

## Waller Creek District: Creek Mouth Schematic Design Phase Plan

June 2, 2015 **REV June 22, 2015**

### EXECUTIVE SUMMARY and NARRATIVE

This phase plan undertakes the schematic design phase of the design and preparation for construction of improvements from Lady Bird Lake to Red River Street (see **Exhibit A, Project Area Diagram**). The scope of work for the professional services team includes the solicitation and selection of a Construction Management at Risk firm. This phase plan does NOT include authorization to proceed in to construction. This future authorization will be sought from the LGC once all bidding has been completed and a guaranteed maximum cost for construction has been established. 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:

- Waller Creek channel and banks from Red River Street downstream to Lady Bird Lake
- Top-of-bank trails (Hike & Bike Trail network) downstream of Cesar Chavez Street to Lady Bird Lake
- Creekside trails upstream of Cesar Chavez to Red River Street, adjacent to the Austin Convention Center
- Street-level trail connections at the Waller Park Place Development (Work Area 1), Cesar Chavez Street, and Red River Street
- The solicitation and selection of a Construction Manager at Risk firm during the Schematic Design phase of the work.
- Establishing this project as a Sustainable Sites Initiative
- Continued support regarding Emerging Development of private properties in the area of this limit of work.

The project area is divided into Work Areas 1, 2, and 3 (See **Exhibit A, Project Area Diagram**). Work Area 1 includes property belonging to the Waller Park Place multi-use development, as well as State of Texas Property and COA-owned land. Work Areas 2 & 3 are primarily on COA-owned land, under the jurisdictions of PARD and the Convention Center.

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. Note that the MVVA Team will only provide design and engineering services in Work Area 1 through Schematic Design (with ongoing coordination and design review to affirm design intent); the Waller Park Place Team will use the deliverables from Tasks 1 and 2 as the basis of their own design and engineering scope that is independent of this proposal.

- Task 1: Schematic Design
- Task 2: In a future Phase Plan
- Task 3: Schematic Design of Work Areas 2 & 3

- Task 4: In a future Phase Plan
- Task 5: In a future Phase Plan
- Task 6: In a future Phase Plan
- Task 7: In a future Phase Plan
- Task 8: In a future Phase Plan
- Task 9: In a future Phase Plan
- Task 10: COA and WCC Stakeholder Meetings

This scope of work has its foundation in the Creek Corridor Framework Plan (CCF). This phase plan, which commenced in June 2014 and will continue through June 2015, establishes key trail alignments and typical bank stabilization cross-sections; identifies strategies and general areas for riparian/aquatic restoration; iteratively refines hydrological and hydraulic (“H&H”) models; actively engages adjacent public and private development; and identifies key utility issues within the entire Waller Creek Corridor from Lady Bird Lake to 15<sup>th</sup> Street.

The MVVA Team anticipates that this scope of work – the Creek Mouth Phase Plan –will augment and incorporate the findings of the Framework Plan, but not be duplicative of this work.

The project will require extensive coordination with the Watershed Protection Department (WPD), the Parks and Recreation Department (PAR), and the City of Austin Public Works Department (PWD). Other COA agencies that will require coordination include, but are not limited to: Planning Development and Review (PDRD) and the Office of Real Estate Services (ORES). This work will also require coordination with the consulting engineers for the Waller Park Place development. All Services performed under this Scope of Work shall be performed in accordance with the Master Services Agreement and applicable codes, and accepted industry standards. Any acquisitions either by fee simple or easement will follow the Office of Real Estate’s Standard Operating Procedures for approvals, land plans, land title surveys, Environmental Site Assessment Plans I and II and title policies.

All Consultant documents shall be prepared using the English System of Weights and Measurements. It is assumed that hard copy and .PDF drawings are acceptable formats for submissions. AutoCAD drawings may be shared with the Waller Park Place Team for coordination, but are not to be used for construction in Work Area 1. Conversion to other file formats (e.g. MicroStation; AutoCAD Civil 3D) will be considered an additional service.

A detailed description of scope, deliverables, and responsibilities for signing and sealing drawings for the project through construction administration is in **Exhibit C, Scope Matrix**. A description of the interaction among consultants and key stakeholders toward the production of deliverables is described in **Exhibit D, Implementation Plan**.

#### **PERFORMANCE PERIOD**

The anticipated performance period is 3.5 months; this period has been developed to align with the design, engineering, and construction schedule for the Waller Park Place development.

## PROJECT IDENTIFICATION

Project Title: Creek Mouth (or “Project”)

Project Location: Austin, Texas (See Exhibit A for Project Area Diagram)

## **POINTS OF CONTACT:**

### Managing Party:

Waller Creek Conservancy / Benz Resource Group

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

### Responding Party:

City of Austin, Watershed Protection Department

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

Mike Kelly, [Mike.Kelly@austintexas.gov](mailto:Mike.Kelly@austintexas.gov) (512-974-6591)

City of Austin, Parks and Recreation Department

Marty Stump, [marty.stump@austintexas.gov](mailto:marty.stump@austintexas.gov) (512-974-9460)

Terry Jungman, [terry.jungman@austintexas.gov](mailto:terry.jungman@austintexas.gov) (512-974-9479)

### Other contacts:

Waller Creek Conservancy

Chief Executive Officer: Peter Mullan, [pmullan@wallercreek.org](mailto:pmullan@wallercreek.org) (512-541-3520)

Project Manager for Planning and Design: John Rigdon, [jridgon@wallercreek.org](mailto:jridgon@wallercreek.org) (512-541-3520)

City of Austin, Planning & Development Review Department

Tonya Swartzendruber, [tonya.swartzendruber@austintexas.gov](mailto:tonya.swartzendruber@austintexas.gov) (512-974-3462)

### Consulting Team Lead:

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

MVVA Project Manager and Point of Contact: Danielle Choi, [dchoi@mvvainc.com](mailto:dchoi@mvvainc.com) (718-243-2044)

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

## **CONSULTANT TEAM LIST:**

The following subconsultants will be part of the Team and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal. Please **See Exhibit E for Organization Chart**.

- Team Lead, Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Hydrologist: LimnoTech

- Local Landscape Architect: dwg
- Civil Engineer: Big Red Dog Engineering
- Local Ecosystem Services Design: Lady Bird Johnson Wildflower Center Ecosystem Design Group
- Team Ecologist: Applied Ecological Services
- Soil Scientist: Olsson Associates
- Geotechnical Consulting: Terracon
- Public Space Management Consulting: ETM Associates
- Accessibility: Altura Solutions
- Permitting: ACI
- Irrigation Design: James Pole
- Project Management, Managing Party: Benz Resource Group
- Cost Consulting: Vermeulens Costs Consultants
- Surveying: McGray & McGray Land Surveyors
- Construction Auditing: CCM Consulting Group
- Materials Testing: Terracon

#### **CONTRACTING METHOD**

All of the consultants and sub consultants included in this scope of work are under contract directly to the Waller Creek Conservancy. MVVA and their sub consultants are working under the Master Services Agreement (MSA).

All of the consultants and sub consultants identified by name in this Project were under agreement prior to the execution of the Joint Development Agreement.

#### **COMPLIANCE WITH FOUNDATIONAL ARTICLES OF THE JDA**

All work proposed in this Project are in compliance with the Foundational Articles of the JDA.

#### **SCHEDULE**

The Services required by this Phase Plan shall be provided from June 2015 through October 2015

MVVA team fees have been calculated based on the following schedule, which is shown in greater detail in **Exhibit B, Project Schedule**.

June. 2015– October 2015: Schematic Design - Work Area 1, 2 & 3

## GENERAL SCOPE OF SERVICE REQUIREMENTS

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

## PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis, assuming the schedule is not significantly extended beyond October 2015. The fees are as follows:

MVVA Team - \$964,919

Benz Resource Group - \$90,063

Vermeulens Cost Consultants - \$17,625

Total - \$1,072,607

In addition, estimated reimbursable expenses are:

MVVA Team: \$77,260

Benz Resource Group: \$2750

Vermeulens Cost Consultants: \$150

Total: \$80,160

Allowances:

Permits and fees (SITES registration): \$10,000

Surveying: \$35,000

Ongoing Emerging Development Support: \$100,000

Pre Construction Services of the CM@Risk: \$50,000

Work Area 4 – at Palm Park: \$183,250

Work Area 5&6 to connect to 4<sup>th</sup> St: \$113,750

Reserve Funds - \$150,000

Grand Total of fees, reimbursable expenses and allowances: **\$1,794,767**

The City of Austin (City) and the Waller Creek Conservancy (through private donations) will contribute an amount not to exceed of **\$1,794,767** toward the Creek Mouth Phase Plan. In accordance with Section 10.01 (Project Disbursement Fund Account) of the Joint Development Agreement between the City of Austin, Waller Creek Local Government Corporation, and Waller Creek Conservancy, upon approval of regularly submitted invoices by the Conservancy, the City will disburse payment accordingly to the appropriate Project Disbursement Fund Account. **See Exhibit G – Capital Needs Projection.**

## **COST OVERRUN PLAN**

In accordance with Section 3.04.A.5 of the JDA, the identification of the source of funds for cost overruns is required. For this Phase Plan, a cost overrun would be caused by a request in a change of the scope of services outlined. Any request for change will require an amendment to this Phase Plan, including identification of the source of funding, and will require approval of the Proposing Party and the Responding Party.

MVVA team fees and estimated reimbursable expenses are shown in Exhibit F, Fee and Expense Summary. Individual consultant fee proposals are included in the Supplement, Individual Consultant Fee Proposals.

Services will be performed on a “not-to-exceed” fee basis, assuming that the schedule is not significantly extended beyond 60 days what has been allocated for each task. Given the rapidly changing nature of development conditions around the creek, and the nearly inevitable discovery of unforeseen issues as part of the planning process, MVVA reserves the right to re-apportion fees and expenses among tasks and sub-consultants upon review and approval of the client.

### LIST OF EXHIBITS – Phase Plan

EXHIBIT A	Project Area Diagram
EXHIBIT B	Project Schedule (projected through construction completion)
EXHIBIT C	MVVA Team Scope Matrix (projected through construction completion)
EXHIBIT D	Implementation Plan
EXHIBIT E	Organization Chart
EXHIBIT F	Project Budget – Fee and Expense Summary
EXHIBIT G	Capital Needs Projection
EXHIBIT H	JDA Procurement Requirements
EXHIBIT I	Work Area 1 Allowance
EXHIBIT J	Work Area 4, 5 & 6 Allowance
EXHIBIT K	MVVA Team Fee and Expense Summary
EXHIBIT L	MVVA Team Fees by Task

### SUPPORTING DOCUMENTATION (under separate cover addressing entire scope through CA)

EXHIBIT M	MVVA Fee and Expense Summary
EXHIBIT M-1	BRG Scope, Fee and Expense Summary
EXHIBIT N	Insurance Certificates
EXHIBIT O	HNTB Fee and Expense Summary
EXHIBIT P	Big Red Dog (BRD) Fee and Expense Summary

EXHIBIT Q	Tillett Lighting Design Fee and Expense Summary
EXHIBIT R	dwg Landscape Design Fee and Expense Summary
EXHIBIT S	Altura Solutions Fee and Expense Summary
EXHIBIT T	Olsson Associates Fee and Expense Summary
EXHIBIT U	Terracon Fee and Expense Summary
EXHIBIT V	EEA Consulting Engineers Fee and Expense Summary
EXHIBIT W	LimnoTech Fee and Expense Summary
EXHIBIT X	Applied Ecological Services (AES) Fee and Expense Summary
EXHIBIT Y	Lady Bird Johnson Wildflower Center Ecosystem Design Group (LBJWC) Fee and Expense Summary
EXHIBIT Z	ACI Fee and Expense Summary
EXHIBIT Z-1	ETM Associates Fee and Expense Summary
EXHIBIT Z-2	James Pole Fee and Expense Summary
EXHIBIT Z-3	Vermeulens Cost Consultants Scope, Fee and Expense Summary
EXHIBIT Z-4	CCM Consulting Group, Scope, Fee and Expense Summary

**Creek Mouth Schematic Design Phase Plan  
Fee and Expense Summary**

**EXHIBIT F**

<b>PROJECT BUDGET: Schematic Design Phase ONLY</b>		<b>7/8/15 Revised to Correct Formula Error</b>		
Team Member	Fees	Reimb	Fees	Reimb
MVVA	\$ 382,881	\$ 40,500	\$ 382,881	\$ 40,500
HNTB	\$ 114,180	\$ 2,500	\$ 114,180	\$ 2,500
Big Red Dog	\$ 69,300	\$ 5,000	\$ 69,300	\$ 5,000
Tillett	\$ 62,118	\$ 8,000	\$ 62,118	\$ 8,000
dwg	\$ 44,985	\$ 1,000	\$ 44,985	\$ 1,000
Altura	\$ 7,350	\$ -	\$ 7,350	\$ -
Olsson	\$ -	\$ 1,386	\$ -	\$ 1,386
Terracon - geotech engineering	\$ 75,500	\$ -	\$ 75,500	\$ -
EEA	\$ 11,935	\$ 1,000	\$ 11,935	\$ 1,000
LimnoTech	\$ 99,600	\$ 13,825	\$ 99,600	\$ 13,825
Applied Ecological Services	\$ 35,250	\$ 1,625	\$ 35,250	\$ 1,625
Lady Bird Johnson Wildflower Center	\$ 19,450	\$ 538	\$ 19,450	\$ 538
ACI	\$ -	\$ -	\$ -	\$ -
ETM Associates	\$ 40,020	\$ 1,886	\$ 40,020	\$ 1,886
Allowance: irrigation design - James Pole	\$ 2,350	\$ -	\$ 2,350	\$ -
Sub-Total	\$ 964,919	\$ 77,260	\$ 964,919	\$ 77,260
BRG	\$ 90,063	\$ 2,750	\$ 90,063	\$ 2,750
Vermeulens Cost Consulting	\$ 17,625	\$ 150	\$ 17,625	\$ 150
CCM Consulting Group - auditing	\$ -		\$ -	
Allowances:				
permits and fees (erosion controls)	\$ 10,000		\$ 10,000	
surveying - McGray & McGray	\$ 35,000		\$ 35,000	
materials testing - Terracon	\$ -		\$ -	
cost estimating/auditing reserve	\$ -		\$ -	
emerging development support	\$ 100,000		\$ 100,000	
allowance for other consultants to support SITES	\$ -		\$ -	
pre construction services by CM@R	\$ 50,000		\$ 50,000	
Work Area 4 - at Palm Park	\$ 183,250		\$ 183,250	
Work Area 5 & 6 to connect 4th St	\$ 113,750		\$ 113,750	
Cost Overrun Reserve	\$ 150,000		\$ 150,000	
Sub-Total	\$ 642,000	\$ 2,900	\$ 749,688	\$ 2,900
	\$ 1,606,919	\$ 80,160	\$ 1,714,607	\$ 80,160
<b>Total Budget</b>		<b>\$ 1,687,079</b>		<b>\$ 1,794,767</b>
* reimbursable expenses are embedded in unit costs within the fee schedule				