

CIP EXPENSE DETAIL

CONTACT DEPARTMENT(S):

Austin Water Utility

SUBJECT. Authorize the negotiation and execution of a cost participation agreement with Continental Homes of Texas, LP (d.b.a. DR Horton America's Builder) for the City to reimburse the developer for up to \$1,673,857.20 in costs associated with the design and construction of an oversized wastewater interceptor, lift station, force main and appurtenances related to Service Extension Request No. 3247 to provide wastewater service to the Fort Dessau development located at 13700 Dessau Rd.

CURRENT YEAR IMPACT:

Department:	Austin Water Utility
Project Name:	Fort Dessau
Fund/Department/Unit:	4570 2307 4692
Funding Source:	Commercial Paper
Current Appropriation:	1,673,858.00
Unencumbered Balance:	1,673,858.00
Amount of This Action:	(1,673,857.20)
Remaining Balance:	<u>0.80</u>
Total Amount of this Action	<u><u>1,673,857.20</u></u>

ANALYSIS / ADDITIONAL INFORMATION: The Fort Dessau development, consisting of approximately 108.2 acres of land generally located northwest of the intersection of Dessau Road and Fish Lane (the "Property") and entirely within the City of Austin's full purpose jurisdiction is proposed to include 176 single-family residences, 53 duplexes, and 91 detached condominium units. Continental Homes of Texas, LP (the "Owner") requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER No. 3247). The Property is within the City's Impact Fee Boundary, Austin Water Utility's (AWU) service area, the Desired Development Zone, and the Harris Branch Watershed. AWU will also provide retail water service to the Property.

In accordance with Chapter 25-9 of the City Code, the City has asked the Owner to oversize the gravity wastewater interceptor, lift station, and force main in order to serve additional properties within the Harris Branch drainage basin in accordance with the City's long range planning goals for this area.

In accordance with Chapter 25-9-62(c) of the City Code, the amount of cost participation for hard costs for lift stations and force mains will be calculated on the percentage of oversizing of the pumping capacity. The estimated peak wet weather flow from the Property is projected at 249 gallons per minute. Approximately 33.2% of the capacity of the proposed lift station and force main is needed to serve the Property and approximately 66.8% is oversized.

Other terms of the agreement will provide that the Owner will: Bear all costs for financing, interest, fiscal security, accounting, insurance, inspections, permitting, easement acquisition, legal services, and other non-reimbursable soft costs associated with the project; Conform to the City's design criteria and construction standards; Construct all improvements at their cost and, after approval of construction, dedicate the facilities to the City for ownership, operation, and maintenance; Meet applicable M/WBE goals and policies established by City Council Resolution 20120112-058; Allow AWU to use the project plans and specifications approved by AWU's Director to solicit and publish invitations for bids for the construction of the improvements; and Follow standard City bidding practices and procedures, including the minority-owned business enterprise procurement program found in Title 2 of the City Code, and Chapters 212 and 252 of the Texas Local Government Code.