



Waller Creek Conservancy  
PO Box 12363  
Austin, Texas 78711  
512-541-3520  
[www.wallercreek.org](http://www.wallercreek.org)

July 8, 2016

Mr. Tom Meredith  
Vice President  
Waller Creek Local Government Corporation

RE: Waller Creek District: ADDENDUM to the Waterloo Performance Venue Schematic Design Phase Plan

Dear Tom:

Enclosed herewith you will find EXHIBIT 2 to Waterloo Park Schematic Design Phase Plan in the form of an ADDENDUM to the original Part Two: Performance Venue scope. This ADDENDUM for the Waterloo Park project provides for the continued schematic design and documentation of the performance venue in response to updated design constraints and programming development.

The work product will include rendered drawings, CAD and PDF files and a cost estimate to allow the full Waterloo Park DD phase to commence at the conclusion of this ADDENDUM.

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  
Proposing Party

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

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

Date



**Waller Creek Conservancy**  
PO Box 12363  
Austin, Texas 78711  
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The Phase Plan described in this document has been reviewed and approved specific to the scope described herein.

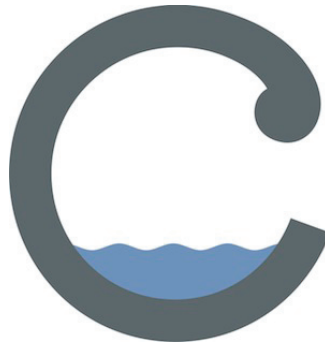
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Mr. Tom Meredith	Date
Vice President, LGC Representative	
Waller Creek Local Government Corporation	

**Waller Creek District**

**ADDENDUM to the Waterloo Park  
Schematic Design Phase Plan**

**Part Two: Performance Venue**



**July 8, 2016**

**Waller Creek District:**

**ADDENDUM to the Waterloo Park Schematic Design Phase Plan  
Part Two: Performance Venue**

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## **Waller Creek, Waterloo Park**

### **July 8, 2016**

#### **EXECUTIVE SUMMARY and NARRATIVE**

This addendum to the existing “Waterloo Park Schematic Design Phase Plan, Part Two: Performance Venue” undertakes the advancement of the Waterloo Performance Design by TPP and MVVA, as it relates to updating the SD design and pricing set to respond to updated design constraints and programming development. Please see **Exhibit 2A: Project Area Diagram** for the limits of this scope of work. At the conclusion of this addendum, the intent is to proceed with a full Design Development Phase Plan for Waterloo Park. This addendum does NOT include authorization to proceed into construction.

This addendum includes the following:

- Schematic Design package update of the Waterloo Performance Venue
- Cost Estimate of the updated design

This addendum builds upon the work completed in Waterloo Park Schematic Design, with an emphasis on ensuring that the Performance Venue puts the “park first”.

The project will require extensive coordination with the Parks and Recreation Department (PARC), the City of Austin Public Works Department (PWD), and the Watershed Protection Department (WPD). Other City of Austin (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 close coordination with an operator or prospective operators for the Waterloo 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 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 is in **Exhibit 2C: Team Scope Matrix**.

## **PERFORMANCE PERIOD**

The anticipated performance period is 10 weeks.

## **PROJECT IDENTIFICATION**

Project Title: Waterloo Park Schematic Design Phase Plan – Part Two: Performance Venue ADDENDUM

Project Location: Austin, Texas (See **Exhibit 2A: Project Area Diagram**)

## **POINTS OF CONTACT**

### Managing Party:

Waller Creek Conservancy / Benz Resource Group

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

### Responding Party:

City of Austin, Watershed Protection Department

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

Mike Kelly, [mike.kelly@austintexas.gov](mailto:mike.kelly@austintexas.gov) (512-974-6591)

City of Austin, Parks and Recreation Department

Marty Stump, [marty.stump@austintexas.gov](mailto:marty.stump@austintexas.gov) (512-974-9460)

Terry Jungman, [terry.jungman@austintexas.gov](mailto:terry.jungman@austintexas.gov) (512-974-9479)

### Other Contacts:

Waller Creek Conservancy

Executive Director: Peter Mullan [pmullan@wallercreek.org](mailto:pmullan@wallercreek.org) (512-541-3520)

Director of Planning and Design: John Rigdon, [jrigdon@wallercreek.org](mailto:jrigdon@wallercreek.org) (512-541-3520)

City of Austin, Planning & Development Review Department

Tonya Swartzendruber, [tonya.swartzendruber@austintexas.gov](mailto:tonya.swartzendruber@austintexas.gov) (512-974-3462)

### Consulting Team Lead:

TPP Director and Point of Contact: Andrew Mazor, [andrew@thomasphifer.com](mailto:andrew@thomasphifer.com) (212-337-0334)

MVVA Project Manager and Point of Contact: Tzufen Liao, [tliao@mvvainc.com](mailto:tliao@mvvainc.com) (718-243-2044)

MVVA Principal: Gullivar Shepard, [gshepard@mccainc.com](mailto:gshepard@mccainc.com) (718-243-2044)

## **CONSULTANT TEAM LIST:**

The following subconsultants will be part of TPP's design team and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal. Please see **Exhibit 2D: Organization Chart**.

- Team Lead, Architect: Thomas Phifer and Partners (TPP)
- Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants

## **CONTRACTING METHOD**

All of the consultants and sub consultants included in this scope of work are under contract directly to the Waller Creek Conservancy. 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 (JDA). Any subsequent consultants will be selected utilizing methods that meet the City of Austin Ordinances for procurement of services.

## **COMPLIANCE WITH FOUNDATIONAL ARTICLES OF THE JDA**

All work proposed in this Project are in compliance with the approved Design Plan and Foundational Articles of the JDA.

## **SCHEDULE**

The Services required by this Phase Plan shall be provided from July 2016 through September 2016.

## **PROJECT BUDGET**

Services for this addendum will be performed on a "not-to-exceed" fee basis, assuming the schedule is not significantly extended beyond September 2016. Total not-to-exceed fees for this scope of work are \$199,850, and estimated reimbursable expenses are \$25,150 for a total of \$225,000 (plus a cost overrun reserve of \$25,000). Waller Creek Conservancy and its consultants reserve the right to reallocate time budgeted for unique tasks across the full scope of work herein described, provided the total fees identified are not exceeded.

This addendum will be funded in full by Waller Creek Conservancy, which will contribute an amount not to exceed of \$250,000. 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 2G: Capital Needs Projection** addressing the prime scope of work, not allowances.

## **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.

Team fees and estimated reimbursable expenses are shown in **Exhibit 2F: Project Budget**. Individual consultant fee proposals are included in **Exhibits 2J – 2M**.

## **LIST OF EXHIBITS**

EXHIBIT 2A	Project Area Diagram
EXHIBIT 2B	Project Schedule
EXHIBIT 2C	Scope Matrix
EXHIBIT 2D	Organization Chart
EXHIBIT 2F	Project Budget
EXHIBIT 2G	Capital Needs Projection

## **SUPPORTING DOCUMENTATION (under separate cover)**

EXHIBIT 2J-1	TPP Fee and Expense Summary
EXHIBIT 2K	MVVA Scope, Fee and Expense Summary
EXHIBIT 2L	BRG Scope, Fee and Expense Summary
EXHIBIT 2M	Vermeulens Cost Consultants Scope, Fee and Expense Summary

## **IMPLEMENTATION PLAN**

Following a notice-to-proceed, the primary task that makes up this addendum will begin:

### **Task 1: Program Phasing Analysis**

This task encompasses a quick assessment of two programmatic event types for the Waterloo Performance Venue in a phased construction scenario. The ADDENDUM to the Schematic Design for the Waterloo Performance Venue will follow the program that accommodates a “medium event” as described in Exhibit 2A: Basis for Program Phasing Analysis, with the idea that it could be easily expanded in the future to accommodate a “large event,” either with temporary or permanent additional buildings.

### **Task 2: ADDENDUM to Schematic Design**

This task encompasses an update to the Schematic Design for the Waterloo Performance Venue as shown in Exhibit 2A: Project Area Diagram. Thomas Phifer and Partners (TPP) will work directly with Michael Van Valkenburgh and Associates



(MVVA) to incorporate the site planning and landscape portion under this scope of work as indicated in the Project Area Diagram.

The Schematic Design of the Performance Venue will last for ten (10) weeks total, and is led by Thomas Phifer and Partners. The first eight (8) weeks are scheduled for making progress on the design, including the theater stage, roof element and supporting structures, inclusive of the back-of-house, park bathrooms, and ticketing booth.

The landscape has a large role in supporting the performance venue, and the goal is 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 agreed upon updated program, schedule, budget, and construction requirements, schematic design documents consisting of drawings, renderings, and other materials appropriate for demonstrating the project's design and character will be prepared. The documents of this phase will be suitable for preliminary review with local building authorities and architectural review entities.

During the final two (2) weeks of this Schematic Design Addendum, Benz Resource Group will initiate a cost estimating exercise, to be performed by Vermeulens Cost Consultants (VCC). TPP and MVVA will provide information as requested in support of the costing exercise. The budget for the design at the Waterloo Performance Venue is based on the elements in the V11 Global Cost Estimate updated in May 2015, and building on the recently completed Schematic Design phase. 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. The final Schematic Design package will be submitted for review, and will include: site plan, floor plans, building sections, schematic wall sections, elevations, and one site plan and one building perspective rendering to describe the design. A description of intended construction materials and systems will be provided to support the cost estimating exercise.

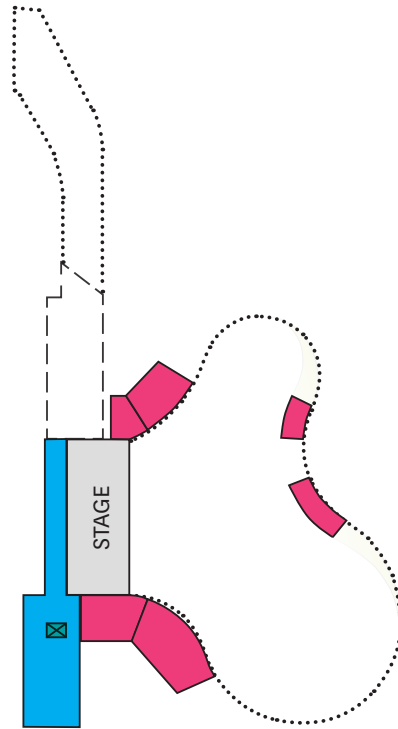
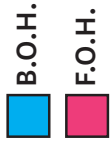
#### Project Management and Meetings

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the design team associated with the Addendum to the Performance Venue Schematic Design, in addition to coordinating with the Waller Creek Conservancy.

**PROJECT AREA DIAGRAM**  
Waterloo Park Performance Venue  
Addendum to Schematic Design

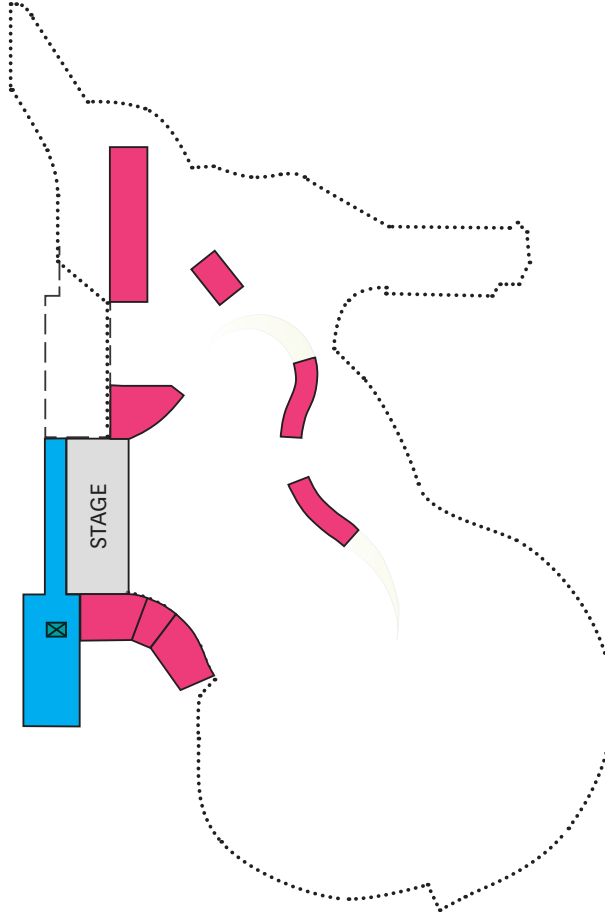


Option C Performance Venue — SD Addendum



**MEDIUM EVENT**

Event Capacity: 2,500 ppl  
Total Building SF: 7,482 SF



**LARGE EVENT**

Event Capacity: 5,000 ppl  
Total Building SF: 14,094 SF

## Waller Creek Waterloo SD Addendum: Performance Venue

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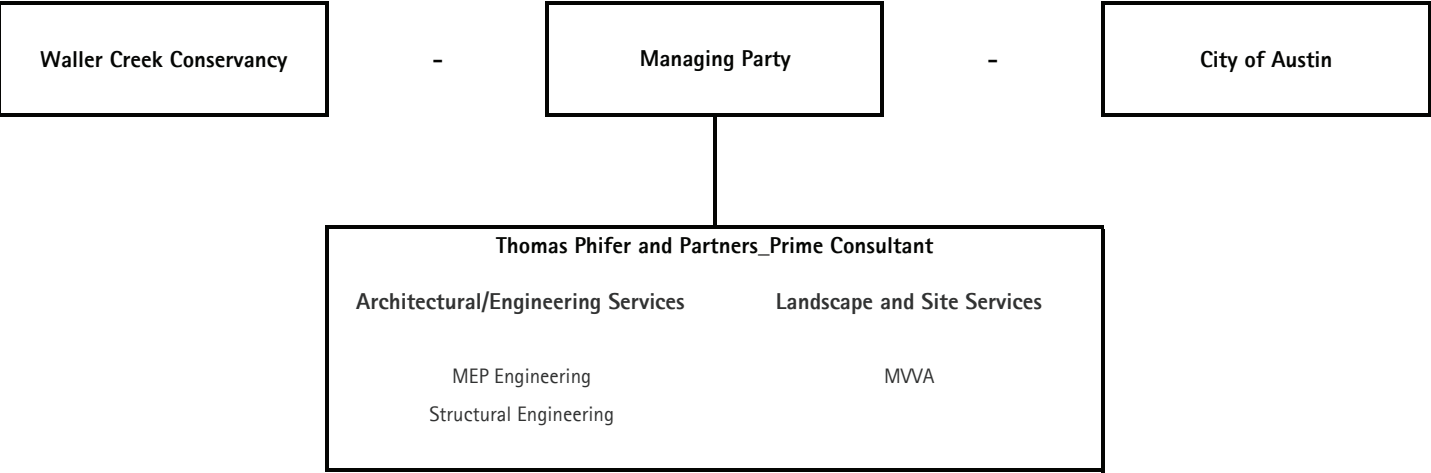
Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the performance venue team. Weekly project coordination meetings in New York City and telecommunication video conference calls with local consultant teams will occur on a weekly and daily basis. Meetings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

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ATTACHMENT D

Performance Venue  
Thomas Phifer and Partners  
Organizational Chart



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**Addendum to the Waterloo Park SD Phase Plan  
City Capital Needs Projections**

<b>ADDENDUM to the Waterloo Park SD Phase Plan</b>			
		Total Fees*	Total Reimbursable Expenses
		\$ 218,440	\$ 25,150
Month	Activities	Fees	Reimb Exp
1	DD	\$ 35,000	\$ 4,000
2	DD	\$ 35,000	\$ 1,000
3	DD	\$ 35,000	\$ 1,000
4	DD	\$ 41,560	\$ 1,000
5	DD	\$ 78,440	\$ 18,150
		\$ 225,000	\$ 25,150
*Excludes allowances and Cost Overrun Reserve			
Projections will fluctuate in response to adjustments in work flow			