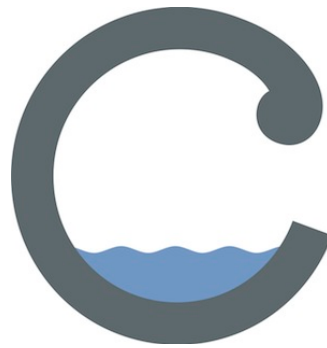


Waller Creek District

**Waterloo Park Schematic Design
Phase Plan**



**July 6, 2015
(June 28, 2015)
(June 8, 2015)**

Waller Creek Phase Plan Proposal Checklist

✓	#	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	5/25/2015, June 8 &, June 28, 2015
		3.02.B.(iv)		Identify the provision in the JDA calling for the submission	Exh H, Page 13
	1	3.04.A.1	General	Exec Summary with narrative	Pg 1
	1a			Schedule with milestones	Exhibit B, Pg 8
	1b			Implementation Plan	Exhibits D-1 Pg 18 and D-2 Pg 28
	2	3.04.A.2 (i)	Identify Team	List all professionals and their discipline	Pgs 3-4
	2a	3.04.A.2 (ii)	Contracting Method	Proposed Construction Delivery Method	Pg 4
	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 7
	4	3.04.A.4	Project Budget	All Phase Plan costs including allowances and contingencies	Exhibit F, Page 9
	4a		Funding Sources	list source	
	4b		Funding Sources	list where funds are to be held	
	4c		Funding Sources	list constraints on use of funds	
	4d		Post Construction Budget	capital repair, operating and maintenance budgets	N/A - no construction is included in this scope of work
	5	3.04.A.5	Cost Overrun Plan	identify how any cost overruns will be funded	Pg 5
	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.	Pg 4
	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	Pg 2
	9	3.04.A.9	MWBE Participation	Outline plan	Exhibit H, Pg 13
	10	3.04.A.10	Public Improvement Projects	Identify responsibilities for obtaining approvals from Government Authorities for design and construction	N/A - none contemplated in this scope of work
	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 done within the scope of multiple phase plans as required
	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 this scope of work
	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 I, Pg 16: bonding is not required for professional services
	15	3.04.A.15	Use by City	Identify terms for use by the City	N/A - none contemplated in this scope of work
	16	3.04.A.16	Activities and Rates	Identify activities by groups	N/A - none contemplated in this scope of work
	17	3.04.A.17	Maintenance in ROW's	Identify of maintenance of District ROW's	N/A - none contemplated in this scope of work
	18	3.04.A.18	Utilities	Identify how utilities will be provided, cost of services, metering etc	N/A - none contemplated in this scope of work
	19	3.04.A.19	Operations and Maintenance	Identify operations and maintenance standards	N/A - none contemplated in this scope of work

**Waller Creek District:
Waterloo Park Schematic Design Phase Plan
Part One: Parkland
Part Two: Performance Venue**

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Exhibit E-1 – Organization Chart Pg 28

Part Two: Performance Venue

Exhibit C-2 – Scope Matrix Pg 30

Exhibit D-2 – Implementation Plan Pg 31

Exhibit E-2 – Organization Chart Pg 35



Waller Creek Conservancy
PO Box 12363
Austin, Texas 78711
512-541-3520
www.wallercreek.org

July 6, 2015

Waller Creek Local Government Corporation
Austin, TX

RE: Waller Creek District: Waterloo Park Schematic Design Phase Plan

Dear Tom,

Enclosed herewith you will find the Waterloo Park Schematic Design Phase Plan. This Phase Plan for the Waller Creek District provides for the design, documentation and professional services during the schematic design phase of the portion of Waterloo Park from 12th to 15th Streets and the Performance Venue. This phase plan will also address ongoing development issues in the Waller Creek District and respond to ongoing tunnel activity.

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.

Ms. Sue Edwards
Assistant City Manager
City of Austin

Date

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

Date

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



Waller Creek Conservancy
PO Box 12363
Austin, Texas 78711
512-541-3520
www.wallercreek.org

July 7, 2015

Waller Creek Local Government Corporation
Austin, TX

RE: Waller Creek District: Funding Letter for Waterloo Park Performance Venue Schematic Design

The Waterloo Park Schematic Design Phase Plan undertakes Schematic Design of Waterloo Park from 12th St. to 15th St. and includes the Performance Venue. The total cost of the Phase Plan is \$1,528,001. This number includes all fees, reimbursables, expenses, and allowances. The City of Austin will contribute an amount not to exceed \$903,884 to the parkland schematic design. The Waller Creek Conservancy will contribute an amount not to exceed \$624,117 for the performance venue schematic design. WCC will provide a notice to proceed pending commitment of funds specifically for this purpose.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Mullan', written in a cursive style.

Peter Mullan
Chief Executive Officer
Waller Creek Conservancy

Phase 1: Schematic Design of Waterloo Park

June 28, 2015

EXECUTIVE SUMMARY and NARRATIVE

This Phase Plan undertakes the schematic design of improvements at Waterloo Park, from 12th to 15th Streets including the Performance Venue (see **Exhibit A, Project Area Diagram**). This phase plan does NOT include authorization to proceed in to construction. Future authorization will be sought from the LGC for subsequent phases.

This phase plan encompasses the following:

- Design of Waterloo Park from 12th to 14th Streets
- Design of the Performance Venue
- Close coordination to smoothly integrate the Performance Venue in the Park.
- Design of Waterloo Park from 14th to 15th Streets, with special consideration given to the 100-year flood plain, which covers much of this block after the tunnel is complete
- Consideration of possible long-term reconfiguration of existing buildings at Trinity and 15th Streets (Hauke House and Ronald McDonald House)
- Responses to ongoing tunnel activity (after completion of parallel Addendum authorized in May 2015 Phase Plan)
- Ongoing coordination with emerging development
- Participation in two public meetings organized and managed by the WCC and coordinated with PARD and PARD PIO.

Michael Van Valkenburgh Associates (MVVA) will lead the schematic design effort for the Parkland and will continue participation with City staff and WC in the coordination and design review of Emerging Developments. Thomas Phifer and Partners (TPP) will lead the schematic design effort for the Performance Venue.

This Phase Plan builds upon the work initiated in Waterloo Park Concept Design, which was completed in November 2014 and the Waterloo Interim Design completed this spring. Schematic Design, which engages the larger MVVA and TPP consultant teams, will begin to address the challenging technical and regulatory issues on this complex site.

The project will require extensive coordination with the Parks and Recreation Department (PARD) and coordination with the City of Austin Public Works Department (PWD) related to the ongoing construction site as well as the Watershed Protection Department (WPD) related to the area of the creek beginning just to the south of the 14th Street Bridge up to 15th Street. This work will also require close coordination with an operator or prospective operators for the Performance Venue to establish the criteria and design requirements needed to transform Waterloo Park into a core public space for downtown, as well as a key revenue generator for the Waller Creek Conservancy.

All Services performed under this Scope of Work shall be performed in accordance with the Master Services Agreement with MVVA and a separate contractual agreement with TPP, 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 review submissions to COA and WCC. 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 are in the matrices Exhibit C-1 (Parkland) and C-2 (Performance Venue). A description of the interaction among consultants and key stakeholders toward the production of deliverables is described in the Implementation Plans enclosed.

PERFORMANCE PERIOD

The anticipated performance period is 17 weeks. This encompasses 13 weeks for design and engineering, and 4 weeks for costing and review.

PROJECT IDENTIFICATION

Project Title: Waterloo Park Schematic Design Phase Plan (Part One: Parkland, Part Two: Performance Venue)

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

POINTS OF CONTACT:

Managing Party:

Waller Creek Conservancy / Benz Resource Group

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

Director for Planning and Design: John Rigdon jrigdon@wallercreek.org (512-541-3520)

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:

City of Austin, Planning & Development Review Department

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

Consulting Team Leads:

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@mccainc.com (718-243-2044)

TPP Director: Thomas Phifer, tom@thomasphifer.com (212-337-0334)

TPP Director and Point of Contact: Andrew Mazor, a.mazor@thomasphifer.com (212-337-0334)

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.

- 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
- Soil Scientist: Olsson Associates
- Geotechnical Consulting: Terracon
- Public Space Management Consulting: ETM Associates
- Accessibility: Altura Solutions
- Irrigation Design: James Pole
- Lighting Design: Tillett
- MEP Engineer: EEA
- Local Structural Engineer: AEC
- Bridge Engineer: HNTB
- Team Lead, Architect: Thomas Phifer and Partners (TPP)
- Audio Visual/Lighting: Arup Texas
- MEP/Fire Protection: Altieri Sebor Wieber
- Structural Engineering: Guy Nordenson & Associates
- Theatre Consultants: Theatre Consultants Collaborative
- Waterproofing Consultant: Simpson Gumpertz & Heger
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Surveying: McGray & McGray Land Surveyors

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 the Master Services Agreement (MSA). TPP and their sub consultants will be working under a Standard Agreement for Architectural Services.

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 July 2015 through November 2015.

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

July 2015– Sept. 2015:	Schematic Design to 50%
Aug. 2015:	50% Schematic Design, COA/WCC 2-Week Review
October 2015:	100% Schematic Design
October-November 2015	Cost Estimation
Ongoing:	Coordination with Emerging Development

GENERAL SCOPE OF SERVICE REQUIREMENTS

A detailed description of scope and deliverables are described Scope Matrices (Exhibits C-1 and C-2), and a description of the interaction among consultants and key stakeholders toward the production of deliverables are described in the Implementation Plans (Exhibits D-1 and D-2).

PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis, assuming the schedule is not significantly extended beyond January 2016. The fees are as follows:

Parkland SD Professional Services Fees - \$799,245

Parkland Budgeted Reimbursable Expenses - \$54,639

Parkland Cost Overrun Reserve - \$50,000

Parkland Sub-total: \$903,884

Performance Venue SD Professional Services Fees - \$500,134

Performance Venue Allowances for specialty consultants - \$10,000

Performance Venue Budgeted Reimbursable Expenses - \$63,983

Cost Overrun Reserve - \$50,000

Performance Venue Sub-total: \$624,117

Grand Total of fees, reimbursable expenses and allowances: \$1,528,001.

The City of Austin (City) will contribute an amount not to exceed of \$903,884 for the Waterloo Park Parkland Schematic Design and the Waller Creek Conservancy will contribute an amount not to exceed of \$624,117 for a combined total of \$1,528,001 for this 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.

All team fees and estimated reimbursable expenses are shown in Exhibit F, Fee and Expense Summary. Individual consultant fee proposals are included in the supporting documents.

Services will be performed on a “not-to-exceed” fee basis, assuming that the schedule is not significantly extended beyond 30 days. 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, the Managing Party reserves the right to re-apportion fees and expenses among tasks and sub-consultants provided the total not-to-exceed authorized amount (less the Cost Overrun Reserve) is not exceeded.

LIST OF EXHIBITS – Phase Plan

EXHIBIT A Project Area Diagram

EXHIBIT B Project Schedule

EXHIBIT F Project Budget

- EXHIBIT G Capital Needs Projection
- EXHIBIT H JDA Procurement Requirements
- EXHIBIT I Insurance Certificates

Part One: Parkland

- EXHIBIT C-1 MVVA Scope Matrix
- EXHIBIT D-1 MVVA Implementation Plan
- EXHIBIT E-1 MVVA Organization Chart

Part Two: Performance Venue

- EXHIBIT C-2 TPP Scope Matrix
- EXHIBIT D-2 TPP Implementation Plan
- EXHIBIT E-2 TPP Organization Chart

**PROJECT AREA DIAGRAM
WATERLOO PARK SCHEMATIC DESIGN**

EXHIBIT A

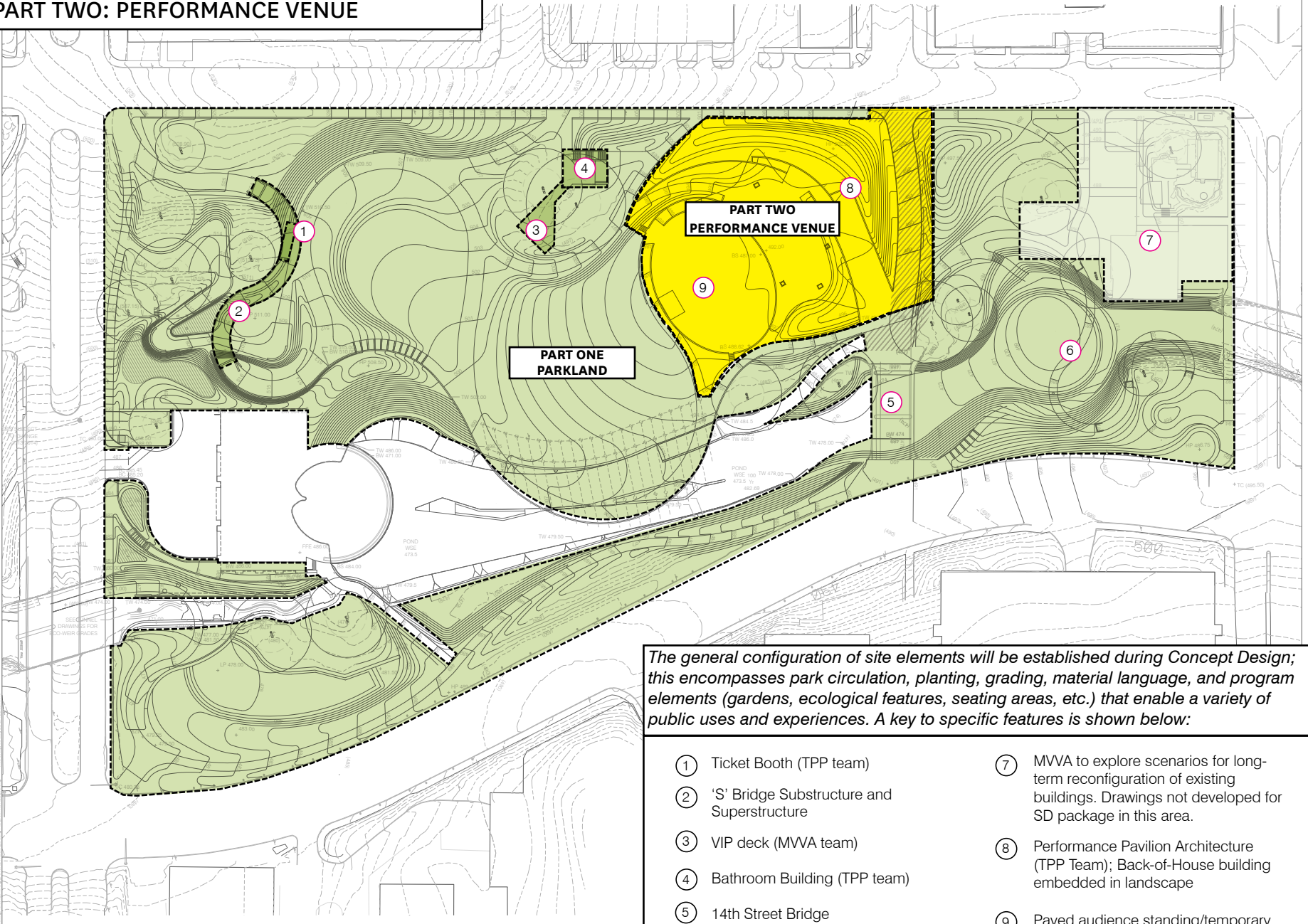
**PART ONE: PARKLAND
PART TWO: PERFORMANCE VENUE**

WALLER CREEK
WATERLOO PARK

Austin, TX

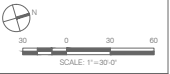
Waller Creek Conservancy
Real Resources Group
Tel: 512.228.6542

Landscape Architect
Michael Van Valkenburgh Associates, Inc.
Landscape Architects
16 Court Street, 11th Floor
Brooklyn, New York 11241
Tel: 718.241.2044
Fax: 718.241.1292



The general configuration of site elements will be established during Concept Design; this encompasses park circulation, planting, grading, material language, and program elements (gardens, ecological features, seating areas, etc.) that enable a variety of public uses and experiences. A key to specific features is shown below:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ① Ticket Booth (TPP team) ② 'S' Bridge Substructure and Superstructure ③ VIP deck (MVVA team) ④ Bathroom Building (TPP team) ⑤ 14th Street Bridge ⑥ Much of the block between 14th and 15th Streets is within post-tunnel 100-year flood plain. | <ul style="list-style-type: none"> ⑦ MVVA to explore scenarios for long-term reconfiguration of existing buildings. Drawings not developed for SD package in this area. ⑧ Performance Pavilion Architecture (TPP Team); Back-of-House building embedded in landscape ⑨ Paved audience standing/temporary seating area. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Plan Submission
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DRAWING TITLE
Grading Plan

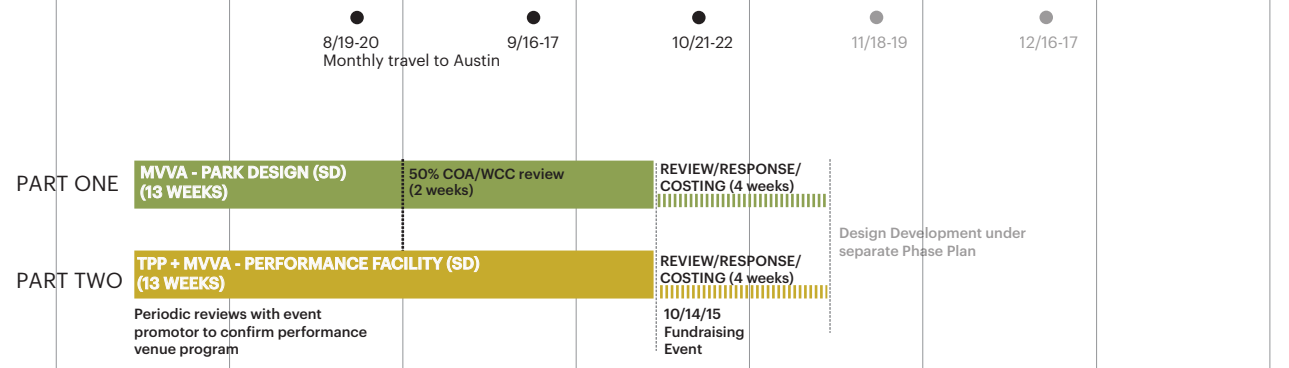
EXHIBIT B: PROJECT SCHEDULE
WATERLOO PARK SCHEMATIC DESIGN

PART ONE: PARKLAND
 PART TWO: PERFORMANCE VENUE

2015 **2016**

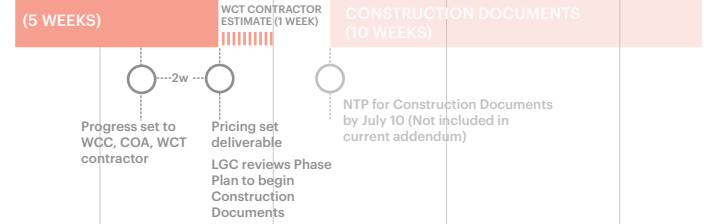
M A M J J A S O N D J F

WATERLOO PARK SCHEMATIC DESIGN



CONCURRENT ACTIVE SCOPES (NIC)

30% ENGINEERING STRUCTURAL LAWN AND ARC BRIDGE



TASK V: 4th and 8th STREET INLETS DOCUMENTATION OF PROPOSED MODIFICATIONS

- MVVA Team will document proposed modifications, using digital CAD drawings provided by WC Tunnel Project

MVVA **6** COA/JV

TASK VI: 4th and 8th STREET INLETS COORDINATION AND CONTRACT INTEGRATION

- MVVA Team reviews shop drawings
- MVVA Team provides design intent clarification sketches and memos
- MVVA Team reviews Contractor implementation plans for prop modifications

7 →

7/06/2015

Waterloo Park Schematic Design

Parkland Schematic Design Phase	
Professional Services Fees	\$ 799,245
Reimbursable Expenses	\$ 54,639
Cost Overrun Reserve	\$ 50,000
	\$ 903,884
Performance Venue Schematic Design Phase	
Professional Services Fees	\$ 500,134
Professional Service Allowances	\$ 10,000
Reimbursable Expenses	\$ 63,983
Cost Overrun Reserve	\$ 50,000
	\$ 624,117
Total Full Phase Plan	\$ 1,528,001
see detail attached	

Waterloo Park: Parkland Schematic Design Professional Service Fees

		Fees	Expenses
1	MVVA: Schematic Design Parkland	\$ 235,295	\$ 20,000
2	MVVA: Emerging Development	\$ 10,000	
3	HNTB (structural & bridge engineering)	\$ 180,000	\$ 11,000
4	Big Red Dog (civil engineering)	\$ 36,850	\$ 2,500
5	Tillett (lighting design)	\$ 45,286	\$ 5,760
6	dwg (local landscape)	\$ 21,320	\$ 1,500
7	Altura (accessibility consulting)	\$ 4,350	
8	Olsson (soil science)	\$ 4,144	
9	Terracon (geotechnical engineering)	\$ 10,500	incl in fees
10	EEA (mep engineering)	\$ 19,375	\$ 1,500
11	LBJWC (local ecology)	\$ 21,070	\$ 160
12	James Pole (irrigation design)	\$ 5,750	
13	AEC (local structural engineering)	\$ 6,500	\$ 150
14	ETM Associates (M&O consulting)	\$ 39,560	\$ 5,934
15	Limnotech (hydrology)	\$ 62,600	\$ 5,210
16	Benz Resource Group (PM)	\$ 71,345	\$ 925
17	Vermeulens Cost Consultants	\$ 25,300	
		\$ 799,245	\$ 54,639
18	Cost Overrun Reserve	\$ 50,000	
	TOTAL	\$ 849,245	\$ 54,639
			\$ 903,884

Waterloo Park: Performance Venue Schematic Design Professional Service Fees

	Exhibit		Fees	Expenses
1	AA	TPP	\$ 195,780	\$ 43,900
2	EE	Altieri Sebor Wieber (mep engineering)	\$ 36,400	\$ 2,900
3	FF	Guy Nordenson & Assoc. (structural engineering)	\$ 50,400	\$ 6,400
4	GG	Theatre Consultants Collaborative (theatre consulting)	\$ 4,240	\$ -
5	DD	ARUP (acoustical)	\$ 23,000	\$ 1,100
6		ARUP (audio visual)	\$ -	\$ -
7		ARUP (lighting)	\$ -	\$ -
8		ARUP (IT consulting)	\$ -	\$ -
9	HH	Simpson Gumpertz & Heger (waterproofing)	\$ 1,500	\$ 500 *
10	JJ	MVVA: Performance Venue	\$ 25,258	\$ 2,000
11	JJ3	Big Red Dog (civil engineering)	\$ 18,945	\$ 1,200
12	JJ10	Tillett (landscape lighting design)	\$ 10,046	\$ 500
13	JJ4	dwg (local landscape)	\$ 7,540	\$ 150
14	JJ2	Altura (accessibility consulting)	\$ 3,150	
15	JJ8	Olsson (soil science)	\$ 1,800	
16	JJ9	Terracon (geotechnical engineering)	\$ 3,500	
17	JJ5	EEA (mep engineering)	\$ 5,000	\$ 300 *
	JJ6	ETM (open space management)	\$ 20,540	\$ 4,108
18	JJ7	LBJWC (local ecology)	\$ 4,440	
19	CC	Benz Resource Group (PM performance venue)	\$ 67,095	\$ 925
20	II	Vermeulens Cost Consultants (performance venue)	\$ 21,500	
21			\$ 500,134	\$ 63,983
22				
23		Allowance (exterior cladding)	\$ -	\$ -
24		Allowance (code consulting)	\$ 2,000	
25		Allowance (security)	\$ -	\$ -
26		Allowance (geotech borings)	\$ 8,000	
			\$ 10,000	\$ -
		Cost Overrun Reserve	\$ 50,000	
		Totals	\$ 560,134	\$ 63,983
		* Assigned allowance		\$ 624,117

**Waterloo Park Schematic Design Phase Plan
City Capital Needs Projections**

Waterloo Park: Parkland Schematic Design		
	Total Fees	Total Reimbursable Expenses
	\$ 799,245	\$ 54,639
Months	Fees	Reimb Exp
1	\$ 100,000	\$ 9,000
2	\$ 150,000	\$ 9,000
3	\$ 175,000	\$ 9,000
4	\$ 175,000	\$ 10,500
5	\$ 199,245	\$ 17,139
	\$ 799,245	\$ 54,639
*These projections will fluctuate in response to adjustments in work flow		
* Does not include the Cost Overrun Reserve		
Waterloo Park: Performance Venue Schematic Design		
	Total Fees	Total Reimbursable Expenses
	\$ 510,134	\$ 63,983
Months	Fees	Reimb Exp
1	\$ 80,000	\$ 10,000
2	\$ 100,000	\$ 10,000
3	\$ 115,000	\$ 10,000
4	\$ 115,000	\$ 10,000
5	\$ 100,134	\$ 23,983
	\$ 510,134	\$ 63,983
*These projections will fluctuate in response to adjustments in work flow		
* Does not include the Cost Overrun Reserve		
*Does include Professional Service Allowances		

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.

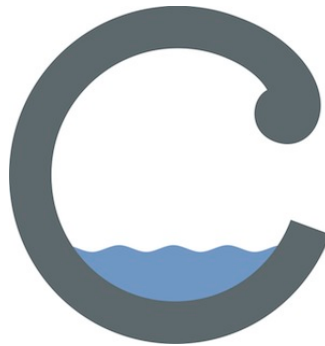
- (b) The Managing Party shall apprise SMBR when the Managing Party desires assistance from SMBR in its efforts to meet the gender and ethnic specific M/WBE utilization goals. This assistance may include providing a list of certified M/WBE firms from which the Managing Party may solicit or cause the 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	

Waller Creek District
Waterloo Park Schematic Design
Phase Plan

Part One: Parkland



June 8, 2015, Rev June 28, 2015

SCOPE MATRIX
Waterloo Park Schematic Design - Parkland
July 6, 2015

SCHEMATIC DESIGN -
PARKLAND (13 w + 4w
costing)

	PROJECT MANAGEMENT & MEETINGS			DATA COLLECTION (and related deliverables)						DESIGN CRITERIA										SCHEMATIC DESIGN DRAWINGS / DELIVERABLES										COST ESTIMATION / VALUE ENGINEERING		
	Project Management	COA/WCC Meetings (In Austin) Conference	Bi-Weekly Team Coordination Calls/Web.	Geotechnical Analysis (upon approval of additional borings by WCC/COA). Geotech report, including foundation/paving recommendations	Structural Assessment of 14th Street Bridge (Survey/X-Rays, Material Testing, etc. by others)*	Structural Assessment of existing Treehouse* building slab	Structural Assessment of existing bathroom	Site Issues	Park Support Structures (Ticket Booth, VIP Deck, Bathroom Building)	Stone Revertment/MSE Wall Design	Grading, Pathways, and Walls (<4')	Drainage and Stormwater Quality	Planting	Park lighting	Accessibility Code Compliance	Irrigation	Iterative hydraulic analysis of proposed design elements	2	Illustrative plans, sections, diagrams, and perspective renderings (maximum)	Additional graphic exhibits for (2) stakeholder outreach presentations	50% Schematic Design	90% Schematic Design	100% Schematic Design	QA/QC	Waterloo Park Maintenance Plan and Estimated Costs	Cost Estimate Support	Value Engineering Review and Identification: VE items to be incorporated during DD					
MVVA landscape architecture/team lead	X	4	X	X	x	-	-	X	X	X	X	X	X	X	X	X	X	2	X	X	X	X	X	X	X	X	X	X				
HNTB structural engineering	X	3	x	X	X	-	-	X	X	-	X	-	-	-	-	-	-	-	-	X	X	X	X	-	-	X	X					
BRD civil engineering	X	3	x	X	-	-	-	X	-	X	X	X	-	X	-	X	-	-	-	X	X	X	X	-	-	X	X					
Tillett lighting design	X	1	x	-	-	-	-	X	-	-	-	-	-	X	-	-	-	-	-	X	X	X	X	-	-	X	X					
dwg local landscape architecture	X	2	x	-	-	-	-	X	-	-	X	-	X	-	X	X	-	-	-	-	-	-	X	-	-	X	X					
Altura accessibility consulting	X	1	x	-	-	-	-	X	-	-	X	-	-	-	X	-	-	-	-	-	-	-	X	-	-	X	X					
Olsson soil science	X	1	x	-	-	-	-	X	-	X	-	X	X	-	-	X	-	-	-	-	-	-	X	-	-	X	X					
Terracon geotechnical engineering	X	2	x	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-	-	X	X	X	X	-	-	X	X					
EEA MEP	X	1	x	-	-	-	-	X	-	-	-	-	-	X	-	X	-	-	-	X	X	X	X	-	-	X	X					
LBJWC local ecology	X	2	x	-	-	-	-	X	-	X	X	X	X	-	-	-	-	-	-	X	X	X	X	-	-	X	X					
James Pole irrigation	X	1	x	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	X	X	X	X	-	-	X	X					
AEC local structural engineering	X	1	X	-	-	X	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X					
ETM Associates Maintenance & Operations Consulting	X	1	x	-	-	-	-	X	X	-	X	X	X	X	-	X	-	-	-	-	-	-	-	X	-	X	X					
LimnoTech Hydrology	X	1	x	-	-	-	-	X	-	-	-	-	-	-	-	X	-	-	-	X	X	X	X	-	-	X	X					

EXHIBIT D: IMPLEMENTATION PLAN

Phase 1: Schematic Design of Waterloo Park

July 2015 through November 2015 (17 weeks)

This phase encompasses Waterloo Park (between 12th and 15th Streets) as shown in Exhibit A: Project Area Diagram. Note that work specifically related to the Performance Venue within Waterloo Park is captured under another scope.

The Schematic Design of Waterloo Park will last for 17 weeks total, and is led by MVVA. The first 13 weeks are scheduled for design and preliminary engineering. During this period, the MVVA team will advance the general configuration of site elements established during Concept Design; this encompasses the design of park circulation, planting, grading, material language, and program elements (gardens, ecological features, seating areas, etc.) that enable a variety of public uses and experiences that complement the adjacent performance venue. The integration of pre-existing park structures (such as the slab from the bathroom building) will occur during this phase, as well as the siting, sizing, and park integration of the ticket booth, bathroom building, and VIP deck..

Schematic Design will begin to identify future regulatory requirements of a site largely within the 100-year flood plain (north of 14th Street), as well as continue to anticipate the future conditions of a rapidly changing context (UT Medical District, Central Health). Lastly, Schematic Design activities will adapt early concepts to new site conditions resulting from Waller Creek Tunnel project construction activities and the evolving understanding of what work can be captured during Tunnel project construction. This also includes responding to the ongoing redesign of the Inlet Facility building: the design of park circulation will seek to minimize the potential “attractive nuisance” posed by the Inlet Facility roof. MVVA will also provide high-level guidance to the Inlet Facility architect to incorporate appropriate architectural details that will discourage public access to the roof.

Schematic Design is the first opportunity for the expertise of MVVA’s larger subconsultant team to be engaged in the design process at Waterloo Park. The recently completed Creek Corridor Framework Plan established a solid groundwork for circulation throughout the corridor and overarching design principles related to ecology, hydrology, and urban adjacencies. However, the core mission of the Framework Plan was highly focused on the Waller Creek channel – not the larger urban park spaces.

During the final 4 weeks of Schematic Design, Benz Resource Group will initiate a cost estimating exercise, to be performed by Vermeulens. The MVVA team will provide supporting information in the form of reference materials, product cut-sheets, and notes on relevant considerations for unit costs, sourcing, and construction considerations. The budget for the design at Waterloo Park is assumed to be based on the elements captured in the Concept Design cost model (V14) performed by Vermeulens in December 2014. Schematic Design will be the key opportunity to confirm major program elements and their

budgets; the end of Schematic Design will be the opportunity to refine the park program, budget, and potentially identify items for value-engineering. As is consistent with the Master Services Agreement, re-design related to value engineering will occur during Design Development.

MVVA will participate in (2) stakeholder outreach meetings during Schematic Design. This includes materials created as part of the Waterloo Park/Performance Facility design process, as well as other graphic and illustrative exhibits specifically for the purpose of public engagement. MVVA anticipates an iterative process with WCC in the development of these materials in order to craft a compelling and consistent message to key stakeholders and the broader public. MVVA also assumes that WCC will be leading the organization, scheduling, agenda, and facilitation of these stakeholder meetings in coordination with PARD and PARD PIO.

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/COA. Sub-consultants have only scoped internal project management needs. WCC will coordinate monthly meetings with the COA typically the third Wednesday and Thursday of each month.

Data Collection

Data Collection Deliverables:

- Geotechnical Report
- Report of 14th Street Bridge Structural Assessment
- Technical memoranda
 - o Structural assessment of existing “treehouse”
 - o Structural Assessment of existing bathroom building slab

Geotechnical Investigation:

Borings will be taken where the Waller Creek Tunnel geotechnical report does not provide sufficient data for design. Boring locations will be confirmed during this phase, and site access for new borings will depend on the ongoing construction activities of the Waller Creek Tunnel project. New borings are expected in the following areas:

- Between 14th and 15th Streets
- Vicinity of existing “treehouse” near Trinity Street
- Anticipated area of ‘S’-Bridge abutments

HNTB will evaluate Terracon’s recommendations for foundation design on the S-bridge and the bridge north of 14th Street. AEC will evaluate Terracon’s recommendations for foundation design for a future VIP deck in the area of the existing “treehouse.” 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 and DWG will evaluate the geotechnical report for issues related to

existing soil conditions and preliminary/conceptual comments related to slope restoration and reconstruction, particularly between 14th and 15th Streets and around Heritage Trees impacted by Tunnel project fill.

14th Street Bridge Assessment:

The 14th Street Bridge, in its current state, is not suitable for vehicles of the scale needed to support the Performance Venue construction and operations. At this time, it is unknown if modifications are limited only to the deck surface (currently lawn) and railings (too low for vehicular traffic), or if there are deeper structural issues that preclude vehicular use.

During the Creek Corridor Framework Phase Plan, the team was unable to locate original engineering drawings of the 14th Street Bridge. At or before the commencement of Schematic Design, efforts to locate these drawings and COA/TxDOT inspection reports should be renewed with the Austin Transportation Department. These drawings are necessary for HNTB to understand the main structural members and foundation design. However, given the level of modifications performed on the bridge after it was decommissioned as an active roadway, some amount of investigation work will still be needed, and HNTB will identify the requirements for material testing, spot elevations, etc. Please note that HNTB does not have scope for performing such material testing and survey tasks, and they are assumed to be owner-provided.

Using this information as a baseline, HNTB engineers will perform a site assessment of the bridge. The final deliverable will be a report of schematic retrofit options to be reviewed with the owner. Close coordination with the Performance Venue phase and event operators is critical at this stage to confirm anticipated uses and loading. The final deliverable includes 100% Schematic Design drawings of the preferred option.

Design Criteria

Park Support Structures: Ticket Booth, VIP Deck, Bathroom Building

Design Criteria for the park support structures will be established by WCC, COA, MVVA, TPP, and ETM. This work will include confirmation of code requirements and local standards, as well as considerations of access, materials, durability, and maintenance.

Accessibility Code Compliance

Design criteria will be confirmed for accessibility requirements and goals for all areas of the park. This effort will be led by MVVA and Altura with support from dwg.

Stone revetments / MSE Wall design

There are a number of steep slopes in Waterloo Park that require reinforcement. For geotechnical design, Terracon will offer 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.

Grading, Pathways and Walls

MVVA will continue to develop site grading, pathways, and walls in response to criteria from the Performance Venue, COA stakeholders, and design direction from WCC. Slopes steeper than 3:1 or those that may be subject to compaction (from heavy use) may require reinforcement, such as geofibers; MVVA will work with Olsson and LBJWC to determine stabilization techniques appropriate to designed plant palettes. On the block between 14th and 15th, the banks of the creek will be subject to the immense forces of Waller Creek outside of the influence of the tunnel project. These slopes will require special attention to reinforcement techniques that are robust, but also appropriate to the overall aesthetic of the park environment.

The park circulation will often need to be used as an integral part of Performance Venue circulation. MVVA will lead the design of pathways and launch-points for bridges and elevated walkways. MVVA and HNTB will work together on the design criteria for two bridges and handrail/guardrail systems. Altura will evaluate the design for compliance with all applicable accessibility codes for both types of occupation. BRD will prepare design criteria for pavement, retaining walls and curbs < 4' in total height, based on Terracon's geotechnical report and with particular consideration of the post-tunnel 100-year flood plain.

For the area around the existing buildings at the corner of Trinity and 15th Streets, MVVA will consider a range of possible scenarios to present to the Conservancy and COA for discussion. Advanced park design in this area is not anticipated, and proposed grading, circulation, and park feature design will tie into existing-grades around these buildings.

Drainage and Stormwater Quality

Based on MVVA's grading plans, BRD will have an important role to prepare drainage and stormwater quality criteria that coordinate across geotechnical and soils considerations. Since the Performance Venue is at a relative low point on the site, the thoughtful design of drainage systems and surface water movement in Waterloo Park will have a direct impact on that adjacent project. During this task, BRD will also evaluate drainage and stormwater conveyance for the new design,

Planting

Between 12th and 14th Streets, the planting areas can be defined by three primary types: lawn, gardens, and existing Heritage Trees. MVVA and Olsson, building upon the work initiated in 30% Event Lawn design, will develop preliminary profiles to support a lawn that can withstand the heavy use of a high active event venue; coordination with ETM will be important to evaluate the maintenance and operations implications of various approaches. Planting design concepts and preliminary species lists will be developed with MVVA in the gardens, with input from DWG and LBJWC on local availability,

resilience and suitability to a particular site. DWG will play an important role in the evaluation of existing Heritage Trees across on site, as they may have been impacted by Waller Creek Tunnel construction.

Much of LBJWC's efforts in supporting planting design will be between 14th and 15th Streets, in the active 100-year floodplain. Although the channel and banks will be redesigned to better host public access and park-like activities, the environment is much more like a natural waterway. Traditional "landscape" planting techniques may not be as resilient as those borrowed from the world of restoration ecology and bank restoration. LBJWC will provide materials that define performance benchmarks, recommend plant species and communities appropriate to this active floodway, develop vegetation and soil protection zones, recommendations for problematic species management, and plant installation recommendations.

Landscape Lighting

Tillett Lighting Design will lead the design of park lighting. This will be the first opportunity to begin to develop a language of lighting concepts and fixtures for parks throughout the district. Tillett will guide the discussion of lighting goals and ecological considerations, and coordinate park lighting criteria with event and architectural lighting being developed in parallel for the Performance Venue. Fixtures and placement will be selected in collaboration with MVVA.

Irrigation

The high levels of anticipated use for Waterloo Park, combined with regional drought and watering restrictions, require the early engagement of the irrigation designer, James Pole. Designing redundancy and resilience into the system, and accounting for two different water sources (Lady Bird Lake and reclaimed water line), create a number of unique challenges for the project. ETM will incorporate and evaluate various irrigation scenarios into the maintenance plan for Waterloo Park.

Hydraulics and Hydrology

LimnoTech will incorporate the any available update data from the Waller Creek Tunnel project and UT Medical School into the HEC-RAS model developed for the Creek Corridor Framework Plan. Between 14th and 15th Streets, where much of the park is within the 100-year floodplain, this will be used to identify key design criteria, such as water surface elevations, shear stresses, and appropriate stone sizes. Design constraints and potential hydraulic problems associated with trail alignments, bank stabilization techniques, pedestrian bridges, and upgrades to the 14th Street Bridge will be identified. LimnoTech will iteratively provide HEC-RAS model-based feedback on proposed design elements, as well as the potential reconfiguration of existing buildings near the corner of Trinity and 15th Streets.

LimnoTech will also evaluate the impact of the upstream floodplain on the development of the Performance Venue. Although the FFE of the performance venue is to be set above the 100-year floodplain, any fill, grading, excavation required for construction of the Performance Venue or upgrades to the 14th Street Bridge will require early evaluation of floodplain impacts and potentially a certificate of no-rise.

Schematic Design - Drawings/Deliverables

Drawings will be submitted in .pdf and AutoCAD format unless otherwise noted. 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 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)
 - Grading, planting, layout; sections and elevations
 - (2) Illustrative drawings (rendered plan, perspective views, etc.). Does not include videos, “fly-throughs,” or 3D models for the purpose of producing such materials.
 - Study models for communication of design concepts to client
 - .PDF of (2) presentations for stakeholder outreach meetings
 - Presentations will include additional graphic exhibits TBD (e.g. sketch perspectives, diagrams, photo overlays, etc.)
 - Presentation model for stakeholder outreach is *excluded*.
 - Updates to MVVA perspective views and sections created for the Waller Creek Corridor Framework Plan

- HNTB (structural engineer and bridge designer)
 - ‘S’ Bridge near Trinity and 12th Streets
 - Bridge over creek between 14th and 15th Streets
 - 14th Street Bridge retrofit

- BRD (civil engineer)
 - Drainage plans and relevant calculations.
 - Site walls and structures (<4’ height)
 - Preliminary utility tie-ins and appurtenances

- Tillett (lighting designer)
 - Lighting layout plan
 - Selection of fixtures and relevant cut-sheets
 - Rendered lighting plan

- EEA (MEP engineer)
 - MEP plans

- James Pole (irrigation designer)
 - Preliminary irrigation plans

- LimnoTech (hydrology)
 - Cross-sections for proposed conditions

- Lady Bird Johnson Wildflower Center (local ecology)
 - Typical sections and plans for restoration planting and slope stabilization techniques

- ETM
 - Operations and Maintenance Plan for Waterloo Park:
 - Estimated operating budget
 - Staffing needs and contracting opportunities
 - Special horticultural needs
 - Key operational and programmatic issues
 - Facility and equipment needs

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.

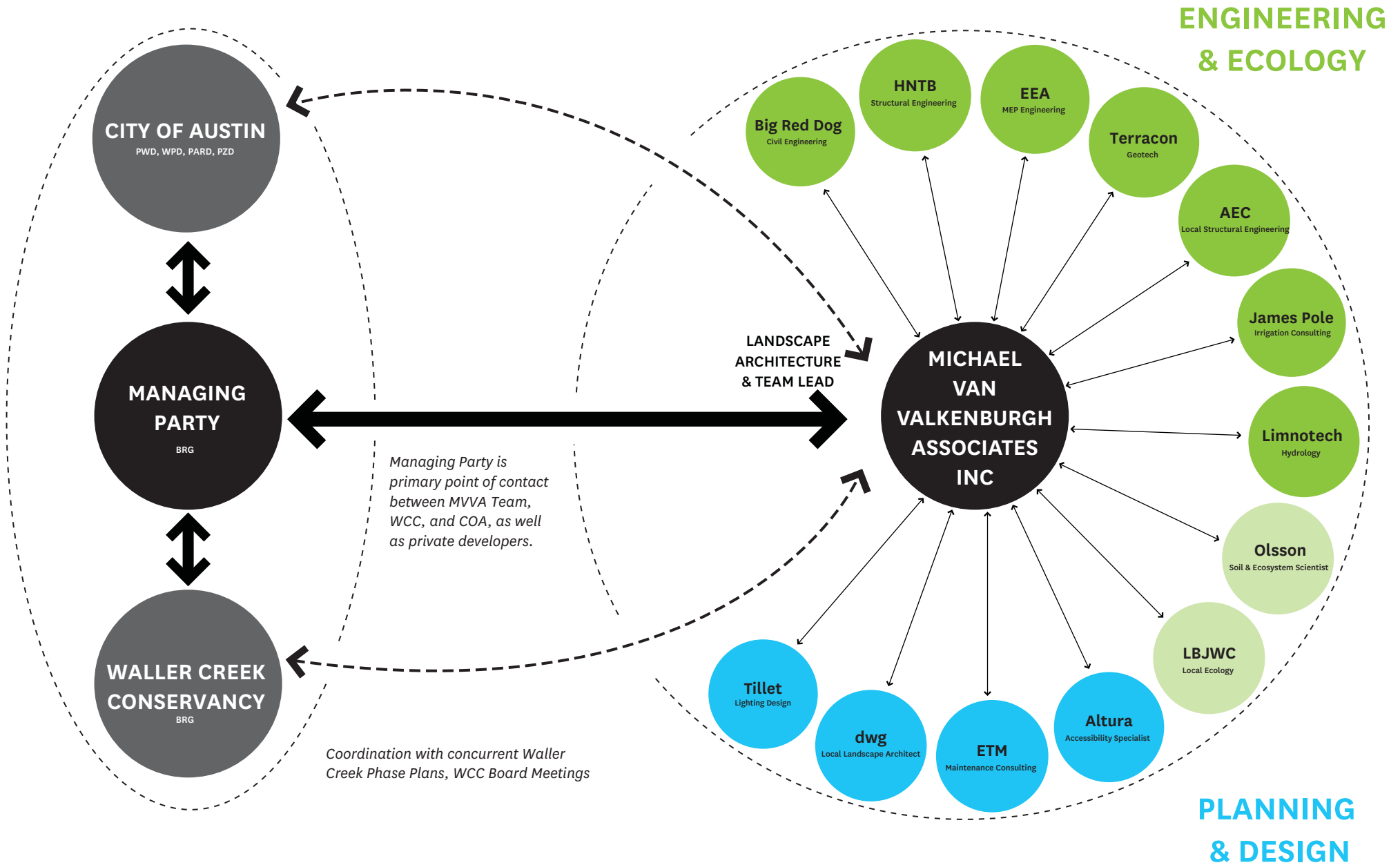
Cost Estimation / Value Engineering

This task includes review of one (1) cost estimate to be provided by the owner. It also includes a maximum of recommendations and example details for (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.

Coordination with Emerging Development

MVVA has established a not-to-exceed figure for coordination with emerging development within the district. Given the unpredictability of development, specific tasks and timeline have not been established. As opportunities arise for interface with and review of public and private developments, MVVA will provide an estimated level of effort and deliverables before proceeding.

ORGANIZATION CHART



ENGINEERING & ECOLOGY

PLANNING & DESIGN

Waller Creek District
Waterloo Park Schematic Design
Phase Plan

Part Two: Performance Venue



June 8, 2015, Rev June 28, 2015

ATTACHMENT E

Performance Venue

Thomas Phifer and Partners

DETAILED IMPLEMENTATION PLAN

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the performance venue team. Weekly project coordination meetings in New York City and telecommunication video conference calls with local consultant teams will occur on a weekly and daily basis. Meetings in Austin are also included in this task. See Attachment C for description of meetings and locations. Thomas Phifer and Partners will provide minutes to all client and consultant meetings.

Scope of Work

- Analysis of Program Requirements
- Zoning Code Analysis
- Building Code Analysis
- Programming Confirmation

A Schematic Design

- Analysis of Program Requirements
- Space Requirements / Relationships
- Theater and Back-of-House Technical Requirements
- Coordination of Structural/ Mechanical/ Electrical Engineers
- Meet with City of Austin to review project requirements
- Determine schedule of permit applications/approvals
- Confirm overall design and program requirements
- Prepare a study of loading and performance access
- Conduct utility mapping meeting
- Prepare Schematic back-of-house layouts
- Prepare Schematic Theater and Public Space Layouts
- Prepare Schematic Ticketing Layout
- Prepare Schematic Bathroom Layout
- Prepare Schematic Major Building Materials selection
- Preparation / Collation of Schematic Design Documents / Outline Specifications
- Presentation of Schematics to Board Members
- Cost Estimate Review - Prepared by client cost estimator
- Cost Estimate Reconciliation

	Architectural/Engineering Services										Landscape and Site Services											
	Thomas Phifer and Partners	Mechanical, Electrical and Plumbing	Structural Engineering	Theater Consultant	Acoustical Consultant	Audio Visual Consultant	Lighting Consultant	IT Consultant	Waterproofing Consultant	Exterior Cladding	Code Consultant	Security Consultant	MWA	Wayfinding	Civil Engineering	TAS ADA Review	Soil Science	Geotechnical Engineering	Irrigation	Landscape Lighting	Mechanical, Electrical and Plumbing	
Analysis of Program Requirements	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Zoning Code Analysis	•										•		•		•							
Building Code Analysis	•										•		•		•							
Programming Confirmation	•												•									
Analysis of Program Requirements	•	•	•	•					•		•		•		•	•						•
Space Requirements / Relationships	•												•									
Theater and Back-of-House Technical Requirements	•	•	•	•	•	•	•	•	•				•	•	•		•					
Coordination of Structural/ Mechanical/ Electrical Engineers	•	•	•	•	•	•	•	•	•		•		•		•		•	•	•	•	•	•
Meet with City of Austin to review project requirements	•	•									•		•									
Determine schedule of permit applications/approvals	•												•									
Confirm overall design and program requirements	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•
Prepare a study of loading and performance access	•	•	•	•					•	•	•	•	•	•						•	•	•
Conduct utility mapping meeting	•	•	•	•									•		•		•					•
Prepare Schematic back-of-house layouts	•																					
Prepare Schematic Theater and Public Space Layouts	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•
Prepare Schematic Ticketing Layout	•	•	•					•	•	•	•	•	•	•	•		•			•		
Prepare Schematic Bathroom Layout	•	•	•					•	•	•	•	•	•	•	•		•			•		
Prepare Schematic Major Building Materials selection	•																					
Preparation / Collation of Schematic Design Documents / Outline Specifications	•																					
Presentation of Schematics to Board Members	•			•									•									
Cost Estimate Review - Prepared by client cost estimator	•												•									
Cost Estimate Reconciliation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

EXHIBIT D: IMPLEMENTATION PLAN**Phase 1: Schematic Design of the Performance Venue**

July 2015 through November 2015 (17 weeks)

This phase encompasses Waterloo Park's Performance Venue as shown in Exhibit A: Project Area Diagram. Thomas Phifer and Partners will work directly with MVVA incorporating the landscape portion under this scope of work as indicated in the Project Area Diagram.

The Schematic Design of the Performance Venue will last for 17 weeks total, and is led by Thomas Phifer and Partners. The first 13 weeks are scheduled for making progress on the design and preliminary engineering. During this period, the design team, lead by Thomas Phifer and Partners (TPP) will advance the theater stage, roof element and supporting structures, inclusive of the back-of-house, park bathrooms and the ticketing booth, which was established during Concept Design.

The landscape has a large role in supporting the performance venue. During the several month of the concept design phase TPP and MVVA worked closely together to provide a well-conceived piece of architecture that will integrate the landscape design into a seamless architectural concept for the theater. For this part of the Waller Creek project MVVA will be a sub-consultant to TPP.

Based on the mutually agreed-upon program, schedule, budget, and construction requirements, we will prepare for your approval the schematic design documents consisting of drawings, renderings, and other materials appropriate for demonstrating the project's design and character. During this phase, we will solicit preliminary plans prepared by independent consultants for alternate approaches to structural systems, mechanical systems and site landscape. The documents of this phase will be suitable for preliminary review with local building authorities and architectural review entities.

The selection of a theater operator is paramount in order to consult with on matters related to use and function for the performance venue. An operator will bring with them a specific understanding of their needs for this venue. During the concept design phase we worked closely with our theater consultant to provide the necessary stage size, area requirements and support facilities for a success functioning venue. The theater operator will bring with them their unique perspective for this performance venue and during this phase they can confirm and enhance the current program.

TPP will manage and participate in coordinating all of the consultants work for both the theater and the landscape area within the bounds of the scope of work. TPP will engage with our code, TAS ADA

consultants and with city building officials early on in the schematic design phase to start a dialogue regarding life safety, ADA access and other code related items associated with an outdoor performance venue.

During the final 4 weeks of Schematic Design, Benz Resource Group will initiate a cost estimating exercise, to be performed by Vermeulens. Thomas Phifer and Partners and their consultants will provide supporting information in the form of reference materials, product cut-sheets, and notes on relevant considerations for unit costs, sourcing, and construction considerations. The budget for the design at Performance Pavilion is based on the elements captured in the Concept Design cost model (V14) performed by Vermeulens in December 2014. Schematic Design will be the key opportunity to confirm major program elements and their budgets; the end of Schematic Design will be the opportunity to refine the performance pavilion, budget, and potentially identify items for value engineering. As is consistent with the Master Services Agreement, re-design related to value engineering will occur during Design Development.

Drawings/Deliverables

Drawings will be submitted in .pdf and AutoCAD format unless otherwise noted. Conversion to other file formats is not included in this scope. A 50% and 75% Schematic Design package will be submitted for review. Final Schematic Design Drawings to be submitted include: site plan, floor plans, building sections, schematic wall sections, elevations and one site plan and one building perspective renderings to describe the design. A description of intended construction materials and systems will be provided to support the cost estimating exercise.

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

Architectural/Engineering Services

- Thomas Phifer and Partners
 - Schematic Design package with plans, sections, and elevations for the Theater, Back-of-House, Park Bathrooms and Ticket Booth. Participation by Guy Nordenson for structural engineering.
 - Architectural Outline Specifications
 - Updated TPP perspective views created for Waller Creek Conservancy during the Concept Design Phase
- Theatre Consultants Collaborative (Theater Consultants)
 - Participate in one meeting in Austin with local operator
- Arup (Acoustics)

Acoustic Consulting Review

Project Goals Report

Existing Site Ambient Noise Survey and Design Strategies

Stage Acoustics Recommendations

Sound Isolation Recommendations

Building System Noise and Vibration Control Recommendations

- Simpson Gumpertz and Heger (Waterproofing)
Enclosure Systems Narrative and System Selection Report

Landscape and Site Services

- MVVA (Landscape)
Schematic Design package with plans, sections, and elevations
Technical memoranda
Other documents related to the overall project, see MVVA's Implementation Plan
- dwg (Local Landscape Architect) - Support documents as needed by MVVA.
- Altura (TAS ADA Review) - Provide written comments on 90% Schematic Design accessibility compliance.
- BRD (Civil)
 - Drainage plans and relevant calculations.
 - Site walls and structures (<4' height)
 - Preliminary utility tie-ins and appurtenances
- ETM Associates (Maintenance and Operation Consultants) - Event Impact Calendar and Impact report
ETM will concurrently be working on an Operations and Maintenance Plan for Waterloo Park, which will include: an estimated operating budget, staffing needs and contracting opportunities, special horticultural needs, key operational and programmatic issues, and facility and equipment needs.
- Lady Bird Johnson Wildflower Center (Local Ecology)
Typical sections and plans for restoration planting and slope stabilization techniques
- EEA (MEP engineer) Ticket Booth and Restrooms - Narrative and Schematic Drawings
- Olsson (Soils Science) - Soils Report
- Tillett (Lighting Designer)
Preliminary/Diagrammatic Lighting Layout
Preliminary Light Fixture Selection / Cut Sheets

Project Management and Meetings

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

Data Collection

Geotechnical Investigation:

Borings will be taken at locations suggested by the structural engineer for the theater, back-of-house, bathrooms and ticket booth. Boring locations will be confirmed during this phase, and site access for new borings will depend on the ongoing construction activities of the Waller Creek Tunnel project.

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 adjacent areas to the performance venue which is performed under MVVA's Implementation Plan for Waterloo Park.

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 and related systems. Items identified for value engineering will be incorporated into Design Development drawings.

ATTACHMENT D

Performance Venue
 Thomas Phifer and Partners
 Organizational Chart

