

CITY OF AUSTIN
SEAHOLM INTAKE REDEVELOPMENT
SOLICITATION: RFQS RMP0028, PHASE II

18 JUNE 2015

**SOUTHWEST
STRATEGIES GROUP**

with
CAPITAL PROJECT MANAGEMENT
SUZANNE DEAL BOOTH
THE TRAIL FOUNDATION

SOUTHWEST
STRATEGIES
GROUP



TABLE OF CONTENTS

<i>Executive Summary</i>	4
PART I Business Organization	8
PART II Redevelopment Concept	16
PART III Development Plan	22
PART IV Design Considerations	34
PART V Technical Considerations	44
PART VI Additional Requirements	50
<i>Appendices</i>	56



EXECUTIVE SUMMARY

USE 1
SPA

1. EXECUTIVE SUMMARY

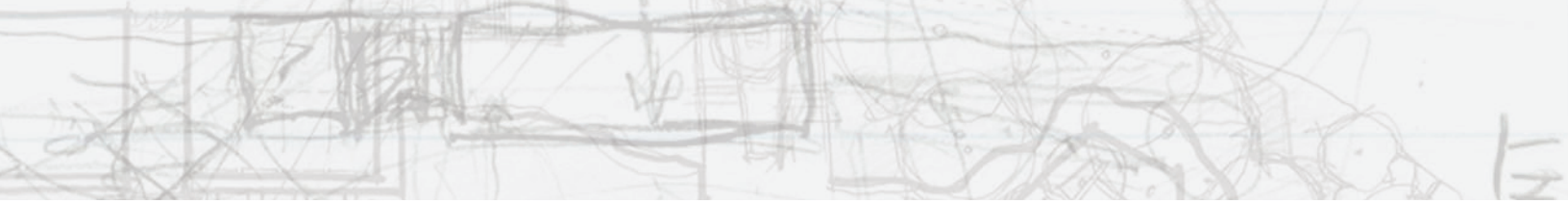
The Seaholm Intake Structures are a unique and highly visible piece of Austin’s history and lakeside environment. Built to house pumping equipment to service the Seaholm Power Plant and the Green Water Treatment Plant, the Intake buildings sit alone on the protected shores of Lady Bird Lake and offer a rarely seen glimpse into Austin’s industrial history. Their redevelopment will provide for the restoration and adaptive reuse of these buildings and 3.4 acres of adjacent lakefront parkland into a facility for multiple civic and public uses, further strengthening the burgeoning Seaholm District.

This site represents a once-in-a-lifetime confluence of the City’s past and future, the rich natural and human ecologies of the lake edge and the inspirational provocation of the visual and performing arts. Long derelict, often unseen, the buildings and site will become—for the first time a destination, a hub of lakefront activity that welcomes events, reflection, exercise, respite and engagement.

Seaholm Intake LLC is a joint venture of Southwest Strategies Group, Capital Project Management and Suzanne Deal Booth. In consultation with The Trail Foundation, Seaholm Intake, LLC will provide a diverse set of programmatic concepts including event space, lakefront recreation, ecological restoration, environmental education, children’s play and more.

This collaboration presents an opportunity to explore a range of community needs that could be provided with programming in this space. The over-arching emphasis will be on publicly accessible space, artistic engagement and amenities in the building, site, and throughout the extensive parklands. This public space will be adaptively reused in a way that connects the inside and outside through the windows and walls via light, sounds, spaces, views of the lake and views of the interior.

The proposal is borne by two great loves, two hearts, that endeavor to see a world-class site in a world-class City. The first love is the beautiful lakefront. The Trail Foundation, whose mission is to protect and enhance the Ann and Roy Butler Hike-and-Bike Trail at Lady Bird Lake, will provide guidance for the stewardship for the Trail and lakefront, including the design of an “overwater link” to relocate the Trail to the lakeside of the building and away from the traffic of Cesar Chavez Street. Enhancements to the lakefront and Trail will be accomplished through careful improvements to the infrastructure and environment, adding to a body of work by The Trail Foundation that is visible, impressive and touches the lives of people every day. The Trail Foundation continues to interact with the public on the needs of the Butler Trail and the resounding message is that the public wants the Butler Trail to remain natural—a respite from the urban surroundings. This team will see that wish fulfilled. The parkland around the intake structure will be contextually sensitive and ecologically sound and the building redevelopment will be historically and environmentally respectful.



The other heart of this proposal is based on the adaptive reuse of these beautiful utilitarian structures as works of art in and of themselves. The lakefront location and the attendant issues of dampness and humidity limits the buildings' use as conventional art gallery space. However, its strong vertical lines and sparse clean façade harken back to an era of civic pride in architecture and construction. This is the core of an artwork that would both enhance the building as well as transform it into an object of beauty and awe.

The design team has strong experience with design concepts for the Intake, including one of the winners in the City's Intake design idea contest. The GUMBULLY entry was praised by judges for its innovative design, minimal architectural interventions, sensitivity to history and site, and for evoking "many of Austin's core values, including appreciation of art, music, and healthy lifestyle." The design team includes Clayton & Little Architects, dwg. Landscape Architects, GUMBULLY, Structures and Urban Design Group—a team of local firms with unparalleled energy and a shared commitment to Austin's built environment, rich public spaces and healthy environments. The Electric Co. will also provide consultation assistance.

The Intake Buildings are listed on the National Register of Historic Places with the Seaholm Power Plant. Our proposal will highlight their historical significance while pairing the existing structures with improvements to maintain a marquee public facility. We will seek Federal and State historic tax credits as a part of funding this project. We will also request local Landmark status for the buildings.

The Seaholm Intake facility is uniquely positioned at the nexus of the urban and natural environments that define contemporary Austin. This parcel is a physical opportunity to redefine downtown's relationship to the lake and the urban ecosystem. Our vision seeks to reveal the lake frontage that is currently hidden behind the Intake facility, and offers visitors and passers-by a culturally vibrant destination with unprecedented access to, and views of, the water.



PART I BUSINESS ORGANIZATION

1. RESPONDENT

The Respondent is Seaholm Intake, LLC. This limited liability corporation will be created to oversee the redevelopment of the Seaholm Intake Facility in Austin, Texas. Seaholm Intake, LLC will contract with the City of Austin to manage the implementation of the Seaholm Intake Facility development and will be the entity that signs the Exclusive Negotiation and Development Agreement.

The Principal in charge is as follows:

Mr. John C. Rosato, Principal
Southwest Strategies Group, Inc.
1214 West 6th Street, Suite 220
Austin, TX 78703
(512) 458 – 8153 x202

2. PRINCIPALS

Seaholm Intake, LLC is a joint venture between Southwest Strategies Group, Capital Project Management and Suzanne Deal Booth, comprised of the following Principals:

Southwest Strategies Group

Southwest Strategies Group (SSG) is a full service real estate brokerage, management, planning and development firm. SSG has been involved with downtown redevelopment, historical redevelopment and the redevelopment of industrial sites.

CITY OF RESIDENCE:	Austin, TX
NUMBER OF EMPLOYEES:	10
DOLLAR VOLUME PER YEAR:	\$2.4 Million
OFFICE LOCATION:	1214 West 6th Street, Suite 220, Austin, TX 78703

Capital Project Management

David Stauch, Principal

Friends of Heritage Foundation (FOHP)

Suzanne Deal Booth, Executive Director



3. PROJECT MANAGEMENT DURING DEVELOPMENT

The Management Team of the Seaholm Intake redevelopment will be led by Southwest Strategies Group, who will provide overall project management. Key individuals and their respective roles who will be involved in the development, implementation and operation of the project are:

John Rosato, MANAGING PARTNER
Southwest Strategies Group

Daniel Roth, CO-MANAGING PARTNER
Southwest Strategies Group

David Stauch, PROJECT MANAGER
Capital Project Management

Suzanne Deal Booth, JV PARTNER

Susan Rankin, NON-PROFIT ADVISOR
The Trail Foundation (TTF)

Resumes of these individuals are provided in **Appendix B**. Legal Counsel will be added to the team once Seaholm Intake LLC is selected.

4. DEVELOPMENT TEAM

Southwest Strategies Group, RESPONDENT, MANAGING PARTNER

SSG will draw on several areas of expertise for the Seaholm Intake Project. As overall project and partnership manager, SSG will provide contract liaison services with the City, community, and financial institutions and investors. SSG will serve as the single point of contact for the team providing immediate local accessibility and will work closely Capital Project Management to ensure consistency and coordination of the overall site development plan. As the Seaholm Intake Facility moves into a stabilized long term operational phase, SSG will provide partnership management and property management services. Southwest Strategies' role in the ownership structure will be daily and ongoing.

Capital Project Management, PROJECT MANAGER

CPM will serve as the Project Manager for all phases of the Seaholm Intake Facility Re-Development program. CPM managing principal David Stauch has a long-standing relationship with Southwest Strategies Group and his firm will contribute expertise in cost and schedule control.

Suzanne Deal Booth, JV PARTNER

Suzanne Deal Booth is an art historian and conservator. In 1996 Suzanne and her husband David G. Booth founded friends of Heritage Preservation (FOHP). FOHP is a charitable giving group dedicated to the recognition, preservation and conservation of artistic and cultural heritage. FOHP began in direct response to critical preservation needs in our own community and abroad. As a private charitable group, FOHP combines their resources to create a small, streamlined organization that can respond quickly to preservation initiatives.



5. CONSULTANT TEAM

The Trail Foundation, NON PROFIT ADVISOR

The Trail Foundation will serve as the Non-Profit Advisor, who will aid in finding funding for The Intake Facilities non-profit activities. The Trail Foundation was founded to protect and enhance the Butler Trail at Lady Bird Lake. The Trail Foundation has completed numerous successful Trail enhancements and will continue to do so. In a distinctively collaborative effort, The Trail Foundation works in cooperation with the Austin Parks and Recreation Department (PARC) to close the gap between what the City provides and what the Trail deserves.

The Electric Company EVENT MANAGER

The Electric Company was founded in 2010 to produce a series of extraordinarily successful concerts and events at the Seaholm Power Plant. Within two years, The Electric Company has become a go-to production company for SXSW and many of its sponsors and presenters, running multi-day events and venues over the course of the festival/conference. After being tasked with the reinvigoration of the Austin Music Hall, Electrico had AMH running in for a profit within 8 months and had attracted new and returning event producers and promoters to the facility. Their work focuses on client relationships, operations, and customer experience. In just five years, Electrico has overseen some of Austin's biggest concerts, galas, and benefits, and overseen production for many Heads of State and a sitting President. Electrico has a full time staff of 6 but employs up to 40 people on days of show and is one of the best known and trusted event companies in Austin, with plans of developing new venues and brands in the years to come.

6. DESIGN TEAM

Clayton & Little Architects ARCHITECT OF RECORD & HISTORIC PRESERVATION

Clayton and Little Architects have been leaders in adaptive reuse in Central Texas for many years. Sensitivity to historic resources and thoughtful design interventions have brought new life and uses to properties like The Schneider store (Lambert's Barbecue), Hotel St. Cecilia, tenant improvements at Penn Field, Jeffrey's restaurant and the Seaholm Power Plant. Projects like the master planning and redevelopment of Mother Neff State Park demonstrate their ability to work in the public sector. Their recent work at the Seaholm power plant (2011 to present) consists of historical consulting as well as demolition and waterproofing coordination. They also oversaw the Federal tax credit submittal and National Register designation submission for the power plant and intake structures and are intimately aware of the potential and challenges of the iconic buildings.

dwg. LANDSCAPE ARCHITECT & ECOLOGICAL DESIGN

dwg. is an award-winning firm recognized nationally for modern concepts, meaningful relationships, transparent communication and multi-faceted urban design expertise, including local projects such as Velasquez Plaza, Republic Square, the Waller Creek redevelopment and the green roof and sustainable infrastructure at 816 Congress Avenue. Leaders in innovative and integrated design of sustainable and low-impact development, they collaborate with expert design teams and city staff to successfully implement project visions. dwg. recognizes the importance and balance of green space within the urban environment, and is actively involved with influential organizations including the Austin Parks Foundation, the Downtown Austin Alliance, the Downtown Commission and Austin's Waterfront Planning and Advisory Board.

GUMBULLY DESIGN CONSULTANT & URBAN DESIGN

GUMBULLY is a design collective based in Austin. They will produce architectural and urban design for the Intake project, consult on policy and code issues related to the project and assist the Architect of Record in preparation of construction documents. GUMBULLY was a top three finalist in the 2013 Seaholm Intake Design Ideas Competition.

A background image of a complex architectural sketch or drawing, featuring various lines, curves, and structural elements in a light, faded color.

Structures STRUCTURAL ENGINEER

Structures is a leader in innovative structural engineering in Austin and holds a profound depth of experience working with public projects, particularly along the Lakefront. Their Lady Bird Lake portfolio boasts partnerships with The Trail Foundation on the recently-opened Boardwalk, their critical role in the Seaholm Power Plan with Southwest Strategies Group and technical oversight and administration for the critically-acclaimed “Thirst” installation in collaboration with Women and Their Work gallery and Clayton & Little Architects. Their broad catalogue also includes ground-up and redevelopment projects such as Penn Field, The Zach Scott Topfer Theater, 4200 North Lamar and the Deep Eddy Bathhouse restoration. They will continue in their role at the Seaholm Power Plant for the Intake project, including performing structural engineering assessments, consultation and design and construction administration.

Urban Design Group CIVIL ENGINEER

Urban Design Group brings over 34 years of experience in designing, permitting and constructing projects in Austin. They have worked on many projects that require extensive sensitivity and coordination with other projects in an area such as this. Similar recent experience includes the civil engineering for the improvements at Auditorium Shores currently under construction and the Laguna Gloria Master Plan. Both of these projects must respect the water’s edge while proposing development that does not exactly fit into the allowances of current code. UDG’s approach of working with the client, design team and City staff to develop supportable designs that may require variances but ultimately serve to provide a greater environmental solution has proven to be a successful one. Their work has consistently led to the permitting of designs that are not compromised by limitations of codes that fail to address the unique conditions of such projects.

Bay & Associates MEP ENGINEER

Bay & Associates, Inc. is an Austin-based Texas Corporation established in August of 2000. They specialize in Mechanical, Electrical and Plumbing engineering for a wide variety of commercial uses, including: office buildings, medical facilities, educational/institutional, sports and entertainment, hospitality, retail and mixed Use, and restaurant and food service facilities. In addition to MEP engineering services, they have experience with design and documentation for USGBC LEED and Austin Green Building Program projects. The current firm size is 42 full-time employees, including licensed professional engineers, LEED accredited professionals and a full-time dedicated construction administration department.



PART II REDEVELOPMENT CONCEPT + SOLUTION

1. SCOPE OF WORK

The Scope of Work for this project will be limited to the boundaries defined by the site:

- West to the eastern edge of the rail trestle;
- North to the southern edge of the City of Austin Cesar Chavez Great Streets improvements, and excluding the pavilion and existing Butler Trail segment to remain;
- East to the western edge of the Shoal Creek bank, and excluding the slope leading to the creek, the existing Trail restroom and the peninsula;
- South to a horizontal datum extending 25' beyond the boundary of overwater link construction

The Scope of Work includes all modifications to the existing Intake structures. It excludes the electrical lines tower, which is to remain in place and the property of Austin Energy.

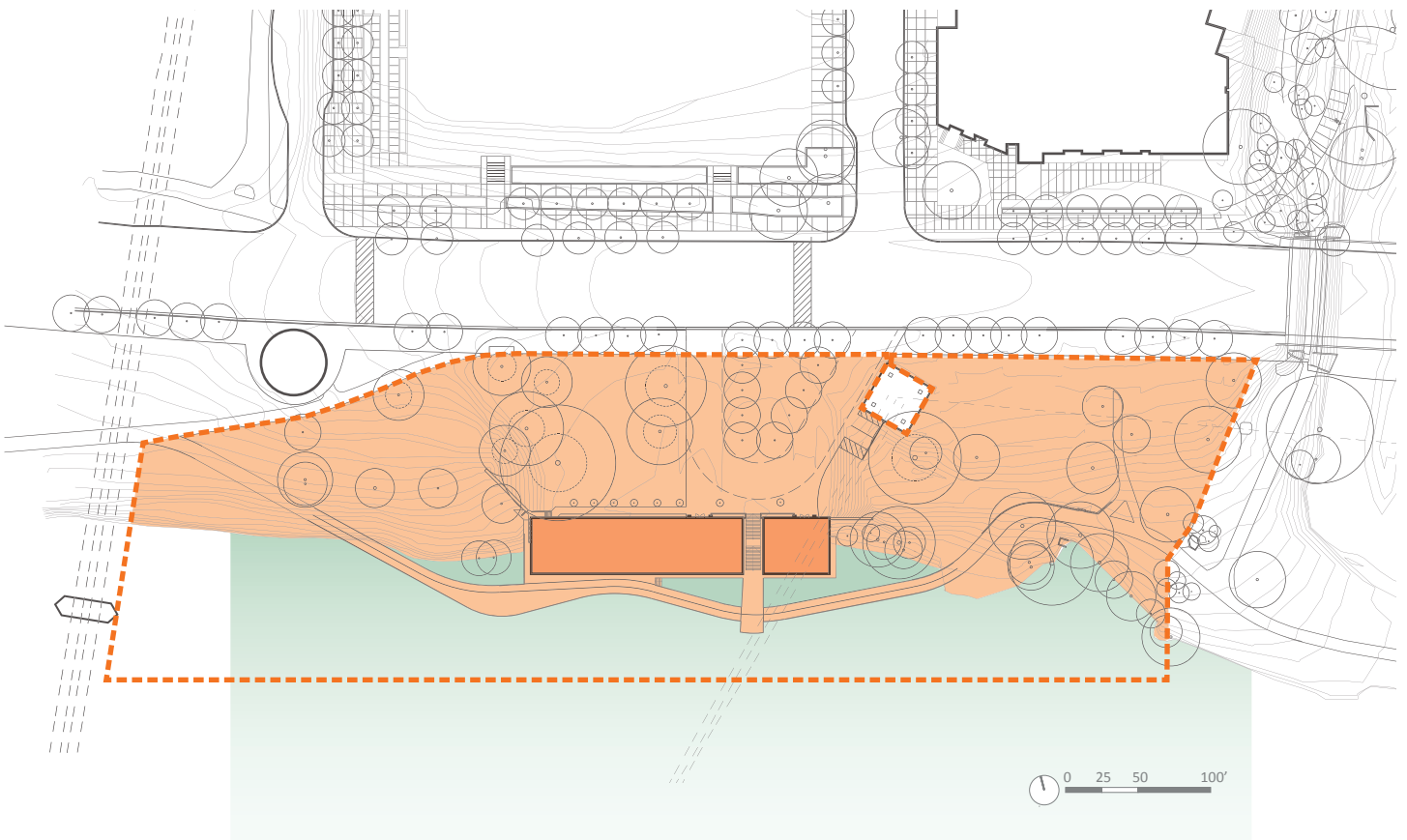


figure 1. Project Scope Area (1":128')



2. SITE CONCEPT

The site proposal is intended to invite multiple users and visitors to the site while improving connections between the burgeoning Seaholm District and Lady Bird Lake. The overwater link will be the most visible site improvement, along with a generous public stair between Buildings A and B that will provide a direct and highly visible connection to the lakefront. The existing parking lot, driveway and Intake Building C will be removed and replaced with a shaded plaza doubling as a valet and drop-off loop (which will be designed according to the required standards of fire truck access), resulting in a net reduction of impervious cover over the existing conditions.

3. ARCHITECTURAL CONCEPT

The architectural interventions will be minimal to preserve the integrity of the historic interior buildings in accordance with National Park Service renovation standards. The Intake Buildings are listed on the National Register of Historic Places, and our proposal will highlight their historical significance while pairing the existing structures with improvements to maintain a marquee public facility. Building A will be an event and exhibition space and interior walls and fixtures will be restored and maintained. The floor openings will be covered, partially with glass block that can be lit from beneath to produce exciting lighting effects.

Our preferred option for Building B will see it become a service building, containing women's and men's restrooms, water fountains, storage, 360 sf of catering prep kitchen space and a 385 sf "green" room. However, in response to the restrictions of the Austin Energy easement provided in Addendum 6 of this RFQS, we are providing an alternate option for the service area, shown in **Appendix A**. We support the preferred option as a means of improving accessibility and lowering project costs, which will enable Seaholm Intake LLC to provide the anticipated charitable donations to The Trail Foundation and rent-free rentals of the space to non-profits that we would like to see be a component of this project's operation.

In the preferred option, a small platform bridge will connect the events/exhibition space to the service building and allow easy access for guests and visitors.

4. LANDSCAPE DESIGN CONCEPT

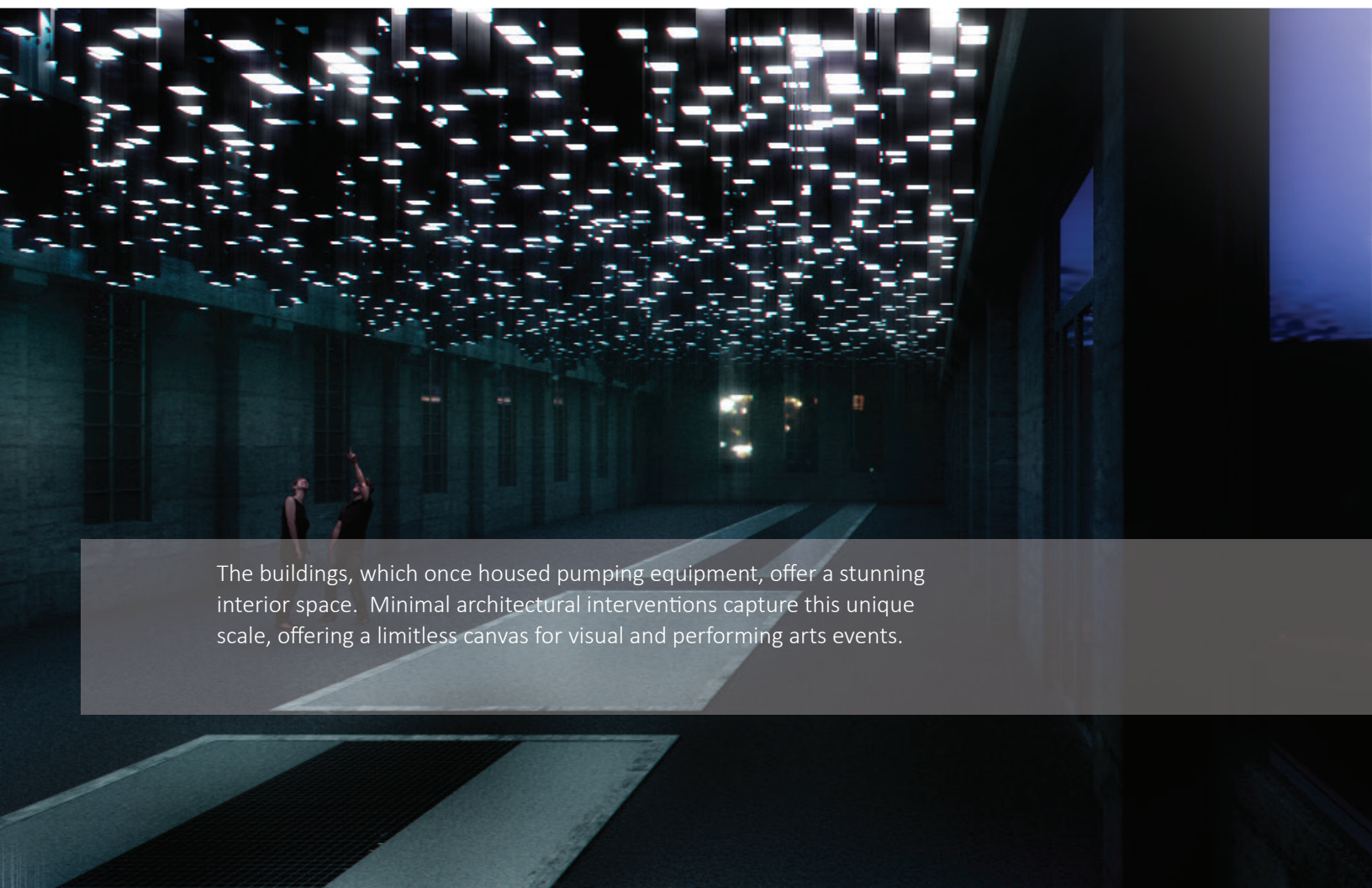
The architectural interventions include the shaded public plaza and interface with the Cesar Chavez esplanade, improvements to the north lawn (including protection of heritage trees), stormwater quality and runoff management and improvements to the site circulation, including paving and ADA compliance. At the lake edge, the project calls for the intense restoration of the riparian edge, to include removal of invasive species, bank stabilization as required and the introduction of a diverse range of native tree and shrub species in a naturalist fashion that reflects upon the palette of The Trail Foundation's work on Lady Bird Lake.

5. TRAIL FOUNDATION INVOLVEMENT

To further its mission to protect and enhance the Butler Trail at Lady Bird Lake, The Trail Foundation will provide guidance to the design and development team for the stewardship for the Trail and lakefront, including recommendations for plant species, invasive species removal, water quality protection, erosion control, ecosystem health and the benefit and experience of Trail users. The Trail Foundation's ongoing Trailwide Urban Forestry and Ecological Restoration Guidelines (a collaboration with PARD Forestry, the Watershed Protection Department, and The Nature Conservancy) dovetails with many of the City's goals for the Seaholm EcoDistrict Initiative, the Urban Forest Plan and the Priority Programs of the Imagine Austin Plan. As part of this proposal, Seaholm Intake LLC will contribute a portion of the proceeds from operation to the Trail Foundation as a charitable contribution.

6. ARTS EXPERIENCE

The Seaholm Intake facility is uniquely positioned at the nexus of the urban and natural environments that define contemporary Austin. This parcel is a physical opportunity to redefine downtown's relationship to the lake and the urban ecosystem. Our vision will reveal a culturally vibrant destination with unprecedented access to, and views of, the water. Seaholm Intake LLC is interested in exploring future art exhibitions and temporary installations of internationally-recognized artists.



The buildings, which once housed pumping equipment, offer a stunning interior space. Minimal architectural interventions capture this unique scale, offering a limitless canvas for visual and performing arts events.



1. DESCRIPTION OF WORK

The project proposal will cover the restoration of the Seaholm Intake Buildings A and B, the demolition and removal of Building C, the construction of a overwater link Butler Trail connection, landscape architecture including stormwater management and green infrastructure, ecological restoration and riparian habitat enhancement, vehicular access and ADA accommodation, fire truck access, utility connections, civil engineering and grading, tree protection, and building operations and maintenance, according to the tasks outlined below:

- Development of design and response to stakeholder input; production of Construction Documents and permitting
- Obtain site control and notice to proceed, SWPPP and heritage tree protection; Establish jurisdictional permit process, public engagement process and 404 permit process.
- Demolish Building C and extend wastewater line and other utilities; construction of loop drive for service access.
- Renovation of Buildings A and B, including additional roof insulation, glazing replacement, structural reinforcement (as needed), enclosure of Building A floor openings, carpeting for acoustics, electrical upgrades, plumbing of Building B, wall construction in Building B, installation of curtain wall glass entryways, ADA and egress accommodations, Austin Energy Green Building certification and interior and exterior restoration and cleaning. All lighting will be LED and the HVAC design will make use of a closed cooling loop in the lake.
- Overwater link construction and grading.
- Landscape improvements, including lawn stabilization, plaza construction, esplanade, signage and lighting, plantings and green infrastructure where applicable.
- Riparian restoration, including tree and other plantings, removal of invasive species, bank stabilization as needed and interim irrigation as needed for species establishment.
- Operations and Management plans and Integrated Pest Management (IPM) handbook.

The existing facility consists of three buildings which once housed pumping equipment to bring cooling water to the Seaholm Power Plant and Green Water Treatment Plant. Seaholm Intake LLC will develop the site as a rentable events center, public open space and an improved connection to the Butler Trail. Buildings A and B will be restored and used as an events space and support building, respectively, according to our preferred option; Building C will be removed.

The buildings will host a diverse range of rental uses, including art exhibits, SXSW showcases, concerts, wedding receptions, film screenings, catered dinners and parties. Approximately 5300 gsf of open floor plan will be available for these events, serviced by restrooms, a catering kitchen and hospitality “green” room in Building B. In addition to rentals, the event space will also be available rent-free for the use of qualified non-profit local organizations through a special program set up by the management team.

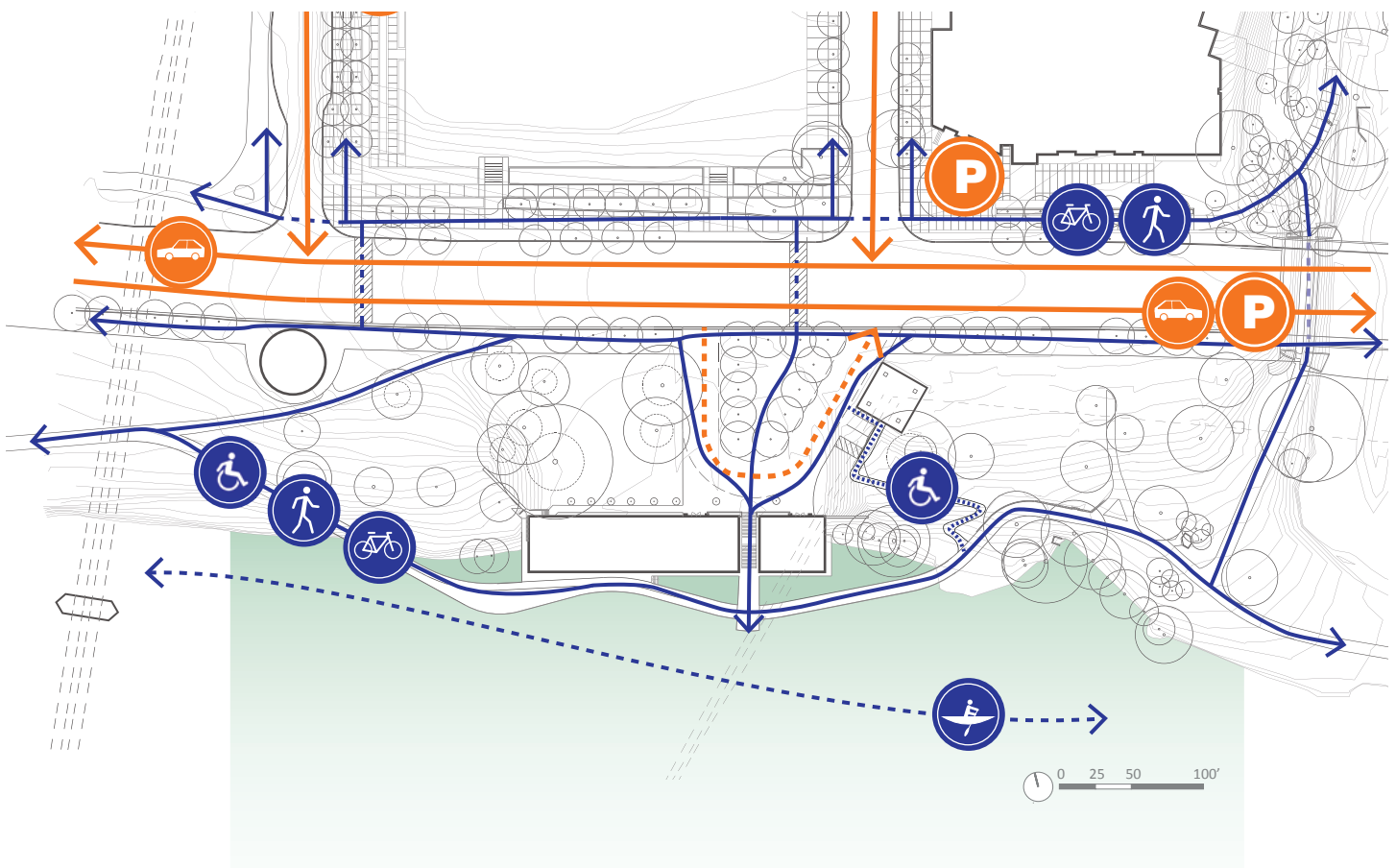



figure 2. Project Circulation & Parking



Seaholm Intake LLC, under consultation with The Trail Foundation, will re-route the Butler Hike & Bike Trail to pass to the south (lakeside) of the structures via an overwater link. This will eliminate Trail conflicts where the Trail currently runs along Cesar Chavez Street and ensure ADA-compliant access. We envision the site's waterfront to be an area of activity, where Trail users and visitors to the Intake buildings can interact with the waterfront and where the ecology of the lakefront edge can be protected and enjoyed. The Trail will be designed with large resting areas. Future waterfront uses may be developed as part of the Intake site program.

The Project design will include the construction of a loop drive which will directly service the building from Cesar Chavez Street, contain handicapped parking and a vehicle drop-off/valet area and serve as a fire truck access. Garage parking will be negotiated with the City of Austin Central Library, CSC Financial Services Group and Seaholm Power LLC, which is also administered by Southwest Strategies Group. Although the RFQS requests that on-site parking be kept at its current numbers, the existing parking lot is in violation of the requirements of the Waterfront Overlay Combining District; we will remove the existing parking lot on the site to bring the site into compliance under the Waterfront Overlay Combining District with the Waterfront Protection and to reduce impervious cover on the site. The project team is confident that the drop-off loop, handicapped parking spaces and negotiations for shared use of nearby garage space will be more than sufficient to cover the needs of the building and respect the intent of the RFQS.

The project will retain the mass and scale of the existing Intake structures. The plaza to be developed on the site facing Cesar Chavez Street will interface with the Seaholm Power Plant south lawn and Austin Central Library site, both currently under construction, and make connections to the planned pedestrian crossings at Walter Seaholm Drive and the West Avenue extension.

We anticipate a development timeline of approximately fourteen (14) months, from Pre-Construction to Final Inspections. The development process will include Building C demolition, Utilities and driveway construction, overwater link construction, the renovation of Buildings A and B, overwater link site work and additional site work. A chart of the development timeline is shown in Part 2(a).

2. TECHNICAL FACTORS

2(a). DEVELOPMENT TIMELINE

A complete development timeline is provided with this response in the separate Financing Plan. The chart below outlines the anticipated development timeline for the project:

ID	Task Name	Duration	Start	Finish	2016
					Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep
1	Task 1 - Pre-Construction	133 days	Wed 7/1/15	Fri 1/1/16	[Gantt bar from Jun to Dec]
6	Task 2 - Building C Demo, Utilities & Driveway	30 days	Mon 1/4/16	Fri 2/12/16	[Gantt bar from Jan to Feb]
15	Task 4 - Overwater Link Construction	112 days	Mon 1/4/16	Tue 6/7/16	[Gantt bar from Jan to May]
18	Task 3 - Renovate Buildings A&B	125 days	Mon 2/15/16	Fri 8/5/16	[Gantt bar from Feb to Aug]
51	Task 6 - Boardwalk Sitework	12 days	Mon 5/23/16	Tue 6/7/16	[Gantt bar from May to Jun]
55	Task 5 - Sitework	35 days	Thu 6/2/16	Wed 7/20/16	[Gantt bar from Jun to Jul]
62	Task 7 - Final Inspections	15 days	Mon 8/8/16	Fri 8/26/16	[Gantt bar from Aug to Sep]

figure 3. Basic Development Timeline

2(b). PUBLIC INVOLVEMENT

This project proposal was guided by public input leading up to and following the Seaholm Intake Design Ideas Competition. The design draws heavily from the “Link” finalist proposal by GUMBULLY, which was praised for its sensitivity to the historic site and surrounding development as well as its evocation of Austin’s core values of art, music and healthy lifestyle.

Recognizing the historic value of the buildings as well as their unique position on the lakefront and City parkland, we will actively reach out to key stakeholders early in the design development process, including but not limited to The Trail Foundation, City of Austin Parks & Recreation Department, neighborhood organizations, environmental interests, City and State agencies, arts organizations, non-profits and the Imagine Austin staff.

We anticipate additional public review in open meetings before the Planning Commission, Open Space, Environment & Sustainability Sub-Committee, and City Council, as warranted. As part of the development process, Seaholm Intake LLC will produce a website including visualizations, plans for the site, development progress and opportunity for online public input.





The Intake structures will be a rediscovered treasure on the Lake, with opportunities for relaxation, exercise and reflection at a new civic nexus with the lakefront and an overwater link that improves the Trail experience.

2(c). CONCESSIONS + INCENTIVES

The project team asks that the City be responsible for extending utilities (including water, wastewater, gas, electricity and communications) to the buildings and complete all necessary environmental remediation and cleaning necessary for occupancy. The city will provide all environmental tests, reports and closure documents.

We understand that the City Parks and Recreation Department will initiate the Chapter 26 permitting as necessary for the project, as the project will be operated as a private use for direct PARD benefit via rental payments remitted under a long term ground lease.

We further anticipate a conversation with Austin Energy to ease the restrictions governing the overhead power lines easement to allow the restrooms, catering prep kitchen and green room uses of Building B as non-full time occupancies. The team does not believe that these uses constitute occupancy significantly higher than would storage uses, and the highest, best use of Building B will enable Seaholm Intake LLC to realize its hope of providing charitable contributions to The Trail Foundation and offering rent-free use of the space for other non-profit organizations.

2(d). PUBLIC FACILITIES

The overwater link to be constructed on the lake in front of the Intake structures will be operated as part of the Butler Trail and will be fully available to the public. A stair connection between the buildings from the north plaza to the overwater link will similarly be available for public access to the Lake and Trail.

The Intake structures themselves will be available for rental for private uses and for special events (such as SXSW, Fusebox festival or Art Alliance programs). In order to promote public access to the buildings, Seaholm Intake LLC will also provide rent-free access to the space for qualified local non-profits. The Intake plaza and north lawn will be open to all users in accordance with City of Austin Parks and Recreation Department regulations.

Our proposal assumes that the City will provide at least the current level of maintenance service and upkeep, and that the overwater link will be maintained at the same service level as the existing Trail. We will take responsibility for any additional maintenance necessary to attain a higher standard.



2(e). FEDERAL FUNDING

The Intake structures are listed on the National Register of Historic places. Seaholm Intake LLC intends to pursue National Historic tax credits for the project development to reduce costs. We intend also to pursue recently-available State level Historic tax credits. We will additionally seek an NRHP exemption on labor sales tax and seek City landmark status for the Buildings to alleviate property taxes.

The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2(f). PUBLIC BENEFITS

The rent, property tax and sales tax revenues resulting from the operation of this building will be a direct public economic benefit to the City and taxpayers. In addition, Seaholm Intake LLC intends to contribute a portion of the proceeds from operation to The Trail Foundation to further their efforts in stewarding the Butler Trail and Lady Bird Lake and will encourage the use of the facility to non-profit and service groups by waiving rental fees for approved organizations' use. The level of these public benefits will be assisted by an agreement with Austin Energy to allow non-full time uses of Building B, as outlined in Part II(3).

The project will fund significant restoration and improvement of the riparian edge of Lady Bird Lake, including removal of invasive species and establishment of plant species to stabilize the lake edge and harbor birds and other wildlife.

We will design to meet the Austin Energy Green Building 3-star rating, replacing the existing windows with double-glazing and adding insulation to the roof. A rental agreement will be pursued with Austin Energy for the utility to operate a photovoltaic array on the building's roof. All lighting will be LED. The building will also use an innovative lake water chiller for heat exchange.

Finally, the project will breathe life into an abandoned building in the core of Austin's rapidly-developing Seaholm District, transforming a tax burden and liability into a destination amenity for the diverse activities and experiences of locals and visitors alike.

A faint, light-colored architectural sketch of a building structure, showing various lines, beams, and columns, serves as a background for the top portion of the page.

3. DEGREE OF DEFINITION

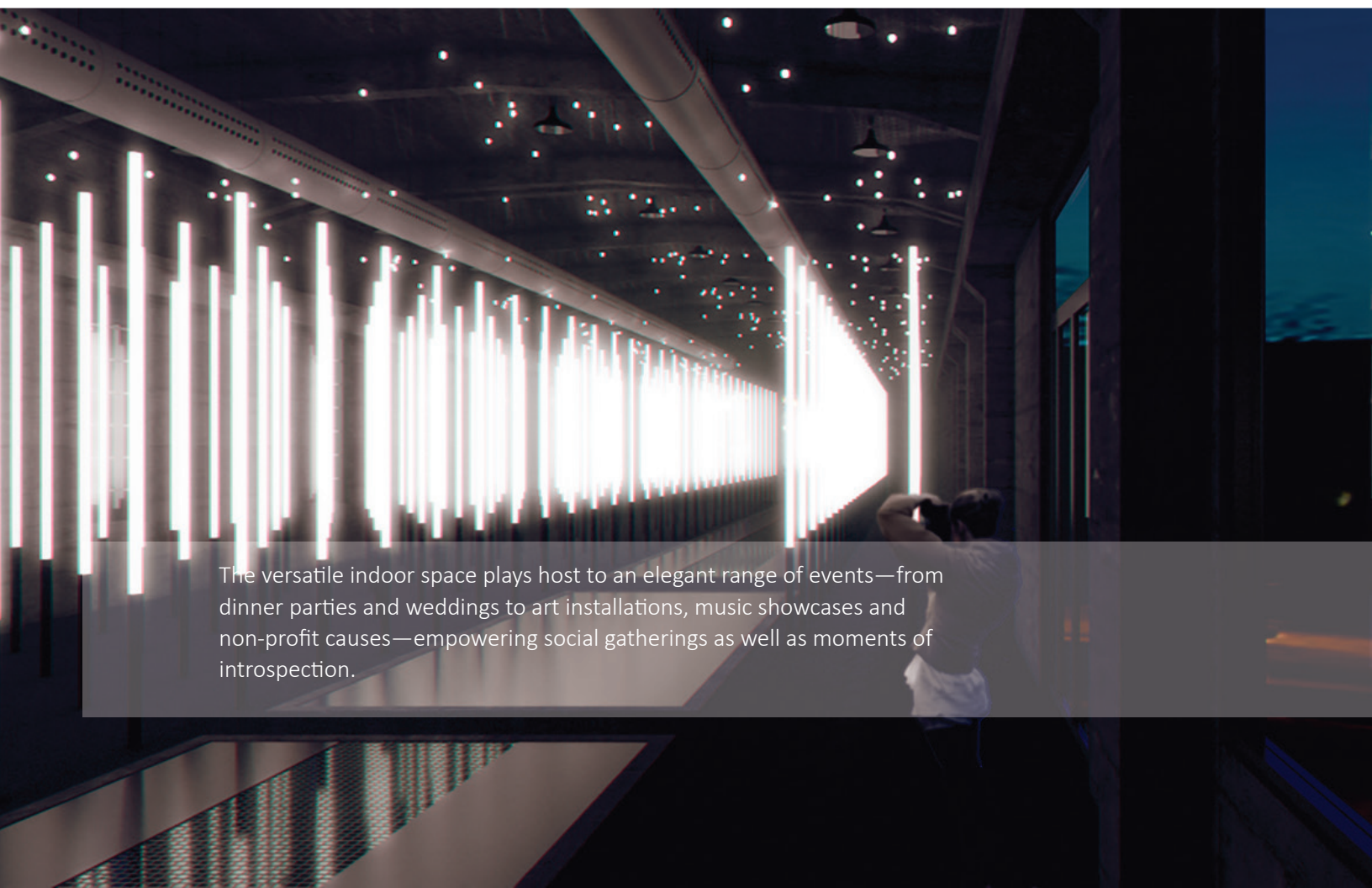
The degree of definition of the technical elements outlined above will be in accordance with all requirements of the site development and building renovation, as articulated above.

4. DELIVERABLE REPORTS

The schedule and form of written progress reports will be negotiated in the Master Development Agreement. At the very least, we will provide reports at the completion of each Task outlined in our Development Timeline.

5. STATEMENT OF COMPLIANCE

The Respondent hereby states his compliance with all applicable rules and regulations of Federal, State and Local governing entities, as well as the terms of this Request for Qualification Statements.



The versatile indoor space plays host to an elegant range of events—from dinner parties and weddings to art installations, music showcases and non-profit causes—empowering social gatherings as well as moments of introspection.



1. PARK AMENITIES

The proposal will leverage a current park liability into a park amenity. The overwater link will be a key contribution toward making the Butler Trail fully accessible to all citizens, while reducing Trail-related erosion concerns across the site and generating new recreation and relaxation space on the lakefront. In the midst of this, the restored Intake buildings will be the the “jewel” bridging the City and the rich natural and social ecology of the lake edge. The design calls for over 15,000 sf of shaded plaza space, protection of heritage trees, ecological restoration and improved visibility and connectivity to the lake from the Seaholm District. Although a Trail restroom is not included in the proposal scope, Our preferred option for Building B will contain restrooms for the use of the facility which may be open at an operator’s discretion during public events. The alternate proposal for Building B uses the space as storage, as shown in **Appendix A**, and the facility restrooms would be located in a sub-floor within Building A.

2. PUBLIC ART

The proposal calls for the Intake buildings to function primarily as rented event space; to this end, the project team will encourage periodic art exhibitions and installations within the space. Suzanne Deal Booth, a Joint Venture Partner in Seaholm Intake LLC, has voiced optimism for the Intake building interior to host temporary or permanent artwork of international renown, and has previously contributed to such essential installations as the James Turrell SkySpace “Twilight Epiphany” in Houston.

3. IMAGINE AUSTIN GOALS

The project team is very interested in advancing the goals of the Imagine Austin Comprehensive Plan in this highly-visible downtown location. Although much of the Plan focuses on growth patterns for the city, it is structured around principles that are present and visible in this proposal:

- *COMPACT & CONNECTED* | The Trail alignment, crossings at Cesar Chavez Street and direct stair access to the overwater link from the north plaza are all improvements to the walkability and connection between the lake and the downtown.
- *SUSTAINABLE WATER & GREEN INFRASTRUCTURE* | The project will undertake measures to improve the banks of the lake edge through native plantings and stabilization
- *CREATIVE ECONOMY* | The proposal encourages the use of the building for visual and performing arts installations and other events that encourage creative capital and engagement
- *HEALTHY AUSTIN* | The site design and stewardship intends to encourage active walking and bicycling lifestyles, promote biophilia and improve local air and water quality



SEAHOLM SOUTH LAWN

AUSTIN
CENTRAL
LIBRARY

WEST AVENUE

ARMSTRONG AVENUE

CESAR CHAVEZ STREET

NORTH
LAWN

INTAKE
PLAZA

WEST
LAWN

FIRE LAWN

BUILDING A

BLDG. B

SWIM

REST
PLAY

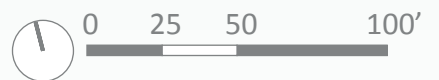
OVERWATER LINK

WALK
RUN
BIKE

VIEW



LADY BIRD LAKE



4. INFRASTRUCTURE

In keeping with the goals of Imagine Austin, the promotion of human infrastructure on the site is the most important goal. The plaza facing Cesar Chavez Street is to be a “welcome mat” to the site, increasing the buildings’ visibility from the street and connecting to planned enhanced pedestrian crossings from the Central Library and Seaholm district. This plaza will integrate with the City’s Great Streets esplanade plans along Cesar Chavez Street. On the lake side, the overwater link will enrich the experience of the Butler Trail, moving Trail users away from the busy street and onto the wooded lakefront. The Shoal Creek Trail, a key connection to the Butler Trail, is immediately east of the site and will be another means by which pedestrians, joggers and bicyclists can access the site and lake edge.

The project intends to remove the visible parking, already in conflict with the Waterfront Overlay, as a means of repairing the park land and promoting healthy, active lifestyles of walking and biking. Parking, as detailed in Part III(1), will be provided through agreements with neighboring public and private parking garages. The plaza, as mentioned in Part III(1), doubles as a drop-off and service loop, and will be designed to accommodate a row of valet drop-off parking, accessible parking spaces, and fire truck access. The design however, seeks to integrate the vehicle portion of the plaza into the design such that its use is not primarily defined by the automobile but by pedestrian use, scale and comfort.

The unique positioning of the Intake buildings on the lakefront allows the innovative use of the lake as a heat sink for a thermal chilled water loop. This method of integrated HVAC design will avoid the need to tie into the District HVAC System Chiller, which we anticipate will advance the green building goals for the project.

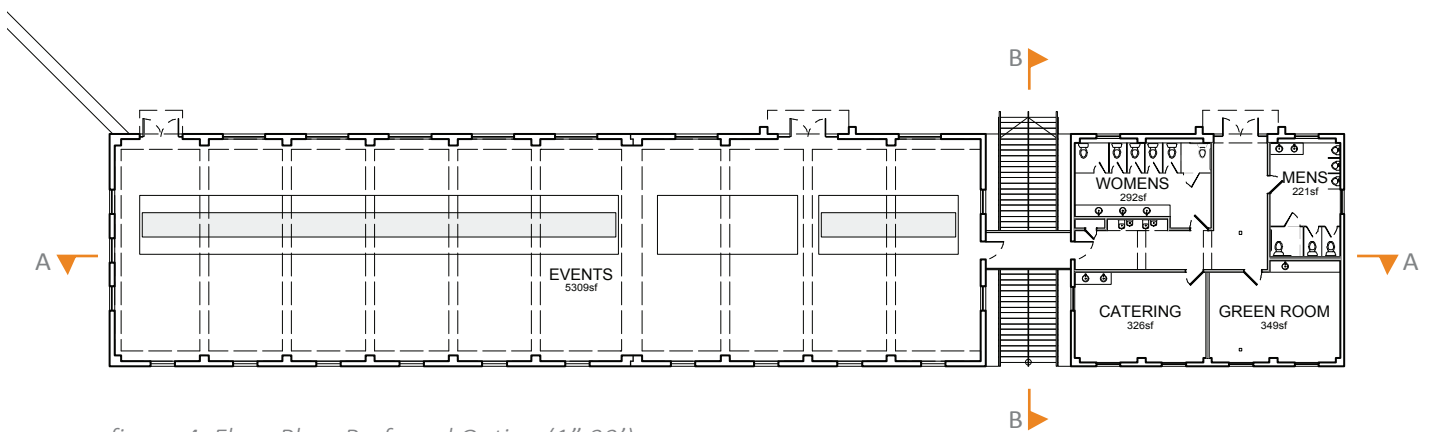


figure 4. Floor Plan, Preferred Option (1":32')

5. LAND USE COMPLIANCE

The restrictions on Land Use compliance—including the site’s location in the Waterfront Overlay District, South Lamar at La Casa Drive Capitol View Corridor, Critical Water Quality Zone and FEMA designated 100-year floodplain, are detailed in this proposal in Part V: Technical Considerations.

The proposal responds to the requirements of the Land Development Code Subchapter E: Design Standards and Mixed Use and City Urban Design Guidelines. With specific regard to the latter, this project is heavily influenced by a number of the Values of the Urban Design Guidelines, including Humane Character, Sustainability, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and a Connection to the Outdoors. The plaza is especially well-positioned to embrace the Urban Design Guidelines recommendations for Plazas and Open Space.



figure 5. North Elevation, facing Cesar Chavez Street (1":32')

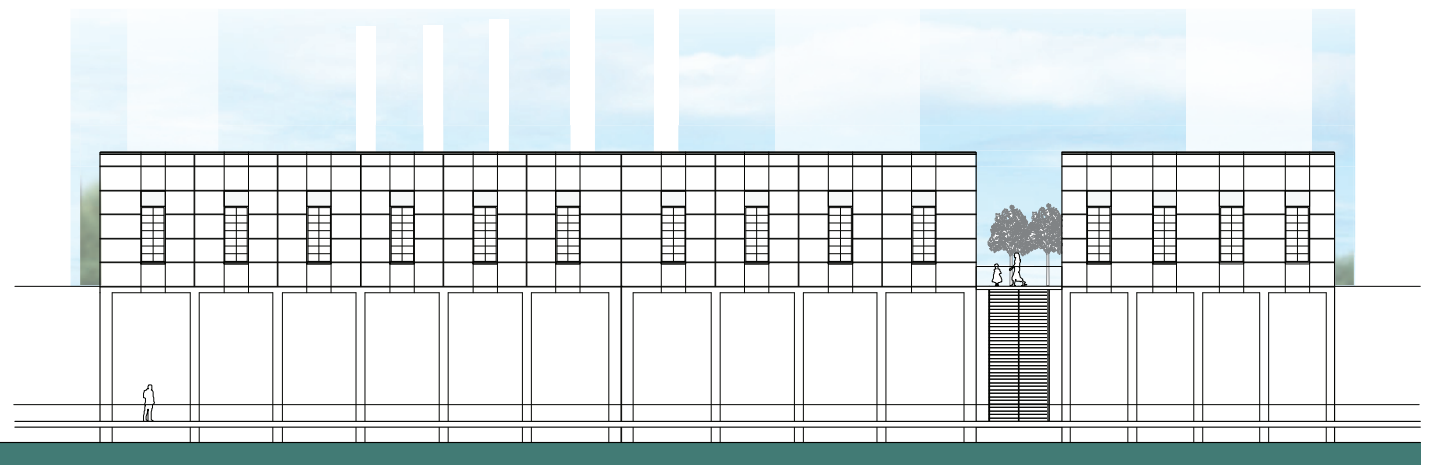


figure 6. South Elevation, facing Lady Bird Lake (1":32')



The entrance from Cesar Chavez Street will feature a shaded multi-use plaza with valet and drop-off access and a dramatic procession to the stairs led to Lady Bird Lake and the Butler Trail overwater link.





6. PROGRAM ELEMENTS

This proposal offers a broad program to enrich the lakefront activities associated with the Butler Trail, make improvements to the lake edge ecology and provide a premier event space in downtown Austin. As part of this proposal, the team is excited to enter into additional discussions with the City of Austin to bring additional recreational uses to the site, ranging from watercraft rentals (such as kayaks or stand-up paddleboards) to providing a safe swimming area in Lady Bird Lake. The overwater link will improve the Butler Trail experience, safety and eliminate conflicts between Trail users and vehicles. Consultation with The Trail Foundation will support improvements to the lake edge and its ecology.

We are excited to develop a project that treads lightly upon the land and its architectural history. The Art Moderne façade and interiors will be maintained, cleaned and lit appropriately to showcase their architectural relevance. To promote sustainable design, we will employ both modest improvements, such as replacing existing window glass with higher-performing glazing and adding roof insulation for energy efficiency, to innovative strategies like a lake water thermal loop.

This proposal will create an inviting and sophisticated urban amenity out of a forgotten treasure in Austin's downtown, facilitating myriad uses--from parties to musical showcases, weddings, art installations and rent-free opportunities for non-profits to conduct educational and fundraising events--both day and night. Around this rich venue, the site improvements will promote access to and through the site by all residents and visitors of Austin.

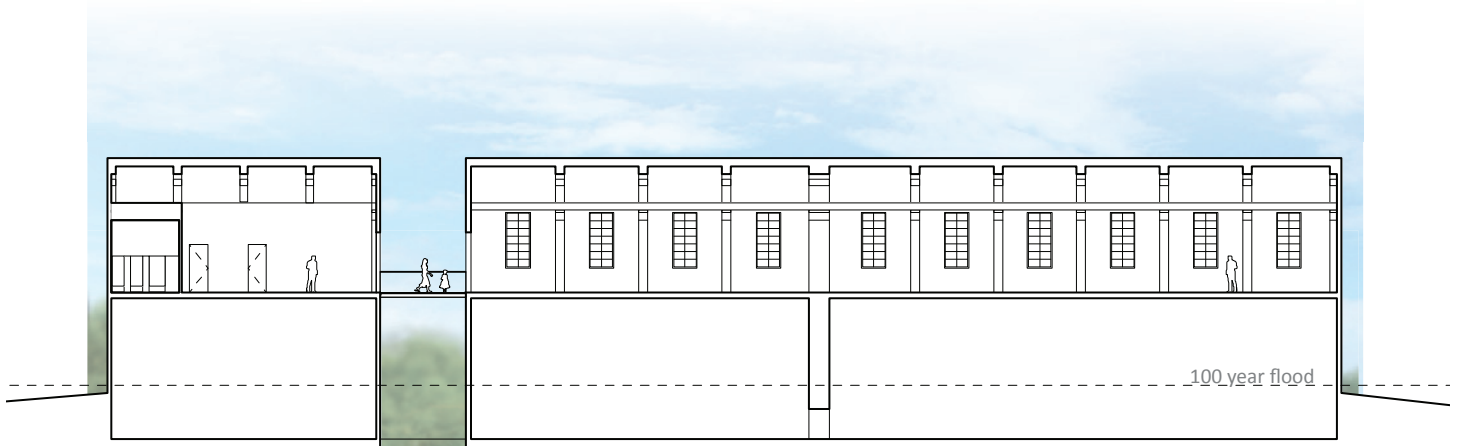


figure 7. Section A, facing South (1":32')

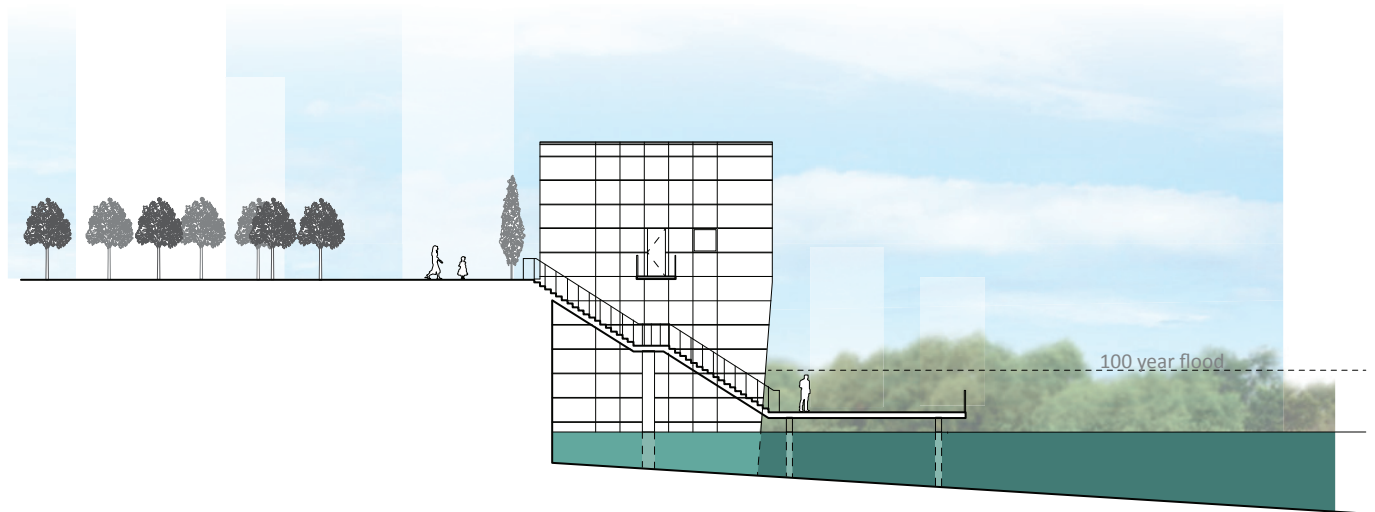


figure 8. Section B, facing East (1":32')



1. ALIENATION OF PARKLAND

The development team has reviewed and understands the City of Austin Local Government Code Article II, Section 7: Powers of Council and Texas Wildlife Code Chapter 26. The development team expects the City to initiate Chapter 26 permitting.

2. DECOMMISSIONING

We acknowledge that all required environmental remediation and abatement have been conducted. The proposal scope will not extend into the west bank of Shoal Creek, which is being restored and maintained by the City. As part of this proposal, the development team will remove existing Building C.

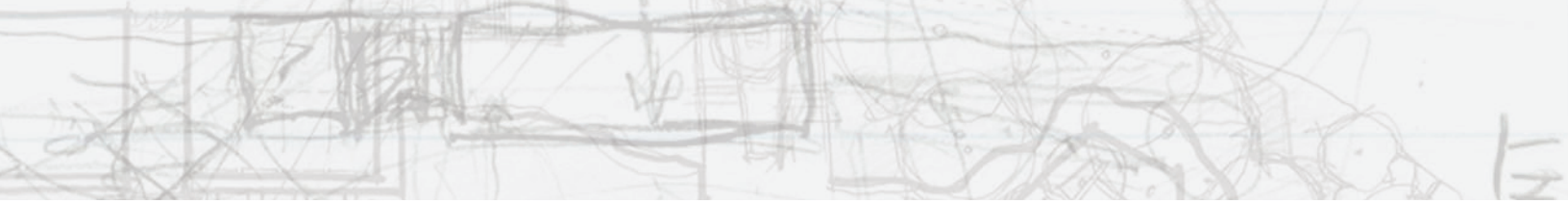
3. HERITAGE TREES

This proposal calls for the removal of a single 34" Cottonwood listed in the provided City survey as "poor" condition. No other trees greater than 18" in diameter protected by the City of Austin will be removed and the project will limit hardscape additions to no less than 50% of the critical root zone of any heritage trees. Further, the proposal and SWPPP will call for the protection of all heritage trees during the construction process.

4. FLOODPLAIN

The building is sited in the 100-year floodplain as designated by FEMA owing to its original design as an intake structure. This proposal does not call for any usage of the interior space of the building at the lake level and will include necessary dehumidification for the space. The overwater link, detailed below, will be fixed on steel piers above the standard lake level and will be designed to withstand overtopping in the event of a 100-year flood. The site is affected by the 100-year floodplain of Shoal Creek but primarily by the 100-year floodplain of the Colorado River at this confluence with Shoal Creek. Urban Design Group will provide the engineering floodplain analysis to demonstrate that there is no adverse effect or increase in water level as a part of the design and permitting process. Due to the recent construction of the Boardwalk on the south side, it is anticipated that a comparable analysis for the Intake overwater link will result in approval.

The redevelopment of this site will require compliance with the Watershed Protection Departments riparian standards pertaining to any shoreline enhancements or restoration. UDG is very familiar with these requirements following their recent work on the redevelopment of Auditorium Shores and its shoreline improvements for the off-leash area.



The overwater link is planned to be a single-story structure with approximately 465 linear feet of walkable space. It will spur off the existing Butler Trail and wrap along the south face of the existing Seaholm Intake structure. The surface is expected to consist of 6,465 square feet of space.

The structure of the platform will be designed to resist water and lateral wave forces by the use of steel braced frames. Steel braced frames may vary in configuration including but not limited to x-braces, chevron braces, and inverted chevron braces. The brace types will be configured based on architectural requirements. Diagonal brace members are expected to be galvanized HSS tubes connected to steel columns and/or beams with gusset plates.

The foundation schematic design is not based on an existing geotechnical investigation. For purposes of this narrative it is assumed that steel driven piles will be installed and driven to refusal. The piles will be installed at a spacing no more than 20'-0" on center. An updated project specific report will be provided at a later date.

5. ZONING

The site is zoned P for Public use. The City has indicated an interest in adding a CBD-CURE for Central Business District overlay to allow mixed-use development. The proposal will meet all requirements of the City Great Streets Master Plan and all requirements of Subchapter E Design Standards and Mixed Use Standards.

The proposal will comply with all limitations of the Waterfront Overlay, including removing the existing parking lot on the site. The impervious cover as shown in Part IV indicates a 630 sf reduction in impervious cover over the existing condition of the site. The site is also partially located in the South Lamar at La Casa Drive Capitol View Corridor; however, the proposal does not call for any additional height to the existing buildings or other structures, and CVC overlay restrictions are not anticipated to affect this project.

6. AUSTIN ENERGY SUBSTATION

The Austin Energy Substation is out of scope for this proposal.

7. UTILITIES

Water service to the Seaholm Intake buildings can be provided by the existing 8" and 6" lines on the site. The 8" main exists along Cesar Chavez outside the Street pavement so it is accessible. The 6" line that extends to building B, if in good condition, should provide adequate domestic and fire sprinkler service for the remodel of the building for the event space use.

Regarding waster water, the lowest cost alternative would be to use the existing 6" line under Cesar Chavez, after it is inspected and cleaned. According to the Plumbing Code, table 7-5, the 6" line at 1% could handle 576 Drainage Fixture Units, sufficient for the rest rooms, catering kitchen and drinking fountains in the design. If replacement of the line is required due to increased demand, pipe bursting to install an 8" line would likely be the least cost alternative to avoid digging up Cesar Chavez. (The rough estimate of the cost for the new sewer utilities would be covered by the \$60,000 budgeted for this alternative. If the city were to require that a new line placed by boring under Cesar Chavez then the budget estimate would need to be increased to \$100,000.)

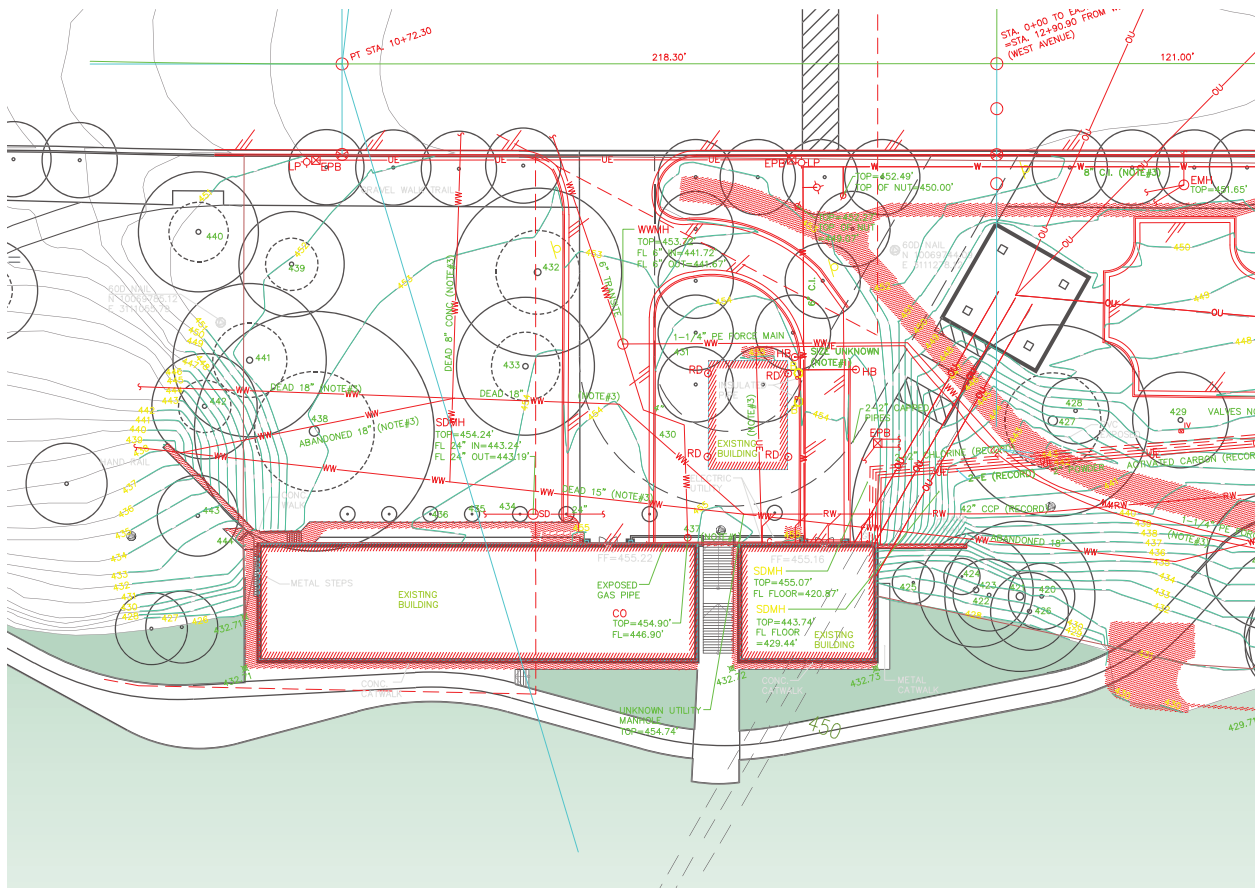
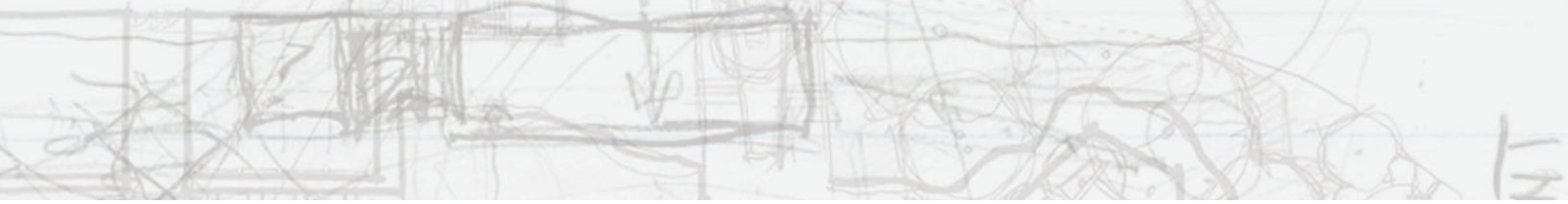


figure 9. Utilities Plan (1":64')



8. AMERICANS WITH DISABILITIES ACT

The renovation of Intake buildings A and B will bring them into full compliance with the Americans With Disabilities Act, as well as Texas Accessibility Standards and City of Austin Visitability Requirements. The overwater link will bring the Butler Trail into ADA compliance throughout the site. Handicapped parking will be incorporated in the proposal, as shown in the site plan in Part IV: Design Considerations.

9. GREAT STREETS STANDARDS

The project will interface with the Cesar Chavez Great Streets improvements to provide cohesion, place-making and visibility to the Intake redevelopment site. The Project Team will work closely with the City's consultant for the Great Streets promenade along Cesar Chavez Road, and designs for the building façade and streetscape will be in accordance with Land Development Code Subchapter E standards. The area designated as within the Cesar Chavez Great Streets will be out of scope. An initial conceptual design for the interface with Great Streets Standards is shown on the site plan in Part IV: Design Considerations.

10. GREEN BUILDING STANDARDS

The project will meet the requirements of the Austin Energy Green Building Program Three-Star Rating. Replacement glazing, additional roof insulation and a lake water thermal loop for chilling will contribute to the sustainability goals for the City and Seaholm EcoDistrict.

11. MBE AND WBE REQUIREMENTS

The development team intends to meet MBE and WBE requirements or show sufficient proof of good faith effort in meeting the requirements. This RFQS has not stipulated percentage numbers for Small and Minority Business Resources, and the project team already includes MBE and WBE firms certified by the City of Austin.



PART VI ADDITIONAL REQUIREMENTS

1. FINANCING PLAN

Seaholm Intake LLC has prepared a Financing Plan based on our preferred option with the assumption that the use of Building B can be renegotiated. Proprietary information is included with this response in a separate envelope and its to be considered confidential. Included in this package is:

- A detailed critical path method development timeline including all tasks from Master Development Agreement negotiations to Certificate of Occupancy.
- Development cost includes construction and soft costs estimates, financing strategy, and sources and uses of funds.
- Operation costs will include a 10 year *pro forma* of income and operations cost estimates.
- All funding timelines and sources.
- The estimated project budget.

If the team is awarded the project, valuations will be adjusted based off of further investigation of viable uses for Building B.

2. ECONOMIC IMPACT ANALYSIS

While the economic impact of a small project is minimal, the impact of the Seaholm Intake buildings is greatest in the effect on the Butler Hike and Bike Trail, and the visual impact on Cesar Chavez Street. Economically, the construction will provide work for 50 workers. Management will provide two full-time employees. The real estate tax over thirty years will be close to five million dollars.

Parking agreements may lead to net parking revenues to the City via the parking lot of the Austin Central Library. The project will not include any additional street or metered parking.

3. PROJECT MANAGEMENT STRUCTURE

Seaholm Intake, LLC is a joint venture between three principal organizations: Southwest Strategies Group, Capital Project Management and Suzanne Deal Booth. Please refer to Part 1 of this RFQ response describing the business organization, including both the development and design teams along with their roles for the Project. The development team will meet periodically with key City staff as assigned. Key stakeholders will meet regularly for design review and construction coordination.

The project organizational chart to the right depicts the structure of project team:

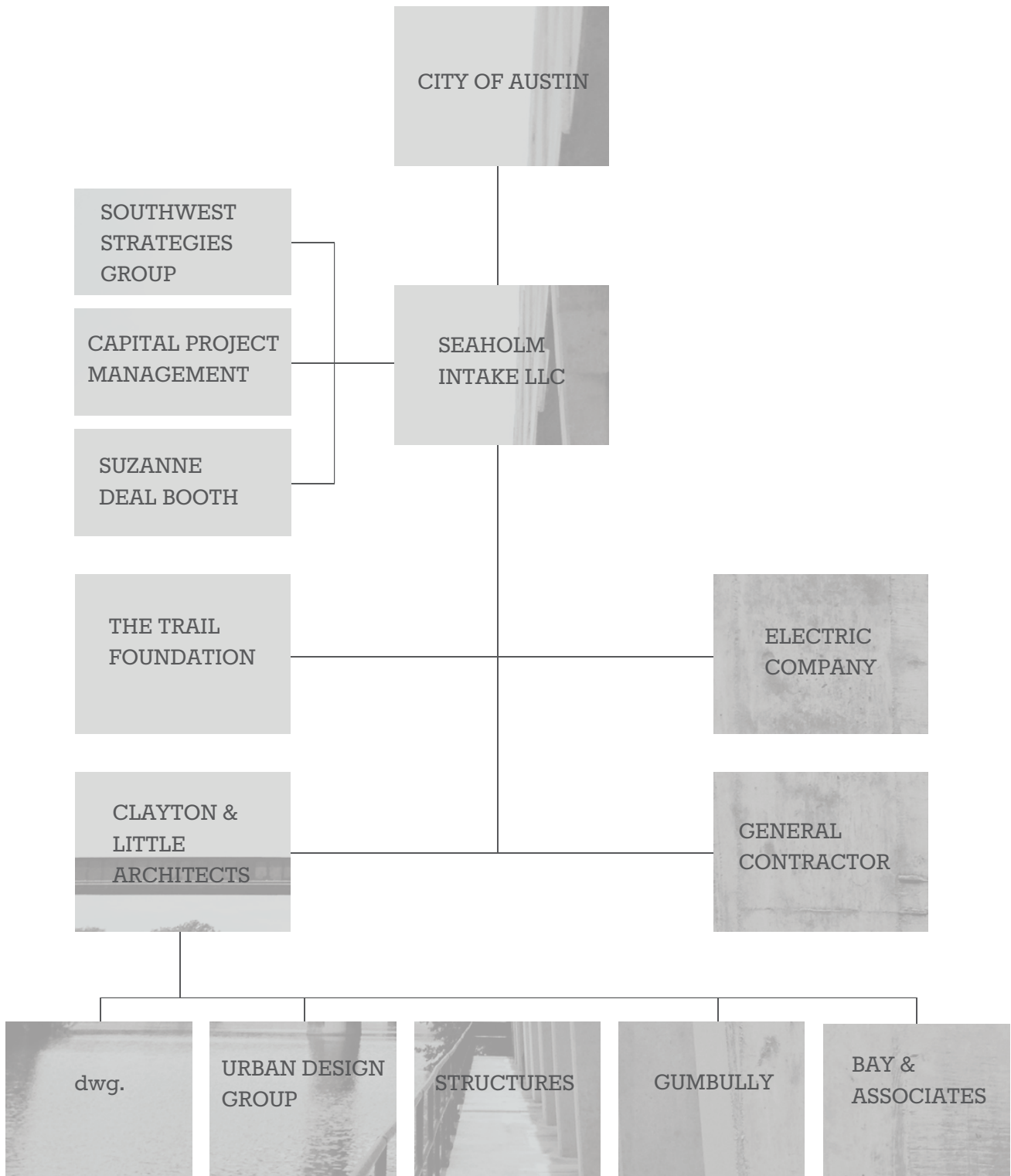


figure 10. Organizational Chart

4. NON-COLLUSION, NON-CONFLICT OF INTEREST & ANTI-LOBBYING

A signed Non-Collusion, Non-Conflict of Interest & Anti-Lobbying form is provided in **Appendix C**.

5. RESPONSE ACCEPTANCE PERIOD

This response is to be valid for a period of one hundred and eighty (180) calendar days subsequent to the Request for Qualification Statement closing date.

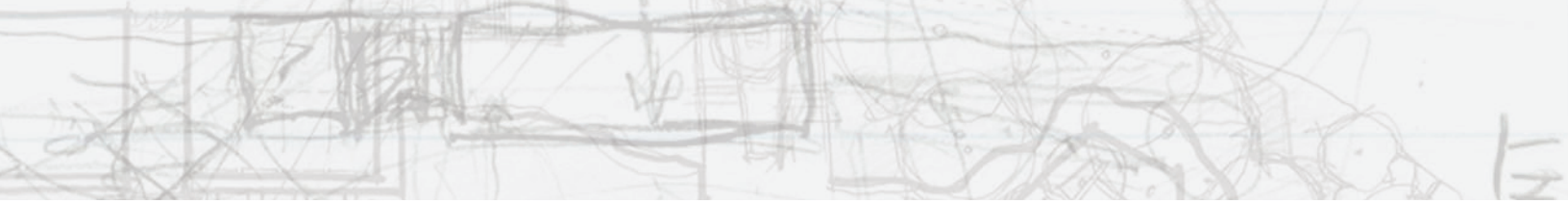
6. PROPRIETARY INFORMATION

All proprietary financial information of the Respondent is provided with this response in a separate, confidential envelope.

7. AUTHORIZED NEGOTIATOR

The authorized negotiator for this proposal is Mr. John C. Rosato of Southwest Strategies Group

Mr. John C. Rosato, Principal
Southwest Strategies Group, Inc.
1214 West 6th Street, Suite 220
Austin, TX 78703
(512) 458 – 8153 x202



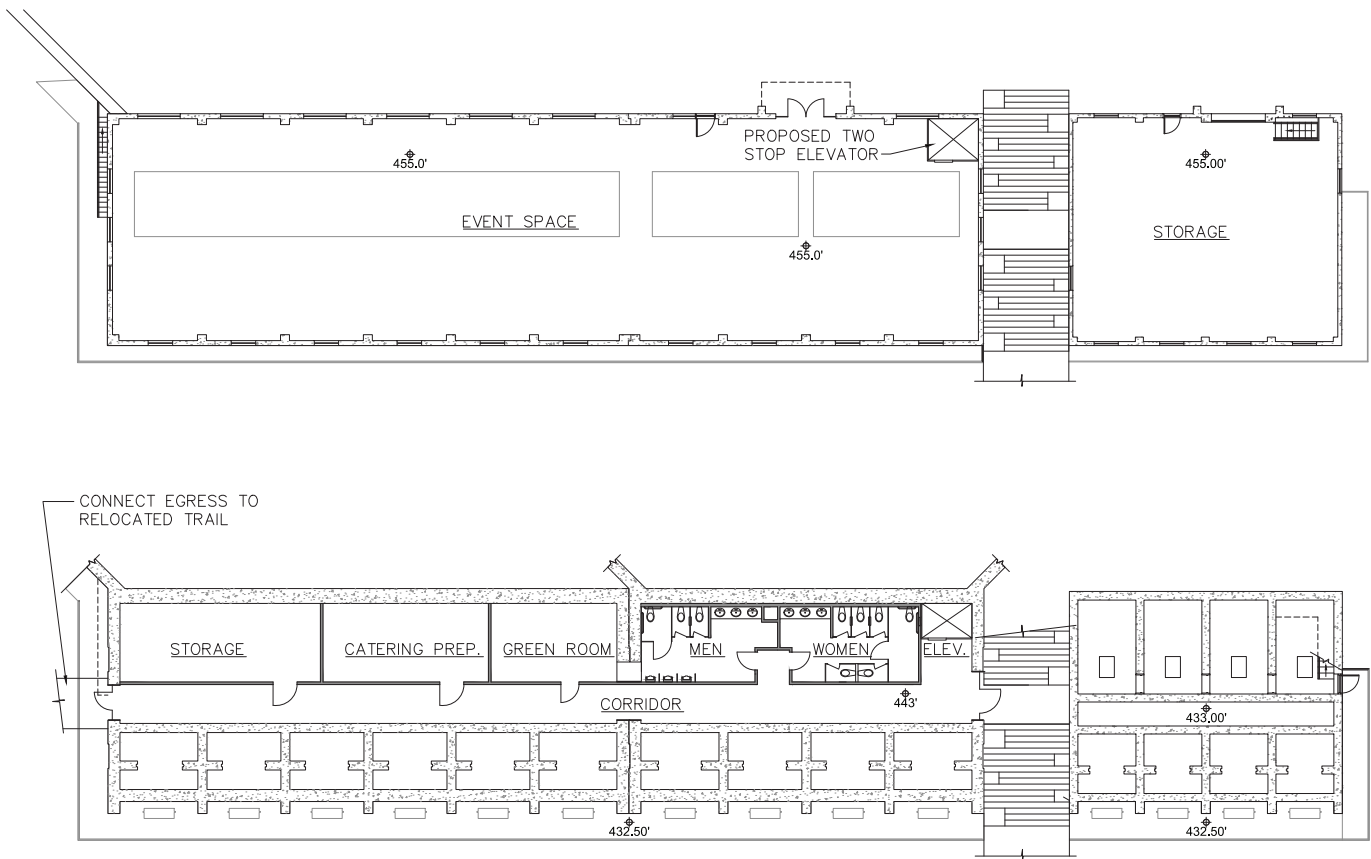


APPENDIX A

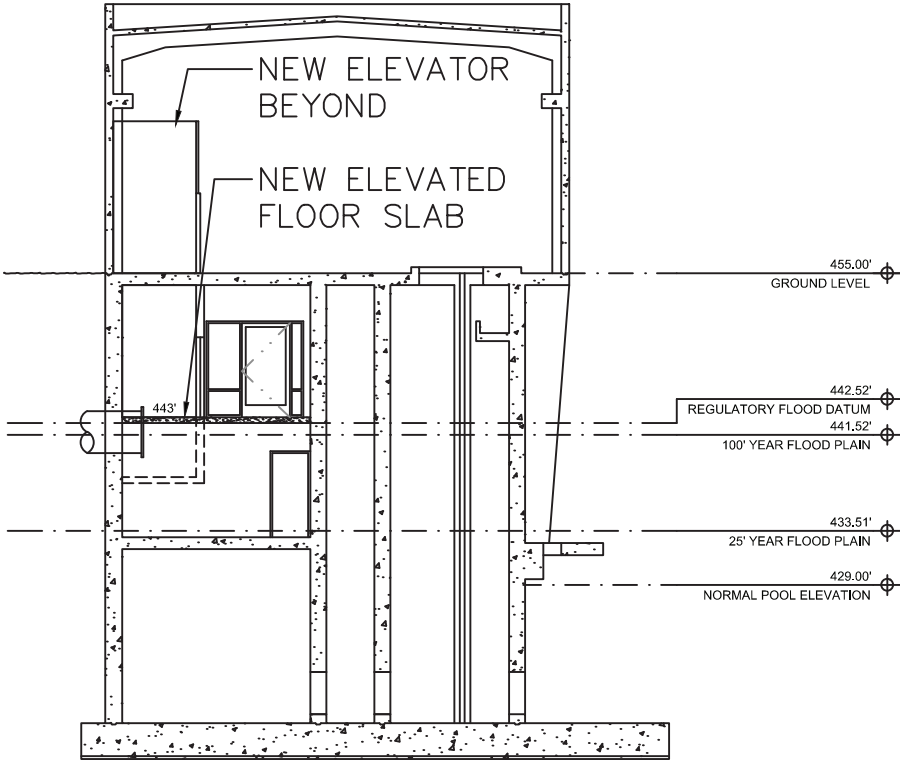
ALTERNATIVE REDEVELOPMENT SOLUTION

As referenced in Part II(3), the proposal has identified a best use of the Intake structures, including non-full time occupancies in Building B, which we have identified as our preferred scheme. Due to possible restrictions on occupancy in Building B owing to Austin Energy overlay restrictions, we have developed an alternative scheme that relocates the all program items to Building A and would use Building B only for storage. The project team has not developed a pro forma for this alternative scheme, but we anticipate that it will significantly increase development costs.

The alternative scheme, shown here in schematic drawings, would built a sub-floor above the existing lake level Building A floor that would be sufficiently beyond the regulatory flood plain. This sub-floor would house women’s and men’s restrooms as well as a catering prep kitchen and “green room” and would be accessed by elevator through Building A or by a service entry on the stairs in between Buildings A and B.



The development team is concerned that the alternative scheme will be cost-prohibitive and that alternative schemes incorporating restrooms on the upper level of Building A may jeopardize the Building's inclusion in the National Register of Historic Places and Historic Tax Credits. However, we have produced this alternative in a good faith effort to move the project forward if a variance on the Austin Energy easement restrictions cannot be obtained following further conversation with the City.





John C. Rosato

Southwest Strategies Group, Principal/Broker

Experience

Mr. Rosato applies his 30 years of commercial real estate experience to SSG's four service areas: planning and development, investments, brokerage, and public agency consulting. He has been a general partner in over 30 real estate partnerships, and has been responsible for the management of all activities of the partnerships, including acquisition, development, financing, and investor relations.

He was a general partner and planning consultant for the 230,000 square foot Penn Field, named the Best Mixed-Use Development of 2004 by the Austin Business Journal. He manages real estate acquisitions and leasing for Austin Travis County MHMR, a public agency with more than 60 commercial and residential buildings. Mr. Rosato recently coordinated project management for a \$9 million joint public works project for the City of Austin and Travis County, and has provided relocation consulting for those displaced by construction of State Highway 130. He is currently the Managing Partner for Seaholm, a \$150 million mixed use development in downtown Austin.

He serves as the President of the Heritage Society of Austin and was the Chair of the Downtown Austin Alliance Board of Directors. Previously he served on the Citizens Planning Committee, the Robert Mueller Redevelopment Task Forces, and the Capital Metro development enhancement guidelines for South Congress Avenue, and he has provided consulting services to Victoria Bank and the University Catholic Center at UT Austin.

Education

University of Texas at Austin
Masters of Science in Community and
Regional Planning

University of Texas at Austin
Masters in Nursing Administration

Professional Registration

Licensed Real Estate Broker

Professional Associations

Urban Land Institute, Member

International Council of Shopping
Centers, Member

International Right of Way Association

Austin Board of Realtors: Commercial-
Investment Division

Commercial Leasing Brokers Association





Daniel L. Roth

Southwest Strategies Group, Principal/Broker

Experience

Mr. Roth has been a licensed real estate broker for more than 30 years. His extensive experience includes commercial leasing, sale and acquisition, as well as land acquisition for nonprofit and public agencies.

Mr. Roth has managed a lease portfolio for Austin Regional Clinic, an Austin-based health care delivery system comprising 250,000 square feet in 11 locations. Other tenants Mr. Roth represents include the Alamo Drafthouse Cinema, HomeAway, LaCorsha Hospitality, and a number of medical and office uses.

Mr. Roth was a general partner and leasing broker for the 230,000 square foot Penn Field mixed-use development in South Austin, and continues to assist in leasing almost 200,000 square feet of offices in central Austin.

Mr. Roth and Mr. Rosato are the general and managing partners for over \$100 million of commercial properties in the Austin area. Together they managed the Austin Independent School District's land acquisition and relocation activities for a \$390 million bond package.

He has served on the boards of Communities in Schools and Liveable City. He has also served on the Facilities Planning Committee and the Campus Leadership Team for Eanes Elementary School, on the Eanes Education Foundation Board and on the Zoning and Planning Commission for the City of Westlake Hills.

Education

University of Texas at Austin
Master's in Public Affairs from the
Lyndon B. Johnson School of Public
Affairs

Washington University in St. Louis
Bachelor of Arts

Professional Registration

Licensed Real Estate Broker



David Stauch

Principal



Mr. Stauch's diverse background in program management of large-scale, complex projects, coupled with his round-table leadership approach, enables the project team to analyze problems, solicit input from stakeholders, propose workable solutions, and follow up in order to ensure successful resolutions where cost, time, and quality are the primary concerns of our clients.

PROFESSIONAL

State Bar of Texas Construction Law Section
Associate

Urban Land Institute
Advisory Board

CIVIC

American Red Cross of Central Texas
Board of Directors

Austin Habitat for Humanity
Board of Directors

Western Hills Little League
Coach, Board of Directors (Chair)

Young Men's Business League

Downtown Austin Alliance

TAMU Corps Development Council

Ross Volunteer Association
President

EDUCATION

Texas A&M University
BS – Building Construction

EXPERIENCE

Capital Project Management (2013-present)
Managing Principal

Program/Project Management (major projects) including:

Seaholm Power Plant Re-Development	\$150M
Austin Geriatric Center / RBJ Center Re-Development	\$140M
Austin Ridge Bible Church	\$30M
Greater Mt. Zion Baptist Church	\$14M
University of Texas - Kappa Kappa Gamma House Addition / Renovation	\$10M

Construction Claims Consultant / Expert Witness

Representing a broad range of clients in mediation, arbitration, and litigation

Stauch & Company (1986-present)

Consultant to construction lenders (loan portfolio exceeds \$1.5 billion)

Owner's Representative

Construction Claims Consultant / Expert Witness

HS&A – Austin, Texas (1995-2012) (Formerly Herndon, Stauch & Associates)
Co-Founder, Managing Principal

Program/Project Management (major projects) including:

UT MD Anderson Cancer Center (BSRB) – Project Recovery	\$221M
Travis County Criminal Justice Program – Project Recovery	\$92M
St. Edward's University / 7 Projects	\$67M
Concordia University Campus Relocation	\$51M
UT Austin / Applied Computational & Engineering Sciences Bldg.	\$38M
St. Andrew's Episcopal School / 2 Projects	\$25M
Austin Children's Museum	\$20M

Construction Claims Consultant / Expert Witness

Representing a broad range of clients in mediation, arbitration, and litigation

Construction Management-At-Risk

Austin ISD, Dripping Springs ISD	\$50M
St. Andrew's Episcopal School, UT Austin	
Multiple Private Sector Clients	

State Preservation Board – Austin, Texas (1990-1995)

Construction Manager / Project Manager

Texas Capitol Preservation and Extension Program	\$187M
--	--------

SEMATECH, Inc. – Austin, Texas (1988-1989)

Manager of Planning, Engineering, and Construction

SEMATECH 1A Wafer Fab, 1B Wafer Fab and Office Building	\$100M
---	--------

Prior Experience (1981-1987)

General Contracting (Austin Commercial, Badgett Construction)	\$50M
---	-------



Suzanne Deal Booth

Friends of Heritage Preservation

Collector and philanthropist Suzanne Deal Booth is the Director of Friends of Heritage Preservation (FOHP), a charitable giving group dedicated to the recognition, preservation and conservation of artistic and cultural heritage. Suzanne's interest and engagement in art and conservation has led to a long-term involvement with many museums and organizations.

Suzanne collects a wide variety of artworks, specifically Renaissance and contemporary art.

She has served on the boards of her alma maters, Rice University and the Institute of Fine Arts, NYU, and currently serves on boards of the Los Angeles County Museum of Art, Ballroom Marfa, the Blanton Museum of Art, the Menil Collection, the Centre Pompidou Foundation and on the Art Committee of the University of Chicago Booth School of Business. Suzanne also served as a gubernatorial appointee on the board of the California Cultural and Historical Endowment for the State of California. Suzanne commissioned and saw completion of "Twilight Epiphany", a James Turrell Skyspace on the campus of Rice University for all of Rice students to experience and enjoy. She has been involved in the development of a vineyard in Napa Valley, Booth Bella Oaks as well as a 55 acre property in Austin where she's overseen several onsite public art commissions and planting of an olive grove.

Susan Plettman Rankin



Susan Plettman Rankin is the Executive Director of The Trail Foundation, the nonprofit that enhances and protects the Butler Trail at Lady Bird Lake in Austin. Susan's career has spanned environmental law, field botany, and fundraising.

She is a graduate of the University of Texas School of Law with a J.D. with Honors and the University of Texas at Austin with a B.A. in Botany, Summa Cum Laude.

She has worked as the General Counsel of the Texas Department of Water Resources and has worked with the Texas Attorney General's Office, UT Austin College of Natural Sciences, the UT System General Counsel's Office, and The Texas Nature Conservancy.

Susan has been with The Trail Foundation for eight years and has led successful projects and has grown the organization. She has a background in botany, environmental law, fundraising, and government relations. Susan has managed multiple enhancements at the Trail. She led The Trail Foundation's successful Boardwalk Trail Completion public-private partnership including fundraising, communications, coordination with City departments, and City Council relations.

Jason Hicks

Bio



Event Producer, Venue Director, Creative Entrepreneur:

Jason started marketing and producing events immediately following his studies in advertising at The University of Texas. While always working events on the side of his tech jobs to help pay off student loans, Jason started Bluefish Entertainment and produced, promoted, or played a role in over 400 events from corporate gatherings to national festivals from 1999 to 2009.

By 2010, with his first child on the way, Jason felt it was now or never to go it alone and do music and events full time, that is when he started The Electric Company to produce concerts at Seaholm Power Plant. The concerts and parties that transpired at the historic power plant were legendary and requests for production assistance for companies and brands rolled in and the name stuck even after the events era at the power plant came to an end.

In 2012, The Electric Company had become a go-to production company for SXSW and many of its sponsors presenters and ran over 20 multi-day events and venues over the course of the festival/conference. It was also this year when Electrico was asked to take over the much-maligned Austin Music Hall. Despite the uphill challenge, Electrico had AMH running in the black ink within 8 months and had reeled back in the event producers and promoters that had left the building for dead. He did so by focusing on client relationships, operations, and customer experience. In the three years since Electrico has over seen some of Austin's biggest concerts, galas, and benefits, and oversaw production for many heads of state and a sitting president.

Today, Electrico has a full time staff of 6 but employs up to 40 people on days of show and is one of the best known and trusted event companies in Austin and has plans to developing new venues and brands in the years to come including a new Austin Music Hall.



FORM 4

AFFIDAVIT OF NON-COLLUSION, NON-CONFLICT OF INTEREST AND ANTI-LOBBYING

Solicitation Number: RML0028 - Phase II

Project Name: Redevelopment of the Seaholm Intake Facility

State of Texas

County of Travis

The undersigned "Affiant" is a duly authorized representative of the Responder for the purpose of making this Affidavit, and, after being first duly sworn, has deposed and stated and hereby deposes and states, to the best of his or her personal knowledge and belief as follows:

The term "**Respondent**", as used herein, includes the individual or business entity submitting the response and for the purpose of this Affidavit includes the directors, officers, partners, managers, members, principals, owners, agents, representatives, employees, other parties in interest of the Respondent, and anyone or any entity acting for or on behalf of the Respondent, including a subconsultant in connection with this response.

The terms "**City**" and "**Owner**" are synonymous.

- 1. Anti-Collusion Statement.** The Respondent has not and will not in any way directly or indirectly:
 - a. colluded, conspired, or agreed with any other person, firm, corporation, respondent or potential respondent to the amount of this response or the terms or conditions of this response.
 - b. paid or agreed to pay any other person, firm, corporation, respondent or potential respondent any money or anything of value in return for assistance in procuring or attempting to procure a contract or in return for establishing the prices in the attached response or the response of any other respondent.
- 2. Preparation of Invitation for Response and Contract Documents .** The Respondent has not received any compensation or a promise of compensation for participating in the preparation or development of the underlying response or contract documents. In addition, the Respondent has not otherwise participated in the preparation or development of the underlying response or contract documents, except to the extent of any comments or questions and responses in the solicitation process, which are available to all respondents, so as to have an unfair advantage over other respondents, provided that the Respondent may have provided relevant product or process information to a consultant in the normal course of its business.
- 3. Participation in Decision Making Process.** The Respondent has not participated in the evaluation of responses or proposals or other decision making process for this solicitation, and, if Respondent is awarded a contract hereunder, no individual, agent, representative, consultant or sub contractor or consultant associated with Respondent, who may have been

involved in the evaluation or other decision making process for this solicitation, will have any direct or indirect financial interest in the Contract, provided that the Respondent may have provided relevant product or process information to a contractor or another consultant in the normal course of its business.

4. **Present Knowledge.** Respondent is not presently aware of any potential or actual conflicts of interest regarding this solicitation, which either enabled Respondent to obtain an advantage over other Respondents or would prevent Respondent from advancing the best interests of OWNER in the course of the performance of the Contract.
5. **City Code.** As provided in Sections 2-7-61 through 2-7-65 of the City Code, no individual with a substantial interest in Respondent is a City official or employee or is related to any City official or employee within the first or second degree of consanguinity or affinity.
6. **Chapter 176 Conflict of Interest Disclosure.** In accordance with Chapter 176 of the Texas Local Government Code, the Respondent:
 - a. does not have an employment or other business relationship with any local government officer of OWNER or a family member of that officer that results in the officer or family member receiving taxable income;
 - b. has not given a local government officer of OWNER one or more gifts, other than gifts of food lodging transportation or entertainment accepted as a guest, that have an aggregate value of more than \$250 in the twelve month period preceding the date the officer becomes aware of the execution of the Contract or that OWNER is considering doing business with the Respondent.

As required by Chapter 176, Respondent must have filed a Conflicts of Interest Questionnaire with the Purchasing Department no later than the seventh business day after the commencement of contract discussions or negotiations with the City or the submission of a Response, response to a request for proposals, or other writing related to a potential contract with OWNER. The questionnaire must be updated not later than the seventh day after the date of an event that would make a statement in the questionnaire inaccurate or incomplete. There are statutory penalties for failure to comply with Chapter 176.

7. **Anti-Lobbying Ordinance.** As set forth in Attachment 2 of the solicitation documents, between the date that the Invitation for Response was issued and the date of full execution of the Contract, Respondent has not made and will not make a representation to a member of the City Council, a member of a City Board, or any other official, employee or agent of the City, other than the authorized contact person for the solicitation, except as permitted by the Ordinance

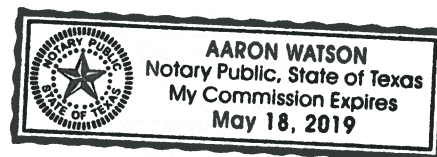
If the Respondent cannot affirmatively swear and subscribe to the forgoing statements, the Respondent shall provide a detailed written explanation in the space provided below or, as necessary, on separate pages to be annexed hereto.

Signature *John Rosato* Date: June 3, 2015

Printed Name: John Rosato

Title: Partner

Firm/Entity: Southwest Strategies Group



Subscribed and sworn to before me this 3rd day of June, 2015.

Aaron Watson
Notary Public

My Commission Expires May, 2019

RESPONDENT'S EXPLANATION:

Include the entire Affidavit, Pages 1 – 3.

END