Waller Creek District

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING AND BIDDING PHASE PLAN

Proposing Party: City of Austin

18 November 2026

301 West Second Street
Austin, TX 78701

Dr. Eric Johnson
President
Waller Creek Local Government Corporation (LGC)

RE: Waller Creek District:
Palm Park Construction Documents, Permitting and Bidding Phase Plan

Dear Dr. Johnson:

Enclosed herewith you will find the Palm Park Construction Documents, Permitting and Bidding Phase Plan including work in Sir Swante Palm Park between 2nd and 3rd St along the southbound IH35 frontage road. This Phase Plan covers professional services and permitting fees only; construction will be handled as a separate Phase Plan. Please refer to the enclosed Exhibit F for a Project Budget.

The Palm Park Construction Documents, Permitting and Bidding Phase Plan includes the construction documentation work, permitting, SITES documentation and project bidding for work in Sir Swante Palm Neighborhood Park at 200 N IH 35 Service Road SB in Austin, Texas. Please see Exhibit A for the Project Area Diagram.

The Joint Development Agreement, Section 3, identifies the documentation required for each proposed phase plan. The attached check-list identifies all of the submission requirements including those applicable to this Phase Plan 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,

_____

Liana Kallivoka Date
Assistant Director
Austin Parks and Recreation
Proposing Party/City Representative

_____

Janae Spence Date
Assistant Director
Austin Watershed Protection, City of Austin
Proposing Party/City Representative

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

_____

Dr. Eric Johnson Date
President
Waller Creek Local Government Corporation
LGC Representative

_____

Dr. Colette Pierce Burnette
Chief Executive Officer
Waterloo Greenway
Responding Party

Date

PHASE PLAN PROPOSAL CHECKLIST

Waller Creek District

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING AND BIDDING PHASE PLAN

PAGE #	JDA SECTION*	TOPIC	DESCRIPTION	EXHIBITS
	3.03 B.	Responding Party Review		
		Cover Letter		
		Front Cover		
		Table of Contents		
		Check List		
1	3.04 A.1	General	Exec Summary - general outline of the project	
9			Schedule with milestones & projected completion	Exhibit B
12			Implementation plan	Exhibit E
3	3.04 A.2 (i)	Identify Team	List all professionals and their discipline	Exhibit C & Exhibit D
4	3.04 A.2 (ii)	Construction Delivery Method	Proposed Construction Delivery Method	
N/A	3.04 A.2 (iii)	Designate the Reviewer of Construction Schedule	Project Director or Managing Party	No construction is included in this scope of work
N/A	3.04 A.2 (iv)	Design Material	Prelim site plans, architectural plans, elevations, other design materials	Graphic materials will be generated as part of this scope of work
8	3.04 A.3	Project Map	Map of District showing Limits of Phase Plan Area	Exhibit A
4, 33	3.04 A.4	Project Budget	All Phase Plan costs including allowances and contingencies	Exhibit F
5, 35		Including:	List of funding sources	Exhibit H
5			List where funds are to be held	
5			List constraints on use of funds	Funding Letter
N/A			Post construction budget - capital repairs, operating and maintenance budgets	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	
5	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	
5	3.04 A.7	Third Party Agreements	Outline any third-party agreements that will need to be obtained	
5	3.04 A.8	Procurement Process Requirements	If funded in part by the City, comply with City Code and other applicable law	
			Local Government Code Sections 252 and 271	
			Texas Transportation Code Chapter 432	
5	3.04 A.9	MWBE Participation	If funded in part by the City, outline plan	Exhibit I
5	3.04 A.10	Public Improvement Projects/Approvals and Permits	Identify responsibilities for obtaining approvals from Government Authorities for design and construction	
6	3.04 A.11	Operations & Maintenance	Plan for obtaining approvals/permits and for paying for operations and maintenance	

PHASE PLAN PROPOSAL CHECKLIST

PAGE #	JDA SECTION*	TOPIC	DESCRIPTION	EXHIBITS
6	3.04 A.12	ID and Mapping Easements	Identify and map all easements and other real property interests	
5	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	
6, 49	3.04 A.14	Insurance and Bonding	Provision of insurance and bonding in Article 9	Exhibit J
6	3.04 A.15	Use by City	Identify terms for use by the City	
6	3.04 A.16	Activities and Rates	Identify activities by groups	
6	3.04 A.17	Maintenance in ROW's	Identify of maintenance of District ROW's	
6	3.04 A.18	Utilities	Identify how utilities will be provided, cost of services, metering, etc	
6	3.04 A.19	Operations and Maintenance	Identify operations and maintenance standards	An O&M Manual is a product of this scope of work.
6	3.04 A.20	Revenue Source and Fees	Create a pro forma re fees, licensing to cover Operation Expenses	
6	3.04 A.21	Commercial Design Standards	Identify if Comm Design Stds apply or waived	
7	3.04 A.22	License Agreements	Identify if License Agreements apply	
7	3.04 A.23	Naming Rights	Identify any license agreements necessary for naming rights	
7	3.04 A.24	Change in Ownership	Identify if there is a proposed change in ownership of a Public District Site	
7, 34	3.04 A.25	Capital Needs Timing	Identify the capital needs timing for City Planning purposes	Exhibit G
7	3.04 A.26	Payment to APR or other City Departments	Identify how payments will be made to APR or other City Depts for their operations	
7	3.04 A.27	Public Accessibility	Identify public accessibility and provisions thereof	
7	3.04 A.28	Timing of transfers	Identify timing of transfers of improvements and land	
7	3.04 A.29	Maintain natural space	Identify the ways projects will be designed to maintain natural space	
7	3.04 A.30	Maintain flexibility of City owned properties	Identify how the flexibility of City Owned properties will be maintained	
7	3.04 A.31	Issues related to alcohol use	Identify any desired exemptions of City Code or park rules	
N/A	3.04 A.32	Other Relevant Info		

*THIS CHECKLIST IS BASED ON THE APRIL 16, 2014 WALLER CREEK DISTRICT JOINT DESIGN, DEVELOPMENT, MANAGEMENT AND OPERATION AGREEMENT (JDA)

Waller Creek District

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING AND BIDDING PHASE PLAN

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Phase Plan Element	Page Number
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EXHIBIT A: PROJECT AREA DIAGRAM	PAGE 8
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EXHIBIT H: FUNDING MOU	PAGE 35
EXHIBIT I: JDA PROCUREMENT REQUIREMENTS	PAGE 46
EXHIBIT J: INSURANCE REQUIREMENTS	PAGE 49
SUPPORTING SUPPLEMENTAL DOCUMENTATION	Separate document

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING AND BIDDING PHASE PLAN

Project Identification:

Title: Palm Park Construction Documents, Permitting and Bidding Phase Plan (or "Phase Plan")
Location: Sir Swante Palm Park, 200 N IH 35 Service Road SB, Austin, TX 78701
(see **Exhibit A, Project Area Diagram**)
Date: November 18, 2026

Unless otherwise specified herein, section reference shall refer to that certain Joint Design Development, Management and Operation Agreement by and among the City of Austin ("City"), Waterloo Greenway Conservancy ("WGC") and Waller Creek Local Governmental Corporation ("LGC"), dated April 16, 2014 (the "JDA").

EXECUTIVE SUMMARY (3.04 A.1)

Waterloo Greenway 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, Waterloo Greenway will total 35 acres of connected urban green space and 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.

Sir Swante Palm Neighborhood Park (Palm Park) is an existing 2-acre park in downtown Austin, Texas between 2nd and 3rd Streets along the IH-35 corridor to the east and connected to Waller Creek on the west. It sits on the edge of an underinvested and historically underserved neighborhood that has experienced rapid gentrification in recent decades. As one of Austin's first park spaces, Palm Park served generations of East Austin residents as a family gathering place and playground. The park sits next door to the historic Palm Park School and nearby to the Rainey St. Historic District.

This project will revitalize the park through rehabilitation of the historic shelter house, which will again serve as restrooms and storage space serving the park. It also includes the installation of several new amenities including shade trees, extensive native plantings, custom play structures, shade structures, nature play, a water play feature, art installations, and interpretive signage to honor the history of Palm Park and the community that used it.

The **Palm Park Construction Documents, Permitting & Bidding Phase Plan** undertakes the completion of the park design and documentation for construction of improvements at Palm Park (see Exhibit A, Project Area Diagram). The Phase Plan will augment, incorporate and advance work completed in the Palm Park Schematic Design and Design Development Phase Plan, approved by the LGC in 2023, but not be duplicative of that work.

This phase plan does NOT include authorization to proceed into construction. This authorization will be sought from the LGC once the bid phase is complete. When this authorization is requested, the Proposing Party will include all of

the required documentation required under the JDA including sources of construction funding and the operations and management plans that will be the product of this phase plan.

This phase plan encompasses the following main tasks:

- Construction Documentation – Design, Drawing, Specifications
- Cost Estimate and Value Engineering
- Local, state and federal permitting, as required
- SITES Documentation
- Bidding and Negotiation

The scope of work includes the following tasks that will be led by Michael Van Valkenburgh Associates (MVVA) as the team lead and landscape architect.

- Part 1: General Support, Meetings
- Part 2: Construction Drawings
- Part 3: Specifications, Reports and Manuals
- Part 4: Survey
- Part 5: Artist Collaboration
- Part 6: Permitting, SITES
- Part 7: Bid form, Cost Estimation, Value Engineering
- Part 8: Bidding and Negotiation

The project will require coordination with Austin Parks and Recreation Department (APR), and Waterloo Greenway Conservancy (WGC). Other agencies that require coordination include, but are not limited to: Austin Watershed Protection (AWP), Austin Water (AW), Austin Convention Center (ACC) and Texas Department of Transportation (TXDOT).

All services performed under this Phase Plan shall be in accordance with the existing contractual agreements held between the City and WGC, applicable codes (local, County, State and Federal), including the City Code, and accepted industry standards.

All Consultant documents shall be prepared using the English System of Weights and Measurements. It is assumed that CAD and PDF drawings are acceptable formats for submissions. Other file formats (e.g. MicroStation; AutoCAD Civil 3D) will be considered as needed on a case-by-case basis.

MAIN POINTS OF CONTACT

Proposing & Managing Party:

Austin Parks and Recreation (APR)

Lana Denkeler, lana.denkeler@austintexas.gov (512-974-9414)

Responding Party:

Waterloo Greenway Conservancy (WGC)

CEO: Colette Pierce Burnette, cpburnette@waterloogreenway.org (512-541-3520)

Chief Planning and Design Officer: John Rigdon, jrigdon@waterloogreenway.org (512-541-3520)

Landscape Architecture Team Lead:

Michael Van Valkenburgh Associates (MVVA)

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: Nadia Chan nchan@mvvainc.com (718-243-2044)

SCHEDULE (3.04 A.1)

The Notice to Proceed (N.T.P.) for the Palm Park Construction Documents, Permitting and Bidding Phase Plan is anticipated to occur no later than December 1st, 2026 following approval of the Phase Plan by the Waller Creek Local Government Corporation. The services associated with the Phase Plan shall be provided from December 2026 – February 2028. The design team fees have been calculated based on the tasks scoped.

PERFORMANCE PERIOD

The anticipated performance period is the next 56 weeks. A more detailed Project schedule is shown in **Exhibit B, Project Schedule**.

GENERAL SCOPE OF SERVICE REQUIREMENTS

An organizational diagram of workflow is in **Exhibit C, Organizational Chart** that describes the relationship between the design team, WGC, and the City. A scope matrix indicating services provided by each consultant can be found in **Exhibit D, Scope Matrix**. In addition, more detailed explanations of the scope of services and deliverables are in **Exhibit E, Implementation Plan.**

DESIGN TEAM & CONTRACTOR LIST (3.04 A.2 (i))

The following team lead by MVVA will be responsible for delivering the Construction Documents, Permitting and Bidding work for Palm Park.

- Landscape Architect and Design Team Lead: Michael Van Valkenburgh Associates, Inc. (MVVA)
    - Architecture: Murray Legge Architecture (MLA)
    - Structural Engineer: TYLin International (TYLin – formerly Architectural Engineers Collaborative)
    - Accessibility Consultant: Altura
    - Civil Engineer: Wantman Group, Inc. (WGI)

- Local Landscape Architect and SITES: dwg (DWG)
- Mechanical, Electrical and Plumbing Engineer: EEA Consulting Engineers (EEA)
- Public Space Management Consultant: ETM Associates, LLC (ETM)
- Irrigation Design: James Pole Irrigation Consultants (JPIC)
- Water feature: Waterline Studios, Inc.
- Environmental: ACI Environmental Services, LLC (ACI)
- Soils: Olsson, Inc.
- Geotech: Terracon Consultants, Inc.
- Lighting Design: Tillett Lighting Design Associates, Inc.
- Survey: McGray & McGray Land Surveyors, Inc.
- Cost Consulting: Vermeulens Cost Consultants (VCC)

CONTRACTING METHOD (3.04 A.2 (ii))

MVVA and their subconsultants are working under the Professional Services Agreement that was put in place in 2022. All of the MVVA design team consultants and subconsultants identified by name in this project were under agreement prior to the execution of the 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.

This Phase Plan includes bidding the project through a Competitive Sealed Proposal procurement method. A subsequent Phase Plan addendum will address contractor selection and will align with the work presented in this Phase Plan.

PROJECT BUDGET (3.04 A.4)

Exhibit F, Project Budget provides a detailed breakdown of the fees, a summary of the fees are as follows:

1. **Construction Documents, Permitting, SITES, and Bidding:**

Professional Service Fees (MVVA Team):	$1,511,192
Reimbursable Expenses (MVVA Team):	$24,833
Total Professional Services Fees	**$1,511,192**
Total Reimbursable Expenses	**$24,833**

2. **Allowances + Cost Overrun:**

Permit Fee Allowance:	$110,000
Utility Provider Design Allowance:	$25,000
Soils Testing Allowance:	$5,000
Total Allowances	**$140,000**
Cost Overrun Reserve (9.3%)	**$171,281**

Grand Total for this Phase Plan Proposal: $1,847,306

The City of Austin (City) will contribute an amount not to exceed $1,347,306 and the Waterloo Greenway Conservancy (WGC) will contribute an amount not to exceed $500,000 toward the Palm Park Construction Documents, Permitting and Bidding Phase Plan. The City contribution will be fully funded by Austin Parks and Recreation.

In accordance with Section 10.01 (Project Disbursement Fund Account) of the JDA, upon approval of regularly submitted invoices by the City, WGC will disburse payment accordingly to the appropriate Project Disbursement Fund Account. As required by Section 3.04 A.25 of the JDA, **Exhibit G, Capital Needs Projection** addresses the prime scope of work and the projected funding needs, excluding Allowances, Change Order Contingency, and Cost Overrun Reserve.

FUNDING SOURCES & REQUIREMENTS/CONSTRAINTS ON FUNDS (3.04 A.4 & 3.04 A.13)

Project invoices will be paid for by the City and reviewed by WGC. Twenty-seven percent (27%) of the total project invoices will be paid with WGC funds (not to exceed $500,000) to be paid to the City via reimbursement once the Phase Plan is complete, see **Exhibit H, Funding MOU.** Seventy three percent (73%) will be paid with APR funds (not to exceed $1,347,306). Invoices will be paid in alignment with the overall Phase Plan split. Details on City funding sources and restrictions can be found in The Palm Park Construction Documents, Permitting and Bidding Phase Plan Funding Letter.

COST OVERRUN PLAN (3.04 A.5)

In accordance with the JDA, identification of the source of funds for the Cost Overrun Reserve is required. The Proposing Party must seek approval from the Responding Party to utilize Cost Overrun funding. The request to use Cost Overrun funds does not require LGC approval unless additional funding is needed. For the Palm Park Construction Documents, Permitting and Bidding Phase Plan, there is a Cost Overrun Reserve of $171,281. The Cost Overrun Reserve will be fully funded by the City.

COMPLIANCE WITH FOUNDATIONAL ARTICLES (3.04 A.6)

All work proposed in this Phase Plan complies with the approved Design Plan and the Foundational Articles of the JDA.

THIRD PARTY AGREEMENTS (3.04 A.7)

There are no third-party agreements associated with this Phase Plan.

PROCUREMENT PROCESS REQUIREMENTS & MWBE PARTICIPATION (3.04 A.8 & 3.04 A.9)

Pursuant to the JDA, any Project funded in part by the city must meet City ordinance and state law requirements for procurement, Local Government Code Sections 252, 271 and Texas Transportation Code Chapter 432.

General MWBE Participation requirement information outlined in the JDA can be found in **Exhibit I, JDA Procurement Requirements**.

APPROVALS & PERMITS (3.04 A.10)

The design team has the responsibility of obtaining approvals and permits from governmental authorities for design

and construction if the project is a Public Improvement Project. Permit work is anticipated and addressed as part of the Palm Park Construction Documents, Permitting & Bidding Phase Plan.

OPERATIONS & MAINTENANCE RESPONSIBILITIES & STANDARDS (3.04 A.11 & 3.04 A.19)

Palm Park Construction Documents, Permitting & Bidding Phase Plan includes the development of an operations and maintenance manual for this part of the project. The operation and maintenance manual will build upon the manuals prepared by the design team for Waterloo Park and the Confluence as well as the lessons learned from operations in Waterloo Park & Confluence from 2021 – present. The standards outlined in the manual will be used after the project is constructed and thus meets the requirements of the JDA.

ADJACENT PROPERTY ACQUISITION (3.04 A.12)

All acquisitions, either by fee simple or easement, will follow the Office of Real Estate's Standard Operating Procedures for approval, land plans, land title surveys, Environmental Site Assessment Plans I and II, and title policies. In accordance with the 3.04 A.28 of the JDA, any acquisitions either by fee simple or by 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. There are no land acquisitions anticipated for this scope of work.

INSURANCE & BONDING (3.04 A.14)

Insurance information can be found in **Exhibit J, Insurance Certificates**.

ACTIVITIES & RATES (3.04 A.15 & 3.04 A.16)

No programming activities and rates are intended to be established as part of the Palm Park Construction Documents, Permitting & Bidding Phase Plan. Design work and community engagement have informed programming activities and potential rental spaces. A plan for these will be addressed in a subsequent Phase Plan and approval from APR will be required prior to park activation.

MAINTENANCE OF DISTRICT ROW (3.04 A.17)

Maintenance of the ROW is the role of the City of Austin, as noted in the JDA Article 4, Section 4.03 and 6.03, unless otherwise agreed upon through a license agreement between the parties. License agreements will be secured as required by the permitting process. These agreements are not anticipated as part of this Phase Plan.

UTILITIES (3.04 A.18)

No utilities will be distributed to any vendor or park lessee as part of this Phase Plan. This will be included in a subsequent Phase Plan.

REVENUE SOURCES & FEES (3.04 A.20)

No revenue or fees are intended as part of the Palm Park Construction Documents, Permitting & Bidding Phase Plan.

COMMERCIAL DESIGN STANDARDS (3.04 A.21)

Unless otherwise indicated, commercial design standards outlined in the Waller District Design Guidelines will be followed under this Phase Plan. At this time, no commercial development projects intersect with the park.

LICENSE AGREEMENTS (3.04 A.22)

License agreements will be secured as required by the permitting process for the Palm Park Construction Documents, Permitting & Bidding Phase Plan.

NAMING RIGHTS (3.04 A.23)

The Waterloo Greenway Conservancy will identify recognition opportunities in the Palm Park project limits. These opportunities will include various architectural features and park spaces of distinction. All naming rights will be established and reviewed in accordance with the JDA and Foundational Articles.

CHANGE OF OWNERSHIP (3.04 A.24)

There are no changes of ownership anticipated with this Phase Plan.

CAPITAL NEEDS TIMING (3.04 A.25)

See Exhibit G, Capital Needs Projection addressing the anticipated project of the prime scope of work, which excludes Allowances, and Cost Overrun Reserve.

PAYMENTS (3.04 A.26)

Currently no payments from the City are anticipated for operations for this Phase Plan.

PUBLIC ACCESSIBILITY (3.04 A.27)

The design of Palm Park will meet the requirements of the Texas Accessibility Standards (TAS) and City Code. This Phase Plan includes the scope of work by Altura Solutions, the accessibility consultant, to ensure the project follows applicable accessibility rules and standards.

TIMING OF TRANSFERS (3.04 A.28)

There are no anticipated transfers of improvements or land to the City with this Phase Plan.

GREEN SPACE & FLEXIBILITY (3.04 A.29 & 3.04 A.30)

A core element of the approved Council-approved Design Plan calls for conserving and maintaining natural space within the park. This will be a guiding principle for all work on the Waterloo Greenway including Palm Park. A goal of the design team has been to maintain flexibility with respect to City-owned land.

ALCOHOL USE IN THE PARK (3.04 A.31)

This item is not applicable to the work outlined in the Palm Park Construction Documents, Permitting & Bidding Phase Plan. If the design process identifies an opportunity for alcohol use in the park, a future Phase Plan will address this and follow all applicable regulations as outlined in City Code, the JDA, and foundational articles.

EXHIBIT A: PROJECT AREA DIAGRAM

SITE FEATURES

1. Restored Shelter House
2. Play Area ages 2-5
3. Play Area ages 5-12
4. Bird Cage + Embankment Slide
5. Story Tree + Animal Stones
6. Bird's Nest
7. Family Pavilion
8. Water Feature
9. Rain Garden
10. Tree Deck
11. Shade Sails
12. Existing Historic Stair
13. Stone Embankment
14. Art Portals (potential locations)
15. Art Benches
16. Art Mural Wall
17. Maintenance/ Storage Area



EXHIBIT B: PROJECT SCHEDULE

1. LGC Approval date (11/18/2026)
2. NTP
3. 60% CD Submittal
4. 90% CD Submittal
5. 100% CD Submittal
6. Permitting Process
7. Bidding & Negotiation
8. Construction Start* - not in scope
   *Construction not in the scope of this Phase Plan, but will be addressed in a seperate Phase Plan document. Exact schedule of construction to be determined at later date.

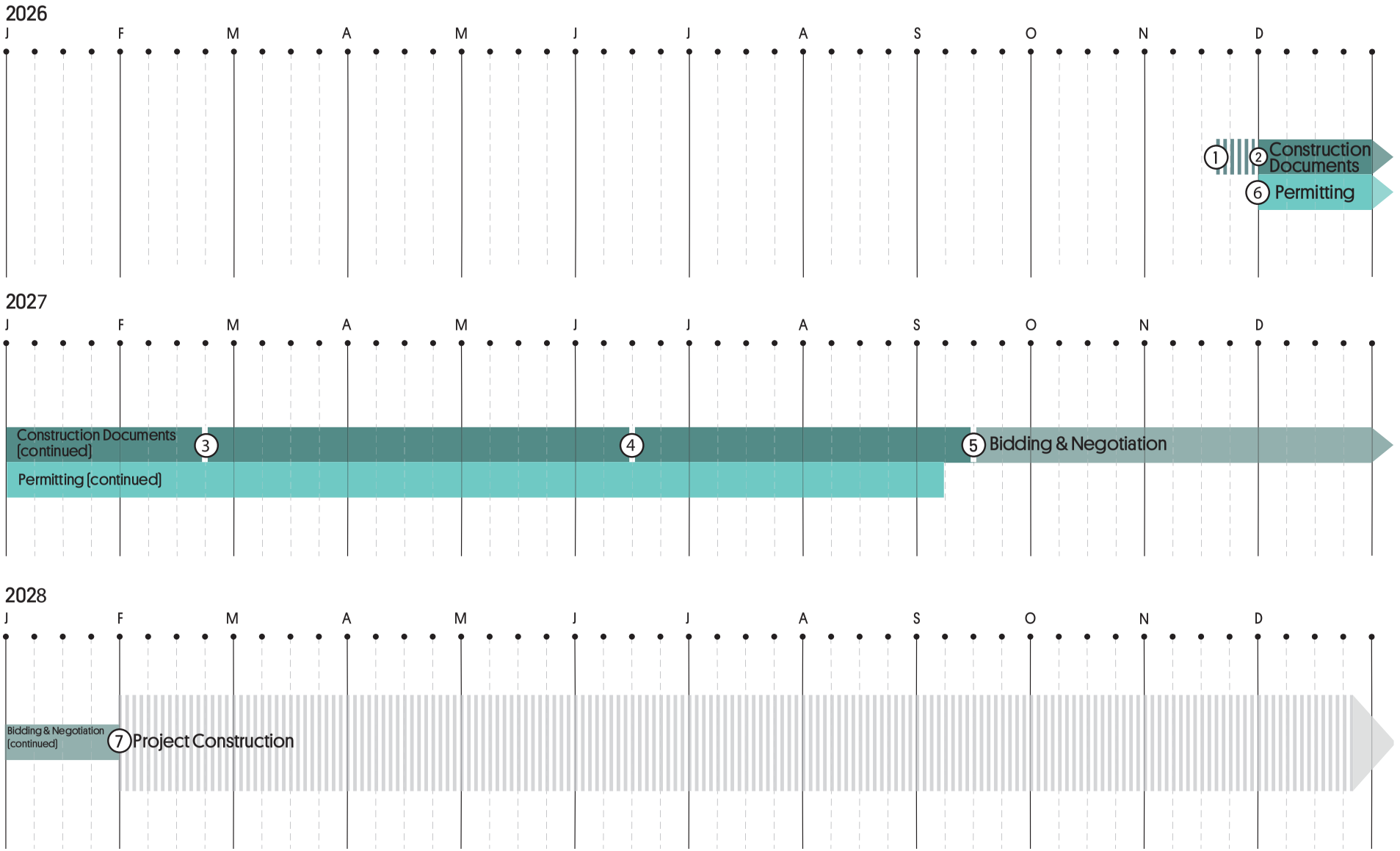


EXHIBIT C: ORGANIZATION CHART

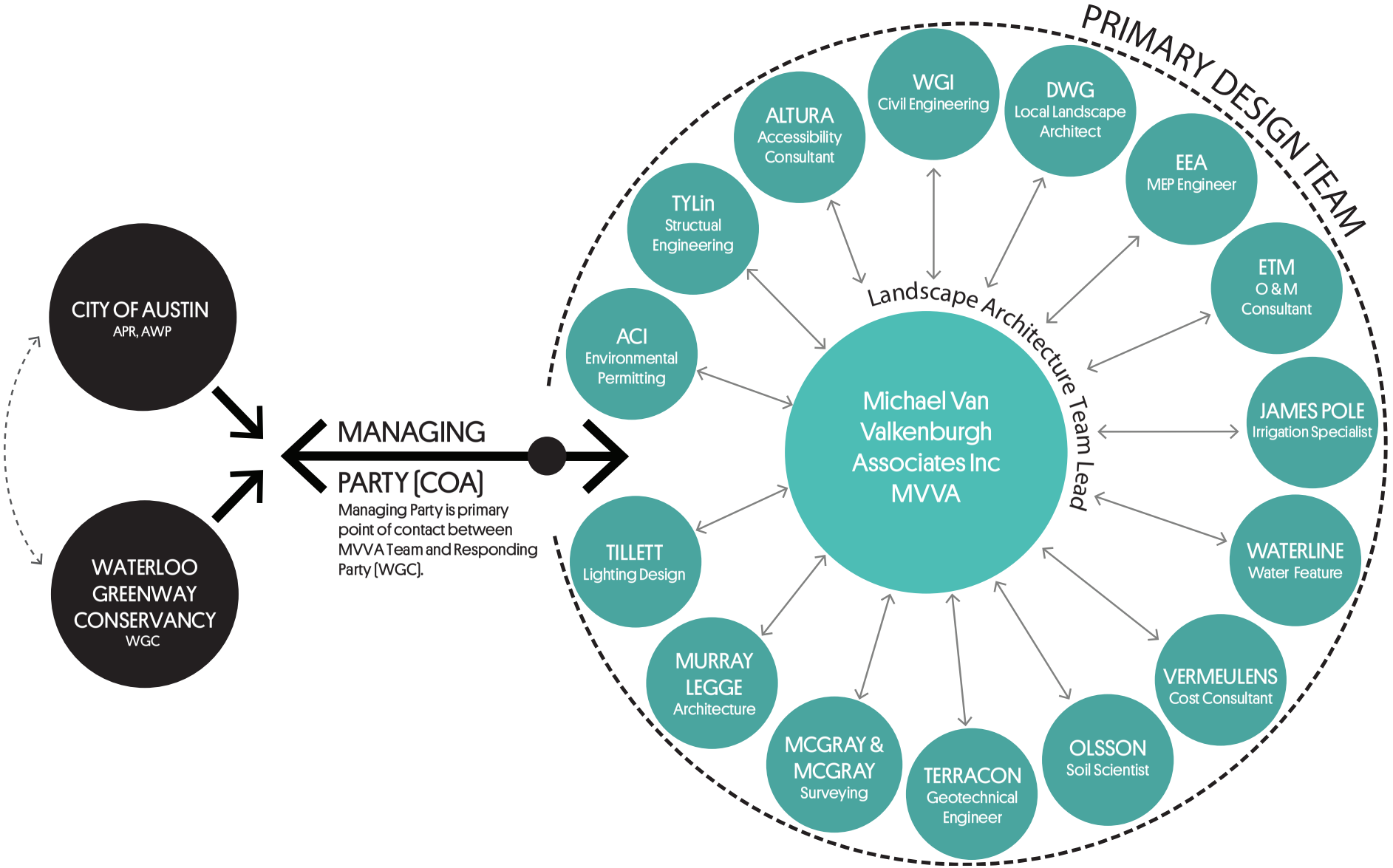


EXHIBIT D: SCOPE MATRIX

	Part 1. General Support, Meeings, Site Visits	General Support	Meetings	Site Visits	Part 2. Construction Drawings	Design Finalization	Drawing Set Organization	Bid Alts	Part 3. Specifications, Reports, and Manuals	Specification Development	TAS Report	Operations and Maintenance Manual	Part 4. Survey	Survey	Part 5. Artist Collaboration	Artist Collaboration and Design Integration	Part 6. Permitting, SITES	Local Permitting - Site Development Permit and Utilities	Local Permitting - Building Permits	State Permitting	State and Federal Review and Compliance	Environmental Information Document (EID)	SITES	Part 7. Bid Form, Cost Estimation, Value Engineering	Bid Tab Development	Cost Estimation	Value Engineering	Part 8. Bidding and Negotiation	Bidding and Negotiation
MVVA landscape architecture/team lead		X	X	X		X	X	X		X	X	X		X		X		X	X	X	X	X	X		X	X	X		X
ACI Archaeology			X																		X	X				X			
Altura Accessibility										X																			
dwg Site Resources, Permitting		X	X	X														X					X						
EEA MEP Engineering		X	X	X		X	X	X		X								X	X				X		X	X	X		X
ETM Operations and Maintenance		X																			X								
JPIC **Irrigation**		X	X			X	X			X													X		X		X		X
McGray & McGray Land Surveyor														X															
Murray Legge Architecture		X	X			X	X			X	X	X				X			X		X		X		X	X	X		X
Olsson Soil Science		X	X	X		X				X															X	X	X		
Terracon Geotechnical Engineering		X	X			X	X	X		X	X	X		X				X											X
Tillett Lighting		X	X			X	X			X						X							X		X	X	X		X
TYLin Structural Engineering		X	X			X	X			X						X		X	X						X		X		X
Vermeulens Cost Estimator																									X	X	X		
Waterline Water Feature Consultant		X	X	X		X	X	X		X	X							X							X				
WGI Civil Engineering		X	X	X		X	X			X								X		X			X		X	X	X		X

EXHIBIT E: IMPLEMENTATION PLAN

MVVA Proposal for Palm Park Construction Documents
05 June 2026

Part 1: General Support, Meetings, Site Visits

Part 1 includes the administrative support, technical review, and coordination required to advance the design, oversee project workflow, and successfully complete Construction Document deliverables, ensuring a final package that is fully coordinated, on schedule, and within budget.

TASK 1. General Support

a. Project Support:
Oversee the design team and subconsultants in the administration of the project. Responsibilities include the management of personnel and subconsultants; tracking project budgets and invoicing; ensuring design work meets design intent; communicating with the Owner; coordinating design team responses to feedback; coordinating and providing QA/QC for all CD deliverables.

TASK 2. Meetings and Presentations

a. Meetings:
- i. Ongoing weekly meetings (56 Weeks) with the Owner to discuss progress and coordination items. Virtual meetings as necessary with city utility companies, relevant city departments, and adjacent stakeholders.
- ii. Regular meetings between Landscape Architect and subconsultants as necessary to coordinate Construction Documentation Deliverables.

b. Presentations:
- i. Formal Presentation:
  1. Up to (3) formal presentations, curated to present a clear narrative to Waller Creek LGC, design review commissions, HLC Architecture Review Board, Waterloo Greenway Conservancy (WGC) and City Leadership.
     a. Formal presentations include in-town design updates to Owner during scheduled site visits. *Refer to Task 3. b.*
     b. Topics will vary, covering project overviews and decision-making.
  2. Assumes two (2) designated presentations to discuss costing and potential Value Engineering (VE) strategies.
- ii. Informal Presentations:
  1. Occurring on an as-needed basis, compile existing design material for Owner team review at internal meetings.

TASK 3. Site Visits

a. Site Visits: Three (3) dedicated site visits to Austin, TX for three (3) people during each trip. For all travel to Austin, MVVA will develop a draft agenda with the Owner team that will then be distributed to the client team for comment. Travel dates will be coordinated with the Owner team's schedule and considering efficiencies for travel related to other Phases of the project. Associated travel expenses will be covered under this phase plan's allotted reimbursable expenses.

b. The anticipated trip structure is as follows:
- a. Trip One:
  - i. One (1) CD Project Phase Kick-Off
  - ii. One (1) Artist Collaboration Meeting
- b. Trip Two:
  - i. One (1) Meeting + Site Walk with ETM and Owner maintenance staff to discuss maintenance goals and objectives
  - ii. One (1) Artist Collaboration Meeting

c. Trip Three:
    i. One (1) Bidding and Negotiation Discussion with Owner
    ii. Attendance at the Pre-Bid Conference

Part 2: Construction Drawings

The design criteria established during the DD Phase, including outcomes from the DD Value Engineering process, will be further advanced and refined during the CD Phase. Along with formal documentation, the design strategies presented in 100% DD may be further clarified with the use of sketches, study models, and digital modeling. The production of presentation models for promotional uses and/or community engagement is outside of assumed scope.

The design team will coordinate with the concurrent Confluence project to ensure alignment of design, construction sequencing, and interfaces. MVVA assumes unanticipated coordination with Palm School and CapEx that extends beyond the indicated scope may require additional services. *Refer to Part 9: Assumptions and Exclusions.*

This effort will include the following:

Incorporation of Prior Reviews and Approvals

- COA and WGC comments from the 100% Design Development submission. *Refer to Exhibit E.*
- Design updates resulting from the work stated in the Emerging Projects Phase plan: Proposal 11 – Palm Park CapEx DD Reconciliation.
- 100% Design Development TAS Preliminary Plan Review.
- COA Public Project Review (PUPR) Early Design Consultation Comments. City of Austin Arborists and Heritage Tree Root Exploration (Modified CRZ).
    - *Extent and results to be determined by work completed in Confluence CA.*

100% DD Value Engineering Reconciliation

- Advance approved value engineering recommendations developed during Design Development, including:
    - **Shade Sails:** Evaluate opportunities to reduce the overall shade sail footprint and increase reliance on tree canopy to optimize shading performance while reducing costs.
    - **Deck Areas:** Reassess deck sizing based on CapEx construction and CRZ cumulative/combined impacts and identify potential layout efficiencies.
    - **Pavilion Structure:** Investigate cost-saving strategies for the pavilion, including a reduction in the overall steel quantities in its roof assembly and supporting columns.

TASK 1. Design Finalization

a. **Layout (MVVA)**
    i. Refine entrances, pedestrian paths, and overall site layout to address accessibility requirements, sight lines, grading transitions, connections to adjacent networks, and integration with architectural elements.

b. **Planting, Soil, and Irrigation (MVVA, Olsson, James Pole)**
    ii. Advance layout of trees, shrubs, and groundcover mixes.
    iii. Planting schedule of all trees, shrubs, perennials, groundcover/vine mixes.
    iv. Refine soil and irrigation plans to align with plant selection.

c. **Playscapes (MVVA, TYLin)**
   i. Advance the design of the playscapes with WGC's play equipment manufacturer (Monstrum) and ensure local code and ADA compliance:
      1. 2-5 Play Area:
         a. Play Equipment.
         b. Birdcage.
         c. Embankment Slide.
      2. 5-12 Play Areas
         a. Play Equipment.
      3. Story Tree
         a. Stroking stones.
         b. Explore opportunities to integrate stick lab.

d. **Water Feature (MVVA, Waterline, TYLin, EEA)**
   i. Refine the placement and spacing of misting poles and ensure all technical requirements are met.
      1. Incorporate user interaction buttons for activation
      2. Explore layout, color, height, and shape of misting poles
      3. Coordinate utility connections for plumbing

e. **Rain Garden (Pond) (MVVA, WGI)**
   i. Refine the design of the Rain Garden to ensure compliance with City of Austin water quality standards and SITES certification requirements.

f. **Structures (MVVA, TYLin):**

   MVVA will lead the overall coordination and design structural elements, including:
   i. Concrete Ramp: Revise design to ensure protection of heritage trees affected by the modified CRZ.
   ii. Tree Deck: Optimize layout and design to ensure constructability and seamless integration with adjacent site elements, including:
      1. Stone embankment
      2. Existing stairs
      3. Shelter house
      4. Adjacent play areas
      5. Protection of heritage pecan trees
   iii. Shade Sails:
      1. Refine layout to reduce the footprint presented in 100% DD to enhance their relationship with play structures.
      2. Develop footings to meet structural requirements.
   iv. Bird's Nest: Advance the bird's nest design, exploring aesthetic and material selections.
   v. Stone Embankment: Refine design to respond to proposed grading and planting strategies as well as deck layout, existing historic staircase, and TxDOT/AW maintenance access requirements to WL manhole.
   vi. Shelter House: Lower canopy structure and refine overall design and layout for seamless integration with the Tree Deck and compliance with all relevant regulations.
   vii. Gateway Portals: Develop the design for up to (3) gateway structures in collaboration with WGC selected artists. *Refer to Part 5: Artist Collaboration*
   viii. Wall at Frontage Road:
      1. Refine design and layout to accommodate existing grade transitions and ensure vehicular access for maintenance to WL manhole from the Shared Use Path.

2. Explore design options to integrate artwork. Refer to Part 5 Artist Collaboration.

g. **Architecture (Murray Legge, TYLin, EEA)**
Murray Legge will lead the design of the Shelter House and Pavilion. TYlin will provide structural design for footings and foundations and columns to meet required structural criteria. EEA will provide design for building plumbing systems.

i. Pool Pavilion:
   1. Refinement of overall design, including structural components and material palette.
   2. Collaborate with community to inform tile layout, color, pattern and design strategies. Refer to Part 5: Artist Collaboration.

ii. Shelter House: Lower canopy structure and refine overall design and layout for seamless integration with the Tree Deck and compliance with all relevant regulations.

h. **Furnishing (MVVA, Murray Legge, TYLin)**

i. Refine quantity, placement, and product type for furnishings including:
   1. Moveable tables and chairs
   2. Foldable picnic table and benches
   3. Bike racks
   4. Waste receptacles
   5. Water fountains

ii. Develop custom furnishings in collaboration with community members. *Refer to Part 5: Artist Collaboration.*

iii. Coordinate with CapMetro for a bike share station near 3rd Street primary path
   1. MVVA will review options with the Owner and O&M team prior to finalizing location able tables and chairs.

i. **Lighting (Tillett, MVVA, TYLin, Murray Legge, EEA)**
Tillett will lead the overall site lighting design and placement with the support of the design team. Murray Legge will lead the architectural lighting design for the Pavilion and Shelter House with the support of Tillett and MVVA. Prior to CD kick-off, Tillett will review and reconcile the site lighting design developed during Design Development, confirming the lighting program and ensuring compliance with all applicable codes and requirements. This includes conducting photometric analysis, verifying fixture placement, and reviewing landscape lighting to ensure integration with the overall design. During CDs, Tillett will advance the lighting strategy for the following:

i. Overall lighting placement throughout the park, including Play Areas, Plaza and Tree Deck.

ii. Architectural lighting:
   1. Pavilion: overall lighting of the programmed space and adjacent lawn areas, as well as enhancement of the tiled roof soffit. Lighting design should enable comfortable night time use of the space for events and gatherings.
   2. Shelter House: Interior lighting, downlighting from roof structure and exterior lighting to enhance historic building.

iii. Lighting for integrated art elements (Refer to Part 5. Artist Collaboration):
   3. Wall mural at frontage road.
   4. Up to three gateway portals at park entries.
   5. Custom Benches.

iv. Develop rail lighting detail at concrete ramp

j. **Wayfinding, Signage and Donor Recognition (MVVA, TYLin)**

iv. All Signage will be provided by the Owner. MVVA to coordinate with Owner team, review and comment on signage and wayfinding deliverables. TYLin will be responsible for designing foundations for the listed items below:

1. Interpretive Signage:
    a. Shelter House.
    b. Pavilion/Swimming Pool (3)
    c. Story Tree and Durand Oak (2)
    d. Existing Stair.
    e. Playground design story
    f. Connection to Palm School
    g. Highway history
2. Wayfinding Signage:
    a. Entrance at 3rd Street.
    b. Entrance at 2nd Street.
3. Donor Signage: MVVA will continue to collaborate with Owner Team to Identify location opportunities and assist with the integration of donor signage into the park.
    a. Named Places: Donor-named places as well as community-named or historically named places.
    b. Paver Inscription: Donor recognition incorporated into brick pavers by 3rd Street Entrance.
    c. Public Art Recognition: Donor acknowledgement integrated into public art installations, where appropriate
4. Playground Signage:
    a. Up to six (6) playground signage to be provided by Owner. Playground signage will include regulatory, rules, and/or interpretive content. TYLin to provide foundations only.

TASK 2. Drawing Set Organization

Drawings will be submitted in .pdf and AutoCAD formats unless otherwise noted. Conversion to other file formats is not included in this scope. 60% and 90% Construction Document packages will be submitted to COA/WGC for review. The 60% CD and 90% CD package will be submitted for pricing. Consultants responsible for construction documentation will deliver signed and sealed drawings and participate in QA/QC review. All documentation will be prepared in accordance with applicable City standards.

Two ½ size hard copies of the drawing set will be printed for COA following the 60%, 90%, and 100% submissions.

a. Landscape Architecture (MVVA)

i. Site Preparation
ii. Layout Plans
iii. Material Plans
iv. Grading Plans

v. Soil Placement Plans and Profiles *(Olsson to provide support)*
vi. Planting Plans and Schedules
vii. Furnishing Plans
viii. Site Details
ix. Site Sections and Elevations
x. Plan Enlargements

b. Structural Engineering (TYLin)

i. Tree Deck
ii. Bird's Nest
iii. Concrete Ramp
iv. Pavilion
v. Shelter House Roof Structure
vi. Concrete Details
vii. Play Equipment Footings
viii. Shade Structure Foundations
ix. Steel Details
x. Wood Framing Details
xi. Wall at Frontage Road
xii. Water Feature Foundations
xiii. Lighting / Furnishing / Artist Pieces / Signage Foundations

c. Local Landscape Architecture (DWG)

i. Permit Site Plans

d. Architecture (Murray Legge Architects)

i. Shelter House
    1. Demo Plan
    2. Historic Design Drawings
    3. Existing Elevations
    4. Floor Plans
    5. Roof Plans
    6. RCPs
    7. Lighting Plans
    8. Sections
    9. Details
ii. Pool Pavilion
    1. Floor Plans
    2. Roof Plans
    3. RCPs
    4. Lighting Plans
    5. Elevations
    6. Sections
    7. Details
iii. Overall Doors and Windows Schedules
iv. Overall Materials and Fixtures Schedules

e. Civil Engineering (WGI)

i. Existing Conditions (updated Survey to be provided by McGray)
ii. Erosion and Sedimentation Control Plans
iii. Demolition Plans

iv. Site Plans
v. Drainage Plans
vi. Utility Plans
vii. Easement Sheet
viii. Traffic Control Plan
ix. Fire Protection and Emergency Access Plan

f. Geotechnical Engineering (Terracon)
i. Wall and Slope Cross Sections and Details

g. MEP engineering (EEA)
i. Site Lighting and Power Plans and Lighting Controls
ii. Shelter House
1. Electrical Demolition Plan
2. Plumbing Demolition Plan
3. Plumbing Drainage and Vent Plan
4. Plumbing Water Plan
5. Lighting Plan and Lighting Controls
6. Power Plan
iii. Pavilion
1. Lighting Plan and Lighting Controls
2. Power Plan
iv. Electrical Details
v. Electrical Schedules
vi. Plumbing Details
vii. Plumbing Schedules

h. Water Feature Consultant (Waterline)
i. Plan and sections of water feature
ii. Water feature details

i. Lighting Designer (Tillett)
i. Lighting Layout Plan and Details
ii. Lighting Fixture Schedule

j. Irrigation Designer (James Pole Irrigation)
i. Irrigation Plans
ii. Irrigation Details

TASK 3. Bid Alts

The design team will develop a coordinated set of bid alternates during the Construction Documents Phase to support cost management and procurement flexibility. Bid alternates will be identified in coordination with COA/WGC and the cost estimator and will be informed by cost estimate milestones and value engineering efforts. Bid alternates will be documented within the Construction Document drawing set and specifications, coordinated across all disciplines, and structured to maintain overall design intent, constructability, and code compliance. Pricing for bid alternates will be included as part of the 60% CD pricing exercise and the 90% CD pricing. The following items have been identified as Bid Alternates:

a. **Bid Alt #1:** Provide a single tank type water heater to serve all Shelter House hot water needs in lieu of multiple instantaneous water heaters. This change will reduce required electrical service size for Shelter House, but will require the addition of below grade hot water supply and return lines, and a recirculation pump.
b. **Future Bid Alternates** if required for lighting and power design associated with Artist Collaboration
c. **Additional Bid Alts** as identified by the Owner Team at 60% and 90%, up to 3. Any additional or revised bid alternates may require additional services and would be discussed with the Owner Team prior to authorization.

Deliverables:

1. Deliver one (1) Construction Documentation drawing set, 60% cost estimate, and SITES scorecard to the Owner at the 60% CD deadline for g review.
2. Deliver one (1) Construction Documentation drawing set, 90% cost estimate, and SITES scorecard to the Owner at the 90% CD deadline for final design and cost estimate.
3. Deliver one (1) finalized Construction Documentation Drawing Set at the 100% CD deadline. Drawings will have been reviewed and authorized by COA and issued for Bid.

For all submission deadlines, refer to Part 13 Exhibit B.

Part 3: Specifications, Reports, and Manuals

TASK 1. Specification Development

MVVA will lead and oversee the production of project specifications. Where possible, the design team will utilize all applicable COA and TXDOT specifications. All specifications will be prepared in accordance with applicable City standards. Specifications will be included in the 60%, 90%, and 100% Construction Document Set deliverables outlined in Part 2. The specification package will include:

a. Division 0 (To be provided by Owner) with the following select sections provided by MVVA
- i. Table of Contents (MVVA)
- ii. 00300U Unit Price Bid (*refer to Part 6: Cost Estimating*)
- iii. If required, provide COA with specific scope-relevant evaluation criteria for selecting contractors

b. Division 1 (MVVA) *Refer to Part 13: Exhibit F. for assumed Division 1 sections*

c. **Project Specifications**
- i. City of Austin (CoA) Standard Specifications
- ii. Special Provisions (Modifications to CoA Specifications)
- iii. Special Specifications

TASK 2. TAS Report (Altura)

Altura will lead the preparation of the Texas Accessibility Standards (TAS) report, reviewing the project for compliance with state accessibility requirements. The report will identify areas that meet TAS and highlight potential non-compliance issues.

a. Registration with Texas Department of Licensing and Regulations (TDLR)
The registration process includes submitting project information, coordinating with TDLR as needed, obtaining official TAS review approval, and maintaining documentation to demonstrate compliance throughout design and construction phases.

b. 60% TAS Report (Internal MVVA)
Altura will provide an update to the Palm Park Design Prelim Plan Review Rpt 25-056 provided during Design Development on 2025.11.20. Updates will be based on the 50% CD deliverables for internal review with design team and Owners.

c. 90% TAS Report (Deliver to Owner)
Altura will provide an updated TAS report based on the 90% CD deliverables for internal review with design team and Owners.

TASK 3. Operations and Maintenance Manual (ETM)

ETM will lead further development of the Palm Park Chapter of the Waterloo Greenway Site Management Manual with the support of MVVA. ETM will participate in one (1) in-person meeting during a CD kick-off visit to meet with the WGC operations team and City staff for a site walk and to align maintenance goals and long-term maintenance expectations.

Their scope includes outlining maintenance responsibilities during Construction Documentation; incorporation of SITES credit requirements; coordination with the WGC operations team and City staff, refinement of maintenance strategy, roles and responsibilities, maintenance facility needs, and access points; and provision of estimated O+M costs. The submissions include the following:

a. **75% Palm Park Chapter:** To be updated based on 60% CD Submission
b. **90% Palm Park Chapter:** To be updated based on 90% CD Submission
c. **100% Palm Park Chapter:** Finalized Palm Park Chapter to be included in the Waterloo Greenway Site Management Manual

Hard copies of all reports, memos, and manuals will be printed for COA following their respective submissions. For submission deadlines, refer to Part 13: Exhibit B.

Part 4: Survey

TASK 1. Survey

Survey services will be conducted by McGray & McGray to meet the requirements of the Site Plan/Site Development Permit application. This survey will accurately reflect the current site conditions at the time of fieldwork and will include:

a. **Topography**
b. **Property Boundaries and Easements**
c. **Existing Utilities**
d. **Tree/ Environmental Features**
e. **Confluence Improvements / Sitework**

Deliverables:

1. Survey will be provided in AutoCAD (dwg. format) in U.S. survey feet units.

TASK 2. Geotechnical Borings

Geotechnical Boring services will be conducted by Terracon to evaluate subsurface soil and groundwater conditions in support of the proposed site improvements. This scope includes:

a. **Three (3) Borings to a depth of approximately 35'**
    i. Siting of boring locations will be coordinated with the Owner and design team to align with TxDOT boring location within the site once determined
b. **Laboratory testing** on recovered soil samples to characterize engineering properties relevant to the design
c. **Geotechnical Report** summarizing field investigation results and design recommendations

Deliverables:

1. A Geotechical Engineering report including the professional engineer's seal and signature documenting their findings, analysis and recommendations associated with the services performed.

Part 5: Artist Collaboration

Prior to the CD Phase, WGC, COA, and MVVA will have participated in a community engagement meeting to gather feedback on incorporating cultural and artistic interventions into Palm Park. Refer to Part 13 Supplemental Exhibit G: 2025.09.12_Palm Park Community Engagement Proposal. During the CD Phase, WGC will lead and manage the artist selection process, while the design team will collaborate with the selected artist(s) to identify appropriate locations and integration throughout the park.

TASK 1. Artist Collaboration and Design Integration

The Design Team will assist the Artist(s) by providing required information related to artwork locations, accessibility and ADA requirements, dimensional constraints, material requirements (e, g. Suitable for outdoor exposure, locally sourced), and design process schedule, to be included in the Owner-issued RFPs, as needed.

MVVA and TYLIn documentation will be limited to layout of artist pieces on site, connection details between artist piece and site, and detailed foundations anchoring the piece to the site. Detailed documentation of artist pieces will be completed by the artist. If documentation of artist pieces is required of the design team outside what is noted here, they will be considered on a case-by-case basis and scoped as an additional service to the project.

Final design approval and artistic direction will be provided by the Owner. We anticipate the following art pieces:

a. **Gateway Portal(s) (MVVA, TYLin, Tillet):** Up to three (3) structures at park entrances.
    ii. MVVA will provide portal locations, dimensional requirements, material feasibility review, and applicable code requirements.
    iii. TYLin will provide anchorage and foundation design.
    iv. Tillet to provide diagrammatic documentation to illustrate lighting intent and layouts, as needed.
    v. MVVA and TYLin expect the artist to submit drawings for coordination at the following milestones:
        a. 60% CD Submission
        b. 90% CD Submission

b. **Furnishings (MVVA, TYLin):** Up to eight (8) benches at Play Areas, Plaza, and 3rd Street Entrance.
    i. MVVA will provide bench locations, dimensional requirements, material feasibility review, and applicable code requirements.
    ii. TYLin will review the foundations of furnishings, to be provided in MVVA's drawings
    iii. Tillet to provide diagrammatic documentation to illustrate lighting intent and layouts, as needed.
    iv. MVVA and TYLin expect the artist to submit drawings for coordination at the following milestones:
        a. 60% CD Submission
        b. 90% CD Submission

d. **Mural (MVVA, Tillet):** One (1) mural at proposed wall at Frontage Road
    i. MVVA will provide mural location, dimensions, paint type and other relevant design criteria

ii. Tillett to provide diagrammatic documentation to illustrate lighting intent and layouts, as needed.

i. **Pavilion Tile (MVVA, Murray Legge, Tillett):** Collaborate with community members in the design and placement of tile on the Pavilion roof structure. Murray Legge to participate in up to three (3) community workshops, to be lead by WGC.

e. Inscription at Stone Embankment (MVVA, Murray Legge)

i. MVVA and Murray Legge provide inscription location.

Deliverables:

No specific deliverable for this part. All work generated will be captured in the CD drawing set deliverables as outlined in Part 2: Construction Drawings or included as an Additional Service to the project.

Part 6: Permitting, SITES

Palm Park will require a Site Development Permit and Building Permits. WGI will lead City of Austin (COA) Site Development Permitting with support from DWG. Murray Legge will lead the Building Permitting process for the Shelter House, Shelter House roof structure, and Pavilion. TYLin will lead the Building Permitting process for all other structures requiring Building Permits.

Additional subconsultants will be engaged as necessary to provide supporting information for all permitting efforts. All comments received from authorizing agencies will be addressed in subsequent submissions until permit approvals are obtained.

TASK 1. Local Permitting – Site Development Permit (PUPR) and Utilities

Site Development Permit (PUPR) (WGI, DWG)

- **a. Meetings:**
  - i. **Technical Working Sessions:** Assume up to three (3) virtual technical working sessions with PUPR review staff to address potential hurdles and variances.
  - **ii. Mid-Design and Pre-Submittal Review:** Assume two (2) virtual review sessions with the assigned review agencies, one at the mid-design submission and one at the pre-submittal stage.
- **b. Early Design Review:** Completed during Design Development
- **c. Mid Design Submission:** The design team will address and respond to all comments received from the Early Design Review. The design team will compile all necessary material and submit for the Mid Design review based on the 50% CD Submission.
  - i. Assumed material for review includes:
    1. Responses to early design comments from reviewers
    2. Site Plan
    3. Drainage Report
    4. Engineer Summary Letter
    5. Identified Waivers and Variances
    6. Floodplain Models
    7. Geotechnical Report
  - ii. MVVA assumes review from city agencies as outlined by PUPR procedure. Additional review from unlisted can be requested as needed. Assumed review agencies include:
    1. Austin Transportation and Public Works (ATPW)
    2. Austin Parks and Recreation (APR)
    3. Austin Energy (AE)
    4. Austin Water (AW)
    5. City Arborist
    6. Austin Fire (AFD)
    7. Austin Watershed Protection (AWP)
    8. Address Management Services
- **d. Pre-Submittal Submission:** The design team will address and respond to all comments received from the Mid Design Review. The design team will compile all necessary material and submit for the Pre-Submittal review based on the 90% CD Submission. (MVVA, WGI)
  - i. Assumed material for review includes:
    1. Responses to Mid Design Review comments from reviewers
    2. Site Plan

3. Drainage Report
4. Engineer Summary Letter
5. Identified Waivers and Variances
6. Floodplain Models
7. Geotechnical Report
8. Consolidated Site Plan Completeness Check Application
9. Current Tax Certificates
10. Engineer's Report
11. Traffic Impact Analysis (TIA) Determination Worksheet
12. Project Review Form
13. Site Plan Extension Form

ii. Assumed review agencies include:

1. COA Law Department
2. Austin Planning Department

e. Site Development Permit Submission: The design team will address all comments received from prior PUPR Reviews and compile all necessary material for the Site Development Permit submission.

Utility Service Extension Request (WGI)

f. WGI will provide and submit Utility Service Extension request (SER) applications for water and wastewater service and coordinate with Austin Utility Location and Coordination Committee (AULCC) as required for the Site Development Permit review.

TASK 2. Local Permitting – Building Permit

For all building permits, there will be one (1) Pre-Submittal which will occur at the 90%CD submission and one (1) Building Permit Application Submission which be submitted at the 100% CD Submission.

The design team will obtain required building permits for:

a. Shelter House (Murray Legge)
b. Pavilion (Murray Legge)
c. Water Feature (TYLin)
d. Play Equipment (Above 15' H) (TYLin)
e. Shade Sails (TYLin)
f. Tree Deck (TYLin)
g. Boardwalk (TYLin)
h. Bird's Nest (TYLin)
i. Bridges and Structures / Walls > 4' (TYLin)
j. Guardrails
k. Concrete Footings and Concrete Piers (TYLin)

We assume each building permit to include:

a. SSI (Statement of Special Inspections)
b. Structural Observation Form
c. Deferred Submittal Request Form

TASK 3. State Permitting (WGI)

a. **TCEQ: Stormwater Pollution Prevention Plan (SWPPP)**
b. **TxDOT (Texas Department of Transportation)**

TASK 4. Historic Structure Compliance and Regulatory Review

ACI will lead the state and federal review and compliance process, including documentation, coordination, and tracking of all required approvals. At the start of CDs, ACI will review existing conditions, compliance triggers, and constraints, with support from MVVA and Murray Legge. They will coordinate with the design team and other consultants to ensure the design continues to meet all applicable local, state and federal regulations throughout the CD phase.

a. **Historic Landmark Commission (HLC) (ACI)**
    a. Coordinate and attend meetings with the Historic Landmark Commission and the HLC Architectural Review Committee as required to support project approvals.
b. **TAC (Texas Antiquities Code)/Section 106 (ACI, Murray Legge)**
    i. Coordinate and attend meetings with the Texas Historical Commission (THC) for review and documentation requirements, as needed.
    ii. Investigation permit, including evaluation of any non-compliances
    iii. Documentation, reporting, and agency concurrence, including potential mitigation for direct and indirect impacts, if identified

c. **TDLR (Texas Department of Licensing and Regulation) (ACI, Altura, Murray Legge)**

Non-compliant existing historic openings: The design team will further evaluate the existing historic openings to confirm building code compliance and determine the appropriate path.

TASK 5. Environmental Information Document (EID) (ACI)

ACI will prepare one (1) Environmental Information Document to support federal agency review required for grant funding. This work will include:

a. Assessing site and environmental conditions
b. Documenting potential impacts
c. Coordinating with the federal agency for review and comments
d. Delivering a final EID suitable for grant submission

TASK 6. SITES (dwg)

The Palm Park project will be pursuing SITES Silver Certification with the potential to achieve Gold Certification. DWG Landscape Architects will resume as the project administrator and primary point of contact helping to document and compile the credit requirements. MVVA and select subconsultants will support in the documentation and compliance for credits relevant to their scope of work. The SITES certification process will have a total of two submissions to GBCI. The first submittal, scoped within this Phase Plan, will be delivered to GBCI within 30 days following construction notice-to-proceed. The other submission at the end of construction (substantial completion) is not included here. Scorecard tracking will happen throughout the duration of the

CD Phase, the design team will be required to submit to QMD at the 60% CD and 90% CD Submissions, along with, SITES documentation and specifications, QA/QC, and coordination with USGBC/GBCI.

Credits anticipated to be pursued will fall under the following SITES categories:

a. **Site Context (ACI, Olsson, WGI)**
b. **Pre-Design**
c. **Water (WGI, James Pole)**
d. **Soil + Vegetation (Olsson)**
e. **Materials (Murray Legge, WGI, JP, Tillett, EEA)**
f. **Human Health + Well Being (Murray Legge, Tillet, EEA, WGI)**
g. **Construction (WGI, Olsson)**
h. **Operations + Maintenance (ETM, Tillett, EEA)**
i. **Education and Performance Monitoring**

Part 7: Bid Form Development, Cost Estimation, Value Engineering

TASK 1. Bid Form Development

All bid form development will be prepared in accordance with City Standards.

a. **Unit Price Bid Form Section 00300U (300U):** Develop 300U bid form in coordination with subconsultant team at the 60%, 90%, and 100% CD submission milestones This work includes providing responses to QMD/CDS reviews.

TASK 2. Cost Estimation

Two (2) cost estimates and value engineering periods are anticipated, each with a duration of four (4) weeks. The first will occur at the **60% CD** milestone, and the second at the **90% CD** milestone. The cost estimates should include signage and other WGC-related contingencies as a construction allowance for budget purposes. Each four-week period will include the following activities:

a. **COA/WGC Review Period / Vermeulens Estimate**
b. **Design Team Estimate Review and Reconciliation**

The MVVA team will participate in value engineering at each of the 60% and 90% submissions. Items identified for value engineering will be incorporated into subsequent deliverables.

TASK 3. Value Engineering

If necessary, the design team will participate in a Value Engineering (VE) exercise to optimize project cost and constructability. This task will consist of the identification of design elements where modification to their design will be required to lower overall costs and bring the project in at the approved budget. While providing value, these modifications may not provide the same level of quality as the elements they are replacing. Approved VE recommendations will be incorporated into the contract documents.

Part 8: Bidding and Negotiation

The design team will participate during the bidding process as requested by the City of Austin. COA will pursue approval to bid the Project using a Competitive Sealed Proposal (CSP) process. Bid forms will be prepared during the Construction Documents Phase with assistance from the design team. The design team's role during bidding is limited to supporting the bid process as stated below and does not include participation in contract negotiation or execution. Owner-requested design modifications that extend beyond value engineering exercises are excluded from this scope. Upon contract award, the design team will issue a conformance set.

TASK 1. Bidding/Selection

- **a. Assist with Evaluation Criteria**
  - i. Assumes One (1) virtual meeting with COA.
  - ii. Provide COA with specific scope relevant evaluation criteria for selecting contractors.
- **b. Attend Pre-Bid Conference**
  - i. Assumes One (1) in-person meeting with COA and respondents.
  - ii. Assumes One (1) pre-bid site walk
  - iii. Assumes 2hr meeting duration for each in-person meeting and site walk.
  - iv. Review and provide comments on Pre-Bid Meeting Minutes prepared by COA.
- **c. Assist with RFI responses.**
  - i. Design team will be answering all RFI's concerning the construction documents.
  - ii. MVVA will be tracking and logging responses.
  - iii. RFI's responses to be routed through COA Project Manager.
- **d. Prepare and Issue Addenda**
  - i. Assumes three (3) addenda will be issued.
    1. Addendum #1: Issued following receipt of Pre-Bid Conference minutes.
       - i. Respond to Pre-Bid Meeting questions.
    2. Addendum #2: Issued following pre-bid site walk.
       - i. Provide updates to the bid document, as needed.
    3. Addendum #3: Issued following RFI cut-off date and final responses.
       - i. Respond to Contractor RFI's.
    4. Final dates to be determined during phase.
    5. Drawing updates will be rev clouded per RFI's mark-ups.
    6. Only drawing sheets modified will be issued.
- **e. Provide Input on Contractor Interview Questions**
  - i. Technical guidance to interview questions.

TASK 2. Contract Negotiation and Execution

- **a. Conformance/ Issue for Construction Set**
  - i. MVVA scope will be assembling the conformed set from the RFI's received -
    1. Rev Clouds will be turned off.
    2. Signed and sealed
    3. *For Construction* note added

iv. Site Plans
v. Drainage Plans
vi. Utility Plans
vii. Easement Sheet
viii. Traffic Control Plan
ix. Fire Protection and Emergency Access Plan

f. Geotechnical Engineering (Terracon)
i. Wall and Slope Cross Sections and Details

g. MEP engineering (EEA)
i. Site Lighting and Power Plans and Lighting Controls
ii. Shelter House
1. Electrical Demolition Plan
2. Plumbing Demolition Plan
3. Plumbing Drainage and Vent Plan
4. Plumbing Water Plan
5. Lighting Plan and Lighting Controls
6. Power Plan
iii. Pavilion
1. Lighting Plan and Lighting Controls
2. Power Plan
iv. Electrical Details
v. Electrical Schedules
vi. Plumbing Details
vii. Plumbing Schedules

h. Water Feature Consultant (Waterline)
i. Plan and sections of water feature
ii. Water feature details

i. Lighting Designer (Tillett)
i. Lighting Layout Plan and Details
ii. Lighting Fixture Schedule

j. Irrigation Designer (James Pole Irrigation)
i. Irrigation Plans
ii. Irrigation Details

TASK 3. Bid Alts

The design team will develop a coordinated set of bid alternates during the Construction Documents Phase to support cost management and procurement flexibility. Bid alternates will be identified in coordination with COA/WGC and the cost estimator and will be informed by cost estimate milestones and value engineering efforts. Bid alternates will be documented within the Construction Document drawing set and specifications, coordinated across all disciplines, and structured to maintain overall design intent, constructability, and code compliance. Pricing for bid alternates will be included as part of the 60% CD pricing exercise and the 90% CD pricing. The following items have been identified as Bid Alternates:

EXHIBIT F: PROJECT BUDGET

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING, AND BIDDING PHASE PLAN		
	Fees	Reimb
1. Professional Services		
Professional Service Fees (MVVA Team)	1,511,192	24,833
Professional Service Fees Total:	**1,511,192**	**24,833**
2. Allowances + Cost Overrun		
Permit Fee Allowance	110,000	--
Utility Provider Design Allowance	25,000	
Soils Testing Allowance	5,000	
Allowances Total:	**140,000**	--
Cost Overrun Reserve (9.3%)	171,281	--
Cost Overrun Total:	**171,281**	--
SUMMARY		
1. Professional Services and Reimbursables	1,511,192	24,833
2. Allowances + Cost Overrun	311,281	--
TOTAL:	**1,822,473**	**24,833**

EXHIBIT G: CAPITAL NEEDS PROJECTION

PALM PARK CONSTRUCTION DOCUMENTS, PERMITTING AND BIDDING PHASE PLAN

		Total Fees & Reimbursables*
		$1,536,025

Months	Activity	Fees
1	Construction Documents	$78,308
2	Construction Documents	$175,000
3	Construction Documents & Permitting	$175,000
4	Construction Documents & Permitting	$175,000
5	Construction Documents & Permitting	$175,000
6	Construction Documents & Permitting	$175,000
7	Construction Documents & Permitting	$175,000
8	Construction Documents & Permitting	$175,000
9	Construction Documents & Permitting	$175,000
10	Bidding	$19,239
11	Bidding	$19,239
12	Bidding	$19,239
	TOTAL	**$1,536,025**

*Excludes Allowances and Cost Overrun Reserve

Projections will fluctuate in response to adjustments in work flow

EXHIBIT H: FUNDING MOU

Austin

MEMORANDUM

To: Waller Creek Local Government Corporation

From: Austin Financial Services
Austin Parks and Recreation
Waterloo Greenway Conservancy

Date:

Subject: **Palm Park Partner Funding and Reimbursement Agreement**

The purpose of this Memorandum of Understanding (MOU) is to formally document the agreement between City of Austin (City) and Waterloo Greenway Conservancy (WGC, formerly known as Waller Creek Conservancy) to fund and complete the Waterloo Greenway – Palm Park Project (CIP Project No. 12861.003).

SECTION 1: BACKGROUND

The City, in partnership with WGC, is developing the Waterloo 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, and features a restored Waller Creek, trail systems and destination park spaces, including a revitalized Palm Park and Waterloo Park. Below is a list of key City Council actions to support the vision to date:

A. Past Council Actions

- 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 (MVVA)/Thomas Phifer & Partners (TPP) 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 (JDA) 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 (Design Plan) as developed by MVVA/TPP.
- May 24, 2018: Council authorized an Amendment No. 2 to the Waller Creek TIRZ No. 17 Project and Financing Plan (Project Plan) to add $110,000,000 in tax incremental financing (TIF) to support surface improvements in the District. The updated Design Plan was also approved as part of this action.
- Council approval of Project Partnership Agreement (PPA) and related budget amendment between the City and U.S. Army Corps of Engineers (Corps) for $9,025,000 in federal funding through the Corps' Environmental Infrastructure Program for Confluence Construction.
- October 23, 2025: Council approved an ordinance rezoning Palm Park from unzoned (UNZ) and central business district (CBD) to public (P) district zoning.
- October 23, 2025: Council approved an ordinance rezoning the Palm Park shelter house from public (P) district to public-historic landmark (P-H).

B. Design Plan and Implementation Strategy

Per the Project Plan, the implementation strategy bundles areas of the Design Plan - Waterloo Park, Confluence and Palm Park, 4th – 12th Street (formerly Connectivity Link), the Refuge and the Pontoon Bridge (the latter to be removed in subsequent Project Plan updates) - into distinctive, capital program areas to deliver the vision for the Greenway. This strategy ensures effective and efficient delivery of the full capital program. See Exhibit 1 for a graphic of the Design Plan, including the capital program areas.

C. Palm Park Project

Palm Park is a specific project within the Confluence and Palm Park capital program area, also called the Confluence or Creek Delta Link. See Exhibit 2 for graphics of the Creek Delta Link and Palm Park design plan. Palm Park is an approximately 2-acre park located between 2nd – 3rd Streets and IH-35 and Waller Creek. The park has historic ties to the Palm School next door and the Mexican-American community that it served. The park amenities have fallen into disrepair over the years after the school was separated from the neighborhood by the construction of the highway and eventually closed. The project team has worked with the community, including Palm School alumni, for over 10 years to carefully plan the renovation of the park. The revitalized Palm Park will include community art, traditional and nature play areas, restoration of the historic shelter house building, a water feature, shade pavilion, seating, new shade trees and native landscaping, interpretive signage, and art installations by local artists.

SECTION 2: PALM PARK BUDGET

The project has completed the Schematic and Design Development Phases and is entering the Construction Documents, Permitting and Bidding Phase (Palm Park CD Phase Plan.) Prior Phase Plan spending and partner contributions are shown in Table 2.0 below. Totals spent to date are provided for reference and do not impact this funding plan or MOU.

TABLE 2.0 Completed Phase Plan Funding

Completed Phase Plans	WGC	City	Total
2015 Concept Design	$233,960.00	$0.00	$233,960.00
2016 Schematic Design I	$143,094.00	$129,194.00	$272,288.00
2023 Schematic Design II + Design Development	$387,533.00	$387,533.00	$775,066.00
Total Partner Contributions To-Date	**$764,587.00**	**$516,727.00**	**$1,281,314.00**

The project budget to complete the final design phase, including permitting and bidding, is $1,847,306, as documented in the Phase Plan and in Table 2.1 below.

TABLE 2.1: Palm Park Final Design Phase Budget

Palm Park Construction Documents Phase Plan Budget	
Professional Services	$1,536,025.24
Allowances	$140,000.00
Cost Overrun Reserve	$171,281.76
Total	**$1,847,306.00**

SECTION 3: PALM PARK FUNDING

To fund the final design phase, the parties have agreed that the City will contribute $1,347,306 (73%) and WGC will contribute $500,000 (27%). See Table 3.0.

TABLE 3.0: Palm Park Final Design Phase Funding

PALM PARK Construction Documents Funding		
City	$1,347,306.00	**72.93%**
WGC	$500,000.00	**27.07%**
TOTAL	**$1,847,306.00**	**100.00%**

The City's contribution is funded by the remaining 2012 Bond dollars currently appropriated to the Waller Creek District capital projects.

WGC's contribution will be funded by City of Austin certificates of obligation (COs) with a reimbursement resolution in the FY 2027 proposed budget.

SECTION 4: COMMITMENTS OF PARTIES

A. **City Commitments (subject to Council approval).** In consideration for the funding committed by WGC, the City commits to:
   1. The FY 2027 approved budget, led by the City's Office of Budget and Organizational Excellence, included $4,000,000 funded by certificates of obligation with a

reimbursement resolution. A reimbursement resolution is a separate, but related item to the budget. A reimbursement resolution is required by federal and state law whenever a bond issuer plans to use bond proceeds to retroactively reimburse itself for expenditures already incurred. The use of a reimbursement resolution is approved in the City's financial policies and allows the City to start projects to be funded with bonds in advance of the City's next scheduled general obligation bond sale. The intent is to provide the necessary budget authorization to allow the project to move forward while simultaneously pursuing donations.

2. Pursue financial reimbursement through the anticipated donations from WGC. Certificates of obligation will only be issued if the timing of WGC's efforts to raise the committed funds through donations does not align with the project schedule. The certificates of obligation are a type of general obligation bond and are backed by the full faith and credit of the City. Should the City have to issue certificates of obligation to fund any gap in the anticipated donations from WGC, the debt service would impact the debt-portion of the tax rate. A principal amount of $4,000,000 issued and paid back over 20 years is estimated to total $6,421,500 ($4,000,000 principal and $2,421,500 interest).
3. Serve as the Managing Party during the final design phase, permitting, bidding, and construction, working with WGC to ensure successful completion of the project.
4. Continue established accounting protocols, in partnership with WGC, for the City acting as the Managing Party, including:
    a. Schedule for annual budget allocations to update project with WGC annual fundraising.
    b. Process for the WGC payment to the City, including schedule, documentation, reporting, and any other requirements necessary for reporting to donors. The payment schedule is as follows:

Schedule for Reimbursement of Funds	
Year (FY, Fiscal Year)	**Funds Received ($)**
2027	$ 500,000
2028	$ 500,000
2029	$ 500,000
2030	$ 650,000
2031	$ 850,000
2032	$ 850,000
2033	$ 150,000
Total	**$ 4,000,000**

B. WGC's Commitments. In consideration for the City's funding and work as the Managing Party, WGC commits to:

1. Contribute $500,000 for the CD Phase in FY 2027 and an additional $3,500,000 for the construction phase of the project which will be included in the FY2027 budget and reimbursement resolution. The parties agree to this in order to allow the project to move into the bid phase, anticipated in late-2027. Prior to the bid phase all anticipated construction costs, including partner contributions funded through COs, must be

represented under this project in the City's accounting system. The bid phase is included in the final design phase (Palm Park CD Phase Plan.)

2. Continue working with the City to ensure successful completion of the project.
3. Commit to a total of $4,500,000 from the Phase 2 capital campaign towards funding the Palm Park project scope as outlined in this budget. This includes private funds anticipated to be raised for all future Palm Park phases.
    a. WGC commits to reimbursing the City with capital campaign funds based on the schedule outlined above. This includes $500,000 to finish the design phase, and $3,500,000 for the construction phase.
    b. WGC commits to $500,000 for public art during the design and construction phase of this project. This $500,000 will be paid directly to public artists and associated efforts by WGC between 2026 and 2029 and is not included in the total reimbursements made to the City.
4. Follow the established protocols for annual reimbursements to the City, including communication of any required reporting for private funds.
5. Continue to make updates to the overall project budget in partnership with the City. This process provides a holistic review of the Waller Creek District design plan and budget based on current market conditions and construction rates. The process develops a budget, reviews the phasing strategy and provides budgetary structure for project delivery decisions.
6. Work collaboratively with the City on a strategy for pursuing Federal and State funds for the Waterloo Greenway project. This will include establishing overall funding targets, protocols for pursuing the funds, and a strategy for recognizing both parties' contributions towards successful receipt of funds.

SECTION 5: POINTS OF CONTACT

For purposes of this MOU, the point of contact for each party is as follows:

Parks and Recreation Department:

Lana Denkeler, Project Manager
Parks and Recreation Department
919 West 28th 1/2 Street
Austin, Texas 78705
(512) 974-9414

Waterloo Greenway Conservancy:

John Rigdon, Chief Planning and Design Officer
1111 Red River Street
Austin, Texas 78701
(512) 541-3520 ext. 112

ACCEPTED BY CITY OF AUSTIN

Austin Parks and Recreation:

By: _____
Jesús Aguirre, Director
Date: _____

Austin Financial Services:

By: _____
Kimberly Olivares, Director

Date: _____

ACCEPTED BY WATERLOO GREENWAY CONSERVANCY

By: _____
Dr. Colette Pierce Burnette, Chief Executive Officer

Date: _____

EXHIBIT 1. WATERLOO GREENWAY DESIGN PLAN

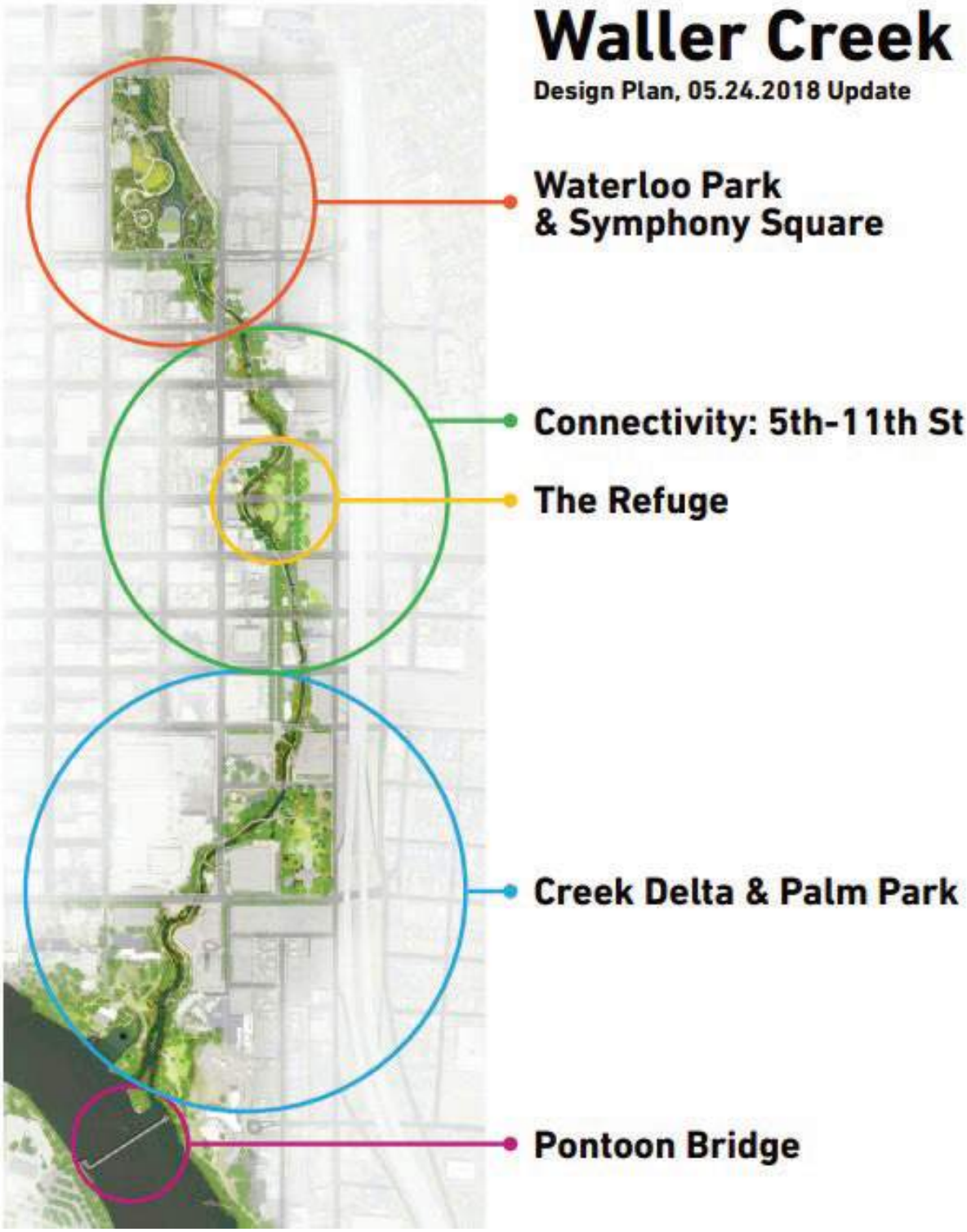


EXHIBIT 2. CONFLUENCE LINK & PALM PARK DESIGN PLAN (2018 TIRZ AMENDMENT)



Creek Delta & Palm Park

Creek Delta will be the gateway to the Waller Creek District. It will connect Lady Bird Lake and the beloved Ann and Roy Butler (Butler) Trail system with Palm Park and downtown Austin. Stretching from Lady Bird Lake to 4th Street, the Creek Delta meanders through a densely urban environment creating opportunities for diverse natural landscapes 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 creek and the lush tree canopy. At strategic locations, the trail system will connect at street level sidewalks, the expanded Downtown MetroRail Station, on-street bike infrastructure, and the Rainey Street District.



Palm Park (detail)

Along the Creek Delta, the historic Palm Park will be revitalized. Calling on the history of surrounding neighborhoods and the adjacent Palm School, Palm Park will be an important gathering place for families and children in the center of our city. The park will feature nature-based playscapes, splash pads, picnic and grilling areas, and provide connections to nearby East Austin.

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Palm Park: Creek Restoration

Re-imagined relationship between Waller Creek and the city



View: Facing northeast from Waller Creek into Palm Park



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EXHIBIT 3. PALM PARK DESIGN



EXHIBIT "G"

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	

EXHIBIT I: INSURANCE CERTIFICATES

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	CONTACT NAME:	
Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	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 : Valley Forge Insurance Company A+(XV)	20508
INSURED	INSURER B : Continental Casualty Company (CNA) A+, XV	20443
Michael Van Valkenburgh Associates, Inc. 231 Concord Avenue Cambridge, MA 02138	INSURER C : Continental Insurance Company A+ (XV)	35289
	INSURER D : National Fire Insurance Company of Hartford A(XV)	20478
	INSURER E : Travelers Casualty and Surety Company A++. XV	19038
	INSURER F :	

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							
	[ ] CLAIMS-MADE [X] OCCUR	X	X	8019222054	5/1/2026	5/1/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 15,000
							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:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO	X	X	8019222037	5/1/2026	5/1/2027	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)	$
								$
C	X UMBRELLA LIAB [X] OCCUR						EACH OCCURRENCE	$ 10,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE	X	X	8019222040	5/1/2026	5/1/2027	AGGREGATE	$ 10,000,000
	[ ] DED [X] RETENTION $ 10,000							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[X] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N / A	X	8019222068	5/1/2026	5/1/2027	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
E	Professional Liab.			107084166	5/1/2026	5/1/2027	Per Claim	5,000,000
E				107084166	5/1/2026	5/1/2027	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
The City of Austin shall be included as additional insured with respects to General, Auto, and Umbrella Liability where required by written contract. General, Auto and Umbrella Liability are Primary and Non-contributory as required per written contract. General, Auto, Workers Compensation and Umbrella Liability policies include a waiver of subrogation in favor of the additional insureds where permissible by state law and when required by written contract. 30 Day Notice of Cancellation is provided to the City of Austin in accordance with the policy terms and conditions. Contractual Liability is included in the standard
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER	CANCELLATION
City of Austin Austin Financial Services P.O. Box 1088 Austin, TX 78767	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 Jared Maxwell

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