

City of Wimberley

12111 Ranch Road 12, P.O. Box 2027, Wimberley, Texas, 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
12111 RANCH ROAD 12, WIMBERLEY, TEXAS
APRIL 16, 2009, 2009 6:30 P.M.

AGENDA

CALL TO ORDER: APRIL 16, 2009 @ 6:30 P.M.

CALL OF ROLL: CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

PROCLAMATION

PROCLAMATION RECOGNIZING THE 2009 BUTTERFLY FESTIVAL SPONSORED BY THE EMILY ANN THEATRE

CITIZENS COMMUNICATIONS:

THE CITY COUNCIL WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING COUNCIL. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COUNCIL CONSIDERATION.

1. CONSENT AGENDA

THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COUNCIL MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

- (A) APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 2, 2009.
- (B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF APRIL 2, 2009.
- (C) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF MARCH 30, 2009.

2. **CITY ADMINISTRATOR REPORT**

- STATUS REPORT ON SALES TAX COLLECTIONS FOR THE CITY OF WIMBERLEY
- STATUS REPORT ON MAY 2009 GENERAL ELECTION FOR THE CITY OF WIMBERLEY
- STATUS REPORT ON ENVISION CENTRAL TEXAS STEWARDSHIP AWARDS
- STATUS REPORT ON EFFORTS UNDERWAY TO SECURE STATE AND FEDERAL FUNDING FOR THE DOWNTOWN WASTEWATER PROJECT
- STATUS REPORT ON ACTIVITIES OF THE WIMBERLEY MUNICIPAL COURT
- STATUS REPORT ON ACTIVITIES OF THE CITY MARSHAL

3. **PUBLIC HEARING AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY CHARLES AND TAAKO PARKER TO OPERATE A BED AND BREAKFAST LODGING FACILITY ON A RESIDENTIAL TRACT OF LAND LOCATED AT 151 LOMA VISTA DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS, AND IMPOSING CERTAIN CONDITIONS; AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. *(CHARLES AND TAAKO PARKER, APPLICANTS)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE CHANGING THE BASE ZONING FROM SINGLE FAMILY RESIDENTIAL 3 (R-3) TO SINGLE FAMILY RESIDENTIAL 2 (R-2) FOR A .873 ACRE TRACT LOCATED AT 101 RIVER BEND ROAD, WIMBERLEY, HAYS COUNTY, TEXAS *(JESSLYN BORDINE, APPLICANT)*
- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY JESSLYN BORDINE TO ALLOW FOR A SECONDARY RESIDENTIAL UNIT ON A RESIDENTIAL TRACT OF LAND LOCATED AT 101 RIVER BEND ROAD, WIMBERLEY, HAYS COUNTY, TEXAS, AND IMPOSING CERTAIN CONDITIONS; AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. *(JESSLYN BORDINE, APPLICANT)*

4. **ORDINANCES**

CONSIDER APPROVAL OF AN ORDINANCE AMENDING SUBSECTIONS 33.03(C) AND (D) (WATER AND WASTEWATER ADVISORY BOARD), OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS, IN ORDER TO REVISE THE NUMBER OF BOARD MEMBERS; PROVIDING FOR AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, SEVERABILITY AND REPEALER. *(MAYOR PRO-TEM BOB FLOCKE)*

5. **DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER APPROVAL OF A PLAN FOR MOBILITY ENHANCEMENTS FOR THE WIMBERLEY SQUARE. *(TRANSPORTATION ADVISORY BOARD)*

- (B) DISCUSS AND CONSIDER AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO NEGOTIATIONS TO SECURE A CONTRACT WITH *DESIGN WORKSHOP* TO PROVIDE ARCHITECTURAL DESIGN, LANDSCAPE ARCHITECTURE, ENGINEERING AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE DEVELOPMENT OF THE BLUE HOLE REGIONAL PARK. (CITY ADMINISTRATOR)
- (C) DISCUSS AND CONSIDER APPROVAL OF A CONTRACT WITH *LAND DESIGN* FOR THE DESIGN AND DEVELOPMENT OF A HIKE AND BIKE TRAIL IN THE BLUE HOLE REGIONAL PARK AND AUTHORIZE THE CITY ADMINISTRATOR TO SIGN THE CONTRACT. (CITY ADMINISTRATOR)
- (D) DISCUSS AND CONSIDER APPROVAL OF A REQUEST TO WAIVE THE CITY OF WIMBERLEY BUILDING PERMIT FEES RELATING TO THE PLANNED IMPROVEMENTS TO THE WIMBERLEY FIRE STATION. (CITY ADMINISTRATOR)
- (E) DISCUSS AND CONSIDER ACTION ON PROPOSALS TO ENHANCE COMMUNICATION BETWEEN THE CITY COUNCIL AND THE CITY'S VARIOUS BOARDS AND COMMISSIONS. (PLACE FOUR COUNCIL MEMBER STEVE THURBER)
- (F) DISCUSS AND CONSIDER ACTION ON A REQUEST FROM THE WIMBERLEY VALLEY ART LEAGUE TO UTILITZE CITY RIGHT-OF-WAY FOR *WIMBERLEY ART FEST '09*. (CITY ADMINISTRATOR)

6. CITY COUNCIL REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

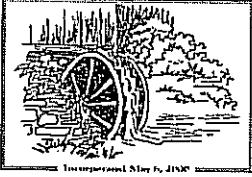
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on April 13, 2009 at 5:00 p.m.



CARA MC PARTLAND, CITY SECRETARY

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: APPROVAL OF APRIL 2,
2009 MINUTES OF REGULAR CITY COUNCIL
MEETING

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

Attached are minutes for the April 2, 2009 Regular City Council Meeting for review and consideration.

City of Wimberley
City Hall, 12111 Ranch Road 12, Ste. 114
Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
April 2, 2009 at 6:30 p.m.

City Council meeting called to order at 6:30 p.m. by Mayor Tom Haley.

Mayor Haley gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Haley and Councilmembers Charles Roccaforte, Bob Flocke, Jeri Xiques, Steve Thurber, and Dick Larson.

Staff Present: City Administrator Don Ferguson

Presentations of Citizens:

- Citizen Communications

Mayor Haley outlined procedures for speakers and Councilmember Thurber suggested that speakers comment when Agenda Item No. 5B is called in order to allow dialogue between Council members and speakers. No citizen comments were heard at this time.

1. Consent Agenda

- A. Approval of minutes of the regular City Council meeting of March 19, 2009.
- B. Approval of the February 2009 Financial Statements for the City of Wimberley.

This item was heard after Agenda Item No. 5B.

Councilmember Xiques moved to approve Consent Agenda items as presented. Councilmember Larson seconded. Motion carried on a vote of 5-0.

2. Presentations

Presentation of the quarterly status report from representatives of the Pedernales Electric Cooperative (PEC).

PEC representative, Celestino de Leon reported on PEC's success in meeting minimal outage goals, feeder maintenance, and its *Light the Way* program. He concluded his presentation with a check to the City in the amount of \$24,177.65 in accordance with its franchise agreement. Councilmember

Flocke expressed thanks for PEC's *Light the Way* program contribution on behalf of the Chairperson of the Board of Directors for the Wimberley Chamber of Commerce.

3. City Administrator Report

- Status report on activities of the PEC Triangle Committee

City Administrator Ferguson reported on ongoing efforts to gather information and public input, including a public notice requesting ideas from citizens.

- Status report on City Committee Review of the proposed Non-Point Source Pollution Ordinance

City Administrator Ferguson reported that selected Planning and Zoning commissioners will be meeting with Water/Wastewater Advisory Board members and staff in anticipation of bringing a recommendation to Council in the near future.

- Status report on 2009 Spring Walk co-sponsored by the Mayor's Fitness Council

City Administrator Ferguson reported on the positive feedback received from parties involved in this popular and successful event which enjoyed the added benefit of perfect weather.

- Status report on 2009 operations plan for the Blue Hole Regional Park

City Administrator Ferguson reported that full-time season operations begin on Memorial Day weekend and run through Labor Day.

- Status report on efforts underway to secure state and federal funding for the Downtown Wastewater Project

City Administrator Ferguson reported that the Water/Wastewater Advisory Board is nearing a decision after holding meeting discussions on rules/priorities and financing details.

- Status report on activities of the Wimberley Municipal Court

City Administrator Ferguson reported that the Court will hold its first trial on Tuesday, April 7, 2009 at 10:00 a.m.

- Status report on activities of the City Marshal

City Administrator Ferguson reported on continued merchant contact and downtown traffic enforcement efforts. He noted that efforts are ongoing to resolve problems associated with the feral hog population and enforcement of other "nuisance" ordinances such as noise regulations.

City Administrator Ferguson concluded his report by noting that the City has been named as a finalist in the Envision Central Texas 2009 Community Stewardship Award competition. Announcement of the award will be made at a reception/luncheon to be held on Friday, May 8, 2009 from 11:30 a.m. to 1:30 pm. at the Hyatt Regency Hotel in Austin, Texas. Mr. Ferguson asked those interested in attending to contact his office.

Councilmember Flocke recounted a recent conversation with a Las Flores Street resident who reported that the amount of speeding has decreased significantly due to increased traffic enforcement by the City Marshal. Councilmember Thurber reported similar reports from neighborhood residents, but noted continued enforcement will help as a future deterrent. Councilmember Roccaforte reported similar approval of traffic enforcement from Paradise Valley residents.

4. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance approving an application for a Conditional Use Permit submitted by Gary Callon to operate a bed and breakfast lodging facility on an approximately 1.66 acre tract located at 2410 Flite Acres Road, Wimberley, Hays County, Texas zoned Single-Family Residential 2 (R2), and imposing certain conditions; and providing for findings of fact; amendment of the zoning district map; repealer; severability; effective date; proper notice and meeting; and providing for certain conditions (*Gary Callon, Applicant*).

Mayor Haley introduced the item and opened the public hearing. Hearing no response, Mayor Haley closed the public hearing.

City Administrator Ferguson reviewed details of the application, including existing/surrounding zoning/uses, maximum occupancy, and parking, with no comments received either for or against the application. He noted that Planning and Zoning Commission and staff both recommend approval of the application.

Councilmember Xiques moved to approve the item as presented. Councilmember Larson seconded. Motion carried on a vote of 5-0.

5. Discussion and Possible Action

- A. Discuss and consider approval of a plan for mobility enhancements for the Wimberley Square (*Transportation Advisory Board*).

General agreement was reached to continue this item until Council's next meeting on April 16, 2009.

- B. Discuss and consider action relating to the possible granting of additional authority to the Hays Trinity Groundwater Conservation District under Chapter 36 of the Texas Water Code (*Mayor Tom Haley*).

At Councilmember Thurber's request, this item was heard before Consent Agenda Item No. 1.

Local League of Women Voters representative, Dorothy Knight, spoke in support of full Texas Water Code (TWC) Chapter 36 authority for Hays Trinity Groundwater Conservation District (HTGCD) in alignment with the management objectives that minimize the effects of groundwater withdrawals, including land subsidence and reduction of spring flows. In response to Councilmember Flocke's inquiry, Ms. Knight replied that the League of Women Voters' statewide support of this issue does not conflict with its traditionally neutral position toward candidates and/or political parties.

HTGCD Wimberley representative, Jack Hollon, spoke of a recent meeting with certain legislators regarding the fairness of financial impact to various water providers' customers versus private well owners. He advised of an upcoming HTGCD meeting to be held April 9, 2009 at 8:30 a.m. at Dripping Springs City Hall and urged public attendance and support. In response to Councilmember Thurber's inquiry, Mr. Hollon replied that he has not yet seen the proposed legislation offered by State Representative Patrick Rose. He closed by urging Council's support for TWC Chapter 36 authority for HTGCD.

Wimberley resident, Jim McMeans, directed Council's attention to the varied political affiliations of those who recently signed a petition in support of groundwater protection as a critical issue for this area. He stated that communications with State Representative Rose indicated less than full support for HTGCD's goal of TWC Chapter 36 authority and the need for affirmation from area groups/governmental entities showing support for proposed legislation. He cautioned against scare tactics relating to HTGCD's potential to impose on property rights and mandate metering. Mr. McMeans asked Council to put politics aside and act in the entire community's benefit to help give HTGCD the standard authorization to protect and preserve groundwater for our citizens, as other groundwater districts currently possess such authorization.

Mayor Haley commented that powers potentially granted to HTGCD under the proposed legislation are mischaracterized as scare tactics because such powers have basis in fact. Mr. McMeans stated that property owners will not lose rights; complaint-driven enforcement allows only reasonable access; and, that metering is an unaffordable option at this time. In response to Councilmember Thurber, Mr. McMeans replied that other Texas groundwater districts have not experienced any complaints related to access of property and that not all districts meter wells.

Wimberley resident, Craig Reitz, cautioned against the creation of a quasi-governmental power that will have the ability to tax, seize property, and regulate wells/water usage. He felt that too much power will lie in the hands of too few people. He outlined potential charges and stated that taxation is by nature a political issue, and that such taxation is unfair in its application. He expressed concerns over losing personal freedoms, property rights, questions of reasonable access, well fees, and problems with defining usage limits. Mr. Reitz questioned the applicability of taxation to those who utilize rainwater harvesting, rather than wells. He noted the evaporation rate from Cypress Creek and the Blanco River and recalled past considerations to create a water source via the

formation of a reservoir (formerly proposed Cloptin's Crossing Dam). Mr. Reitz cautioned against continual well drilling and asked that Council offer a resolution against full TWC Chapter 36 authority for HTGCD as protection for Wimberley's property rights and economic interests. Councilmember Larson recalled that the Cloptin's Crossing Dam project was stopped by opposition from an unnamed Wimberley group.

In response to Mr. Reitz' assertions on the fairness of ad valorem taxation, Councilmember Thurber noted that a property tax is not necessary to fund this mechanism and perhaps a well fee could be imposed as a fair alternative and conservation incentive. Councilmember Thurber noted no complaints of property right infringement by other Texas groundwater districts. Mr. Reitz felt that potential for abuse of power exists whether or not complaints have been registered.

Wimberley resident, Tom Huth, spoke in favor of aggressive policies to protect groundwater, but felt that specific changes to onerous wording of certain TWC Chapter 36 sections would alleviate fears of its application. He noted concerns with taxation, property rights/eminent domain, and broad powers granted under TWC Chapter 36. Mr. Huth stated that a large source of water usage could be alleviated by the elimination of a sizeable percentage of ash juniper (commonly referred to as cedar) trees. Because of his previously stated concerns, Mr. Huth recommended that Council not support this version of TWC Chapter 36 authority for HTGCD.

Texas River Systems Institute representative, Jason Pinchback, spoke in support of full TWC Chapter 36 authority for HTGCD. He highlighted his organization's Cypress Creek project and noted scientific results showing that Cypress Creek, Jacob's Well and the Trinity Aquifer are all interconnected. He stated the importance of sustainable groundwater management, particularly during times of drought when there is danger of "mining" the aquifer. He felt that HTGCD and the community should be empowered with the ability to better grasp the science in order to better manage the aquifer. Compared to the Edwards Aquifer, Mr. Pinchback stated that the Trinity Aquifer has less capacity to hold water and maintain low levels of pollution and is more susceptible to contamination and drought conditions. He closed with his organization's expression of support for full TWC Chapter 36 authority for HTGCD.

Wimberley Planning and Zoning Commissioner David Glenn, speaking as a non-partisan metaphorical drop of water, identified water as the most precious critical resource for the Wimberley Valley. He hoped to cool down the rhetoric on this issue and focus on solutions for key issues and realities. He acknowledged pressures on Council and equated those pressures with those placed on the Trinity Aquifer and the equitable allocation of its water resources. Commissioner Glenn referred to Kyle Mayor Mike Gonzalez' comment on water as a basic right and noted that western Hays County has the most legislatively flawed and handicapped groundwater district in Texas. Commissioner Glenn commented on a proposal by State Representative Patrick Rose asking the highly regarded HTGCD's Board to place an inequitable, two-year surcharge on Wimberley Water Supply and Aqua Texas customers to be used for research only. Commissioner Glenn stated that viable mediation and equitable allocation is needed in order to settle disputes over water resources and supported granting full TWC Chapter 36 to HTGCD. He reminded of the powers that voters have in electing HTGCD Board members and thanked Council for its time and consideration.

In response to Councilmember Thurber's inquiry, Commissioner Glenn replied that he is not an HTGCD Board member and clarified that the proposed surcharge is restricted for research purposes for a period of two years only. Discussion between Councilmember Thurber and HTGCD representative, Jack Hollon, addressed the quality scientific and geological/hydrological research that HTGCD has received recognition for by various entities.

Wimberley resident, Susan Nenney, cited U.S. Census data on Hays County growth and stated the need for water conservation and education, such as cedar removal programs. Due to the fast area growth rate, Ms. Nenney cautioned on the vulnerability of Hays County as a critical risk. She felt that HTGCD should not be the weakest groundwater district in Texas supported by "wimpy" legislation. Ms. Nenney stated that we cannot afford to wait until the last drop of scientific data is reported to act and noted that imposition of an ad valorem tax must be approved by voters. She questioned why State Senator Jeff Wentworth, State Representative Patrick Rose, and Council would want the weakest district in Texas and urged Council to strongly support TWC Chapter 36 authority for HTGCD.

Wimberley resident, Louis Hart, stated that he utilizes rainwater harvesting and warned against use of scare tactics such as taxation and loss of personal liberties. He cautioned that lack of water will harm Wimberley's beauty and property values. He provided the analogy of the fire department's right to enter properties as an example of the perspective needed when understanding potential impact on property rights by groundwater districts in efforts to prevent abuse of groundwater resources. Mr. Parks emphasized that Council's decision could have an long-term impact on the entire community and hoped that Council will be able to look back with pride for its decision to support TWC Chapter 36 authority for HTGCD. Mr. Parks closed by stressing Council's long-term decision-making impact and asked that it not let down the community.

Kay Rogers felt that the possibility of Council's inaction will exacerbate future lack of available water and acknowledged that despite flaws, TWC Chapter 36 authority works well in other Texas groundwater districts as evidenced by lack of complaints. She questioned why HTGCD should not have full Chapter 36 powers and noted that voters must ultimately decide whether or not an ad valorem tax should be implemented. Ms. Rogers feared running out of water and commented on meters as valuable aquifer monitoring tools for HTGCD. She cautioned against lack of funding for data collection that may impact development in northwestern Hays County, which could proceed unchecked to the detriment of the aquifer. Ms. Rogers stated that Council's obligation is to look at facts (not fears) to decide what will benefit the majority now. She closed by noting that granting HTGCD full TWC Chapter 36 authority should work as well here as for districts in the rest of Texas.

No more public comments were heard and Mayor Haley opened Council discussion. Councilmember Thurber feared disastrous effects from the legislature's failure to act earlier this week by not offering legislation that would expand HTGCD's authority under TWC Chapter 36. He hoped that Council will approve of such additional authority to HTGCD as a sign of support for State officials. Councilmember Flocke spoke in favor of a resolution in support, but stated his understanding that should such a resolution be approved, no action is forthcoming in this legislative

session. He spoke of fear tactics and points of argument on both sides of this issue, and reminded that the voters must approve any potential ad valorem tax proposed by HTGCD. Councilmember Flocke noted the difficulty of gathering support from opponents who feel that this issue has been forced upon them without respect for property rights. He commended the scientific efforts of HTGCD, but stressed to HTGCD's Jack Hollon the importance of finding common ground on a level that addresses fears that are part of human nature. Councilmember Roccaforte concurred with speakers advocating clearing of ash juniper (cedar) trees and recalled higher water levels when ash juniper trees were less prevalent. He also spoke of the fire danger threat that an abundance of juniper trees may cause. Councilmember Xiques favored water conservation, but expressed concern over specific wording in TWC Chapter 36 relating to enforcement. Councilmember Larson felt that more time is necessary before he could cast a vote and stated that some language adjustments may be needed. Councilmember Thurber reiterated that Council's support lends credence to the cause, and felt that some action may still occur during the current legislative session.

Mayor Haley expressed concerns over the "all or nothing" aspect of this issue, without any room for negotiation, as exemplified by an email received by Mayor Haley from HTGCD's president, who advocated charging fire departments for water used to fight fires. Mayor Haley spoke in support of water conservation/regulation, but stated reservations regarding full TWC Chapter 36 authority for HTGCD and felt inclined toward a more moderate stance. Discussion between Mayor Haley and Jack Hollon addressed the accuracy and context of HTGCD's previously referenced email communication and Mr. Hollon stated that such a decision does not lie solely with HTGCD's president and would have to be voted on by the Board.

Hearing no further comments, Mayor Haley entertained a motion. Hearing none, the item died for lack of a motion.

C. Discuss and consider approval of a route for the 2009 Fourth of July Parade route (*City Administrator*).

City Administrator Ferguson reported that the planning process is underway for Fourth of July celebrations and highlighted the advantages of the proposed route starting at Lions Field and ending at the former First Baptist Church site. Councilmember Roccaforte suggested an alternative parade organization (patterned on Lockhart's parade planning) allowing parade participants to view the parade. Councilmember Xiques moved to approve the route as presented with the condition that she participate in the parade as a former Council member. Councilmember Thurber seconded. Motion carried on a vote of 5-0.

6. City Council Reports

- Announcements
- Future Agenda Items

Councilmember Flocke requested that City Administrator Ferguson set up the next Mayor's Fitness Council meeting with acting Chair Judy Dunn.

As a future agenda item, Councilmember Thurber requested consideration of action to enhance communication among various boards/commissions and City Council.

Hearing no further announcements or future agenda items, Mayor Haley called the meeting adjourned.

Adjournment: Council meeting adjourned at 7:54 p.m.

Recorded by:

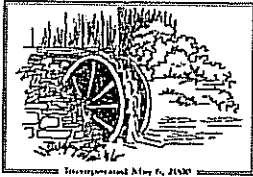
Cara McPartland

These minutes approved on the _____ of April, 2009.

APPROVED:

Tom Haley, Mayor

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: APPROVAL OF APRIL 2,
2009 MINUTES OF SPECIAL CITY COUNCIL MEETING

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

Attached are minutes for the April 2, 2009 Special City Council Meeting for review and consideration.

City of Wimberley
City Hall, 12111 Ranch Road 12, Ste. 114
Wimberley, Texas 78676
Minutes of Special Meeting of City Council
April 2, 2009 at 5:30 p.m.

City Council meeting called to order at 5:30 p.m. by Mayor Tom Haley.

Councilmembers Present: Mayor Haley and Councilmembers Charles Roccaforte, Bob Flocke, Jeri Xiques, Steve Thurber, and Dick Larson.

Staff Present: City Administrator Don Ferguson

Workshop:

Discuss and consider issues relating to the future operation of the Wimberley Community Center.

City Administrator Ferguson advised that the Wimberley Senior Citizens Association, Inc. (WSCAI) has notified the City of its desire to end its Wimberley Community Center operation agreement at the end of this fiscal year. Discussion among Council and representatives from WSCAI and the Wimberley Community Center addressed the following issues related to the City's future Community Center management:

- Historical overview of the development and construction of the Community Center
- Relationships among the Community Center, WSCAI, and other organizations such as the Lion's Club and Wimberley Valley Art League
- Community Center current management and personnel
- Current and projected financial status
- Leasing of the Community Center by various entities/groups
- Marketing/advertising of the Community Center
- Refocus on WSCAI's primary goals and tasks
- Ownership of the Wimberley Community Center and surrounding properties including the Visitor's Center, Winters-Wimberley House, and the Birding Center
- Community Center inventory
- Structural/mechanical problems that may need attention
- Programs for senior citizens
- Dealing with operational challenges/problems
- Insurance, deposits, and security requirements for lessees
- Structural/maintenance issues such as recent air conditioning repairs, flooring care, and acoustics
- Various options for management such as City personnel versus contracted operations
- Use of the Senior Lounge

- Operating deficit

Mayor Haley, Council, and City Administrator Ferguson expressed thanks and commended WSCAI and Community Center personnel for excellent management of the Community Center to date.

Adjournment: Council meeting adjourned at 6:12 p.m.

Recorded by:

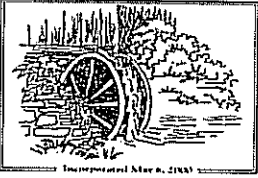
Cara McPartland

These minutes approved on the _____ of April, 2009.

APPROVED:

Tom Haley, Mayor

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: APPROVAL OF MARCH 30, 2009 MINUTES OF SPECIAL CITY COUNCIL MEETING

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

Attached are the minutes for the March 30, 2009 Special City Council Meeting for review and consideration.

City of Wimberley
City Hall, 12111 Ranch Road 12, Ste. 114
Wimberley, Texas 78676
Minutes of Special Meeting of City Council
March 30, 2009 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Tom Haley.

Councilmembers Present: Mayor Haley and Councilmembers Charles Roccaforte, Bob Flocke, Jeri Xiques, and Steve Thurber. Councilmember Dick Larson had an excused absence.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland.

Discussion and Action:

Discuss and consider action on the possible development of a Joint Governmental Services Facility in Wimberley (*City Administrator*).

Mayor Haley introduced Hays County Precinct Three Commissioner Will Conley, who reviewed Hays County Commissioners Court's past discussion and actions supporting ownership of existing and future county facilities. He outlined short- and long-term strategies to accomplish the goal of ownership, including the findings of a stakeholders group to examine future needs of various Hays County offices. Commissioner Conley stated considerations favoring the selection of the former site of Wimberley's First Baptist Church, due diligence efforts, and requested Council's input in more detail, including the possibility of obtaining an expression of interest and/or support from Council to present to the Hays County Commissioners Court.

Discussion included various financing options, available Hays County funding, position of Hays County Commissioners Court regarding the First Baptist Church site, projected costs for expansion of Hays County offices in Wimberley, other possible building sites, the need for more detailed information on costs and financing, and preferred timetable for actions of both Hays County Commissioners Court and the City of Wimberley. General agreement was expressed favoring ownership rather than rental of needed space. Subsequent discussion addressed whether or not to include the First Baptist Church property in a motion favoring a joint facility, pros and cons of the First Baptist Church site, and projected costs for various scenarios of ownership such as renovation versus new construction.

Councilmember Flocke moved that Council provide a resolution to Hays County Commissioners Court in favor of proceeding with pursuing a joint governmental facility on the First Baptist Church property site as long as it remains the most cost-efficient option. He felt that organizations (such as the YMCA) might be interested in leasing the facility, which would benefit the community while relieving some of the financial burden on Hays County and the City of Wimberley.

City Administrator Ferguson suggested that staff develop a letter stating Council's position supporting the concept of the joint facility with the First Baptist Church as the option of choice. Discussion addressed the inclusion of the First Baptist Church site in the motion and/or letter versus deleting any reference to a specific site.

Councilmember Xiques seconded Councilmember Flocke's motion. City Administrator Ferguson recommended including a deadline for a response from Hays County in the proposed letter. After brief discussion, Councilmember Flocke amended his motion to include a deadline of sixty (60) days for Hays County to respond. Councilmember Xiques accepted the amendment and seconded the motion as amended. Motion carried on a vote of 3-1 (Councilmember Thurber voted nay.)

Discussion between Commissioner Conley and Wimberley resident Craig Reitz addressed size requirements for Hays County/City of Wimberley offices and compared cost projections of various alternatives. Subsequent discussion included leasing opportunities, future uses for the proposed facility, and positive aspects of the First Baptist Church site.

In response to an inquiry from Hays County resident Charles O'Dell, Mayor Haley replied that he did not participate in the earlier vote on Councilmember Flocke's motion and that Place Five Councilmember Larson is absent from tonight's meeting.

Hearing no further comments, Mayor Haley called the meeting adjourned.

Adjournment: Council meeting adjourned at 6:58 p.m.

Recorded by:

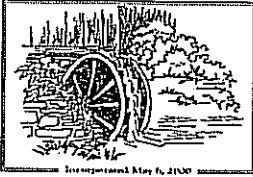
Cara McPartland

These minutes approved on the _____ of April, 2009.

APPROVED:

Tom Haley, Mayor

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CITY ADMINISTRATOR'S
REPORT

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☐ Motion

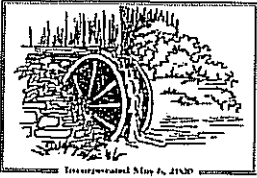
☒ Discussion

Project/Proposal Summary:

The City Administrator will present a report on the following items:

- Status report on Sales Tax Collections for the City of Wimberley
- Status report on May 2009 General Election for the City of Wimberley
- Status report on Envision Central Texas Stewardship Awards
- Status report on efforts underway to secure state and federal funding for the Downtown Wastewater Project
- Status report on activities of the Wimberley Municipal Court
- Status report on activities of the City Marshal

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: PUBLIC HEARING AND
CONSIDER APPROVAL OF A CONDITIONAL USE
PERMIT REQUEST FOR 151 LOMA VISTA

Funds Required:

Funds Available:

Council Action Requested:

☒ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

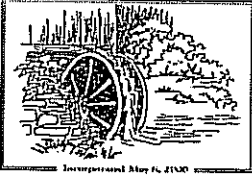
Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider action on an application for a Conditional Use Permit (CUP) to allow for the operation of a bed and breakfast at 151 Loma Vista. The applicants are Charles and Taako Parker.

On April 9, 2009, the Planning and Zoning Commission was scheduled to hold a public hearing on the CUP request and consider making a recommendation to City Council. The meeting was not held due to a lack of a quorum. As a result, the case will now be considered by the Commission on April 23rd.

With the delay in consideration of the case by the Commission, there is a need for City Council to vote to delay its consideration of the case until the May 7th City Council meeting.

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: PUBLIC HEARING AND
CONSIDER APPROVAL OF A ZONING CHANGE
REQUEST FOR 101 RIVER BEND ROAD

Funds Required:

Funds Available:

Council Action Requested:

☒ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

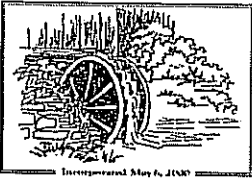
Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider action on an application to change the zoning of a .873 acre tract located at 101 River Bend Road from Single Family Residential 3 (R-3) to Single Family Residential 2 (R-2). The applicant is Jesslyn Bordine.

On April 9, 2009, the Planning and Zoning Commission was scheduled to hold a public hearing on the requested zoning change and consider making a recommendation to City Council. The meeting was not held due to a lack of quorum. As a result, the case will now be considered by the Commission on April 23rd.

With the delay in consideration of the case by the Commission, there is a need for City Council to vote to delay its consideration of the case until the May 7th City Council meeting.

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: PUBLIC HEARING AND
CONSIDER APPROVAL OF A CONDITIONAL USE
PERMIT REQUEST FOR 101 RIVER BEND ROAD

Funds Required:

Funds Available:

Council Action Requested:

☒ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

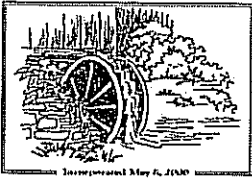
Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider action on an application for a Conditional Use Permit (CUP) to allow for a secondary residential unit at 101 River Bend Road. The applicant is Jesslyn Bordine.

On April 9, 2009, the Planning and Zoning Commission was scheduled to hold a public hearing on the CUP request and consider making a recommendation to City Council. The meeting was not held due to a lack of quorum. As a result, the case will now be considered by the Commission on April 23rd.

With the delay in consideration of the case by the Commission, there is a need for City Council to vote to delay its consideration of the case until the May 7th City Council meeting.

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER A PROPOSED
ORDINANCE REDUCING THE SIZE OF THE
WIMBERLEY WATER WASTEWATER ADVISORY
BOARD

Funds Required:

Funds Available:

Council Action Requested:

☒ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda at the request of Mayor Pro-tem Bob Flocke to allow City Council to discuss and consider a proposed ordinance reducing the membership size of the City of Wimberley Water Wastewater Advisory Board.

Currently, the Water Wastewater Advisory Board consists of nine (9) members. The proposed ordinance would reduce the size of the Board to seven (7) members and require that at least four (4) members reside within the City limits of Wimberley. The remaining members may be residents of the Wimberley Valley.

Attached is a draft of the proposed ordinance for review and consideration by City Council.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBSECTIONS 33.03(C) AND (D) (WATER AND WASTEWATER ADVISORY BOARD), OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS, IN ORDER TO REVISE THE NUMBER OF BOARD MEMBERS; PROVIDING FOR AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, SEVERABILITY AND REPEALER.

WHEREAS, the City of Wimberley ("City") is authorized to establish boards and commissions to receive public input and provide recommendations to the City Council; and,

WHEREAS, the City Council strives to consider qualified individuals who represent a broad sampling of the community when appointing members to the City's boards and commissions; and,

WHEREAS, the City Council of the City of Wimberley, Texas desires to amend the number of appointments to the Water and Wastewater Board in order to promote the efficient and economic use of citizens' time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

II. AMENDMENTS

1. THAT subsections 33.03(C) and (D) (WATER AND WASTEWATER ADVISORY BOARD) of the Wimberley Code of Ordinances shall be amended in their entirety to read as follows:

"(C) Composition of Board. The Board shall be comprised of 7 registered voters who are residents of the city or the general vicinity of the city. A minimum of 4 members shall be appointed who must reside within the city limits of the city.

(D) Appointment of Board members; vacancies.

The City Council and Mayor shall each appoint 1 member to the Board. One additional member shall be appointed by consensus of the City Council. If a vacancy occurs on the Board, the City Council Member who originally appointed that member or his or her successor shall appoint a person, with the approval of a majority of the City Council, to fill the unexpired term. In the case of a vacancy occurring in the consensus position on the Board, the City Council shall by majority vote appoint a person to fill that vacancy."

Except as provided herein, of the Code of Ordinances of the City of Wimberley shall remain in full force and effect.

III. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

IV. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED on this _____ day of _____, 2009, by a _____ (Ayes) _____ (Nays) _____ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

By: _____
Tom Haley, Mayor

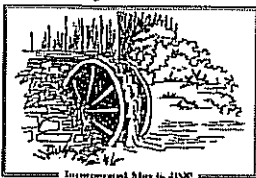
ATTEST:

Cara McPartland, City Secretary

APPROVED AS TO FORM:

Carolyn J. Crosby, Assistant City Attorney

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER APPROVAL OF
PROPOSED MOBILITY ENHANCEMENT PLAN FOR
THE WIMBERLEY SQUARE

Funds Required:

Funds Available:

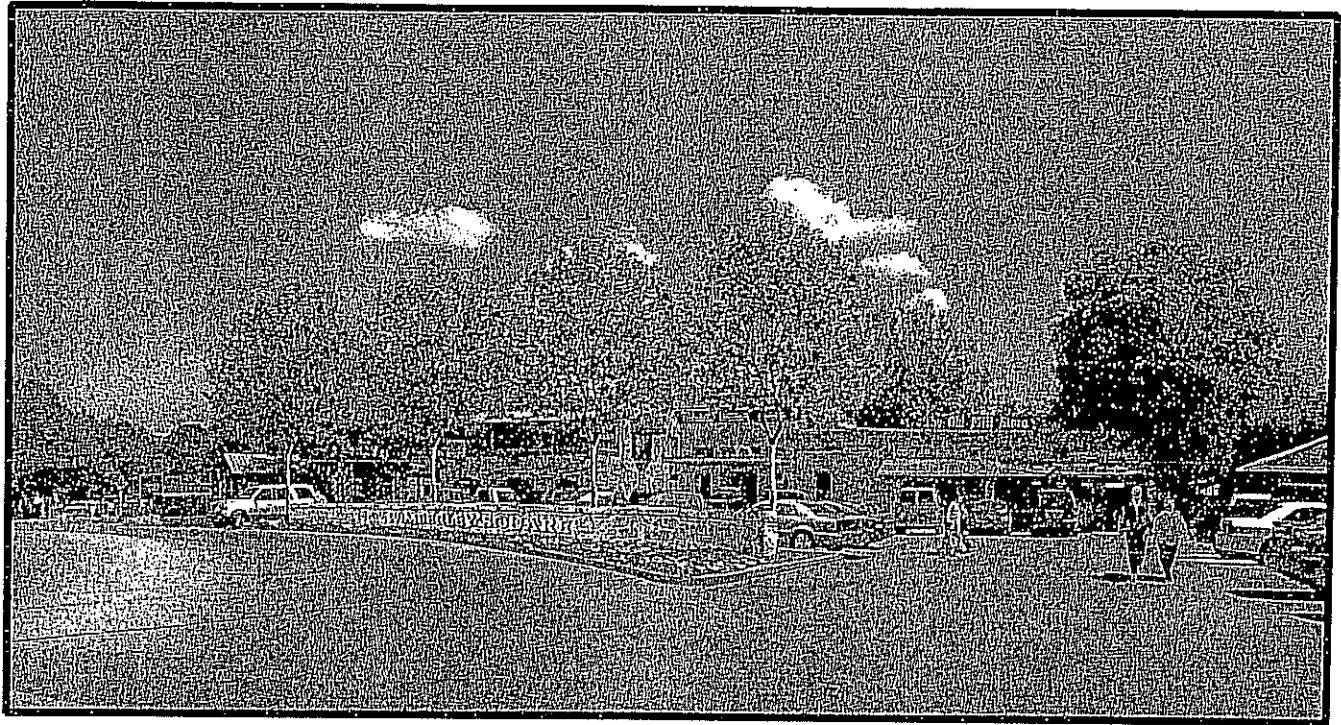
Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider approval of the *Mobility Enhancement Plan for the Wimberley Square* developed and recommended by the City's Transportation Advisory Board. The proposed plan includes development of a sidewalk system along with numerous parking, signage and lighting enhancements. If adopted, the plan will be utilized to seek grant funding for the proposed improvements.

Attached is a copy of the plan for City Council review and consideration. Members of the Transportation Advisory Board will be present at the meeting to brief Council on the plan.



A Plan for
Mobility Enhancements
in the
WIMBERLEY SQUARE

The City of Wimberley
Transportation Advisory Board
Square Improvement Subcommittee

March 11, 2009

DRAFT

A Mobility Enhancement Plan for the Wimberley Square

INTRODUCTION

BACKGROUND

For many years, the citizens of Wimberley have expressed concerns about the difficulty that pedestrians encounter when walking in and around the Wimberley Square area. Sidewalks are almost nonexistent, and walkers are faced with uneven curbs, bar ditches, awkward steps and the need to share the pavement with autos. Many people feel that this detracts from the enjoyment of our unique and charming Square.

Parents with children in strollers find it almost impossible to navigate safely, and because none of our pathways meet handicapped code requirements, people with disabilities are essentially denied access to our shops and galleries.

Because pedestrian mobility falls under the broad definition of “transportation”, the Wimberley Transportation Advisory Board is charged with addressing this issue. In the summer of 2007, it formed the Square Improvement Subcommittee to take the lead in drafting a Mobility Enhancement Plan for eventual presentation to the Wimberley City Council.

On August 22, 2007, TAB met with the Council to determine the scope and direction that the subcommittee should take. It was decided that this first increment would be limited to the basic Wimberley Square area---from the Lumberyard to the Garden Gate, and from the Cypress Creek Bridge to the Cedar Chest.

THE CHARGE

At the workshop with Council, the Subcommittee was charged with proposing improvements in the Square while preserving its charm and character. Everyone agreed that any upgrades, no matter how essential, must be planned so that the Square continues to reflect the history and uniqueness of Wimberley.

THE GOALS

The Council designated seven categories to be addressed in the Subcommittees' planning:

- MOBILITY
- SAFETY
- PARKING
- LANDSCAPING
- LIGHTING
- TRUCK & EMS ACCESS
- SIGNAGE

THE PROCESS

Because the Square area is of major concern to the merchants, it was decided that the Subcommittee membership should not be limited to TAB members, and that representative merchants should also be included. The Subcommittee members are:

Jane Andrews, Merchant
Bruce Calkins, Merchant
Jenelle Flocke, Merchant and Chair of the Chamber of Commerce Board of Directors
Janet Galloway, Merchant
Rob Pitzer, Merchant and Chair of the Merchants Association
Bert Ray, Chair of the Subcommittee
Corwin Vansant, Chair of the Transportation Advisory Board
Sally Curtis, Merchant Former Member

From fall 2007 to summer 2008, the Subcommittee met frequently to review ideas and develop concepts for presentation at citizen workshops. These were organized in a PowerPoint presentation and the first workshop was scheduled. Approximately 100 letters of invitation were sent out by the City and advertisements were placed in the Wimberley View. The meeting was held at the Wimberley Cafe on June 30, 2008. Over 50 people attended and many ideas and suggestions were recorded.

After this first meeting, the Subcommittee and the City Administrator addressed the citizens' ideas, questions and complaints that were noted, and revised the preliminary Plan to reflect their input. Because the County Bond Election was scheduled in the fall and included propositions that would impact the Square, the next workshop was delayed until spring, and was held on March 2, 2009 in conjunction with a Merchants Association meeting. The response was very positive, and the consensus was that the Plan should go to the City Council for adoption.

The proposed Plan was presented to the Transportation Advisory Board on March 11, 2009. After a review and discussion, the Board voted to recommend to the City Council that the Plan be adopted and implemented.

COORDINATION

Because the Wimberley Square has evolved over the years in a relatively uncoordinated way, improvements present unique planning challenges. And because the businesses on the Square are essential to the City, disruptions must be kept to a minimum. There are several upcoming programs which must be acknowledged in implementing this Plan, and which, if properly coordinated, could be turned to an advantage in achieving its goals:

- The TxDOT / County / City project for improvements to RR 12 through the Square.
- The anticipated new sewer system to serve downtown Wimberley.
- The City of Wimberley signage and wayfinding program to guide visitors and shoppers.

MOBILITY AND SAFETY

THE GOAL

Locate comfortable, safe, handicapped-friendly sidewalks that do not significantly encroach or displace existing drives and parking spaces.

This Plan delineates a path that avoids impacting the existing parking, utilizes existing porches where possible, and acknowledges existing walks and crosswalks (see Drawing 1).

LEGAL ISSUES

To achieve the goals of this Plan, there are several legal processes that must be undertaken:

- Most of the streets around the Square have prescriptive easements, but have never been formally transferred to the City. The City needs to complete the legal processes necessary for their acquisition.
- In order to preserve the existing (and very necessary) parking around the Square, several segments of the proposed sidewalks will have to be on private property. This will require that the City negotiate easements with the property owners (see Drawing 2).
- In some cases, the only practical way to achieve a continuous sidewalk path around the Square without encroaching on existing parking will be to include existing shop porches. Because of the ground slope on the north side of the Square, several porches have one or two steps. In order to meet the handicapped code, the City will have to find a way to implement the conversion of these steps into short ramps. This should be a nominal cost.

SAFETY

Because drainage issues will prevent the installation of streets with curbs and gutters, most of the proposed new sidewalks will be at or near the elevation of the adjacent paving. This means that aggressive parkers could drive on or park on the sidewalks. To prevent this and to protect pedestrians on the walks, the Plan proposes the installation of sturdy wood planter boxes next to the pavement to block vehicles. These would be versions of the traditional Wimberley planter-barrels used for years in the Square (see Drawing 3).

PARKING

THE GOAL

Maximize the number of parking spaces.

LEGAL ISSUES

In many locations around the Square, what appears to be public parking is actually partially or totally on private property (see Drawing 5). Even though these spaces are essential to the businesses in the Square, the City has no legal authority to control their layout, use or maintenance. In order to maximize the number and configuration of available parking spaces, the City must acquire the legal authority to plan all public parking.

PLANNING ISSUES

Because most parking areas have severely faded or nonexistent striping, drivers park in a haphazard or random pattern, which is very inefficient. This Plan shows all parking areas laid out to acknowledge the area's specific dimensions, while adhering to the appropriate codes for spacing and angles.

LANDSCAPING

THE GOAL

Increase the amount of planting in the Square area---more flowers and more green---and plant trees wherever possible to provide much-needed shade.

LANDSCAPING OPPORTUNITIES

There are a number of areas where planting could be installed without encroaching on parking or pedestrian spaces. With creative planning, maintenance and operational costs can be minimized:

- Where autos park at an angle, the triangular dead space in front of each car can accommodate a seat-height planter (see Drawing 4).
- The TxDOT improvements to Ranch Road 12 in the Square offer an outstanding opportunity to create an attractive approach to the Square. Plants can be installed in the traffic islands and alongside the roadway. A low stone wall with “Wimberley Square” can be located just inside the TxDOT right-of-way, along with more planting and trees (see Drawing 6 and the cover sketch).
- Wherever possible, amenities such as benches, fountains, attractive trash receptacles and bike racks should be installed.
- Although the anticipated new downtown sewer system is not yet designed, it will have two undisputed characteristics: it will be required to produce the very highest quality effluent, and it will require extensive trenching to access all the downtown customers. Use of the effluent to water the planting will be very safe and eco-friendly, and the small piping necessary to return the effluent to the Square can be located in the same trenches at very little additional cost.

LIGHTING

THE GOAL

Provide safe, glare-free lighting in the parking and pedestrian areas of the Square.

LIGHTING OPPORTUNITIES

Over time, as the number of visitors to the Square increases, the occasions for evening functions and activities will increase, and businesses will find it advantageous to stay open late. Currently it is hazardous to try to walk in many areas of the Square after dark, but this Plan suggests several ways to provide appropriate lighting:

- During their construction, the planters described in Landscaping and Mobility & Safety can be wired from below the ground and provide low, soft lighting for the sidewalks.

- For areas where the planter lighting is not appropriate, small low-brightness streetlights can be installed. One possibility would be fixtures with poles and heads of wood, similar to those used in some National Parks. Because of legal issues and power accessibility, it will probably not be possible to install lighting fixtures on the actual shop structures.
- It has been suggested that it might be possible to secure a grant from PEC or other energy interest to install a central photo cell and battery system on the roof of an appropriate building to power the Square lighting. In conjunction with the effluent watering system outlined above, this approach would make the Square very eco-friendly.

TRUCK AND EMS ACCESS

THE GOAL

Find convenient, practical locations where large-truck deliveries to Square businesses can park without blocking traffic or parking spaces. Verify that no improvements block emergency vehicles or create inaccessible locations.

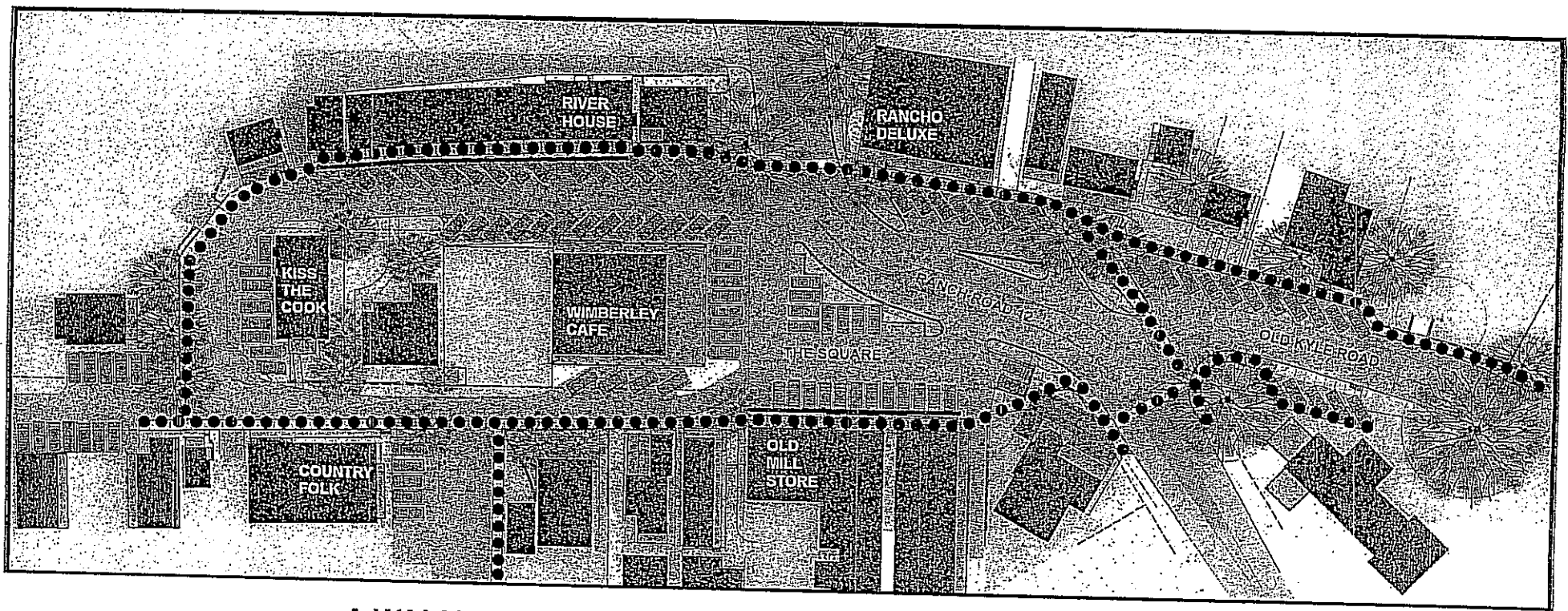
BACKGROUND

The City Administrator and the Subcommittee Chair met with Delivery Managers from Sysco and Ben E. Keith, both large companies serving Square businesses. Their large semi-trailers have very little flexibility or maneuverability, but several locations appeared worthy of further consideration (see Drawing 7).

In some cases, significant construction would be required, future streets would need to be opened, or easements be obtained. Visitor parking enforcement would be essential since one illegally parked vehicle can block the truck from parking or exiting.

SIGNAGE

The Subcommittee concluded that signage is a City-wide issue. It encourages the City to address the merchants' identity needs while still preserving the character of the Square.



A WALKING PATH AROUND THE SQUARE INCORPORATING
NEW SIDEWALKS AND EXISTING PORCHES



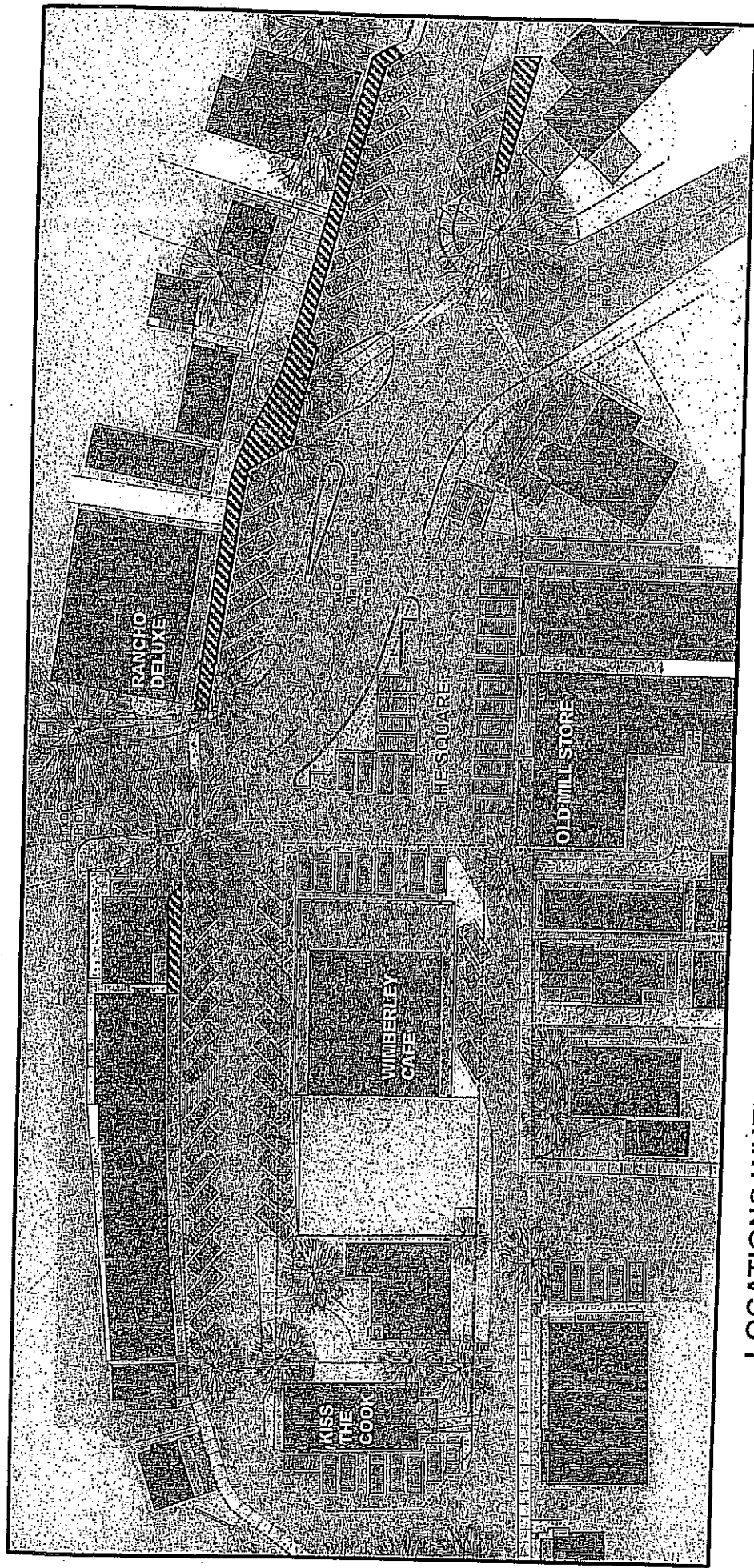
new sidewalks



existing porches

DRAWING 1

DRAFT 3-14-09



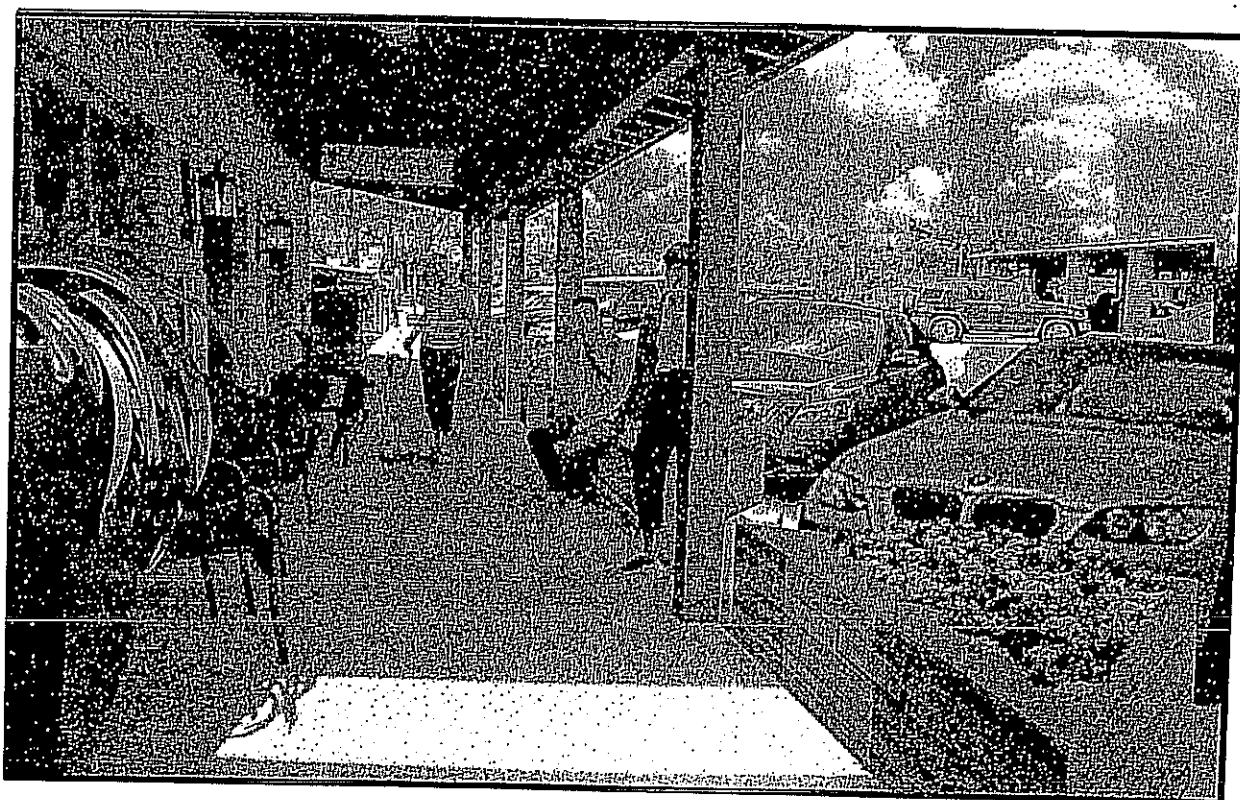
LOCATIONS WHERE EASEMENTS WILL BE REQUIRED FOR NEW SIDEWALKS

DRAWING 2

DRAFT 3-14-09

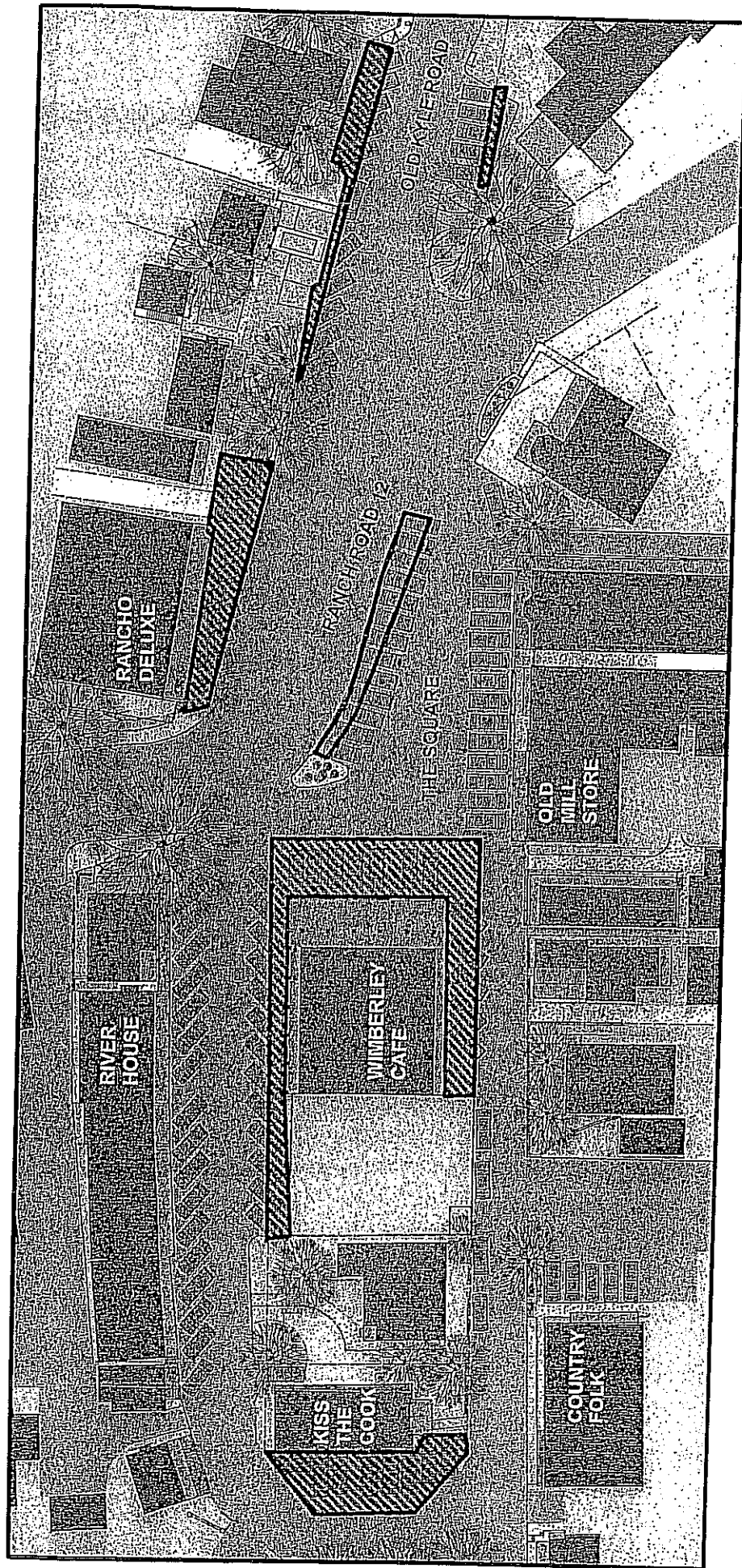


PLANTERS TO SEPARATE AUTOS AND PEDESTRIANS



PLANTERS TO UTILIZE WASTED SPACE IN FRONT OF PARKED AUTOS

DRAWINGS 3 & 4



AREAS WHERE CURRENT PUBLIC PARKING
IS ON PRIVATE OR TxDOT PROPERTY

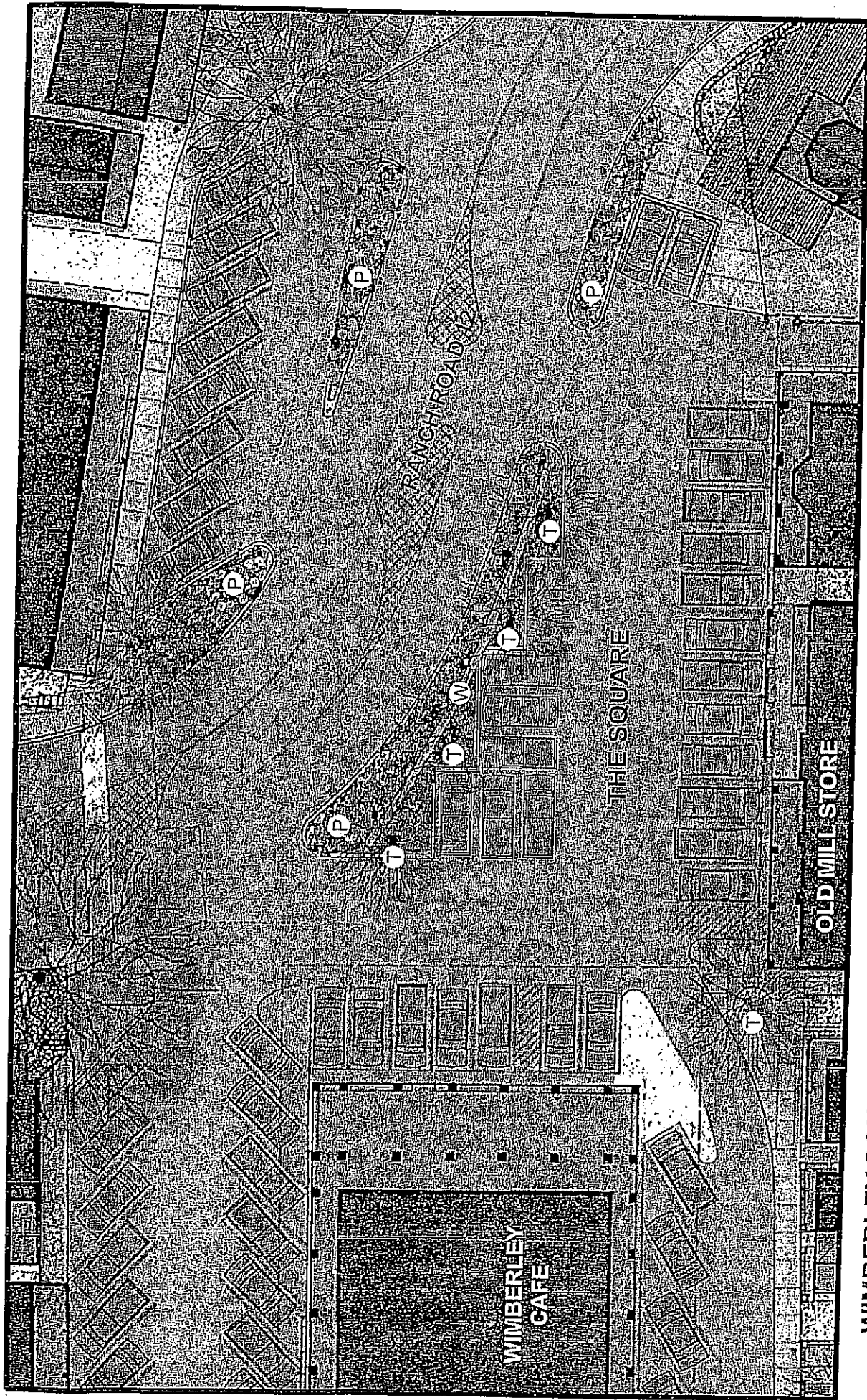


private property



TxDOT right-of-way

DRAWING 5

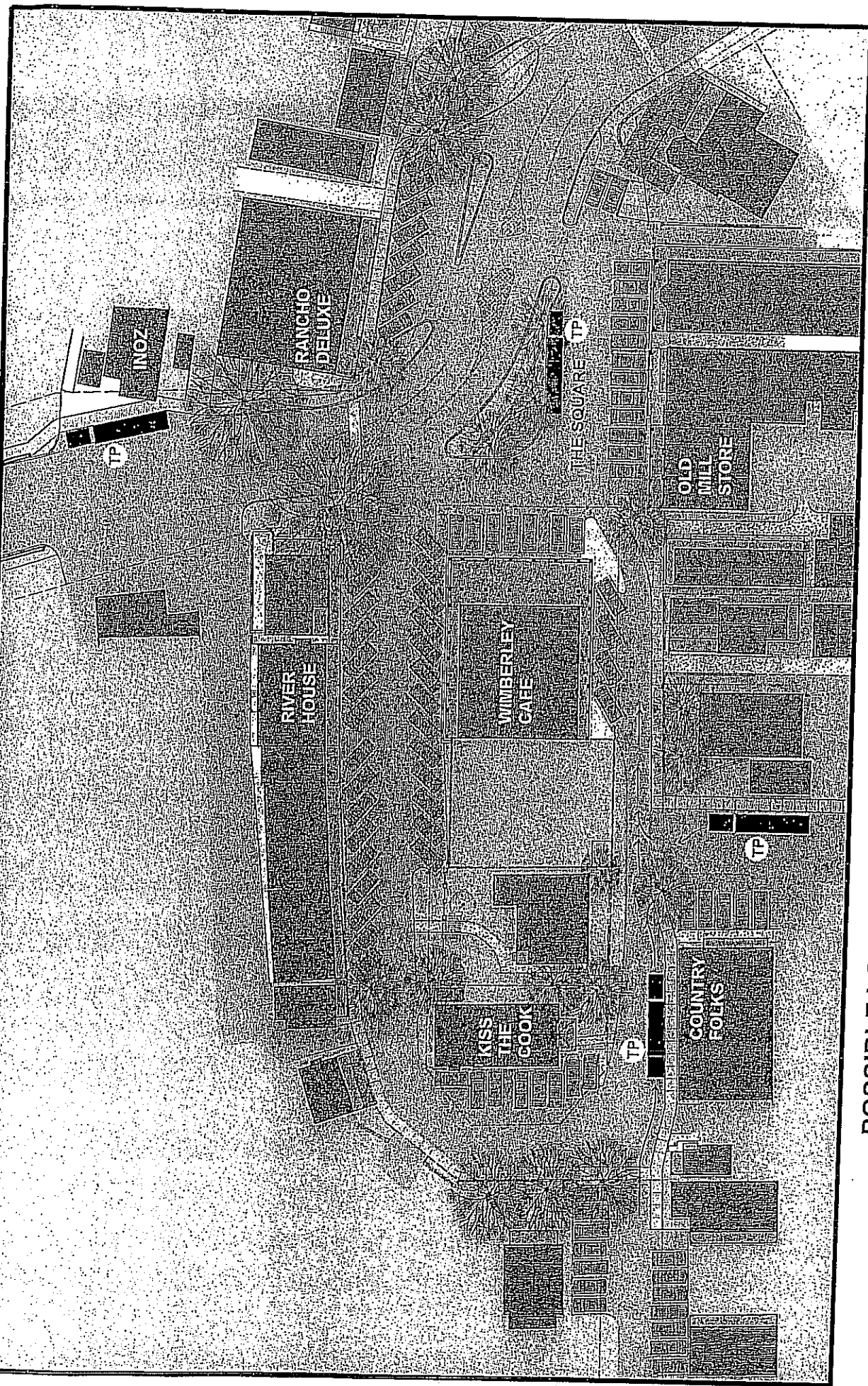


WIMBERLEY SQUARE PARKING AND LANDSCAPING AFTER TxDOT IMPROVEMENTS TO RR12

T = new tree P = new planting W = new low stone wall

DRAWING 6

DRAFT 3-14-09

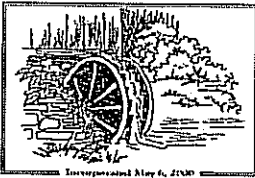


POSSIBLE LOCATIONS FOR LARGE DELIVERY TRUCK PARKING

TP = parking locations

DRAWING 7

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER AUTHORIZING CITY STAFF TO NEGOTIATE A CONTRACT WITH DESIGN WORKSHOP FOR DEVELOPMENT OF THE BLUE HOLE REGIONAL PARK

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider authorizing City staff to negotiate a contract with *Design Workshop* to provide architectural design, landscape architecture, engineering and construction administration services relating to the development of the Blue Hole Regional Park. The Colorado-based firm, with offices in Austin, was recently recommended for the project by the City's Blue Hole Development Task Force following an extensive review of firms who responded to the recent Request for Qualifications (RFQ) issued by the City.

A total of thirteen (13) firms responded to the above-mentioned RFQ. The Blue Hole Task Force, consisting of representatives from the City's Parks Board, Friends of Blue Hole and the local tennis and soccer organizations, reviewed and ranked each of the submissions. The top three ranked firms - *Design Workshop*, *Robert Anderson* and *RVI* - were interviewed by the Task Force. Following the interviews and reference checks, the Task Force recommended *Design Workshop* as the firm to provide development services for the \$2 million park project. In making its recommendation, the Task Force indicated that each of the firms interviewed was well qualified but *Design Workshop* demonstrated the most comprehensive understanding of the project.

Once authorized by City Council, City staff will enter into negotiations with the recommended firm in anticipation of finalizing a design services contract that will be brought back to City Council for review and consideration.

Attached are copies of the RFQ and the submissions of the top three ranked firms. Representatives of *Design Workshop* will be present at the Council meeting along with members of the Task Force.

City of Wimberley
Request for Qualifications
Design/Engineering/Construction Administration
Services for the Development of
Blue Hole Regional Park

A. OVERVIEW

The City of Wimberley is seeking Letters of Interest and Statements of Qualifications from firms or teams qualified and interested in providing architectural design, landscape architecture, engineering and construction administration services for the development of the Blue Hole Regional Park – a 126+ acre public park located at 100 Blue Hole Lane in Wimberley, Texas. The firm hired will be responsible for providing various professional services including but not limited to preparation of design plans, specifications, cost estimates and bid documents for the project. If requested by the City, the firm will also provide construction administration services for this project. The park will be developed in accordance with *The Blue Hole Regional Park Master Plan* that was completed in 2007, following the acquisition of the property. The construction budget is approximately \$3.2 million.

B. DUE DATE - LOCATION – NUMBER OF COPIES - QUESTIONS

Deadline: 2:00 p.m. Thursday, February 12, 2009

Postmarks or electronic copies are not acceptable.

Deliver to: City of Wimberley
Attn: Don Ferguson, City Administrator
P.O. Box 2027 / 12111 Ranch Road 12
Wimberley, TX 78676

Quantity: Five sets (one unbound, camera-ready)

Page limit per set: 25

Questions may be directed to:

Don Ferguson, (512) 847.0025, or email: dferguson@anvilcom.com

C. PROJECT DESCRIPTION

In 2005, the City of Wimberley acquired a large tract of land located along the Cypress Creek for public use and parkland. The acquisition saved the property from encroaching development. Now owned by the City, the regional park is the largest piece of natural Hill Country public land in Hays County, located between Austin and San Antonio.

The City government has pledged to protect and preserve this Texas treasure and develop comparable recreational opportunities for the park for the enjoyment of residents, visitors and future generations. To achieve this, a group of 26 community stakeholders – including representatives of Hays County – recently worked to produce a master plan for development of the park land. When fully built, the park will feature tennis courts, soccer fields, volleyball courts and restroom facilities, along with natural swimming and pedestrian areas, trails, primitive camping areas and an amphitheatre. A copy of the master plan may be found at www.friendsofbluehole.org.

The City is in the process of implementing the above-mentioned park master plan. As part of that effort, the City is seeking firms to provide the professional services needed to help make the planned improvements a reality.

Professional services will include but are not limited to the following tasks:

1. Develop the best design/location for the planned improvements within the subject property with input from select stakeholder committee, including City staff.
2. Prepare surveys and develop base map information of the subject property.
3. Prepare design plans and specifications for planned improvements.
4. Prepare cost estimates for the various planned improvements.
5. Prepare bid documents.
6. Review bids received on the various improvements.
7. If requested by the City, provide construction administration services for the planned improvements.

D. PRE-SUBMITTAL CONFERENCE

A pre-submittal conference for the Project will be held on Tuesday, January 27, 2009, at 8:30 a.m. at the City of Wimberley City Hall located at 12111 Ranch Road 12, Suite 114 in Wimberley, Texas. At this meeting staff will discuss the scope of work, general contract issues and respond to questions from the attendees. It is strongly recommended that interested firms send a representative to the pre-submittal conference.

E. STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

Firms interested in providing architectural design and engineering services must submit a Statement of Qualifications (SOQ) limited to fifteen (15) pages (not including forms and attachments) that addresses the following issues:

1. Experience of the Respondent (25 points)

Discuss the experience and qualifications of the Respondent in providing design, engineering and construction administration services on park projects of similar character, size, budget and complexity. For each project referenced, please provide:

- a. Description of the project
- b. Role of the Respondent
- c. Project's original contracted construction cost and final construction cost
- d. Construction dates
- e. Project owner
- f. Reference information (two current names with telephone numbers per project)

2. Experience of Key Personnel and Sub-consultants (30 points)

Discuss the experience and qualifications of the specific project team members on projects of comparable character, size, budget and complexity (particularly the Project Manager, Project Designer and the managers of the key disciplines) Including sub-consultant experience. Describe your approach to overall team formation and coordination of team members and provide an organization chart.

For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For other projects provide the following:

- a. Description of project
- b. Role of the person
- c. Project's original contracted construction cost and final construction cost
- d. Construction dates
- e. Project owner
- f. Reference information (two current names with telephone numbers per project)

3. Project Approach (25 points)

Describe the Respondent's project management approach and team organization during design and construction phase services. Describe systems used for planning, integration of design activities, scheduling and estimating. Briefly describe the firm's experience on cost and quality control, dispute resolution, and safety management.

4. Overall Evaluation of the Respondent and Its Ability to Provide the Required Services (20 points)

F. SUBMITTAL REQUIREMENTS

The entire submittal, including the Letter of Interest and Statement of Qualifications, shall be no more than twenty-five (25) pages long. Pages printed on both sides shall count as two pages. The submittal format shall be 8½-inch by 11-inch, with type size no smaller than 12-point (including text in charts, diagrams, tables, etc.). The 12-point type size applies to all sheets in the response.

The Letter of Interest shall be no more than two (2) pages long. The Letter of Interest may contain any other information not shown elsewhere in the submittal.

The Statement of Qualifications shall include:

1. Resume of the proposed project manager and other team members
2. Name of the principal responsible for the work
3. A detailed outline describing the work which will be accomplished
4. Previous experience on similar projects
5. Present workload (ability to respond)
6. References from other public agencies
7. For the prime consultant and all sub-consultants listed in the submittal, please provide;

Name of Contact Person
Address
Phone number

G. SELECTION PROCESS AND SCHEDULE

The City will conduct a comprehensive, fair and impartial evaluation of all submittals received in response to this RFQ according to the criteria set forth in Section E above. A stakeholder committee, including City staff, will perform the evaluation. Each submittal will be analyzed to determine overall responsiveness and qualifications under the RFQ. The selection committee may select all, some or none of the Respondents for interviews. If the City elects to conduct interviews, Respondents will be interviewed and scored based upon criteria to be determined by the selection committee. If interviews are to be held, an interview invitation letter will provide the evaluation criteria to be used. The City may also request additional information from Respondents at any time prior to final approval of a selected Respondent.

H. AWARD OF CONTRACT & RESERVATION OF RIGHTS

The City reserves the right to award more than one, or no contract(s) in response to this RFQ. The Contract(s), if awarded, will be awarded to the Respondents whose submittals are deemed most advantageous to City, as determined by the selection committee, upon approval of the City Council. The City may accept any submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate RFQ on the part of City. However, final selection of a Respondent is subject to City Council approval.

The City reserves the right to accept one or more submittals or reject any or all submittals received in response to this RFQ, and to waive informallities and irregularities in the proposals received. City also reserves the right to terminate this RFQ, and reissue a subsequent solicitation, and/or remedy technical errors in the RFQ process.

In the event the parties cannot negotiate and execute a contract within the time specified by the City, the City reserves the right to terminate negotiations with the selected Respondent and commence negotiations with another Respondent. This RFQ does not commit the City to enter into a Contract, award any services related to this RFQ, nor does it obligate the City to pay any costs incurred in preparation or submission of a response or in anticipation of a contract.

The successful Respondent must be able to formally invoice the City for services rendered.

The Respondent acknowledges that it is informed that the City's Ethics Code prohibits a City officer or employee, as those terms are defined in the Ethics Code, from having a financial interest in any contract with City. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land materials, supplies or services, if any of the following individual(s) or entities is a party to the contract or sale: the City officer or employee; his parent, child or spouse; a business entity in which he or his parent, child or spouse owns ten percent or more of the voting stock or shares of the business entity, or ten percent or more of the fair market value of the business entity; or a business entity in which any individual or entity listed above is a subcontractor on a City contract, a partner or a parent or subsidiary business entity. The Respondent is required to warrant and certify that it, its officers, employees and agents are neither officials nor employees of the City, as defined in the City's Ethics Code.

The Respondent agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, is (are) and shall be deemed to be an independent contractor(s), responsible for its (their) respective acts or omissions, and that City shall in no way be responsible for the Respondent's actions, and that none of the parties will have authority to bind the others or to hold out to any third party.

Please be advised that effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that persons, or their agents, who seek to contract for the sale or purchase of property, goods, or services with the City, shall file a completed conflict of interest questionnaire with the City Secretary not later than the 7th business day after the date the person: (1) begins contract discussions or negotiations with the City; or (2) submits to the City an application, response to a request for proposals or bids, correspondence, or another writing related to a potential agreement with the City. The conflict of interest questionnaire form is available from the Texas Ethics Commission at www.ethics.state.tx.us. Completed conflict of interest questionnaires may be mailed or delivered by hand to the Office of the City Administrator, if mailing a completed conflict of interest questionnaire, mail to Office of the City Secretary, P.O. Box 2027, Wimberley, TX 78676. If delivering a completed conflict of interest questionnaire, deliver to: Office of the City Secretary, City Hall, Suite 114.

12111 Ranch Road 12, Wimberley, TX 78676. Respondents should consult their own legal advisors with questions regarding the statute or form.

All submittals become the property of the City upon receipt and will not be returned. Any information deemed to be confidential by the Respondent should be clearly noted on the page(s) where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by the Respondent may not be considered confidential under Texas law, or pursuant to a Court order.

Any cost or expense incurred by the Respondent that is associated with the preparation of the submittal, the pre-submittal conference, if any, or during any phase of the selection process, shall be borne solely by the Respondent.

Changes, amendments, or written responses to questions received in compliance with Section I, Communication Guidelines, will be posted on the City's website at www.vll.wimberley.tx.us. It is the Respondent's responsibility to review this website and ascertain whether any amendments have been made prior to submission of a response. No oral statement of any person shall modify or otherwise change or affect the terms, conditions or specifications stated in the RFQ, and changes to the RFQ – if any – shall be made in writing only.

I. COMMUNICATION GUIDELINES

Once the RFQ has been released, Respondents are prohibited from communicating with City staff regarding the RFQ, with the following exceptions:

1. Respondents are prohibited from communicating with elected City officials and their staff regarding the RFQ or Submittals from the time the RFQ has been released until the contract is posted as a City Council agenda item. Respondents are prohibited from communicating with City employees from the time the RFQ has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFQ and/or

Respondents' Submittals. Violation of this provision by Respondent and/or their agent may lead to disqualification of Respondent's submittal from consideration. Exceptions to the restrictions on communication with City employees include:

- a. Questions pertaining to the Consultant selection process or contract issues should be directed to Don Ferguson, City Administrator at (512) 847-0025. Project related questions will only be answered at the pre-submission conference.
 - b. Respondents may provide responses to questions asked of them by the Staff Contact Person after responses are received and opened. During Interviews (if any) verbal questions and explanations will be permitted.
2. City reserves the right to contact any Respondent for clarification, interviews or to negotiate if such is deemed desirable by City.

QUALIFICATIONS FOR

Blue Hole Regional Park

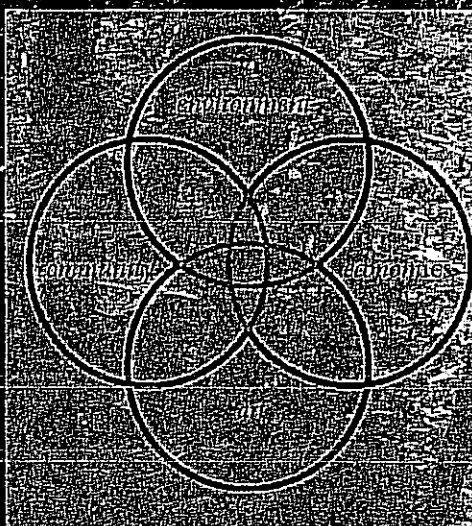
February 12, 2009



DESIGNWORKSHOP

801 Congress Avenue
Suite 330
Austin, Texas 78701
512.499.0222

www.designworkshop.com



When environment, economy and culture and community are combined in harmony with the dictates of the land and needs of society, magical places result. Places that lift the spirit. Sustainable places of timeless beauty, enduring quality and untold value - for the community of Warburley, for society and for the well-being of our planet.

We call these extraordinary landscapes Legacy Projects. Our practice is dedicated to seeking solutions that move projects "Toward Legacy." We believe Blue Hole Regional Park will become a Legacy.

Design Workshop, Inc.
Landscape Architecture
Land Planning
Urban Design
Strategic Services

February 12, 2009

City of Wimberley
P.O. Box 2027
Wimberley, Texas 78676

RE: Proposal for the Blue Hole Regional Park Project

Dear Mr. Ferguson:

Thank you for allowing Design Workshop to submit a proposal for the Blue Hole Regional Park project. Throughout the Hill Country, land with natural water features has been consumed by rapid development and lost as available open space for the enjoyment of all. We value the important sacrifices that have been made by the community and stakeholders to obtain the 126 acre park and create a master plan for its future. We respect the grassroots effort to save this regional treasure from encroaching development. Now, it is time to take it to the next step – implement the sustainability and recreational goals!

HOW WE WILL WE MEET YOUR NEEDS

The Wimberley community wanted to ensure that the Blue Hole Regional Park would be created in a thoughtful, appropriate, community-driven and environmentally-sensitive manner so they engaged one of the nation's most respected conservation organizations, Lady Bird Johnson Wildflower Center, to develop a master plan for the new regional park. To implement the visionary master plan, we have put together an equally impressive team of highly respected environmental design professionals led by Design Workshop, the 2008 American Society of Landscape Architects Firm of the Year!

Key members of the Design Workshop Team include:

GreenPlay, LLC

Walter P Moore Associates

Baker-Aicklen

PBS&J

Tanaguchi and Associates

Lady Bird Johnson Wildflower Center

WHAT WILL YOU GET FROM THIS TEAM

Our team has extensive experience in recreation-based tourism communities. You will also see that we understand the importance of balancing the often conflicting desires for tourism development, fiscal management, sustainable operations and maintenance, and protection of the natural environment. Our roots in tourism planning and design bring a deep appreciation for the views of the locals, second home owners, and visitors.

DESIGNWORKSHOP

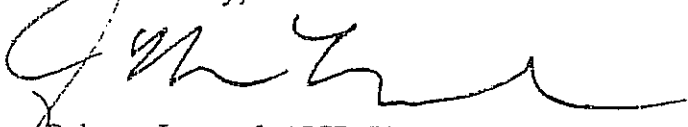
In addition to our qualifications, you will receive these important benefits from the Design Workshop team:

- We are a team made up of BOTH LOCAL AND NATIONAL EXPERTS. Design Workshop's experience in many of North America's recreation based tourism communities will provide a pool of best environmental design practices from which to draw. For proof, refer to the letter of recommendation at the conclusion of our submittal. Our presence in Austin will ensure that we will be available and accessible to Wimberley.
- Our LEGACY DESIGN philosophy and process ensures a comprehensive approach to each project. As our name implies, we believe in the concept of collaborative design and will include all stakeholders early to maintain an inclusive and transparent process.
- Because we focus attention on the feasibility of our plans and designs, OUR PROJECTS GET BUILT. We build community and political support through an inclusive process, our designs are tested and found effective, we balance costs and benefits, we plan for long term operations and maintenance up front, and we think creatively about phasing.
- Finally, we ADD VALUE to each project by looking at it in a broader context, then testing assumptions against the details; by thinking about each set of issues and then considering how they influence one another; by providing a forum for all to speak then sticking to a clear decision-making process; and finally, by planning for the short- and long- term needs of the project including construction costs, maintenance costs and material life-cycle costs.

Thank you very much for considering us for the Blue Hole Regional Park project. Our favorite quote from the Master Plan is "The waters of the Blue Hole and the surrounding land have attracted people for thousands of years, and a community grew around its beauty." This shows the importance of the Blue Hole to the community and reflects, also, our reverence to it.

I personally look forward to working with you and being part of a process that ensures the Blue Hole is a legacy for future generations. Please do not hesitate to contact me at the office, cell phone (970 948 6281) or by e-mail at rleonard@designworkshop.com.

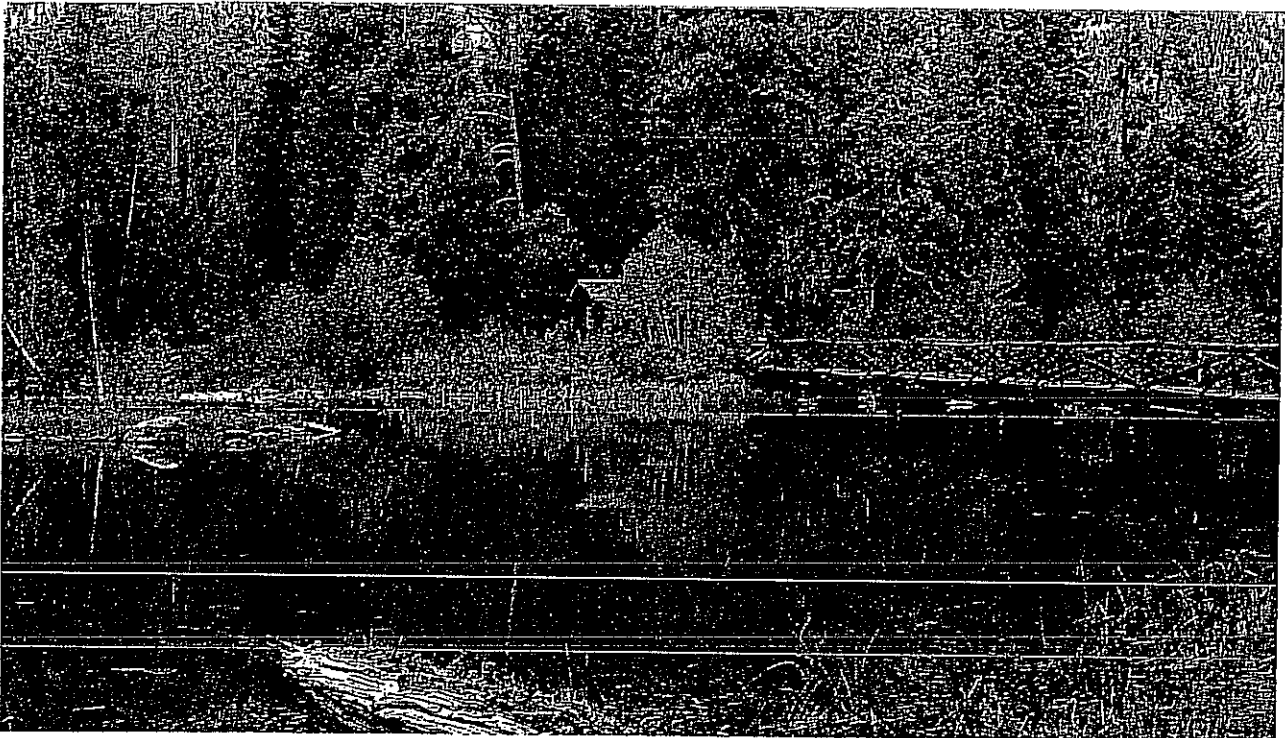
Most Sincerely,



Rebecca Leonard, AICP, LEED AP
Principal – Design Workshop, Inc.

CONTENTS

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Front Cover: Blue Hole photo courtesy of Steve Windhager
Previous Page: Aspcol - Design Workshop

J.Y. Ranch Parkland - Design Workshop

The City of Wimberley has acquired a 126 acre site surrounding the historic Blue Hole on Cypress Creek. The City has pledged to protect and preserve this natural treasure and to develop recreational opportunities for today and future generations. Twenty-six community stakeholders and Friends of the Blue Hole worked to produce the Blue Hole Regional Park Master Plan in 2007 for the development of the park land. From this plan, we understand the completed project will consist of the following recreational resources: tennis courts, soccer fields, volleyball courts, restroom facilities, bathhouse/office, pavilions, pedestrian areas, playground, picnic areas, trails, primitive camping, amphitheater and natural Blue Hole swimming area. We also understand the mission, vision and goals as articulated in the plan.

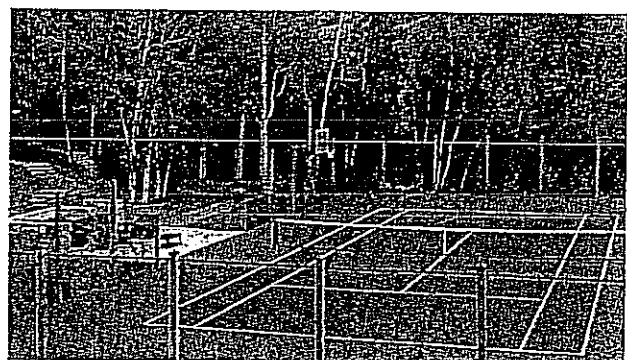
At *Design Workshop*, we work with the client, community and stakeholders early in the process to establish project goals. Metrics become the measurable manifestation of the goals. Establishment of these goals early in the project is required for a Critical Practice. Goals cannot simply be tacked on at the end or wished for by project teams. A Critical Practice formulates critical questions and strategies at the beginning of the process, and grinds through them as the project progresses.

Through our in depth analysis of the master plan, we understand that there are a number of metrics in place for the Blue Hole:

- Low Impact Development approaches to stormwater management that use decentralized, or source, controls to replicate pre-development hydrology (stormwater) conditions.
- Design all rooftops and other impervious surfaces to collect rainwater runoff for re-use purposes including, but not limited to, toilet flushing and landscape irrigation.
- Design all structures to reflect the vernacular architecture of the Texas Hill Country and to be energy and water efficient, using durable, aquifer friendly materials.
- Design all outdoor lighting to avoid light pollution using unobtrusive lighting fixtures that cut glare, prevent light trespass, reduce sky glow and eliminate wasted energy.
- Ensure that all amenities or activities are both economically and environmentally sustainable.
- Minimize impervious cover when possible (USFWS 2005). The impervious cover total is not to exceed 10% on the site (12.9 acre maximum).
- Ensure that the design, construction, and operation of amenities protect the natural water resources and the ecological and environmental features of the park.
- Design all amenities with tight construction area limits in order to minimize disturbance and damage to the site.
- All future utility lines should be routed underground.
- Fund all amenities with an additional 30% maintenance endowment.
- Maintain all amenities with aquifer friendly (non-toxic, biodegradable) cleaning products that protect both human health and the environment.
- Monitor the landscape around all amenities for degradation of the vegetation composition and erosion indicators (bare dirt, rill, gully formation). If damage occurs, take action to protect the natural resources by resting the landscape or relocating the amenity.

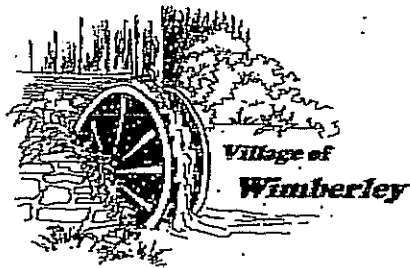


McDowell Ranch Playground - Design Workshop



Hurst Tennis Courts - Design Workshop

2. TEAM ORGANIZATION

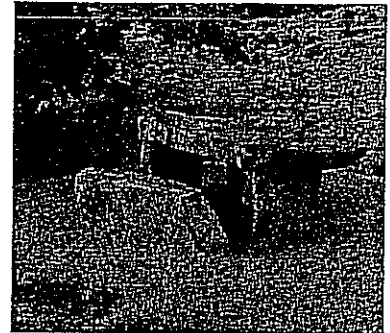


Lead Consultant:

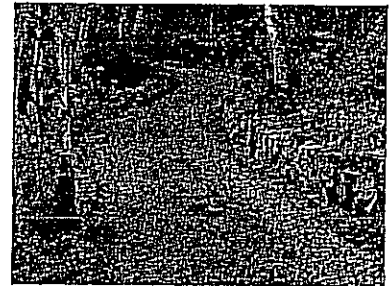
Principal in Charge: Rebecca Leonard, AICP, LEED-AP
Planning/Facilitation

Project Manager: Ty Hall, RLA
*Project Management
Landscape Architecture*

Lead Designer: Steven Spears, RLA
*Landscape Architecture
Stormwater Management
Environmental Graphic Design*



*High Desert Park Picnic Area -
Design Workshop*



*Roaring River Ranch -
Design Workshop*

SUB-CONSULTANTS

Civil Engineering & Surveying

William B. Bales, Architect

Recreation Operations & Management

Tina W. Hinkle, GreenPlay

Architecture

Ben Leonard, Architect
Associates

Env. Assessment & Stormwater Mgmt.

Jack Reed, P.E.C.N.

Structural Engineering

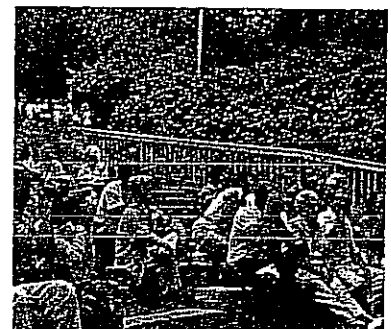
Robert Hinkle
Walter B. Hinkle

Ecology & Landscape Restoration

Steve W. Hinkle, J.D. W. Hinkle
Hinkle



*Aspcol Pool and Trail -
Design Workshop*



*Camp Hillard Amphitheatre -
Design Workshop*

3. TEAM PROFILE & KEY PERSONNEL

DESIGN WORKSHOP

Design Workshop is the 2008 ASLA Firm of the Year, providing landscape architecture, land planning, urban design and strategic services. We've been providing these services for almost four decades to communities, developers, property owners, government agencies and other clients engaged in improvements to the land. In our years of practice we have evolved a proprietary approach and distinct culture.



Our Services

Our range of services is comprehensive, embracing all of the key disciplines necessary for our planning and design assignments. We also offer capabilities in areas of specialization that provide expanded ease and value for our clientele.

Landscape Architecture

Land Planning

Urban Design

Planning Management

Strategic Services

Graphic Communication
and Design

LEED Compliance

Design Workshop is a firm born in the pursuit of ideas. While college classmates, founders Don Ensign and Joe Porter resolved to someday start their own landscape architecture firm. The opportunity came in 1969 when both assumed teaching positions in North Carolina. Early on they were invited to assist private sector clients, often engaging colleagues and students in a collaborative process they labeled "design workshops."

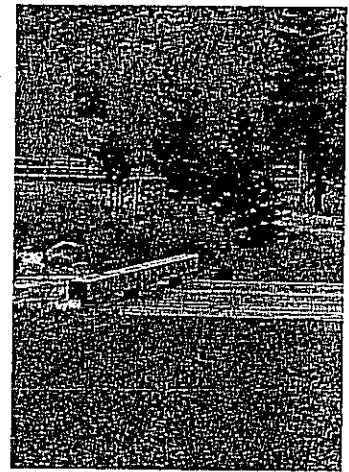
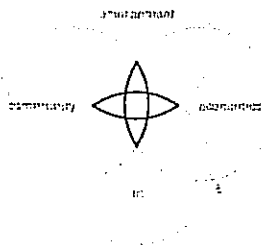
These early assignments were the chance to marry the idealism of academia with development realities and to begin a small professional practice. A few years later Don and Joe relocated the fledgling firm to Aspen and quickly earned a reputation for solving the complex problems found in fragile ecosystems and development challenges of the western landscape.

Over the last 35 years we've had the opportunity to expand the breadth and sophistication of our firm. Our experience ranges from master plans for counties, planned communities, urban centers and resorts, to detailed design for public parks, residences and roadways. We have continuously honed the collaborative dynamics of the workshops and the pursuit of the ideas and ideals that result in the best solutions for every assignment. This approach remains the hallmark of our firm.

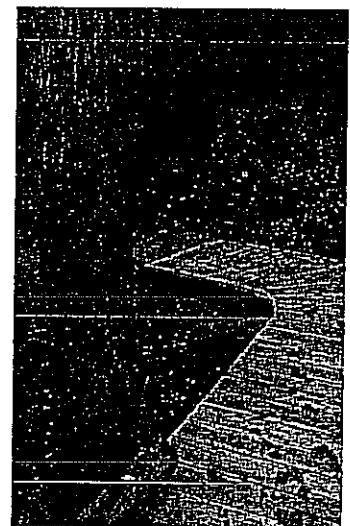
Legacy Defined

The firm is committed to creating special places that meet today's needs, and are sustainable environments for all time. To do so we practice a methodology called DW Legacy Design®. This proprietary process seeks to imbue every project with the perfect balance between environmental sensitivity, community connections, artistic beauty and economic viability. Projects that achieve this harmony are enduring places that make a difference for clients society, the well being of the planet and leave a legacy for future generations.

DW Legacy Design



*Roaring River Ranch Trail -
Design Workshop*



*River Rock Trail -
Design Workshop*

DESIGN WORKSHOP

As design professionals, we recognize that our careers are limited in duration. In each year of professional practice, there are a finite number of hours that may be devoted to professional pursuits and many demands upon our time. If we are to achieve the greatest of which we are capable, we must be selective and focus this limited time and energy upon those projects that have the greatest opportunity to yield results of enduring value to society.

Design Workshop is devoted to pursuing, designing, and executing projects that will leave a legacy for future generations, by merging environmental, economic, community, and artistic concerns through a holistic approach to design. We call this comprehensive sustainable approach DW Legacy Design®.

DW Legacy Design®

Guiding Principles

The DW Legacy Design® process is defined by four guiding principles. It is comprehensive of four areas of sustainability (Environment, Economics, Community, Art); inclusive of a range of ideas, experiences and knowledge of all team members; transparent in its decision-making process; and accountable to goals and metrics from beginning to end. The sequence of the design activities, highlighted below, follows the stages of the DW Legacy Design® diagram and incorporates these principles.

Client Critical Success Factors (CSFs)

The team must identify and confirm the client's critical success factors, which are the things that absolutely must happen and must be an outcome of the process in order for them to consider the project a success.

Legacy Foundation Building

The DW Legacy Design® method builds a narrative foundation for a project and then sees the various components of that narrative (dilemma, thesis, narrative principles, goals) take shape in plans.

A *dilemma* is a storytelling device that describes a project's predicament. It sums up the major challenges that must be reconciled to achieve a Legacy outcome. Beginning with a discussion of the project's context, it answers the question: "What is standing in the way of a project's potential for success?" A dilemma renders vivid the complexities of the project and the need for a comprehensive solution.

A *thesis* is an assertion about the project outcome that will be tested and resolved through the team's design and planning investigations. It is a proposed solution to the central problem or question stated in the dilemma. Collectively articulating the big idea of the project aligns the team to a common goal or story.

DW Legacy Design® Metrics

Metrics are a discovery-oriented tool to shape a collective point of view about what is pertinent to a project. They help us to develop more thorough design solutions by integrating strategies from all four circles and measuring outcomes; they help clients understand how DW Legacy Design® will positively impact their project.

Legacy Metrics lead to a distilled set of goals that is applied to design solutions and that results in physical outcomes that evidence the directions set by the team.

DW Legacy Design® Goals are project-specific objectives collectively set by a team and client to achieve a comprehensive outcome. They keep the project and team accountable by incorporating strategies from each of the Legacy circles and by measuring the results after implementation. The setting of Legacy goals is an iterative process that requires research into baselines and benchmarks in order to be realistic about aspirations and outcomes.

Diagramming

Diagramming is about discovery and communication. It takes abstract ideas and begins to locate them on site. Diagrams are physical evidence of profound thinking represented in four Legacy categories. Diagramming narrative principles helps to shape and to synthesize a project. It is a quick way to look beyond the boundaries of the site and have an influence beyond the imaginary lines of the project.

Design Reviews

A design review is a gathering of individuals focused on critiquing an idea or plan for the advancement of a project. They are a forum at which a project team seeks objective input to keep the project on course and to make it accountable to DW Legacy Design® goals. They are opportunities for teams to practice telling the project story. Design reviews epitomize the principles of DW Legacy Design®; they are a microcosm of the community of critical thinkers in our Workshop.

3. TEAM PROFILE & KEY PERSONNEL

DESIGN WORKSHOP

TY HALL, RLA

Project Manager and Landscape Architect



Education

Bachelor of Landscape
Architecture, Texas
Tech University

Licensure: Registered
Landscape Architect,
Texas #1499

Certified Irrigation
Auditor -Texas
Agricultural Extension
Service, Texas A&M
University

Selected Projects

Zilker Botanical Gardens "Trail of Passages": Austin, Texas
Greater Williamson County YMCA Park Master Plan and Grant
Submittal to Texas Parks and Wildlife: Williamson County, Texas
Kit McConnico Park: Lufkin, Texas
Elizabeth Milburn Community Park: Cedar Park, Texas
Mountain View Community Park: Austin, Texas
Thomas Jefferson Memorial, National Park Service: St. Louis, MO
Buffalo National River, National Park Service: Arkansas
Berry Springs Park and Preserve 2005: Georgetown Texas
Elizabeth Milburn Community Park 1997: Cedar Park Texas



Canyon Creek Trail Head Park, Austin, Texas

Project Description: A 57 acre Park consisting of a large group pavilion, basketball court, baseball and soccer field. The park also contains a covered wooded playscape and swing set, picnic tables, BBQ grills and volleyball courts. The park has 2.5 miles of hike and bike trails through the Balconies Canyon Lands of the Texas Hill Country.

Project Role: Ty was the project manager while working with another firm.

Project's original construction cost and final construction cost: The construction cost was \$750,000 and final cost was \$750,000 as deduct alternates was used to keep the project within budget due to TX Parks & Wildlife matching grant funding.

Construction dates: 1993-1994

Project Owner: Perry Blanton was the original developer and is now owned by MUD Management

Reference: Kaye Bayes or Celeste Starr (866) 473-2573

Brushy Creek National Recreational Trail

Project Description: 3-mile urban trail and conservation corridor located along Brushy Creek in the Hill Country. The trail serves as a key community connector to local parks, wetlands, businesses, and neighborhoods. Trail users enjoy a variety of recreational activities, including walking, hiking, and biking. Resulting from a partnership between Williamson County, 3 cities, 2 municipal utility districts, and many private landowners, this valued trail is a fine example of what is possible through a diverse partnership.

Project Role: While President of Hall Bargainer and Principal

Project's original construction cost and final construction cost: The project was funded by Williamson County, a \$750,000 grant from Texas Parks and Wildlife, a \$200,000 grant from LCRA and generous land donations from private citizens.

Construction dates: 2004-2005

Project Owner: Williamson County, Texas,

Reference: Jim Rodgers, Director (512) 260-4283 or Lisa Birkman, (512) 733-5380



3. TEAM PROFILE & KEY PERSONNEL

DESIGN WORKSHOP

STEVEN SPEARS, RLA

Park Planner and Landscape Architect



Steven Spears, an Associate with Design Workshop, is a urban designer with a decade of professional experience throughout the United States, Australia and New Zealand where he has created numerous park master plans, recreation tourism strategies, open space and recreation design and trail plans. Additionally, his experience in landscape architecture and site planning has focused on environmental and ecological sensitivity. Steven's desire to balance the environmental, community, economic and artistic benefits in every project creates successful results.

Education:

Bachelor of Landscape Architecture, Ball State University
Masters of Fine Arts, University of Texas
Candidate

Licensure:

Registered Landscape Architect, Texas
#2494, Indiana,
Colorado

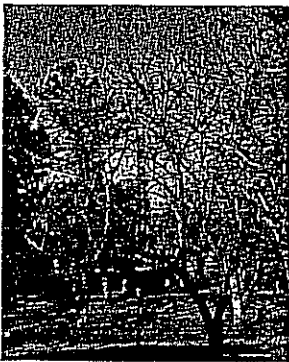
Selected Projects:

Hardy Yards Park Concept. Houston, Texas
Carbondale Nature Park. Carbondale, Colorado
Aspcol. Aspen, Colorado
Arches Nat'l Park Recreation Plan. Moab, Utah
Glenwood Canyon Trail Improvements. Glenwood Springs, Colorado
Huntly Open Space Plan. Bendigo, Vic. Australia
Coldstream Park. Lexington, Kentucky
Morristown Community Park. Morristown, Indiana

Speaking

Engagements:

"Advances in Sustainable Tourism" 2008 APA Conference
"Renaissance in Resorts and Tourism" 2007 APA Conference
"Sustainable Tourism". Queenstown New Zealand Council 2006



Rosalind Park, Bendigo, Victoria, Australia

Project Description: Rosalind Park is a 100-hectare park located in downtown Bendigo on Bendigo Creek. This property dates back to 1860 when land was set aside for a community park. Spears was responsible for creating a design and 10-year capital improvements plan that met the needs of the existing future community and tourists.

Project Role: Steven led the design efforts with support from the City Staff Steering Committee.

Construction cost: \$6.5 million (over 10 years)

Construction dates: 2003-ongoing

Project Owner: City of Greater Bendigo, Victoria, Australia

Reference: Mark Hands (03) 5434 6000 Trevor Budge (03) 5444 7230



Bendigo Botanic Gardens, Bendigo, Victoria, Australia

Project Description: Originally established in 1857 as the first garden and park for Bendigo, the design expands the park and gardens by four times. The design calls for the restoration of the original English Garden and the creation of a Native Australian park, an indigenous Ironbark Forest park and a neighborhood recreation park. All four parks are tied together through the restoration of the mining-damaged Bendigo Creek and greenway.

Project Role: Steven led the design efforts with principal in charge, Trevor Budge

Construction cost: \$3.5 million (over 10 years)

Construction dates: 2002-ongoing

Project Owner: City of Greater Bendigo, Victoria, Australia

Reference: Mark Hands (03) 5434-6000 Trevor Budge (03) 5444-7230

3. TEAM PROFILE & KEY PERSONNEL

BAKER-AICKLEN

Baker-Aicklen & Associates, Inc. has been planning and designing civil engineering park projects in the Central Texas area for more than 27 years. Our staff is very experienced and knowledgeable of City processes, codes, and regulations. Our Team Members are also experienced in local issues, and project requirements. The work on this project will be performed from the firms' San Marcos office and each of our key team members have previously completed similar projects for other municipalities.



JAMES R. CLARNO, P.E.
Branch Manager; Project Manager

As a Civil Project Manager, Jim provides over 30 years of private and public sector experience to the Baker-Aicklen team. Projects typically include planning, design, permitting and construction observation of various site development and capital improvement projects. Jim's substantial background with LCRA makes his technical contribution invaluable on projects in Central Texas. Jim's attention to detail and the ability to communicate project variables to others ensures an efficiently managed project from inception to completion.

Education:

University of Illinois -
Bachelor of Science in
Civil Engineering

Certification:

Professional Engineer
Texas No. 61091
Professional Engineer
Illinois No. 31345
Certified Class I
Wastewater Operator
- Illinois

Contact Info:

100 N. Edward Gary St.
San Marcos, Tx 78666
Ph: (512) 392-6900

Selected Projects:

Old Settler's Park Lakeside Trail Improvements, Round Rock, Texas

Project Description: 2 ¼ miles of hike & bike trail with associated improvements, including bridges, several pavilions, a playground, various site amenities, and minimal landscaping.

Project Role: Topographic & tree survey, project, coordination/preliminary design, trail system design, permitting & processing, bidding phase, construction phase services and coordination of structural engineering services

Construction Cost: \$1,100,970

Construction Dates: Completed in 2005

Project Owner: City of Round Rock, Texas

References: Rick Atkins, at (512) 218-5540 or David Buzzell at (512) 341-3345



Southwest Williamson County Regional Park, Williamson County, Texas.

Project Description: Initial development of the first 100-acre first phase of the 235 acre park includes crushed granite hike and bike trail, eleven soccer fields, two softball fields, a football field circled by a 400-meter track, eight tennis courts, six basketball courts and a playscape.

Project Role: Topographic and tree survey, panel layout, aerial mapping, geotechnical staking, staking of water wells

Construction Cost: Not known, Subcontractor to prime

Construction Dates: Completed in 2003

Project Owner: Williamson County, Texas

References: Jim Rogers, (512) 260-4263 and Gary Boyd. (512) 260-4226



3. TEAM PROFILE & KEY PERSONNEL

GREENPLAY

GreenPlay, LLC, operates as a consortium of experts who provide services for park, recreation, open space, and related quality of life agencies.

In 1999, Teresa Penbrooke, an experienced public parks and recreation professional, identified certain needs in the industry that were not being fully satisfied. Teresa noticed that although many land planning, design, and architecture consultants serviced the recreation industry, most did not have actual operations and management experience. Parks and recreation organizations spent needless time organizing and managing specialists into one cohesive team. GreenPlay, LLC became a viable solution by offering practical, innovative, and comprehensive consulting services by professionals with direct experience in parks, recreation, and open space management.

Education

Master of Science,
Organizational
Management,
University of
Phoenix, Denver,
1998

Bachelor of
Science, Magna
Cum Laude,
Kinesiology,
University of
Colorado, 1993
NRPA Revenue/
Management
Schools, Pacific
Revenue School,
CA, 2003-2008

Contact Info:

3050 Industrial Lane
Broomfield, CO 80020
Ph: (866) 849-9959



TERESA PENBROOKE, CPRP

CEO and Founder

Teresa brings substantial career experience and planning expertise to projects for large and small communities on a national level. She is integral to the research, quality, recommendations, and implementation of the innovations that GreenPlay contributes to the field.

Teresa is Chair Elect on the Board of Regents for the NRPA Reitz Marketing and Revenue School and the Curriculum Chair for the Planning and Management Institute. She is also an Official Visitor for the Commission on Accreditation for Parks and Recreation Agencies (CAPRA). Teresa's goal for your organization is to ensure that all information is valid and useful from an operational and administrative standpoint.

Selected Projects:

White Riverside Park, Trail, Whitewater Park, and Heritage/Visitors Center Feasibility Study and Concept Plan

Project Description & Role: This project fulfilled a GOCO planning grant to help promote tourism and create a positive economic impact for this small western Colorado town. The project created plans for a whitewater and community park on the White River, a regional Heritage and Visitors center, and connecting trails to the region's natural resource amenities.

Construction Costs: No construction costs were associated with our role.

Construction Dates: June – November 2003

Project Owner: Town of Rangely, Colorado

References: Lance Stewart, Town Manager, (970) 675-8476 and Rob Layton, (303) 664-5301



Red Rock Canyon Open Space Park Master Plan (In conjunction with Design Concepts)

Project Description & Role: Assisted with public process, needs assessment, operational analysis, funding projections, and design process for a heavily used yet environmentally sensitive large community open space park. Facilitated decision-making efforts to help determine carrying capacity levels, resource management activities, passive versus active use issues, and potential revenue generating activities for cost recovery.

Construction Costs: No construction costs were associated with our role.

Project Dates: January – July 2004

Project Owner: City of Colorado Springs, Colorado

References: Christian Leiber, Park Planner, (719)

385-6530 and Rob Layton, (303) 664-5301;



3. TEAM PROFILE & KEY PERSONNEL

PBS&J

PBS&J Corporation is an employee-owned family of businesses with expertise in engineering, environmental science, architecture, planning, and construction. Our purpose is to improve life for generations by advancing the quality of infrastructure—from basic modern conveniences for health and safety to economic drivers that power nations—and by promoting responsible stewardship of our planet's resources. Our professional depth and breadth foster a unique connectivity among people of diverse backgrounds and experience, which in turn promotes thoughtful collaboration and innovation to a myriad of challenges. We encourage this diversity by offering an environment of acceptance, inclusion, and continual learning.



JEFF KESSEL, PE, CPESC

Senior Project Engineer

Mr. Kessel is a senior project manager with PBS&J and has over 24 years of water resource engineering experience. In his 16 years with PBS&J, Mr. Kessel has gained extensive expertise in leading multidisciplinary teams through a broad range of watershed management projects that include flood and erosion control, water supply, stormwater treatment, permitting assistance, as well as streambank stabilization and restoration projects. His technical expertise centers on design of erosion and sedimentation controls as well as application of natural channel design techniques to stabilize and restore creek and river channels.

Education:

B.S., Civil
Engineering,
University of Texas at
Austin, 1984

Licensure:

Professional Engineer
Texas 66623, 1989

Contact Info:

6504 Bridge Point Pkwy
Austin, TX 78730
Ph: (512) 327-6840

Selected Projects:

**Bull and West Bull Creek Watershed Management Study,
Austin, Texas**

Project Description: The goal of this effort was to determine the most cost-effective means to preserve and maintain the high level of water quality found in Bull Creek.

Project Role: Project Manager

Project Cost: \$291,390 (fee)

Construction dates: 2002

Project Owner: City of Austin

References: Les Tull, (512) 974-2748

Pat Hartington, (512) 974-1863



Lower Shoal Creek Channel Stabilization, Austin, Texas

Austin Clean Water Program

Project Description:

Project Role: Topographic/planimetric survey, HEC-RAS model development, Final design, specifications, cost-estimating, Preparation of contract bid documents, Bidding and award services, Permitting assistance, Construction services

Project Cost: \$220,000

Construction dates: Completed January 2007

Project Owner: City of Austin

References: Stan Evans, (512) 974-3378 and Mike Kelly, (512) 974-6591

3. TEAM PROFILE & KEY PERSONNEL

TANIGUCHI & ASSOCIATES

Alan Y. Taniguchi Architects and Associates firm spans over 44 years of built work in Austin. Alan Taniguchi created the first Town Lake Master Plan which communicates the Town Lake Study Committee's vision for developing hike and bike trails, docks for boat rentals, fishing areas, an outdoor theatre, an aqua festival parade and the conversion of Red Bud Isle into a picnic retreat.

Alan's father, Isamu Taniguchi, built the Oriental garden in Zilker Park dedicated to universal peace even after being imprisoned in Crystal City, Texas after Pearl Harbor. The garden opened in 1969. Isamu was later awarded the Rising Sun Medal from Lady Bird Johnson.



EVAN TANIGUCHI, ARCHITECT

Owner & Principal

Alan's son Evan Taniguchi runs the company following his father's death in 1998. Evan now has 35 years of parks and recreation experience including National Park's projects throughout the Central United States. Evan continues to work on Town Lakes Projects such as the Palmer Events Center and Town Lake Park Master Plan which has won an AIA 2004 Design Award.

Education:

University of Texas
College of Arts and
Sciences, 1973
University of
Texas School of
Architecture, 1978

Licensure:

Registered Architect,
Texas #14058

Contact Info:

1609 W. Sixth Street
Austin, TX 78703
Ph: (512) 474-7079

Selected Projects:

Mueller Lake Park Restrooms and Concessions Facility Austin, Texas

Project Description: A unique building at the new Mueller Redevelopment. . The facility includes a Men's and Women's Restroom decorated with mosaic tile and concrete countertops. The Concession Area serves visitors that attend events at the new lake and/or amphitheater.

Project Role: Design and Construction documents as subconsultant to ROMA Design Group.

Construction Cost: \$350,000

Construction Dates: Completed November 2008

Project Owner: Catellus Development Corporation

Reference: Ian Dietrich (512) 703-9200



Champion Park, Round Rock, Texas

Project Description: The park strikes a balance between the requests of local residents for relief from overcrowding of neighboring parks and connectivity to nearby communities with open space. The design includes a large open pavilion nestled into a grove of mature pecan trees with an outdoor kitchen. Additionally, a trailhead features trail information, and an outdoor shower and restroom.

Prime Firm's Project Role: All Basic Services for park structures

Construction Cost: \$3.5 million

Construction Date: Completed 2008

Project Size: 36 acres

Project Owner: Williamson County

Reference: Jim Rodgers, Director, (512) 260-4283



3. TEAM PROFILE & KEY PERSONNEL

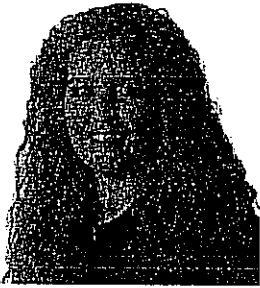
WALTER P. MOORE

Walter P Moore is an engineering and consulting firm established to provide structural engineering, structural diagnostics, civil, traffic, and transportation engineering, and parking consulting services to public and private-sector clients. Multiple offices allow us to provide clients throughout the country with an uncommon combination: the broad resources of a national firm and the attentive service of a local consultant. We provide a comprehensive set of structural engineering services. We combine good technical engineering, appreciation for the environment and a practical approach to construction to create structures that are economical, environmentally sensitive, and readily built.

PAULETTE RUDOLPH, P.E., LEED AP

Senior Associate

Paulette Rudolph, P.E., LEED AP, is a Project Manager at Walter P Moore with over nine years of experience in diversified aspects of structural engineering analysis, design and management. She joined Walter P Moore in August 2000.



Selected Projects:

Education:

Master of Engineering,
Civil Engineering
(Structural), Cornell
University, Ithaca, NY
2000
Bachelor of Science,
Civil Engineering
(Structural), Cornell
University, Ithaca, NY
1999

Registrations:

Licensed Professional
Engineer in the State
of Texas #92550
LEEDTM 2.0
Accredited Professional

Contact Info:

221 West 6th Street
Austin, Texas 78701
Ph: (512) 330-1279



Virginia Hand Callaway Discovery Center Callaway Gardens, Pine Mountain, Georgia

Description of Project and Role: Structural engineering for 30,000 square foot visitor's center at the 15,000-acre Callaway Gardens. The facility sits on the bank of a large lake, wrapping around a secluded cove with full-height glass curtainwalls revealing magnificent views of flora and fauna. The exposed-timber structure is economical and enhances the aesthetics while supporting the theme and mission of Callaway Gardens.

Construction cost: Unknown/\$12 million

Construction dates: Construction Completed in 2000

Project owner: Fuller E. Callaway Foundation

References: H Speer Burdette, (706) 884-7348 and
Richard Waterhouse, (706) 884-7348



Wildcat Glades Conservation Center, Joplin, Missouri

Description of Project and Role: Structural engineering services for this single-story, 10,000 square-foot, nature center located on a site that contains 60 acres of natural chert glades. Since conservation is the function of the building, sustainability was a key design feature requiring the structure to be designed to blend in with and minimize the impact to its surroundings. The building has almost 30 corners, mimicking the rock outcroppings that are present in the glade. The framing system is timber glulam beams and steel columns with custom connections and a roof that was designed to support a greenroof system of native and low-maintenance grasses. Recycled and locally available products were used where possible. This structure is on the path to be LEED Silver Certified.

Construction cost: Unknown/\$2.5 million

Construction dates: Construction Completed in September of 2007

Project owner: National Audubon Society

References: Tony Robyn, National Audubon Society, (417) 623-2211
Matt Gearheart, Gastinger Walker Harden Architects, (816) 569-0817

3. TEAM PROFILE & KEY PERSONNEL

LBJ WILDFLOWER CENTER LANDSCAPE RESTORATION PROGRAM

The Lady Bird Johnson Wildflower Center is an Organized Research Unit of the University of Texas at Austin. Our mission, to increase the sustainable use and conservation of native wildflowers, plants, and landscapes, drives our consulting activities and is the foundation upon which all of our projects are based. The consulting program applies the Center's science-based knowledge of native plants and ecological processes to our projects and serves as an education component of our mission. Our program uses fee-based consulting and field research in essentially a feedback loop: we apply techniques learned from research through our consulting activities and our consulting activities inform and raise new questions for further research.



STEVE WINDHAGER, DIRECTOR

Dr. Steve Windhager directs the Landscape Restoration Program at the Lady Bird Johnson Wildflower Center – an organized research unit of the University of Texas. This program conducts research in applied ecology and sustainable landscape design and offers fee-based consulting on a wide variety of ecological issues. The Center's newest undertaking, the Sustainable Sites Initiative, is a joint project with the American Society of Landscape Architects (ASLA) and the United States Botanic Garden to create the equivalent of "green building" standards for landscapes.

Education:

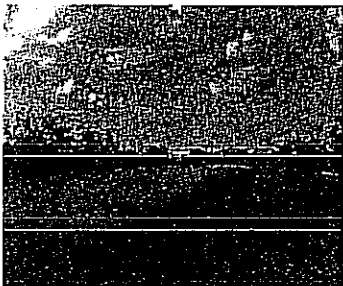
Ph.D. Environmental
Science, University of
North Texas, 1999

M.A. Philosophy,
University of
North Texas, 1994

B.A. Philosophy,
Texas A&M
University, 1992

Contact Info:

4801 La Crosse Avenue
Austin, Texas 78739
Ph: (512) 232-0101



Selected Projects:

Blue Hole Regional Park, Wimberley, Texas

Project Description: This project included developing a site master plan, interpretive plan and restoration and management plan for this 129 acre recreational park and natural area for the Village of Wimberley.

Project Role: Master planning and restoration design

Construction Cost: No construction cost

Construction Dates: No construction dates

Project Owner: Village of Wimberley

Reference: Marilee Wood, (512) 847-5651



Mueller Airport Redevelopment, Southwest Greenway, Austin, Texas

Project Description: The Southwest Greenway at Mueller Austin is a 20-acre restored tallgrass prairie. Only about one percent of the Blackland, tallgrass prairie that once stretched from Central Texas to Manitoba is left and is now one of the most threatened ecosystems in North America. The Wildflower Center assisted the design team at the inception through construction and oversight by providing sustainable ecological expertise. The design involved removing and stock-piling native soil, reintroducing native plant species from seed and salvaging existing native plants from on site areas destined to be developed.

Project Role: Ecosystem restoration

Construction Cost: \$1.4 Million

Construction Dates: 2006 to Present

Project Owner: Catellus

Reference: Ian Dietrich, Project Manager, (512) 703-9200

4. PROJECT EXPERIENCE

DESIGN WORKSHOP

NEAL SMITH NATIONAL WILDLIFE REFUGE AND PRAIRIE LEARNING CENTER

Prairie City, Iowa



Restored prairie and interpretive signs

Project Role:
Master Planning
Landscape
Architecture

Construction Cost:
\$9.2 million

Construction Dates:
1997-1998

Project Owner:
US Fish & Wildlife

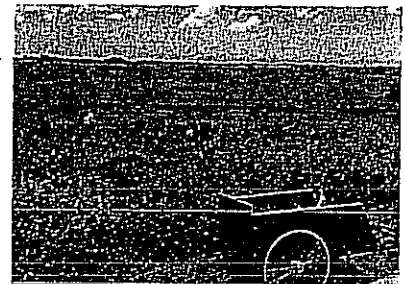
Reference:
Nancy Gilbertson,
(515) 994-3400

Eight thousand acres of tall grass prairie are being restored at Neal Smith National Wildlife Refuge and Prairie Learning Center. The few remnants of this rare ecosystem that have survived provide seed for the restoration process. The Refuge's mission is to manage this restoration effort, research the tall grass prairie ecosystem, and educate visitors about it.

Design Workshop worked closely with a multidisciplinary team and the U.S. Fish & Wildlife Service to prepare plans for facilities at Neal Smith National Wildlife Refuge and Prairie Learning Center, including a 40,000-square-foot visitor center, the entry loop road, interpretive trails and signage, outlying environmental education sites, and operations facilities. Natural processes are harnessed through constructed wetlands, which process waste and solar orientation and earth berming which provide natural cooling and heating of the visitor center. Design forms are drawn from the broad, horizontal character of the landscape, and materials used, such as concrete, stucco and wood, are native to the region.



Amphitheatre



*Volunteer program set up by
USFW and Design Workshop*

4. PROJECT EXPERIENCE

DESIGN WORKSHOP

RIVER ROCK TUCKASEGEE TRAILS MASTER PLAN AND DESIGN

Cashiers, North Carolina



Gravel trail and wood bridge

The trail design for the River Rock Tuckasegee community serves to establish an engaging and active recreation amenity that connects residents to nature, but also links the individual addresses of the community to each other. The trail design also establishes a system of community paths that link the community addresses to destination amenities including the Spa, and Tuckasegee Lodge. Once the general trail connections and character were defined, Design Workshop worked with Trail Dynamics, a nationally respected trail construction company to identify trail alignments that best showcased the small scale features of the natural landscape.

Project Role: Community Planning and Landscape Architecture

Construction cost: \$1.5 Million

Construction dates: Completed in 2006

Project Owner: Legasus of North Carolina

References: Ted Morlock, (864) 261-9001 and
Jim Pitts, (828) 252-2885



Gravel trail and wood bridge

5. PROJECT APPROACH

Design Workshop is committed to designing and building projects that are a legacy for future generations – providing community, art, environmental and economic benefits for clients and users today and for the future. We commit to accomplish a legacy standard for your project. Our studio is organized around design reviews with our clients and others that have a broad range of experience and a critical mind. Four categories of performance are used to measure the quality of our work.

Community: The Blue Hole Regional Park must balance usage demands with protection and restoration of the natural landscape, maintain the historic character of the Blue Hole (prevent its urbanization), and create synergy among park activities that link the park to the surrounding region—the park is greater than the sum of its parts. The park has clearly defined goals and objectives as directed from the Stakeholders, Friends of the Blue Hole and the City of Wimberley. Arranging park improvements in a way that works efficiently for the community and is true to the integrity of the site is the key challenge of this design. Connection among people supports the culture of family, groups, towns, cities and nations and the foundation in which they prosper. Design Workshop's unparalleled experience in recreation-based tourism communities gives us the experience needed to managing competing objectives.

Art: Beauty is a timeless quality. It helps create real destinations that bring us meaning and are restorative to the human spirit. Art boosts economic value, supports viability, and attracts capital helping to insure a project's longevity. For the Blue Hole, the artistic elements must draw from the Hill Country Vernacular, the cultural history of swimming holes in Texas, and the unstructured vitality of Wimberley.

Environment: Human existence depends on recognizing the value of natural systems and organizing its own activities to protect them. Design should fit the purpose to the conditions of the land in ways that support future generations, driving value long term. Park use and development should meet community needs while honoring the natural environment. Ecological sustainability will be a main focus of the design and implementation. The Lady Bird Johnson Wildflower Center will ensure that ecology and landscape restoration is paramount to other competing objectives.

Economics: A consistent flow of capital is required to develop a project and maintain it long-term. The revenue generated over its life defines economic viability. Projects need long-term economic mechanisms to promote and protect the integrity of a place. We strive to work within budgets and to provide a design that is easily maintainable based on selection of materials and sustainable design methods. We also brought GreenPlay onto our team to ensure that the proper balance is found between entrance fees, management structure, and long-term maintenance.

6. WORK OUTLINE

Task 1.1 Project Startup & Strategic Kick-off – At the beginning of the project, Design Workshop convenes a strategic kick-off (SKO) meeting with the design team, client and consultants. The purpose of initiating the project in this way is to define the project vision, to understand client critical success factors (CSFs), and challenges and opportunities associated with the property. These key steps at the project's inception are essential to building a narrative that will align the design team and the client around a shared goals and a common project story. Design Workshop begins with an initial understanding of the project's core challenges (Dilemma) and proposed solutions (Thesis).

Task 1.2 Project Management Approach – The SKO also is a time to communicate the schedule to the team, to define roles and responsibilities, and to determine optimal methods and frequencies of communication among the design team and with the client. Design Workshop will be the prime consultant and primary contact for the City of Wimberley. All of the sub-consultants will communicate through the prime consultant from design through construction.

Task 1.3 Probable Construction Cost – The design team will utilize up to date cost and pricing from projects that have just been awarded and that are currently under construction. Design Workshop has one of the largest projects in the Austin area under construction at this time for the Endeavor Real Estate Group.

Task 1.4 Risk Management Plan – Risk Management is a critical part of Design Workshop's Project Management process. It is a way for Project Managers to anticipate a wide variety of potential problems that could be faced by the project and to mitigate these problems either by taking preventative measures or by documenting a contingency plan in the case problems should arise. We will look at cost control, quality control, dispute resolution and safety management as part of this plan.

Risk is a measure of the inability to achieve overall program objectives within defined cost, schedule, and technical constraints and has two components: 1) the probability of failing to achieve a particular outcome and 2) the consequences of failing to achieve that outcome. For processes, risk is a measure of the difference between actual performance of a process and the known best practice for performing that process.

The Risk Management Plan is created as a part of the Strategic Kickoff Meeting (SKO) at the beginning of the project. The Risk Management Plan is housed in Design Workshop's Project Delivery System (PDS). The PDS is a network based internal project management system for all Design Workshop Projects and includes tools for management and analysis of all project phases from marketing through project kickoff, metrics, project management planning, design reviews and post project review. A portion of the PDS is dedicated to The Project Management Plan (PMP) wherein the Risk Management Plan resides as an important component.

The PDS consists of tools that document the project Vision and Critical Success Factors; Roles and Responsibilities; Quality Management; Document Distribution; Communication Plan; Change Management Plan; Client Care Plan and Risk Management. While there is one section of the PDS titled "Risk Management Plan", in reality the PDS in its entirety touches upon risk management in many forms ranging from dealing with common risks such as unanticipated changes (Change Management Plan) or preventing communications breakdowns (Communication Plan).

Task 1.5 Initiate Site Survey, Environmental Survey and Develop Base Information of the Property – It is important to know the exact location of existing trees, slopes, flood plains and existing conditions. This information is valuable in maintaining the natural resources and avoiding extra cost due to unknown or general information during design and construction. The survey will include the following elements: boundaries, 1-2 foot contours, trees 6" caliper and larger by size and type, existing utilities and easements, setbacks and restrictions, all other elements within the park.

Task 1.6 Conceptual Design Alternatives – The overall program has been established based on the Blue Hole Regional Park Master Plan. However, priorities may have changed since 2007. Design alternatives based on accurate base information will be developed further to incorporate community, art, environment and economic factors to create a legacy place. The design will be conceptual in nature similar to the overall master plan. Specific tasks will include an internal design charrette, preparation of three concept alternatives, preparation of conceptual cost estimates, evaluation of the concepts against the Sustainable Sites Initiative and other metrics, prepare educational opportunities, develop means and methods to protect environmental sensitive areas, provide guidance on long-term management structure, operations, and maintenance.

Task 1.7 Preferred Design Alternative/Schematic Design – Based on comments from the charrette, the best alternatives will be incorporated into a final schematic plan. Specific tasks will include the development of a preferred design alternative and conceptual cost estimate.

6. WORK OUTLINE

Task 2 Design Development – Once the schematic design plan is approved, we will prepare design development plans. Design development focuses on final form-giving character and detailing for the park including material selection to create a sustainable park. Design Workshop will coordinate design of material systems, colors and finishes and overall design intent. Design Workshop will develop composite sections, material boards and custom components to inform the design and integration of the components to maximize overall function and appeal. Specific tasks will include the creation of the design development drawing package, research on materials and components to ensure availability and cost, and preparation of a design development probable construction cost estimate.

Task 3 Final Construction Documents – Based on the Client-approved Design Development Plan and opinion of probable construction cost, Design Workshop will prepare construction documents. The drawings will incorporate the best practices in construction. These drawings and specifications will conform to applicable codes and regulations of governmental bodies having jurisdiction over the work. These drawings will be also allow for review at intervals of (typically at 50%, 75% and 100% completion) to insure quality control for the overall project and coordination of consultants work in progress. Specific tasks will include the creation of a construction documents package, preparation of final probable construction cost estimate, and preparation of written specifications and bid documents. Design Workshop will also issue drawings to Texas ADA, Texas Parks and Wildlife and Building Code approvals.

Task 4 Bidding and Negotiation – In competitive bidding, prospective contractors are invited to prepare and submit bids stating, in a specific format, the sum of money and length of time required to execute the project at the lowest cost to accomplish the work defined by the procurement documents. The design team's specific tasks will include issuing bid documents to contractors and plan rooms, responding to questions and requests for information (RFIs), creating addenda's as necessary, assist in advertisement of bids, conducting pre-bid meetings and site visits for contractors, and tabulating and reviewing bids.

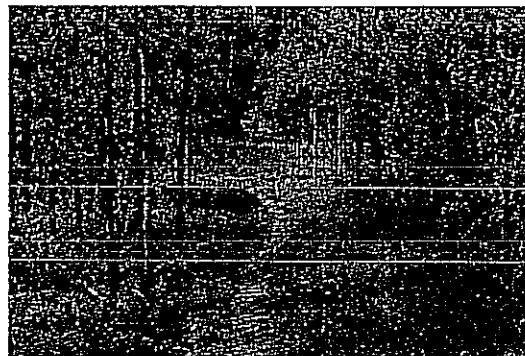
Task 5 Construction Administration – The typical A/E responsibilities are to represent the owner during the construction phase of the project. The design team will be a communication link between contractors and the owner and will advise and keep the owner informed on construction progress. The A/E will observe the work, witness testing, certify samples, interpret contract documents, resolve disputes, review submittals and answer RFIs. Specific tasks will include leading a preconstruction meeting, participating in weekly construction meetings, conducting regular construction observation, responding to Requests for Information (RFI), creating any necessary Architect's Supplemental Instructions (ASIs), assisting City in pay requests, creating field reports, and conducting final punch list and project close out.

7. PRESENT WORKLOAD

In our Project Approach, we have provided our team's philosophy and approach to accomplishing Wimberley's project goals. The members of the project team are committed to making this happen. Our combined staff sizes and workloads are such that we can easily accommodate this project with the core staff proposed.

<u>Team Member</u>	<u>Weekly Anticipated Time</u>
--------------------	--------------------------------

• Ty Hall, DW	• 35%
• Steven Spears, DW	30%
• Jim Clarno, Baker-Aicklen	25%
• Teresa Penbrooke, GreenPlay	20%
• Evan Taniguchi, Taniguchi	20%
• Jeff Kessel, PBS&J	20%
• Paulette Rudolph, WPM	15%
• Steve Windhager, WFC	30%



J.Y. Ranch Parkland - Design Workshop

Mesa Homes Development Company

February 25, 2008

To whom it may concern:

I have been working with Design Workshop on two resort development projects in Breckenridge over the last 18 months. The projects have a combined cost of approximately \$200,000,000. Design Workshop is providing landscape architecture design and assistance in planning approvals. Design Workshop has provided excellence in the design for pedestrian spaces. I am encouraged by their ability to collaborate with the entire team and my staff. Our general contractor has also been pleased with the level of thoroughness and detailing in their design documents.

Design Workshop has led our team in the creation of an environmentally friendly stormwater management plan for both construction and post construction. They are using a best management practices (BMP) approach. Their stormwater management approach includes BMP's such as bio-swales, micro detentions, filter strips and ecologically sensitive plantings that help cleanse the stormwater. This approach was well received by the Town of Breckenridge and their independent stormwater management engineering consultant, who was concerned about the projects proximity to Cucumber Gulch. I believe it to be one of main reasons why we received unanimous approvals and one of the highest ratings ever in the Town's scoring code process.

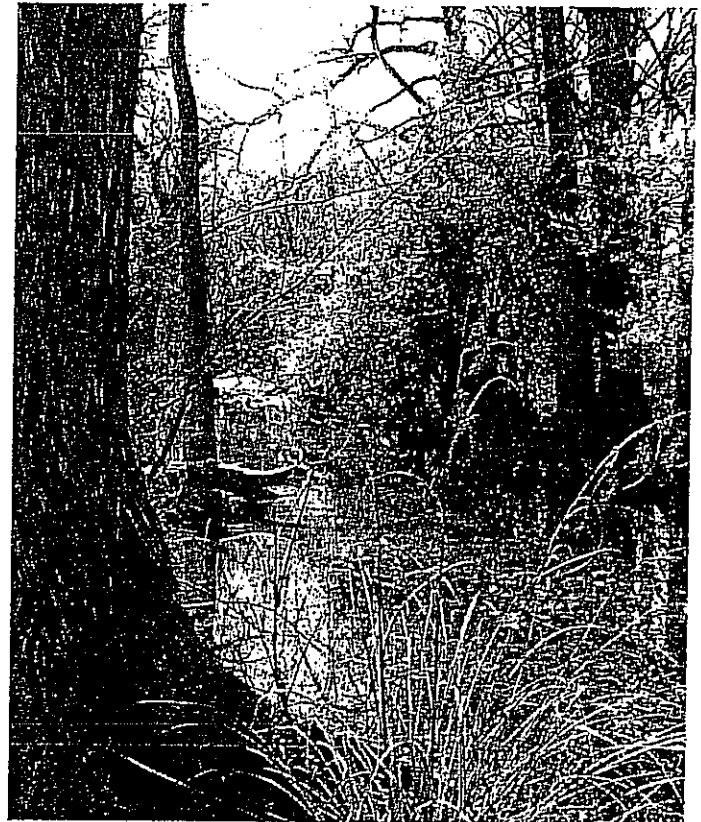
In conclusion, I would highly recommend Design Workshop. Their ability to create special places that resonate with people and their environmental approach to design and stormwater management has been beneficial to my project.

Sincerely,



John Niemi
CEO
Mesa Homes Development Company

BLUE HOLE REGIONAL PARK WIMBERLEY, TEXAS



STATEMENT OF QUALIFICATIONS

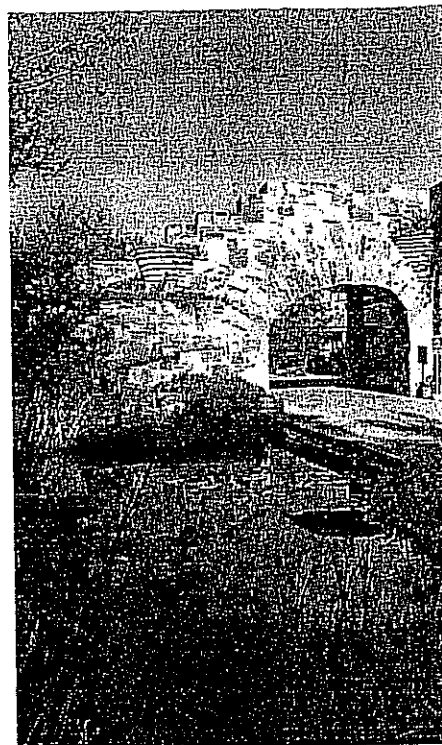
Loomis
Partners



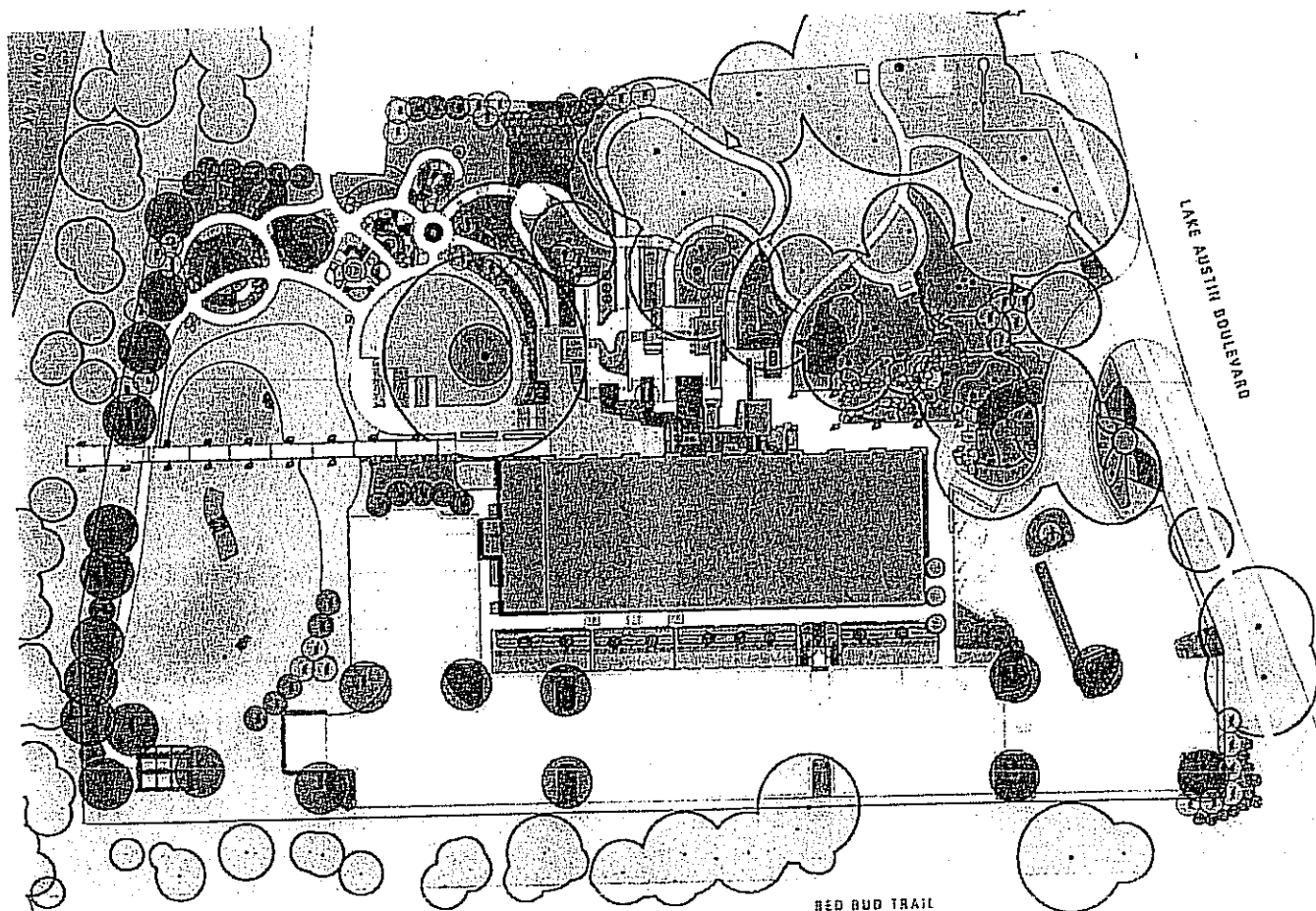
MC/A
Architects

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Lady Bird Johnson Wildflower Center



Redbud Center Interpretive Park



February 11, 2009

Don Ferguson
City of Wimberley
12111 Ranch Road 12
Wimberley, Texas 78676
(512) 847-0025

Dear Mr. Ferguson,

We are pleased to submit our qualifications for Blue Hole Regional Park. Wimberley has one of the most memorable places in the state in Blue Hole, a place that enters the consciousness of all who visit there, and it will be our priority to assist the Village in creating a park that will endure for generations to come.

Those who have swum in Blue Hole treasure its charm, character, and appearance, and will doubtless insist that these characteristics be retained as this previously private park is transformed into a public resource. We will endeavor to maintain the character of Blue Hole while at the same time improving its long term health and usefulness. Our team will strive to listen, observe, question and collaborate with the ideas and views of our client, the citizens of Wimberley. Our firm has always exhibited a knack for learning the genius loci (the absolute character) of a place and preserving and enhancing that asset and charm in our designs.

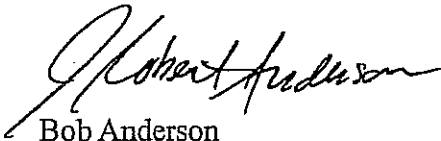
As you examine our Statement of Qualifications, you will see that we have put together a thoughtful team of experienced professionals who have the expertise to tackle the technical challenges presented by Blue Hole Regional Park, and also the sensitivity and thoughtfulness to create a place that is fitted to the site, appropriate to the community, and sensitive to both human and environmental needs. Our collective past experience demonstrates park and trail planning, successful land restoration, complex problem solving and project management experience, sensitivity to fragile habitats and ecosystems, and a solid understanding of the unique demands and vernacular of Central Texas architecture and landscape architecture. In short, we believe that this team of professionals represents the right people for this unique and demanding job.

We have outlined an approach that allows ample time and space for the design team to get to know and understand the site and the desires of the people of Wimberley. We will interact with the community through meetings and presentations and listen carefully to the feedback and ideas that will inform our designs. At every step along the way, we will remain mindful of our responsibility to Wimberley's citizens, resources, and ecology.

In addition to a professional desire to undertake the challenges of Blue Hole Regional Park, I have a personal interest in the park's success rooted in my many years of visiting Wimberley and Blue Hole. My first exposure to Blue Hole and nearby Jacob's Well came when I was a young child visiting my aunt at Rocky River Ranch, and the impressions that these remarkable places left on me have lasted a lifetime, expressing themselves repeatedly in my work. This is perhaps most notable at the Lady Bird Johnson Wildflower Center, where the central water feature was inspired by the mysterious depth and seemingly endless bounty of Jacob's Well. Having witnessed the changes since my first visit to Wimberley in 1965, I have developed a clear picture of the growth challenges that lie before the Village. Our design will address the need for a park and recreation facility that serves current and future citizens as Wimberley inevitably grows while also undertaking the need to keep Wimberley true to itself and its roots.

Thank you for your time and consideration of our qualifications. We look forward to the opportunity to work with you in realizing the vision of Blue Hole Regional Park.

Sincerely,

A handwritten signature in cursive script, reading "J. Robert Anderson".

Bob Anderson
J. Robert Anderson Landscape Architect
3718 Manchaca Road
Austin, Texas 78704
(512) 440-1049



OUR APPROACH

Blue Hole Regional Park is a 126-acre park on Cypress Creek in Wimberley, Texas, but that's only the beginning of the story. The park is built around the Blue Hole swimming hole, one of Texas' most famous and beloved summer recreation spots. It is sited on a promising stretch of Hill Country land that needs some restoration, but could with effort serve as a stunning example of the region's natural beauty. It is a park to serve the people of Wimberley as well as its many visitors, and to give all who enter a clear and memorable image of what Wimberley is and aspires to be.

The Dream of Blue Hole

Wimberley is a charming, rustic, welcoming community that reflects the character and values of the Texas Hill Country. It is a village on the water, taking much of its identity from the Blanco River and beautiful Cypress Creek, the centerpiece of Blue Hole Park. It is a community that treasures the natural lands that surround it and seeks to protect these lands from abuse and neglect. And it is a village of people who love to enjoy themselves outdoors, to play surrounded by nature.

Blue Hole has been a legendary swimming hole since the settlement of the Wimberley Valley. The property was owned and operated throughout the 1900's as a private recreation site until the City's recent purchase secured it in the public trust. Many visitors, local children, and outsiders, have enjoyed the cool waters of Blue Hole during hot summers throughout the years. Cypress Creek and especially Blue Hole are central to Wimberley's identity.

Through conversations with Wimberley's citizens as well as a long personal history with Wimberley, we have gained some insight into the village's dreams and vision for Blue Hole, which include:

- To protect, preserve, and celebrate Wimberley's treasured swimming hole, one of the most stunning natural settings in Texas
- To create a place that is a reflection of the character and history of Wimberley
- To provide a scenic natural setting for a variety of outdoor recreation activities
- To protect and restore a beautiful piece of the Hill Country region that is at the soul of Wimberley

Overshadowing all of these dreams is a larger concern shared by many of the citizens of Wimberley that we have spoken with: that much of Wimberley as it is known and remembered will be lost in the coming years to over-development, sprawl, and environmental degradation. This concern is manifest in a variety of projects around the community, from the Jacob's Well Natural Area, to the Cypress Creek Project, to the proposed Wastewater Plant and, of course, Blue Hole Regional Park. While Blue Hole Park cannot single-handedly solve this larger issue, it can set an example of land preservation, stewardship, restoration, and water efficiency and begin to illuminate the path to a larger solution.

Design Expertise

The site is very close to downtown Wimberley; it will be only a short walking distance along Cypress Creek trail. As such, the park will be a resource forever linking Wimberley to the creek and its large open space. The preservation of the cypress trees along the creek is paramount. The trees' long term health, along with the viability of streamside vegetation, will keep the banks of Blue Hole, and thus the stream morphology, intact. Heavy use along the swimming hole and human disturbance and overgrazing across the site have caused damage in the past, and park development if not carefully planned and executed, has the potential to damage the site even further.

OUR APPROACH

Our team brings extensive technical and practical expertise in solving tricky problems such as those posed by Blue Hole Regional Park. Like every site, Blue Hole has its own unique history, context and patterns. We will commit to spend time on the park site to learn its story and understand how it should be planned to fulfill both its human and natural functions. We will continue the careful research and investigation begun in the Master Plan report and translate this information into a design that realizes the vision of the Master Plan.

Difficult environmental and site-related problems are not unique to this site, and we have faced similar issues on many previous projects. Some interesting solutions to previous problems that may have applicability here include:

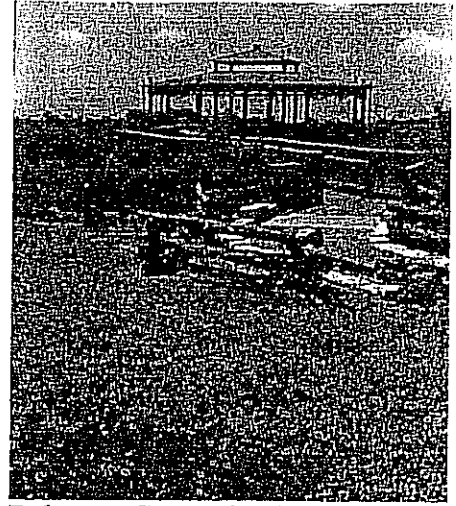
- Using air spades to excavate around mature trees and constructing recycled decks to bridge sensitive root zones
- Carefully bridging a wetland preserve to connect two neighborhoods at Fort Hood
- Relocating a 58-inch live oak tree from a building footprint into the center of a shopping plaza
- Designing a wildlife observation pavilion in the midst of endangered black-capped vireo habitat to provide bird watchers with safe access, all with an extremely limited construction budget.
- Placing price tags on existing trees and writing contracts in which damages are charged if trees are killed to ensure that the contractor and their subs are on-board with tree preservation
- Coordinating meetings between all major environmental groups of the Save Our Springs Coalition after they originally opposed the site for the Lady Bird Johnson Wildflower Center. The solutions we developed were so responsive to their concerns that these groups now use the Wildflower Center as a prime example of how to design with nature.

Our Team

The team we have assembled to assist us with this project is critical to the success of our approach. This team represents a group of proven professionals that share our environmental values and passion for creativity and thoughtful design, while contributing the unique expertise of their profession and personal experiences.

Loomis Partners will provide civil engineering, environmental services, and land surveying for the project. As a collaborator on the Blue Hole Regional Park Master Plan, they bring valuable continuity and history to the project. Their work on the Winter's Mill Parkway and Wimberley Community Center provide them an extensive background in Wimberley. But their primary contribution will come in the form of their expertise in roadway design, storm water management, site construction techniques, land surveying, conservation planning, and permitting.

MC/A Architecture, headed by Milosav Cekic of Austin, will provide architectural services for the project and collaborate with our firm on overall project theming and design. Our past collaborations with Mr. Cekic have given us a deep respect for his design vision as well as his ability to understand and respond to regional character and architecture. His work always fits the context in which it is placed, but it does so with its own bold originality that makes it both appropriate and unexpected. His long history in the industry, comprehension of construction and detailing, and expertise in green building techniques and local Hill Country materials will serve to minimize the capital cost, life cycle operation cost, and the environmental impact of the structures designed for Blue Hole Regional Park.



Balcones Canyonlands

A number of other experts will contribute to our team's efforts to realize this complex project. Structures, AYS Engineers, Holt Engineering, and Dan Pope Associates bring long working histories in their respective fields and a host of successful collaborations with members of our team as well as public and private clients throughout the state. We are confident that the team we have assembled represents the best possible group of professionals to implement the Master Plan for Blue Hole Regional Park and to create a place that will be the pride of Wimberley, a standard for environmentally sensitive development and restoration, and a treasured recreational destination for the people of Central Texas.

Why We're Different

JRA has a passionate desire to do what is right for the land and what is right for the community, and we have the integrity of our completed work to show for it. Our work is defined by regional and context-specific inspiration, so we begin each new project with a thorough understanding and discovery of the hidden wonders and capabilities of each place. This results in work that reflects the beauty of the natural region and provides a sense of timelessness, not representing a specific time period or era of design, but simply feeling right within the overall landscape.

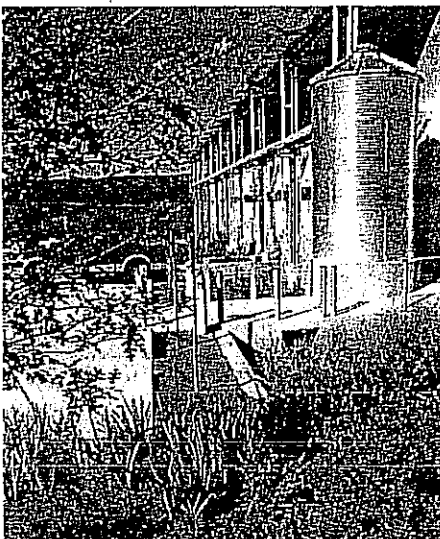
We work diligently to integrate buildings and structures into the site. By establishing strict parameters for disturbance, protection, and preservation, and then rigidly enforcing these standards throughout the construction process, we are able to ensure that the essence of the site is not lost. Our projects are characterized by buildings, roadways, and other improvements that fit naturally into the topography and integrate smoothly into existing trees and natural vegetation.

Our client's dreams are central to our approach to any project. Rather than impose our own ideas of what a project should be, we strive to understand and scrutinize the client's vision, to dig deep into the goals and inspirations for the project to truly grasp what the client desires and can afford. Our commitment to pursuing the best idea, even when it may take longer to develop and illustrate, is largely responsible for the prominence and success of our work. The extra time and effort always shows itself in the finished project.

Water has always played a central role in our work, whether conserving it as a resource with efficient irrigation and well-adapted plantings, or using it as an iconic work of art to mark the entrance of the Austin-Bergstrom International Airport. We have designed bioswale features to clean water before it is returned to our natural drainage systems

and demonstration features to provide teaching moments for visitors of a site. Because of our extensive history working holistically with water in all its various impacts and roles, we will bring a unique understanding and respect for the natural resources that exist at Blue Hole Regional Park, an understanding that is critical to the successful development and preservation of those resources.

J. Robert Anderson Landscape Architects will seek to understand the region, its plants, people and environment, and provide new, innovative ideas that fit the site and program. Our design work can sometimes seem invisible, carefully matched to the land. Other times it is crisp and bold. But the breadth of experience and the thoughtfulness that we will bring to Blue Hole Regional Park ensures that whatever the final design, it will be creatively conceived, sensitive to the site, and responsive to the desires of Wimberley.



Redbud Center Interpretive Park

DESIGN SERVICES

The following is a detailed list of the major services we will provide in order to develop the existing Master Plan, and the vision that accompanies it, into a park that will bring pride and enjoyment to the people of Wimberley.

PRE-DESIGN

Start-up Meeting - JRA, Loomis, MC/A, City

A start-up meeting with Wimberley City staff, stakeholders, and the design team will provide a venue to discuss goals and scope of the project, clarify the review process, outline objectives and priorities, and review schedule and budget.

Site Survey and Soil Testing - Loomis, Holt

Extensive survey information will be required to begin design work, including an aerial survey for the entire site and detailed field and tree surveys in targeted locations. We will conduct a preliminary environmental analysis to determine if additional analysis and permitting will be required and perform soil borings at selected locations to begin soils testing for the geotechnical report.

Environmental Assessment - Loomis

We will conduct an Assessment of Waters of the U.S. and Golden-cheeked Warbler Survey on the project site.

Regulatory Requirements - Loomis

Several agencies including the Corps of Engineers, TCEQ, and TxDOT may have jurisdictional or permitting authority over certain aspects of the project. Based on environmental assessment and other investigations, we will compile a comprehensive report of regulatory requirements and recommended compliance paths to be used to guide design and permitting efforts.

Preliminary Budgeting - JRA, MC/A, Loomis

Using the original cost estimate provided in the Master Plan as a starting point, we will develop preliminary budget numbers for relatively fixed costs such as roads, athletic facilities, trails, etc, and use these numbers to establish budget ranges for variable cost items such as structures, landscaping, and restoration. Early analysis of budget and expectations can avoid difficult decisions later.

Theme Development - JRA, MC/A

Theme development for the project will guide detailed designs and ensure that each component of the project works within the overall vision. Theming will include an investigation of the various styles, materials, and motifs indigenous to the Wimberley Valley and concept development for how those themes can be expressed in the design of Blue Hole Park. Photographs and sketches will be compiled as image boards for presentation.

Interim Recommendations - JRA

Develop a list of detailed recommendations to be implemented immediately to address existing park uses. These recommendations may include temporary protection measures at the swimming hole, restoration efforts throughout the site, modifications in rules, staffing, or parking policies, and other low-cost measures that will accelerate the development and restoration of the site. This plan may be updated as necessary to correspond with subsequent design phases.

Programming and Theming Workshop - JRA, MC/A, Loomis

In a meeting with City staff and stakeholders, we will present theme ideas and develop a detailed project program based on the Master Plan, budget requirements, and regulatory consideration. The program will include buildings, athletic fields, campsites, trails, bridges, pavilions, etc.

SCHEMATIC DESIGN

Detailed Site Visits - JRA, Loomis

Carefully fitting the planned improvements to the site is of central importance to the success of this project. We will conduct a series of detailed site visits to verify accuracy of survey, get to know the site, identify high value features, and extensively study the swimming hole area. We will study siting for project components in the field to ensure that they are properly located.

Schematic Design Concepts - JRA, Loomis, MC/A

We will develop schematic design plans for the park including all major park components. Designs will be presented through

hand-drawn and CAD-generated plans, sections, perspective views, and details as required to adequately communicate the design. We will present to City staff and stakeholders in a Review Meeting and revise per comments and recommendations.

JRA Primary Responsibilities: overall site plan and coordination, development of themes and landscape materials, rainwater system, bioswales, areas of disturbance, etc. Comprehensive restoration concept. Detailed analysis and design for swimming hole restoration and improvements. Presentation assembly.

MC/A Primary Responsibilities: Siting and design of structures, development of themes and materials.

Loomis Primary Responsibilities: Comprehensive grading and drainage study for site including stormwater management measures, roads, and parking. Initial concept for utility connection points and routing.

Public Review - JRA, Loomis, MC/A, City

Finalized Schematic Design Concepts will be presented to the City Council and the public for review and approval.

DESIGN DEVELOPMENT

Design Development Drawings - All Consultants

Design development drawings are intended to define each project component in terms of location, size, form, materials, color, etc. Design development will include site plans, grading and drainage plans, utility and site lighting plans, building floor plans and elevations, planting and irrigation plans, restoration plans, and selected details. These drawings will address in detail interface and coordination between components and disciplines. A preliminary estimate of probable construction cost will be included.

Design Development Booklet - JRA, MC/A

The Design Development Booklet will contain proposed products and materials, including stone selections, paving materials, colors and finishes, signage, site furnishings, light fixtures, building fixtures, plant materials, irrigation equipment, etc. City staff will review and approve these selections prior to the start of construction documents.

Design Development Review - JRA, MC/A, Loomis, City

We will meet with City staff and stakeholders to review Design Development materials. We may also assemble a presentation for the City Council and a public presentation if requested.

Contract Grow Plants - JRA, City

With approval of design development drawings, it may be appropriate, depending on construction schedule, for the City to begin contracting with area nurseries to provide plant materials for the project. This will ensure the availability of locally-sourced native plants appropriate to the site that may be difficult to locate on the open market. We will assist the City in coordinating this task.

CONSTRUCTION DOCUMENTS

Preliminary Construction Documents - All Consultants

We will prepare construction drawings and specifications for all components of the design. Construction documents will be submitted for preliminary City review at the 50% and 90% completion levels.

Permitting Documents - Loomis

We will submit permitting documents at appropriate points in design process to required regulatory agencies. We will meet with agencies where appropriate to review documents and speed approval process.

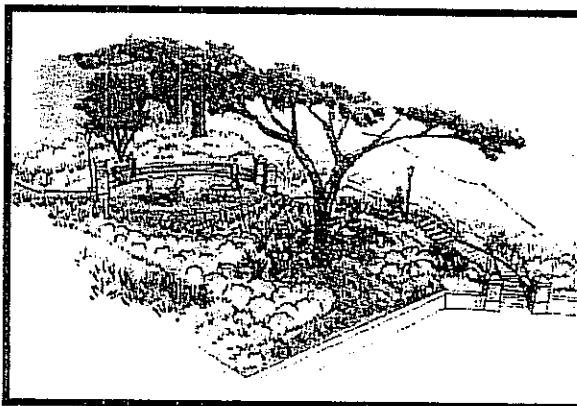
Bid Documents - All Consultants

Based on City staff, stakeholder, and permitting agency input, we will revise construction drawings and specifications to 100% level of completion and assemble a complete bid set for competitive bidding and construction. We will provide bid forms, assist City in assembling front end contract documents, and provide a final Engineer's Estimate of Probable Construction Cost.

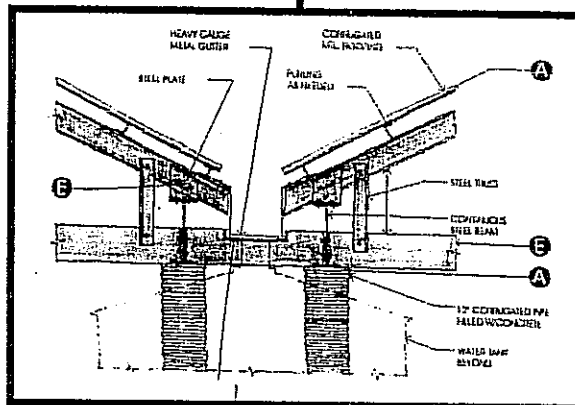
Long-Term Restoration Plan - JRA

Much of the restoration efforts for the park may be included in the Bid Documents, but budgetary and time constraints may cause some restoration to be addressed as long-term efforts by City and park staff and volunteers. We will develop a long-term plan for restoration efforts based on the existing Master Plan, City and stakeholder input, and the park design process.

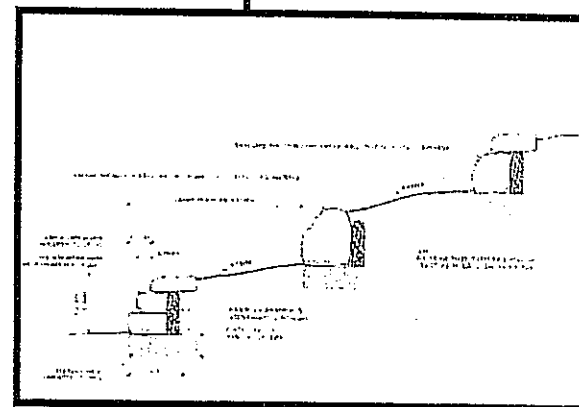
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Schematic Design Drawings



Design Development Drawings



Construction Drawings

BIDDING AND CONSTRUCTION

If requested by the City, we are prepared to provide a full range of bidding and construction phase services as described below.

Bidding - JRA

We will assist the City in bid preparations, attend the pre-bid meeting, and assist the City in review and analysis of construction bids, bonding documents, and qualifications. We will assist the city in responding to questions and preparing addenda to the contract documents if necessary.

Pre-Construction – JRA, Loomis

We will conduct a pre-construction site meeting to review construction scope and schedule; establish procedures for communications, reviews, and testing; and discuss limits of construction, site access, safety procedures, utilities, project closeout, etc

Construction Administration – All Consultants

We will provide full construction administration services as required by the City. We will conduct regular site visits to determine contractor compliance erosion control measures, tree preservation measures, plans and specifications, etc. and provide field reports. We will review contractor pay requests, shop drawings, submittals, and mock-ups, and provide response to t.

Project Closeout – All Consultants

We will coordinate the preparation of punch lists for all project components at substantial completion of the project. We will assist the City in determining final completion, approving final pay requests, issuing concurrence letters. We will review operations and maintenance manuals, verify staff training, and compile record drawings for the completed project.

CONSTRUCTION SCHEDULE

Below is a draft schedule for project construction, anticipating that Bid Documents are completed by the end of 2009. As illustrated on the schedule, it may be possible to focus construction activity in the swimming hole area in the first several months of construction to get it ready to open for the swimming season. Construction activity would continue on other parts of the site during the summer months, then move back into the swimming hole area to complete construction during the off-season. The completed park would be ready for opening prior to the summer 2011 season.

TASK	2010												2011			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Bidding and Construction																
Bidding																
Pre-Construction																
Construction Administration																
Project Closeout																



Blue Hole open,
construction directed
to other areas of site.

PROJECT TEAM

J. Robert Anderson, FASLA Landscape Architects (JRA)

Prime Consultant, Landscape Architecture

J. Robert Anderson, FASLA Landscape Architects has been serving Texas and the surrounding states since 1984. The firm is composed of a creative group of design professionals led by Principal J. Robert Anderson, a Fellow of the American Society of Landscape Architects. The office embraces a collaborative approach which enables us to respond to diverse technical and artistic requirements, a signature of JRA's award-winning work. For almost 25 years, JRA has been creating landmark projects that have helped to maintain, preserve, and interpret the natural and urban history of Central Texas and the surrounding regions.

Availability: JRA is immediately available to begin work on Blue Hole Park in keeping with the proposed schedule.

Loomis Partners, Inc.

Civil Engineering, Land Surveying, Environmental Consulting

Loomis Partners, Inc. provides professional engineering, land surveying and environmental consulting services to public and private sector clients across Central Texas. Established in 1993, Loomis Partners is committed to the promotion of vibrant, sustainable communities. Their engineering, land surveying and environmental professionals are considered among the best in their fields. Communication between groups is frequent and seamless, resulting in efficient, comprehensive and cost-effective results. Their project teams are accessible to the client and their expertise covers the full range of public infrastructure needs. The Engineering Group provides comprehensive planning, design, and permitting services. The Land Surveying Group offers a full range of surveying services with three registered professional land surveyors and well-trained field crews. The Environmental Group provides a wealth of local and regional experience with environmental assessments, planning, compliance and permitting.

Availability: Loomis is immediately available to begin land surveying, environmental surveys, and civil engineering services.

MC/A Architects, Inc.

Architecture

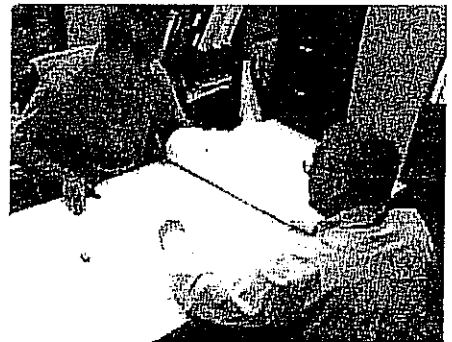
MC/A Architects was founded in 1985 in Austin, Texas. From the very beginning the trademark of the firm has been the highest emphasis on design in both architecture and town planning. The see design not as a mere adoration of buildings and cities unimportant for their proper functioning, but design as the principal ordering tool rooted in the understanding of the human condition.

Availability: MC/A is immediately available to begin work on Blue Hole Park in keeping with the proposed schedule.

Bob Anderson - Principal
Robert Deegan - Project Manager
3718 Manchaca Road
Austin, Texas 78704
p. 512.440.1049, f. 512.440.8000
www.jrobertanderson.com



Tom Loomis - Civil Engineer
Clifton Ladd - Environmental
3101 Bee Cave Road, Suite 100
Austin, Texas 78746
p. 512.327.1180 f. 512.327.4062
www.loomis-partners.com



Milosav Cekic - Architect
2413 Elmglen Drive
Austin, Texas 78704
p. 512.326.8300, f. 512.326.8343

Jerry Garcia - Structural Engineer
1018 West 11th Street, Suite 100
Austin, Texas 78703
p. 512.499.0919 f. 512.320.8521
www.structurestx.com

Structures EP, LLP

Structural Engineering

Structures provides its clients the latest innovations and cost effective materials options sought after in today's competitive market. They offer complete, coordinated, constructible and cost effective services. The firm's capacity to produce sophisticated solutions and respond to unique structural challenges has earned them recognition and respect in the construction industry.

Availability: Structures is available to provide full support as needed

Ross Aleman - Engineer
3905 Sam Bass Road
Round Rock, TX 78681
p. 512.961.6835, f. 512.692.3888
www.ayseng.com

AYS Engineers, LLC

MEP Engineering

AYS is comprised of three principals with over 40 years combined experience designing MEP systems in the Central Texas area. They have provided services for a wide range of projects and clients, including Multi-Family, Retail, Office, Religious, Clinical, Food Service, Public, Education, Laboratory, Technology and Renovations.

Availability: AYS is available to provide full support as needed primarily during design development and CD phases.

Steve Johnson - Engineer
2220 Barton Skyway
Austin, Texas 78704
p. 512.447.8166, f. 512.447.0852
www.holteng.com

Holt Engineering, Inc.

Geotechnical Engineering

Holt Engineering, Inc. was formed in 1978 to perform Geotechnical Engineering and Materials Testing and Inspection Services in the Austin and Central Texas area. Their team of experienced professional engineers and well-trained technicians is prepared to assist their clients in site selection, investigation, design, and construction of many types of projects ranging from high-rise office and commercial buildings to roadways, bridges, and water and wastewater facilities.

Availability: Holt is currently available to begin Geotechnical investigations as soon as mid-March.

Dan Pope - Irrigation Designer
P.O. Box 305
Richmond, Texas 77406
p. 281.341.0255

Dan Pope Associates

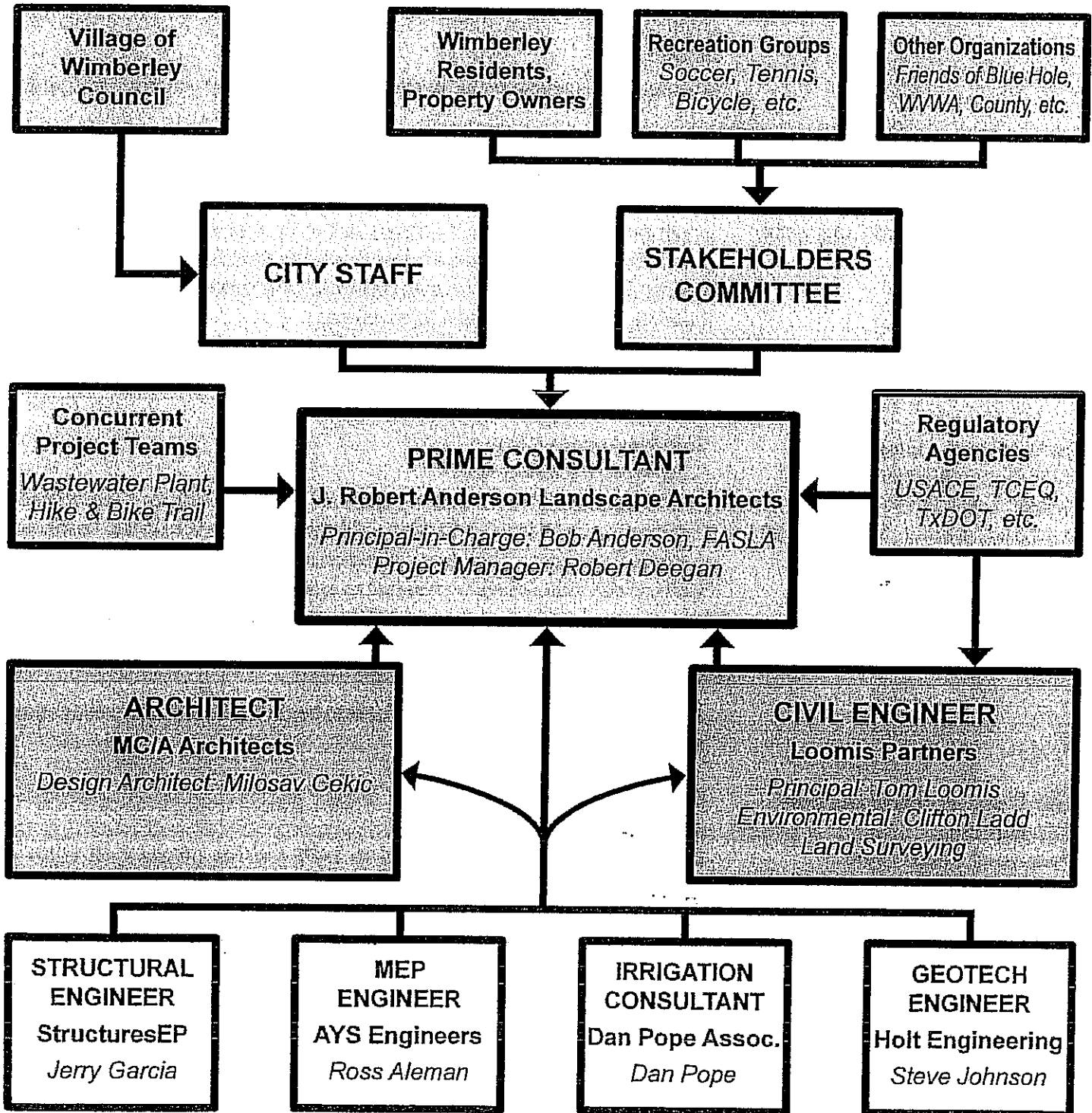
Irrigation Design

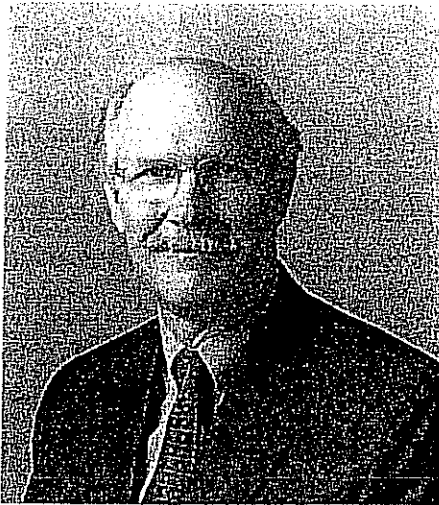
Dan Pope Associates was formed in 1989 and has prepared all types of irrigation designs, from residences to large scale commercial projects, public parks, athletic fields, large scale irrigation master plans and computer controlled irrigation systems. Mr. Pope's background in the design, operation, and subsequent training of end users provides the firm with practical experience that few others have.

Availability: Dan Pope is available to provide full support as needed primarily during design development and CD phases.

TEAM ORGANIZATION

J. Robert Anderson Landscape Architects will serve as the primary contact point for the team of consultants that we have assembled to address the unique requirements of the Blue Hole Regional Park. We will interface with Wimberley citizens, organizations, and government, primarily through our relationships with City staff and the stakeholder groups. We will also take primary responsibility for coordinating the project with the related wastewater and trail projects and will partner with Loomis Partners in addressing applicable regulatory requirements.





J. Robert (Bob) Anderson, FASLA – Principal-in-Charge J. Robert Anderson Landscape Architects

Bob Anderson is a Fellow of the American Society of Landscape Architects and has practiced in Austin under his firm for 25 years. His firm, J. Robert Anderson Landscape Architects, has completed hundreds of diverse and notable planning and design projects in that time, establishing him as a leader in regionally appropriate design. Bob has served as an advisor, guest lecturer, and Dean's Advisory Board member to the Texas Tech University landscape architecture program and is a Distinguished Alumnus of Texas Tech University.

EDUCATION

- Bachelor of Science in Park Administration, Texas Tech University, 1973
- Master of Landscape Architecture, University of Illinois, 1975

LICENSURE & ACCREDITATION

- Registered Landscape Architect, State of Texas #754
- Texas Board of Irrigation Registration #788

HONORS AND AWARDS

- Fellow, American Society of Landscape Architects (ASLA), 1998
- Distinguished Alumnus Award, College of Agricultural Sciences & Natural Resources, Texas Tech University, 1998
- ASLA Merit Award, 1996
- First Place Award, Texas Urban Forestry Council, 1996
- TX Chapter ASLA Award of Excellence, 1995
- National Arbor Day Foundation Project Award, 1991
- TX Chapter ASLA Merit Award, 1990
- TX Chapter ASLA Honor Award, 1989
- First Place Award, Texas Urban Forestry Council, 1989

COMMUNITY SERVICE

- Board Member, Center for Maximum Potential Building Systems
- Deacon, first Baptist Church

Bob's ability to mesh a site's environmental and cultural history with human use need has been recognized through numerous design awards and coverage in professional periodicals. His work has been featured on the Today Show and other televised programs and has been covered in the New York Times as well as a number of local newspaper and magazines dealing with our built environment.

The most recognized project completed by Bob's firm is the Lady Bird Johnson Wildflower Center in Austin, a true landmark that exemplifies how to build with the land. In addition, Bob has designed landscapes for the Austin-Bergstrom Airport entrance, the Texas A&M Bonfire Memorial, a dozen projects on the campus of Baylor University, and mixed use developments such as The Domain in Austin and the Shops at La Cantera in San Antonio.

Conservation, preservation and inclusion of the natural world are constant themes in all of Bob's design work.

Key Project Experience

Lady Bird Johnson Wildflower Center - Austin, Texas
Landscape Architect

LCRA Redbud Center - Austin, Texas
Landscape Architect

Ft. Hood Family Housing - Killeen, Texas
Landscape Architect

Balcones Canyonlands National Wildlife Refuge - Travis County, Texas
Landscape Architect

TEAM RESUMES

Robert Deegan - Project Manager **J. Robert Anderson Landscape Architects**

Robert Deegan has been with J. Robert Anderson Landscape Architects for just over a year. His previous experience includes four years of complex Landscape Architecture work in Texas and the San Francisco Bay area.

He has worked closely with public and private clients on a variety of planning, design and construction projects, including parks, schools, trails, housing and mixed use developments, and roadway improvements. Serving as project manager, he has directed large, multi-disciplinary teams of professionals including architects, engineers, and environmental specialists on a number of complex projects.

Key Project Experience

*Lower Silver Creek Trail Master Plan - San Jose, CA**

Project Manager for the preparation of a master plan and environmental documents for a 5-mile pedestrian/bicycle trail through a creek corridor and a utility corridor.

Project Owner: City of San Jose

Master Plan Completed 2007

Estimated Budget: \$13 million

References: Jan Palajac, City of San Jose Public Works, (650) 535-8300; Mark Slichter, Principal in Charge, (650) 375-1313

*Davis Park Master Plan - San Pablo, CA**

Project Manager for the preparation of a master plan for a 17-acre park and community center and the restoration of a degraded creek corridor.

Project Owner: City of San Pablo

Master Plan Completed 2007

Estimated Budget: \$25 million

References: Mike Heller, City of San Pablo Recreation Division Manager (510) 215-3132; Brian Fletcher, Principal in Charge, (650) 375-1313

*John S. Bryant Park - Pittsburg, CA**

Landscape designer for a 4.5-acre park featuring picnic facilities, children's play areas, and general landscape and open space improvements.

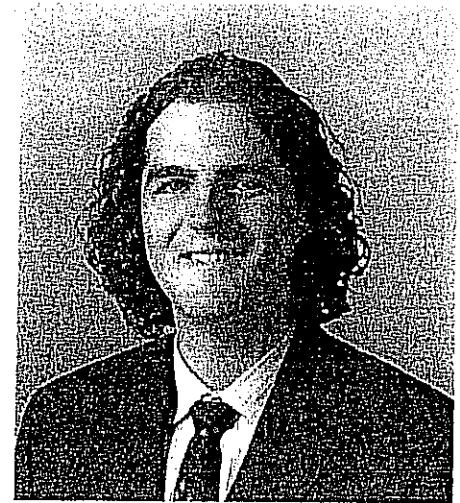
Project Owner: City of Pittsburg

Construction Completed 2006

Construction Budget: \$475,000

Reference: Mark Slichter, Principal in Charge, (650) 375-1313

* Work completed as part of another firm.

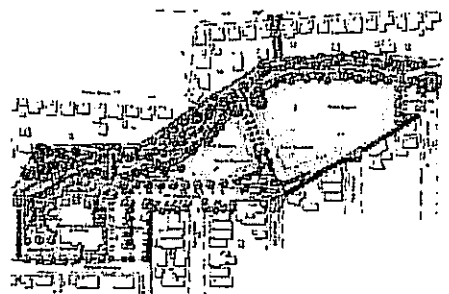


EDUCATION

- Bachelor of Landscape Architecture, Texas A&M University, 2004, Magna Cum Laude

LICENSURE & ACCREDITATION

- Registered Landscape Architect, State of California #5334
- Leaders in Energy & Environmental Design (LEED) Accredited Professional



Davis Park Master Plan



John S. Bryant Park



Tom Loomis, P.E. - Civil Engineer **Loomis Partners**

With over 23 years experience in a wide range of civil engineering and water resources disciplines, Tom Loomis has been director of corporate operations and an active project manager at Loomis Partners since Loomis first began serving clients in 1993. A graduate of Tufts University and UT-Austin (B.S. and M.S., Civil Engineering), Mr. Loomis has focused much of his career on broad ranging civil design for roadways, water utilities, and drainage including watershed-scale hydrologic/ hydraulic and water quality investigations. Among projects in Hays County, he served as project manager and lead design engineer for Loomis Partners' planning, design and permitting of the Wimberley Bypass (Winters Mill Parkway) and for master planning of Wimberley's Blue Hole Regional Park. For the current Blue Hole initiative, Mr. Loomis will serve as project principal and a project manager for roadway, utilities and water quality systems design.

EDUCATION

- University of Texas, Master of Science in Engineering Water Resources, 1991
- University of Texas, Bachelor of Science in Civil Engineering, 1984
- Tufts University, Bachelor of Arts, 1971

LICENSURE & ACCREDITATION

- State of Texas Professional Engineer #65969

Key Project Experience

Blue Hole Regional Park Master Plan - Wimberley Texas
Project Manager, Lead Design Engineer

Wimberley Bypass (Winter's Mill Parkway) - Hays County, Texas
Project Manager, Lead Design Engineer



Clifton Ladd, C.W.B. - Environmental Consultant **Loomis Partners**

Mr. Ladd is director of Loomis Partners' Environmental Group. He has over 25 years experience working on ecological projects in the southern United States, including 23 years in environmental consulting and two years as manager of the Travis County Natural Resources Program. He joined Loomis Partners in 1999. He holds a B.A. in biology from the University of Texas at Austin and a M.S. in wildlife biology from Southwest Texas State University. He is registered as a Certified Wildlife Biologist (C.W.B.) by the Wildlife Society (1989). His principal fields of training and experience are terrestrial and wetland ecology, wildlife management, endangered species, ornithology, and environmental assessment. His experience has been primarily with terrestrial habitats and species in the southern United States. He is presently serving as lead investigator for the Hays County Habitat Conservation Plan. Mr. Ladd will direct wetlands and endangered species investigations for the current Blue Hole project.

EDUCATION

- Texas State University, Master of Science in Biology, Minor in Aquatic Biology, 1985

TEAM RESUMES

(Clifton Ladd Continued)

Key Project Experience

Hays County Regional Habitat Conservation Plan - Hays County, Texas
Project Manager, Lead Investigator

Wimberley Bypass (Winter's Mill Parkway) - Hays County, Texas
Head of Environmental Assessment Team

Milosav Cekic - Architect

MC/A Architects

Milosav Cekic is the founder and principal designer of MC/A Architect in Austin, Texas. Born and raised in Yugoslavia, Mr. Cekic arrived in Central Texas in 1973 as a Fulbright Scholar to pursue graduate studies in Architecture at the University of Texas. He founded his private practice in 1985 and later taught at the UT School of Architecture from 1993 to 1996. His practice has established itself as one of the leaders in architecture, urban design, and planning in Central Texas, and he has received a number of national awards for his design work.

Mr. Cekic has taken a personal interest in mastering the vernacular architecture of the Central Texas region. He has studied in detail the many architectural styles of the region as a basis for his architecture and for architectural design guidelines developed in his planning work. His design philosophy combines the indigenous architecture of a region with individual innovations that enhance the appearance and functionality of a building.

Key Project Experience

East Metropolitan Park - Austin, Texas
Design Architect

Kyle Pool - Kyle, Texas
Architect

Old Mill Settlement Bed & Breakfast - Fredericksburg, Texas
Architect

SAS Factory Shoe Store - San Antonio, Texas
Architect

- University of Texas, Bachelor of Arts in Biology, Minor in Chemistry and Mathematics, 1980

LICENSURE & ACCREDITATION

- Certified Wildlife Biologist



EDUCATION

- Master of Architecture, University of Texas at Austin, 1975
- Bachelor of Architecture, University of Nis, Yugoslavia, 1969

LICENSURE & ACCREDITATION

- Registered Architect, Texas #10181, Ohio #105171, Louisiana #4415, Colorado #C-4938
- American Institute of Certified Planners
- Congress for the New Urbanism

HONORS AND AWARDS

- American Planning Association Award Best Project, McKinney Regional Employment Center, 2001
- Progressive Architecture Award, Paul Young Ranch, Laredo, Texas, 1987
- First Prize, Richard and Annette Bloch Cancer Survivors Plaza National Competition, Kansas City, Missouri, 1989

**Jerry Garcia, P.E. - Structural Engineer**
Structures EP, LLP

After fourteen years of experience in the structural engineering industry, Jerry Garcia founded Structures in 1990 to specialize in site and master planning, new facility design, investigations and repair of existing facilities, and historic preservation. Structures provides structural engineering services, contract documents and construction administration for office buildings, government and municipal buildings, park facilities, educational facilities, residential and other specialized structures. Mr. Garcia's experience includes reinforced concrete structures, timber, and steel, as well as alternative green building structural systems.

Key Project Experience

East Metropolitan Park - Austin, Texas
Structural Engineer

Kyle Pool House - Kyle, Texas
Structural Engineer

EDUCATION

- University of Texas at Austin, 1983

LICENSURE & ACCREDITATION

- State of Texas Professional Engineer
#67435

PROFESSIONAL AFFILIATIONS

- National Society of Professional Engineers
- Texas Society of Professional Engineers
- Structural Engineers Association of Texas

EDUCATION

- Texas A&M University, Bachelor of
Science in Agricultural Engineering, 1977

LICENSURE & ACCREDITATION

- State of Texas Professional Engineer
#74472

PROFESSIONAL AFFILIATIONS

- National Society of Professional Engineers
- Texas Society of Professional Engineers
- American Society of Professional Engineers

Steven Johnson, P.E. - Geotechnical Engineer
Holt Engineering

Mr. Johnson is the Director of the Geotechnical Division for Holt Engineering, Inc. He has twenty-five years experience with Holt Engineering, and is responsible for supervising drilling crews and equipment for soil investigations, sampling procedures and laboratory testing, and preparation of engineering reports. His experience also includes construction inspection and materials testing.

Key Project Experience

Steeplechase and Waterleaf Park Improvements - Kyle, Texas

Provided soil borings, testing, and engineering report with design and construction criteria for new park amenities including a fountain, pond walls, and other park features.

Project Owner: City of Austin Construction Completed 2001

Reference: Mr. Robert Lamb, Ph.D., P.E., City of Austin, (512) 974-7203

Town Lake Park Cultural Landscape - Austin, Texas

Provided seven soil borings of 6 to 25 feet, testing, and engineering report with design and construction criteria for new park amenities including a pavilion, roadway, and parking area.

Project Owner: City of Kyle Construction Completed 2005

Reference: Mr. John A. Bartle, P.E., Neptune Wilkinson Associates,
(512) 462-3373

TEAM RESUMES

Ross Aleman, P.E. - MEP Engineer

AYS Engineers

Ross Aleman has worked in the engineering field since 1994. He has designed mechanical and hydronic systems costing in excess of \$60 million for a total of 4 million square feet. Mr. Aleman's management and organizational structure enable him to successfully produce large and small projects on a schedule and within budget.

Key Project Experience

Southwest Middle School - Austin, Texas

Designed campus style HVAC system adhering to new sustainability standards for a 120,000-sf middle school in northwest Austin.

Project Owner: Austin ISD Construction Completed 2008

Reference: Beth Guillot, GS&C - (512) 477-9417

Berry Creek Park - Georgetown, Texas

Designed MEP systems for restroom facilities in a public park.

Project Owner: City of Georgetown

Construction Completed 2009 Construction Budget: \$300,000

Contact: Matt Webb, Moman Architects - (512) 733-1150

Dan Pope - Irrigation Consultant

Dan Pope Associates

Mr. Pope has extensive experience working with a variety of specialized irrigation systems including rainwater capture, reclaimed and wastewater systems, and high-efficiency drip irrigation and expertise in dealing with wastewater effluent and TCEQ permitting.

Key Project Experience

Lady Bird Johnson Wildflower Center - Austin, Texas

Irrigation Designer

Rob Flemming Park - The Woodlands, Texas

Provided irrigation design for system utilizing a man-made lake filled by storm water, well water, and reclaimed water for a 45-acre park and aquatic center. The system was designed to meet TCEQ 210 rules.

Project Owner: The Woodlands Development Co.

Construction Completed 2008 Construction Budget: \$11 million

Bridgelands - Cypress, Texas

Provided irrigation design for an 11,000-acre master planned community. Irrigation water is pumped from a series of lakes supplied by storm water, well water, and reclaimed water, with a new waste water treatment plant coming online in 2009.

Project Owner: General Growth Properties

Construction Completed 2008 Construction Budget: \$11 million

EDUCATION

- University of Texas at Austin, Bachelor of Science in Architectural Engineering, 2002

LICENSURE & ACCREDITATION

- State of Texas Professional Engineer #98427

PROFESSIONAL AFFILIATIONS

- American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

EDUCATION

- Texas Tech University, Bachelor of Science in Park Administration, 1971

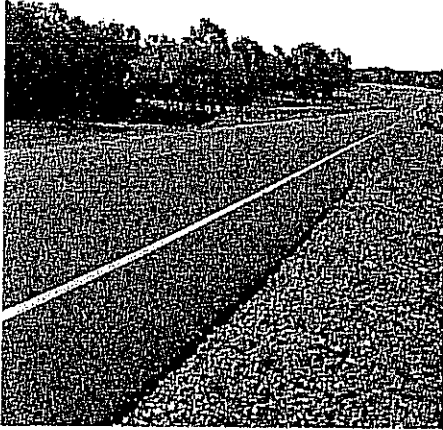
LICENSURE & ACCREDITATION

- Texas Board of Irrigators Registration #398
- American Rainwater Catchment Systems Association - Accredited Professional

PROFESSIONAL AFFILIATIONS

- American Society of Irrigation Consultants
- Irrigation Association
- Texas Turf Irrigators Association
- Texas Landscape Irrigation Audit Program - Technical Advisory Committee

Wimberley Bypass (Winters Mill Freeway) *Hays County, Texas*



Loomis' engineering group served as lead investigator and design engineer for the 2.1-mile Wimberley Bypass (Winters Mill Parkway). This new roadway was designed to provide enhanced safety and traffic relief for the City of Wimberley. Work included a formal routing feasibility study with multiple public meetings, environmental and cultural assessments, complete design survey, and comprehensive roadway and intersections design with construction plans development to TxDOT standards. Loomis' land surveying group performed the route survey. The environmental group provided an endangered species survey and habitat assessment of the proposed bypass route along with a Preliminary Jurisdictional Determination and Pre-construction Notification to satisfy the requirements of Section 404 of the Clean Water Act.

Project Owner: Hays County

Construction Completed 2006

Construction Budget: \$3.69 million

Contact: Jerry Borcharding, P.E., Office of the Hays County Engineer, (512) 393-7385; Will Conley, Hays County Commissioner, (512) 847-3159

Wimberley Community Center *Wimberley, Texas*

Loomis' engineering group performed site design engineering and permitting for the new community and senior citizens recreation center located at the intersection of Ranch Road 12 and River Road in Wimberley. Engineering services provided in support of this project included design survey, drainage, parking and challenging utilities design, and interview/selection of a design-build architectural contractor.

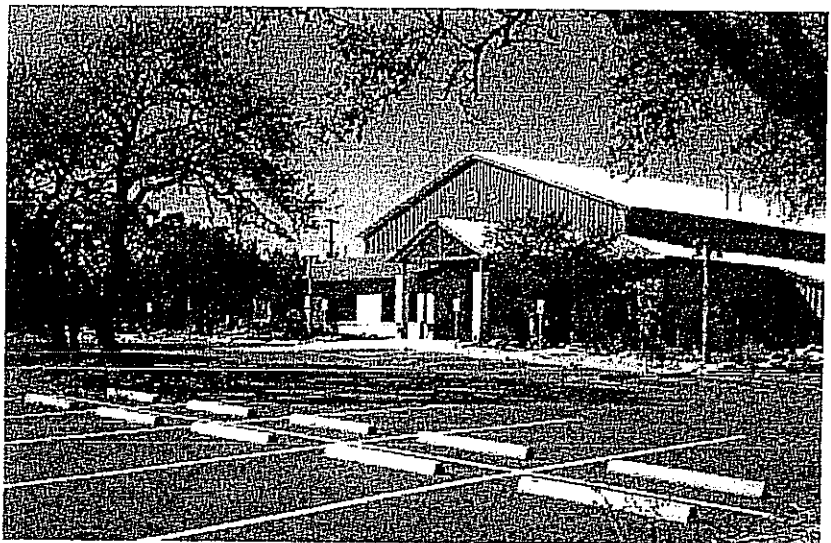
Project Owner: City of Wimberley

Master Planning Completed 2005

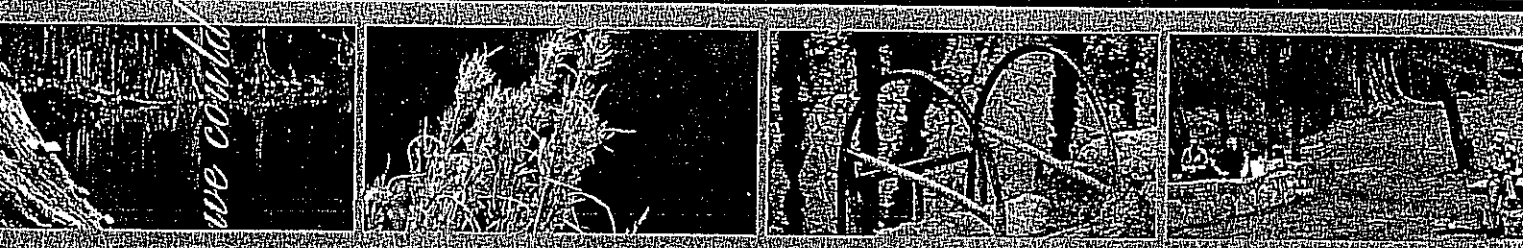
Construction Budget: \$1.6 million

Contact: Jim Thompson - (512) 847-1025

Joel Wilkinson - (512) 462-3373



Saving Blue Hole is one of the greatest legacies we could leave future Texans
- Ann Richards



Request for Qualifications

Blue Hole Regional Park

Wimberley, Texas

February 12, 2009

Prepared for the City of Wimberley by





712 Congress Avenue, Suite 300
Austin, Texas 78701

(voice) 512.480.0032
(fax) 512.480.0617

www.rviplanning.com

City of Wimberley
Don Ferguson, City Administrator
P.O. Box 2027 / 12111 Ranch Road 12
Wimberley, Texas 78676

February 11, 2009

RE: Request for Qualifications - Blue Hole Regional Park

Dear Mr. Ferguson,

RVi is pleased to have the opportunity to prepare and present this package of professional qualifications to the City of Wimberley for consideration as your consultant team on the Blue Hole Regional Park development. All of the required materials requested are included in this submittal.

Many of us at RVi know and love the Blue Hole on Cypress Creek, having enjoyed its cool waters and shade for decades. Twenty six years ago we established a landscape architecture firm in the Hill Country that has grown a national reputation for developing creative solutions and maintaining the client's confidence that we'll get the job done.

We know how proud the City of Wimberley is for having acquired the 126 acre tract along Cypress Creek that will become the basis for the community's largest park. The Blue Hole is one of those iconic places where life-long memories are made. We understand your desire to ensure that the Blue Hole and its environs are not "loved to death", and that a sustainable and sensible development of the land is your utmost priority.

You have already undertaken a challenging and noble task by developing a Master Plan for the property, and making the stakeholders' input key to the vision and goals of the park's future. We applaud your efforts and have found the Master Plan to be a strong and comprehensive document to guide the future development of the park.

The Blue Hole Park project is eminently important to Wimberley, Hays County, the Texas Hill Country, and to RVi. As the founding partner of RVi, I plan to play a key role in the development of the project, ensuring not only quality of our products, but that the best interests of local, regional and national community are being considered as we move forward.

Why should you select the RVi team?

We will focus on your needs and the long-term life of the land.

RVi knows the environment and natural systems of the Hill Country, from the dynamic topography of the Karsts geologic strata to the rarity of the Chatterbox Orchid. Because this landscape is both treasured and highly sought after the design and implementation of the park must be thoughtful, economical and sustainable. The built environment must protect what is precious, yet accommodate the inevitable demands the community will place on it over the long term.

No one has a stronger, more qualified team.

There are many fine consultants who would love to work on this project, but none are more qualified than the award winning professionals we have assembled to specifically develop the work ahead. Many of our teammates are familiar to you and your stakeholders through the Blue Hole Regional Park Master Planning process, other local projects, or by their fine reputations as leaders & innovators.

Your Blue Hole Regional Park Team consists of:

- RVI - Landscape Architects, Planners & Graphic Design
- Lake / Flato - Architects
- Loomis Partners - Civil Engineers, Surveyors, Environmental Services
- The Lady Bird Johnson Wildflower Center – Ecological Consultant
- Energy Engineering Assoc. - Mechanical, Electrical & Plumbing
- Architectural Engineers Collaborative – Structural Engineering
- Kleinfelder – Geotechnical
- HDR – Transportation Engineering
- Waste Water Solutions – Wastewater & Irrigation

We are park and trail specialists.

Our specialized park and trail design experience translates into understanding creative and cost-effective solutions based on the most current trends, techniques and sustainable pursuits. We have worked closely with Texas Parks & Wildlife, the US Army Corps of Engineers, and have LEED accredited professionals on our staff. We also have prepared numerous TPWD grant applications and know the ins and outs of implementing grant funded projects.

We are communicators.

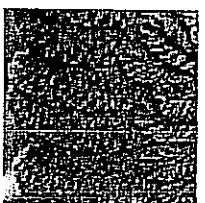
We understand the value of listening. Successful parks don't just happen; they are the result of truly understanding the client's and the user's needs. We understand the importance of well executed technical drawings, specifications and the construction administration process, from beginning to end. RVI's built work in the public and private sector taught us what to communicate, when and how. This has limited both conflict and misunderstandings between contractor and client, and ultimately saved time and money during the construction phase.

We look forward to the opportunity to work with you and the citizens of Wimberley. Please don't hesitate to contact me if you have any questions regarding our submittal.

Sincerely,



Bob Richardson
President



3

Introduction

A look at the make-up of the RVI Blue Hole Regional Park team

6

Project Experience

A look at the project experience the RVI team brings to the Blue Hole Regional Park

14

Key Personnel

Organization chart and resumes of the team's key personnel

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Project Understanding & Approach

Understanding and unwrapping the task of creating the Blue Hole Regional Park



RVI Planning + Landscape Architecture + Graphic Design

Project Management, Landscape Architecture, Environmental Graphic Design

Contact: Barbara Austin • 712 Congress Avenue, Suite 300, Austin, TX 78701 • 512.480.0032.



RVI (formerly Richardson Verdoorn) embarked on a mission in 1982 to provide the highest quality landscape architectural design and planning services available in Texas. Starting from a small core of partners RVI has grown into a major regional design firm widely recognized throughout the U.S. for its creative contributions in land use analysis, master-planned communities, design of outdoor spaces, parks and recreation design, branding and environmental graphics.



RVI is one of the most accomplished firms of park and open space planners and landscape architects in Texas and has developed a strong track record of service throughout the nation. RVI has received three national design awards and has been the design consultant to the National Parks Service. Public clients in Texas include the cities of Austin, Dallas, Georgetown, Waco and San Antonio, as well as dozens of smaller cities and municipal utility districts. Our work has created spaces where people have a sense of place within their environment. The firm provides a spectrum of parks and recreation planning and design services, including:



- Park system master planning
- Parks grant applications
- Recreation surveys and public workshops
- Site planning for parks and trail systems
- Full design of parks, trails and aquatic facilities
- Cost estimating and capital improvements programming



The RVI Blue Hole Regional Park team comprises a group of qualified, creative and innovative firms with the ability and capacity to complete this project on time and on budget.

Lake|Flato - Architecture

Contact: Robert Harris • 311 Third Street, San Antonio, TX 78205 • 212.227.3335



Established in 1984, Lake|Flato Architects has gained national recognition for excellence in creating an architecture that is tactile and modern, environmentally responsible, and authentic, artful and crafted.



Lake|Flato believes that architecture should respond to its particular place. The firm's designs evolve from an appreciation for the pragmatic solutions of vernacular architecture, the honesty of modernism, and the context of the rich and varied landscape of South Texas. By employing sustainable strategies to a wide variety of building types and scales, the firm designs architecture that conserves energy and natural resources while creating high performance buildings and healthy built environments for the building's occupants.

Lake|Flato has received wide acclaim for design excellence, including the American Institute of Architects prestigious Firm of the Year Award in 2004, three AIA Committee on the Environment Top Ten Green Projects in the past two years (including the School of Nursing and Student Community Center at the University of Texas Health Science Center at Houston), 37 national awards (including the AIA's Honor Award in 2007, 1999, 1997 and 1992), and 51 state awards.



Loomis Partners, Inc. - Civil Engineering, Surveying, Environmental Surveying
Contact: Thomas Loomis • 3101 Bee Cave Road, Suite 100, Austin, TX 78746 • 512.327.1180.
Loomis Partners, Inc. provides professional engineering and land surveying to public and private sector clients across Central Texas. Established in 1993 and located in Austin, Loomis Partners is committed to the promotion of vibrant, sustainable communities.



Lady Bird Johnson Wildflower Center - Ecological Consultant
Contact: Steve Windhager • 4801 La Crosse Avenue, Austin, TX 78739 • 512.232.0101.
The Lady Bird Johnson Wildflower Center's mission, to increase the sustainable use and conservation of native wildflowers, plants, and landscapes, drives their consulting activities and is the foundation upon which all projects are based. The consulting program applies the Center's science-based knowledge of native plants and ecological processes to projects and serves as an education component of their mission.



Energy Engineering Associates (EEA) - M / E / P
Contact: Todd Schmitt • 6615 Vaught Ranch Road, Suite 200, Austin, TX 78730 • 512.744.4400. Energy Engineering Associates (EEA) focuses on M/E/P engineering systems design including building automation, HVAC, high reliability power, industrial ventilation, lighting and lighting control, plumbing, power distribution, and process piping. EEA's clients return again and again; because EEA understands the goals for their building systems, their internal processes, and their financial challenges.



Architectural Engineers Collaborative (AEC) - Structural Engineering
Contact: Charles Naeve • 106 East Sixth Street, Suite 450, Austin, TX 78701 • 512.472.2111.
Architectural Engineers Collaborative (AEC) was established in 1998 by experienced structural engineers with a mission to practice architectural engineering. The name "Architectural Engineers Collaborative" is descriptive of the company's ongoing mission and intrinsic belief that structural design and architectural design are inseparable in the realm of building.



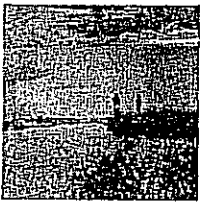
Kleinfelder - Geotechnical Engineering
Contact: Emmett Irby • 1826 Kramer Lane, Suite M, Austin, TX 78758 • 512.926.6650
Founded in 1961, Kleinfelder is a leading employee-owned professional services firm with the capacity and diversity of qualified staff to provide comprehensive services in geotechnical engineering. Kleinfelder is a recognized industry leader in issue resolution ranging from routine to complex for both private and public sector clients.



HDR|WHM (HDR) - Transportation Engineering
Contact: Lance Hartland • 504 Lavaca Street, Suite 1175, Austin, TX 78701 • 512.904.3700.
Established in 1985, HDR|WHM Transportation has significant experience in the application of analytical methods to develop innovative solutions to a variety of both traditional and nontraditional transportation engineering and planning problems.



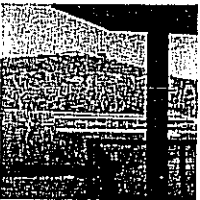
Waste Water Solutions - Waste Water Solutions, Irrigation Design
Contact: Greg Gullett • 9217 Hwy. 290 West, Suite 100, Austin, TX 78736 • 512.707.7027.
For over 13 years, Wastewater Solutions have been providing construction and installation of all or part of the treatment and disposal system. They have the capability to bond a project of any size and the financial resources to complete the project on time and on budget while representing their client at any regulatory level.



Relevant Project Experience | The Short List

RVi

Mueller Parks & Greenway - RVi was selected to provide comprehensive landscape architectural and park design services for this 700-acre project. An extensive, seven mile hike and bike trail system will connect the community with adjacent neighborhoods, internal parks, and neighborhood parks bordering the new development. In three years, over 75 acres of parkland and three miles of trails have been completed *on time and on budget*. Additional subconsultants involved in this project include the Wildflower Center, HDR and AEC.



Woodlands Park & Nature Preserve - This 52 acre nature preserve and seven acre park has an active core with tennis courts, soccer fields, picnic pavilion, playscape and interpretive area along a wooded creek.



Champion Park - This park is the result of a balancing act between the requests of local residents for relief from overcrowding of neighboring parks and connectivity to nearby communities with the conservation of open space. Thoughtful planning provided an outlet for a creative solution.



North San Gabriel Trail & Rivery Park - This 3-mile trail along the San Gabriel River connects Lake Georgetown to the Rivery Park and the existing trail system leading to central Georgetown. RVi coordinated a team of consultants including civil engineers, electrical engineers, a geologist and a biologist. The project was funded by Texas Parks and Wildlife and the Lower Colorado River Authority Grants for which RVi prepared applications. *RVi worked closely with Texas Parks and Wildlife, US Fish and Wildlife and the US Army Corps of Engineers on this project.*



Roy G. Guerrero Colorado River Park - A 400-acre park slated to become the next great city park in Austin includes trails throughout the park and connections to Austin's Town Lake Trail. The park program includes a large commons area for performances and festivals, sports fields, a picnic and playground area and a nature preserve with trails connecting each piece of the park. RVi led a team including architects, civil, structural and electrical engineers.



Lake|Flato

Government Canyon Visitor Center - The Visitor Center floats in a field of native grasses and restored oaks at the mouth of the canyon, forming a gateway to the 8,600-acre Government Canyon State Natural Area. The program for the Natural Area Headquarters included an exhibit hall, Texas State Park store, classrooms, offices, outdoor exhibit pavilion, amphitheater, interpretive trails and two ranger residences. AEC also provided structural engineering services for this project.



Shangri La Botanical Gardens & Nature Center - Situated on Adams Bayou in the center of Orange, Texas, this project began with healing the 252 acres of cypress/tupelo swamp and wooded uplands. The architecture reinforces Shangri La's mission by creating a close connection to the natural surroundings through outdoor circulation and screened porches, as well as naturally ventilated spaces.

Additional Projects by Subconsultants

- Blue Hole Regional Park Master Plan (Wildflower Center, Loomis Partners, HDR)
- WISD New Elementary (Kleinfelder)
- Town Creek Master Plan (HDR)

Mueller Parks & Greenways

Client

Catellus Commercial Development
Matt Whelan
512.703.9200
Ian Dietrich
512.703.9200

Date

Ongoing since 2002

Total Cost

\$10+ million

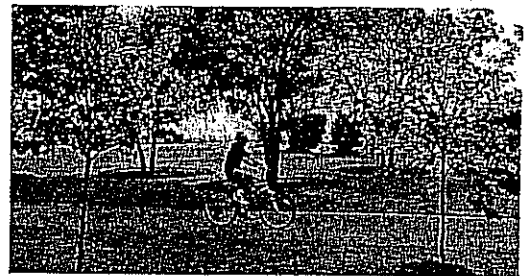
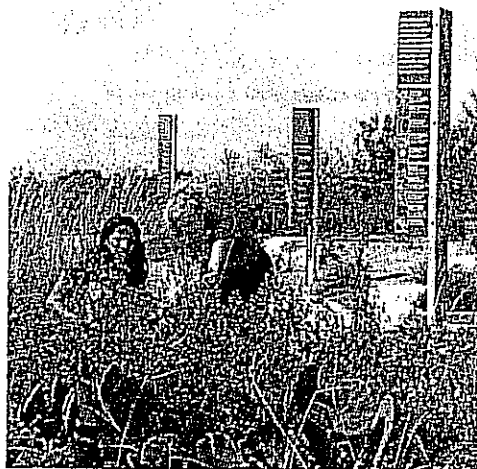
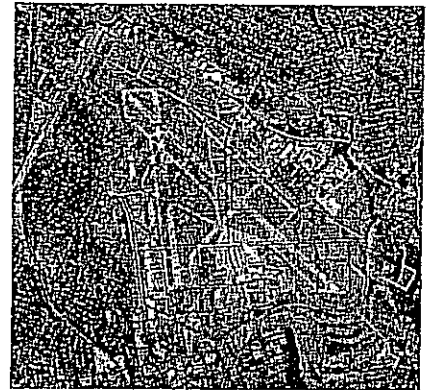
RVi Team

Barbara Austin
Chris Lalich
Christina Martin
David MacDermott

Subconsultants

LBJ Wildflower Center
AEC
HDR

As infill projects go, the redevelopment of the former Robert Mueller Municipal Airport site is unparalleled in Central Texas. In support of the master plan by ROMA Design Group, RVi was selected to provide comprehensive landscape architectural and park design services for this 700-acre project. An extensive, seven mile hike and bike trail system will connect the community with adjacent neighborhoods, internal parks and neighborhood parks bordering the new development. This project is pursuing LEED for Neighborhood Development certification.



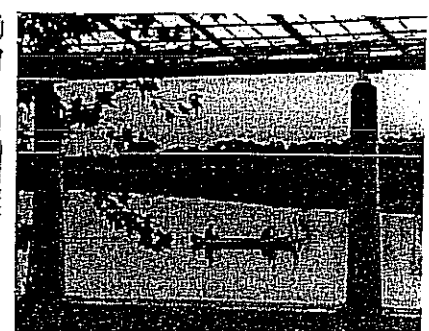
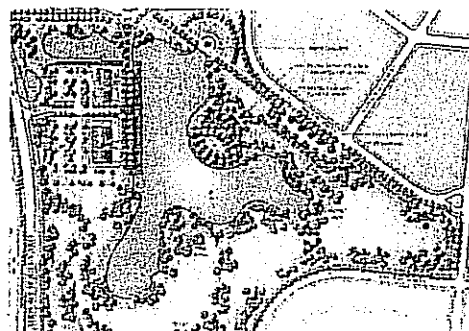
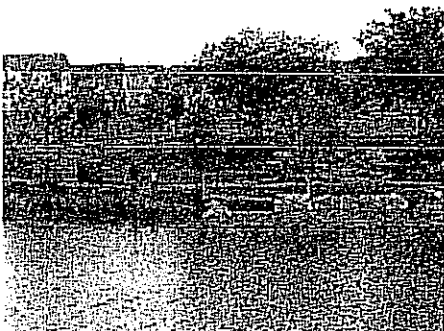
Mueller Lake Park

Date
Completed 2008

Estimated Cost
\$4.85 million

Final Cost
\$4.85 million

The 30 acre Lake Park will be the central focus of the Mueller community, providing an important front door along Airport Boulevard. RVi worked with ROMA Design Group to create a park that serves a large variety of uses, acting as a staging point for community celebrations, outdoor performances, farmer's markets, festivals, picnicking, walking, jogging and offering a unique children's playground adjacent to the Town Center. The five acre lake will not only help to maintain water quality for the community but also presents a wonderful recreational opportunity for boating and fishing.

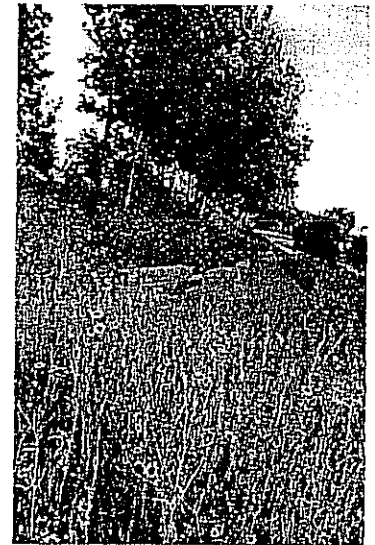
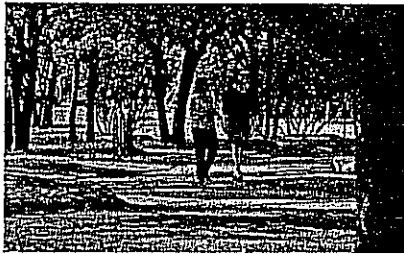


Mueller Northwest Greenway

Date
2007

Final Cost
\$1.5 million

Completed in the Spring of 2007, the Northwest Greenway at Mueller, is the starting point of a five mile trail system circling the new neighborhood. The Greenway forms an important green space connection between retail along the I-35 corridor and the main entry into the residential neighborhood with its hike and bike trails providing pedestrian access to adjacent neighborhoods and new Dell Children's Hospital facilities. The park's special features include a playscape designed to be accessible for the handicapped via a ramp and transfer station, providing easy access for the children's hospital's patients, and shaded picnic areas with native grass and wildflower meadows.



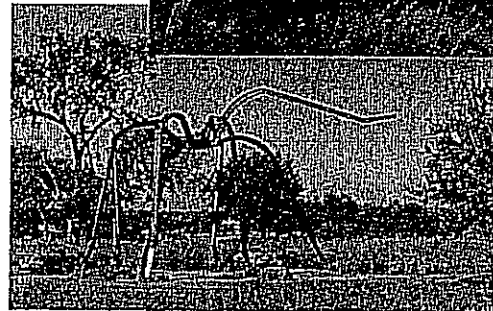
Mueller Southwest Greenway

Date
Completed 2008

Estimated Cost
\$2.5 million

Final Cost
\$2.3 million

The Southwest Greenway implements Mueller's vision of combining sustainable land use and value for the private sector. A key factor in the development of the 31 acre Greenway was the restoration of the Blackland Prairie. RVI worked with the Lady Bird Johnson Wildflower Center to recreate the native ecosystem with a functional mix, emphasizing the Greenway's ecological service to the urban and regional landscape. Additionally, the design provides examples of residential landscapes, serving both an aesthetic purpose and offering "Discovery Zones" to bring educational value to the community.

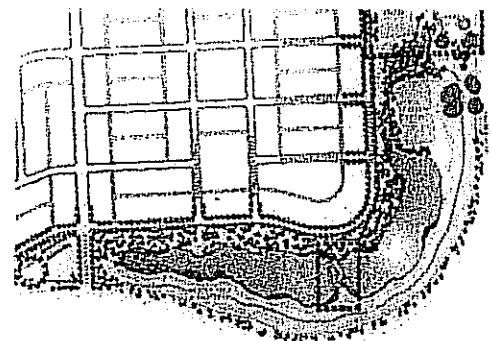


Mueller Southeast Greenway

Date
Ongoing

Estimated Cost
\$2.9 million

The 30 acre Southeast Greenway celebrates the urban wetland. Elements such as a skate park, restroom building, plaza, natural children's play area and interpretive trail all contain water reuse themed features, such as rain gardens, cisterns and flooded forest to education users in an active park setting. Innovative grading and habitat techniques were employed to bring visitors close to the water and to promote interaction with nature.



Woodlands Park & Nature Preserve

Client

River Place MUD
Art Jistel
512.794.9129
James Casey
512.346.4809

Date

2003

Estimated Cost

\$1.2 million

Final Cost

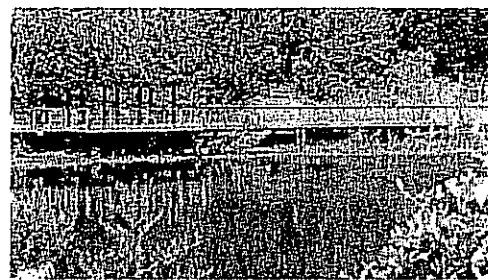
\$1.3 million

RVi Team

Barbara Austin
Chris Lulich

This 52 acre nature preserve and seven acre park has an active core with tennis courts, soccer fields, picnic pavilion, playscape and interpretive area along a wooded creek.

The trail system extends around an existing pond and continues through the rugged nature preserve, connecting remote Woodlands Park with the heart of the River Place neighborhood. The park program was derived from a resident survey and series of public forums. RVi prepared a Park, Recreation and Open Space Master Plan for River Place Municipal Utility District followed successfully by Texas Parks and Wildlife and LCRA grant applications.



Champion Park

Client

Williamson County, Texas
Jim Rodgers
512.260.4263
Commissioner Lisa
Birkman 512.733.5380

Date

2007

Estimated Cost

\$1.4 million

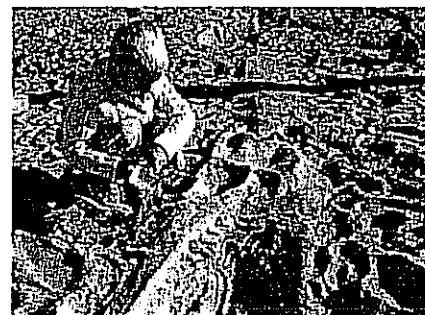
Final Cost

\$1.4 million

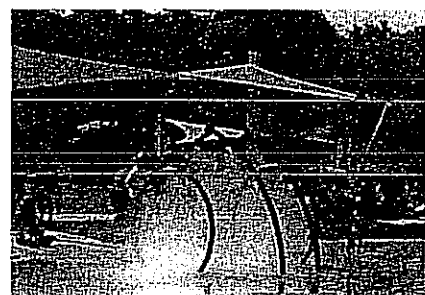
RVi Team

Barbara Austin
Chris Lulich

Champion Park, the latest addition to the Williamson County Parks system, brings the remnants of a prehistoric inland sea to the surface in a modern day play and discovery area for children of all ages. The park is the result of a balancing act between the requests of local residents for relief from overcrowding of neighboring parks and connectivity to nearby communities with the conservation of open space. Thoughtful planning provided an outlet for a creative solution. The design includes a large open pavilion nestled into a grove of mature pecan trees with an outdoor kitchen. Additionally, a trailhead features trail information, stretching and warm-up equipment and an outdoor shower and restroom. A new pedestrian bridge crosses a creek to connect the park to the neighboring community. RVi provided comprehensive park planning and design services.



Dino Pit



Whale Splash Pad

North San Gabriel Trail & Rivery Park

Client

City of Georgetown
Randy Morrow
512.930.3595
Kimberly Garrett
512.930.3595

Date

2005

Estimated Cost

\$900,000

Final Cost

\$1 million

RVi Team

Barbara Austin
Christina Martin
Chris Lulich

As a rapidly growing community, Georgetown engaged RVI to guide development of the park system through 2012. Goals include the development of a greenbelt trail system along the forks of the San Gabriel River, acquiring parkland in the underserved areas and developing regional-scale parks as joint-use projects with Williamson County and the Army Core of Engineers.

For the North San Gabriel River Trail and Rivery Park, RVI provided planning services including park system planning, successful TPWD and LCRA grant applications and coordination with US Fish and Wildlife. The trail travels three miles along the San Gabriel River connecting Georgetown to Rivery Park. It includes two river crossings, a star gazing plaza, bird watching station and a nature trail that winds through a spring and sensitive wetland area.



Roy G. Guerrero Colorado River Park

Client

City of Austin
Stuart Strong
512.974.6766
Marty Stump
512.974.6727

Date

Ongoing

Estimated Cost

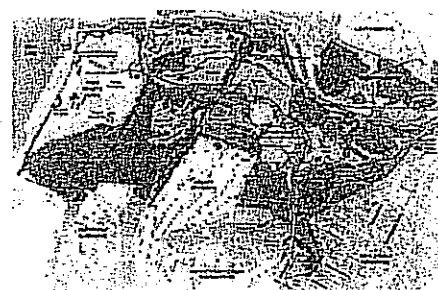
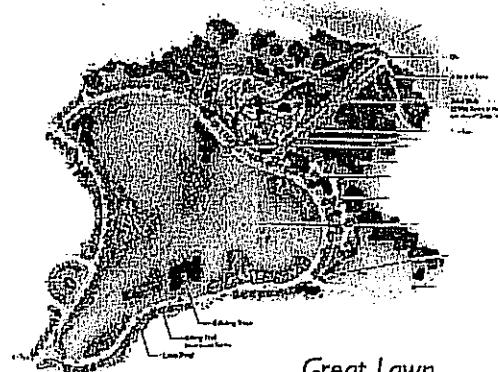
\$4.5 million

RVi Team

Barbara Austin
Chris Lulich
Christina Martin

The 400 acre Roy G. Guerrero Colorado River Park will provide an important link in Austin's river front trail & park system. Because of its large size and undisturbed nature, it is a unique opportunity to meet the cultural and outdoor needs of the greater Austin region.

The program includes the development of active recreation sports fields, pedestrian and vehicular circulation system, access to the river's edge, and a 100-acre nature preserve and interpretive area.



Master Plan

Government Canyon Visitor Center



Client

Texas Parks & Wildlife
Deirdre Hisler
210.688.9055

Date

2005

Final Cost

\$2.5 million

Awards

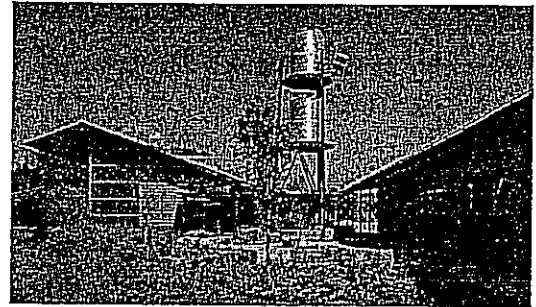
- 2007 AIA COTE Top Ten Green Project
- 2006 AIA San Antonio Honor Award
- 2006 TSA Design Award

Team Members

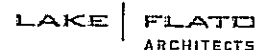
Robert Harris
Charles Naeve

The Visitor Center floats in a field of native grasses and restored oaks at the mouth of the canyon, forming a gateway to the 8,600-acre Government Canyon State Natural Area. The canyon's rich ranching history is expressed in the exposed pipe structure.

The building respects the fragile ecosystem of the site, which lies in the recharge area for San Antonio's main water source—the Edwards Aquifer. It was designed for water conservation, collecting rainwater, minimizing run-off and contaminants, and reducing the use of ground water. In this way, the building becomes its own educational exhibit that demonstrates sustainable water use practices to visitors.



Shangri La Botanical Gardens & Nature Center



Client

Stark Foundation
Michael Hoke
409.670.9113

Date

2007

Awards

2008 AIA San Antonio
Citation Award

Final Cost

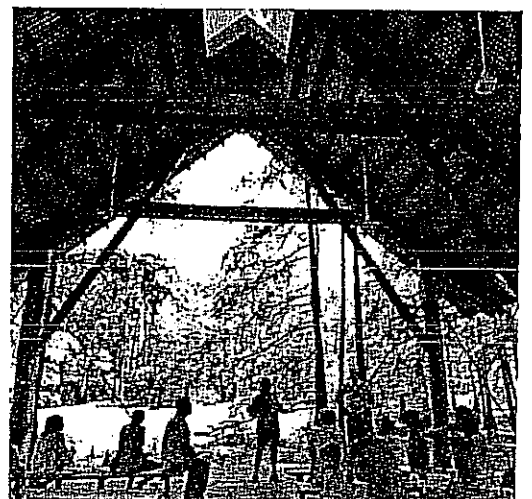
\$8.7 million

Team Members

Robert Harris

Situated on Adams Bayou in the center of Orange, Texas, this project began with healing the 252 acres of cypress/tupelo swamp and wooded uplands. A wetland water purification system was designed to restore the health of Ruby Lake, which is home to more than 5,000 birds. Shangri La is the first project in Texas and the Gulf Coast to earn a LEED Platinum certification for new construction, which verifies that the design and construction reached the highest green building and performance measures.

The architecture reinforces Shangri La's mission by creating a close connection to the natural surroundings through outdoor circulation and screened porches, as well as naturally ventilated spaces. The buildings surround demonstration gardens that clean the water that flows through them, presenting in miniature the larger, behind-the-scenes water cleansing system. Outdoor classrooms were designed for minimal impact on the land.



Blue Hole Regional Park Master Plan

Client

Village of Wimberley
Marilee Wood
512.847.5651

This project included developing a site master plan, interpretive plan and restoration and management plan for this 129 acre recreational park and natural area for the Village of Wimberley.

Date

2007

In addition to a full ecological assessment, the design process included an 8-month stakeholder process led by the Wildflower Center to determine community needs and determine what amenities could be added to the site without compromising the ecological integrity of the park as a whole, and the "swimmin' hole" in particular.

Team Members

Steve Windhager
Thomas Loomis
Lance Hartland

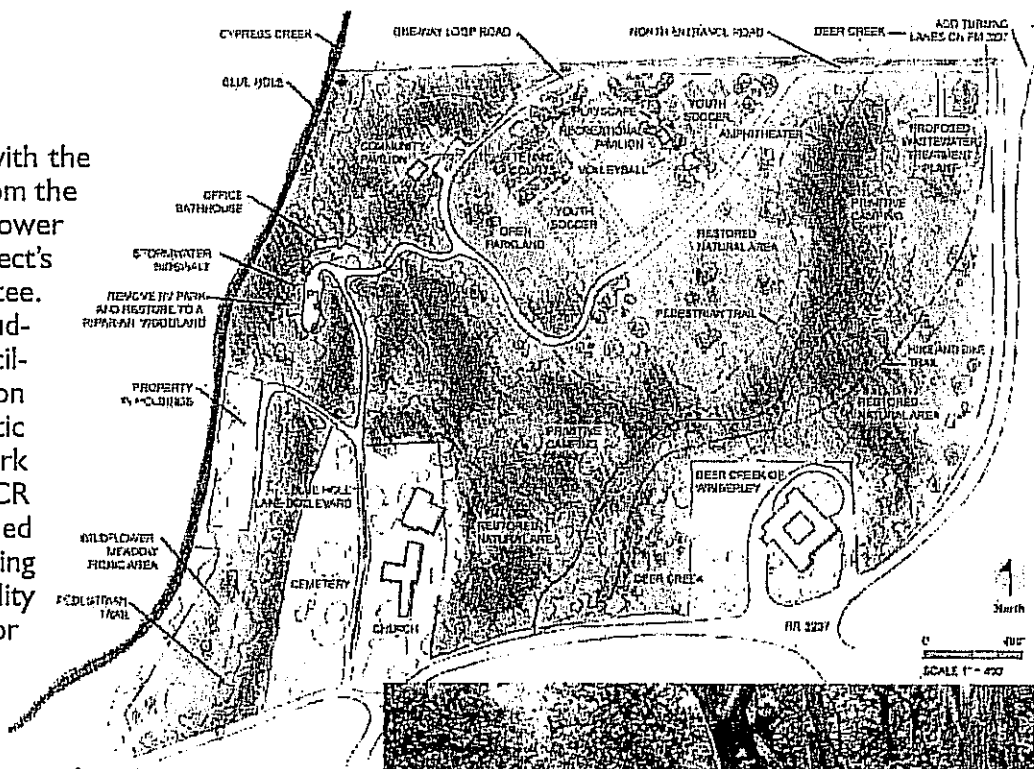
Design constraints included karst features, limiting impervious cover, and an existing wastewater treatment plan which needed to be relocated.

Lady Bird Johnson
Wildflower Center

LOOMIS | PARTNERS

HDR | → WHM ←

Loomis worked closely with the project's lead planners from the Lady Bird Johnson Wildflower Center and the project's Stakeholder's Committee. Engineering services included preliminary site facility layout and construction cost estimation for athletic fields, parking, internal park roads, and access to CR 3237. Loomis also provided preliminary system planning and design for water quality protection systems and for the 50,000 gpd Phase I Wimberley wastewater plant and disposal system to be located at the park site.



HDR provided transportation planning for the regional park. The HDR team worked closely with the project's master planners from the Lady Bird Johnson Wildflower Center and the project's Stakeholder's Committee. Tasks included preliminary site facility layout for athletic fields, parking, internal park roads and access.

New Elementary - WISD



Client

Wimberley ISD
Owner Contact: Horace
Wilson 512.963.3008
Architect Contact:
Jarrod Sterzinger
512.478.7286

In November 2007 the Wimberley Independent School District called a \$34 million bond election to provide updated learning environments and support future growth at every campus in the district. Both propositions passed with voter approval. Proposition One included the construction of a new \$14 million elementary school to serve grades 2-5. The single-story, 84,000 square-foot facility is located on 19 acres near the intersection of Hwy 2325 and Fisher Store Road. It will include a library, cafeteria, gym, art and science classrooms, and general classrooms for 800 students. The new elementary school could open as early as the Fall of 2009.

Date

Ongoing

Team Members

Emmett Irby

Kleinfelder performed geotechnical engineering and construction materials testing services for the new school, associated parking areas and roads. The foundation system is a pier-supported structure with slab-on-grade.

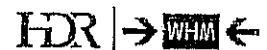
Geotechnical Services

- Soil and rock sampling to explore subsurface materials and site conditions.
- Laboratory testing to help classify the soils/rock and evaluate the strength and volume change characteristics of the subsurface materials.
- Analyze the results of field and laboratory tests to provide geotechnical design and construction recommendations.

Construction Materials Testing Services

- Compaction testing of fill, subgrade and base materials.
- Pier drilling observation.
- Concrete and masonry testing.

Town Creek Master Plan



Client

Town Creek
Trace Jurica
830.237.6771
Gateway Planning Group
Scott Polikov
512.445.7074

Task Manager for the transportation element for the planning of the Town Creek neo-traditional project, in the historic section of New Braunfels, Texas. The tasks included the research of transportation related documents and ordinances; participation in a 2 day design charrette with the public; evaluated project's access and impact on community; thorough review and input on the design of the internal street network, which included the development of street cross sections. Also evaluated the concept plan for pedestrian and bicycle connectivity, and the land use/transportation interaction with the potential Austin/San Antonio Commuter rail stop that will be located at the north end of the development.

Team Members

Lance Hartland

The RVi Team | Working Together

The abilities of any professional consultant team are, in large part, dependent on the talent, the experience, and the contributions of the committed individuals that compose the team. The RVi team is built on this belief. We have assembled dedicated professionals who are passionate about their work in the fields of park planning, development and design, architecture, environmental and graphic design, and engineering.

Clear Communications

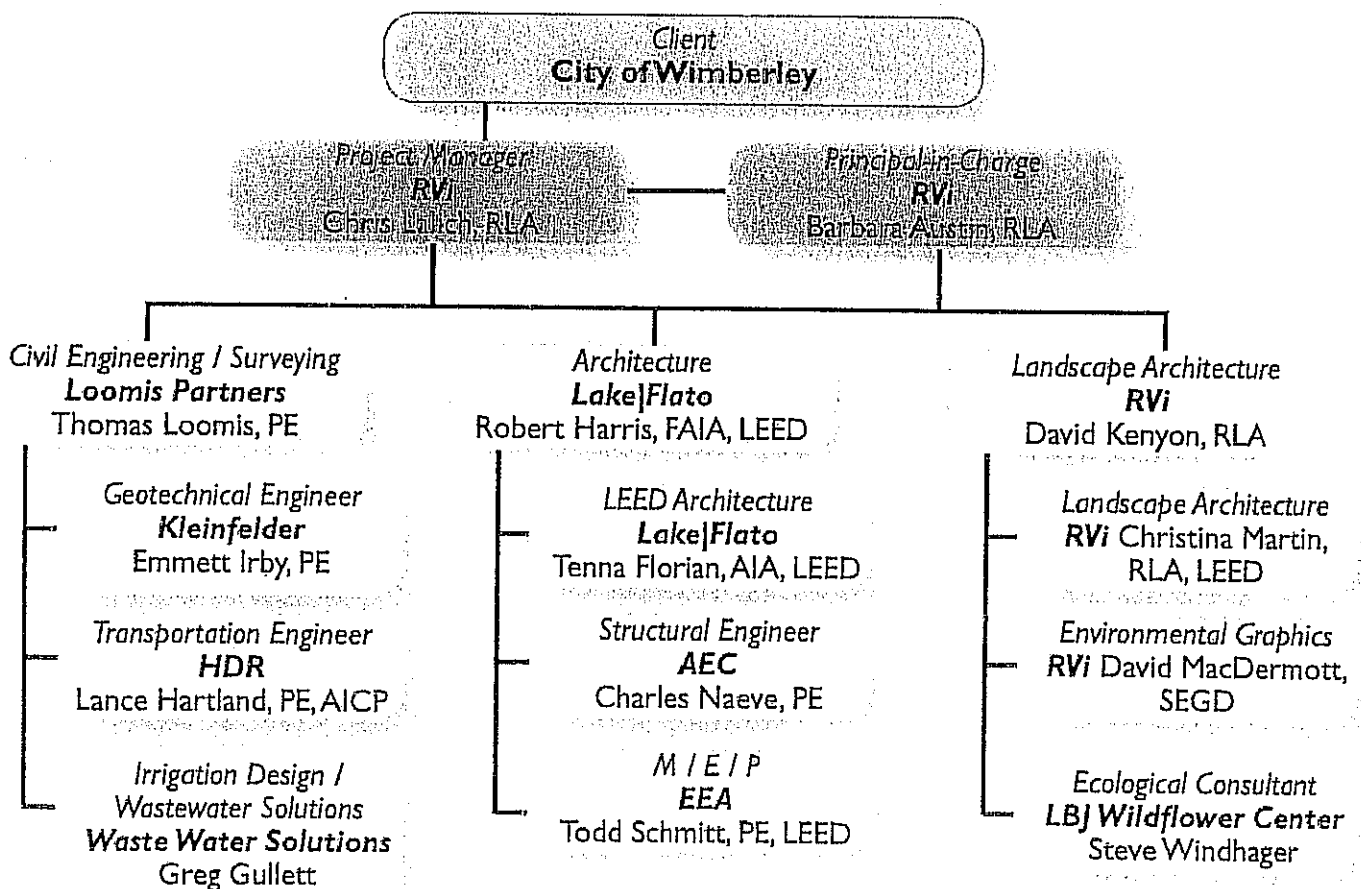
With any organization of this size and complexity, management of the project team requires a commitment to uncompromising communications, coordination, scheduling, budgeting, and oversight. To assure such performance, RVi, as the prime consultant, will act as project manager and serve as your single point-of-contact for all communications with the project team throughout the duration of the project. It is our intent that communications with you be routine and concise, that you have a clear understanding of project progress, and that you understand who to call when you need us.

Flexible Management

We also understand that, with a planning and design project of this scale, there are always unknowns at the outset and changes as it proceeds. Every project evolves and the project team must have the flexibility required to react and facilitate the right decisions. The RVi team has considerable depth in its professional capabilities and has the experience, technical expertise, and talents to be responsive to unexpected conditions and changes with minimal disruption to project flow.

Organization Chart

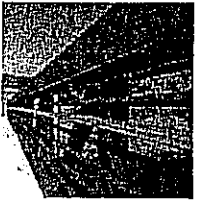
The RVi team is well coordinated and has the leadership and resources that it will take to get this job done and get it done on schedule. The RVi team Organization Chart identifies key team members and their respective roles on the team. Resumes for each individual listed are also provided in this section.



Key Personnel | Team Members

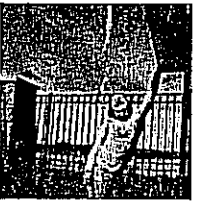


RVI - Project Management, Landscape Architecture, Planning, Environmental Graphic Design
Barbara Austin, RLA has over 25 years experience, 15 at RVI, working with cities and municipalities designing parks and open spaces. **Chris Lalich, RLA** is an experienced Project Manager with creativity and innovation in park planning and design. His 12 years at RVI further support his record of creating unique and educational parks and open spaces. **David Kenyon, RLA** has made complex ecological issues his specialty. With five years at RVI, he brings over 30 years of landscape architecture experience to this project. **Christina Martin, RLA, LEED AP** rounds out the landscape architecture team with six years at RVI and numerous completed projects under her belt. Her knowledge and experience in creating sustainable landscapes brings additional value to the project. **David MacDermott, AIGA, SEGD** has 30 years of experience in creating environmental/wayfinding graphics for parks and open spaces. With three years at RVI, his extensive knowledge of visual communication in theory and practice makes him a valuable extension of RVI's design disciplines in planning and landscape architecture.



Lake|Flato - Architecture

Robert Harris, FAIA, LEED AP has built 15 years of experience with Lake|Flato, focusing on sustainability issues ranging from land preservation advocacy to sustainable urban design. In her nine years at Lake|Flato, **Tenna Florian, FAIA, LEED AP** has focused on creating designs that integrate into their natural environment through sustainable architecture.



Loomis Partners, Inc - Civil Engineering, Surveying, Environmental Services

Since founding Loomis Partners, Inc. in 1993, **Thomas Loomis, PE** has gathered extensive experience and knowledge in the City of Wimberley and surrounding areas.

Lady Bird Johnson Wildflower Center - Ecological Consultant

Steve Windhager brings a passion for landscape restoration and an unmatched knowledge of merging the natural with the built environment.



Energy Engineering Associates (EEA) - Mechanical / Electrical / Plumbing

Todd Schmitt, PE, LEED AP has been with EEA for 14 of his 15 years in the design and construction of facility mechanical, plumbing and process utility systems. He brings extensive knowledge of the Central Texas market to this project.

Architectural Engineers Collaborative (AEC) - Structural Engineering

Charles Naeve, PE has been with AEC for eleven years and is a leader in the design of sustainable structures, serving on model green building projects across Texas.



Kleinfelder - Geotechnical Engineering

Emmett Irby, PE is the geotechnical group manager for Kleinfelder's Austin office. With 31 years experience, two at Kleinfelder, Emmett brings extensive local knowledge and know-how to this project.

HDR - Transportation Engineering

Lance Hartland, PE, AICP has been with HDR for five years and has diverse experience in transportation engineering, planning and design in both the public and private sectors.



Waste Water Solutions - Irrigation Design / Waste Water Solutions

Greg Gullett brings over 13 years with Waste Water Solutions of experience to the project.

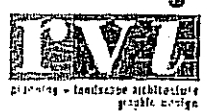


BARBARA AUSTIN, RLA

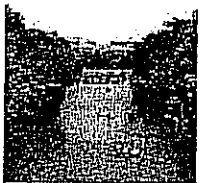
Principal, Director Park Design

baustin@rviplanning.com

Registered Landscape Architect, Texas Number 1705



Barbara Austin, Director of Park Design at RVi, has over twenty-five years of professional experience and a degree in recreation and parks. Barbara is an experienced manager overseeing projects with complex issues relating to community feedback, regulatory processing and client relations. Barbara specializes in parks and recreation master-planning and design. She serves as Principal-in-Charge on the Mueller Parks & Greenways, Roy G. Guerrero Colorado River Park, Woodland Park & Nature Preserve, Champion Park, the North San Gabriel Trail & Rivery Park and numerous other projects.



Principal-in-Charge. The Trail at Lady Bird Lake Vision Plan, The Trail Foundation. In honor of its 25th Anniversary, RVi donated the gift of a Vision Plan. Working in cooperation with the City of Austin, public interest groups and government officials, RVi's Vision Plan outlines goals and new possibilities to provide a framework for future improvement projects. *Date: 2008 • Costs: N/A • Owner: The Trail Foundation • References: Susan Rankin (The Trail Foundation) 512.733.3989 • Griffin Davis 512.619.8778*



Principal-in-Charge. Dripping Springs Sports Complex. RVi was responsible for complete design services of this 40-acre athletic complex. Facilities include multiple soccer, baseball and softball fields, volleyball, playscape and court games. Two key issues were programming and fast-tracking. *Date: 2000 • Costs: \$750,000 • Owner: Dripping Springs ISD & the City of Dripping Springs • References: Michelle Fischer 512.858.4725 • Rick Coneway 512.583.2600*



CHRIS LALICH, RLA

Project Manager

clalich@rviplanning.com

Registered Landscape Architect, Texas Number 2395



Chris Lalich's background emphasis is landscape design and the management of its environmental impact. His professional skills encompass park planning, site analysis, site planning, project thematic design, design and construction documentation and construction administration. He also specializes in innovative graphics in landscape architecture and his key focus in recent years has been the educational impact of landscapes, in particular in recreating native ecosystems and developing "Discovery Zones" for children.

Chris served as Project Manager on Champion Park and the Mueller Southwest and Southeast Greenway and as landscape architect on Riverplace Park & Nature Preserve, the Colorado River Park and San Gabriel Trail & Rivery Park - all listed in the Project Experience portion of the response.



Landscape Architect. Cameron Park East. The 35 acre Cameron Park East has become the Waco park system's epicenter for large events, boat races and horseshoe tournaments and as the uses of the park have expanded, the need for redesign and redefinition of the park has become more and more apparent. RVi was called in to analyze the park's need within the community and to provide landscape architecture and park design consulting. The redesign includes collecting public stakeholder input, improving bulkhead and seating, entry drives, parking and circulation, boat ramps and an improved concert venue, an overlook of the Brazos River, and pedestrian circulation with connection to the overall Waco trail system. *Date: Ongoing • Estimated Costs: \$3.1 million • Owner: City of Waco • References: Sharon Fuller 215.750.8087 • Rusty Black 254.750.8081*



DAVID KENYON, RLA

Landscape Architect

dkenyon@rviplanning.com

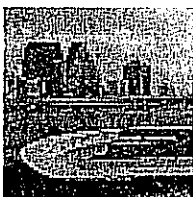
Registered Landscape Architect, Texas Number 1226



With over 25 years of practice in the real estate and design industries, David Kenyon has developed a special understanding of complex projects. His design leadership has won a number of national and regional awards from the American Society of Landscape Architects, the American Planning Association, and the American Institute of Architects.



Manager of Site Development. Euro Disney France. David was responsible for managing the design and implementation of all of the site development / landscape architecture for EuroDisney Paris Real Estate Phase 1. This included the design consultants and construction of six hotels, an entertainment center, all roadways, employee housing complex, a 600 space campground, 27 hole golf course, 11,000 space car & bus park, and associated infrastructure. *Date: 1990 -1993, Costs: +35m FF (\$9m), Owner EuroDisney SA, References: Philippe Bourguinouse, President • +33.08.448.008.898*



Landscape Architect. The Trail at Lady Bird Lake Vision Plan, The Trail Foundation. In honor of its 25th Anniversary, RVI donated the gift of a Vision Plan. Working in cooperation with the City of Austin, public interest groups and government officials, RVI's Vision Plan outlines goals and new possibilities to provide a framework for future improvement projects. *Date: 2008 • Costs: N/A • Owner: The Trail Foundation • References: Susan Rankin (The Trail Foundation) 512.733.3989 • Marty Stump (Austin PARD) 512.974.6727*

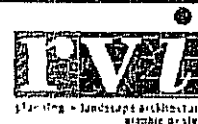


CHRISTINA CRAWFORD MARTIN, RLA, LEED AP

LEED Landscape Architect

cmartin@rviplanning.com

Registered Landscape Architect, Texas Number 2373



Christina Crawford Martin is one of RVI's most valuable project managers. She builds on a foundation of sustainable development and urban design and applies green principles and problem solving skills to projects of all scales. Her additional professional skills include planting design, construction documentation, park planning and design, land use analysis and computer graphics.



Project Manager. Belterra Parks & Open Space Master Plan. RVI developed the park and open space master plan, including trail design for Belterra. The open space network was carefully designed to preserve buffers for wet-weather creeks and sensitive natural areas. RVI wrote grant requests and guided the process to acquire over \$400,000 in public funds to offset development costs for the first phases of park facilities. *Date: Ongoing • Sample Park Construction Costs: Two Neighborhood Parks & Trails - Estimated at \$887,000 - Final Cost \$729,000 • Owner: Hays County Water Control & Improvement Districts No. 1 & 2 • References: Judy McAngus (HCWCID) 512.495.6400 • Eric Willis (Makar Dev.) 512.402.1790*



Project Manager. Mueller Northwest Greenway. The Greenway's special features include a playscape designed to be accessible for the handicapped via a ramp and transfer station, providing easy access for the children's hospital's patients, and shaded picnic areas with native grass and wildflower meadows. *Date: 2007 • Costs: \$1.5 million • Owner: Catellus Development • References: Matt Whelan 512.703.9200 • Ian Dietrich 512.703.9200*



DAVID MacDERMOTT, AIGA, SEG D

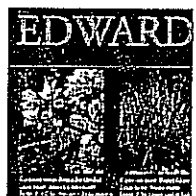
Director of Graphic Design
 dmacdermott@rviplanning.com



David MacDermott's extensive knowledge of visual communication in theory and practice makes him a valuable extension of RVi's design disciplines in planning and landscape architecture. David has worked with the World Birding Center and the Lady Bird Johnson Wildflower Center on building regional and national recognition through branding, wayfinding sign systems, interpretive exhibits and development of collateral materials.



Director of Graphic Design. Mueller Parks & Open Space Interpretive Graphics and Wayfinding. Trailhead signs, maps, interpretive graphics for demonstration gardens, and an interpretive belvedere mural explaining the influences of human development on prairie grasslands. *Date: Ongoing • Costs (Graphics): \$61,000 • Owner: Catellus Development • References: Matt Whelan 512.703.9200 • Ian Dietrich 512.703.9200*



Director of Graphic Design. Buda Sportsplex Interpretive Graphics and Wayfinding Designed to accommodate regional competitive sports, including softball and soccer fields and associated concession areas, restrooms, and parking, Buda Sportsplex also features a hike-and-bike trail system, a group pavilion for picnics, a pond and fishing pier, and an interpretive trail for the wetland areas. *Date: 2009 • Costs: (Graphics) \$10,000 • Owner: Buda EDC / City of Buda • References: Warren Kettelman 512.295.2022 • Jake Eason 512.312.0084*



ROBERT HARRIS, FAIA, LEED AP

Project Manager - Architecture
 rharris@lakeflato.com
 Registered Architect, Texas 1993



Bob Harris has established expertise in bringing good design and sustainable practices together in buildings that respect nature, enhance place, and exhibit the craft of construction. He has more than 15 years of project experience with a focus on sustainability issues ranging from land preservation advocacy to sustainable urban design.

Bob served as Architect on the Government Canyon Visitor Center and Shangri La Botanical Garden & Nature Center - both listed in the Project Experience portion of the response.

Architect. Jacob's Well Natural Area Master Plan, Wimberley, Texas. Master Plan envisions the area as a conservation resource center that focuses on environmental stewardship. The project includes a Community Outreach Stewardship Center, development of a low-impact camping area on restored grasslands, and several interpretive stations and pavilions. *Date: Ongoing • Costs: N/A • Owner: Wimberley Valley Watershed Association • References: David Baker 512.722.3390*



TENNA FLORIAN, AIA, LEED AP
Architect
tflorian@lakeflato.com

LAKE | FLATO
ARCHITECTS

Tenna focuses on designs that integrate into their natural environment and sustainable architecture. She has been active in developing green initiatives for the communities she has lived in and for the firms where she has worked. She is an active member of Lake|Flato's Green Beam-- part of the firm's initiative to ensure that sustainability expertise is shared across all projects and that we have an energy-efficient work environment. Tenna has 10 years of experience ranging from small-scale construction work, to larger-scale institutional work.

Architect. Jacob's Well Natural Area Master Plan, Wimberley, Texas. Master Plan envisions the area as a conservation resource center that focuses on environmental stewardship. The project includes a Community Outreach Stewardship Center, development of a low-impact camping area on restored grasslands, and several interpretive stations and pavilions. *Date: Ongoing • Costs: N/A • Owner: Wimberley Valley Watershed Association • References: David Baker 512.722.3390*

Architect. Naples Botanical Garden. The garden is a \$50 million project to develop a world-class botanical garden facility in Naples, Florida. Tenna acted as the project manager for the building portion of this project. The visitor's center includes 14,000 square feet of enclosed space for ticketing, retail, exhibit, and dining with an additional 16,000 square feet of exterior circulation and gathering areas. This project is anticipating a LEED Gold Certification.

THOMAS LOOMIS, PE Project Manager - Civil Engineering / Surveying
With over 23 years experience in a wide range of civil engineering and water resources disciplines, Tom Loomis has focused much of his career on broad ranging civil design for roadways, water utilities, and drainage including watershed-scale hydrologic/ hydraulic and water quality investigations.

LOOMIS | PARTNERS

Tom served as Project Manager on the Blue Hole Regional Park Master Plan - listed in the Project Experience portion of the response.

Project Manager. Wimberley Bypass (Winters Mill Parkway). This new roadway was designed to provide enhanced safety and traffic relief for the City of Wimberley. *Date: 2006 • Costs: \$3.69 million • Owner: Hays County • References: Office of the Hays County Engineer, Jerry Borcharding, PE 512.393.7385 • Hays County Commissioner Will Conley 512.847.3159*

STEVE WINDHAGER, Ph.D. Ecological Consultant

Lady Bird Johnson
Wildflower Center

Dr. Windhager performs research and consultation on how to use native plants to solve real world problems, harnessing the principles of ecology to provide lower installation and maintenance cost solutions to stormwater, air quality, and heat island effects while also providing aesthetic amenities with wildlife and recreational benefits.

Steve served as Project Director on the Blue Hole Regional Park Master Plan - listed in the Project Experience portion of the response.

Project Director. Water Quality Protection Lands. Development of a management plan to enhance water quality and quantity while examining options for public access, and endangered species habitat within a realistic management budget for more than 7,000 acres in five watersheds. *Date: 2008 • Owner: City of Austin • References: William Conrad 512.826.4132 • Kevin Thuesen 512.263.6432*

TODD A. SCHMITT, PE, LEED AP M / E / P Principal Engineer

Todd Schmitt has 15 years of experience in the design and construction of facility mechanical, plumbing and process utility systems.



Camp Young Judeaea, Wimberley, Texas. Design of circulation, filtration, chemical treatment, and electrical systems for 113,000 gallon lap pool, and 55,000 gallon three-level leisure pool with water slide, waterfalls, and mushroom. Design of MEP systems for a dining hall expansion and three new camper cabins. *Estimated Design Costs: \$22,291 • Final Design Costs: \$20,382*

Town Lake Park Cultural Landscape Phase Two. Mechanical and electrical design of hydraulic systems, power distribution, and automated controls to serve a new outdoor public park fountain system. Park included one main feature fountain, a children's garden area with a lily pond and granite sphere fountains, and a containment/drainage pond. *Estimated Design Costs: \$51,574 • Final Design Costs: \$53,996*

CHARLES NAEVE, PE Structural Engineer

Charles is known for creating architectural structures supporting the building architecture, and for developing sustainable building structures in harmony with the environment.



Chuck served as Structural Engineer on the Government Canyon Visitor Center.

Structural Engineer. World Birding Headquarters. The Bentsen-Rio Grande Valley State Park in Mission, Texas is the site of the World Birding Center Headquarters. Simple, corrugated steel arches serve as the building structure, roof, and ceiling while also channeling rainwater for sustainable harvesting. *Date: 2006 • Costs: \$10 million • Owner: Texas Parks & Wildlife • References: TPWD, Jeff Kester 512.389.8369 • Lake/Flato Bob Harris 210.227.3335*

EMMETT IRBY, PE Geotechnical Group Manager

Emmet Irby's project experience includes engineering design and recommendations related to earth embankment construction, wastewater treatment plants, and recreational facilities.

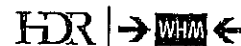


Emmett served as the Geotechnical Group Manager on the New Elementary in Wimberley, Texas.

Geotechnical Engineer. Lake Pflugerville, Texas. Geotechnical Engineering Study for additions to Lake Pflugerville Park. The scope of work includes the construction of a swimming beach, group pavilion, picnic shelters, boat launch, rental facility, hike and bike trails, and associate roadways and parking lots. *Date: Ongoing • Costs: \$800,000 • Owner: City of Pflugerville • References: City of Pflugerville Glen Holzer 512.251.5082 • BWM Group Brian Binkowski 512.238.8912*

LANCE HARTLAND, PE, AICP Transportation Engineer

Lance Harland's specialties include traffic operations and design, transportation planning, land development processes, and roadway design from preliminary to final design. He has managed comprehensive studies; safety studies; toll feasibility studies; parking analyses; traffic control plans; intersection analyses; and traffic signals and roadway lighting plans.



Lance served as the Transportation Engineer on the Blue Hole Regional Park Master Plan and the Town Creek Mater Plan - both included in the Project Experience portion of the submittal.

GREG GULLETT Irrigation Design / Waste Water Solutions

Greg Gullett joined Waste Water Solutions in 1991 and is certified by the Texas Commission on Environmental Quality as an Installer II.



Wastewater Treatment & Disposal System. Camino Real Elementary School. Built a wastewater treatment and disposal system for an elementary school. *Date: 2008 • Costs: \$194,000 • Owner: Hays County Consolidated ISD • Reference: Rod Walls 512.268.2141 extension 6089*

Wastewater Treatment & Disposal System. Hutto Elementary School. Built a wastewater treatment and disposal system for an elementary school. *Date: 2008 • Costs: \$186,400 • Owner: Hutto ISD • Reference: Bert Johnson 512.759.5474 • General Contractor: Dallas Everett 254.773.3499*



Project Understanding | Understanding the Task

Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul.
- John Muir

The legendary Blue Hole is one of the most loved swimming holes in Texas. The City of Wimberley has embarked on the mission to protect, restore and develop the Blue Hole Regional Park as a recreational, educational and ecological resource for present and future generations. The citizen's vision of the Blue Hole Regional Park is to restore the creek and its surroundings to its full potential - an optimal diverse ecosystem within a park that will be a source of community pride and historical significance. After years of thoughtful planning, the City of Wimberley is well prepared to embark on the development and construction of this important project.

The Blue Hole Regional Park Development has the potential to:

- Invite all to experience, respect and enjoy the uniqueness and beauty of this Texas Hill Country treasure.
- Provide a direct connection to the natural world improving the physical and psychological health of the community.
- Create a center for environmental education, ecological restoration and sustainable practices in a manner that visitors can apply locally and regionally.
- Protect and enhance water quality through careful land use planning and tested best practices.
- Reestablish a naturally diverse riparian ecosystem along Cypress Creek.
- Encourage tourism and attract economic development to the community at large.
- Expand the recreational trail system connecting existing parks, trails, schools, churches, the Village center, and other community gathering spaces.
- Create a synergy among activities that links the Blue Hole Regional Park to the surrounding community.
- Promote organized and informal community recreation - playgrounds, picnic areas, field sports, tennis and volleyball courts, biking, hiking and wildlife observation, etc.
- Support temporary and permanent artistic and cultural expression on the park land.
- Establish community spaces for people to gather and interact, express themselves, celebrate, learn, discover and remember.

The RVI team possesses the key technical skills and experience to assure the City of Wimberley that the Blue Hole Regional Park Development will be designed and built to its full potential. Our team has experienced nearly every type and scale of project and challenge we might encounter. The City of Wimberley will benefit from our experiences, through clear communication, timely decision making and diplomatic leadership. Based on our understanding of the project and the need to address the entire design, with two possible phases, the design and implementation of the Blue Hole Park Master Plan will demand three key skills:

1. Understanding the Context

The Blue Hole Regional Park will be developed as a composite of cultural, natural and recreation systems, all of which must be balanced if the park is to be truly successful – sustainable, enjoyable, and durable.

Project Understanding & Approach



Cultural Systems: This project is particularly fascinating because the Blue Hole and Cypress Creek are at the heart and soul of the community. The dedication of many volunteers and stakeholders have saved this natural wonder from encroaching development and through the creation of a thoughtful master plan ensured its future. Creating a park that is true to the community's vision presents an unparalleled challenge. RVI recognizes that working closely with these stakeholders will be critical.



Visioning and consensus building have been key in the development of the master plan and will be crucial as the process continues. We have successfully worked with active citizen groups on many park and trail projects including The Trail at Lady Bird Lake, Champion Park for Williamson County, and the Mueller Greenways at the redevelopment of Robert Mueller Airport in Austin. Our team includes the key consultants who helped develop the Blue Hole Regional Master Plan.



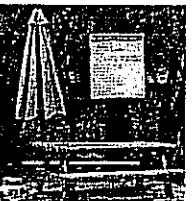
Natural Systems: The development of the Blue Hole Regional Park must achieve a sense of harmony between nature and human enjoyment. A primary goal is to protect, restore and develop the park through community education, preservation and rehabilitation. The RVI team has the knowledge and experience to do just that - reestablish the native plant palette to create a diverse vibrant ecosystem; protect the quality of the clear spring water by best development practices along Cypress Creek; provide engaging educational resources to spread the park's ecological message to the community.



We have designed many parks and trails along and through creeks and river corridors including the San Gabriel River in Georgetown, Brushy Creek in Williamson County, and the Colorado River in Austin. We worked closely with the US Army Corps of Engineers, Texas Parks and Wildlife and US Fish and Wildlife to ensure the protection of the riparian environment. The RVI team has experience in wetland restoration, advanced sustainable construction practices, creative environmental graphics, and unique children's play and learning environments.



Lastly, but most importantly we have developed personal relationships with key individuals in many public and private agencies that help us efficiently move through approval and permitting processes, garner constituent support, and apply the best practices in developing public lands.



Recreation Systems: As park planners, RVI understands that the Blue Hole Regional Park will become the center of the Wimberley open-space system- the place to meet, exercise, play, gather, rest, rejuvenate. The RVI team has the capability to create a place that not only fulfills those needs but also reinforces the ecological and historic significance of the creek to the citizens of Wimberley and their visitors. We know how to design a park that is that truly responds to its environment in an artful and crafted manner.



A park is more than a playground or set of ball fields, more than a preserve of landscape or refuge for untouched nature. A park can be the backbone of a community, connecting and supporting residential areas with institutions and business centers. Parks may provide not only open spaces, but living laboratories for education, resources for the replenishment and cleansing of water and air, corridors for foot and bicycle travel, and visible landmarks and centers of pride for the community.



2. Knowledge of Park and Trail Design

Over the past 26 years, RVi has planned parks and trail systems for municipalities and utility districts, for small communities and metropolitan areas, the National Parks Service. We are active in TRAPS, NRPA, the Texas Trails Network, and maintain a leadership role in recreation planning and design. Park and trail design clients for the RVi team include:

- City of Buda
- City of Cedar Park
- City of Georgetown
- City of Waco
- City of Dripping Springs
- City of Austin
- World Birding Center
- Hays County Water Control Districts #1 & 2
- National Parks Service
- Lower Colorado River Authority
- City of San Antonio
- Williamson County



Our design process follows a classic progression of Master Planning, Schematic Design, Design Development, Construction Documents and Construction Administration - the full suite of design services. Every step of our process will include QA/QC milestones as well as review and feedback from the City of Wimberley. We strive to advance sustainability, safety, and longevity in all of our projects – both during construction and after delivery.



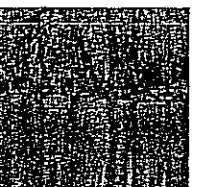
RVi has extensive experience working with municipalities to establish realistic budgets, set priorities and maximize their dollars. Accurate cost estimates are paramount to maintaining credibility of our work and the trust of our clients. We pride ourselves on verifying our data at each phase of the design process. We will make adjustments to the project process and design in order to meet the needs of the end users and ensure we do not exceed the City's budget. We have prepared numerous successful TPWD grant applications and have extensive experiences in the nuances of implementing grant funded projects.

3. Team Communication and Coordination

To minimize confusion, friction and inefficiencies during the design and implementation process our team will establish a set of communication conventions during our first meeting with the City. We will define the responsible members, the frequency of meetings and reviews, and the protocols for distributing data and exhibits. All of our team offices have the latest electronic and digital technologies for transferring and communicating our ideas and needs. We will establish a compatible method of information transfer with the City soon after the project's initiation. With regard to internal coordination, the RVi team members have worked together before and are familiar with one another's skills and styles. In addition, the team configuration is quite simple, thereby minimizing coordination issues.

As a part of project initiation, the team will review the environmental and cultural issues presented by the development of the park and identify if other specialists are required. By providing this as an initiation service, the City and the design team can both minimize costs and eliminate surprises.

More importantly, RVi proposes to conduct bi-weekly progress meetings with the City to ensure that everyone is "in the loop". Our recommendation is that regularly scheduled meetings be established with agendas and action items. RVi will facilitate the meetings and coordinate the consulting team's participation. RVi is committed to maintaining staff continuity to ensure the project efficiently moves forward with a strong knowledge base.





Work Plan | Approaching the Project

Pre-Design Phase

Define the project process, information and responsibilities

- Team introductions and responsibilities – communication protocol.
- Data collection and resources – what is available and what might be lacking.
- Develop an understanding of the Master Plan – clarity of the Community Vision.
- Provide survey services as necessary.



Site Analysis Phase

Understanding the place - Physical and regulatory opportunities and constraints

- Analyze physical site features and conditions.
- Analyze adjacent relationship of land uses.
- Define the regulatory jurisdictions and processes for approval and development.



Programming Phase

Understanding the users' needs and expectations

- Meet with the stakeholders.
- Review and understand the program elements defined in the Master Plan.
- Develop final program refinements and review with stakeholders.



Schematic Design Phase

Defining the park system component and vision

- Develop preliminary site plan and studies of all park elements.
- Develop educational and interpretive themes to tell the story.
- Compile preliminary plans and concepts and present for review.
- Prepare schematic plans.
- Prepare schematic level opinions of probable costs including appropriate contingencies.
- Develop preliminary operations and maintenance strategies.
- Review schematic design at public forum.



Design Development Phase

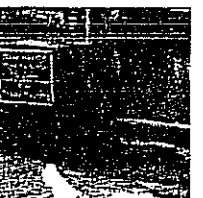
Defining the materials, finishes and quality

- Develop studies illustrating the design character and materials to be used.
- Update opinion of probable cost.
- Present Design Development package.



Construction Documents

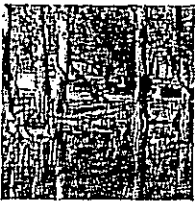
- Prepare from the approved design development, drawings necessary to establish the size, shape, dimension and capacity of the work.
- Complement drawings with specifications, which describe materials, systems and equipment, workmanship, quality and performance criteria for the bidding/negotiating and construction of the work. Coordinate utility needs with the servicing company(s) and seek participation.
- Coordinate in-process meetings and reviews and facilitate construction drawings and specifications with other consultants.
- Prepare Opinion of Probable Construction Costs, including appropriate escalation factors and contingencies.



Regulatory Documents

- Assist the City in filing the appropriate plans and documents to the City, TCEQ / EPA, TDLR - ADA and other regulatory agencies.

Project Understanding & Approach



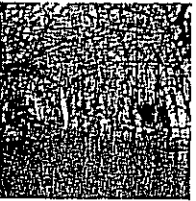
Bidding and Negotiating

- Assist in obtaining and evaluating bids or negotiating proposals, and assist in awarding and preparing contracts for construction.
- Coordinate bidders list with City and establish General Requirements section of specifications for bidding procedures and schedules.
- Prepare bid tabulation and recommendation for selection to the City of Wimberley.



Construction Administration

- Provide construction administration for the implementation of all items awarded for which the Consultant prepared Construction Documents.
- Provide quality control of all team documentation and coordination of various disciplines.
- Dispute resolution –participate and provide documentation and support to the client throughout the construction process in the event of a dispute resolution as it pertains to the implementation of the project.



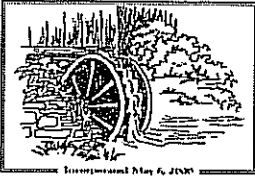
Schedule | Planning the Project

We understand timeliness is a critical component of every project with which we are involved. We will work with the City of Del Rio to develop a schedule and project milestones that meet the City's needs. This preliminary schedule is based on our current understanding of the project. The RVI team is ready to begin work immediately.

Task	Month	1	2	3	4	5	6	7	8	9	10	11	12
Pre-Design													
Site Analysis / Programming													
Schematic Design													
Design Development													
Construction Documents													
Regulatory Documents													
Bidding & Construction Administration													
Coordination with the City													



City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER APPROVAL OF A CONTRACT WITH LAND DESIGN FOR DESIGN OF A BLUE HOLE HIKE AND BIKE TRAIL

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

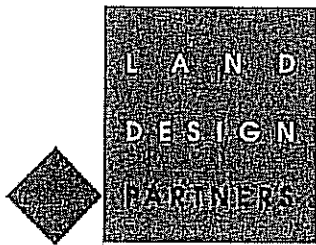
Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider approval of a contract with Land Design to complete the design and preparation of bid specifications for a portion of the so-called Winters Mill Parkway Hike and Bike Trail that will pass through the Blue Hole Regional Park.

In 2006, Hays County received an \$800,000 mobility grant for the design and development of a hike and bike trail along the Winters Mill Parkway and through the Blue Hole Regional Park. Both Hays County and the City of Wimberley agreed to contribute \$100,000 each in matching funds for the trail project.

Since the award of the mobility grant, design consultants have been working with the County on the proposed layout of the hike and bike trail. While progress has been made in the design process, it does not appear the project will be ready to bid until Fall 2009. This poses somewhat of a problem for the City since its matching funds for the trail project, in large part, will be those funds remaining from the original Texas Parks and Wildlife Department (TPWD) grant used to acquire the Blue Hole property. The remaining TPWD funds must be spent by June 2009.

In order to take advantage of the remaining TPWD funds, there is a need for the City to move forward, on its own, with the design and construction of at least a portion of the hike and trail that will run through the Blue Hole Regional Park. Specifically, City staff is proposing the City contract with Land Design - the design firm working with the County on the overall design of the hike and bike trail - to complete the design and bid specifications for that portion of the trail that will run from the Park's entrance to the lift station located in the Park. The cost of the design work and project administration is expected to be \$8,500. The estimated cost of construction for the subject trail segment is \$45,000 to \$50,000.



April 9, 2009

Mr. Don Ferguson
City Manager
City of Wimberley
P.O. Box 2027
Wimberley, TX 78676

Re: Construction Documentation Preparation for Blue Hole Trail Phase I (10' wide
by $\pm$ 1750 linear feet long) – located in Wimberley, Texas.

Dear Mr. Ferguson:

Land Design Partners, Inc. (LDP) is pleased to submit the following proposal for
landscape architecture services on the above referenced project. We propose the
following services:

I. SCOPE OF SERVICES

A. Construction Documents

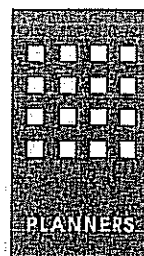
Site layout plans with dimensional control information necessary to
construct a 10' wide decomposed granite trail approximately 1750 feet
long will be provided. The team will design trail pavements and grading
plans indicating paving types and locations.

The design team will provide the City of Wimberley with final Issue for
Bid/Proposal Plan and a final opinion of probable cost for site
improvements at the 100% plan completion stage. Specifications and
bidder instructions will also be provided.

Final plans will be submitted to the Texas Department of Licensing and
Regulation for accessibility review as required by the Texas Architectural
Barriers Act.

Land Design Partners, Inc.
221 West Sixth Street, Suite 300
Austin, Texas 78701
Ph 512.327.5900 512.328.1253 Fx

LANDSCAPE ARCHITECTS



B. Contributing Zone Plan/ SWPPP

The design team will prepare a Contributing Zone Plan (CZP) and Storm Water Pollution Prevention Plan (SWPPP) per the requirements set forth by the State of Texas.

C. Bidding/Contractor Negotiation

The design team will provide assistance during the bidding/proposal phase by answering technical questions from contractors. Bid/proposal packets consisting of project specifications and plans, line item and quantity identification and bid form formatting, utilizing front-end documents preferred by the City of Wimberley will be prepared and issued to interested contractors.

If contractor proposals are sought, a minimum of three contractor proposals will be obtained by the design team.

The design team will tabulate contractor bids/proposals in a spreadsheet format for City review.

D. Construction Administration

The design team will provide assistance during the construction phase by reviewing contractor shop drawings when appropriate, visiting the project site at appropriate intervals to observe the progress and quality of the Work completed by the Contractor. Such visits and observations are not intended to be an exhaustive check or a detailed inspection of the Contractor's work. Observations are to allow Land Design Partners or its assigns, as experienced professionals, to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. We anticipate

Mr. Don Ferguson
April 9, 2009
Page 3

that an average of one site visit per week (for four hours each visit) will be made during the construction phase of the project, which is projected to last 4 weeks. A total of three construction site visits is included in this scope of services.

Land Design Partners shall not be responsible for any acts or omissions by the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. Land Design Partners does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

The design team will recommend to the County that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Land Design Partners believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

The design team will issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Land Design Partners may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

We will recommend Change Orders and Work Change Directives to City, as appropriate, and prepare Change Orders and Work Change Directives as required and determine the appropriate pay amounts due Contractor, based on observations by Land Design Partners or its assigns, as experienced and qualified design professionals and on review of Applications for Payment and accompanying supporting documentation.

Land Design Partners, Inc. 
221 West Sixth Street, Suite 300 
Austin, Texas 78701 
Ph 512.327.5900 512.328.1253 Fx 

L A N D D E S I G N P A R T N E R S

Mr. Don Ferguson
April 9, 2009
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A final walk-through of the construction site with City staff and the Contractor prior to the preparation of a final punch list will also be conducted.

II. CLIENT RESPONSIBILITIES

The client will be responsible for providing accurate project information, which may include a topographic survey, geotechnical report, existing site feature survey (vegetation, existing buildings, etc.), and proposed site features from other consultants (architectural, engineering, mechanical, etc.). The client agrees to provide this information and render decisions expeditiously for the orderly progress of the landscape architect's services.

The client shall retain the services of specialized consultants (structural engineers, civil engineers, etc.) when such services are deemed necessary by the landscape architect.

III. BASIS OF COMPENSATION

The fees for services stated above will be as follows:

<u>Item</u>	<u>Fee Basis</u>	<u>Fee</u>
• Construction Documents	Lump Sum	\$2,000
• Contributing Zone Plan/SWPPP	Lump Sum	\$2,500
• Bidding/Negotiation	Lump Sum	\$900
• Construction Administration	Lump Sum	\$2,250
• Reimbursables	Max	\$500

Total Fee: \$8,150

Billing will be monthly as work progresses. Payments shall be made in accordance with the attached Professional Services Agreement.

Reimbursable expenses (cost plus 10%) and additional services (all services not shown on Exhibit "A"), will be billed either on an hourly basis as described in the attached Schedule of Fees or an agreed upon lump sum fee. This proposal does

Land Design Partners, Inc. ☐ ☐ ☐ ☐
221 West Sixth Street, Suite 300 ☐ ☐ ☐ ☐
Austin, Texas 78701 ☐ ☐ ☐ ☐
Ph 512.327.5900 512.328.1253 Fx ☐ ☐ ☐ ☐

L A N D D E S I G N PARTNERS

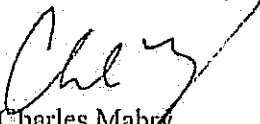
Mr. Don Ferguson
April 9, 2009
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not include services performed prior to the execution of this agreement or services not specifically addressed in "The Scope of Services".

Attached are two copies of our Professional Services Agreement. If you agree and authorize the above scope of services and associated fees, please sign both copies and return one to our office. Receipt of an executed Professional Service Agreement will be the landscape architect's authorization to proceed.

We appreciate the opportunity to be of service and look forward to assisting you in the development of this project. Upon your review of this proposal, please call if you have any questions.

Respectfully submitted,


Charles Mabry
Project Manager

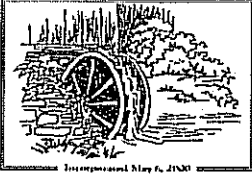
CM/kd

Attachments

Land Design Partners, Inc. ■ ■ ■ ■
221 West Sixth Street, Suite 300 ■ ■ ■ ■
Austin, Texas 78701 ■ ■ ■ ■
Ph 512.327.5900 512.328.1253 Fx ■ ■ ■ ■

L A N D D E S I G N PARTNERS

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2008

Project/Proposal Title: CONSIDER APPROVAL OF
REQUEST TO WAIVE BUILDING PERMIT FEES FOR
WIMBELEY FIRE DEPARTMENT

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

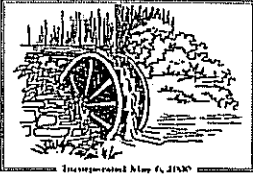
Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider action on a request from the Wimberley Fire Department for the City of Wimberley to waive the building permit fees relating to a planned expansion of the Fire Station on Green Acres Drive.

Should the fee waiver be approved, it is important to note that the Department would still be responsible for paying plan review and inspection fees. These particular fees are pass-through fees associated with the expansion project that will be charged to the City by the City's contract building inspectors that the City must recover.

The planned fire station improvements involve the expansion of the bays where the fire trucks are housed.

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER ACTION ON PROPOSALS TO ENHANCE COMMUNICATION WITH CITIZEN ADVISORY BOARDS AND COMMISSIONS

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda by Place Four Council Member Steve Thurber to allow City Council to discuss and consider action on proposals to enhance communication between the City Council and its citizen advisory boards and commissions.

City Council Agenda Form



Date Submitted: April 11, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CONSIDER REQUEST FOR
USE OF CITY RIGHT OF WAY BY WIMBERLEY
VALLEY ART LEAGUE FOR 2009 ART FEST

Funds Required:

Funds Available:

Council Action Requested:

☐ Ordinance

☐ Resolution

☒ Motion

☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow City Council to discuss and consider action on a request by the Wimberley Valley Art League to utilize portions of City right-of-way for the upcoming Wimberley Art Fest '09.

Attached is a copy of the League's request for review and consideration.



WIMBERLEY VALLEY
ART LEAGUE

P. O. BOX 1652
WIMBERLEY, TX 78676

512.847.1205

Don Ferguson, City Administrator
Wimberley City Hall
12111 Ranch Road 12, #114
Wimberley, Texas 78676

April 10, 2009

Dear Mr. Ferguson,

This is a request for special permission to post signs directing the public to the Arts Fest locations, public parking and public restrooms in and around the Square and on areas directing traffic to the Square during the Wimberley Arts Fest on May 9, 2009. The festivities will take place from 10 am until 8 pm and signs will be posted that morning from 8 am to 9:30 am and removed after the event closes from 8 pm until 9 pm. All of the above mentioned locations are noted on the attached map.

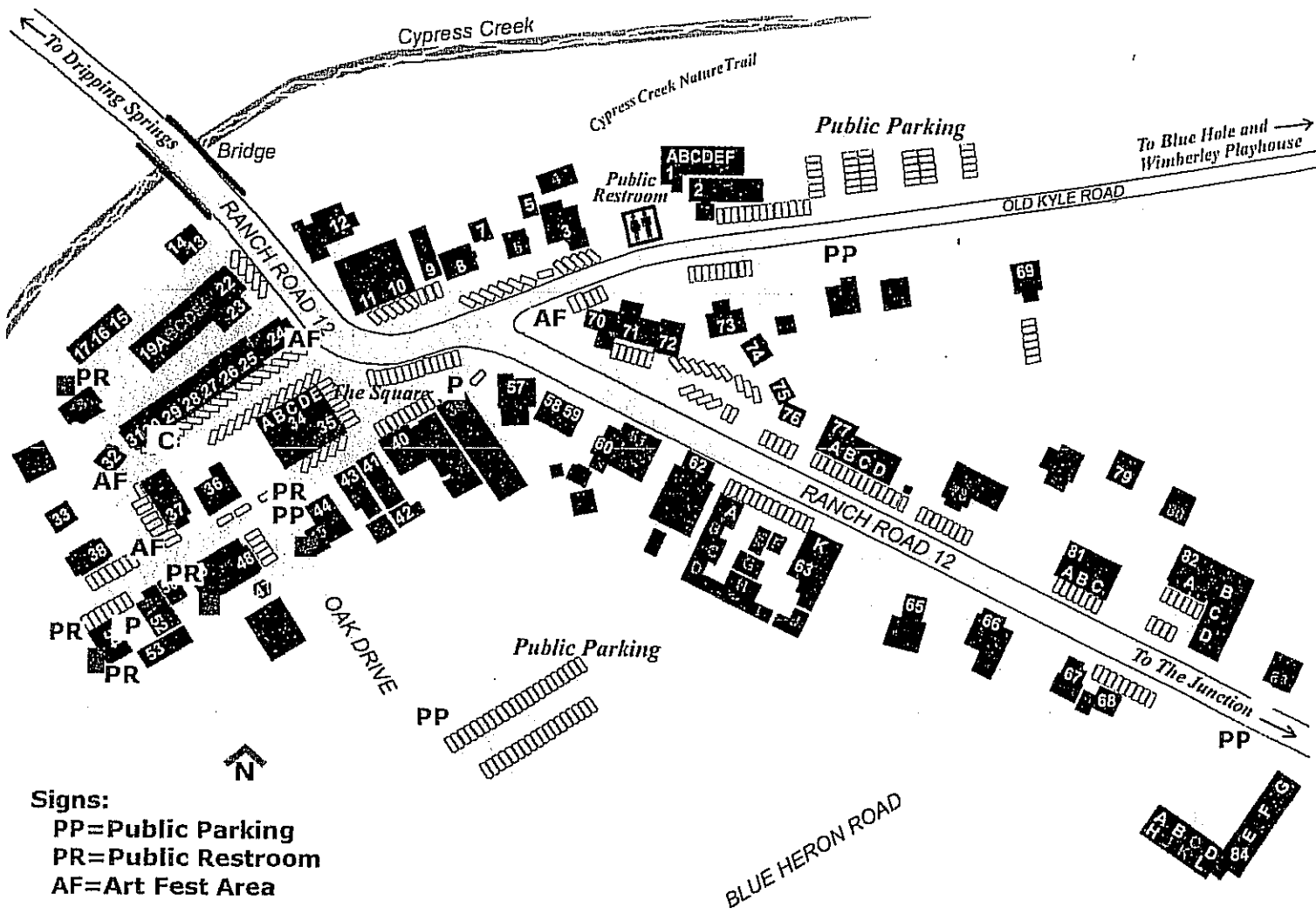
Please note that we also indicated the locations of the pavilions. One of those pavilions is taking up 3 parking spaces in front of the Cypress Creek Café as we explained earlier. We are requesting permission to take 2 additional spaces in front of the Hill Country Wine Shoppe so they can set up a canopy to display their wine tasting. The owners of that business have cleared that with the TABC.

In order to provide adequate restrooms facilities for the public, we have ordered 3 porta-potties to be delivered and installed in indicated areas. Those will supplement the public restrooms already in place.

We are advertising the Arts Fest in 3 major newspapers and sending out Press Releases to all the surrounding centers of population and anticipate an excellent attendance. We at the Wimberley Valley Art League hope this will contribute to making Wimberley an Arts Destination and bring our community increasing amounts of tourism as an annual event.

Thank you for your consideration,

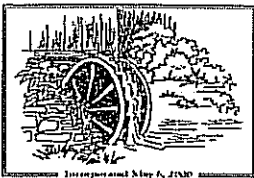
Marianne Viereggs, President
Wimberley Valley Art League



Signs:
 PP=Public Parking
 PR=Public Restroom
 AF=Art Fest Area

Structures:
 P=Pavilion
 C=Canopy
 ■=Portable Restroom

City Council Agenda Form



Date Submitted: April 13, 2009

Agenda Date Requested: April 16, 2009

Project/Proposal Title: CITY COUNCIL REPORTS

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow for reports to be presented by the Mayor and members of City Council and for future agenda item requests.