



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

February 22, 2017

Mr. Tom Meredith  
Vice President  
Waller Creek Local Government Corporation

RE: Waller Creek District: ADDENDUM to the Waterloo Parkland Design Development Phase Plan

Dear Tom:

Enclosed herewith you will find Exhibit 2 to the Waterloo Park Design Development Phase Plan in the form of an ADDENDUM to the original Part One: Parkland and Part Two: Performance Venue scope. This ADDENDUM for the Waterloo Park project provides for a clarification and reduction of subconsultant scope for Part One: Parkland and a correction to a math error for Part Two: Performance Venue. In addition, this ADDENDUM revises the sources of funding to include the City of Austin Watershed Protection Department.

The work product will include rendered drawings, CAD and PDF files and a cost estimate at each milestone and will remain consistent with the Phase Plan as approved by the LGC in November.

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

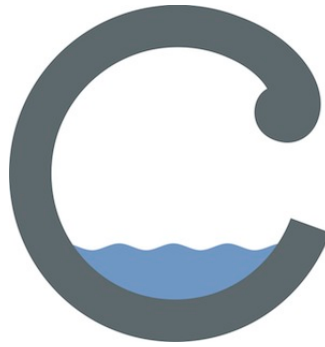
The Phase Plan described in this document has been reviewed and approved specific to the scope described herein.

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

Date

**Waller Creek District**

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



**February 22, 2017**

**Waller Creek District:**

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

**Part One: Parkland**

**Part Two: Performance Venue**

**Table of Contents**

Cover Letter

Executive Summary and Scope Narrative Pg 1

Exhibit 2A – Area Diagram Sector 9 Pg 5

Exhibit 2B – Project Schedule Pg 7

Exhibit 2F – Project Budget Pg 8

Exhibit 2G – Capital Needs Projection Pg 11

**Part One: Parkland**

Exhibit 2C-1 – Scope Matrix Pg 12

Exhibit 2D-1 – Implementation Plan Pg 13

Exhibit 2E-1 – Organization Chart Pg 21

## Waller Creek, Waterloo Park

February 22, 2017

### **EXECUTIVE SUMMARY and NARRATIVE**

This addendum to the existing “Waterloo Park Design Development Phase Plan” provides updates and revisions to the scope of work for Part One: Parkland and makes corrections to a math error in the budget documents for Part Two: Performance Venue.

This ADDENDUM includes only exhibits which have been updated to reflect corrections or modifications. All other exhibits within the previously approved Waterloo Park Design Development Phase Plan remain valid and applicable to this scope of work. This phase plan does NOT include authorization to proceed into construction. Future authorization will be sought from the LGC for subsequent phases.

This addendum modifies the consultants participating in the DD Phase for Part One: Parkland and decreases the total cost for this phase of work by \$86,730. The Design Development scope of work no longer includes work by ETM Associates. In addition, Part One: Parkland no longer includes responses to and coordination with the ongoing Waterloo Tunnel project activity, now underway under another authorization. In addition, there is a portion of the Parkland scope that addresses the banks of the tunnel holding pond that changes the source of funding. For Part One: Parkland, a detailed description of updated scope, deliverables, and responsibilities is in **Exhibit 2C-1** for the Michael Van Valkenburgh Associates (MVVA) led team that will implement Part One: Parkland. A description of the interaction among consultants and key stakeholders toward the production of deliverables is described in **Exhibit 2D-1, Implementation Plan**.

This addendum also increases the total cost for the DD Phase for Part Two: Performance Venue by \$14,500, which resulted from an error that did not calculate Terracon’s fee into the total TPP Team Fee. All Part Two: Performance Venue consultant scopes and proposals remain unchanged and are included in the already-approved Waterloo Park DD Phase Plan.

### **PERFORMANCE PERIOD**

The anticipated performance period has been revised and extended by four weeks. This accounts for two weeks during the holidays and adds two weeks to the final cost estimating, reconciliation, and value engineering phase. An updated Project Schedule is shown in **Exhibit 2B**.

### **CONSULTANT TEAM LIST:**

The following subconsultants will be part of MVVA and TPP’s design teams and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal. Please see the updated organization chart for Part One in **Exhibit 2E-1**.

#### **Part One: Parkland**

- Team Lead and Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Civil Engineer: Big Red Dog Engineering (BRD)
- Lighting Design: Tillett
- Local Landscape Architect: dwg

- Accessibility Consultant: Altura Solutions
- Soil Scientist: Olsson Associates
- Geotechnical Consulting: Terracon
- MEP Engineer: EEA
- Structural Engineer: AEC
- Irrigation Design: James Pole
- Hydrology: LimnoTech
- Tree Care and Consulting: Davey Resource Group
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Construction Management (Preconstruction Services): Zachry Construction Corp.
- Surveying: McGray & McGray Land Surveyors
- Construction Auditing: CCM Consulting Group
- Materials Testing: Terracon

#### **Part Two: Performance Venue**

- Team Lead and Architect, Thomas Phifer Partners (TPP)
- MEP / Fire Protection Engineering: Altieri Sebor Wieber
- Structural Engineering: Guy Nordenson & Associates
- Theatre Consultant: Theatre Consultants Collaborative
- Waterproofing Consultant: Simpson Gumpertz & Heger
- Audio Visual Consultant: ARUP
- Acoustical Engineering: ARUP
- IT Consultant: ARUP
- Lighting Consultant: ARUP
- Code Consultant: Jenson Hughes (Rolf Jenson & Associates)
- Kitchen Consultant: allowance
- Wayfinding / Signage Consultant: allowance / TBD
- Geotechnical Consultant: Terracon
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Construction Management (Preconstruction Services): Zachry Construction Corp.
- Construction Auditing: CCM Consulting Group

#### **SCHEDULE**

The Services required by this Phase Plan shall be provided from December 2016 through July 2017.

MVVA team fees have been calculated based on the following Design Schedule, which is shown in greater detail in **Exhibit B, Project Schedule**. In the event that the schedule outlined below is significantly extended at the request of the Client, reviewing agencies, or

Contractor delays, the design team reserves the right to request additional fees.

### **GENERAL SCOPE OF SERVICE REQUIREMENTS**

A detailed description of updated scope and deliverables is in **Exhibit 2C-1, Team Scope Matrix** and a description of the interaction among consultants and key stakeholders toward the production of deliverables is described in **Exhibit 2D-1, Implementation Plan**.

### **PROJECT BUDGET**

Services will be performed on a “not-to-exceed” fee basis, assuming the schedule is not significantly extended beyond May 2017.

**Exhibit 2F** provides a detailed breakdown of the fees, the summary of the fees are as follows:

#### **Part One: Parkland**

Professional Service Fees: \$1,015,793

Reimbursable Expenses: \$53,168

Allowances: \$253,000

Cost Overrun Reserve: \$100,000

Part One Total: \$1,421,961

#### **Part Two: Performance Venue**

Professional Service Fees: \$1,028,315

Reimbursable Expenses: \$59,048

Allowances: \$100,000

Cost Overrun Reserve: \$100,000

Part Two Total: \$1,287,363

**Grand Total of fees, reimbursable expenses and allowances: \$2,709,324**

For **Part One: Parkland**, The City of Austin (City) Watershed Protection Department (WPD) will contribute the total Sector 9 funding for an amount not to exceed \$133,697. Eighty percent (80%) of the remainder of Part One: Parkland fees will be paid by the Parks and Recreation Department (PARC) for an amount not to exceed \$1,030,612. The Waller Creek Conservancy (WCC) will contribute 20% of the total less Sector 9 fees, for an amount not to exceed \$257,653. The 20% of the total contributed by the WCC will cover all aspects of the design related to Performance Venue site work and operations (e.g. mix station, lower seating area) that is covered within the Parkland scope and fee for contractual and administrative clarity.

For **Part Two: Performance Venue**, The Waller Creek Conservancy will contribute 100% of the total, for an amount not to exceed \$1,287,363.

MVVA and TPP team fees and estimated reimbursable expenses are shown in **Exhibit F, Project Budget – Fee and Expense Summary**.

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, which excludes allowances.

LIST OF EXHIBITS – Waterloo DD Phase Plan ADDENDUM

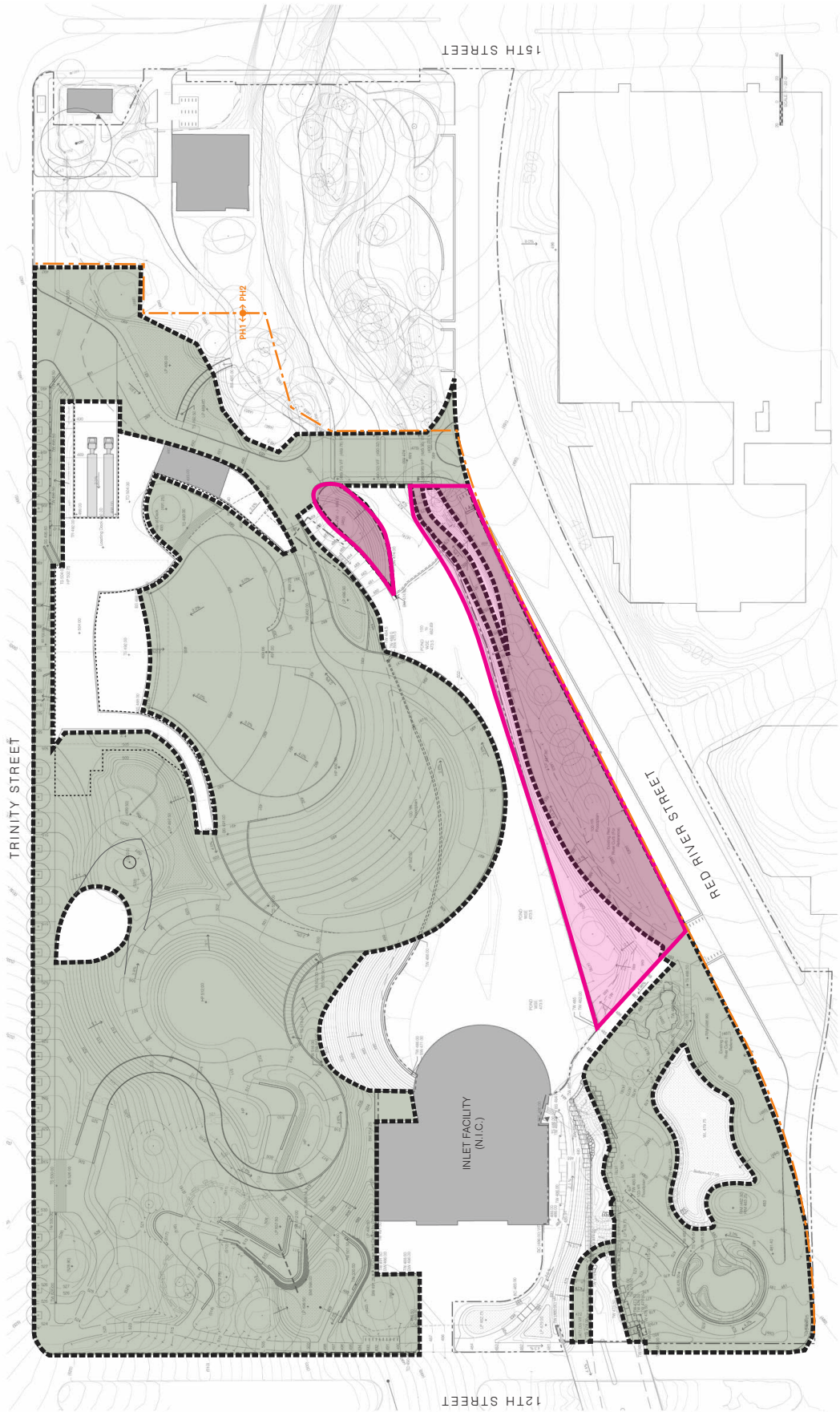
EXHIBIT 2A	Project Area Diagram: Sector 9
EXHIBIT 2B	Project Schedule
EXHIBIT 2C	Team Scope Matrix
EXHIBIT 2D	Implementation Plan
EXHIBIT 2E	Organization Chart
EXHIBIT 2F	Project Budget – Fee and Expense Summary
EXHIBIT 2G	Capital Needs Projection

SUPPORTING DOCUMENTATION (under separate cover)

**Part One: Parkland**

EXHIBIT 2J	MVVA Fee and Expense Summary
EXHIBIT 2K	MVVA Proposal
EXHIBIT 2M	Big Red Dog (BRD) Proposal
EXHIBIT 2O	dwg Landscape Design Proposal
EXHIBIT 2P	Terracon Proposal

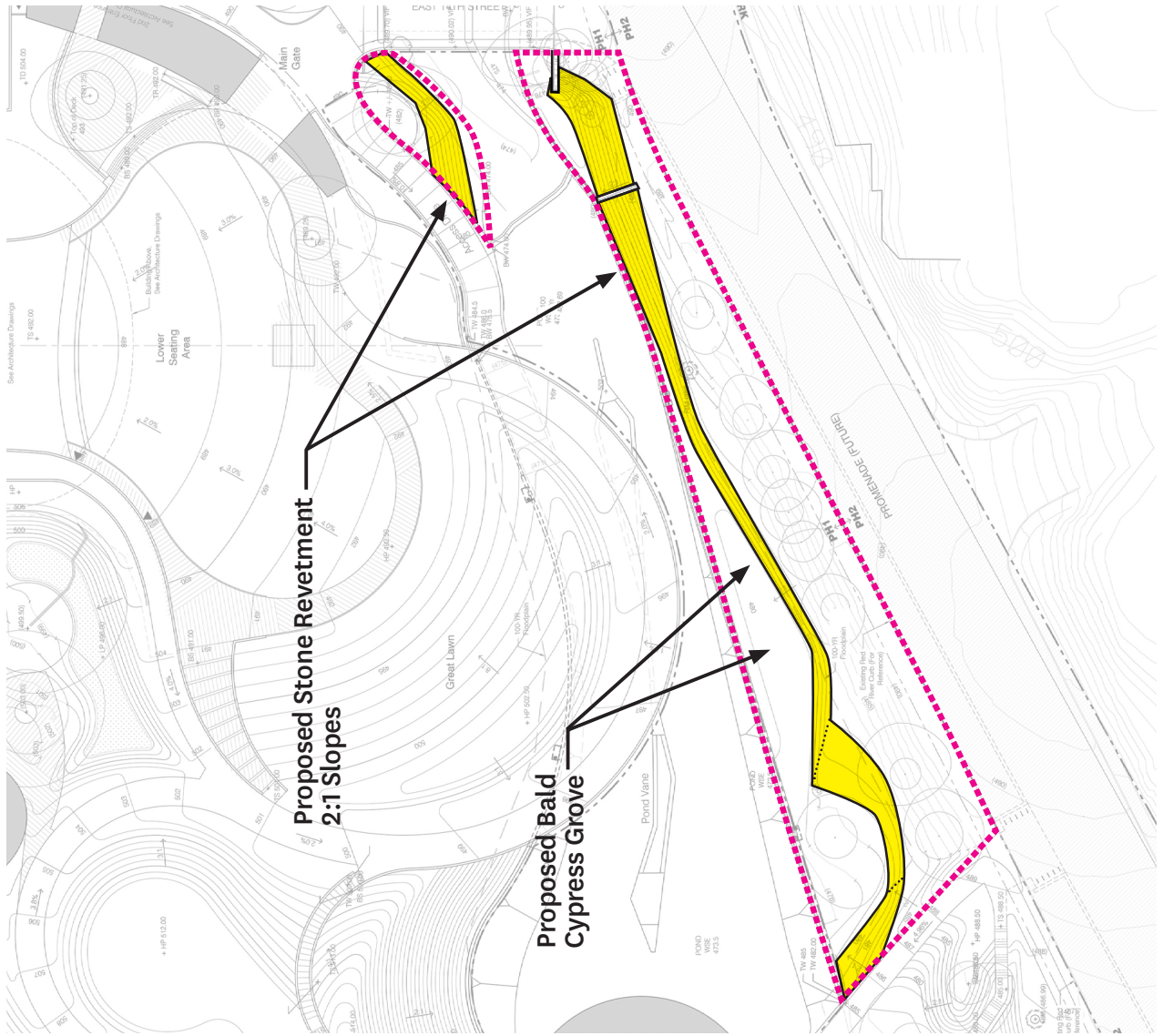
WATERLOO PARKLAND  
Sector 9 Area Breakout



Total Parkland = approximately 314,000 sf  
East Bank Breakout area = approximately 30,500 sf  
East Bank Breakout Area = approximately 10% of Parkland



**WATERLOO PARKLAND**  
**Sector 9 — Consultant Team Scope**



CONSULTANTS WITH FEES TO BE BROKEN OUT  
 10% of Parkland Fees:

1. MWVA
2. Big Red Dog
3. dwg
4. Olsson

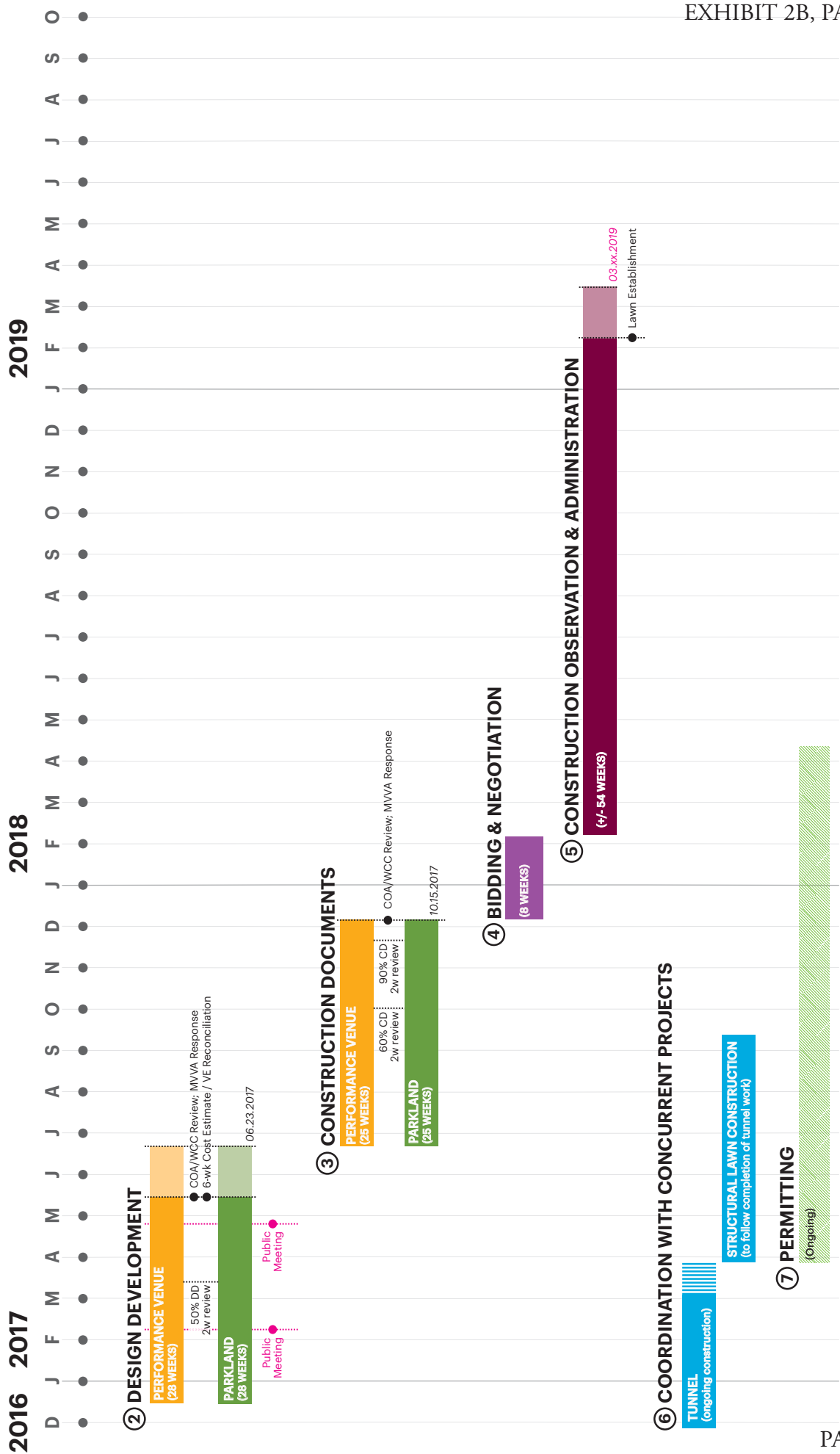
CONSULTANTS WITH ADDITIONAL SCOPE:

1. MWVA
  - east bank stone revetment area (previously included in tunnel contract) adds 9,000 SF to Parkland area and requires new concept and redesign
  - additional funding breakout creates additional administrative load
2. Terracon
  - geotechnical slope stabilization
  - stone revetment engineering
  - review of existing wall plans and configurations
  - geotechnical design of slope stabilization options
  - geotechnical design of stone revetment options
  - review/design of interactions/connections between existing walls/slopes and proposed slopes/revetments

CONSULTANTS NOT INCLUDED IN THIS PROPOSAL:  
 Tillet, EEA, AEC, Altura, James Pole, LimnoTech,  
 Wayfinding

EXHIBIT B: PROJECT SCHEDULE

12/08/2016



<b>Waterloo Park DD Phase Plan - Amendment</b>		
<b>Project Budget Summary</b>		
	<b>As Approved</b>	<b>Addendum</b>
<b>Part One: Waterloo Parkland</b>		
Professional Services Fees and Allowances	\$ 1,353,023	\$ 1,268,793
Reimbursable Expenses	\$ 55,668	\$ 53,168
Cost Overrun Reserve	\$ 100,000	\$ 100,000
	\$ 1,508,691	\$ 1,421,961
<b>Part Two: Performance Venue</b>		
Professional Services Fees and Allowances	\$ 1,113,815	\$ 1,128,315
Reimbursable Expenses	\$ 59,048	\$ 59,048
Cost Overrun Reserve	\$ 100,000	\$ 100,000
	\$ 1,272,863	\$ 1,287,363
<b>Total Phase Plan</b>	<b>\$ 2,781,554</b>	<b>\$ 2,709,324</b>
see detail attached		

Waterloo Park DD Phase Plan BUDGET: Amended to Identify WPD Funding									
As Approved Nov. 9, 2016			Addendum Revisions		Sector 9 Additional Scope Breakout			Funding Split****	
	Fees	Reimb	Fees	Reimb		Fee allocation 10%***	Additional Geotech Engineering	Parkland Funding Shared 80/20	
<b>Part One: Waterloo Parkland</b>									
Parkland MVVA Team	\$ 985,522	\$ 53,295	\$ 901,292	\$ 50,795			\$ 34,000	\$ 804,345	\$ 96,947
BRG Project Management Fees	\$ 66,901	\$ 1,923	\$ 66,901	\$ 1,923				\$ 60,211	\$ 6,690
VCC Cost Estimating	\$ 17,500	\$ 450	\$ 17,500	\$ 450				\$ 15,750	\$ 1,750
Construction Auditing Allowance	\$ -	\$ -	\$ -	\$ -					
CMI Preconstruction Services	\$ 30,100	\$ -	\$ 30,100	\$ -				\$ 27,090	\$ 3,010
	\$ 1,100,023	\$ 55,668	\$ 1,015,793	\$ 53,168			34000	\$ 907,396	\$ 108,397
Survey Allowance*	\$ 65,000		\$ 65,000					\$ 58,500	\$ 6,500
Davey Tree Care Allowance	\$ 38,000		\$ 38,000					\$ 34,200	\$ 3,800
Geotech Borings Allowance	\$ 50,000		\$ 50,000					\$ 45,000	\$ 5,000
Permitting Allowance**	\$ 75,000		\$ 75,000					\$ 67,500	\$ 7,500
Emerging Development Allowance	\$ 25,000		\$ 25,000					\$ 22,500	\$ 2,500
	\$ 253,000		\$ 253,000					\$ 227,700	\$ 25,300
* Includes \$15,000 potential survey reconciliation fee								\$ 53,168	
** Includes BRD, dwg, LimnoTech permitting allowances								\$ 100,000	
Cost Overrun Reserve	\$ 100,000		\$ 100,000						
<b>Summary</b>	Original		Revised						
Professional Services Fees and Allowance	\$ 1,353,023		\$ 1,268,793					\$ 1,288,264	\$ 133,697
Reimbursable Expenses	\$ 55,668		\$ 53,168					80%	\$ 1,030,611.20
Cost Overrun Reserve	\$ 100,000		\$ 100,000					20%	\$ 257,652.80
	<b>\$ 1,508,691</b>		<b>\$ 1,421,961</b>					City Funding	\$ 1,164,308.20
*** Sector 9 increases the total area to be included in the design effort by 10%. Consultants fees with scope are increased by 10% except Terracon who will have specific stone revetment/geotech engineering.									
**** It is not anticipated that additional reimbursable expenses will be incurred, therefore they were not included in the calculation of the funding split with WPD									

sector, increases the total area to be included in the design effort by 10%. Consultants fees with scope are increased by 10% except retaining walls, stone revetment/geotechnical engineering.

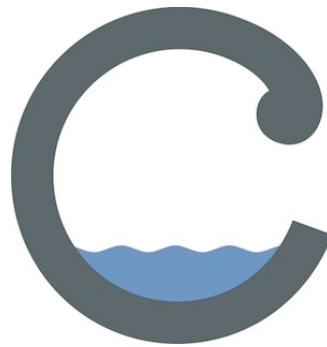
<b>Waterloo Park DD Phase Plan</b>		
<b>Project Budget</b>		
<b>Part Two: Waterloo Performance Venue</b>	<b>Fees</b>	<b>Reimb</b>
Performance Venue TPP Team	\$ 918,730	\$ 56,675
BRG Project Management Fees	\$ 64,385	\$ 1,923
VCC Cost Estimating	\$ 15,500	\$ 450
Construction Auditing Allowance	\$ -	\$ -
CM Preconstruction Services	\$ 29,700	\$ -
	\$ 1,028,315	\$ 59,048
Geotech Borings Allowance	\$ 50,000	
Sustainability Consultant Allowance	\$ 50,000	
	\$ 100,000	
Cost Overrun Reserve	\$ 100,000	
<b>Summary</b>		
Professional Services Fees and Allowances	\$ 1,128,315	
Reimbursable Expenses	\$ 59,048	
Cost Overrun Reserve	\$ 100,000	
	<b>\$ 1,287,363</b>	

<b>Waterloo Park: Parkland Design Development</b>			
	Total Fees w/o WPD	WPD Fees	Total Reimbursable Expenses
	\$ 1,135,096	\$ 133,697	\$ 53,168
Months	Fees	Fees	Reimb Exp
1	\$ 125,000	\$ 10,000	\$ 7,000
2	\$ 150,000	\$ 20,000	\$ 7,000
3	\$ 180,000	\$ 20,000	\$ 8,000
4	\$ 225,000	\$ 20,000	\$ 8,000
5	\$ 225,000	\$ 20,000	\$ 8,000
6	\$ 150,000	\$ 20,000	\$ 8,000
7	\$ 80,096	\$ 23,697	\$ 7,168
	\$ 1,135,096	\$ 133,697	\$ 53,168
* These projections will fluctuate in response to adjustments in work flow			
* Does not include the Cost Overrun Reserve			
<b>Waterloo Park: Performance Venue Design Development</b>			
	Total Fees	Total Reimbursable Expenses	
	\$ 1,128,315	\$ 59,048	
Months	Fees	Reimb Exp	
1	\$ 75,000	\$ 8,000	
2	\$ 150,000	\$ 8,000	
3	\$ 175,000	\$ 9,000	
4	\$ 175,000	\$ 9,000	
5	\$ 175,000	\$ 9,000	
6	\$ 200,000	\$ 8,000	
7	\$ 178,315	\$ 8,048	
	\$ 1,128,315	\$ 59,048	
* These projections will fluctuate in response to adjustments in work flow			
* Does not include the Cost Overrun Reserve			

**Waller Creek District**

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

**Part One: Parkland**



**February 22, 2017**

## WATERLOO PROJECT AREA SCOPE DIVISIONS

TASK 2A - PARKLAND	MVVA	BRD	dwg	Terracon	AEC	Tillett	Olsson	EEA	James Pole	Altura
1 Trinity Street Entrances @12th	X	X	X	X	X	X		X		X
2 Hill Country Garden	X	X	X	X	X	X	X	X	X	X
3 Elevated Promenade (S-Bridge)	X		X	X	X	X		X		X
4 Rain Gardens	X	X	X				X			
5 Restaurant Deck	X	X	X	X	X	X		X		
6 Green Roof	X	X	X				X			
7 Trinity Street Entrances @ Perf Pavilion	X	X	X	X			X		X	
8 Driveway to Loading Dock	X	X	X							
9 Rain Garden Boardwalk	X	X	X		X					X
10 Concessions Deck	X	X	X	X	X	X		X		
11 Lower Event Lawn	X	X	X			X	X	X	X	
12 Mix/Beer Garden Deck	X		X	X	X	X		X		
13 Terraced Stair (to lower lawn)	X	X	X	X		X		X		
14 Great Lawn	X	X	X			X	X	X	X	
15 14th Street Bridge	X	X	X		X	X		X		X
16 Arc Bridge	X		X		X	X		X		X
17 Play Area	X	X	X	X	X	X	X	X		X
18 Children's Spring Water Feature	X	X	X	X	X	X	X	X		X
19 Elevated Lawn Railing	X				X	X		X		
20 Abutment Transitions at Elevated Lawn	X		X	X	X					
21 Inlet Facility Trellis	X		X		X	X				
22 Electric/Irrigation Tie-ins to the Inlet Facility	X		X					X	X	
23 Rain Garden Planting	X	X	X							

PERFORMANCE VENUE (SITE WORK)	MVVA	BRD	dwg	Terracon	Limno Tech
1 Performance Pavilion	X	X	X	X	
2 Loading Area	X	X	X	X	
3 Restaurant	X	X	X	X	
4 Floodplain Assessment	X				X

\*\*Terracon to provide geotechnical support to TPP directly

SECTOR 9	MVVA	BRD	dwg	Olsson	Terracon
1 East and West Bank Planting	X	X	X	X	
2 Stone Revetment	X				X



## EXHIBIT D: IMPLEMENTATION PLAN

### Waterloo Park, Part I: Parkland

#### [Task 1: Schematic Design]

*Task 1 – “Schematic Design” was performed under a previously approved Phase Plan.*

#### **Task 2: Design Development**

##### **December 2016 through June 2017 (28 weeks)**

This Plan encompasses the Part I Parkland scope of work for Waterloo Park (between 12<sup>th</sup> and 14<sup>th</sup> Streets) as shown in the *Part I: Parkland* maps in **Exhibit A, Project Area Diagram**. Note that work specifically related to the Performance Venue within Waterloo Park is captured under another scope (shown as *Part II: Performance Venue*). The MVVA Team will coordinate as needed with the Performance Venue design team, led by Thomas Phifer and Partners (TPP). It is assumed that the Part I Parkland and Part II Performance Venue work will run concurrently.

Initial site restoration of Waterloo Park will be performed by the Waller Creek Tunnel project, concurrent with Design Development. From the information available at the time of preparing this phase plan (December 2016), earthwork performed by the tunnel project is anticipated to be completed after the anticipated start date of Design Development. As a result, a detailed topographic survey that shows the rough grades to be inherited by the MVVA team will not be available until the Design Development work is underway. If the tunnel project schedule experiences further delay, there is a potential for the out-of-sequence availability of information to pose a risk for accurate documentation of final grades and quantification of earthwork for costing. The MVVA team has been instructed by the client group to proceed with the information available at this time.

Under a separate Phase Plan, the design work for the elevated lawn structure is being developed on a faster design schedule than that of the rest of the park. The design team will make every effort to identify issues that may require minor adjustments to the detailing of the structure so as to incorporate into the documentation and bidding of the elevated lawn structure.

Design Development of Waterloo Park will last for 28 weeks total, with the last 6 weeks comprising the cost estimate and COA review/MVVA response period. During this phase, the MVVA Team will prepare a drawing set that describes the form, size, and materials of the project, as well as the structural, mechanical, and electrical systems to be utilized. MVVA and its team will employ an iterative design process during this phase to develop detailed layout plans, grading plans, site sections, and to test the feasibility of the design relative to the project’s performance criteria. Particular attention will be paid to areas of greater complexity, in which two or more components of the project come into close proximity: paths, bridge abutments, slope stabilization, lighting, etc.

Written comments on design iterations and to critical path programmatic decisions posed by the design team will be provided to the design team by COA/WCC representatives in a timely manner in order to maintain the client-requested Design Schedule. The arrangement of these parts will be documented as a drawing package deliverable with outline specifications, and will be complemented with an updated rendered plan, sections, and diagrams. As it is assumed that Part I Parkland and Part II Performance Venue work will run concurrently and with coordinated submission schedules, should their schedules become misaligned, any resulting additional coordination work required of the MVVA Team may result in Additional Service requests.

**Deliverables:**

- 50% Design Development drawings and outline specifications (delivered in AutoCAD 2010 and .pdf format)
- 100% Design Development drawings and draft specifications (delivered in AutoCAD 2010 and .pdf format)
- A maximum of three (3) updates to the rendered plan, as requested by WCC.
- A maximum of three (3) perspective renderings to describe design intent and the experiential qualities of design, to be provided after 100% DD (refer to *Section 2.8 Assumptions/Exclusions* for more information).
- Memo listing potential VE strategies (following owner-provided and Construction Manager at Risk cost estimate)

MVVA will participate in no more than (2) stakeholder outreach meetings during Design Development. Rendered plan, sections, diagrams, and/or perspective renderings will be produced during this phase, and will be used as a key tool for communication during COA/WCC meetings and stakeholder outreach and public engagement meetings. 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 assumes that WCC will be leading the organization, scheduling, agenda, and facilitation of these stakeholder meetings, and that these meetings will be scheduled to coordinate with regularly scheduled travel to Austin, per the Design Schedule.

## **2.1 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 weekly team calls) and with COA/WCC. Sub-consultants have only scoped internal project management needs.

At the onset of this phase, MVVA will present a Design Schedule which will include the identification of critical decision points anticipated for meeting the project milestones. Included in MVVA's efforts to meet the project milestones, and per MSA Section 4.3.1.3, MVVA "shall notify WCC in writing of the date by which WCC's decisions are required in order not to cause a delay."

## **2.2 Data Collection**

As changes to the design and location of the performance venue that occurred during the Schematic Design Addendum will now require further geotechnical exploration, the design team requests approval from COA/WCC for additional exploration. AEC, and Terracon, who will be contracted directly under the client, will identify the locations and number of these borings to present to COA/WCC. Also, additional survey information—such as spot elevations for topography or verification of existing site features—may be requested at this time of the owner-provided surveyor. As noted above, it is anticipated that a

detailed topographic survey of post-tunnel work conditions will not be available until the Design Development work is underway.

WCC to provide direction for how to proceed with incorporation of art piece: “Big Rock Robotic Tower” by David Santos, (which currently sits on site) into Wetland Terrace design. In addition, WCC to provide any additional information to the MVVA team on provisions for the artwork’s handling or relocation. The MVVA team has been instructed by the client group to proceed with the information available at this time.

It should also be noted that during this time, Davey Resource Group, who will be contracted directly under the client, will perform a detailed analysis of the large Heritage trees located in close proximity of the planned Performance Venue; these trees will have their roots mapped and also be scanned to identify vulnerabilities and limbs that may need reinforcement. Several trees may also receive early care, such as air spading, to improve their health. Several other trees in the Hill Country Garden area have been identified to receive additional assessment (root mapping) to ensure that future grading and pathways do not have negative impacts. It is recommended by MVVA that the ISA certified arborist contracted by the client be qualified in Tree Risk Assessment as well as a Registered Consulting Arborist with the American Society of Consulting Arborists.

### **2.3 Design Criteria**

Design Criteria established by the MVVA design team during Schematic Design will be advanced and refined during Design Development. A summary of the factors that will influence these advanced criteria are:

- COA/WCC comments from 100% Schematic Design
- Incorporation of value engineering recommendations from Schematic Design
- Integration of adjacent and overlapping systems
- Design and construction scheduling/sequencing updates from adjacent development
- Discussions with Zachry Construction Corp. regarding scheduling, sequencing, and constructability
- Condition of heritage trees assessed by Davey Resource Group
- Design criteria surrounding the work being implemented at the Tunnel Project
- Overall lighting levels
- Capital View Corridor
- Performance Venue site and operational needs and requirements

### **2.4 Drawings**

Drawings will be submitted in .pdf and AutoCAD formats unless otherwise noted. Conversion to other file formats is not included in this scope. A 50% Design Development package will be submitted to COA/WCC for review. The following consultants will produce drawings for the Design Development phase:

- MVVA (landscape architect and team lead)
  - Existing conditions plans (based on available survey information including potential reconciliation with survey of completed tunnel work)

- Site preparation and demolition plans
- Layout and materials plans
- Planting plans and lists
- Soil Layout plans
- Site sections
- Fine grading plans
- Furnishings and details

AEC (local structural engineer)

- Plans and sections of Arc Bridge, S-Bridge, and 14<sup>th</sup> Street Bridge retrofit
- Plan and sections of inlet building trellis, inlet fence, abutment transitions at elevated lawn structure
- Plans and sections of CIP and stone walls > than 4' total height
- Plans and sections of CIP concrete stairs
- Plans and sections of foundations and structural elements of decks, play equipment, light poles and other site elements

BRD (civil engineer)

- Demolition Plans
- ECS Plans
- Utility Plans
- Rough grading plans
- Drainage plans and relevant calculations.
- Site walls and structures (<4' height)

Tillett (lighting designer) *to be included with MVVA drawings*

- Lighting layout plan and details
- Lighting fixture schedule

Olsson (soil scientist) *to be included with MVVA drawings*

- Soil profile details

Terracon (geotechnical engineer)

- Plans, sections and/or details of foundations for proposed structures
- Plans, sections and/or details of foundations for stabilized earthen and stone revetment slopes

EEA (MEP engineer)

- Site lighting and power plans
- Fixture and panel schedules
- Equipment schedule for "Spring" water element

James Pole (irrigation designer)

- Irrigation plans

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.

## **2.5 Specifications**

MVVA will lead and oversee the production of project specifications. The consultants that will contribute directly to this effort (either through selecting appropriate standard specifications or project-specific modifications) will be:

- MVVA (landscape architect and team lead)
- DWG (local landscape architect)
- BRD (civil engineer)
- AEC (local structural engineer)
- Tillett (lighting design)
- Olsson (soil science)
- Terracon (geotechnical engineering)
- EEA (MEP)
- James Pole (irrigation)

Consultants who will be involved in the review and comment on discipline-specific specifications for potential issues of consistency and adjacencies will be:

- DWG (local landscape architect)
- Altura (registered accessibility specialist)

## **2.6 Cost Estimation / Value Engineering**

The period for cost estimate review and value engineering will occur within (4) weeks of the submission of the 100% Design Documents to the Client and Construction Manager at Risk. This task includes review of two (2) cost estimates: one to be provided by the owner; and one to be provided by the Construction Manager at Risk. The MVVA team will participate in one (1) round of value engineering, during which a maximum of one (1) pricing scenario for a specific design alternative (e.g. CIP concrete vs. stone block retaining walls) and related systems (e.g. foundations, adjacent slope stabilization work, railings) will be provided. Items identified for value engineering will be incorporated into Construction Document drawings.

## **2.7 Floodplain Mapping**

LimnoTech will work with MVVA to evaluate the hydraulics for the 100-year and 500-year flood events by iteratively evaluating conditions in the existing HEC-RAS CLOMR model with respect to proposed design elements. This work will include: updating the HEC-RAS model as appropriate to reflect Parkland and Performance Venue design changes, and advising the MVVA and TPP teams on the mitigation of any elements that could cause a rise in the flood elevation.

## **2.8 Assumptions/Exclusions**

### Renderings

Upon completion of 100% design documents, MVVA will provide WCC with a selection of perspective rendering views judged to be best suited to represent the character and context of the project. WCC will have a 2-week selection period to make a decision on which views to carry through to a final rendering. During this 2-week period, MVVA will be available to assist the client in their selection, including furnishing alternate views at WCC's request, provided that this request occurs prior to the end of the selection period. If WCC does not provide a final selection of views within this timeframe, it is understood that MVVA will make the final selection. Final renderings will be submitted to WCC within the two (2) weeks following the selection period.

### Trips to Austin

During the 28-week design performance period, MVVA will be required to make five trips to Austin. Unless otherwise agreed upon by all parties in writing, these trips should be scheduled as such: four (4) trips prior to the 100% deadline, and one (1) during the 6-week costing and review period. These trips are intended as opportunities for MVVA to present design updates to the client group, perform site visits, conduct material research, assist in budgeting decisions, and meet with local sub-consultants.

In order for MVVA to fulfill its requirement to the project and provide the necessary standard level of care, up to three (3) staff members will be permitted to travel to Austin as part of the design team, and associated travel expenses will be covered by this phase plan's allotted reimbursable expenses. Prior to each trip, MVVA will inform the client group of which design team members will be traveling.

### Design Schedule

Two weeks prior to the 50% and 100% deadline, the client group is required to provide a written memo to inform the design team if the design direction is approved, or to clarify if any design elements have not been adequately addressed. Any Client requests which contradict previous direction or require an adjustment to the performance period as set out in this Phase Plan will be regarded as outside the approved scope of this project and will be considered an Additional Service.

### Additional Assumptions and Exclusions:

- Assistance in helping resolve any policy positions between different departments of the COA on how reclaimed water may or may not be utilized within 300 feet of the creek is not included as part of Basic Services.
- Client will issue an official CAD file of the post-tunnel 100-yr floodplain to MVVA. Upon receipt, the MVVA team will incorporate this owner-provided information into the documents and adjust design documentation to correspond with the new survey information.

## **Task 7: Permitting (allowance)**

### **(Ongoing)**

Permitting for the Waterloo Park development will be challenging and time consuming, and will begin during the Design Development phase and continue through Construction Documents (Task 3), Bidding and Negotiation (Task 4) and into Construction Observation & Administration (Task 5). The process includes reviews through City of Austin Boards and Commissions and local and state agencies for development permits and agreements, including a site development permit and associated easements, and possible encroachment or license agreements for private or non-standard development into the public right-of-way. The MVVA Team will put forth every effort to respond to comments and resubmit review updates in a timely manner, but many factors outside of the team's control may impact this development schedule, including the progress of the tunnel project, response times from review staff and the amount of coordination necessary to address comments that are issued for the project.

The MVVA Team understands the work below to be extents of local and state permits required for the work area. BRD will lead the site development permit process, with support from DWG and LimnoTech as needed. Once the 50% DD Package is complete, the MVVA Team will outline a comprehensive permitting and review approach for the project, including the following deliverables:

- Workplan for permitting and reviews, including anticipated schedule and process flow through future phases
- Permitting kick-off meeting (to occur during one of the four scoped trips to Austin within Task 2) to discuss the approach and workplan with City staff and reviewers.
- COA site development permit material compiled at the 100% Design Development submission (30% Design Stage)

The MVVA Team will prepare and submit an Environmental Resources Inventory (ERI). LimnoTech will perform a floodplain analysis during Design Development that will determine the need for any additional permitting, including the U.S. Army Corps of Engineers Section 404 Permit Program and the FEMA CLOMR/LOMR process. If required, the permits and process will be included as part of the comprehensive plan deliverable.

### **Anticipated permitting tasks and deliverables for future phases (CD-CA):**

- Permit Applications and Notification/Consultation Letters
  - Site Development Permit
  - Texas Historic Commission and Texas Parks and Wildlife notification letters
  - Texas Parks and Wildlife Department Plan and Permit Application
  - Stormwater Pollution Prevention Plan (SWPPP)
- Environmental Resources Inventory Report

### **7.1 COA Site Development Permit**

DWG will compile COA site development permit material to the relevant design drawings at the following intervals:

- 60% Design Stage (after 60% Construction Document submission)
- 90% Design Stage (after 90% Construction Document submission)

- 100% Design Stage (after 95% Construction Document)
- Formal Review Submission (at 100% Construction Documents)

BRD will contribute to the AULCC completeness check and associated follow-up until approval has been granted.

## **7.2 State of Texas Permits**

BRD will meet with a regulator from the Texas Historic Commission (THC) to ascertain the level of effort necessary to comply with the Texas Administrative Code (TAC), as well as Section 106 compliance for Section 404 of the Clean Water Act. BRD will coordinate with the THC to prepare a Stormwater Pollution Prevention Plan (SWPPP).

## **7.3 COA Environmental Resources Inventory (ERI)**

MVVA will compile and submit the ERI with support from BRD, DWG, and Altura.

## **7.4 FEMA Letter of Map Revision Process (CLOMR/LOMR) and/or Nationwide Aquatic Resources Permit**

If determined necessary during the DD phase, LimnoTech will compile and submit the CLOMR/LOMR and/or the U.S. Army Corps Section 404 Permit.



ORGANIZATION CHART

