

AGENDA ITEM 22

Hear presentation on Southwest Regional Park from Land Strategies.

Paul Linehan, along with John Jansing of Gray-Jansing & Associates, and John Moman of Moman Architects, discussed a variety of issues involved with the development of the regional park.

No action was taken on this agenda item.

AGENDA ITEM 23

Consider approving contract with Hendrix Consulting Engineers for mechanical engineering services at Southwest Regional Park.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To approve a contract with Hendrix Consulting Engineers for mechanical engineering services at Southwest Regional Park.

Vote: 3 – 1 with Judge Doerfler voting against the motion.

< Attachment >



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Round Rock, Texas 78664

PH: (512) 218-0080

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December 11, 2001

Land Strategies, Inc.
1010 Land Creek Cove, Suite 100
Austin, Texas 78746

ATTN: Paul Linehan

RE: Williamson County Regional Park - Phase I

This letter of proposal is for professional engineering services related to the Williamson County Regional Park Project. This agreement is between HCE, herein known as the Engineer and Land Strategies, herein known as the Architect.

We are pleased to submit this letter of agreement for professional engineering as services follow:

- a. Electrical drawings and specifications necessary to complete a set of Contract Documents for Williamson County Regional park - Phase I. Our scope includes incorporating final review comments from the local authorities.
- b. Design of and layout of lighting for football, soccer, baseball and softball fields, tennis court, basketball courts and common area.
- c. Review submittals, process addendums and answer questions during Construction Phase.
- d. Coordination with utility company at property for service. Off site electric service to be coordinated by Project Civil Engineer.
- e. Light pole base design to be by project structural or civil engineer.
- f. Power for lift station.
- g. Review submittals, process addendums and answer questions during Construction Phase.

For these services we propose a lump sum fee of \$52,250.00

The Architect and/or Owner are responsible for obtaining plan review comments and forwarding to HCE. The contract documents should not be considered complete until all drawings have been revised to reflect all comments received from the local plan review personnel.

As is standard, all Cad disks with backgrounds and title blocks are to be furnished by the Architect. All expenses such as long distance telephone calls, travel, delivery charges, printing costs, etc., will be billed as reimbursable expenses with a 1.100 multiplier.

Billing will be monthly according to the percentage of completion using the following guidelines:

- 75% COMPLETION OF CONTRACT DOCUMENTS
- 100% COMPLETION CONSTRUCTION ADMINISTRATION PHASE

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November 21, 2001
Paul Linehan, Land Strategies, Inc.
Proposal: Williamson County Regional Park - Phase I

In the event of termination of the project, the Engineer shall be compensated for all services performed up to the termination date based on the percentage of completion.

Payments are due 30 days from invoice date. Late payments will bear interest at the rate of 1-1/2% per month, or the highest allowed by law.

Changes after completion of documents, requested additional services or required system upgrades will be billed hourly at the following rate schedule:

ENGINEERING SERVICES	RATE
PRINCIPAL	\$115.00
PROJECT MANAGER	\$ 85.00
ENGINEERS	\$ 90.00
SR. DESIGNER	\$ 80.00
COMPUTER AIDED DESIGNER	\$ 65.00
DESIGNER I	\$ 65.00
ADMINISTRATIVE/CLERICAL	\$ 45.00

The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods, field coordination, techniques, sequences or procedures, for safety precautions and programs in connection with the work, for the acts or omissions of the Contractor, Subcontractors or any other person performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents. The client confirms that neither the consultant nor any of the consultant's sub-consultants has offered any fiduciary service to the client and no fiduciary responsibility shall be owed to the client by consultant or any of the consultant's sub-consultants as a consequence of consultant's entering into this agreement with the client.

The terms of this proposal are subject to change if not accepted within 30 days.

If this proposal is acceptable with you, we ask you to help us in complying with our Professional Liability Company's request to have signed contracts on all projects by signing and returning this proposal to us in a prompt manner. We will then execute the agreement and send you a signed copy.

Your business is appreciated.

Land Strategies, Inc.

BY: Williamson County
John C. Daerfler

DATE: 12-18-01

BJH:smd

HCE

BY: [Signature]

DATE: 12/11/01

AGENDA ITEM 24

Consider approving contract with Thornhill and Associates for hydrological testing at Southwest Regional Park.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To approve a contract with Thornhill and Associates for hydrological testing at Southwest Regional Park.

Vote: 3 – 1 with Judge Doerfler voting against the motion.

< Attachment >

**THORNHILL & ASSOCIATES**

Professional Hydrogeologists • Water Resources Specialists

December 4, 2001

The Honorable John C. Doerfler, County Judge
Williamson County Commissioners Court
c/o Mr. Paul Linehan, President
Land Strategies, Inc.
1010 Land Creek Cove, Suite 100
Austin, Texas 78746

Re: Ground Water Availability Assessment and Well Siting Program ..
Southwest Williamson County Regional Park

Dear Judge Doerfler:

Per request by Mr. Paul Linehan of Land Strategies, Inc., the following comprises our Proposal including Scope of Services and associated Cost Estimate for Thornhill & Associates to provide consulting services to Williamson County (County) relating to obtaining suitable quantity of acceptable quality ground water for potable and irrigation supplies for the proposed park.

Thornhill & Associates specializes in hydrogeologic and ground-water related projects. The firm has substantial experience in studies involving the occurrence, movement, quality and availability of ground water, and in designing and testing wells and well fields for effective development of ground-water supplies in numerous aquifers across Texas. We have provided siting, design and field-testing services in designing and completing wells and selecting pumping equipment for numerous irrigation and public water system wells with pumping rates ranging from 10 to more than 2,000 gallons per minute (gpm).

Based on information obtained by Mr. John Jansing, P.E. of Gray-Jansing & Associates, Inc. (GJ&A), development of the park will initially require supplies averaging about 720,000 gallons per day (gpd) or more for irrigation, especially during grow-in periods. Based on current plans, public water supplies will be obtained from other municipal sources, and not from wells on the property. Therefore, wells supplying an average of about 500 gpm or more will be needed for the project.

The subject property is located along the western edge of the recharge zone (i.e. outcrop) of the Edwards aquifer. However, the Edwards and associated limestone layers are relatively thin locally, and cannot supply sufficient volumes of water to wells for the project. Therefore, the Trinity aquifer will be tapped to obtain the needed supplies for irrigation and potable uses. Thornhill & Associates has provided similar consulting services for several projects pertaining to