

*"If there is magic on this planet, it is contained in water."*

*Laura Esley*



Request for Qualifications

# **Landscape Architectural Services for Southwest Regional Park Water Play Area**

RFQ# 09WCRFQ905

ORIGINAL

March 18, 2009

Prepared for Williamson County by



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Williamson County Purchasing Department  
Jonathan Harris  
Williamson County Inner Loop Annex  
301 SE Inner Loop, Suite 106  
Georgetown, Texas 78626

March 18, 2009

**RE: Request for Qualifications - Landscape Architectural Services  
for Southwest Regional Park Water Play Area. RFQ Number:  
09WCRFQ905**



712 Congress Avenue, Suite 300  
Austin, Texas 78701

(voice) 512.480.0032  
(fax) 512.480.0617

[www.rviplanning.com](http://www.rviplanning.com)

Dear Mr. Harris,

RVi is pleased to submit our team qualifications for Landscape Architectural Services for the Southwest Regional Park Water Play Area. All information requested is included in the submittal.

Why should Williamson County select our team?

*We Focus on Your Needs* - The RVi team has designed and expanded parks throughout Central Texas. Our experience means we understand the park design process so we can focus our energy and skills on your specific needs - to create an exciting water play and picnic area.

*We have a Strong Team* - We understand how important it is for you to get this right and have put together a team that is well qualified and familiar with Williamson County. We have on-going professional relationships that will eliminate the need for time consuming team orientation. Our collaborative spirit and collective experience will provide for an efficient and comfortable team organization. The RVi team is committed to maintaining staff continuity for this project and comprises the following firms:

**RVi Planning + Landscape Architecture + Graphic Design**  
Park Planning, Landscape Architecture, Graphic Design, LEED Certification

**Urban Design Group**  
Civil Engineering, Surveying, Permit Processing, WBE

**Studio 8 Architects, Inc.**  
Architecture, LEED Certification, HUB

*We are Park Design Specialists* - Our specialized park design experience translates into understanding creative and cost effective planning and design based on the most current trends and techniques. We have worked successfully with design / build aquatics professionals on many projects and can expertly coordinate all phases of the project from inspiration to final close out.

*We are Communicators* - We understand the importance of well executed public input, both as a design tool and consensus building device. We coordinate meetings to ensure good information exchange. We have outstanding communication skills. We listen.

We look forward to the opportunity to work with you and the citizens of Williamson County. Please contact me if you have any questions or need further information.

Sincerely,

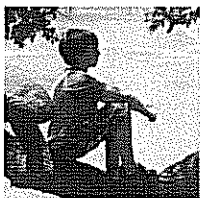
Barbara Austin, RLA  
Principal  
[baustin@rviplanning.com](mailto:baustin@rviplanning.com)



## Firm Profiles | The RVi Team

**RVi Planning + Landscape Architecture + Graphic Design**

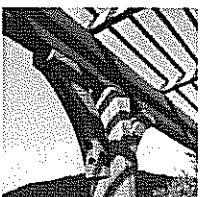
*Project Management, Landscape Architecture*



RVi (formerly RichardsonVerdoorn) embarked on a mission in 1982 to provide the highest quality landscape architectural design and planning services available in Texas. Starting from a small core of partners RVi has grown into a major regional design firm widely recognized throughout the U.S. for its creative contributions in land use analysis, master-planned communities, design of outdoor spaces, parks and recreation design, branding and environmental graphics.



RVi is one of the most accomplished firms of park and open space planners and landscape architects in Texas and has developed a strong track record of service throughout the nation. RVi has received three national design awards and has been the design consultant to the National Parks Service. Public clients in Texas include the cities of Austin, Dallas, Georgetown, Waco and San Antonio, as well as dozens of smaller cities and municipal utility districts. Our work has created spaces where people have a sense of place within their environment. The firm provides a spectrum of parks and recreation planning and design services, including:



- Park system master planning
- Parks grant applications
- Recreation surveys and public workshops
- Site planning for parks and trail systems
- Full design of parks, trails and aquatic facilities
- Cost estimating and capital improvements programming



RVi has been designing and planning throughout Central Texas and the Southwest region for over 26 years. The firm has developed a dedicated team of 23 employees with a high retention rate and a commitment to the firm and the projects they manage. Barbara Austin, Principal-in-Charge and Director of Park Design, has been with the firm for over 14 years, Chris Lulich, Project Manager for over 12 years, and Paul Smith, Principal and Director of Landscape Architecture for over 18 years. Each has extensive experience in parks, aquatics and open space projects and are continually developing and honing their skills in design and landscape architecture.



## References

### **Roy G. Guerrero** **Colorado River Park**

City of Austin

Stuart Strong

512.974.6766

stuart.strong@

ci.austin.tx.us

- *Year Completed:* Ongoing
- *Project Type & Scope:* Planning and design of 400 acre park.
- *Construction Cost:* \$4.5 million

### **North San Gabriel Trail** **& Rivery Park**

City of Georgetown

Randy Morrow

512.930.3595

rmorrow@

georgetowntx.org

- *Year Completed:* 2005
- *Project Type & Scope:* Planning and design of over 3 miles of trail and park
- *Construction Cost to date:* \$1 million

### **Mueller Greenways**

Catellus Development

Matt Whelan

512.703.9200

mwhelan@catellus.com

- *Year Completed:* Ongoing
- *Project Type & Scope:* Planning and design of over 100 acres of parks and open space.
- *Construction Cost:* \$10+ million





## Firm Profiles



Urban Design Group

### Urban Design Group (UDG) *Civil Engineering and Surveying*

With 28 years experience in the Austin area, UDG can address all design and permitting issues related to this regional waterplay area. UDG's recent work with RVI on the Williamson County Champion Park, the Colorado River Park, the Lake Georgetown Trail and Rock Street Pedestrian Crossing provide direct experience for this project.

Urban Design Group (UDG) provides a full range of services for all phases of civil engineering design including surveying, planning, preparation of construction plans, and construction administration. The UDG team had its beginning in September 1981 and has established a position of leadership in cost efficient planning and design of local civil engineering projects through the application of sound engineering principles and state-of-the-art technologies.

UDG has designed water quality controls for projects ranging from downtown to the most sensitive requirements over the Edwards Aquifer. Designs are developed to accommodate clients' needs, ranging from locating the pond under the building in the West Campus area to the design of a world class landscape amenity at Lake Austin Spa. At UDG, our site engineering philosophy is to develop the most cost effective solution which meets the overall goal of the project.

UDG's staff of 24 consists of 8 professional engineers, 5 surveyors, 1 Engineer in Training (EIT), 1 graduate engineer, 4 CADD technicians, 1 planner, and 4 administrative staff. Brian Runyen, Principal, with over 15 years experience will lead the engineering design.

#### References

**Roy G. Guerrero Colorado River Park** • City of Austin • Mark Schruben • 512.974.7048 • [mark.schruben@ci.austin.tx.us](mailto:mark.schruben@ci.austin.tx.us) • *Project Type & Scope:* 400 acre park



### Studio 8 Architects, Inc. *Architecture and Interior Design*

Studio 8 Architects, Inc., founded in February of 2003 by Milton Hime with Lisa Dambold, is a full service architecture, planning, and interior design firm. Since inception, they have steadily grown to a total of 17 employees, including 10 staff practicing architecture and 5 practicing interior design, with 3 members who have achieved LEED accreditation. Although the company is young, it comprises a talented group of people who have worked together for many years and have created designs that have been recognized by the American Institute of Architects and the International Interior Design Association. Design is their passion and their goal is to create notable work through collaboration with clients. Additionally, Studio 8 is registered with the State of Texas as a HUB firm.

Studio 8 provides large firm experience while still maintaining a personal and integrated level of service. We are known for our client commitment and use this as a foundation to focus on meaningful design. Our projects are diverse and do not conform to a pre-described design style. Each is approached independently with care and attention to the unique aspects of the program, site, and the client's goals that ultimately influence the architectural solution. Our belief is that the client knows best what they need and desire and our role is to assist them in translating their character into the image of their building.

#### References

**Ella Wooten Neighborhood Park** • Catellus Development • Carl Paulson • 510.267.3404 • [cpaulson@catellus.com](mailto:cpaulson@catellus.com) • *Project Type & Scope:* 3,800 sf pool house

## Project Experience



### Champion Park

**Client**

Williamson County  
Texas

**Date**

2007

**Estimated Cost**

\$1.4 million

**Final Cost**

\$1.4 million

**Team**

Barbara Austin (RVi)  
Chris Lulich (RVi)  
Brian Runyen (UDG)

Champion Park, the latest addition to the Williamson County Parks system, brings the remnants of a prehistoric inland sea to the surface in a modern day play and discovery area for children of all ages. The park is the result of a balancing act between the requests of local residents for relief from overcrowding of neighboring parks and connectivity to nearby communities with the conservation of open space. Thoughtful planning provided an outlet for a creative solution. The design includes a large open pavilion nestled into a grove of mature pecan trees with an outdoor kitchen. Additionally, a trailhead features trail information, stretching and warm-up equipment and an outdoor shower and restroom. A new pedestrian bridge crosses a creek to connect the park to the neighboring community.



*Dino Pit: Working with the University of Texas paleontology department, casts of locally discovered fossils were buried in a sand pit surrounded by boulders and shaded by a structure resembling an archeological dig.*



*Splash Pad: The splash pad features a skeleton and tail of a whale with a blow hole that erupts sporadically. The drainage for the splash pad creates a bio-swale which has been filled with plants to simulate a lush prehistoric forest.*



### Mueller Parks & Greenways

**Client**

Catellus Development  
Group

**Date**

Ongoing

**Estimated Cost**

\$10+ million

**Team**

Barbara Austin  
Chris Lulich  
Paul Smith

As infill projects go, the redevelopment of the former Robert Mueller Municipal Airport site is unparalleled in Central Texas. In support of the master plan by ROMA Design Group, RVi was selected to provide comprehensive landscape architectural and park design services for this 700-acre project. RVi has already completed the 30 acre Lake Park, 31 acre Southwest Greenway and 15 acre Northwest Greenway. Additionally, RVi is working on the 30 acre Southeast Greenway and an extensive, seven mile hike and bike trail system that will connect the community with adjacent neighborhoods, internal parks and neighborhood parks bordering the new development. This project is pursuing LEED for Neighborhood Development certification.



*Northwest Greenway*



*Lake Park*

### Aquatic Experience | Water Features



#### Bella Mar at Steiner Ranch

**Client**

Taylor Woodrow  
Robert Long  
512.328.8866

**Date**

2008

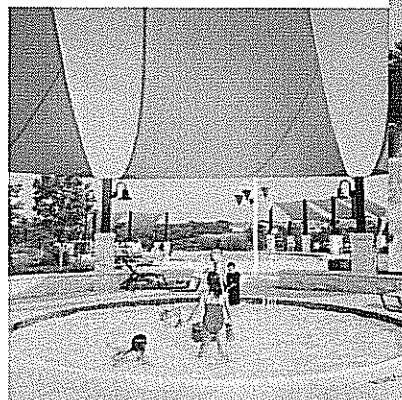
**Construction Cost**

\$1.1 million

**Team**

Paul Smith (RVi)

Bella Mar is the third community recreation center to be built at Steiner Ranch, a master-planned community in Austin. The 7-acre site contains ball fields, tennis courts, a playground, picnic areas, a building with meeting rooms and bathhouse and three swimming pools. The complex of pools includes a kiddy pool, a competition pool and a resort-style pool that is situated to take advantage of the extensive vista overlooking conservation lands.



#### The Resident's Club at Falcon Pointe

**Client**

Newland  
Communities  
Rainer Ficken  
512.244.7776

**Date**

2004

**Construction Cost**

\$2.4 million

**Team**

Paul Smith (RVi)

This amenity center is the community's popular center for recreation, socializing and exercising. The Clubhouse includes an activity room, exercise room, playroom, kitchen and office, anchored by a large pavilion. Amenities feature three swimming pools geared for different age groups, a sand volleyball court, lighted tennis courts and a basketball court. Playgrounds, picnic pavilions, open play areas and an amphitheater complete the venue and provide for year round enjoyments.



#### Belterra Recreation Center

**Client**

Makar Properties  
Eric Willis  
512.402.1790

**Date**

2004

**Construction Cost**

\$3 million

**Team**

Paul Smith (RVi)

Designed to fit within and preserve an existing grove of trees, the Belterra Recreation Center serves as a central gathering space for the Belterra community. The center provides many opportunities to enjoy life outdoors, including an open-air pavilion, playground and picnic area, sports fields, recreational and competitive pools. It is also part of a larger open space network, with trails connecting to greenbelts and the rest of the community park system.





Urban Design Group

### Palmer Events Center & Cultural Landscape

**Client**

City of Austin  
Robert Holland  
512.404.4191

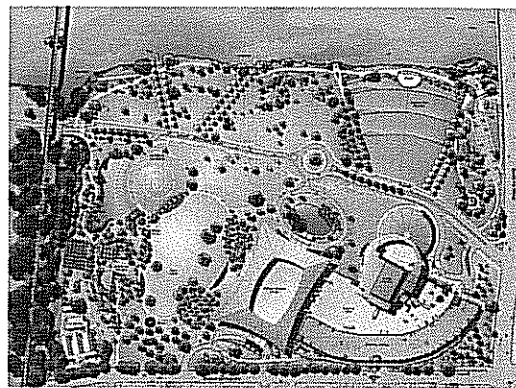
**Date**

2007

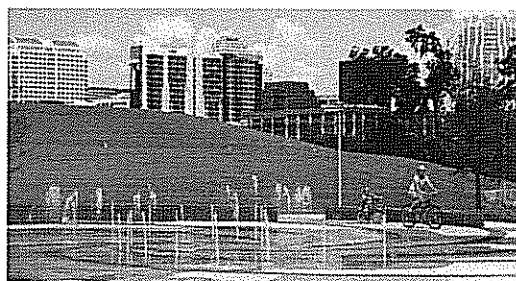
**Team**

Brian Runyen

This project includes a \$37 million Community Events Center and parking garage with \$7 million park improvements consisting of fountains, wet pond and passive walking/play areas. The project also includes the demolition of existing improvements throughout the park area and the construction of the Community Events Center, Parking Garage and associated utilities, drives, sidewalks and loading areas. UDG was responsible for the civil design of the new Community Events Center and parking garage. Work included development of a water quality plan, grading, drainage, utilities and roadway and sidewalk design. Landscaping features also include a natural amphitheater and water fountains/features.



Park Plan



Splash Pad



### Lakeway Bath House

**Client**

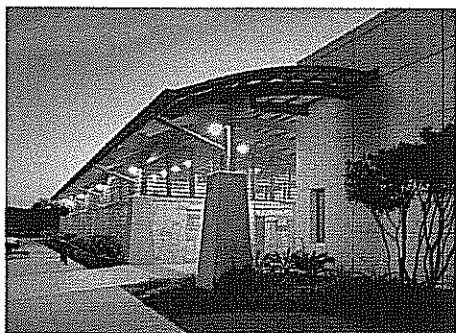
City of Lakeway  
Dave Benson  
512.314.7540

**Date**

2004

**Team**

Milton Hime



The 4,000 s.f. building creates a gateway to the two swimming pools. Designed as two simple pavilions connected by an entry breezeway, one pavilion highlights a shallow curved roof with wood framing while four concrete walls with shed roofs spanning between them establish the rhythm for the other pavilion. The two contrasting structural systems provide a distinction between the pavilions and merge to create the entry point of the complex. This project won a 2005 AIA Merit Award for design.



### Ella Wooten Neighborhood Park

**Client**

Catellus  
Development  
Group

**Date**

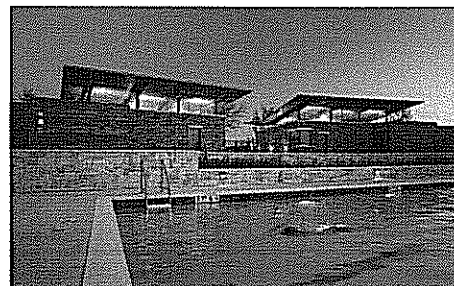
2008

**Team**

Milton Hime

Ella Wooten Park was created to serve as a gathering space for Mueller Austin's first neighborhood. The anchor for the park is the 3,800 s.f. pool house, which contains a staff office, changing areas, vending, and restroom facilities. Its design pays homage to classic Austin swimming facilities such as Deep Eddy and Barton Springs, combining natural and indigenous materials to create a simple, yet elegant structure.

The sandstone central plaza and breezeway celebrates the rhythmic procession to the water. Board formed concrete walls draw the visitor into the building, guiding them to the restrooms and changing areas where moments of interior movement are translated to the exterior through selectively placed glass blocks.





## Key Personnel

### The RVi Team | Working Together

The abilities of any professional consultant team are, in large part, dependent on the talent, the experience, and the contributions of the committed individuals that compose the team. The RVi team is built on this belief. We have assembled dedicated professionals who are passionate about their work in the fields of park planning, development and design, architecture, and engineering. Our team is well equipped with the necessary skills and resources to deliver the services required for this project.

### Clear Communications

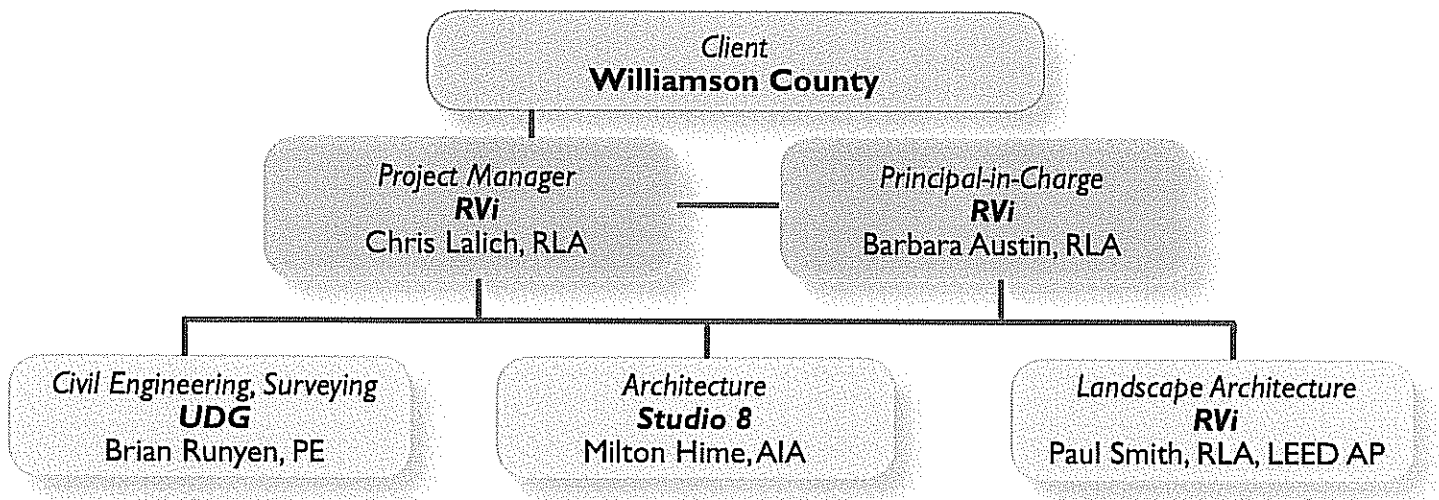
With any organization of this size and complexity, management of the project team requires a commitment to uncompromising communications, coordination, scheduling, budgeting, and oversight. To assure such performance, RVi, as the prime consultant, will act as project manager and serve as your single point-of-contact for all communications with the project team throughout the duration of the project. It is our intent that communications with you be routine and concise, that you have a clear understanding of project progress, and that you understand who to call when you need us.

### Flexible Management

We also understand that, with a planning and design project of this scale, there are always unknowns at the outset and changes as it proceeds. Every project evolves and the project team must have the flexibility required to react and facilitate the right decisions. The RVi team has considerable depth in its professional capabilities and has the experience, technical expertise, and talents to be responsive to unexpected conditions and changes with minimal disruption to project flow.

### Organization Chart

The RVi team is well coordinated and has the leadership and resources that it will take to get this job done and get it done on schedule. The Organization Chart identifies key team members and their respective roles on the team. Resumes for each individual listed are also provided in this section.



### Key Personnel

As Principal-in-Charge, **Barbara Austin, RLA** brings over 25 years experience working with cities and municipalities designing parks and open spaces. Barbara will oversee the direction of the project with Project Manager **Chris Lalich, RLA** leading the team and acting as Williamson County's primary contact. Chris is an experienced Project Manager in creative and innovative park planning and design. His 12 years at RVi support his record of creating unique and educational parks and open spaces. **Paul Smith, RLA, LEED AP** rounds out the landscape architecture team with numerous aquatic projects under his belt. Paul's knowledge and experience in creating sustainable landscapes brings additional value to the project. The engineering components of the project will be managed by **Brian Runyen, PE**. A 15 year veteran of design and construction projects, Brian brings a vast knowledge of local expertise to the project. **Milton Hime, AIA** will be responsible for the architectural aspects of the project. In addition to 25 years experience, Milton brings a history of artistic architectural expression to this project.

## Key Personnel



### **BARBARA AUSTIN, RLA**

*Principal, Director of Park Design*

*baustin@rviplanning.com*

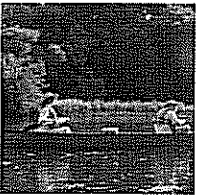
Registered Landscape Architect, Texas Number 1705

1976 - Bachelor of Science - Recreation and Parks, Texas A&M University

1986 - Master of Landscape Architecture, Louisiana State University



Barbara Austin, Director of Park Design at RVi, has over twenty-five years of professional experience and a degree in recreation and parks. Barbara is an experienced manager overseeing projects with complex issues relating to community feedback, regulatory processing and client relations. Barbara specializes in parks and recreation master-planning and design. She serves or has served as Principal-in-Charge on Champion Park, the Mueller Parks & Greenways, Woodland Park & Nature Preserve, the North San Gabriel Trail & Rivery Park and numerous other projects.



**Principal-in-Charge. Roy G. Guerrero Colorado River Park.** This 400-acre park is slated to become the next great city park in Austin. The program includes a large commons area for performances and festivals, sports fields, trails, a picnic and playground area and a nature preserve. Barbara coordinated a team of consultants including civil, structural and electrical engineers and accompanied the project through the bidding process.



**Principal-in-Charge. Cameron Park East.** The 35 acre Cameron Park East has become the Waco park system's epicenter for large events, boat races and horseshoe tournaments and as the uses of the park have expanded, the need for redesign and redefinition of the park has become more and more apparent. RVi was called in to analyze the park's need within the community and to provide landscape architecture and park design consulting.



### **CHRIS LALICH, RLA**

*Project Manager*

*clalich@rviplanning.com*

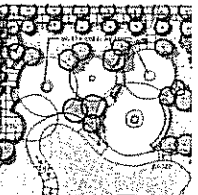
Registered Landscape Architect, Texas Number 2395

1993 – Bachelor of Arts in Art, University of Texas, Austin

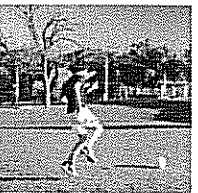
2000 – Master of Landscape Architecture, Texas Tech University



Chris Lalich's background emphasis is landscape design and the management of its environmental impact. His professional skills encompass park planning, site analysis, site planning, project thematic design, design and construction documentation and construction administration. He also specializes in innovative graphics in landscape architecture and his key focus in recent years has been the educational impact of landscapes, in particular in recreating native ecosystems and developing "Discovery Zones" for children. Chris has served as Project Manager on Champion Park and the Mueller Southwest Greenway and as landscape architect on the Colorado River Park, San Gabriel Trail & Rivery Park and numerous other projects.



**Project Manager. Mueller Southeast Greenway.** The 30 acre Southeast Greenway celebrates the urban wetland. A skate park, restroom building, plaza, natural children's play area and interpretive trail all contain water reuse themed features, such as rain gardens, cisterns and flooded forest to educate users in an active park setting. Innovative grading and habitat techniques were employed to bring visitors close to the water and to promote interaction with nature.



**Landscape Architect. Woodlands Park -** Planning and design of the Woodlands Park along an inlet of Lake Austin. The trail system extends around the existing pond and continues through the rugged nature preserve, connecting remote Woodlands Park with the River Place neighborhood. RVi prepared a Park, Recreation and Open Space Master Plan for River Place Municipal Utility District followed successfully by Texas Parks and Wildlife and LCRA grant applications.

## Key Personnel



### **PAUL SMITH, RLA, LEED AP**

*Principal, Director of Landscape Architecture*

*psmith@rviplanning.com*

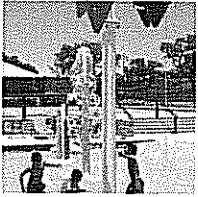
Registered Landscape Architect, Texas Number 847

1971 – Bachelor of Science in Landscape Architecture (Cum Laude), West Virginia University

1972 – Graduate Studies in Landscape Architecture, University of Illinois



Paul Smith has over thirty years of experience in the profession of landscape architecture. Paul's design talents and in-depth knowledge of site engineering and construction enable him to provide technical and economical solutions during the initial phases of project design. A current focus of his experience is in community recreation centers, integrating swimming facilities and multiple recreation opportunities into a "country club" setting for the enjoyment of residents. Paul has served as Principal-in-Charge and Landscape Architect on the aquatic features at Belterra, Blanco Vista, Steiner Ranch, Falcon Pointe and numerous other projects.



**Principal-in-Charge / Landscape Architect. Highpointe.** The central jewel of the Highpointe community is a 15 acre recreation center featuring a main building with meeting and festivity spaces, a kitchen and state of the art exercise facilities. Outdoor amenities include a grilling center and firepits, multiple swimming pool styles for various ages, a fishing dock, trails, ball fields, lighted tennis courts and a basketball court.



### **BRIAN RUNYEN, PE**

*Project Engineer*

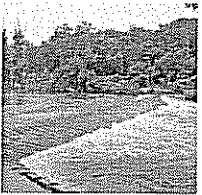
Registered Professional Engineer, Texas Number 85573

1993 - Bachelor of Science in Civil Engineering, Texas A&M University

1994 - Master of Engineering, Texas A&M University



Brian Runyen has over 15 years experience in the design and construction of utility, roadway, drainage and site improvements with particular expertise in site plans, streets and drainage and utilities. This work has included downtown Austin projects such as the new City Hall and Public Plaza as well as Williamson County projects such as Champion Park and the Rock Street Pedestrian Crossing.



**Project Engineer. Lake Georgetown Trail and Rivery Park.** Design engineer for new pedestrian/bicycle trail improvements (2½ miles of combination concrete, asphalt and nature trails). Project included design of two low-water crossings and culvert crossings of drainageways crossing the trail. Processed TCEQ, Water Pollution Abatement Plan, and Corps of Engineers nation-wide permits.



### **MILTON HIME, AIA**

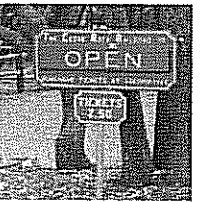
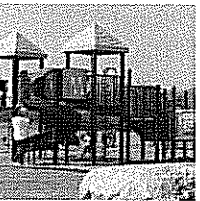
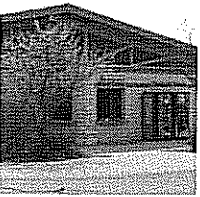
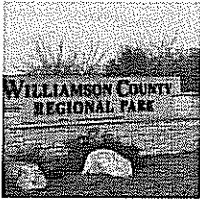
*Project Architect*

State of Texas Registered Architect and Registered Interior Designer

University of Texas School of Architecture and Engineering



Milton is the founder and Principal of Studio 8 and has been practicing architecture in Central Texas for the past 25 years. His previous experience as partner of a large Austin architectural practice has given him the knowledge and skills necessary to develop Studio 8 into a successful and competent firm. Milton will collaborate with the Studio 8 project team to guide project design and ensure quality control. Milton is present at all critical meetings, is available at all times for client contact and interaction, and is ultimately responsible for this project. His previous project experience includes the Ella Wooten Neighborhood Park, Lakeway Bathhouse, Mayfield Ranch Community Center, Mueller Austin Central Office and Visitor Center, Cinco Ranch Southwest Recreation Center and numerous other projects.



## Project Approach | Understanding the Task

Williamson County's Southwest Regional Park has become a hub for active sports and outdoor recreation since its opening in 2003. The 850 acre park offers amazingly diverse opportunities for fun, fitness and competition - from soccer, softball and tennis to cricket, disc golf and occasionally horseback riding. The addition of a significant water play area, pavilions and support facilities will add a great new dimension to the park - a wonderful place for birthday parties, team picnics, school parties, family reunions or just to beat the heat for a couple of hours during the long Texas summer. The RVI team possesses the key technical skills and experience to assure the County that the new water play and picnic area will be designed and built to its full potential. We are a team of design and engineering professionals based in Central Texas with a solid record of successful projects illustrating our ability to understand both the Hill Country site and the recreational desires of the young and active community. Based on our understanding of the project, we feel the following issues will be key to a successful project.

**Fun, Imaginative Design** - Every project deserves its own creative solution that responds to a particular place. This old quarry has the potential to become a spectacular water play space that grows from the land - the rugged topography, limestone boulders and valuable vegetation. We have the necessary experience working closely with aquatics manufacturers to develop a spray park that is innovative, fun, fresh, accessible and appeals to all ages - encouraging cross-generational play and family interaction. The built structures will embrace the landscape creating strong connections to the environment.

**Safety and Security** - Safety and security are of paramount concern in every park and we work closely with each of our clients to develop an approach that is as unobtrusive as possible and tailored to the location. Visibility, fencing, lighting, appropriate materials, and adjacent park uses are all considered to ensure a safe rewarding park experience.

**Sustainability** - Environmental issues have always been central to our work. We use sustainable strategies to conserve energy and preserve natural resources. We evaluate viable short and long term maintenance, water usage, xeriscapic design, environmental factors such as shade, breeze, orientation and visitor comfort, the reuse of on-site materials, rainwater collection, energy efficiency, and energy harvesting. We are LEED accredited.

## Work Plan | Approaching the Project

### Pre-Design Phase

*Define the project process, information and responsibilities*

- Meet with County staff to develop time-line and schedule for deliverables.
- Data collection and resources – what is available and what might be lacking.
- Develop an understanding of the Master Plan – clarity of the Community Vision.
- Provide survey services as necessary, coordinate geotechnical and other necessary investigations.

### Site Analysis Phase

*Understanding the place - Physical and regulatory opportunities and constraints*

- Analyze physical site features, conditions and surrounding park uses.
- Define the regulatory jurisdictions and processes for approval and development.

### Programming Phase

*Understanding the users' needs and expectations*

- Meet with the stakeholders to discuss design criteria.
- Develop final program refinements and review with stakeholders.



# Project Approach



## Schematic Design Phase

### Defining the park component and vision

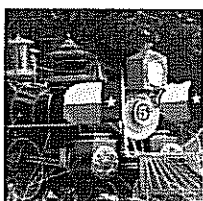
- Develop preliminary site plan and studies of all park elements working with aquatics manufacturer representatives.
- Compile preliminary plans and concepts and present for review.
- Prepare schematic plans and opinions of probable costs including contingencies.
- Develop preliminary operations and maintenance strategies.
- Review schematic design at public forum.



## Design Development Phase

### Defining the materials, finishes and quality

- Develop studies illustrating the design character and materials to be used.
- Update opinion of probable costs.
- Submit 60% Design Development package.



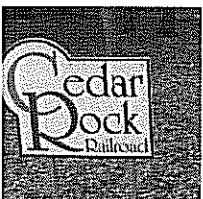
## Construction Documents

- Prepare from the approved design development drawings necessary to establish the size, shape, dimension and capacity of the work.
- Complement drawings with specifications, which describe materials, systems and equipment, workmanship, quality and performance criteria for the bidding/negotiating and construction of the work. Coordinate utility needs with the servicing company(s) and seek participation.
- Prepare Opinion of Probable Construction Costs, including appropriate escalation factors and contingencies.
- Submit 90% and 100% documents to County for review.
- Present Construction Plans to Commissioners Court.
- Assist the City in filing the appropriate plans and documents to the County, TCEQ / EPA, TDLR - ADA and other regulatory agencies.



## Construction Phase Services

- Prepare bid documents and assist the County in Bid process.
- Review bids and provide written recommendation(s) to staff.
- Oversee Pre-Construction Meeting.
- Construction observation, review and approve pay submittals.
- Coordinate project inspections and close-out including ADA inspection.
- Ensure submission of accurate as-built drawings.



## Schedule | Planning the Project

We understand timeliness is critical and will work with Williamson County to develop a schedule that meets your needs. This preliminary schedule is based on our current understanding of the project. The RVi team has the staff resources available and is ready to begin work immediately.

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9
Pre-Design									
Site Analysis / Programming									
Schematic Design									
Design Development									
Construction Documents									
Construction Phase									
Coordination with the County and Commissioners									

# Conflict of Interest Statement / Certified Statement



## WILLIAMSON COUNTY CONFLICT OF INTEREST STATEMENT

I hereby acknowledge that I am aware of the Local Government Code of the State of Texas, Section 176.006 regarding conflicts of interest and will abide by all provisions as required by Texas law.

<b>Printed name of person submitting form:</b> Barbara Austin
<b>Name of Company:</b> RVi Planning + Landscape Architecture + Graphic Design
<b>Date:</b> March 18, 2009
<b>Signature of person submitting form:</b> <i>Barbara Austin</i>

Notarized:

<b>Sworn and subscribed before me</b> by: <i>Connie T. Shepherd</i> on <u>3/18/09</u> (date)	A rectangular notary seal for Connie T. Shepherd, Notary Public, State of Texas. It includes the text "My Commission Expires AUGUST 14, 2012". The seal also features a circular emblem with a star and the words "NOTARY PUBLIC STATE OF TEXAS".
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## Certified Statement | State of Texas Registration

I certify that RVi is a Texas Corporation that has ten registered landscape architects on staff, all licensed to perform landscape architecture in the State of Texas. All of the registered landscape architects of RVi are in good standing and are not disbarred, suspended or otherwise prohibited from professional practice by any federal, state or local agency.

I further certify that Urban Design Group and Studio 8, Inc are similarly licensed and in good standing with their respective professions.

*Barbara Austin*

**Barbara Austin**  
Principal, Director of Park Design  
RVi

March 18, 2009

Date