

AGENDA ITEM 22

Discuss and take appropriate action on road bond program.

This item was addressed under Agenda Item 30, Road Bond Workshop.

AGENDA ITEM 23

Discuss and take appropriate action on jail/courthouse annex expansion.

Ed Lee stated that the jail addition is ahead of schedule.

Judge Doerfler asked Dale Rye to discuss the report from the Sheriff's Office regarding the projections of needing an additional 272 employees in order to staff the jail.

AGENDA ITEM 24

Discuss and take appropriate action on continuation of work on Williamson County Regional Park for long term water solutions and future park phases.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve the proposal from Land Strategies Inc. for continuation of work on Williamson County Regional Park for long term water solutions and future park phases contingent upon the County Attorney's approval of contract.

Vote: **5 - 0**

< Attachment >

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

April 28th 2003

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

Re: Southwest Williamson County Regional Park Comprehensive Master Plan and related consulting services for the advancement of the park development
Proposal for Professional Development Consulting Services (LSI# 830)

Dear Judge Doerfler,

Land Strategies, Inc. is excited about the possibility of a continuing relationship with the Williamson County Commissioners Court in updating the current Williamson County Regional Park Master Plan, and working in a coordinated effort with the various consultants, LCRA, Brushy Creek MUD, Round Rock and MUD number 9, and Lennar Homes in an effort to develop a long term water solution for the advancement of the Park. Williamson County will continue to experienced rapid growth in the coming decade and issues of water use and reuse are on the forefront of local, state and national agendas. Williamson County is a highly desirable place to live, work and raise a family. Maintaining and enhancing the quality of life, while providing for recreational opportunities while solving the issues of water availability, will be one of the most challenging aspects of preparing the 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 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

K:\DATA\801-850\830\Phase 2 (02)\WPV\IN\Proposal Cover Letter.wpd

PAUL LINEHAN & ASSOCIATES

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

April 28, 2003

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. The time period for this contract is March through December in 2003.

PROPOSED DEVELOPMENT CONSULTING SERVICES

A. Continued Construction Administration and Observation

I. Closeout of Phase I

Land Strategies, Inc. will continue to oversee construction on Phase I until it has achieved substantial completion and consequentially final completion and close out of the current construction contract. Work performed in conjunction with establishing the karst foundation is included in this item. At the end of this task all components of the phase one construction contract will be complete. warranty issues will continue to be reviewed as needed.

B. Water and Wastewater Coordination

I. Coordination for long term water solution for park irrigation

Land Strategies, Inc. will continue to coordinate a long term water solution for park irrigation. The current effort will be to continue to coordinate with the Lower Colorado River Authority (LCRA), Brazos River Authority (BRA), and Lennar Homes to determine a long term solution for water. In addition to negotiations with LCRA and the Brushy Creek MUD, LSI will also be working

Page 1 of 5

with the City of Round Rock about extending the existing water agreement. LSI will look for future solutions by negotiating with MUD #9 to determine if water for the park can be pumped from Pond 13A. LSI will also negotiate with LCRA for a reduced water rate over time. LSI will also be coordinating with LCRA for a Williamson County water "re-use" regional plan. This service includes an investigation on possible long term leases or development agreements with the appropriate parties.

II. Brushy Creek Raw Waterline

Land Strategies, Inc. will continue to work with Brushy Creek MUD and Williamson County to assist with alignment issues, potential utilization of the raw water on an as needed basis for a specific time period, development agreements, and easements as it relates to water supply and future phases of the park. This task involves coordination with the neighbors, and evaluation of the possibility of a trail over top of the raw waterline.

III. Wastewater Treatment Plant

Land Strategies, Inc. will coordinate the negotiations and location of the wastewater treatment plant. This plant, intended to service wastewater for the surrounding communities, will be a significant future water supply for a lake on the park, that supplies irrigation water and amenity features for future park phases. In addition, LSI will coordinate the possibility of tying fluent lines back to #3 well site. LSI will negotiate with LCRA on the location of the haul road to determine if it can be a part of the veloway. In addition, LSI will also coordinate with Williamson County to determine a possible composting plant. In conjunction with LCRA and LCRA engineers, LSI plans for file for a sanitary sewer permit by July 2003.

IV. Design of the Lake

Land Strategies, Inc. will work with Texas Commission on Environmental Quality (TCEQ) to secure approvals for the future lake. The blending of stormwater and wastewater will be addressed. The end result of this task will include a chance for a catch and release fishing program at the park. LSI will work with appropriate authorities (including but not limited to LCRA), and consultants to initiate the design of the lake, as well as the timing. This will allow the lake creation to be coordinated with the wastewater treatment plant construction. LSI will work with the engineers on detailed designs allowing a continuously flowing lined creek to flow from the wastewater treatment plant to the lake.

C. Master Plan**I. Overall Master Plan Rendering Update**

Land Strategies, Inc. will prepare graphic representations of the revised master plan including the new karst foundation area. The master plan will be rendered in full color with the addition of details such as program elements, vegetation, areas for stormwater management/water quality, landscaped areas, and possible parking areas. The rendering will be a combination of digital techniques and hand coloring with markers and pencils. Digital pdf files will be made available to the County. The completed rendering(s) will then be dry mounted on foamboard for presentation purposes as directed by the client.

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.

D. Design Build of Future Park Phases**I. Project Coordination**

Land Strategies, Inc. will coordinate with subconsultants and contractors to design and build future phases of the park. The current program for next phase for the park to be orchestrated in this manner potentially includes construction of a residence, maintenance facility, parking areas, and park administration building. In addition to the next phase of the park, LSI will be coordinating with Lennar Homes to negotiate additional parkland for the karst foundation. LSI will also be providing LCRA engineers with information on the lake, gallons per minute of water, irrigation, and soil information.

In creating Design Build options, LSI will provide base maps with topographical information, dimensioned conceptual site plans, and other necessary data as available, to support the design effort. LSI will also conduct site visits as required for specific design components.

If any additional construction details or other additional construction documents are required, they will be negotiated as an additional service.

E. Reimbursable Items

All printing, copying, reprographics, and other direct expenses will be charged at cost. Mileage shall be reimbursable at \$.30 per mile or at cost for all other forms of travel.

F. Timing and Cost

The time and cost to complete task A through D 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. Continued Construction Administration and Observation

B. Water and Wastewater Coordination

C. Master Plan

Hourly not to exceed-----\$113,000

D. Design Build of Future Park Phases

Hourly not to exceed-----3% of estimated cost of construction

E. Reimbursable Items

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.

G. 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.

H. Termination Agreement

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


I. 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.

J. 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:**

 4/20/03
Paul W. Linehan, ASLA Date
President

Judge John Doerfler Date
Williamson County Commissioner's Court

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LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

April 23, 2003

RE: Williamson County Regional Park Phase II

*Cost Estimate

1.) Administration Building

- 1,500 sq. ft. @ \$120/sq. ft.

Total = \$180,000.00

2.) Parking for Administration Bldg./Veloway Parking

- 25 total parking spaces (\$2,000/space)

= \$ 50,000.00

- Drive Isles (22,000s.f.)

= \$ 84,700.00

- Laydown Curb (1,600 l.f.)

= \$ 6,400.00

- Striping (23)

= \$ 200.00

- Car Stops (25)

= \$ 1,000.00

- Site Excavation/Grading

= \$ 21,500.00

Total = \$163,800.00

3.) Residence

- 1,500 sq. ft. @ \$65/sq. ft.

= \$ 97,500.00

- 400 sq. ft. of asphalt driveway w/ curbing

= \$ 3,000.00

- 200 ft. of chainlink fence (cedar privacy fence)

= \$ 3,000.00

Total = \$101,000.00

4.) Maintenance Facility

- 4,000 sq. ft. @ \$60/sq. ft.

= \$240,000.00

- 10,400 sq. ft. of surrounding asphalt paving

= \$ 58,300.00

- Curbing

= \$ 2,000.00

- 440 ft. of security chainlink fence

= \$ 10,000.00

- Excavation/Grading (15%)

= \$ 9,000.00

Total = \$319,300.00

5.) Pond Landscape

- 250 Water Plants & 400 Gambusia Fish

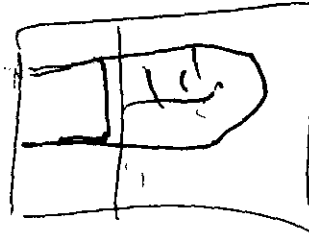
Total = \$ 2,500.00

Grand Total = \$766,600.00

*Pricing does not include lighting, landscaping, or utility service.

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES



April 23, 2003

RE: Williamson County Regional Park Phase II
*Cost Estimate

1.) Administration Building

- 1,500 sq. ft. @ \$120/sq. ft.

Total = \$180,000.00

2.) Parking for Administration Bldg./Veloway Parking

25 - 76 total parking spaces (\$2,000/space)

- Drive Isles (25,900 s.f.)

- Laydown Curb (2,000 l.f.)

- Striping (69)

- Car Stops (76)

- Site Excavation/Grading

= ~~\$152,000.00~~ ^{SD} 907,000

= \$ 99,715.00

= \$ 8,000.00

= \$ 500.00

= \$ 3,000.00

= \$ 40,000.00

Total = \$303,215.00

3.) Residence

- 1,500 sq. ft. @ \$65/sq. ft.

- 400 sq. ft. of asphalt driveway w/ curbing

- 200 ft. of chainlink fence (cedar privacy fence)

= \$ 97,500.00

= \$ 3,000.00

= \$ 3,000.00

Total = \$101,000.00

4.) Maintenance Facility

- 4,000 sq. ft. @ \$60/sq. ft.

- 10,400 sq. ft. of surrounding asphalt paving

- Curbing

- 440 ft. of security chainlink fence

- Excavation/Grading (15%)

= \$240,000.00

= \$ 58,300.00

= \$ 2,000.00

= \$ 10,000.00

= \$ 9,000.00

Total = \$319,300.00

5.) Pond Landscape

- 250 Water Plants & 400 Gambusia Fish

= \$ 2,500.00

Grand Total = \$908,515.00

*Pricing does not include lighting, landscaping, or utility service.

DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS

1010 LAND CREEK COVE, SUITE 100 • AUSTIN, TEXAS 78746 • (512) 328-6050 • FAX: (512) 328-6172

COMMISSIONERS' COURT ADJOURNED TO EXECUTIVE SESSION AT 10:53 A.M. ON TUESDAY, APRIL 29, 2003.

AGENDA ITEM 25

Discuss real estate (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071

No action was taken in Executive Session.

AGENDA ITEM 26

Discuss damaged phone line claims on CR 110-SWBT 09-200302-07-0051-KID and CR 466-SWBT 09-200302-07-0075-KID by Southwestern Bell (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 11:10 A.M. ON TUESDAY, APRIL 29, 2003.

AGENDA ITEM 27

Discuss and take appropriate action on real estate.

No action was taken on this agenda item.

AGENDA ITEM 28

Discuss and take appropriate action concerning damaged phone line claims CR 110-SWBT 09-200302-07-0051-KID and CR 466-SWBT-09-200302-07-0075 KID by Southwestern Bell.

Moved: **Judge Doerfler**

Seconded: **Commissioner Hays**

Motion: To deny the claim concerning damaged phone line claims CR 110-SWBT 09-200302-07-0051-KID and CR 466-SWBT-09-200302-07-0075 KID by Southwestern Bell.

Vote: **5 - 0**

AGENDA ITEM 29

Comments from Commissioners.

Commissioner Heiligenstein discussed the comments he had received from his vote regarding the resolution concerning proposed cuts to MHMR. He stated that it would be helpful if information was provided up front to make an informed decision. He did not feel that he could. He also mentioned that there is a CUC meeting this week.

Recess until 2:00 PM

AGENDA ITEM 30

Road Bond Workshop.

The following persons addressed the court regarding the current road projects:

Mike Weaver, Prime Strategies

Richard Ridings, HNTB

Dan Wegmiller, First Southwest Company

<Attachment>