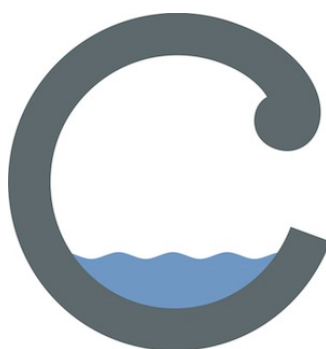


Waller Creek District

**Waller Creek Signage Master Plan & Waterloo Park
Signage Design Phase Plan**



February 14, 2018

Waller Creek District:

Waller Creek Signage Master Plan & Waterloo Park Signage Design Phase Plan

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

February 14, 2018

Mr. Tom Meredith
Vice President
Waller Creek Local Government Corporation

RE: Waller Creek District: Waller Creek Signage Master Plan & Waterloo Park Signage Design Phase Plan

Dear Tom:

Enclosed herewith you will find the Waller Creek Signage Master Plan & Waterloo Park Signage Design Phase Plan covering professional services only. This phase plan encompasses a district-wide master plan in the first phase, and signage design for Waterloo Park in the second phase, which will result in a package that can be bid under a future phase plan. The work product of this phase plan will include a presentation report, location plan, and messaging schedule at each phase, and illustrations and specifications for Waterloo Park in phase two. 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.

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 Signage Master Plan and Waterloo Park Signage Design Phase Plan Proposal Checklist

	#	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	2/14/18
		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 G
Phase Plan Process					
	1	3.04.A.1	General	Exec Summary with narrative	Exec Summary
	1a			Schedule with milestones	Exhibit B
	1b			Implementation Plan	Exhibit C
	2	3.04.A.2 (i)	Identify Team	List all professionals and their discipline	Exec Summary
	2a	3.04.A.2 (ii)	Contracting Method	Proposed Construction Delivery Method	Exec Summary
	2b	3.04.A.2.(iii)	Designate the Reviewer of Construction Schedule	Project Director or Managing Party	N/A - no construction is included in this scope of work.
	2c	3.04.A.2 (iv)	Graphical Material	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
	4	3.04.A.4	Project Budget	All Phase Plan costs including allowances and contingencies	Exhibit E
	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
	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
	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

Waller Creek Signage Master Plan and Waterloo Park Signage Design Phase Plan Proposal Checklist

	#	Section	Topic	Description	Notes
	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
	9	3.04.A.9	MWBE Participation	Outline plan	Exhibit G
	10	3.04.A.10	Public Improvement Projects	Identify responsibilities for obtaining approvals and permits from Government Authorities for design and construction	N/A - none contemplated in this scope of work
	11	3.04.A.11	Operations Permits	Plan for obtaining 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.	N/A - none contemplated in this scope of work
	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	N/A - bonding is not required for professional services
	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	N/A - none contemplated in this scope of work
	19	3.04.A.19	Operations and Maintenance	Identify operations and maintenance standards	N/A - none contemplated in this scope of work

Waller Creek Signage Master Plan and Waterloo Park Signage Design Phase Plan Proposal Checklist

	#	Section	Topic	Description	Notes
	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	N/A - none contemplated in this scope of work
	23	3.04.A.23	Naming Rights	Identify any license agreements necessary for naming rights	N/A - none contemplated in this scope of work
	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 F
	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	N/A - no construction is included in this scope of work
	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	This scope supports and enhances the natural space
	30	3.04.A.30	Maintain flexibility of City owned properties	Identify how the flexibility of City Owned properties will be maintained	The design team will include maintaining flexibility as a design goal
	31	3.04.A.31	Issues related to alcohol use	Identify any desired exemptions of City Code or park rules	N/A - none contemplated in this scope of work
	32	3.04.A.32	Other Relevant Info		

PROJECT IDENTIFICATION

Project Title: Waller Creek Signage Master Plan & Waterloo Park Signage Design

Project Location: Waller Creek District & Waterloo Park, Austin, Texas (See **Exhibit A, Project Area**)

EXECUTIVE SUMMARY and NARRATIVE

The Waller Creek district includes a one-and-a-half mile urban, riparian ecosystem that meanders southward from Waterloo Park at 15th Street, along the eastern edge of downtown Austin, ending at Lady Bird Lake. Once complete, the Waller Creek district, 37 acres of connected urban green space, will feature four distinct, beautifully designed park spaces, pedestrian and bicycle paths, a revitalized creek, and other urban amenities – a place where the environment, culture, health, adventure, and diversity converge. The revitalized Waller Creek will renew the natural environment, foster the creative arts, and nourish authentic and uplifting experiences that reflect Austin’s diversity and dynamic spirit.

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. 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. 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 Park 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.

This phase plan undertakes a signage master plan for the Waller Creek district as well as signage design for Waterloo Park. The signage system will inform and enhance the visitor experience, and will include the following sign types for landscape, buildings, elements and features within the Waller Creek district: primary identification signage; destination signage; wayfinding/directional signage; directories; environmental graphics; donor recognition/sponsored elements; interpretive signage (education on elements); informational signage (education on activities); digital signage, and; regulatory/code-related signage. It includes building interior and exterior signage as well as landscape signage. Landscape signage includes educational/interpretive signage regarding the natural and cultural history of the Waller Creek district as well as information on creek ecology.¹ The signage will include a description on how the infrastructure and

¹ History and ecology content will be generated by Waller Creek Conservancy in cooperation with the City of Austin.

landscape within Waterloo Park works to address the Watershed Protection Department missions of reducing the impact of flooding, erosion, and improving water quality in creeks.²

This phase plan does NOT include authorization to proceed into bidding or construction. 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 an operations and management plan. The intention is for the Waterloo Park signage to be fabricated and installed while the Parkland, Performance Venue, and Café are nearing the end of construction.

This phase plan encompasses the following tasks that will be led by Bruce Mau Design:

- Phase 1: Waller Creek Signage Master Plan (February – July 2018)
- Phase 2: Waterloo Park Signage Design (July – November 2018)
- Close coordination with concurrent Waterloo Parkland, Performance Venue, and Café designs (separate phase plans)

This phase plan builds upon the work completed in the Creek Corridor Framework Plan and Creek Mouth Design Development Phase Plan, and will require continued coordination during the progression of the ongoing work in the Waterloo Parkland Construction Documents Phase Plan, Waterloo Venue Construction Documents Phase Plan, and Waterloo Café Design Development-Bidding Phase Plan.

This project will require close coordination with Michael Van Valkenburgh Associates, Inc. and Thomas Phifer and Partners design teams who are engaged in the ongoing work referenced above.

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), Transportation Department, City Legal, PARD Contracts, and the Office of Real Estate Services (ORES).

All services performed under this phase plan shall be performed in accordance with the existing contractual agreements held by Waller Creek Conservancy, applicable codes, and accepted industry standards. Any

² This description will be generated by the City of Austin Watershed Protection Department in coordination with Waller Creek Conservancy.

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 & SCHEDULE

The Services required by this phase plan shall be provided from February 2018 through November 2018. The anticipated performance period for the Phase 1 Waller Creek Signage Master Plan is five (5) months including three (3) weeks of review at both 50% and 100% deliverables. The anticipated period for Phase 2 Waterloo Park Signage Design is five (5) months including three (3) weeks of review at both 50% and 95% deliverables. A comprehensive Project Schedule is shown in **Exhibit B, Project Schedule**.

GENERAL SCOPE OF SERVICE REQUIREMENTS

A detailed description of the scope and deliverables is included in **Exhibit C, Project Scope & Implementation Plan**, as is a description of the interaction among consultants and key stakeholders toward the production of deliverables.

CONSULTANT TEAM LIST

The following consultants will be part of this phase plan and their associated scopes, schedules, deliverables, budget and fees are included in this proposal:

- Signage Design: Bruce Mau Design
- Landscape Architecture: Michael Van Valkenburg Associates, Inc. (Phase 1 only)
- Administrative Support: Benz Resource Group

The following sub-consultant will be part of Bruce Mau Design's team and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal:

- Accessibility Consultant: Altura Solutions, L.P.

The following consultants will provide services related to Phase 2 Waterloo Park Signage Design within other phase plans:

- Architecture: Thomas Phifer and Partners
- Egress Code Compliance: Jensen Hughes
- Landscape Architecture: Michael Van Valkenburg Associates, Inc.

Please see the organization chart in **Exhibit D, Organization Chart**.

PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis. The consultant fees and estimated reimbursable expenses are shown in **Exhibit E, Project Budget**. A summary of the fees is as follows:

Professional Service Fees:	\$169,010
Reimbursable Expenses:	\$12,949
Allowance: Egress Code Compliance:	\$15,000
Allowance: Mock-ups:	\$20,000
Cost Overrun Reserve:	\$20,000

Grand Total of fees, reimbursable expenses and allowances for Waller Creek Signage Master Plan & Waterloo Park Signage Design Phase Plan: \$236,959

For Phase 1, Waller Creek Conservancy, PARD, and WPD will each contribute 1/3 of the total, for an amount not to exceed \$25,875 each plus no more than \$2,309 in reimbursable expenses each. For Phase 2, Waller Creek Conservancy and PARD will each contribute 40% of the total, for an amount not to exceed \$36,554 each plus no more than \$2,409 in reimbursable expenses each. For Phase 2, WPD will contribute 20% of the total for an amount not to exceed \$18,277 plus no more than \$1,205 in reimbursable expenses.

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

Individual consultant fee proposals are included in **Exhibits H through I** under separate cover.

POINTS OF CONTACT

Proposing & Managing Party:

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)

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:

City of Austin, Planning and Zoning Department

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

Bruce Mau Design:

Project Executive and Managing Director: Tom Keogh, Keogh@brucemaudesign.com (416-306-6409)

BMD Account Manager and Point of Contact: Lauren Grudzinski,
grudzinski@brucemaudesign.com, (416-306-6433)

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)

Benz Resource Group

Benz Resource Group CEO: Susan Benz, benz@benzresourcegroup.com (512-220-9542)

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.

All signage designed under this phase plan, including naming opportunities for donor signage, will be in compliance with the Foundational Articles of the JDA. The City of Austin and Waller Creek Conservancy will coordinate regarding a naming protocol to ensure that naming will be done in a manner that protects the tax-exempt status of any public funds that have been used for the facilities for which naming opportunities are available.

CONTRACTING METHOD

All of the consultants included in this scope of work will be under contract to Waller Creek Conservancy. Waller Creek Conservancy will execute the contracts included herein upon Local Government Approval of the Waller Creek Signage Master Plan and Waterloo Park Signage Design Phase Plan.

Bruce Mau Design was selected through the Request for Qualifications: Waller Creek District Parkland Signage and Graphic Design utilizing methods that meet the City of Austin Ordinances for procurement of services.

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.

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.

Exhibit A
Project Map



Phase 1: Waller Creek Signage Master Plan - Start February 14, 2018				
Task	Milestone	Duration (5 months)	Completion Date	
50% Master Plan	presentation/deliverable review	10 weeks 3 weeks	April 30, 2018 May 21, 2018	
100% Master Plan	presentation/deliverable review	4 weeks 3 weeks	June 18, 2018 July 9, 2018	
Phase 2: Waterloo Park Signage Design - Start July 10, 2018				
Task	Milestone	Duration (5 months)	Completion Date	
50% Design	presentation/deliverable review	6 weeks 3 weeks	August 20, 2018 September 10, 2018	
95% Design	presentation/deliverable review	6 weeks 3 weeks	October 22, 2018 November 12, 2018	
100% Design	bid package/deliverable	2 weeks	November 26, 2018	

This phase plan undertakes a signage master plan for the Waller Creek district as well as signage design for Waterloo Park. The signage system will inform and enhance the visitor experience, and will include the following sign types for landscape, buildings, elements and features within the Waller Creek district: primary identification signage; destination signage; wayfinding/directional signage; directories; environmental graphics; donor recognition/sponsored elements; interpretive signage (education on elements); informational signage (education on activities); digital signage, and; regulatory/code-related signage. It includes building interior and exterior signage as well as landscape signage. Landscape signage includes educational/interpretive signage regarding the natural and cultural history of the Waller Creek district as well as information on creek ecology.¹ The signage will include a description on how the infrastructure and landscape within Waterloo Park works to address the Watershed Protection Department missions of reducing the impact of flooding, erosion, and improving water quality in creeks.²

The Scope of Work includes two phases:

- Phase 1: Waller Creek Signage Master Plan
- Phase 2: Waterloo Park Signage Design

Phase 1: Waller Creek Signage Master Plan (February – July 2018)

This phase will establish an overall conceptual and strategic approach to the signage system for Waller Creek (including Waterloo Park) and will result in a Master Plan package that outlines the concept/strategy and design approach with a preliminary sign location plan and message schedule for major sign types.

Bruce Mau Design's activities in this phase include:

- in-person site review
- establishment of functional requirements/design criteria and a list of potential wayfinding and signage opportunities that meet both branding and operations objectives
- consultation with the City of Austin and outside entities regarding ongoing signage and wayfinding efforts in the urban core as appropriate
- consideration of immediate needs and future opportunities in all proposed lists

¹ History and ecology content will be generated by the Waller Creek Conservancy in cooperation with the City of Austin.

² This description will be generated by the City of Austin Watershed Protection Department in coordination with Waller Creek Conservancy.

- collaboration with Waller Creek Conservancy's development team to establish broad parameters for sponsorship opportunities and named elements
- development of a conceptual approach to the signage system, while considering the functional aspects needed for concept development, including new brand typography, color, size, legibility standards, graphics application processes, element locations within the architectural context, sequence, modularity, and mounting/fastenings systems, illumination needs and changeability/maintenance aspects, preliminary material palette
- preliminary sign type list, sign location plan, and messaging schedule (including preliminary investigation of destination nomenclature and donor recognition nomenclature)
- representative overview and preliminary conceptual renders of the system to illustrate the concept strategy
- review with code consultant and associated updates
- presentations and review at regular intervals to Waller Creek Conservancy, City of Austin staff (WPD, PARD), and design team (Michael Van Valkenburgh & Associates, Inc, Thomas Phifer and Partners), incorporating feedback, and formal presentations and review at regular intervals as shown in Exhibit B, Project Schedule
- articulation of the function of key sign types to communicate the overall signage and graphics narrative and experience

Altura Solutions' activities in this phase include:

- consultation with Bruce Mau Design as appropriate
- review of deliverables for compliance with Texas Accessibility Standards and ADA, and associated report

MVVA's activities in this phase include:

- update to Framework Plan Trail Map
- participation in project kick-off meeting and Waller Creek walk with Bruce Mau Design
- consultation with Bruce Mau Design as appropriate
- review of deliverables and associated illustrations as necessary for comment explanations

Benz Resource Group's activities in this phase include:

- process monthly financial paperwork from Bruce Mau Design and MVVA and prepare project budget management documentation
- create and maintain a project website
- consultation, review, and progress monitoring

Phase 1 Deliverable: Master Plan package that outlines the concept/strategy and design approach with a preliminary sign location plan and message schedule for major sign types.

Once the Master Plan has been approved, Bruce Mau Design will then focus on the 11-acre Waterloo Park.

Phase 2: Waterloo Park Signage Design (July – November 2018)

In this phase, Bruce Mau Design will develop the Master Plan from Phase 1 to prepare Design documents for Waterloo Park (including design and details of all signage and graphics, final sign location plans, message schedule, illustrations of design elements and performance-based specifications) and a fabrication budget. This phase will begin after the 100% Construction Documents are produced for Waterloo Parkland and Performance Venue under the Waterloo Parkland Construction Documents Phase Plan and the Waterloo Park Performance Venue Construction Documents Phase Plan.

Bruce Mau Design's activities in this phase include:

- identification of signage types included in the Signage Master Plan that are to be included in Waterloo Park
- finalization of all graphic, material, and design aspects of the signage and wayfinding program for Waterloo Park
- work with potential fabricators to develop a fabrication budget and refine the design plans to meet approved budgets³
- ensure compliance with appropriate codes
- development of all signage graphic layouts and templates
- coordination for electrical power, illumination, and structural support requirements with Waller Creek Conservancy and design team (Michael Van Valkenburgh & Associates, Inc, Thomas Phifer and Partners)
- review of material samples

³ It is expected that fabricators will work at no cost in this phase.

- testing of mock-ups at scale⁴
- determination of the required mockups/prototypes and overseeing of development
- presentations and review at regular intervals to Waller Creek Conservancy, City of Austin staff (WPD, PARD), and design team (Michael Van Valkenburgh & Associates, Inc, Thomas Phifer and Partners), incorporating feedback, and formal presentations and review at regular intervals as shown in Exhibit B, Project Schedule
- update fabrication budget at 50% and 100% Design

Altura Solutions' activities in this phase include:

- consultation with Bruce Mau Design as appropriate
- review of deliverables for compliance with Texas Accessibility Standards and ADA, and associated reports

Benz Resource Group's activities in this phase include:

- process monthly financial paperwork from Bruce Mau Design and MVVA and prepare project budget management documentation
- create and maintain a project website
- consultation, review, and progress monitoring

Additionally, MVVA and Thomas Phifer and Partners will complete the following activities associated with this phase but included under the Waterloo Parkland Design Development and Construction Documents Phase Plans and Waterloo Performance Venue Design Development and Construction Documents Phase Plans, respectively:

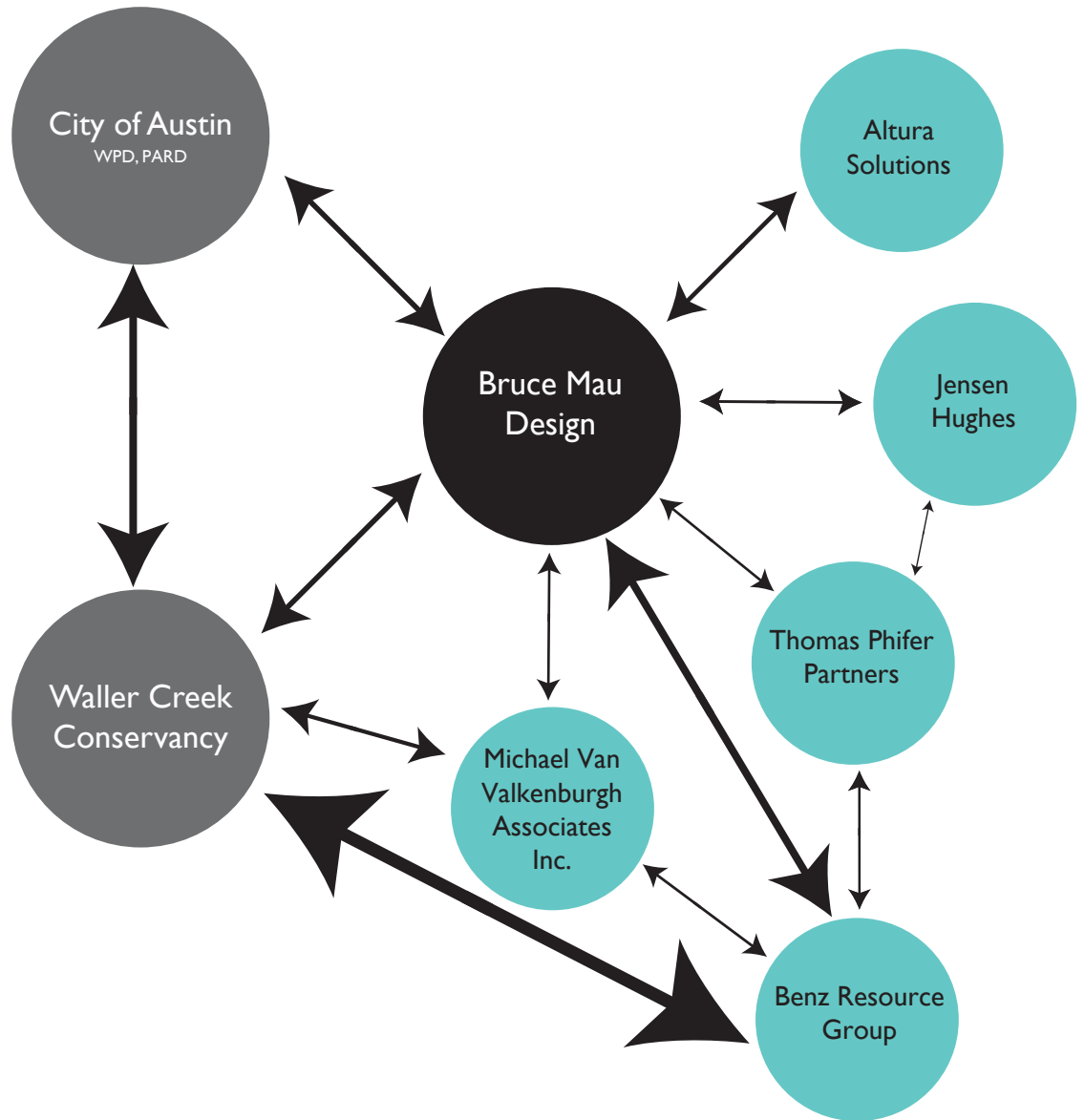
- consultation with Bruce Mau Design as appropriate
- review of deliverables and associated illustrations as necessary for comment explanations
- egress code compliance review and consultation through Jensen Hughes under Thomas Phifer and Partners

Phase 2 Deliverable: Design documents for Waterloo Park including design and details of all signage and graphics, final sign location plans, message schedule, illustrations of design elements, performance-based specifications and a fabrication budget

⁴ An allowance of \$20,000 is included in this phase plan for potential mock-ups.

This package will later be used to generate bids from various fabricators and by the selected fabricator to develop shop drawings as part of a future phase plan.

Exhibit D
Organization Chart



Summary

Professional Services Fees	169,010
Reimbursable Expenses	12,949
Allowance: Egress Code Compliance	15,000
Allowance: Mock-Up	20,000
Cost Overrun Reserve	20,000
Total Phase Plan	236,959

Professional Services Fees Detail

	Phase 1	Phase 2	Total Consultant Professional Services Fee	Phase 1	Phase 2	Total Consultant Reimbursable Expenses	TOTAL Fees + Reimbursable Expenses*
	Waller Creek Master Plan	Waterloo Park DD Fee		Reimbursable Expenses	Reimbursable Expenses		
Consultant							
Bruce Mau Design	60,000	84,800	144,800	5,700	5,700	11,400	156,200
Altura Solutions, LP	1,920	2,930	4,850	0	0	0	4,850
Michael Van Valkenburg Associates	13,475	0	13,475	1,000	0	1,000	14,475
Benz Resource Group	2,230	3,655	5,885	226	323	549	6,434
TOTAL	77,625	91,385	169,010	6,926	6,023	12,949	181,959

Funding Source

	Phase 1	Phase 2	Total Consultant Professional Services Fee	Phase 1	Phase 2	Total Consultant Reimbursable Expenses	TOTAL Fees + Reimbursable Expenses*
	Waller Creek Master Plan	Waterloo Park DD-Bid Fee		Reimbursable Expenses	Reimbursable Expenses		
PARC	25,875	36,554	62,429	2,309	2,409	4,718	67,147
WCC	25,875	36,554	62,429	2,309	2,409	4,718	67,147
WPD	25,875	18,277	44,152	2,308	1,205	3,513	47,665
TOTAL	77,625	91,385	169,010	6,926	6,023	12,949	181,959

*TOTAL Fees + Reimbursable Expenses does not include Allowances and Cost Overrun Reserve

Exhibit F
Capital Needs Projection

	Total Fees *	Total Reimbursable Expenses
	\$ 169,010	\$ 12,949
Months	Fees	Reimb Exp
1	15,525.00	1,385.20
2	15,525.00	1,385.20
3	15,525.00	1,385.20
4	15,525.00	1,385.20
5	15,525.00	1,385.20
6	18,277.00	1,204.60
7	18,277.00	1,204.60
8	18,277.00	1,204.60
9	18,277.00	1,204.60
10	18,277.00	1,204.60
	169,010.00	12,949.00
* These projections will fluctuate in response to adjustments in work flow		
* Does not include Cost Overrun Reserve or Owner Allowance		

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
(see Executive Summary - Contracting Method for this Phase Plan)

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