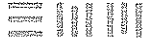




Submittal of Qualifications
WILLIAMS TRACT PARK



Jim Rodgers, Director
 Williamson County Parks & Recreation Department
 350 Discovery Boulevard, Suite 207
 Cedar Park, TX 78613



Dear Mr. Rodgers,

Immediately we started discussing the amazing options that the rolling hill country tract offers Williamson County after we received your e-mail requesting qualifications for the 1,011 acre Williams tract park plan. We have toured the site and studied the aerial imagery evaluating the opportunities and constraints of your goals. We believe that the site with its panoramic vistas and striking vegetation will have a large regional draw as a recreational destination.

BWM Group offers the following benefits to Williamson County:

- **Experience.** Few firms match our demonstrated experience with public park projects of this scale and technical difficulty. We are the only landscape architecture firm with this scale of park experience on Williamson County park projects.
- **Professionalism.** All of the staff at BWM is dedicated to creating great places. We are registered with the State of Texas and licensed to perform landscape architectural and engineering services in the State of Texas. All our landscape architects are currently in good standing with all licensing authorities and are not disbarred, suspended or otherwise prohibited from professional practice by any federal, state or local agency.
- **Convenience of location.** Our team's close proximity to the project site enables us to provide Williamson County with a cost effective and responsive team at the drop of a hat.
- **Enthusiasm and respect.** We approach each project with a high level of enthusiasm and respect for its individuality and character. We know how to balance aesthetic features and function to create an exciting and interesting destination for visitors.

We're eager to enhance your reputation as a recreational destination that adds "quality to life" in central Texas. We offer you the project team that conceived both award winning Berry Springs Preserve and Brushy Creek Corridor projects. Please contact me on my cell phone, 632-7808, or via e-mail, tbargainer@bwmggrp.com, if you have any questions.

Sincerely,

Tim A. Bargainer, ASLA, CLARB
 Principal

P.S. We want to plan another award winning park for you!

"Perhaps the only quality that surpasses their creativity and quality is their commitment and ability to communicate with our stakeholders."

Alan McGraw, Mayor
City of Round Rock
(512) 246-1986

BASIC QUALIFICATIONS

BWM Group, located in historic downtown Round Rock, Texas, is an award winning planning and landscape architecture firm specializing in parks, recreation and open space development.

We are dedicated to creative, functional and successful planning and design that enhances the environment, builds value for projects and is responsive to regional and cultural issues. Since 1998, BWM Group's work has received multiple professional awards. Our team has completed significant projects of varying scope and scale - from gardens, parks, and urban plazas to new community planning. We pride ourselves on being both innovative and responsive to programmatic needs and budgets. We contribute to our clients successes and add to the quality of peoples' lives that our work touches.

BWM is especially proud of three of our Williamson County award winning projects:

Berry Springs Park & Preserve
Brushy Creek Regional Trail
Garey Park Master Plan

AWARD
WINNING

BWM group is committed to excellence in planning and design. BWM group's strength is its creative people-centric and responsive attitude. We are talented designers recognized for creating unique solutions for the most challenging of projects. BWM group believes collaboration is the backbone for developing unique solutions that respond to all affected groups.

We create great places.



ABILITY TO PERFORM

We understand that the Williams tract is extraordinarily significant to the County. Our most valuable qualification for a dynamic Williams tract park master plan is our acute awareness of this fact. Williamson County has doubled in population in the last 20 years and it continues to prosper at a phenomenal pace. The County's decision to preserve over 1,000 acres as parkland in one of the most rapidly developing areas will benefit future generations. Representative Carter said it best at the regional trail ribbon cutting, Williamson County has to save a place for children to throw rocks in the water.

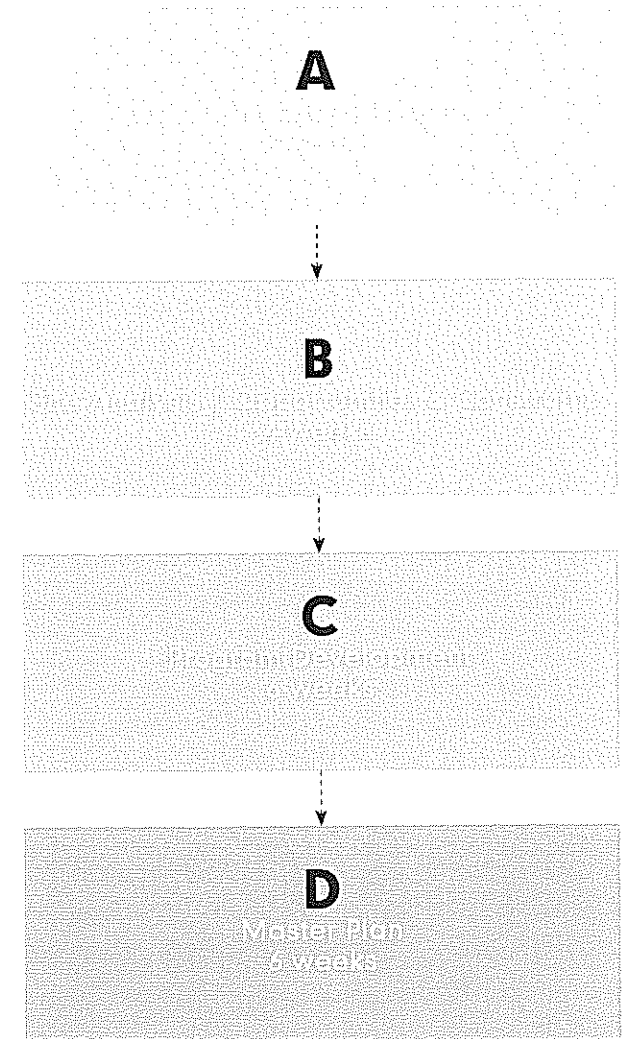
We understand that the County intends to preserve open space for habitat. The Williams tract is currently home to an endangered species, the golden checked warbler. With attention to detail, the park will provide areas with low scrubby vegetation to attract a second endangered species, the black capped vireo, that can also call the Williams tract home.

We understand the planning process must be inclusive of all the stakeholders. A transparent and all-encompassing process will produce a park master plan that meets the needs of and satisfies the diverse community. We believe this is one of our greatest responsibilities. By gathering the physical, environmental, cultural and all other data about the site, reviewing growth trends, as well as trends in park and open space development, and successfully communicating this information to the stakeholders during the public participation process, we will better facilitate the community's input. Subsequently, by gaining a better response and input, we are more

able meet the wants and needs of Williamson County residents today and in the future.

We understand existing jurisdictional relationships will expedite the project. BWM expertise earned through our extensive work on parks and trails in Williamson County lends itself to a successful master plan. We have positive working relationships with all the jurisdictions in the County. We also have a thorough knowledge of the County's park, trail and road projects. We will use this to establish linkages from the Williams Tract to the County's existing system. Through our past projects, we also have gained knowledge and built relationships with various funding agencies, such as Texas Parks and Wildlife Department (TPWD) and the Texas Department of Transportation (TxDOT). We have prepared multiple master plans to accompany successful municipal and county TPWD grant applications, including the first-ever regional project award from TPWD.

We understand that comprehensive regulatory knowledge produces a buildable plan. Our team brings years of experience and vast knowledge of the Texas Architectural Barriers Act, particularly with its application to park and trail projects, regulatory guidelines and permitting through the Texas Commission on Environmental Quality, the Endangered Species Act, requirements of the Texas Historical Commission and floodplain management. The following four steps have proven to be our backbone for winning park plans. A detailed schedule is also provided in the 6th section of the statement of qualifications, approach and scope.



"I liked the tie to history of [Brushy Creek Trail]. Nice integration with natural features too. The local governments in Williamson County, their designers, and contractors should be rightfully proud of their accomplishments."

Joe Gieselman, Executive Director
Travis County Natural Resources
(512) 854-9383

ABILITY TO PERFORM

Berry Springs Park and Preserve

Williamson County Jim Rodgers, Parks Director (512) 260-4263 jrodgers@wilco.org

Cost: \$1.7M Completed: 2005 Funding Assistance through Texas Parks and Wildlife

BWM Group assisted the County acquire funding for this 295 acre park and preserve located along Berry Creek north of Georgetown. The first phase, 163 acres includes a multi-faceted trail system, boardwalk, group picnic pavilion, amphitheater, tent camping areas, playscape, xeriscape memorial garden and interpretive areas. The xeriscape memorial garden is dedicated to previous resident Admiral Mamm. This unique passive recreation park preserves the pecan orchard, springs and open space settled by one of the original pioneers of the County.

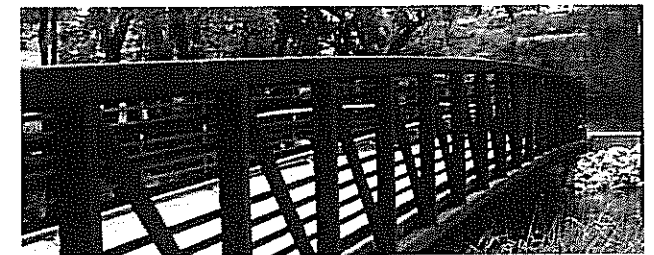


Brushy Creek Conservation Corridor

Williamson County, Jim Rodgers, Parks Director (512) 260-4263 jrodgers@wilco.org

Cost: \$1.5 M Completed: 2002 Funding Assistance through Texas Parks and Wildlife

BWM Group assisted in applying for and receiving the first grant for regional parks initiative by the Texas Parks and Wildlife Department. BWM provided planning and landscape architecture services for the 8 mile trail preliminary route along Brushy Creek. BWM also created a trail standard and way finding for the entire regional trail concept. BWM Group also provided construction drawings, bidding and construction administration services for the first and last 2.5 mile segments of the corridor plus 2 additional Round Rock sections.

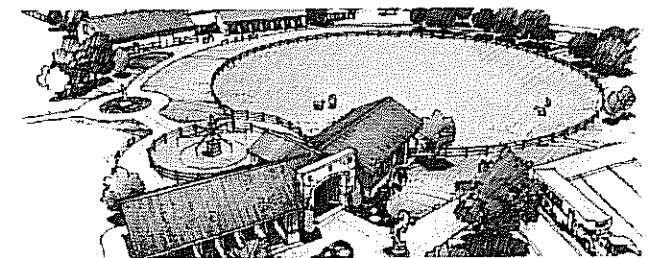


Garey Park Master Plan

City of Georgetown, Kimberly Garrett, Parks & Recreation Director (512) 930-3542 kgarrett@georgetowntx.org

Cost: estimated \$10M Completed: tbd

BWM Group provided a vision plan for the 500 acre Garey Ranch Park to determine the elements and direction for their future design of the park donated by the Garey family. Their additional monetary donation will help with construction costs. This property has features ranging from dramatic hill top views, open meadows and San Gabriel River frontage. The planned amenities include: hike, bike, and horse trails, open pastures, active play areas, wilderness areas and much more. The design provides activities for visitors of all ages.



Veterans Memorial Park Master Plan

City of Cedar Park, Curt Randa, Parks and Recreation Director (512) 401-5504 curt.randa@cedarparktx.us

Cost: estimated \$2.6M Completed: tbd

BWM Group and the Cedar Park community envisioned and designed a a memorial space for their war veterans. The 47 acre park includes a memorial, amphitheater, playground, dog park, pavilion with rest rooms, tennis courts, basketball courts and open play fields. The Veterans Memorial beckons the visitor up to the memorial space perched on a 12 foot high knoll. The plaza includes a statue, seating, flags and bronze military service seals representing the 6 armed services divisions: Army, Navy, Air Force, Marines, Coast Guard, and Merchant Marines.

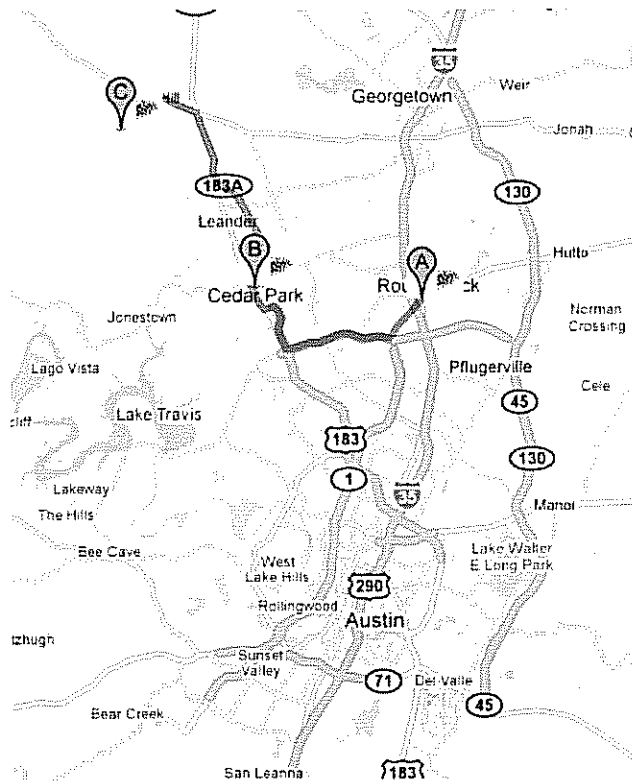


"Their staff is made up of people with a high level of integrity; they do what they say they're going to do and they look for ways to work within the ordinances versus trying to find ways around them."

Rick Atkins, Parks and Recreation Director
City of Round Rock
(512) 341-3344

GEOGRAPHIC PROXIMITY

Located in downtown historic Round Rock, BWM Group is 13 miles from the Williamson County Parks Department and 29 miles from the Williams Tract. In less than 1 hour BWM staff can be in the County's office or even on-site. Furthermore, the majority of our firm calls Williamson County home, including both of the Principals. In addition to our professional drive to create great places, we also have the same aspiration as members of the community.



"BWM's professionals have a true interest in providing services above the norm because they care about the end result for your community."

Mike Hemker, Parks and Recreation Director
City of Hutto
(512) 759-4004

TECHNICAL CAPABILITIES

Williamson County's own BWM Group is becoming one of the Texas' leading firms in park and trail planning and design. We have developed many of the area's major trail, greenway and park projects. Our staff of nine assures that there are enough people to get the job done, but we are also small enough to ensure quality relationships with all of our clients.

The BWM team ensures that the registered professionals are the most qualified to meet the needs in the areas of environmental assessment, archeology, civil engineering and infrastructure assessment. Our team is very knowledgeable with the Texas Architectural Barriers Act and the Americans with Disabilities Act, particularly their applications to park projects. We take all necessary steps to see that the design and final construction meet and exceed all aspects of the regulations.

If the County had any reservations about BWM Group after the completion of the Brushy Creek Corridor Master Plan or Berry Springs Preserve, we proved ourselves with the successful and early completion of the Brushy Creek Trail Phase 3. Together with the County, we are proud of the quality of the trail and its unique features.

Tim Bargainer, ASLA, CLARB # 1787

Principal In Charge

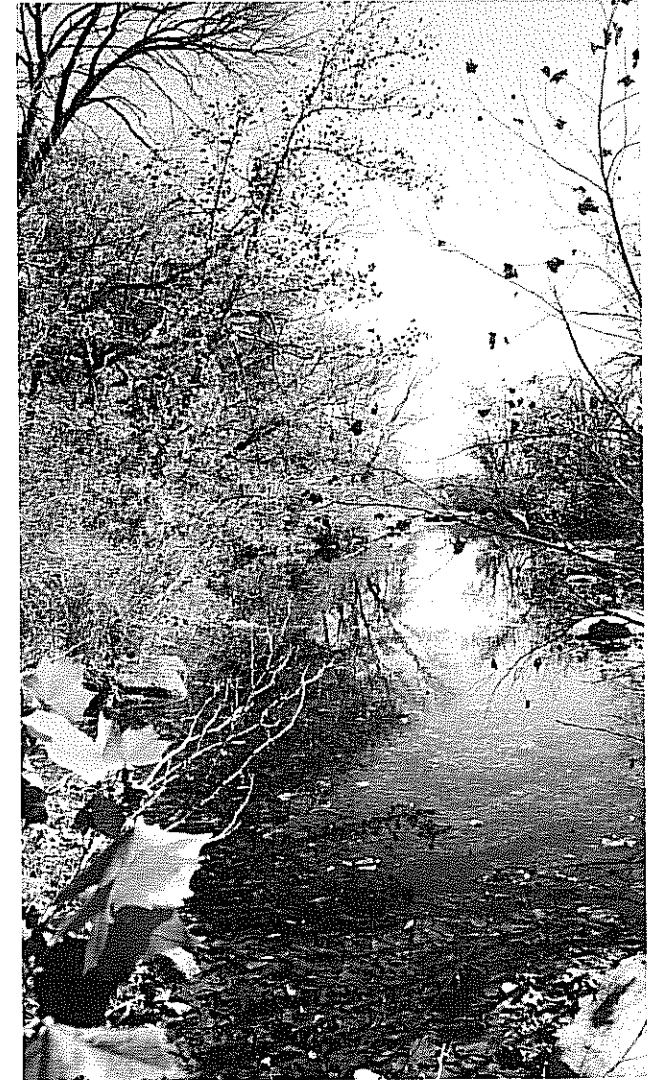
BS Landscape Architecture, Texas Tech University

For more than 15 years, Mr. Bargainer has been a visionary for regional trails and parks. His Williamson County projects – Berry Springs Park, Brushy Creek Trail and Garey Park have received award recognition. His role as public involvement facilitator was integral in the success of their design and implementation. His particular strengths include project management, visual analysis and programming, schematic design, design development, construction drawings, and extensive experience integrating state-of-the-art technology into all our endeavors.

Brian Binkowski - ASLA, Associate Principal # 1895

BS Landscape Architecture, Texas Tech University

Mr. Binkowski has completed multiple park and trail projects earning his reputation for delivering on time and in budget for the past 14 years. He designed and oversaw construction of Berry Springs Park and Preserve. Most recently, Mr. Binkowski designed and managed the construction of Brushy Creek Regional Trail Phase 3 in Cedar Park, Texas, which finished ahead of schedule. His experience and focus on parks, trails and open space projects are a key asset to BWM group's success in recreational development. He has consistently led strong collaborative and communicative efforts between private and public stake holders as well as all levels of government associated with multi-jurisdictional projects.

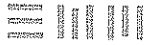


WILLIAMSON COUNTY WILLIAMS TRACT PARK | WILLIAMSON COUNTY | 6

"They achieved something better than anything we could have come up with and it was much like what we envisioned. This is a very beautiful piece of property and we want generations to come to enjoy it as much as we have."

Jack Garey
Williamson County Philanthropist

TECHNICAL CAPABILITIES



Matt Webb, AIA, Senior Project Manager, # 20695 (Moman Architecture)

BS Architecture, University of Texas at Arlington

Mr. Webb has 15 years of experience in designing community spaces. Mr. Webb is the leader at Moman Architects for educational facilities, community centers and entertainment spaces project experience. His responsibilities include design development, building code analysis, execution of construction documents, permitting, construction observation and client communication. Two of Mr. Webb's recent Williamson County projects include the Berry Springs Caretaker's Residence and the Heritage Oaks Clubhouse.

Christian Schnitger, PE, Project Manager, #84810 (SRA Design)

BS Civil Engineering, Texas A&M University

In his 17 years with SRA, Chris has gained substantial experience in the design of water and sanitary sewer lines, along with vertical and horizontal alignments of roadways. Chris brings an innovative and logical design approach to each engineering project in which he participates. With each project, he strives to provide clients with technical expertise, quality service, and attention to detail. Mr. Schnitger was the lead civil engineer for the Old settlers Park in Round Rock, Texas. He was also the designer for the Denton aquatic center for the City of Denton. Mr. Schnitger is a member of the Fort Worth Historical Commission and past Chairperson..

Paul Sunby, Senior Scientist (SWCA Environmental Consultants)

BS Geology, University of Wisconsin, Platteville
MS Coursework, Paleontology, University of New Orleans, Louisiana

Mr. Sunby is a senior scientist for the Austin Natural Resources Program. His background includes project management, consulting and field biology. He has 14 years experience in central Texas working with issues surrounding the federally endangered golden-cheeked warbler and black-capped vireo. His work has included preparation of Environmental Assessments (EA) and Habitat Conservation Plans (HCP), development of mitigation strategies, negotiations with the U.S. Fish and Wildlife Service, field surveys and endangered species habitat mapping. Specific experience includes EA/HCP, golden-cheeked warbler/black-capped vireo survey, and karst terrain feature survey on a 800-acre property in Travis County. He has also performed EA/HCP and golden-cheeked warbler surveys on 192 and 209-acre properties in Williamson County, Texas. He is an expert field ornithologist with over 30 years of birding experience.

Michael Bradle, Senior Archeologist (American Archeologist Group)

BA Museum Studies, Baylor University
BA Anthropology, Texas A&M University

Mr. Bradle has been conducting cultural resource consulting and permitting in compliance with state and federal legal requirements for development American Archaeology Group, Inc since 1982. Mr. Bradle has

conducted and participated in over 200 archaeological projects in his career and is an expert on Central Texas archaeology. From Fatal Flaw Analysis to full-scale Archeological Mitigation, Mr. Bradle provides cost-effective options for timely completion of permitting requirements.

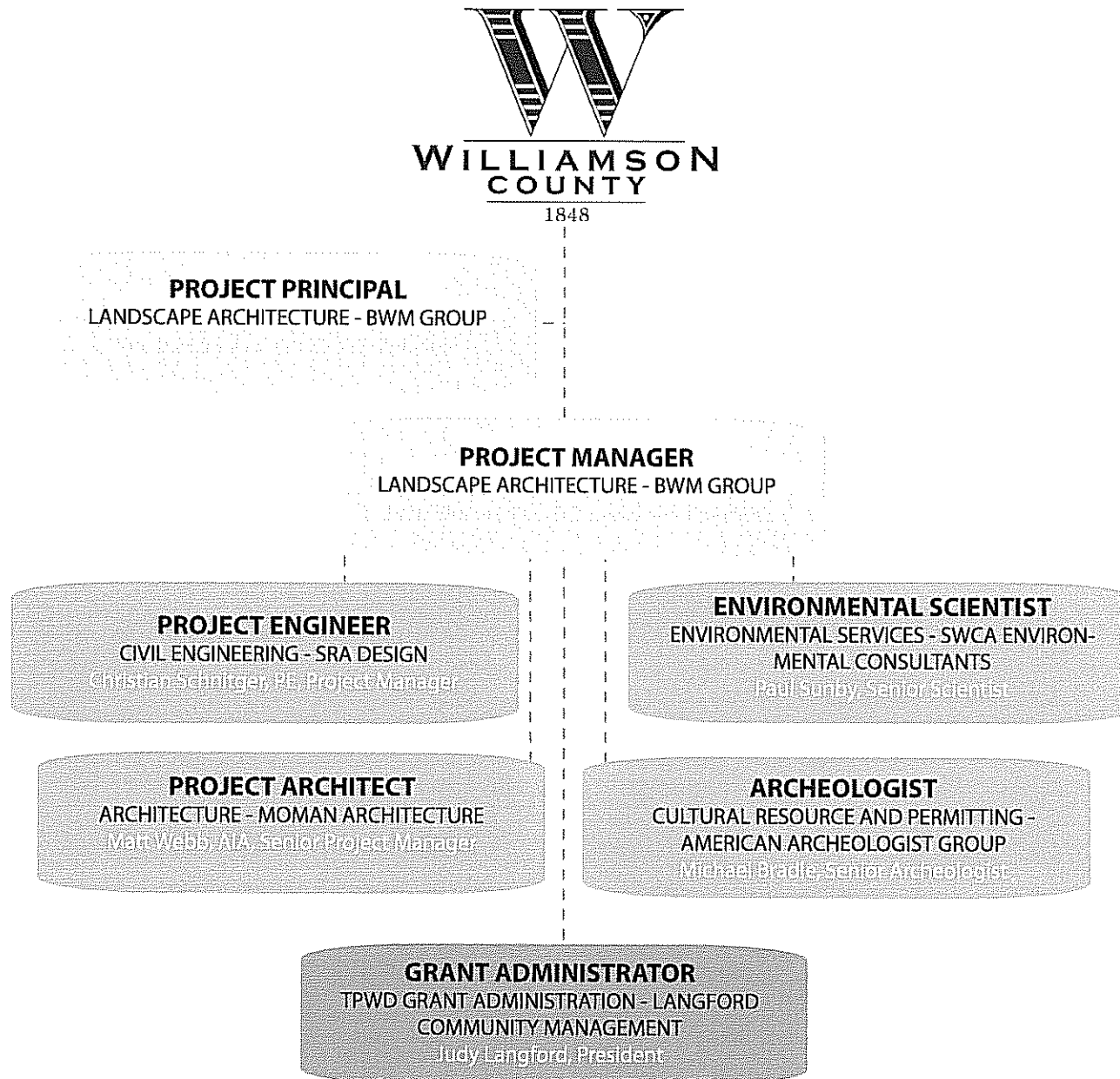
Judy Langford, President (Langford Community Management)

Bachelor of Science, University of Texas at Austin

Ms. Langford has assisted communities leverage their assets with TPWD grant funds for 19 years. As co-owner of Langford Community Management she has been an integral part of \$25 million in matching funds to help improve Texas' parks. Recently, Ms. Langford secured the grant funding for the Hutto Lake Park in Hutto, Texas. She was the key player in obtaining the Berry Springs and Brushy Creek Regional Trail TPWD grants.



ORGANIZATIONAL CHART



"Their leadership and diplomacy skills were integral to eliciting a unified vision from a diverse group of players."

Glen Holzer, Parks and Recreation Director
City of Pflugerville
(512) 251-5082

PERFORMANCE HISTORY



Kimberly Garrett, Parks & Recreation Director

City of Georgetown, Texas
(512) 930-3542
kgarrett@georgetowntx.org
Garey Park Master Plan 2005

Rick Atkins, Parks & Recreation Director

City of Round Rock, Texas
(512) 341-3344
ricka@round-rock.tx.us
Old Settlers Park Design 2009

Curt Randa, Parks & Recreation Director

City of Cedar Park, Texas
(512) 401-5504
curt.randa@cedarparktx.us
Veterans Memorial Park Design 2008

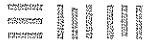
Mike Hemker, Parks & Recreation Director

City of Hutto, Texas
(512) 759-4004
mike.hemker@huttotx.gov
Hutto Lake Park Master Plan 2008
Hutto Lake Park Design 2009

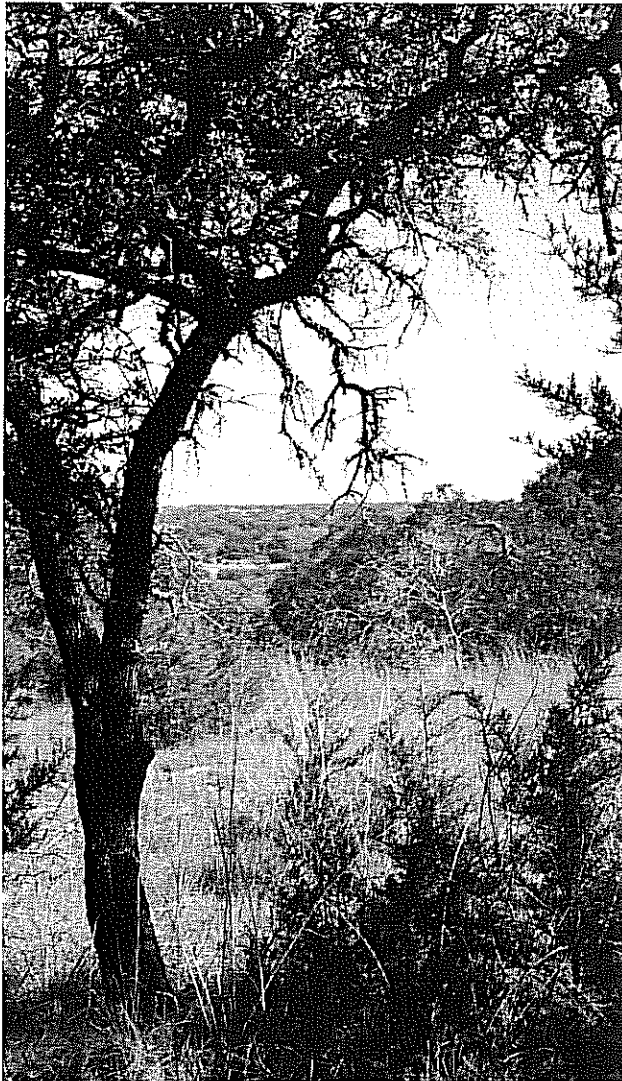


"Tim has a thorough understanding of the quality of parks that we seek from our funded projects. His work is a great example of how a sensitive natural area can both serve the public and the environment."

Tim Hogsett, Director of Grants Division
Texas Parks and Wildlife Department
(512) 389-8224



APPROACH & SCOPE



The BWM team not only understands the project goals and objectives of Williams County, but Tim and Brian were there when they were defined. Both company principals have an intimate knowledge of the historical, cultural, natural and physical character of the Williamson County hill country. The gentlemen have worked successfully with all jurisdictional entities within the project area. The team understands the opportunities and constraints necessary to master plan the park.

The BWM team intends to approach this park project plan with a commitment to communicate with the interested parties, stakeholders, and governing regulatory agencies, as directed by the County, to assure the results are action-oriented and responsive to the needs of this community. By establishing a commitment to communicate the team can mobilize regulatory support and expedite public activity and support for this project.

Throughout the project at regular intervals BWM will deliver digital data to the County to be utilized to update the County parks website so to keep stakeholders continuously informed and aware.

Geographic Information Systems (GIS)

Due to the size, scale and nature of this park we intend to utilize our geographic information systems (GIS) program to view and analyze layers of geographical data. The program will prepare the foundation of the park suitability model for location of program elements. BWM continuously updates our geospatial flood zones, hydrography, Light Detection and

Ranging (LiDAR), orthoimagery, parcels, river basins, soils, topography, vegetation, water and wastewater service areas, electric service areas and so forth with the most recent data available. Utilizing global positioning systems (GPS) we will create more detailed data for our site analysis. This information will include views, soils, vegetation, slopes, elevations, critical environmental zones and any likely significant archeological zones, to mention a few. The compiled data accompanied with data created by our design team will form the initial basis of the park plan.

Public Input

We anticipate a day long series of focus groups. Stakeholder meetings include County Commissioners, a public open house, special interest groups and county-wide municipal parks directors. For the public open house we propose to utilize geospatial layers, models and photographs of the site to allow public to show where to and where not to's. We also propose to show imagery of possible program items for red dot green dot input as well. Of course we always allow for new write-in ideas too. We will post imagery on the internet geo-coded to google earth for the County to advertise to the public to view prior to the meeting. The program will also reference the new Open Space Master Plan and its recommendations and survey data, since it is relatively fresh.

The BWM team offers a fresh approach custom tailored for the Williams tract based upon our time tested and proven park planning methodology that produced the County's award winning Berry Springs Park and Preserve and Brushy Creek Regional Trail.

Williams Tract Project Timeline	Staff							Weeks											
	Tim Bargainer	Brian Binkowski	Matt Webb	Chris Schmitger	Paul Sunby	Michael Bradle	Judy Langford	1	2	3	4	5	6	7	8	9	10	11	12
A - Data Collection & Inventory: Defining Goals								2 weeks											
Conduct a project invitation meeting with Williamson County and obtain existing information and base data and establish project goals and objectives.	✓	✓	✓	✓	✓	✓		◆											
Conduct a team site investigation trip in and around project area to determine surrounding influences and establish on site conditions critical to the projects development.	✓	✓	✓	✓	✓	✓		◆											
Research, collect and assess all city, county and surrounding communities applicable documents, as well as any applicable regulatory requirements and development standards.		✓	✓	✓	✓	✓		◆											
Research and assess surrounding land use trends, recreational trends (current and future) and demographic growth trends.		✓	✓	✓					◆										
Initiate site investigations so as to assess environmental, geological, cultural and habitat resources.		✓	✓	✓	✓	✓			◆										
Initiate and assess current floodplain and wetlands.		✓		✓	✓				◆										
B - Site Analysis Process: Revealing the Opportunities and Constraints								4 weeks											
Compile existing site data into a composite overlay of all site related data.		✓		✓				◆											
Develop a framework plan of on/off site opportunities and constraints.	✓	✓							◆										
Prepare report of preliminary findings and present to county staff to determine direction and establish governing objectives based on the findings.	✓	✓									◆								
C - Program Development: Uncovering the Community's Vision								6 weeks											
Prepare for and establish a charrette with the Parks and Recreation Director and the Conservation Foundation to begin redefining the primary goals and establishing a "Community Vision" for the Williams tract.	✓	✓	✓	✓	✓						◆								
Charrette with the Parks and Recreation Director and Conservation Foundation.	✓	✓	✓	✓	✓		✓					◆							
Establish and distribute a survey for a one day community-wide workshop for all potentially affected stakeholders with the potential to affect the success of the park project in the future.	✓	✓											◆						
Prepare for and facilitate a day long community-wide workshop.	✓	✓												◆					
Summarize findings and develop opportunities and constraints assessment.	✓	✓	✓	✓			✓								◆				
Prepare report of preliminary findings, establish "Community Vision" statement and present to county staff.	✓	✓														◆			
D - Park Master Planning Process: Reflecting the Community Vision								6 weeks											
Develop three alternative concept plans delineating overall character and image of the park based on the "Community Vision" and goals and a preliminary draft report of the master plan (50%).	✓	✓														◆			
Meet with county staff to review and refine documents.	✓	✓															◆		
Refine and prepare preliminary master plan and 75% draft report, including opinion of probable construction costs, phases, and funding strategies within the report.	✓	✓	✓	✓			✓											◆	
Present preliminary master plan and 75% draft report to the County.	✓	✓																	◆
Develop final illustrative master plan and supporting graphics, final master plan report document and completion of a digital project presentation.	✓	✓	✓	✓	✓	✓	✓												◆
Deliver all final products to Williamson County Director of Parks and Recreation.	✓	✓																	
Presentation of master plan to Commissioners Court for adoption.	✓	✓																	

CONFLICT OF INTEREST



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.

Printed name of person submitting form:

Tim Bargainer

Name of Company:

BWM Group

Date: March 10, 2009

Signature of person submitting form:

Notarized:

Sworn and subscribed before me
by: Tim Bargainer

on March 10, 2009
(date)

Tracy Rodiek

