

AGENDA ITEM # 25Consider resolution supporting Avery Ranch development.

Commissioner Hays requested this item be tabled until further notice.

AGENDA ITEM # 26Discuss and consider approving items "a" and "b" of park proposal submitted by Land Strategies, Inc

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To approve items "a" and "b" of park proposal submitted by Land Strategies, Inc.

Vote. Motion carried 3 - 0

&lt; Clerk copy here &gt;

**LAND STRATEGIES INC.****PAUL LINEHAN & ASSOCIATES**

September 30, 1999

The Honorable Judge John Doerfler  
 Williamson County Commissioner's Court  
 Williamson County Courthouse  
 710 Main Street, 2<sup>nd</sup> Floor  
 Georgetown, Texas 78626

Re Southwest Williamson County Regional Park Comprehensive Master Plan  
 Proposal for Professional Development Consulting Services (LSI# 830)

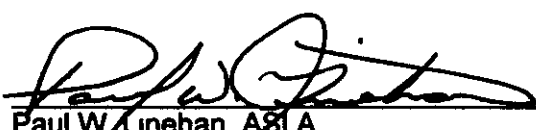
Dear Judge Doerfler,

Land Strategies, Inc is excited about the possibility of working with the Williamson County Commissioners Court in preparation of a Southwest Williamson County Regional Park Comprehensive Master Plan. Williamson County, like most other Central Texas counties, has experienced rapid growth throughout much of the 1980's. This trend in Williamson County has not only continued through the 1990's, it has actually accelerated due to the widespread knowledge that Williamson County provides a great quality of life. Williamson County is a highly desirable place to live, work and raise a family. Maintaining and enhancing the rustic climate and quality of life, while providing for recreational opportunities, will be one of the most challenging aspects of preparing the Southwest Williamson County Regional Park Comprehensive Master Plan. Our firm is committed to meeting this challenge by providing Williamson County with a flexible Plan, that addresses both short and long term goals and objectives.

We will deliver an innovative, affordable, implementable and common sense Plan for Williamson County. We will utilize AutoCAD for the various maps to be incorporated into the Plan, thus affording the Commissioners Court the most flexibility for revisions, color presentations and future changes. We are highly skilled professionals committed to assisting the Commissioners Court in maintaining and expanding those unique qualities which define the Williamson County community. Moreover, we are well versed in the implementation of recreational planning and land development principles that can both create and complement the already desirable characteristics and attributes of Williamson County.

We anticipate the opportunity to discuss the following Proposal for Professional Development Consulting Services with you and the other Commissioners. Should you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,

  
 Paul W. Linehan, ASLA  
 President

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PAUL LINEHAN & ASSOCIATES

PROPOSAL FOR PROFESSIONAL DEVELOPMENT AND  
LANDSCAPE ARCHITECTURAL CONSULTING SERVICES

September 30, 1999

GENERAL PROJECT DESCRIPTION

In June of 1999, Williamson County contracted with Land Strategies, Inc. to prepare a Conceptual Master Plan for a Williamson County Regional Park. The study, resulting from and in fulfillment of that contract, was intended to provide information and recommendations regarding the siting and development of recreational facilities within a  $\pm 558$  acre area that has been conditionally designated as the Southwest Williamson County Regional Park. The advantage in locating the Southwest Williamson County Regional Park at FM1431 and Sam Bass Road, is its proximity to the centroid of projected growth and its potential for joint use or participation in the development of the park by Cedar Park, Round Rock, Georgetown and Leander. These communities can all share in the design and operation of this regional park. The interconnection of this regional park with various municipal parks, partially through the Brushy Creek trail system, will also make possible the development of recreational linkages through jurisdictional partnerships.

BASIC DATA

The previous master plan document, prepared by Land Strategies, identified potential uses of the park. The next step in the planning process is to identify an implementation program designed to produce an operating park. The identification of funding resources, development of a detailed master plan park layout, and completion of various analysis (i.e. archeological, historical, environmental, hydrogeological, etc) is necessary to advance into the next phase of the program. Immediately following the approval and adoption of a refined master plan park layout, the identification of construction packages to implement the detailed design services will be pursued. Topographical mapping and geotechnical services should be undertaken immediately so that this vital data is available for use so that design can start.

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depict in detail streets, golf course, major recreation components; open space areas; and other significant project features identified in the previously prepared report. The Phase I Site Plan will depict in detail those components of the refined overall master plan that the County is committed to having as an opening day recreational park. The plans will demonstrate general compliance with Round Rock and Williamson County development regulations and ordinances. The final plan renderings will be mounted on foam core board and will be suitable for photographic reproduction. Once the refined overall master plan and Phase I site plan are chosen as the preferred scenarios, a fully detailed Phase I Construction Documents package will be prepared in Task D below.

#### C. Coordination of Regional Partner Acceptance and Participation *jed*

~~Land Strategies will provide services for the processing of regional partnering acceptance and participation in the refined master plan. Once the refined master plan is finalized, LSI will meet with the client to develop a strategy for obtaining regional partnering acceptance and participation in the concept plan through presentations to various planning commissions and city councils in the communities of Cedar Park, Round Rock, Georgetown and Leander. Land Strategies will advise the client regarding phasing of the project, the timing of presentations and other necessary steps to secure development commitments from the surrounding communities.~~

#### D. Phase I Construction Documents *jed*

~~Land Strategies will utilize the above Phase I site plan with necessary revisions by the client and will prepare a Phase I Construction Documents package meeting the City of Round Rock, Williamson County, and TNRCC submittal requirements for construction of Phase I recreational improvements. We will coordinate with the architect, MEP engineer, and the civil engineer (which will be contracted with Williamson County under separate and distinct contracts) for the required facility plans and engineering plans (drainage, grading, utilities, stormwater management, sedimentation & erosion control plans, and water quality) and will assist the team through the City of regulatory process. We will make construction plan revisions and coordinate the revisions to plans by others in response to agency review comments. Additionally, we will prepare written comment responses and attend staff and other agency meetings. The application and approval of any variances or waivers are not included within this task and will be performed under separate contract. Land Strategies will utilize these set of working drawings for inclusion in the bidding and construction specifications, which will be distributed to contractors for bidding purposes. The drawings will include fully dimensioned plans of the amenities and all associated details. The plans will also include a set of specifications which will describe materials, systems, equipment, workmanship, quality and performance criteria required for construction of amenities. Revisions to the Phase I Construction Documents will include reasonable client changes, generally described as two significant revisions to no more than 25% of the plans. Once approved by the client, these plans will be used in the bidding process and any changes~~

## PROPOSED DEVELOPMENT CONSULTING SERVICES

### A. Subconsultant Services

Land Strategies, Inc. ("LSI") will coordinate the efforts of archeological, historical, environmental, engineering, hydrogeological, geological, topographic surveying, and grant application and financing identification subconsultants which will be contracted with Williamson County under separate and distinct contracts. Coordination with the archeological and historical subconsultant surveys will involve the verification that no archeological or historically significant sites, will be disturbed or damaged by any proposed park development. The coordinating efforts involving the environmental subconsultant will be to further explore the sensitivity of the environmental features that have been previously identified and to determine suitable public uses that would be compatible with the feature sensitivities. Engineering studies will be coordinated to determine and obtain commitments as to the availability of utility services (water, wastewater, electricity, and telephone) for the park site. The coordination of hydrogeological studies will be performed on the permeable aquifer units to develop anticipated yields from these sources that would determine if these formation could produce enough water (i.e. potable and constant level lake) for park needs. Geotechnical studies will be coordinated to determine if site preparation will be difficult and if considerable cutting and blasting are necessary for construction for foundations, buried utility lines, septic systems, and streets because of the underlying limestone. Furthermore, analysis will be performed to determine the capability of constructing a constant level lake from the total drainage basin contribution to the Honey Bear tributary of Brushy Creek (approximately is 797.5 acres) and the ability of the soils to retain the water. Coordinating efforts involving a surveyor will be undertaken such that topographical mapping can be performed immediately so that this vital data is available utilizing aerial photography while the trees are dropping their leaves. Grant application and financing subconsultants will be coordinated to identify funding issues such as the responsibility for development, construction, operation and maintenance; responsibilities for grant applications and appropriate co-applicants. The subconsultant analysis will be the basis for the preparation of the Refined Master Plan and Phase I Construction Documents listed below.

### B. Refined Overall Master Plan and Phase I Site Plan

Land Strategies will prepare a refined overall master plan and Phase I site plan which will delineate the previously described land uses, land use relationships and precise locations, access to principle roadways, utility line locations (coordinated with project engineer), precise facility locations including setbacks, and suggested entry signage. The findings from the subconsultant analysis in Task A above will be utilized as a basis for the preparation of the refined overall master plan and Phase I site plan. The plans will be prepared in AutoCad version 14 and a reproducible copy of the plan will be produced at an appropriate scale with a topographical overlay. The Refined Overall Master Plan will

will be billed as additional services as listed under Task F below.

#### E. Entryway/Signage Conceptualization Design

Land Strategies will prepare conceptual design plans for planting, hardscape, entry/signage features, and project graphics/monumentation for this project. Land Strategies will complete a dimensioned horizontal design with elevation sketches, as necessary, to communicate scale, materials, architectural elements and proposed materials. Revisions to the Conceptualization Design will include reasonable client changes, generally described as two to three significant revisions to no more than 25% of the plan as previously completed. Once a conceptualization design has been completed and approved by the client, LSI will provide a proposal for final construction documents.

#### F. Additional Services

If requested by client or warranted by the stipulations within this contract, the following services would be performed under this task. Written authorization will be required for this task.

- 1) additional Refined Master Plans (more than one) as outlined in Task B above;
- 2) revisions to the Phase I Construction Documents over and above those that are included within the scope of services outlined in Task D, and,
- 3) other services requested by the client that are not specifically listed in Tasks A through E above.

#### G. Reimbursable Items

All printing, copying, reprographics, and other direct expenses will be charged at cost plus (15%) fifteen percent. Mileage shall be reimbursable at \$.31 per mile or at cost for all other forms of travel.

#### I. Timing and Cost

The time and cost to complete tasks A through E is shown below. The fees quoted below are not lump sum fees (unless specified as such), rather the fee structure represents a time and material basis with an initial limit. If changes or additional effort brought on by review agencies, the client, or other unforeseen circumstances warrant additional fees, then LSI reserves the right to contact the client and explain the pertinent information for renegotiation.

- a. Subconsultant Services  
Hourly not to exceed \_\_\_\_\_ \$12,000.00
- b. Refined Overall Master Plan and Phase I Site Plan  
Hourly not to exceed \_\_\_\_\_ \$17,750.00
- c. Coordination of Regional Partner Acceptance and Participation  
Hourly not to exceed \_\_\_\_\_ \$15,000.00
- d. Phase I Construction Documents  
Hourly not to exceed \_\_\_\_\_ To be Determined
- e. Entryway/Signage Conceptual Design Plan  
Hourly not to exceed \_\_\_\_\_ To be Determined
- f. Reimbursable Items  
Cost plus 15% handling, \$.31 for mileage

*only*  
*John C. Dwyer*  
*12/14/99*

Additional services above the scope of work specifically listed herein shall be billed at the firm's standard rates of.

Land Strategies, Inc. Fee Schedule

Senior Principal/Principal: \$100 - \$125 /Hr.  
 Planner A.I.C.P.: \$80 - \$100/Hr.  
 Prof. Landscape Architect (ASLA): \$50 - \$75/Hr.  
 Landscape Architect in Training: \$35 - \$45/Hr.  
 Technician/CAD Operator: \$28 - \$40 /Hr.  
 Support/Administrative: \$ 25 - \$40/Hr.

Prices quoted herein are valid for sixty (60) days.

**J. Schedule of Payment**

Invoices are due on a monthly basis, including reimbursable expenses. Interest shall accrue at 1½% per month on accounts over 30 days past due. Receipt of payment(s) without receipt of a signed proposal constitutes authorization of services proposed and liability of client for remainder of tasks unless contract is terminated by client.

**K. Termination Agreement**

Either party may terminate this agreement on 15 days' written notice provided that Owner will compensate LSI as provided for in Task I, plus reimbursement for all expenditures and/or binding commitments which have not been compensated for, but authorized by Owner. LSI shall turn over all original plans and documents upon receipt of outstanding fees and compensation. However, LSI reserves the right to retain the record set of

drawings on file. LSI is not responsible for any revisions, corrections, deletions, etc. thereafter, unless a new proposal is requested.

#### L. Ownership Rights

All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm

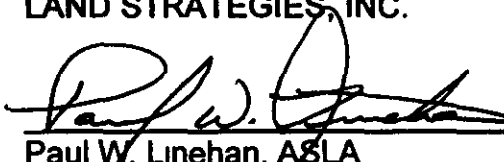
#### M. Y2K Disclaimer

Land Strategies has conducted an internal survey to identify potential year 2000 incompatibilities that might affect our normal operations. We are in the process of correcting any year 2000 incompatibilities found in our own systems and software. We are also in the process of contacting our vendors and service suppliers to determine the nature and extent of any of their potential year 2000 incompatibilities as they might impact on our operations or services supplied to our clients. We expect that all of our year 2000 preventive measures will be in place by October 29, 1999. Land Strategies has taken all reasonable measures to preclude any interruptions or inconsistencies in the services provided our clients as the year changes. However, we assume no responsibility for any interruptions or inconsistencies in our services caused by possible year 2000 incompatibilities affecting our suppliers, vendors, or public services, or by undetected or undocumented year 2000 incompatibilities affecting our systems and software. We welcome your inquiries regarding our year 2000 preparations

#### N. Authorization to Proceed

Should you wish a more formal agreement one could be proposed, otherwise a copy of this proposal signed by you and returned to us would constitute our authorization to proceed. Work shall not begin until the signed proposal is received.

LAND STRATEGIES, INC.

  
Paul W. Linehan, ASLA  
President

Date

10/1/99

ACCEPTED:

*tasks A & B only*

  
Judge John Doerflinger  
Williamson County Commissioner's Court

Date

12-17-99

PWL:mww

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AGENDA ITEM # 27

Consider adopting new polling places for election precincts 216, 283, 382 and 484.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion. To approve new polling places for election precincts 216, 283, 382 and 484.

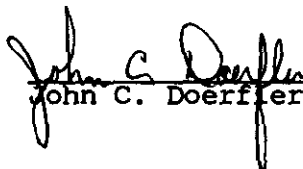
Vote: Motion carried 3 - 0

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ORDER APPROVING PRECINCT POLLING PLACE CHANGES  
IN WILLIAMSON COUNTY, TEXAS

On this the 14th day of December, 1999, the Commissioners' Court of Williamson County, Texas, does hereby order the following precinct polling place changes, effective January 1, 2000:

Pct	Old Polling Place	New Polling Place	Reason for Change
216	Cedar Park F.D. #2 3200 Great Valley Cedar Park, TX	Naumann Elementary 1201 Brighton Rd. Cedar Park, TX	Fire station closed
283	None	Giddens Elementary 1500 Timberwood Cedar Park, TX	New pct created by splitting pct 253 which had 5800 voters
382	None	R.R. Presbyterian 4010 Sam Bass Rd. Round Rock, TX	New pct created by combining parts of pcts 340, 345, 348
484	None	Caldwell Hts Elem. 4010 Eagles Nest Round Rock, TX	New pct created by splitting pct 436 that had 4550 voters

 12.14.99  
John C. Doerfler, County Judge