

WALLER CREEK LOCAL GOVERNMENT CORPORATION (LGC) DATE: March 9, 2022

Posting Language:

Authorize negotiation and execution of a professional services agreement with Michael Van Valkenburgh Associates, Inc., for the Waterloo Greenway Projects in an amount not to exceed \$10,000,000. (District 1 and 9)

Consultant will comply with the City of Austin's Minority Owned and Women Owned Business Enterprise Procurement Program for new subconsultants; Consultant and its existing subconsultants that executed a contract with Consultant on or before the execution date the Waller Creek District Joint Development Agreement¹ are exempt from the MBE/WBE Procurement Program, per that Agreement.

Amount and Source of Funding:

Funding in the amount of \$5,000,000 is available in the Fiscal Year 2019-2020 Capital Budget of the Watershed Protection Department.

Funding in the amount of \$5,000,000 is available in the Fiscal Year 2019-2020 Capital Budget of the Parks and Recreation Department.

Purchasing Language:

By resolution adopted October 18, 2012, Council affirmed the Waller Creek Design Competition Jury's selection of Michael Van Valkenburgh Associates, Inc. (MVVA)/Thomas Phifer & Partners -- a qualifications-based selection process in accordance with the Professional Services Procurement Act, Chapter 2254 of the Texas Government Code.

Prior Council Action:

October 18, 2012: Council approved a resolution affirming the Waller Creek Design Competition Jury's selection of Michael Van Valkenburgh Associates, Inc./Thomas Phifer & Partners for design and other professional services related to the revitalization of the Waller Creek District.

For More Information:

Inquiries about the Waller Creek Local Government Corporation meeting and posting language should be directed to Jackie Ramos, Waller Creek Local Government Corporation Liaison, at 512-974-3318 or jacqueline.ramos@austintexas.gov.

NOTE: Inquiries specific to this RFA should be directed to Rolando Fernandez, 512-974-7749, Rick Wilson, 512-974-7261, Kristin Pipkin, Project Management Supervisor, 512-974-3315 or Lisa Storer, Project Manager, 512-974-9479.

Council Committee, Boards and Commission Action:

N/A

Additional Backup Information:

This request is for authority to negotiate and execute a professional services agreement with Michael Van Valkenburgh Associates, Inc., for the Waterloo Greenway Projects. If approved, Michael Van Valkenburgh Associates will serve as the City's prime consultant and will work with a set of pre-approved subconsultants to provide design and other professional landscape architectural, architectural, and engineering services for the Waterloo Greenway Projects.

The City, in partnership with the Waterloo Greenway Conservancy (WGC) and the Waller Creek Local Government

¹ The Waller Creek District Joint Development Agreement (JDA) between the City of Austin, the Waterloo Greenway Conservancy (formerly known as the Waller Creek Conservancy) and the Waller Creek Local Government Corporation was authorized by Council on June 20, 2013 and executed by the parties on April 16, 2014. See exhibit titled "MBE/WBE Requirements."

Corporation, is developing the Waterloo Greenway (Greenway, formerly known as Waller Creek and the Chain of Parks) in downtown Austin. The Greenway is a 35-acre, open space in downtown Austin along lower Waller Creek between 15th Street and Lady Bird Lake and will feature a restored Waller Creek trail system and destination park spaces, including a revitalized Palm Park and Waterloo Park.

The Greenway is a Council-approved plan for the Waller Creek District. As such, numerous Council actions have been approved to support the Greenway, including the financial model, the Design Plan², and the selection of Michael Van Valkenburgh Associates, Inc. as the prime consultant leading the design team for the Design Plan. Below is a list of key City Council actions supporting the vision to date:

June 20, 2007: Council created Waller Creek TIRZ No. 17 to finance the construction of the Waller Creek Tunnel Project.

September 23, 2010: Council approved a resolution directing the City Manager to explore a public-private partnership with the Conservancy for the development, management, and operation of the Waller Creek District.

April 28, 2011: Council approved the Memorandum of Understanding between the City and the Conservancy and created the Waller Creek Local Government Corporation (LGC).

October 18, 2012: Council approved a resolution affirming the selection of **Michael Van Valkenburgh Associates, Inc./Thomas Phifer & Partners** as chosen by Waller Creek Design Competition Jury relating to the revitalization of the Waller Creek District.

June 20, 2013: Council authorized negotiation and execution of the Waller Creek District Joint Development Agreement and related documents between the City, Conservancy, and the LGC concerning the revitalization of the Waller Creek District and **approved the Waller Creek Design Plan as developed by Michael Van Valkenburgh, Inc./Thomas Phifer & Partners.**

May 24, 2018: Council authorized an Amendment No. 2 to the Waller Creek TIRZ No. 17 Project and Financing Plan to add \$110M in tax incremental financing to support surface improvements in the District. **The updated Design Plan was also approved as part of this action.**

August 27, 2020: Council authorized the delegation of authority to the Waller Creek Local Government Corporation to approve, on behalf of City Council, the City's use of alternative project delivery methods as well as authorize the City to enter into contracts necessary for developing, designing, and constructing the Waterloo Greenway suite of projects.

All previous contracts for projects within the District, including Waterloo Park, have been executed by the Conservancy. The parties have decided that the City will contract directly with the professional service providers for the design of some or all of Greenway projects, including but not limited to the Confluence Project (formerly known as the Creek Delta Project). Therefore, for certain Greenway projects, the City will contract directly with the Michael Van Valkenburgh Associates, particularly when a project's scope requires the technical strength of the City to oversee and manage the work, or when the project involves specific watershed and sustainable design and construction expertise to successfully deliver the project. Below is a detailed description of the scope of work for the Confluence Project, as well as other projects within the Creek Delta Link, Connectivity Link, the Refuge and Pontoon Bridge that may be considered as future projects.

CREEK DELTA LINK

² Design Plan refers to the concept design plan prepared by Michael Van Valkenburgh, Inc./Thomas Phifer & Partners for the public improvement projects for what is now referred to as the Waterloo Greenway (formerly known as Waller Creek and the Chain of Parks), dated September 12, 2012, amended and modified June 20, 2013, approved by the Waller Creek Local Government Corporation, the Waterloo Greenway Conservancy and by the City of Austin pursuant to City Council Resolution 20121018-068, and amended pursuant to City Ordinance No. 20180524-013.

The Confluence will be the gateway to the Waterloo Greenway from Lady Bird Lake and the beloved Ann and Roy Butler (Butler) Trail system. The Creek Delta Link includes four distinct projects, the Confluence Project, the 4th – 5th Street connection, the Operations and Maintenance Facility Project, and Palm Park.

Confluence Project

The Confluence Project stretches from Lady Bird Lake to 4th Street, meandering through a variety of urban landscapes and creating opportunities for diverse nature and a stable channel within Waller Creek. The hike and bike trail will follow the path of the creek, allowing users to experience the natural ecology of the tree canopy as well as more immersive experiences along the Creek's banks. At strategic locations, the trail system will connect at street level providing vital connectivity to downtown, the expanded Downtown Metro Rail Station, on-street bike infrastructure and the Rainey Street District.

4th – 5th Street Connection

The 4th – 5th Street Connection will complete creek restoration and trail improvements between 4th and 5th Street along Waller Creek.

Palm Park Project

Within the Creek Delta Link, the historic Palm Park will be revitalized. Calling on the history of surrounding neighborhoods, Palm Park will be an important gathering place for families and children in downtown. The park will have nature-based playscapes, splash pads, picnic and grilling areas, and important connections to East Austin.

Operations and Maintenance Facility Project

The Operation and Maintenance Facility Project will restore the City-owned property between 4th and 5th Street and establish a new shared-use facility within the downtown zone to optimize Waller Creek Tunnel operations and improve daily servicing for Austin's downtown parks system.

CONNECTIVITY LINK: 5th to 11th Street

Connecting the north and south portions of the Greenway will be achieved through creek and trail improvements between 5th and 11th Street. Project packages are not confirmed but will be based on constructability, adjacent development coordination and estimated project costs.

THE REFUGE

The Refuge will be a completely new park between 7th and 9th Street where the current Austin Police Department Headquarters and Municipal Court is located. The Refuge will offer an immersive experience for adults and children to engage with the Creek. This will provide a vital programmatic space for efforts to connect all members of our community with meaningful experiences in nature.

PONTOON BRIDGE

The Pontoon Bridge is a unique bridge connecting the north and south shore of Lady Bird Lake and the Butler Trail System to the Waller Creek District. The bridge is conceived to open up access to downtown, and beyond, to South Austin.

Michael Van Valkenburgh Associates, Inc. is located in Brooklyn, New York.

Strategic Outcome(s)

Safety

Health and Environment