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

October 18, 2017

Mr. Tom Meredith
Vice President
Waller Creek Local Government Corporation

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

Dear Tom:

Enclosed herewith you will find the Waterloo Cafe Schematic Design Phase Plan covering professional services only. This Phase Plan for the Waterloo Cafe encompasses schematic design work concurrent with the Waterloo Park and Performance Venue construction documents phase (approved previously). The work product of this phase plan will include rendered drawings, CAD and PDF files and a cost estimate at each milestone. Please refer to the enclosed Exhibit F for a Project Budget including identification of funding sources.

The Joint Development Agreement, Section 3, identifies the documentation required for each proposed phase plan. The attached matrix identifies all of the submission requirements, those applicable to this 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
Proposing Party

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

Kristin K. Pipkin

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

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

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

Waller Creek District

Waterloo Cafe
Schematic Design Phase Plan

October 18, 2017

Waller Creek District:

Waterloo Cafe
Schematic Design Phase Plan

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Waterloo Cafe Schematic Design Phase Plan Proposal Checklist

Project: Waterloo Cafe Schematic Design Phase Plan					
✔	#	Section	Topic	Description	Notes
		Review, Approvals and Objections			
		3.02.B	Responding Party Review	Complete before submission to LGC	
		3.02.B.(i)	Cover Letter	See format	
		3.02.B.(ii)		Date of submission	10/18/17
		3.02.B (iii)		Date by which they must respond	
		3.02.B.(iv)		Identify the provision in the JDA calling for the submission	Exhibit H, Page 27
		Phase Plan Process			
	1	3.04.A.1	General	Exec Summary with narrative	Page 1
	1a			Schedule with milestones	Exhibit B, Page 8
	1b			Implementation Plan	Exhibits D-1 & D-2, Pages 15-22
	2	3.04.A.2 (i)	Identify Team	List all professionals and their discipline	Exec Summary, Pages 3-4
	2a	3.04.A.2 (ii)	Contracting Method	Proposed Construction Delivery Method	Exec Summary, Pages 3-4
	2b	3.04.A.2.(iii)	Designate the Reviewer of Construction Schedule	Project Director or Managing Party	Exec Summary, Page 2
	2c	3.04.A.2 (iv)	Graphical Material	Site plans, architectural plans, elevations, other design materials	Graphic materials will be generated as a product of this scope of work.
	3	3.04.A.3	District Map	Map of District showing Limits of Phase Plan Area	Exhibit A, Pages 7
	4	3.04.A.4	Project Budget	All Phase Plan costs including allowances and contingencies	Exhibit F, Pages 24-25
	4a		Funding Sources	List source	Funding Letter
	4b		Funding Sources	List where funds are to be held	Funding Letter
	4c		Funding Sources	List constraints on use of funds	Funding Letter
	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	Exec Summary, Page 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.	Exec Summary, Page 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, and Chapter 431 of Texas Trans Code	Exec Summary, Page 2
	9	3.04.A.9	MWBE Participation	Outline plan	Exhibit H, Pages 27-29
	10	3.04.A.10	Public Improvement Projects	Identify responsibilities for obtaining approvals and permits from Government Authorities for design and construction	The project manager and key consultants have the responsibility of obtaining approvals
	11	3.04.A.11	Operations Permits	Plan for obtaining and paying for approvals and permits for operations, the cost of operation and maintenance	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 requried utilizing a title company.
	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, Pages 30-32: bonding is not required for professional services

Waterloo Cafe Schematic Design Phase Plan Proposal Checklist

✔	#	Section	Topic	Description	Notes
	15	3.04.A.15	Use by City	Identify terms for exclusive free use by the City for public functions and City sponsored events	N/A - none contemplated in this scope of work
	16	3.04.A.16	Activities and Rates	Identify terms for use and activities by community groups (nonprofits, children, elderly) that includes free or reduced rates	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, allocation or metering or sub metering etc	Preliminary layouts will be produced as a scope of this work
	19	3.04.A.19	Operations and Maintenance	Identify operations and maintenance standards	N/A - none contemplated in this scope of work
	20	3.04.A.20	Revenue Source and Fees	Identify revenue City or Conservancy will receive, and identify any proposed licensing and a pro forma of how fees will cover Op Expenses	N/A - none contemplated in this scope of work
	21	3.04.A.21	Commercial Design Standards	Identify if Comm Design Stds apply	Subchapter E
	22	3.04.A.22	License Agreements	Identify if License Agreements apply	Initial discussions contemplated in this scope of work
	23	3.04.A.23	Naming Rights	Identify any license agreements necessary for naming rights	N/A - none contemplated in this scope of work
	24	3.04.A.24	Change in Ownership	Identify if there is a proposed change in ownership of a Public District Site	N/A - none contemplated in this scope of work
	25	3.04.A.25	Capital Needs Timing	Identify the capital needs timing for City Planning purposes	Exhibit G, Page 26
	26	3.04.A.26	Payment to PARD or other City Departments	Identify how payments will be made to PARD or other City Depts for their operations	N/A - none contemplated in this scope of work
	27	3.04.A.27	Public Accessibility	Identify public accessibility and provisions thereof	The proposed structure will be publicly accessible from Waterloo Park
	28	3.04.A.28	Timing of transfers	Identify timing of transfers of improvements and land	N/A - none contemplated in this scope of work
	29	3.04.A.29	Maintain natural space	Identify the ways projects will be designed to maintain natural space	A core element of the approved Design Plan calls for maintaining natural space and will be a guiding principal in the work herein
	30	3.04.A.30	Maintain flexibility of City owned properties	Identify how the flexibility of City Owned properties will be maintained	The design team will include maintaining flexibilty as a design goal
	31	3.04.A.31	Issues related to alcohol use	Identify any desired exemptions of City Code or park rules	Initial discussions contemplated in this scope of work
	32	3.04.A.32	Other Relevant Info		

Waller Creek, Waterloo Cafe

October 18, 2017

EXECUTIVE SUMMARY and NARRATIVE

Waterloo Park is an 11-acre green space that will host a wide range of landscape experiences for play, leisure, and celebration of the natural environment. An accessible path network weaves through the site's dramatic topography, connecting a network of gardens, water features, gathering spaces, stands of mature trees, and a central "Clearing" – a grand new civic space for Austin. Waterloo is at the core of an urban district that is undergoing dramatic change. The Dell Medical School Campus, Brackenridge Hospital redevelopment, and the State Capitol Complex frame the site and create a constituency that infuses the park with daily activity. The greater Waller Creek trail system emerges into the park at 12th Street from the south and provides a flow of recreational visitors coming from downtown, Lady Bird Lake, and beyond.

The Waterloo Cafe will be nestled in the hillside on the western side of the park. The cafe will meaningfully embrace the park and coordinate closely with the landscape design, and meet the high design standards set by the Waller Creek Project.

This phase plan undertakes the schematic design of the Waterloo Cafe, situated in Waterloo Park along Trinity Street near the 13th Street intersection (see **Exhibit A, Project Area Diagram**). Waterloo Park will encourage use by people of all ages and abilities at all hours of park use. Food service is a major driver of day-time park use and leads to longer park visits. With this in mind, the goal of a cafe in Waterloo Park is to provide the public with an amenity to enhance the park experience. Conceptually, the cafe will be highly accessible to park visitors. We are committed to providing options for foodservice, at an affordable price point, that meet the demands of all park patrons.

The design includes a to-go window that faces the park and a casual sit-down eating area with both indoor and outdoor seating. We want to provide a diversity of dining experiences to meet the needs of different park visitors. Furthermore, the cafe is fully integrated into the park landscape. The seating areas and the to-go service are accessible from the park. This will encourage all cafe visitors to experience the park and allow all park users easy access to food.

This phase plan does NOT include authorization to proceed into design development, construction documents, bidding, or construction. This authorization will be sought from the LGC once all bidding is complete and a guaranteed maximum price (GMP) is established. When this authorization is requested, the Proposing Party will include all of the documentation required according to the joint development agreement (JDA), including sources of construction funding and the operations and management plans that will be a product of this phase plan.

This phase plan encompasses the following:

- Design of the Waterloo Cafe
- Close coordination with concurrent Parkland and Performance Venue designs (separate phase plan)

The scope of work includes the following tasks that will be led by Thomas Phifer and Partners (TPP) as the team lead and architect for the Waterloo Cafe

- Schematic Design (October – December 2017)

This Phase Plan builds upon the work completed in the Waterloo Park Schematic Design and Design Development phases, and will require continued coordination during the progression of the Waterloo Park Construction Documents Phase Plan. This Phase Plan will engage the challenging technical and regulatory issues on a site as complex as Waterloo Park.

The project will require extensive coordination with the Parks and Recreation Department (PARD) and the City of Austin Watershed Protection Department (WPD). Other City of Austin (COA) agencies that may require coordination include, but are not limited to: Development Services (DSD), the Public Works Department (PWD), City Legal, PARD Contracts, and the Office of Real Estate Services (ORES). Later design phases of this work will also require close coordination with an operator or prospective operators for the Waterloo Cafe to establish the criteria and design requirements needed to maintain a park-centric and publicly accessible space while also becoming a revenue generator for the Waller Creek Conservancy.

All services performed under this Scope of Work shall be performed in accordance with the existing contractual agreements held by the Waller Creek Conservancy, 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 hardcopy, PDF, and CAD 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.

PERFORMANCE PERIOD

The anticipated performance period for Schematic Design is 3 months. This encompasses 2 months of design and engineering work, with 3 weeks for review. A comprehensive Project Schedule is shown in **Exhibit B, Project Schedule**.

PROJECT IDENTIFICATION

Project Title: Waterloo Cafe Schematic Design Phase (or Project)

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

POINTS OF CONTACT

Managing Party:

Waller Creek Conservancy / Benz Resource Group

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

Responding Party:

City of Austin, Watershed Protection Department

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

City of Austin, Parks and Recreation Department

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

Other Contacts:

Waller Creek Conservancy

CEO: Peter Mullan, pmullan@wallercreek.org (512-541-3520)

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

Capital Projects Manager, Kim Barker, kbarker@wallercreek.org (512-541-3520)

City of Austin, Planning and Zoning Department

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

Architecture Team Lead:

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

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

Landscape Architecture Team Lead:

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

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

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

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 in **Exhibits E, Organization Charts.**

Waterloo Cafe:

- Team Lead and Architect: Thomas Phifer and Partners (TPP)
- Local Architect: Michael Hsu Office of Architecture (MHOA)
- MEP Engineer: EEA
- Structural Engineer: AEC
- Geotechnical Engineering: Terracon
- Accessibility Consultant: Altura Solutions
- Team Lead and Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Local Landscape Architect: dwg
- Civil Engineer: Big Red Dog Engineering (BRD)
- Soil Scientist: Olsson Associates
- Irrigation Design: James Pole
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Construction Management (Preconstruction Services): Zachry Construction Corp.
- Surveying: McGray & McGray Land Surveyors

CONTRACTING METHOD

All of the consultants included in this scope of work are under contract to the Waller Creek Conservancy.

Architecture Team Lead, Thomas Phifer and Partners (TPP) and their subconsultants are currently working under a Master Services Agreement executed between the Waller Creek Conservancy (WCC) and TPP.

Landscape Architecture Team Lead, Michael Van Valkenburgh Associates, Inc. (MVVA), and their subconsultants are currently working under a Master Services Agreement (MSA) between the Waller Creek Conservancy (WCC) and MVVA that was executed May 22, 2015.

All of the consultants identified by name in this Project were under agreement prior to the execution of the Joint Development Agreement (JDA) or have been selected utilizing methods that meet the City of Austin Ordinances for procurement of services. Any subsequent consultants will be selected utilizing the same.

COMPLIANCE WITH THE FOUNDATIONAL ARTICLES OF THE JDA

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

SCHEDULE

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

TPP team fees have been calculated based on the 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 (beyond December 2017), reviewing agencies, or Contractor delays, the design team reserves the right to request additional fees.

It is our intention to include the Cafe within the Site Development Permit process for Waterloo Park. Because of this, the permitting durations shown in the project schedule refer to the overall site development process for the park, and then specifically to the building permit for the cafe. The cafe will submit for a building permit at the 90% CD deadline, which allows for 3 months to obtain a building permit. At the outset of Schematic Design, the team will develop a specific strategy for outreach to the public, and necessary boards and commissions presentations. This presentation strategy will be developed in coordination with PARD, WPD and DSD.

GENERAL SCOPE OF SERVICE REQUIREMENTS

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

PROJECT BUDGET

Services will be performed on a "not-to-exceed" fee basis, assuming the schedule is not significantly extended beyond December 2017. **Exhibit F** provides a detailed breakdown of the fees and the summary of the fees are as follows.

Waterloo Cafe SD

Professional Service Fees: $207,295

Reimbursable Expenses: $22,926

Allowances: $117,000

Cost Overrun Reserve: $50,000

Total: $397,221

Grand Total of fees, reimbursable expenses and allowances for Waterloo Cafe Phase Plan: $397,221

For the **Waterloo Cafe**, the Waller Creek Conservancy will contribute 100% of the total, for an amount not to exceed $397,221. Please see the Project Budget in **Exhibit F** for more detail.

Upon approval of regularly submitted invoices, the Conservancy will disburse payment accordingly. **See Exhibit G – Capital Needs Projection** addressing the prime scope of work, which excludes allowances.

COST OVERRUN PLAN

In accordance with Section 3.04.a.5 of the JDA, the identification of the sources 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.

TPP and MVVA team fees and estimated reimbursable expenses are shown in **Exhibit F, Project Budget**. Individual consultant fee proposals are included in **Exhibits J through X** under separate cover.

LIST OF EXHIBITS – Waterloo Cafe Schematic Design Phase Plan

EXHIBIT A	Project Area Diagram
EXHIBIT B	Project Schedule
EXHIBIT C	Team Scope Matrix
EXHIBIT D	Implementation Plan
EXHIBIT E	Organization Chart
EXHIBIT F	Project Budget – Fee and Expense Summary
EXHIBIT G	Capital Needs Projection
EXHIBIT H	JDA Procurement Requirements
EXHIBIT I	Insurance Certificates

SUPPORTING DOCUMENTATION (under separate cover)

EXHIBIT J	TPP Fee and Expense Summary
EXHIBIT K	Michael Hsu Office of Architecture (MHOA) Proposal
EXHIBIT L	EEA Consulting Engineers (Interiors) Proposal
EXHIBIT M	Architectural Engineers Collaborative (AEC) Proposal
EXHIBIT N	Terracon Proposal
EXHIBIT O	Altura Solutions Proposal
EXHIBIT P	MVVA Team Fee
EXHIBIT Q	dwg Proposal
EXHIBIT R	Big Red Dog (BRD) Proposal
EXHIBIT S	Olsson Associates Proposal
EXHIBIT T	EEA Consulting Engineers (Civil) Proposal
EXHIBIT U	James Pole Proposal
EXHIBIT V	Benz Resource Group
EXHIBIT W	Vermeulens Cost Consultants Proposal
EXHIBIT X	Zachry Construction Corp Proposal (Preconstruction Services)

WATERLOO PARK

Cafe Project Area Diagram

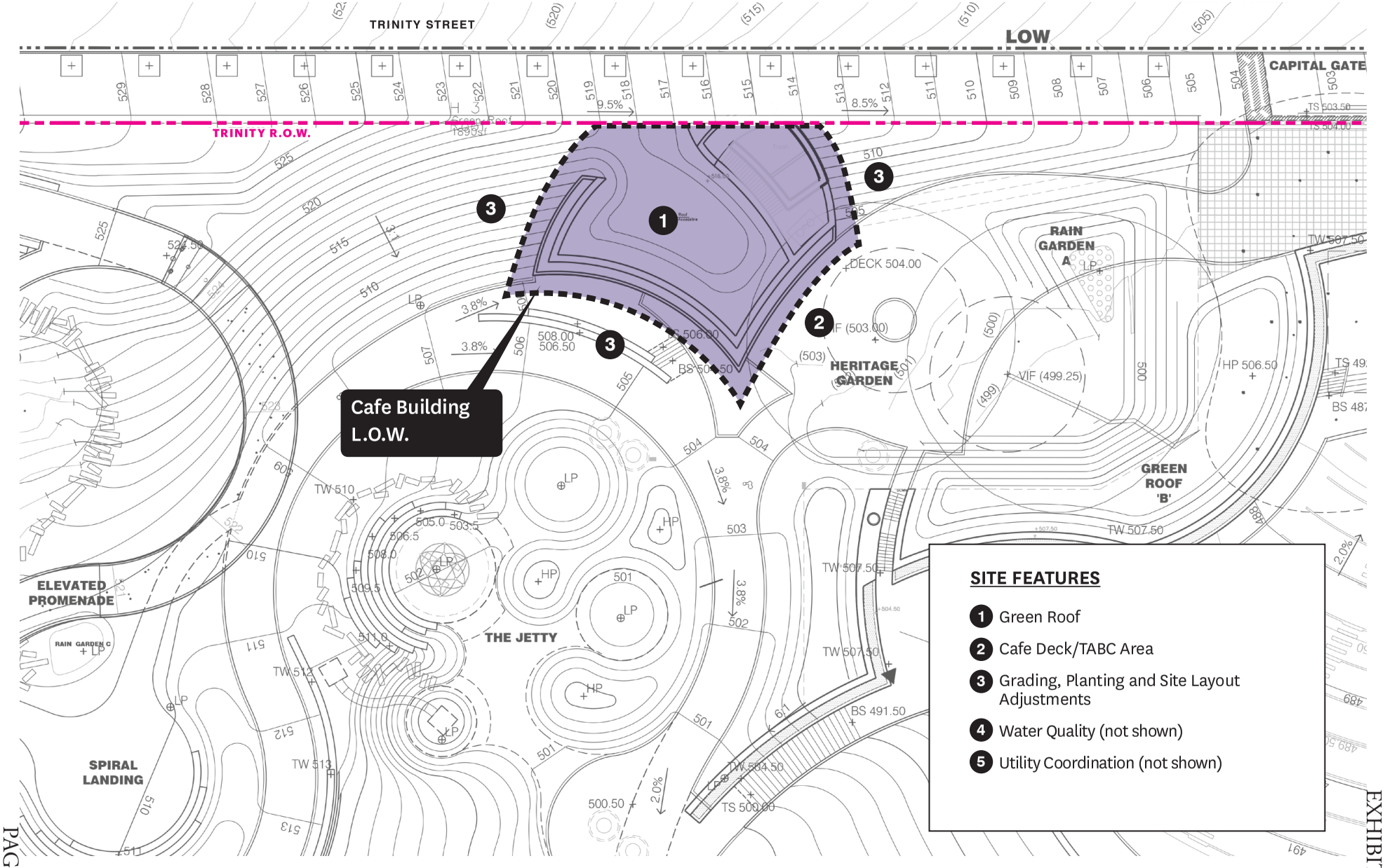
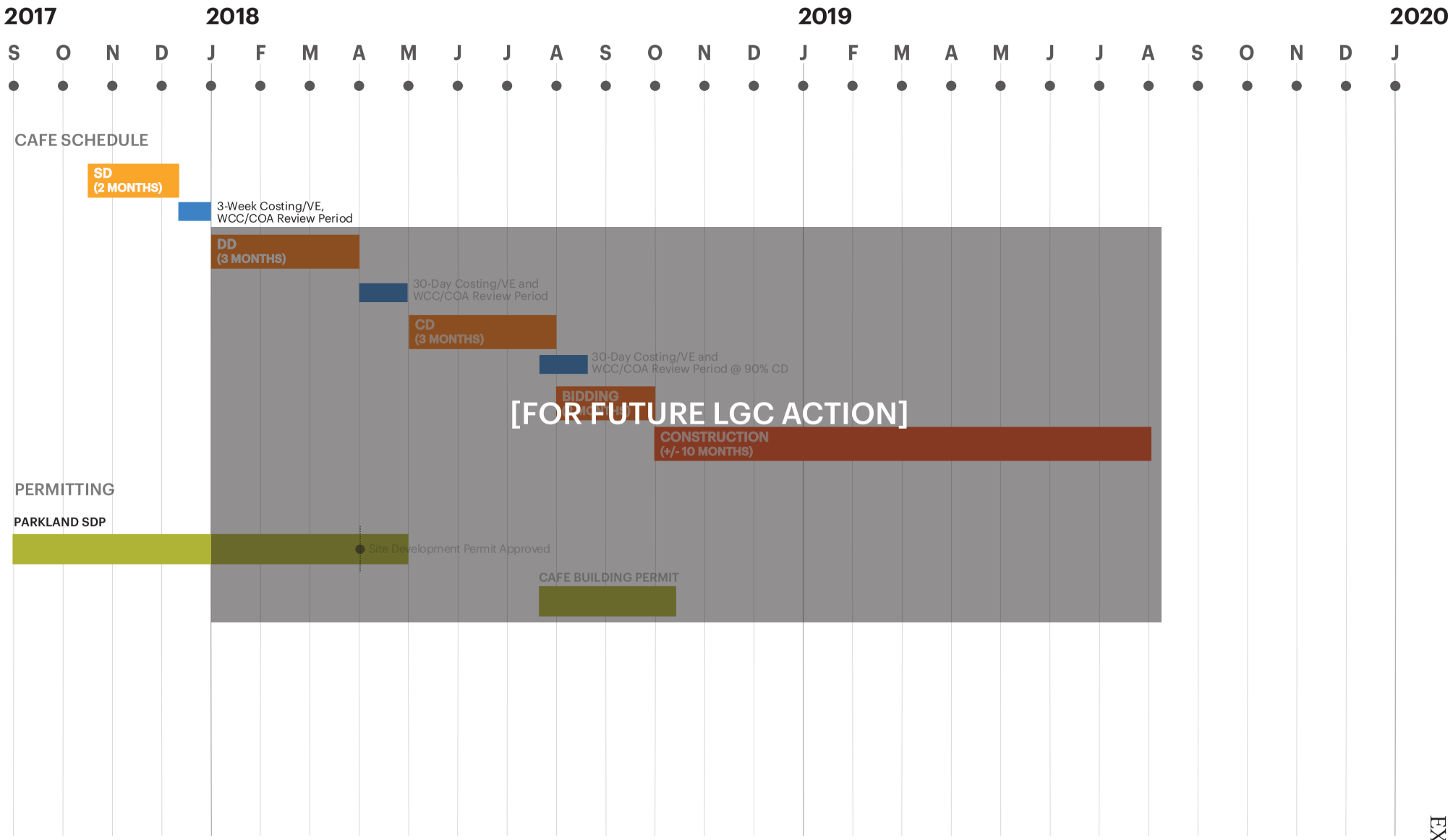


EXHIBIT A

10/13/2017

EXHIBIT B: CAFE PROJECT SCHEDULE

10/17/2017



City of Austin Boards and Commission presentations (e.g., Parks Board, Design Commission, Planning Commission) will occur during the Site Development Permit process for Waterloo Park. Specific dates and strategy for these presentations will be led by the WCC and developed in coordination with PARD, WPD, and DSD.

Waterloo Park Cafe
Thomas Phifer and Partners
Task Matrix

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the park Cafe 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.

Scope of Work	**Architectural/Engineering Services**	Thomas Phifer and Partners	Mechanical, Electrical and Plumbing	Structural Engineering	Interior Architect	Lighting Consultant	Civil Consultant	TAS ADA Review
A Task Items								
Project Management		●						
COA/WCC Meetings (Austin)		●						
Bi-Weekly Consultant Meetings		●	●	●	●	●	●	●
Presentation to Board Members		●			●			
Building Code Analysis		●	●	●	●	●	●	●
Programming Confirmation		●	●	●	●			
Meet with City of Austin to review project requirements		●	●	●	●		●	
Determine schedule of permit applications/approvals		●			●		●	

Waterloo Park Cafe
Thomas Phifer and Partners
Task Matrix

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the park Cafe 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.

Scope of Work

A Task Items

Architectural/Engineering Services	Thomas Phifer and Partners	Mechanical, Electrical and Plumbing	Structural Engineering	Interior Architect	Lighting Consultant	Civil Consultant	TAS ADA Review
Cafe Technical Requirements	●	●	●	●	●	●	
Coordination of Structural/ Mechanical/ Electrical Engineers	●	●	●	●	●		
Garden Roof Structural System	●	●	●				
Kitchen Consultant Coordination with MEP	●	●		●			
HVAC System Segregation and Zoning / Energy Compliance	●	●		●	●		
Performance Venue Civil Design and Coordination	●	●	●	●		●	
Audio/Visual Equipment Requirments and Coordination	●						
Lighting Design Documentation	●			●	●		

Waterloo Park Cafe
Thomas Phifer and Partners
Task Matrix

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the park Cafe 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.

Scope of Work	**Architectural/Engineering Services**	Thomas Phifer and Partners	Mechanical, Electrical and Plumbing	Structural Engineering	Interior Architect	Lighting Consultant	Civil Consultant	TAS ADA Review
A Task Items								
50% Documents for All Phases		●	●	●	●	●	●	●
100% Documents for All Phases		●	●	●	●	●	●	●
Preparation / Collation of Specifications		●	●	●	●	●		
Cost Estimate Review - Prepared by client cost estimator		●	●	●	●	●		
Cost Estimate Reconciliation		●	●	●	●	●		
Pre-Bid Conference		●	As Needed					
Addenda and Contractor RFI Responses		●	As Needed					
Assist COA/WCC with Bid		●	As Needed					

For future LGC action

Waterloo Park Cafe
Thomas Phifer and Partners
Task Matrix

For future LGC action

Thomas Phifer and Partners will provide lead project management and be the primary point of contact for the park Cafe 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.

Scope of Work	Architectural/Engineering Services	Thomas Phifer and Partners	Mechanical, Electrical and Plumbing	Structural Engineering	Interior Architect	Lighting Consultant	Civil Consultant	TAS ADA Review
A Task Items								
Site Visits (Field Report)		●		As Needed				
Construction Progress Meetings		●		As Needed				
Punchlist and Final Inspection		●		As Needed				
RFI's / Change Orders / Submittals / Shop Drawings		●		As Needed				
Review Payment Application		●		As Needed				
Collate As-Built Information		●		As Needed				
Issue Record Drawings		●		As Needed				
Post Construction Site Visits		●		As Needed				
Maintenance and Warranty Review on Site		●		As Needed				

Waterloo Cafe Scope by Phase [DRAFT]

10/13/2017

TASK 1: SCHEMATIC DESIGN (2 months)

	1.0 Project Management & Meetings	Project Management	WCC Meetings (MVVA via web-conference only*)	Team Coordination Calls (as needed)	**1.1 Cafe Green Roof Design**	Architectural Coordination	Soils + Planting	Irrigation	Input on Edge Detailing	**1.2 Cafe Site**	Cafe Deck and TABC Fence Area	Access Path from Walkway	Grading/planting/Rain Garden Adjustments	**1.3 Utility Coordination**	Utilities (tie-in to existing or proposed for Parkland)	**1.4 Water Quality Controls**	Water Quality Strategies and Integration into Parkland WQ Strategies	**1.5 Drawings**	Illustrative plans, sections, diagrams	100% Schematic Design	**1.6 Cost Estimation/Value Engineering**	Cost Estimate Support	Value Engineering Review and Comment Only	**1.7 Permitting**	Site Plan Correction	**1.8 Planning and Design Committee Meetings**	Support Graphics for Architect's Presentation **
MVVA landscape architecture/team lead		X	X	X		X	X	X	X		X	X	X		X		X		X	X		X	X		X		X
dwg. local landscape architecture		-	-	-		-	-	-	-		X	-	-		-		X		-	-		X	X		X		-
BRD civil engineering		-	X	X		X	-	-	-		X	-	-		X		X		-	X		X	X		X		-
EEA MEP		-	-	X		X	-	X	-		X	-	-		X		-		-	X		X	X		-		-
James Pole irrigation		-	-	X		-	-	X	-		-	-	-		-		-		-	X		X	X		-		-
Olsson soil science		-	-	X		-	X	-	-		-	X	-		-		-		-	X		X	X		-		-

* MVVA will be available for up to 2 in-Austin meetings, provided they coincide with scheduled trips to Austin included in other Phase Plans

** Assumes MVVA will not provide any P+D Committee, LGC, or other presentations associated with the café

For future LGC action

Waterloo Restaurant Scope by Phase [DRAFT]

9/27/2017

TASK 2: Design Development (3 months)

	2.0 Project Management & Meetings	Project Management	WCC Meetings (Assumes no meetings)	Team Coordination Calls (as needed)	**2.1 Restaurant Green Roof Design**	Architectural Coordination	Planting	Soils	Irrigation	Input on Edge Detailing	**2.2 Utility Coordination**	Utilities (tie-in to existing or proposed for Parkland)	**2.3 Water Quality**	Water Quality Strategies and Integration into Parkland WQ Strategies	**2.4 Drawings**	Illustrative plans, sections, diagrams	100% Design Development	**2.5 Cost Estimation/Value Engineering**	Cost Estimate Support	Value Engineering Review and Comment Only	**2.6 Permitting**	Site Plan Correction
MVVA landscape architecture/team lead		X	-	X		X	X	X	X	X		X		X		-	X		X	X		X
dwg. local landscape architecture		-	-	X		-	X	-	X	X		-		X		-	-		X	X		X
BRD civil engineering		-	-	X		X	-	-	-	-		X		X		-	X		X	X		X
EEA MEP		-	-	X		X	-	-	X	-		X		-		-	X		X	X		-
James Pole irrigation		-	-	X		-	-	-	X	-		-		-		-	X		X	X		-
Olsson soil science		-	-	X		-	-	X	-	-		-		-		-	X		X	X		-

TASK 3: Construction Documents (3 months)

	3.0 Project Management & Meetings	Project Management	WCC Meetings (Assumes no meetings)	Team Coordination Calls (as needed)	**3.1 Utility Coordination**	Utilities (tie-in to existing or proposed for Parkland)	**2.3 Water Quality**	Water Quality Strategies and Integration into Parkland WQ Strategies	**3.2 Drawings**	50% Construction Documents	90% Progress (Internal) Construction Documents	100% Construction Documents / Bid Documents	**3.3 Specifications**	Draft Specifications (50%)	Final Specifications (100%)	**2.6 Permitting**	Site Plan Correction
MVVA landscape architecture/team lead		X	-	X		X		X		X	X	X		X	X		X
dwg. local landscape architecture		X	-	X		-		X		X	X	X		X	X		X
BRD civil engineering		X	-	X		X		X		X	X	X		X	X		X
EEA MEP		X	-	X		X		-		X	X	X		X	X		-
James Pole irrigation		X	-	X		-		-		X	X	X		X	X		-
Olsson soil science		X	-	X		-		-		X	X	X		X	X		-

TASK 4: Bidding/Negotiation (2 months)

	4.0 Bidding/Negotiation	Pre-Bid Conference (in Austin)	Addenda and Contractor RFI Responses	Assist with Review of Bids
MVVA landscape architecture/team lead		-	X	X
dwg. local landscape architecture		X	X	X
BRD civil engineering		X	X	X
EEA MEP		-	X	-
James Pole irrigation		-	X	X
Olsson soil science		-	X	-

EXHIBIT D: IMPLEMENTATION PLAN

Schematic Design, Design Development, Construction Documents, and Bidding and Permitting of the Park Cafe

October 2017 through September 2018

The Cafe phases will be 2 months for Schematic Design, 3 months for Design Development, 3 months for Construction Documents and 2 months for Bidding and Permitting. There will be a three-week costing period at the end of Schematic Design and Design Development phases. At the end of Construction Documents, two months are allocated for Bidding and Negotiations, Pricing and Reconciliation and finalizing the building permit. At 90% Construction Documents the drawings will be issued to the building depart to start the permitting process.

The design team, led by Thomas Phifer and Partners (TPP) and will advance the Cafe design, roof element and park bathrooms and other interior programmatic requirements, which will be established during Schematic Design Phase. During the schematic phase, TPP will work with their consultant, Michael Hsu Office of Architecture (MHoA) to provide a well conceived piece of architecture that will integrate the exterior and interior into a seamless architectural concept.

This project will meet the requirements for LEED Silver rating. All the consultants have previous experience with this requirement.

Architectural Services

Schematic Design Phase for LGC Action

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 approaches to structural systems, and civil services along with interior collaboration with MHoA for the mechanical, electrical plumbing and fire protection scope of work.

For Future LGC Action

Design Development Phase

After approval of the schematic design documents based on the operator and client comments, which account for any adjustments to the program, schedule, budget or construction requirements, we will proceed to the design development phase. We will assemble the design development documents consisting of drawings, renderings and other documents necessary to describe the project's complete material scope. The independent consultants, selected by Thomas Phifer and Partners, will develop integrated plans for structural systems, mechanical systems, lighting systems, kitchen consultants and other specialized trades necessary for the project. The coordinated documents of this phase will be suitable for submission for approval to local building authorities and architectural review entities.

Construction Document Phase

Based on approval of the design development documents, we will prepare construction documents consisting of drawings and specifications that provide detailed requirements for the project's construction. These documents will include our fully integrated architectural drawings along with structural, mechanical, lighting systems, and other specialized trade documents prepared by independent consultants. We will provide coordinated documents required for government approvals, exclusive of the document filing with government agencies. We will assist the contractor during this phase to periodically update the cost estimate to reflect the project's development.

Drawings/Deliverables

Drawings will be submitted in .pdf format unless otherwise noted. Conversion to other file formats is not included in this scope. At each project milestone, drawings will be submitted to WCC/COA for review. As required by the JDA, a 90% CD package will be delivered for review and will also be submitted for the building permit, allowing 3 months to obtain the building permit.

The following consultants will produce drawings for all phases and will participate in QA/QC review of these drawings.

Interior Architectural Services

- Michael Hsu Office of Architecture (Interior Fit-Out)
  Schematic Design Only
  MHoA will assist in operational and program layouts.
  Working in conjunction with TPP to coordinate interior requirements.
  See proposal for more information and scope.

Engineering Services

- Architectural Engineering Collaborative (AEC) (Structural)
  Schematic Design AEC will prepare request for geotechnical investigation if required. Identify the building code and structural design criteria and prepare structural narrative and/or drawings as appropriate to describe the anticipated structural framing system.
  For Design Development AEC will continue to design and define the structural engineering framing systems. Prepare documents as appropriate to describe the framing system. Coordinate the structural engineering work with the Architect and other building consultants. Provide electronic files of the structural documents for reciprocal coordination by other team members.
  For Construction Documents AEC will continue to design and define the structural engineering framing systems. Prepare documents for construction including drawings and specifications. Coordinate the structural engineering work with the Architect and other building consultants. Provide electronic files of the structural documents for reciprocal coordination by other team members. As specifically requested, provide structural design of miscellaneous metal fabrications detailed and specified by the Architect for the Cafe fit-out.

- EEA Consulting Engineers (MEP)

  The scope of our work is to provide mechanical, electrical, special systems, and plumbing consulting engineering services, produce design documents suitable for construction and permitting, and provide basic construction phase engineering services. See EEA's proposal for all services related to this project for further information.

- Arup (Lighting)

  ARUP anticipate that all floor plans, sections, and reflected ceiling plans required by us to detail our design will be produced in an AutoCAD format and furnished to us by your office. We expect that final drawings for each phase will be made available by your office at least two (2) weeks prior to any issue of drawings or specifications.

  ARUP will provide specifications based on our office standard CSI format specifications.

  ARUP will attend meetings in New York City.

  See ARUP's proposal for all services related to this project for further information.

- Terracon (Geotechical)

  For Schematic Design Terracon, following geotechnical task is to consist of iterative assessment and analysis of foundations, subgrade preparation, and earth pressures. An initial foundation options for the design teams review based on earth pressure information.

  For Design Development. Terracon plans to continue to develop and prepare recommendations for the geotechnical-related aspects of the project. Terracon also plans to perform reviews of the DD drawing/specification packages prepared by the design team and then to provide comments and recommendations including, but not limited to, identifying key coordination issues and mark-ups on drawings.

  For Construction Documents Terracon plans to revise/modify (when and if necessary) recommendations for the geotechnical-related aspects of the project. Terracon also plans to perform reviews of the CD drawing/specification packages prepared by the design team and then to provide comments and recommendations including, but not limited to, identifying key coordination issues and mark-ups on drawings.

Bidding & Negotiations

For all consultants:

Assist the Architect in the preparation of Bid Documents.

Assist the Architect in evaluation of bids for completeness and correctness.

Provide responses to RFI's during the procurement and bidding process.

Determine and assist with additional alternates if required to maintain budget or create a cost savings.

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 Cafe, in addition to coordinating among sub-consultants (via bi-weekly team calls) and with WCC. Sub-consultants have only scoped internal project management needs.

Cost Estimation / Value Engineering

This scope includes review of one (1) cost estimate per phase which will be provided by the owner. Items identified for value engineering will be incorporated into each phase accordingly.

EXHIBIT D: IMPLEMENTATION PLAN

Waterloo Park Cafe

This Plan encompasses the Schematic Design phase of the landscape and site support for the Cafe Structure within the Part I Parkland scope of work for Waterloo Park (between 12th and 15th Streets) as shown in the **Exhibit A, Project Area Diagram**. The MVVA Team's scope will include the design of a green roof for the Cafe structure, utility coordination, site adjustments, WQ Controls, and permitting (see *Scope by Phase* matrices attached). The MVVA Team will coordinate as needed with the Cafe design team, led by Thomas Phifer and Partners (TPP).

Task 1: Schematic Design

October through December 2017 (2 months)

During Schematic Design, which will last for 2 months, the MVVA team will iterate on the cafe deck/TABC seating area and develop the green roof profile. In addition, the team will provide preliminary utility coordination, and advance water quality (WQ) control strategies (in conjunction with the Phase 1 Parkland WQ control strategies), as well as participate in bi-weekly calls with the WCC. MVVA, DWG and Olsson's work to develop the design of the intensive roof garden will include initial planting concepts and preliminary soil profiles. BRD will perform revisions to the SDP as needed.

Drawings will be submitted in .pdf format unless otherwise noted. Conversion to other file formats is not included in this scope. A 100% Schematic Design package will be submitted to 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; and sections of the green roof
- BRD (civil engineer)
    - Preliminary utility tie-ins and appurtenances
- EEA (MEP engineer)
    - Preliminary MEP tie-ins
- James Pole (irrigation designer)
    - Preliminary irrigation plans
- Olsson (soil scientist) *to be included with MVVA drawings*
    - Preliminary soil profiles

At the 100% SD deadline, which is coordinated (at the request of the owner) with the Waterloo Parkland 50% Construction Documents deadline, the design team will freeze the Cafe site plan. Any adjustments to the Cafe site subsequent to this deadline may result in Additional Service requests.

The 2-month Schematic Design Phase will be followed by a 3-week Cost Estimating Reconciliation and a 3-week WCC Review period, during which the design team will participate in providing review of one (1) cost estimate to be provided by the owner. If needed, the design team will provide recommendations for one (1) pricing scenario for specific design alternatives. Items identified for value engineering will be incorporated into Design Development drawings.

[DD through Bid phases to be approved in future Phase Plans]

Task 2: Design Development

January through March 2018 (3 months)

The Design Development Phase will last for 3 months, and is followed by a 1-month Cost Estimating Reconciliation and Review period. During this phase, the design team will advance the design of the green roof concept established during Schematic Design, incorporating any items identified for value engineering in the costing period following the SD phase. In addition, the design team will perform ongoing work on utility coordination, WQ controls and SDP revisions. The MVVA team will continue to coordinate with the architects, but will not continue to participate in the weekly WCC meetings on the cafe.

Drawings will be submitted in .pdf format unless otherwise noted. Conversion to other file formats is not included in this scope. A 100% Design Development package will be submitted to WCC for review.

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

- MVVA (landscape architect and team lead)
    - Green roof layout plan
    - Planting plans and lists
    - Soil Layout plans
    - Sections of the green roof
    - Fine grading plans
- BRD (civil engineer)
    - Utility plans
- EEA (MEP engineer)
    - Power plans
- James Pole (irrigation designer)
    - Irrigation plans
- Olsson (soil scientist) *to be included with MVVA drawings*
    - Soil profile details

Task 3: Construction Documents

March through June 2018 (3 months)

The Construction Documents period will last for 3 months. During this phase, the MVVA Team will finalize the design of the green roof, incorporating comments received at the end of the Design Development Phase and any items identified for value engineering in the costing period following the DD phase. In addition, the design team will finalize utility coordination, WQ controls and SDP revisions (if needed).

Deliverables

- 50% Construction Document drawings and draft specifications
- 100% Construction Document drawings and specifications

Drawings will be submitted in .pdf formats unless otherwise noted. Conversion to other file formats is not included in this scope. Fifty percent Construction Document packages will be submitted to WCC for review. The following consultants will produce drawings for the Construction Document phase:

- MVVA (landscape architect and team lead)
    - Layout and materials plans
    - Planting plans and lists
    - Soil Layout plans
    - Green roof sections
    - Fine grading plans
- BRD (civil engineer)
    - Utility Plans
    - Rough grading plans
    - Drainage plans and relevant calculations.
- Olsson (soil scientist) *to be included with MVVA drawings*
    - Soil profile details
- EEA (MEP engineer)
    - Power plans
    - Fixture and panel schedules
- James Pole (irrigation designer)
    - Irrigation plans

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)
- Olsson (soil science)
- EEA (MEP)
  equipment/material specifications will be included on the plans in lieu of a separate specifications document
- James Pole (irrigation)

Task 4: Bidding

April through September 2018 (2 months)

Participation in the bidding and negotiation process for the landscape portion of the project, including the following:

1. Preparation of addenda as required to clarify documents and to respond to Contractor's inquiries about the landscape documents during bidding.
2. Assistance in the review of bids and selection of the site and landscape contractors.
3. Attendance at pre-bid conferences is not included.

Task 5: Permitting and Approvals

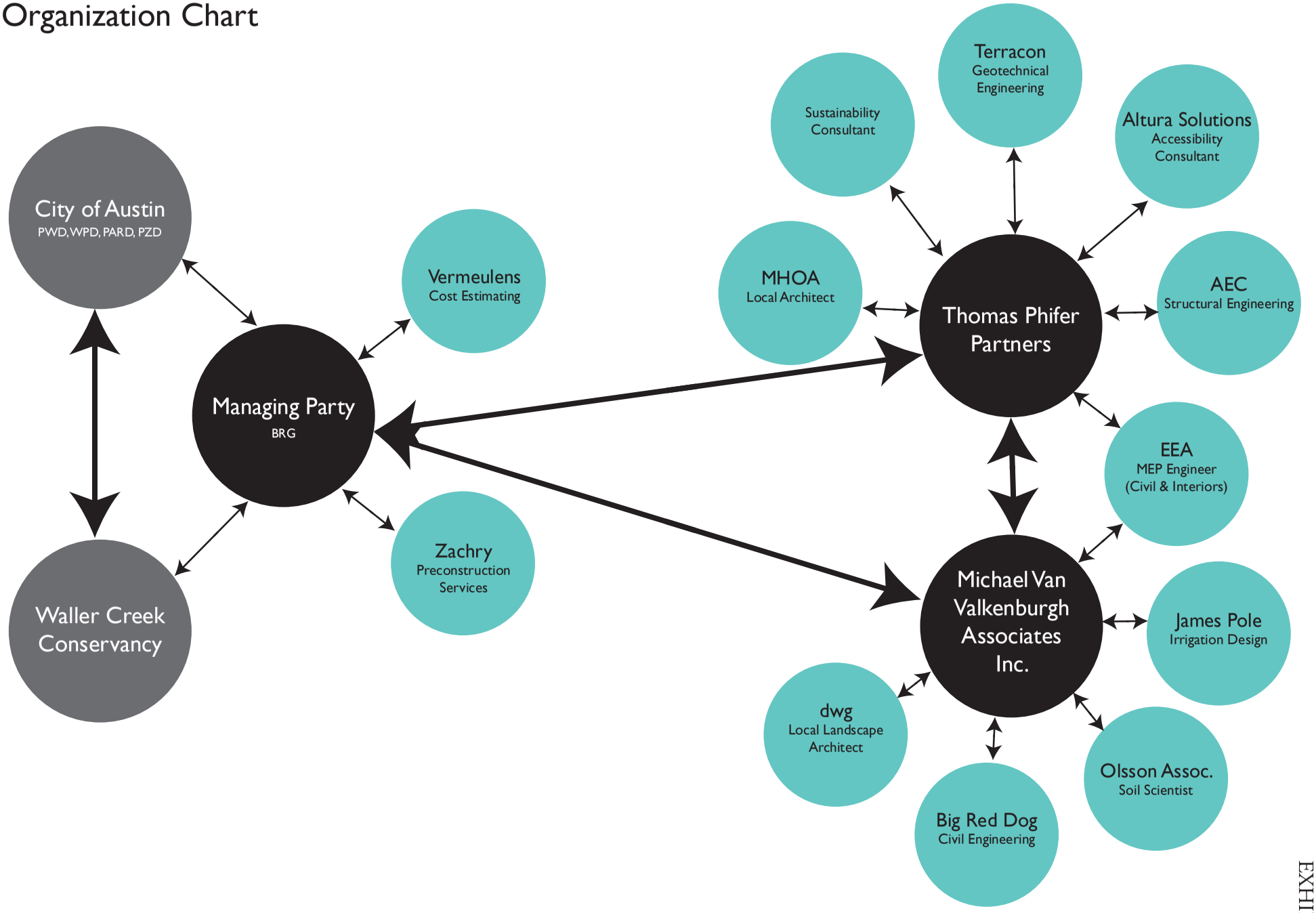
This proposal assumes that the Cafe is being permitted by the COA as part of the Waterloo park site development permit and that there will not be a separate site development permit for the café building.

1. Revisions to the Site Development Permit plans to include change of use, changes in site layout, or changes in impervious cover.
2. Submission of SDP correction submittal package to COA for review.
3. Resolution in response to comments from the COA reviewer and resubmission of package if necessary.

Assumptions/Exclusions

- Written comments on design iterations and to critical path programmatic decisions posed by the design team will be provided to the design team by WCC representatives in a timely manner in order to maintain the client-requested Design Schedule.
- Travel to Austin is not included in this scope of work. MVVA will be available to participate in meetings in Austin if they are concurrent with travel to Austin for other phases of work.
- Excluded from this scope is any work in the Trinity Street R.O.W. to accommodate street-level access or an accessible public route.
- Additional lighting design other than the deck lighting provided as part of the Parkland project is excluded from this proposal.
- MVVA will provide support graphics to TPP, but will not participate in any presentations to the Planning and Design Committee, LGC, or any stakeholder outreach meetings.
- Services required to pursue LEED or SITES certifications are excluded.

Organization Chart



Waterloo Park Restaurant SD-CD Phase Plan		
Project Budget Summary		
Restaurant SD-CD		
Professional Services Fees	$ 207,295	
Reimbursable Expenses	$ 22,926	
Allowances	$ 117,000	
Cost Overrun Reserve	$ 50,000	
	$ 397,221	
Total Phase Plan	**$ 397,221**	
see detail attached		

Waterloo Park Cafe SD Phase Plan		
Project Budget		
Restaurant SD	**SD Fee**	**Reimbursables**
TPP Team	$ 113,400	$ 20,150
MVVA Team	$ 36,990	$ 2,050
BRG Project Management Fees	$ 27,405	$ 726
VCC Cost Estimating	$ 6,700	$ -
Zachry Preconstruction Services	$ 22,800	$ -
TOTALS (Professional Services)	$ 207,295	$ 22,926
Survey Allowance	$ 10,000	
Geotech Borings Allowance	$ 20,000	
Sustainability Certification Allowance	$ 75,000	
Permitting Allowance	$ 5,000	
Operator Coordination Allowance	$ 7,000	
Construction Auditing Allowance	$ -	
Commissioning Allowance	$ -	
TOTALS (Allowances)	$ 117,000	
Cost Overrun Reserve	$ 50,000	
Summary		
Professional Services Fees (SD)	$ 207,295	
Allowances	$ 117,000	
Reimbursable Expenses	$ 22,926	
Cost Overrun Reserve	$ 50,000	
	$ 397,221	

Waterloo Cafe Schematic Design Phase Plan
Capital Needs Projections

Waterloo Cafe Schematic Design Phase Plan			
Capital Needs Projection			
	Total Fees *	Total Reimbursable Expenses	
	$ 324,295	$ 22,926	
Months	Fees	Reimb Exp	
1	$ 75,000	$ 5,000	
2	$ 150,000	$ 10,000	
3	$ 99,295	$ 7,926	
	$ 324,295	$ 22,926	
* These projections will fluctuate in response to adjustments in work flow			
* Does not include Cost Overrun Reserve or Owner Contingency			

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	ecomonic 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	

MICHVAN-01 DGHIGLIAZZA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/30/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ames & Gough
859 Willard Street
Suite 320
Quincy, MA 02169

CONTACT NAME:
PHONE (A/C, No, Ext): (617) 328-6555 FAX (A/C, No): (617) 328-6888
E-MAIL ADDRESS: boston@amesgough.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Charter Oak Fire Insurance Company A++ (XV)	25615
INSURER B : Travelers Indemnity Co. of America A++, XV	25666
INSURER C : Lexington Insurance Company A, XV	19437
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Michael Van Valkenburgh Associates, Inc.
231 Concord Street
Cambridge, MA 02138

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		680009H708658	05/01/2017	05/01/2018	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X		BA4372L203	05/01/2017	05/01/2018	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE	X		CUP005D158369	05/01/2017	05/01/2018	AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N	N / A		UB4260T698	05/01/2017	05/01/2018	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Professional Liab			031711009	05/01/2017	05/01/2018	Per Claim	5,000,000
C				031711009	05/01/2017	05/01/2018	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All Coverages are in accordance with the policy terms and conditions.

RE: MVVA project #12003 – Waller Creek

Waller Creek Conservancy and the City of Austin shall be listed as additional insured with respects to general, auto, and umbrella liability where required by written contract.

CERTIFICATE HOLDER

Waller Creek Conservancy
C/O BENZ RESOURCE GROUP
1101-B EAST 6TH STREET
Austin, TX 78702

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/1/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Prosurance Brokerage Associates Inc.
111 Broadway
Suite 1404
New York NY 10006

CONTACT NAME: John Fitzpatrick
PHONE (A/C, No, Ext): (212) 693-1550 FAX (A/C, No): (212) 406-0924
E-MAIL ADDRESS: Jfitzpatrick@Proredinsure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Transportation Insurance Company	20494
INSURER B: Continental Casualty	20443
INSURER C: RLI Insurance Company	13056
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Thomas Phifer and Partners, L.L.P.
180 Varick Street
New York NY 10014

COVERAGES CERTIFICATE NUMBER: MASTER COI REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:	X	Y	1080405182	1/16/2017	1/16/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS X HIRED AUTOS / X NON-OWNED AUTOS	X	Y	1080405182	1/16/2017	1/16/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 10,000	X	Y	2094134385	1/16/2017	1/16/2018	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC1-80405196	1/16/2017	1/16/2018	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	DESIGN PROFESSIONAL LIABILITY INSURANCE			RDP0026653	10/18/2016	10/18/2017	$5,000,000 Per Claim $5,000,000 Annual Aggregate	$50,000 Per Claim Ded.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All Projects

Additional Insured: Waller Creek Conservancy and Benx Resource Group.

CERTIFICATE HOLDER

Waller Creek Conservancy
C/O Benz Resource Group
1101-B East 6th Street
Austin, TX 78702

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
David Hickman/DHICK

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2017

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Central Insurance Agency
6000 N. Lamar Blvd
Austin TX 78752

CONTACT NAME: Jesse Sanchez
PHONE (A/C, No, Ext): (512)451-6551 FAX (A/C, No): (512)454-0183
E-MAIL ADDRESS: jsanchez@centralins.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	American Economy Insurance Company	19690
INSURER B :	Trumbull Ins Co	27120
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
BENZ RESOURCE GROUP, INC.
1101B E 6TH ST
AUSTIN TX 78702

COVERAGES **CERTIFICATE NUMBER:** 16/17 BOP;17/18 WC **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			02BZ13148630	09/15/2016	09/15/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Non-owned	$ 1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			02BZ13148630	09/15/2016	09/15/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		65WBCAP2269	06/09/2017	06/09/2018	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
Waller Creek Conservancy C/O Benz Resource Group
1101-B East 6th Street
Austin TX 78702

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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