

AGENDA ITEM 34

Hear update from Paul Linehan on Williamson County Parks.

Paul Linehan gave an update on the Williamson County Regional Park. He said that he expects the current phase to be completed by mid-February.

AGENDA ITEM 35

Consider approving proposal for revising the Master Plan for potential karst recovery and mitigation land.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve the proposal from Land Strategies, Inc. to revise the Master Plan for the Williamson County Regional Park for potential karst recovery and mitigation land, to be paid out of Precinct 1 parks funds in the amount of approximately \$32,500.

Vote: **5 - 0**

< Attachment >

PAUL LINEHAN & ASSOCIATES

**PROPOSAL FOR PROFESSIONAL DEVELOPMENT AND
LANDSCAPE ARCHITECTURAL CONSULTING SERVICES**

December 12, 2002

GENERAL PROJECT DESCRIPTION

In June of 2001, Williamson County contracted with Land Strategies, Inc. to prepare an expanded Comprehensive Master Plan and Phase I Development Plan for Williamson County Regional Park. In addition to the previously contracted development services, Land Strategies, Inc. (LSI) is requesting this contract for the services listed below to reflect Williamson County's strategy for the proposed karst preserves in the park.

PROPOSED DEVELOPMENT CONSULTING SERVICES

A. Master Plan

I. Refined Overall Master Plan

Land Strategies will prepare a refined overall master plan which will delineate the previously planned 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 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 plans will demonstrate general compliance with TCEQ 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 is chosen as the preferred scenario, a fully detailed schematic plan will be prepared in Task A(II) below.

II. Detailed Plan

LSI will create detailed schematic plans for each activity node in preparation for a future design development phase, not included in this contract. Some

of the activities to be included in these details are: veloway in karst recovery preserve, hiking trail in karst mitigation preserve, 18-hole executive golf, skate center, swim center, amphitheater, botanical garden, and karst interpretive center.

B. Project Management

I. Related Infrastructure / Negotiation & Planning

In order to ensure the proper development of the project, Land Strategies will manage and monitor the various stages of the development program. This process will include the overseeing of the park design and continued coordination of the project. LSI will continue to work with adjacent land owners on the karst land exchange/mitigation strategy and continue working on addressing the water and wastewater needs of the overall park. These services would be structured so that the most efficient course would be maintained and managed for the most timely completion of the required actions. It may be necessary within a few months time to re-evaluate this scope based off of the current status and progress of these actions. At that time, LSI will coordinate with the Park Director on developing a maintenance scope and program appropriate for the park.

The estimated fee limit will not exceed without authorization by the client. 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.

C. Reimbursable Items

All printing, copying, reprographics, and other direct expenses will be charged at cost. Mileage shall be reimbursable at \$.34 per mile or at cost for all other forms of travel.

D. Timing and Cost

The time and cost to complete task A and B is shown below. The fees quoted below are not lump sum fees, 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. Master Plan
Hourly not to exceed-----\$17,500.00
- b. Project Management
Hourly not to exceed-----\$15,000.00
- c. Reimbursable Items
Cost, \$.34 for mileage

Land Strategies, Inc. Fee Schedule

Senior Principal/Principal: \$100 - \$150 /Hr.
Planner, A.I.C.P.: \$50 - \$100/Hr.
Prof. Landscape Architect (ASLA):\$50 - \$85/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.

D. 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.

E. Termination Agreement

Either party may terminate this agreement on 15 days' written notice provided that Owner will compensate LSI as provided for in Task C, 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.

F. Ownership Rights

All documents, digital and hard copy, 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, which will not be reasonably withheld. Additionally, the record copy of all electronic drawing files will remain on file at the offices of Land Strategies, Inc. Electronic documents shall be released only for the purposes of reference, coordination, and/or facility management under the authority of the registered professional responsible for the abovementioned project.

G. 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.**ACCEPTED:**

 12/12/02
Paul W. Linehan, ASLA Date
President

 12-17-02
Judge John Doerflinger Date
Williamson County Commissioner's Court

PWL:rko

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AGENDA ITEM 36

Consider approving roadway street names in Williamson County Regional Park, Phase 1.

The Commissioners discussed potential names for the park roadways. Perry Mayfield Drive was the most popular name for the main road in the park. Paul Linehan is to come back with name possibilities after checking with 911 Addressing.

No action was taken on this agenda item, which will be added to the January 7, 2003 agenda.

COMMISSIONERS' COURT ADJOURNED TO EXECUTIVE SESSION AT 10:13 A.M. ON TUESDAY, DECEMBER 17, 2002.

AGENDA ITEM 37

Discuss real estate (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071 consultation with attorney.)

No action was taken in Executive Session.

COMMISSIONERS' COURT RECONVENED FROM EXECUTIVE SESSION AT 10:40 A.M. ON TUESDAY, DECEMBER 17, 2002.

AGENDA ITEM 38

Discuss and take appropriate action on real estate.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve a license agreement with Georgetown Railroad on the Northeast Inner Loop.

Vote: **5 - 0**

< Attachment >