivered in the Schematic Design deliverable in Task 1 for Work Area 1 (railings, preliminary engineering of structured walkways, lighting and light fixture locations, accessibility issues, paving material concepts, ecological habitat creation, stormwater management, furnishings, and planting). These elements will be adapted and integrated to the site conditions that are specific to Work Areas 2 & 3. LBJWC's scope and fees for Schematic Design are contained entirely within this task; LBJWC will provide memoranda that define performance benchmarks, recommend enhancements for plant community ecological function, develop vegetation and soil protection zones, develop stormwater features (assisting in calculation and design), plant installation recommendations, recommendations for problematic species management, and provide a plant palette and planting lists specific to site conditions. The manner of representation of these parts reflects input from early client and stakeholder meetings, which are integrated by specific disciplines into the "Design Criteria" (3.3).

This phase is particularly important because it begins to establish design standards for site elements that will be deployed in future phase plans throughout the creek corridor. The general arrangement of these parts will be documented as a drawing package deliverable, and will be complemented by with illustrative plans, sections, diagrams, and perspective renderings. Also, at the conclusion of Schematic Design, MVVA, LimnoTech, and ACI will work together with COA/WCC to assess the level of impact proposed in order to confirm what kinds of Federal permits will be required (see Task 8).

The MVVA Team's involvement in public engagement is minimal in this task. Any materials created as part of the design process will be made available to COA/WCC upon request, but participation in public meetings and creation of new materials for the purpose of public engagement are excluded.

Deliverables:

- 50% and 100% Schematic Design Drawings (delivered in AutoCAD 2010 and .pdf format)
- Illustrative plans, sections, diagrams, and perspective renderings (max. 4) to describe design intent and experiential qualities of the design
- Final geotechnical report
- Schematic Design Operations & Maintenance Budget and description of assumptions
- Memo listing potential VE strategies (following owner-provided cost estimate)
- Memo with compiled written comments from MVVA, LimnoTech, LBJWC, BRD, and DWG on CM at Risk proposals
- Memo that describes level of impact of proposed design for the purpose of confirming federal, state, and local permitting requirements.

3.1 Project Management and Meetings

MVVA will provide lead project management and be the primary point of contact for the design team, in addition to coordinating among sub-consultants (via bi-weekly team calls) and with WCC/WPD. Sub-consultants have only scoped

internal project management needs. This task includes a continuation of meetings with COA/WCC in Austin after conclusion of the CCF Phase Plan - it is not duplicative of meetings captured in the CCF Phase Plan.

3.2 Data Collection

This implementation plan assumes that geotechnical exploration (borings) can be performed by Terracon before 50% Schematic Design. This exploration work will culminate in a geotechnical report (also incorporating data from the Waller Creek Tunnel, adjacent developments, and as-built drawings of existing stone walls) – refer to Task 1.2 for a more detailed description of the geotechnical report.

In Work Areas 2 & 3, the existing survey information that is being used for the CCF Phase Plan consists of (5) AutoCAD files from various sources. Under the CCF Phase Plan, a surveyor will compile and reconcile this information into a single file, which will be supplemented with verification or documentation of specific elements requested by the design team. Also under the CCF Phase Plan, the design team has requested a new topographic and location area of the Waller Creek between Cesar Chavez and Red River Streets; this phase plan assumes that the requested additional survey work will be completed or in progress by January 2015.

The geotechnical analysis task herein encompasses review of the geotechnical report produced by Terracon under the CCF Phase Plan. HNTB will evaluate Terracon’s recommendations for foundation design on Bridges #1, 2, and 3 (see Exhibit A for locations). Recommendations for foundation design will also be assessed by Big Red Dog to minimize disturbance to existing and proposed utilities, adjacent slopes, as well as consider the impacts of drainage for bridge abutment retaining walls on the adjacent landscape. Concurrently, Olsson will evaluate the geotechnical report for issues related to existing soil condition and preliminary/conceptual comments related to slope restoration and reconstruction in Work Areas 2 & 3.

3.3 Design Criteria

Building on the trail alignments, cross-sections, and restoration strategies coordinated with Waller Park Place during the CCF Phase Plan and Task 1 (Work Area 1 Schematic Design), design criteria specific to Work Areas 2 & 3 will be established during this phase. Work Areas 2 & 3 present a number of unique conditions, such as trail connections beneath roadway bridges, coordination with the Convention Center and Fairmont Austin Hotel, aerial utilities, and adjacency to Lady Bird Lake. MVVA will coordinate and synthesize among the disciplines with client and stakeholder input gathered during monthly meetings with COA/WCC/Waller Park Place in Austin. All of the criteria below will be incorporated into the Schematic Design drawings and narrative. Technical memoranda and calculations will be made available upon request.

Design Criteria for site elements will be established by MVVA, HNTB, BRD, Tillett, ETM, and DWG. This work will include confirmation of code requirements and local standards, as well as considerations of visual permeability, materials, durability, and maintenance. MVVA and HNTB will work together on the design criteria for

handrails/guardrails, Stair 1 north of Cesar Chavez adjacent to the Convention Center Terrace, and Stair 2 on the west bank of Waller Creek (see HTNB proposal for more detail). BRD will prepare design criteria for retaining walls and curbs < 4' in total height, with particular consideration of the Lady Bird Lake 100-year flood plain. Tillett will provide a summary of lighting goals, description of ecological considerations, description of potential aesthetic types and performance criteria, and coordination of lighting criteria with adjacent development (e.g. Fairmont Austin-Convention Center Bridge, Convention Center) that may impact Work Areas 2 & 3. DWG will serve as a key local liaison with fabricators, suppliers and product representatives for potential products and techniques conducive to findings of the CCF Phase Plan. MVVA and DWG have found that this type of local knowledge can be extremely useful during these early stages of design, providing references to locally installed site elements and valuable experience on local performance of site elements over time.

For geotechnical design, Terracon will provide stabilization options for earthen and reinforced slopes, as well as the complete reconstruction of slopes (e.g. earthen slopes, geogrid, MSE walls, vegetated vs. limestone block facing). Olsson, will in turn, evaluate these configurations for how they might receive backfill – either engineered soils or amended site soils– and suitability for landscape/planting program and compatibility with adjacent soil conditions. These will take the form of preliminary soil profiles and will be reviewed and augmented by LBJWC. MVVA will incorporate both of these consultants' work into landscape drawings and details. BRD will have an important role to prepare drainage and stormwater quality criteria that coordinate across all of these geotechnical and soils considerations and the criteria for bridge abutments and various foundations to be developed by HNTB. During this task, BRD will also evaluate drainage and stormwater conveyance for the new design, perform relevant calculations, and coordinate with consultants (LimnoTech, AES, LBJWC) that are selecting stormwater quality retrofits (locations identified during CCF Phase Plan).

LimnoTech will incorporate the new survey data described above into the HEC-RAS model, which will then be used to guide channel and bench cross-sectional geometry and identify design constraints and potential hydraulic problems associated with trail alignments, in-stream restoration design elements, and streambank stability. Also, LimnoTech will collaborate with AES and LBJWC to select appropriate stormwater quality retrofits. This will include additional cross-sections that were *not* explored as part of the CCF Phase Plan, which was limited to 2-3 cross-sections per block. LBJWC will provide memoranda that define performance benchmarks, recommend enhancements for plant community ecological function, develop vegetation and soil protection zones, develop stormwater features (assisting in calculation and design), plant installation recommendations, recommendations for problematic species management, and provide a plant palette and planting lists specific to site conditions. AES will provide support specific to the interface of aquatic ecological features and habitat creation. ETM will coordinate with LBJWC, AES, and DWG to identify potential maintenance issues, and will provide a memo outlining maintenance or coordination issues with Work Area 1. ETM will concurrently be working on a Schematic Design Operations & Maintenance Budget for discussion with COA/WCC to understand maintenance costs, needs and options for service delivery, and potential impacts to site design.

Altura will walk the LOW and review the proposed design documents to determine non-compliant conditions. Potential temporary connections to street level (e.g. termination of trail at Red River – there is no creekside trail to connect to within Palm Park, outside of LOW) will be reviewed for compliance with Texas Accessibility Standards.

At this time, MVVA assumes that irrigation within the Creek Mouth will be limited to that which will be installed by the contractor for establishment, but this system should still be designed as it may remain in place well after the warranty period is over. MVVA will work with LBJWC to define any specific requirements during the establishment period; James Pole will begin to document irrigated zones and considerations for maintenance and operations

3.4 Drawings

Drawings will be submitted in .pdf and AutoCAD format. Conversion to other file formats is not included in this scope. A 50% Schematic Design package will be submitted to COA/WCC for review; the 90% Progress Set shown in Exhibit C: Scope Matrix is a team-internal deadline for exchange of drawing bases.

The following consultants will produce drawings for the Schematic Design phase and will participate in QA/QC review of these drawings.

- MVVA (landscape architect and team lead)
- HNTB (structural engineer and bridge designer)
- Terracon (geotechnical engineer)
- BRD (civil engineer)
- Tillett (lighting designer)
- EEA (MEP engineer)
- James Pole (irrigation designer)

All other consultants will provide sketches, calculations, internal memoranda, etc. for incorporation of their work into the drawings. These consultants will also participate in review of the drawing package prior to COA/WCC submission and provide written comment on the incorporation of their respective design criteria. The 100% Schematic Design drawings will form the basis for the design team to assess proposed levels of impact and resulting local, state, and federal permits (See Task 8).

Illustrative plans, sections, diagrams, and perspective renderings (max. 4) to describe design intent and experiential qualities of the design will be produced throughout Task 3, and will be used as a key tool for communication during COA/WCC meetings in Austin.

3.5 Cost Estimation / Value Engineering

This task includes review of one (1) cost estimate to be provided by the owner. It also includes a maximum of (2) pricing scenarios for specific design alternatives (e.g. CIP concrete vs. stone block retaining walls) and related systems (e.g.

foundations, adjacent slope stabilization work, railings). Items identified for value engineering will be incorporated into Design Development drawings.

Task 10:

COA Stakeholder Meetings

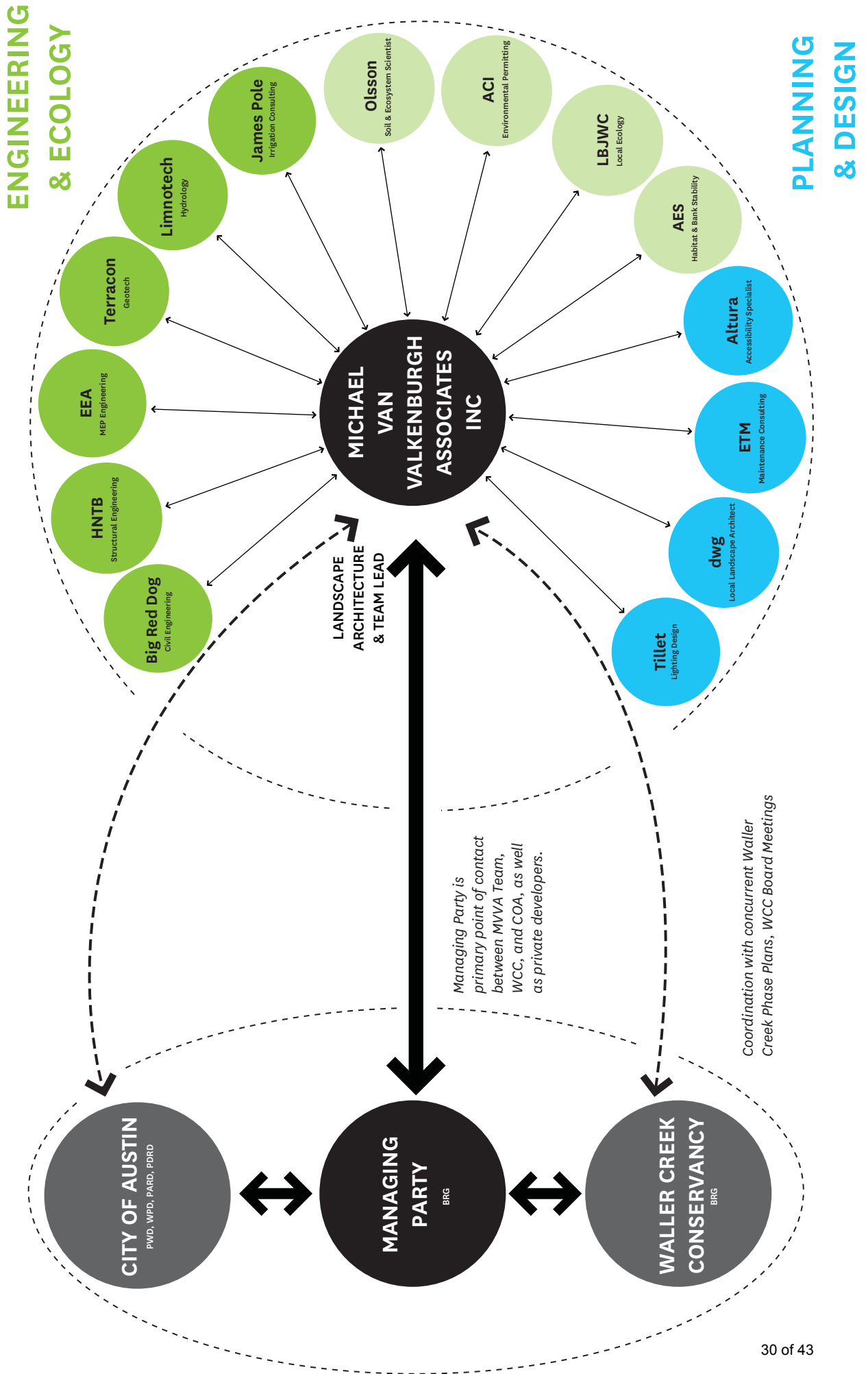
Ongoing

Throughout the design process, MVVA will be called upon to make presentations to executive-level groups of COA stakeholders. This may include: PARD Board, City Council Sub-committees, and the Waller Creek Conservancy Board. This task includes the preparation for and attendance at these presentations in Austin, using materials that are being produced under other tasks in the Creek Mouth project. The presentation materials will be adapted to a format determined in advance between MVVA, COA, and the WCC, but the preparation of new graphic materials (e.g. perspective renderings) that are not being produced for other tasks is not included. This proposal assumes a total of 8 presentations, with a maximum of 3 presentations attended by Michael Van Valkenburgh.

Deliverables:

- .pdf files of presentations and printed hand-outs upon request

EXHIBIT E: ORGANIZATION CHART



**Creek Mouth Schematic Design Phase Plan
Fee and Expense Summary**

EXHIBIT F

PROJECT BUDGET: Schematic Design Phase ONLY		
Team Member	Fees	Reimb
MVVA	\$ 382,881	\$ 40,500
HNTB	\$ 114,180	\$ 2,500
Big Red Dog	\$ 69,300	\$ 5,000
Tillett	\$ 62,118	\$ 8,000
dwg	\$ 44,985	\$ 1,000
Altura	\$ 7,350	\$ -
Olsson	\$ -	\$ 1,386
Terracon - geotech engineering	\$ 75,500	\$ -
EEA	\$ 11,935	\$ 1,000
LimnoTech	\$ 99,600	\$ 13,825
Applied Ecological Services	\$ 35,250	\$ 1,625
Lady Bird Johnson Wildflower Center	\$ 19,450	\$ 538
ACI	\$ -	\$ -
ETM Associates	\$ 40,020	\$ 1,886
Allowance: irrigation design - James Pole	\$ 2,350	\$ -
Sub-Total	\$ 964,919	\$ 77,260
BRG	\$ 90,063	\$ 2,750
Vermeulens Cost Consulting	\$ 17,625	\$ 150
CCM Consulting Group - auditing	\$ -	
Allowances:		
permits and fees (erosion controls)	\$ 10,000	
surveying - McGray & McGray	\$ 35,000	
materials testing - Terracon	\$ -	
cost estimating/auditing reserve	\$ -	
emerging development support	\$ 100,000	
allowance for other consultants to support SITES	\$ -	
pre construction services by CM@R	\$ 50,000	
Work Area 4 - at Palm Park	\$ 183,250	
Work Area 5 & 6 to connect 4th St	\$ 113,750	
Cost Overrun Reserve	\$ 150,000	
Sub-Total	\$ 642,000	\$ 2,900
	\$ 1,606,919	\$ 80,160
Total Budget		\$ 1,687,079
* reimbursable expenses are embedded in unit costs within the fee schedule		

Creek Mouth Phase Plan Supplemental Services		
* Does NOT include permitting and environmental studies, updating documents for the Army Corps of Engineers		
Work Area 4 - Support Palm Park Development		SD 25%
MVVA	\$ 286,000	
MVVA Sub Consultants	\$ 350,000	
Benz Resource Group	\$ 15,000	
Vermeulens	\$ 12,000	
CCM	\$ 10,000	
Surveying & Geotech	\$ 25,000	
Reimbursable Expenses	\$ 35,000	
	\$ 733,000	\$ 183,250
Work Area 5 & 6 to Connect to 4th Street		SD 25%
MVVA	\$ 169,000	
MVVA Sub Consultants	\$ 206,000	
Benz Resource Group	\$ 15,000	
Vermeulens	\$ 10,000	
CCM	\$ 9,000	
Surveying & Geotech	\$ 25,000	
Reimbursable Expenses	\$ 21,000	
	\$ 455,000	\$ 113,750

**Creek Mouth Phase Plan
City Capital Needs Projections**

EXHIBIT G

		Total Fees*	Total Reimbursable Expenses
		\$ 1,687,079	\$ 80,160
Month	Activities	Fees	Reimb Exp
1	Design	\$ 300,000	\$ 15,000
2	Design	\$ 400,000	\$ 15,000
3	Design	\$ 400,000	\$ 15,000
4	Design	\$ 400,000	\$ 15,000
5	Design	\$ 187,079	\$ 20,160
		\$ 1,687,079	\$ 80,160
*Includes additional allowance for work in Areas 4, 5 & 6			
* Addresses lag in billing processes following 3.5 months work scope			
Projections will fluctuate in response to adjustments in work flow			

EXHIBIT "G"

M/WBE REQUIREMENTS

- (a) The Managing Party shall comply with the applicable standards and principles of the **M/WBE Program Ordinance** in the design and construction of Projects, provided, however, Contractors and their subcontractors under contracts executed and delivered by the Conservancy as of the date of this Agreement for the scope of work contemplated in the Design Plan approved by City Council shall not be required to comply with this Exhibit G. A change in the scope of work or Contractors or subcontractors, including adding Contractors or subcontractors shall require compliance with this Exhibit G. Prior to any changes or additions the Managing Party shall consult with and provide SMBR information regarding the proposed change in scope or change or deletions of Contractors or subcontractors to determine the necessary steps to achieve compliance with the M/WBE Program.

With respect to any design or construction projects for a Project, the Contractors shall meet the gender and ethnic-specific participation goals or subgoals for each year in which design or construction occurs as determined by the Director of SMBR in accordance with the M/WBE Program Ordinance and rules. Before advertising a bid for any portion of the design or construction work, the Managing Party shall submit to SMBR a copy of a proposed solicitation in order for the City to determine the gender and ethnic-specific participation goals or subgoals for the project. The determination by the Director shall be based on the proposed size, type and scope of work to be undertaken by the Managing Party and described in the bid documents, and the availability of each group of M/WBEs to perform elements of the work. The City may utilize either the cumulative M/WBE goal or the subgoals for each group of minority persons in the proposed solicitation, or set M/WBE participation goals for each Project as provided in City Code Section 2-9A-19 (*Establishment of MBE/WBE Participation Levels for Individual Contracts in Construction*), or as may subsequently be modified, amended or replaced. The Director shall have 10 Business Days from receipt of a bid package from the Managing Party in order to evaluate and determine the required level for utilization of M/WBE project or phase-specific goals or subgoals, and shall notify the Managing Party in writing of the Director's determination.

In an effort to meet the gender and ethnic-specific M/WBE utilization goals, the Managing Party shall implement an outreach program designed to solicit participation of M/WBEs. These outreach efforts should also target small businesses generally. The Managing Party may seek the assistance of SMBR in these outreach efforts as described in paragraph (b) below.

For any year in which the Managing Party, the Contractors fail to meet each of the goals or subgoals established by the Director, the Managing Party, the Contractors must demonstrate good faith efforts to meet the goals as described in the M/WBE Program Ordinance. The Managing Party shall submit documentation demonstrating its own and

the Contractors' good faith efforts to meet the goals as is required under the following paragraph (d). If the Managing Party provides documentation to SMBR evidencing its own and its Contractors' good faith efforts, the Managing Party shall be deemed in compliance with this paragraph (a). Failure to perform this obligation shall be considered a material breach of this Agreement. The City acknowledges that this obligation does not require the Managing Party to modify, nullify or abrogate any contracts that the Managing Party has entered into before the Effective Date of this Agreement.

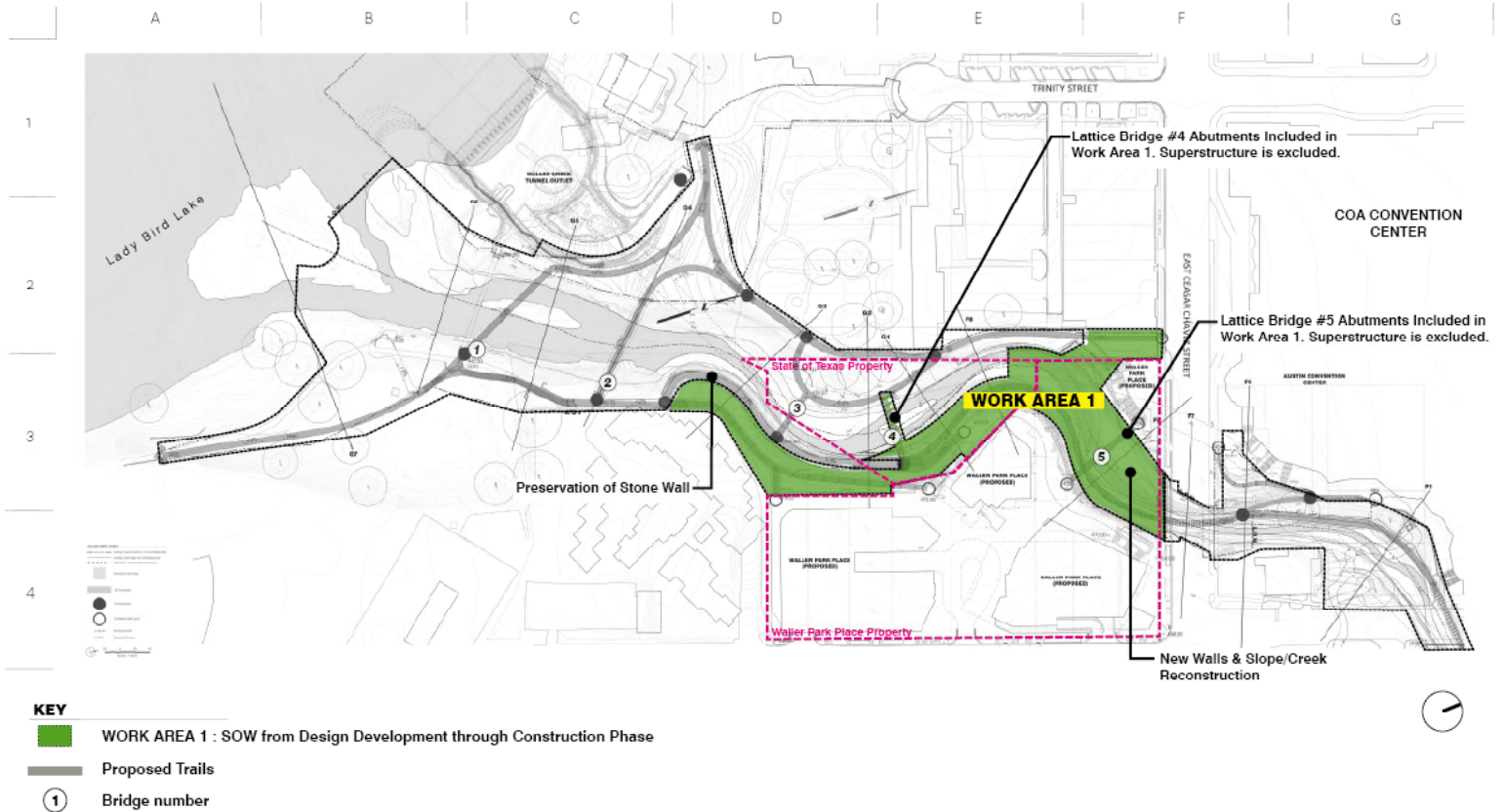
- (b) The Managing Party shall apprise SMBR when the Managing Party desires assistance from SMBR in its efforts to meet the gender and ethnic specific M/WBE utilization goals. This assistance may include providing a list of certified M/WBE firms from which the Managing Party may solicit or cause the Contractors to solicit participation in the design and construction of any improvements, identifying potential scopes of work, establishing the bid packages, scheduling and hosting outreach meetings, and assisting the Managing Party, its Contractors in soliciting M/WBE firms to provide bids. The Managing Party is not required to solicit participation during a period in which the Managing Party is not engaged in designing and/or constructing a Project, but rather, the Managing Party is required to incorporate the standards and principles of the M/WBE Program Ordinance including the foregoing M/WBE utilization goals into its development process as and when such process exists in connection with a Project.
- (c) The Managing Party shall provide monthly reports to SMBR no later than the 10th day of each month to track (i) the utilization on a percentage basis of M/WBE firms in the design and construction of the Projects; and (ii) a summary of the Managing Party's efforts to implement the standards and principles of the M/WBE Program Ordinance. SMBR shall provide the forms to be used by the Managing Party in submitting such reports.
- (d) Within thirty (30) days of receipt of the Managing Party's final monthly report (as is required under paragraph (e) above for the preceding year, January 1st through December 31st (the "**SMBR Compliance Period**"), SMBR shall determine whether the Managing Party is in compliance with the requirements of this **Exhibit "G"**.

Waller Creek Project
Approved Consultant List

Firm	Discipline	MWBE
2 x 4	signage consultant	
Access Partnership	accessibility specialist	
ACI Consulting	environmental consulting	
Altieri Sebor Wieber	mechanical, electrical, plumbing	
Altura Solutions	accessibility specialist	
American Construction Investigations	ADA consultant	
Applied Ecological Services	ecologist, bank stabilization	
Architectural Engineers Collaborative	structural engineer	
Arup USA Inc.	AV, Acoustical, lighting, IT, security	
Atelier 10	sustainability consultant	
Benz Resource Group	project management	WBE
Big Red Dog	civil engineering	
Brierly Assoc	geotech engineering	
CCM Consulting Group	construction auditing	
Chan & Partners	civil engr: subsurface utilities	
Charles Marsh Woodruff	geologic consulting	
Construction Specifications, Inc	specifications consultant	
Davey Resource Group	arborist	
Development Strategies	economic development	
Dr W. Todd Watson	plant pathologist	
dwg	landscape architect	
Eckersley Cladding Consultant	exterior cladding	
EEA Consulting	mechanical, electrical, plumbing	
ETM Associates	public space management	
Fluidity Design Consultants	water feature consulting	
GeoSolutions	geotech: slope stability	
Greenberg Consultants	urban design	
Guy Nordenson & Assoc	structural engineer	
Haynes Whaley Associates	structural engineer	
Henshell & Buccellato	waterproofing consultant	
Heritage Title Company	title and easement research	
HNTB	bridge design	
HNTB	traffic engineering	
Holt Engineering	geotech engineering	
Horton Lees Brogden Lighting	lighting	
HR&A	economic development	
Hydrodramatics	water feature consulting	
Israel Berger and Associates	waterproofing consultant	
James Pole Irrigation Consultants	irrigation	
JGL Food Services Consultants	food service consultant	
Joshua Long	geographer	
Lady Bird Johnson Wildflower Center	ecologist, native plantings and management strategies	
Limnotech	hydrologist	
McGray & McGray	site surveying	
Metcalf Williams Stuart & Wolff	land use, zoning	
Michael Van Valkenburgh Assoc	landscape architect	
Olsson Assoc	soil scientist & ecosystem	
Persohn/Hahn Associates	elevator consultant	
Piscatello Design Centre	signage consultant	
ProjectProjects	graphic design	
Reginald Hough, FAIA	architectural concrete consultant	
Rolf Jensen & Associates	code consultant	
Shah Smith and Associates	commissioning agent	
Simpson Gumpertz & Heger	waterproofing consultant	
Skidmore, Owings & Merrill	structural engineer	
Stuart Lynn	cost estimating	
Sustainable Growth Texas	soil biology	
Terracon	geotech engineering	
Theatre Consultants Collaborative	theatre consultants	
Thomas Phifer & Partners	architect	
Tillett Lighting Design	lighting	
Transsolar Inc	sustainability consultant	
Urban Design Group	civil waterworks	WBE
Vermeulens	cost estimating	

EXHIBIT I: EXPANDED SERVICES (WORK AREA 1)

POTENTIAL ADDENDUM TO CREEK MOUTH PHASE PLAN



ESTIMATED RANGE OF FEES (WORK AREA 1 THROUGH CONSTRUCTION)

Below is an estimate of fees for Trails & Creek Restoration in Work Area 1, from Design Development through Construction Phase. Please note the following assumptions:

- Additional design and engineering services for Work Area 1 will be an addendum to the Creek Mouth proposal, and that construction will be concurrent or sequential to Work Areas 2 & 3.
- The MVVA Team will be notified that it will complete Work Area 1 before the completion of the Design Development phase.
- The proportions of MVVA and subconsultant fees below are consistent with those established for the Creek Mouth proposal, but may vary upon final determination of schedule, scope, and coordination with adjacent projects.
- Estimated fees do not include permitting (e.g. COA general site permit, USACE permits, FEMA, USWS, Texas Historic Commission, etc.) or an Environmental Resources Inventory. Securing these permits requires a clear definition of Limit of Work and sequencing of activities, which could be affected by a continuation of design and engineering services in Work Area 1 after Schematic Design.

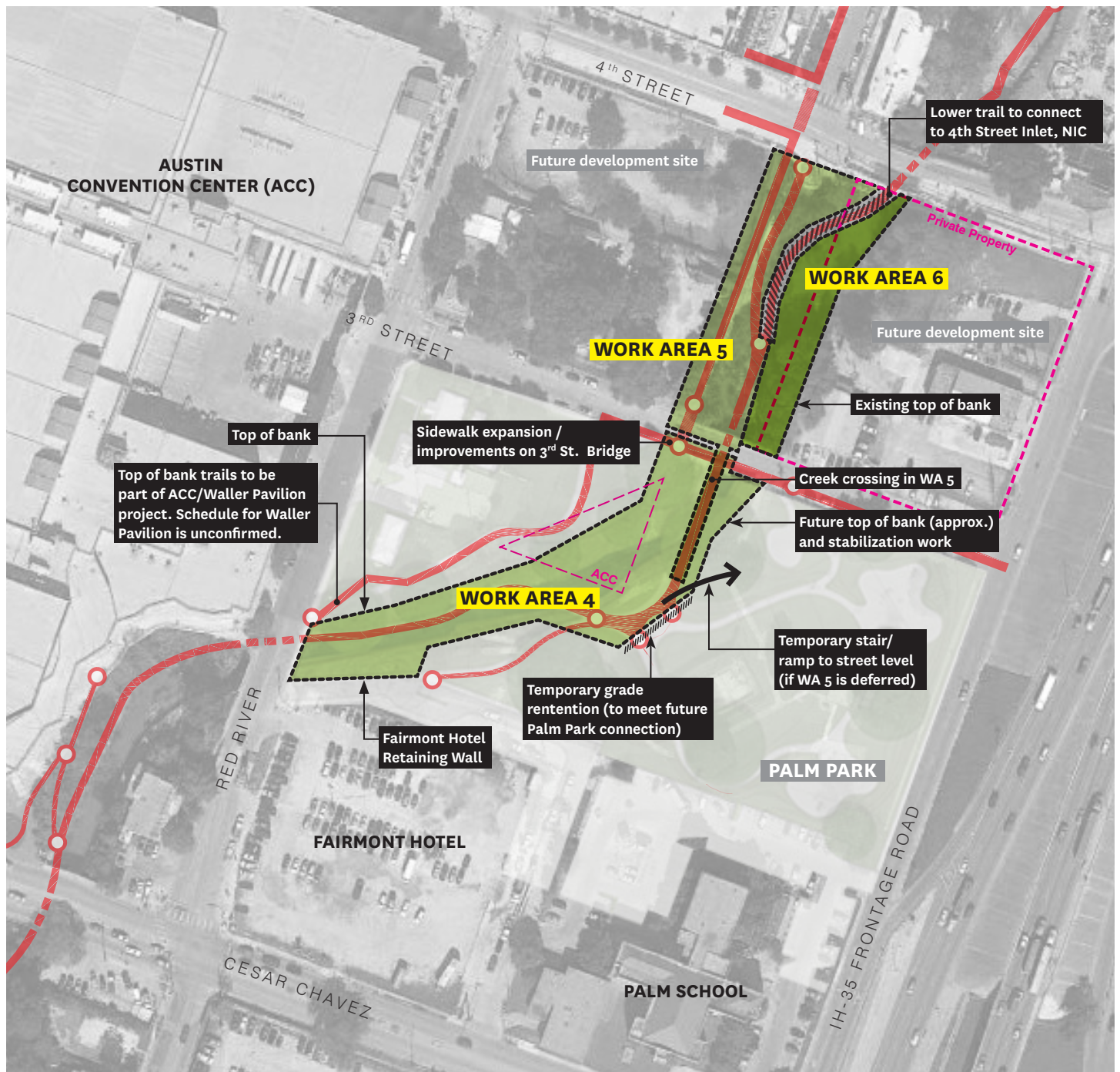
Total Estimated Additional MVVA Team Fees = \$250,000 - \$300,000

MVVA (45%): \$112,500 - \$135,000

SUBCONSULTANTS (55%): \$137,500 - \$165,000

Total MVVA Team Estimated Reimbursable Expenses = \$12,000 - 25,000

EXHIBIT J: EXPANDED SERVICES (WORK AREAS 4, 5, 6)
POTENTIAL ADDENDUM TO CREEK MOUTH PHASE PLAN



PROJECT AREAS

- › Work Area 4 = approximately 1.15 acres
- › Work Area 5 = approximately 0.6 acres
- › Work Area 6 = approximately 0.5 acres
- › (Work Areas 1, 2, & 3 are approximately 6.4 acres combined)

EXHIBIT J: EXPANDED SERVICES (WORK AREAS 4, 5, 6)

POTENTIAL ADDENDUM TO CREEK MOUTH PHASE PLAN

ESTIMATED RANGE OF FEES (WORK AREA 4)

Below is an estimate of fees for Trails & Creek Restoration in Work Area 4, from Schematic Design through Construction Phase. Please note the following:

- › The top of bank trail on the west bank is excluded. It is understood to be on Austin Convention Center land, and to be included in the Waller Pavilion project.
- › The sidewalk on the 3rd St Bridge is currently +/- 42" wide. MVVA recommends inclusion of sidewalk improvements in this scope to connect top-of-bank trails on the west side of the creek. These improvements are not currently carried in the 12/2014 global cost estimate.
- › If Work Areas 5 & 6 are deferred, MVVA recommends the construction of a temporary path/stair to Palm Park, thus avoiding a "dead-end" creekside trail.
- › Design and engineering services for Work Area 4 will be an addendum to the Creek Mouth proposal, and that construction will be concurrent or sequential to Work Areas 2 & 3.
- › This estimate is valid for 9 months from the date of submission (as a supplemental document to the Creek Mouth Phase Plan).
- › The proportions of MVVA and subconsultant fees below are consistent with those established for the Creek Mouth proposal, but may vary upon final determination of schedule, scope, and coordination with adjacent projects.

Total Estimated MVVA Team Fees = \$510,000 - \$635,000

MVVA (45%): \$230,000 - \$286,000

SUBCONSULTANTS (55%): \$281,000 - \$350,000

Total MVVA Team Estimated Reimbursable Expenses = \$26,000 - \$32,000

ESTIMATED RANGE OF FEES (WORK AREAS 5 & 6)

Work Areas 5 & 6 are flanked by two known private development sites, and portions of the creek channel and banks are privately owned in Work Area 6. This range of fees includes services for Schematic Design through Construction Phase for Work Area 5, and *only Schematic Design* for Work Area 6. This schematic work will provide COA and WCC a basis with which to coordinate with future private development.

- › Between 3rd and 4th Streets, MVVA recommends deferring the lower creekside trail (pending funding for 4th Street WCT Inlet improvements and reconstruction of 4th Street Bridge). Grades will be established to receive this future trail.
- › Design and engineering services for Work Areas 5 & 6 will be an addendum to the Creek Mouth proposal, and construction will be concurrent or sequential to Work Areas 2, 3, and 4.
- › This estimate is valid for 9 months from the date of submission (as a supplemental document to the Creek Mouth Phase Plan).
- › The proportions of MVVA and subconsultant fees below are consistent with those established for the Creek Mouth proposal, but may vary upon final determination of schedule, scope, and coordination with adjacent projects.

Total Estimated MVVA Team Fees = \$300,000 - \$375,000

MVVA (45%): \$135,000 - \$169,000

SUBCONSULTANTS (55%): \$165,000 - \$206,000

Total MVVA Team Estimated Reimbursable Expenses = \$15,000 - \$19,000

MVVA Team Fees: Schematic Design Phase ONLY		
Team Member	Fees	Reimb
MVVA	\$ 382,881	\$ 40,500
HNTB	\$ 114,180	\$ 2,500
Big Red Dog	\$ 69,300	\$ 5,000
Tillett	\$ 62,118	\$ 8,000
dwg	\$ 44,985	\$ 1,000
Altura	\$ 7,350	\$ -
Olsson	\$ -	\$ 1,386
Terracon - geotech engineering	\$ 75,500	\$ -
EEA	\$ 11,935	\$ 1,000
LimnoTech	\$ 99,600	\$ 13,825
Applied Ecological Services	\$ 35,250	\$ 1,625
Lady Bird Johnson Wildflower Center	\$ 19,450	\$ 538
ACI	\$ -	\$ -
ETM Associates	\$ 40,020	\$ 1,886
Allowance: irrigation design - James Pole	\$ 2,350	\$ -
Sub-Total	\$ 964,919	\$ 77,260

EXHIBIT L: MVVA TEAM FEE SUMMARY BY TASK

Creek Mouth Phase Plan

Michael Van Valkenburgh Associates, Inc.

2/2/2015

TASK 1		
SCHEMATIC DESIGN - WORK AREA 1 (10 weeks)		
Subconsultant	Total NTE Hours	Fees
MVVA (landscape architecture / team lead)	894	\$ 124,810
HNTB (structural engineering)	308	\$ 53,200
Big Red Dog (civil engineering)	293	\$ 32,550
Tillett (lighting design)	157	\$ 24,669
dwg (local landscape architecture)	149	\$ 14,785
Altura (accessibility consulting)	23	\$ 3,450
Olsson (soil science)	44	\$ 6,512
Terracon (geotechnical engineering)	240	\$ 29,000
EEA (MEP)	11	\$ 1,705
LimnoTech (hydrology)	248	\$ 32,200
AES (ecology)	33	\$ 6,000
LBJWC (local ecology)	-	-
ACI (environmental consulting)	-	-
ETM (public space management)	115	\$ 12,900
James Pole (irrigation design)	8.5	\$ 850
Consultant Fees		\$342,631

EXHIBIT L: MVVA TEAM FEE SUMMARY BY TASK

TASK 3		
Schematic Design - Work Areas 2 & 3 (14 weeks)		
Subconsultant	Total NTE Hours	Fees
MVVA (landscape architecture / team lead)	1,818	\$ 254,730
HNTB (structural engineering)	346	\$ 60,980
Big Red Dog (civil engineering)	336	\$ 36,750
Tillett (lighting design)	236	\$ 37,419
dwg (local landscape architecture)	310	\$ 30,200
Altura (accessibility consulting)	26	\$ 3,900
Olsson (soil science)	50	\$ 7,400
Terracon (geotechnical engineering)	378	\$ 46,500
EEA (MEP)	66	\$ 10,230
LimnoTech (hydrology)	566	\$ 67,400
AES (ecology)	163	\$ 29,250
LBJWC (local ecology)	132	\$ 19,250
ACI (environmental consulting)	-	-
ETM (public space management)	195	\$ 27,120
James Pole (irrigation design)	15	\$ 1,500
Consultant Fees		\$632,629

EXHIBIT L: MVVA TEAM FEE SUMMARY BY TASK

TASK 10 COA Executive Stakeholder Meetings (Preparation and Attendance)		
Subconsultant	Total NTE Hours	Fees
MVVA (landscape architecture / team lead)	130	\$ 22,270
HNTB (structural engineering)	-	-
Big Red Dog (civil engineering)	-	-
Tillett (lighting design)	-	-
dwg (local landscape architecture)	-	-
Altura (accessibility consulting)	-	-
Olsson (soil science)	-	-
Terracon (geotechnical engineering)	-	-
EEA (MEP)	-	-
LimnoTech (hydrology)	-	-
AES (ecology)	-	-
LBJWC (local ecology)	-	-
ACI (environmental consulting)	-	-
ETM (public space management)	-	-
James Pole (irrigation design)	-	-
Consultant Fees		\$22,270