


Item # 7



MEMORANDUM

To: Greg Meszaros, Director
Austin Water Utility

From: Sara L. Hensley, Director 
Parks and Recreation Department

Date: March 17, 2009

Subject: Temporary Use of Parkland

Attached is a Memorandum of Understanding (MOU) that outlines the conditions and mitigation plan for **Red River to UT Transmission Main** that meets the Parks and Recreation Department's conditional approval for temporary use of parkland, located at **Hancock Golf Course "Triangle", bounded by 38th Street, 38 ½ Street and Red River Street.** Mitigation for the use of parkland has been calculated as follows:

Temporary Use: 30865 sq. ft. at \$140,822.00

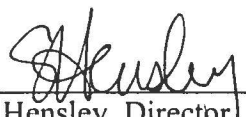
Credit toward water fees: \$56,360.00

Balance in Funds Transfer to PARD: \$84,462.00

After the review and recommendation by the Parks and Recreation Board, a Chapter 26 public hearing will be held before the City Council for final approval.

If you have any questions regarding the details of the draft MOU, please contact Ricardo Soliz, at 974-6765.

Thank you.



Sara Hensley, Director
Parks and Recreation Department

CONCURRENCE

Greg Meszaros, Director
Austin Water Utility

MOU SUMMARY SHEET

Project Name:		Red River to UT Transmission Main Project
Parkland impacted by Project:		Hancock Golf Course
Location of Parkland:		
Type of Park Use Requested (Permanent/Temporary):		30,865 sf temporary
Type of Impact to Parkland:		EXPLANATION
	Trail Closure	None
	Facility Closure/Partial Use	None
	Open Land or Feature Closure/Partial Use	Temporary - Closure
	Revenue Limitation	None
Estimated Size of Parkland Requested (sq. ft.):		30,865 sf temporary
Estimated Start Date for Parkland Use:		December 2009
Estimated Duration of Parkland Use:		13 Months
Estimated Completion of Parkland Use:		January 2011
Mitigation Proposed by PARD:		Cash and credits
Requesting Dept. Point Of Contact:		Dan W Pedersen
PARD Point of Contact:		Ricardo Soliz
Included:		
MOU Draft		
Attachment "A" (Mitigation Calculations)		Included
Attachment "B" (Location Map)		Included



MEMORANDUM OF UNDERSTANDING

TO: Greg Meszaros
Director, Austin Water Utility Department
M.O.U. # PARD-09-005

FROM: Sara Hensley
Director, Parks and Recreation Department

SUBJECT: Red River to UT Transmission Main Project – Temporary Construction Easements
FDU #: 3920-2207-6013
CIP ID#: 5267.024

DATE: (Date)

As you may know, the Utility is in the process of designing a 24" reclaimed water main to the University of Texas, and ultimately to downtown. The main will be constructed in Red River Street and has the capability of serving the Hancock Golf Course. To facilitate the construction of the main, the Utility needs to acquire staging areas for the contractor. One possible staging area is a triangular tract of land bounded by 38th Street, 38 ½ Street, and Red River, that is technically part of the Hancock Golf Course. The total area of the staging area is 30, 865 square feet.

Utility staff has been in contract with Parks and Recreation Department staff regarding this staging area and this Memorandum of Understanding is to document staff discussions and the conditions surrounding the Utility's use of the land. In summary, the Austin Water Utility is allowed to use a staging area on the Hancock Golf Course, (811 E. 41st Street). The staging area is shown on the attached exhibit. It is 30,865 square feet in area and will be used as a staging and storage area for equipment and materials to support construction of this 24" reclaimed water main.

Estimated Project Start Date: December 2009

The estimated duration of the project is 12 months.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use): December 2010

Extension/modification of parkland use must receive prior written approval from PARD.

The Austin Water Utility agrees to provide mitigation for these staging areas to Hancock Golf Course facilities. In addition to restoring the tracts to original condition, the following allowances will be made:

A) For the golf program for impact to the Hancock Golf Course proper

1. Credit toward water fees.....\$56,360.00

B) For PARD neighborhood programs for impacts

1. Payment for Trail Extension at Hancock (in cash).....\$84,462.00

Grand Total.....\$140,822.00

Austin Water Utility Point of Contact is: Dan W Pedersen

(512) 972-0074

PARD Point of Contact is: Ricardo Soliz

(512) 974-6765

(Final Authority) Approval: (Date)

Mitigation funding in the amount of One Hundred Forty Thousand Eight Hundred Twenty-Two Dollars (\$140,822.00) has been agreed to.

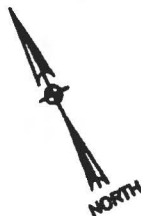
Director, Parks and Recreation Department

Date

CONCURRENCE

Director, Austin Water Utility Department

Date



SCALE: 1" = 100'

LEGEND



RIGHT OF WAY
PROPERTY LINE
TCE BOUNDARY

**THIS EXHIBIT IS FOR DISCUSSION
PURPOSES ONLY**

**WRI - RED RIVER TO UT
TRANSMISSION MAIN**

**38TH AND RED RIVER
PROPOSED TCE**

TCB AECOM

TCB INC.
408 W 18th STREET, #500
AUSTIN, TEXAS 78701
WWW.TCB.AECOM.COM

EXHIBIT No. 3

JOB No. 60039660

DATE: MAY 2008

Item # 8



MEMORANDUM

To: Howard Lazarus, Director
Public Works Department

From: Sara L. Hensley, Director
Parks and Recreation Department

Date: March 17, 2009

Subject: Permanent Use of Parkland

Attached is a Memorandum of Understanding (MOU) that outlines the conditions and mitigation plan for **West Gate Boulevard Extension – Cameron Loop to Cohoba Drive** that meets the Parks and Recreation Department's conditional approval for permanent use of parkland, located at **Piney Bend Park, 8600 West Gate Boulevard, Parcel 6**. Mitigation for the use of parkland has been calculated as follows:

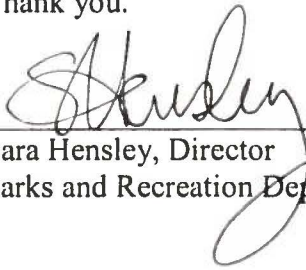
Permanent Use: 4,218 sq. ft. at \$30,128.57

Total amount of Mitigation transferred to PARD = \$30,128.57

After the review and recommendation by the Parks and Recreation Board, a Chapter 26 public hearing will be held before the City Council for final approval.

If you have any questions regarding the details of the draft MOU, please contact Ricardo Soliz, at 974-6765.

Thank you.


Sara Hensley, Director
Parks and Recreation Department

CONCURRENCE

Howard Lazarus, Director
Public Works Department

MOU SUMMARY SHEET

Project Name:		West Gate Boulevard Extension
Parkland impacted by Project:		Piney Bend Park - Parcel 6
Location of Parkland:		8601 Piney Creek Bend, 78745 TCAD 04-2223-0201
Type of Park Use Requested (Permanent/Temporary):		Permanent ROW Easement, Permanent Public Utility Easement
Type of Impact to Parkland:		EXPLANATION
		Trail Closure
		Facility Closure/Partial Use
	x	Open Land or Feature Closure/Partial Use
		Revenue Limitation
Estimated Size of Parkland Requested (sq. ft.):		4,218 sq. ft (2321 sq ft - ROW Easement; 1,897 sq. ft. - Drainage Easement)
Estimated Start Date for Parkland Use:		09-07-2009
Estimated Duration of Parkland Use:		permanent use
Estimated Completion of Parkland Use:		12-31-2010
Mitigation Proposed by PARD:		\$30,128.57
Requesting Dept. Point Of Contact:		Annie Van Zant, Public Works, ESD - 974-2825
PARD Point of Contact:		Robert Brennes, Park Planning, Design & Construction - 974-6722
Included:		
MOU Draft		09-003
Attachment "A" (Mitigation Calculations)		
Attachment "B" (Location Map)		x



MEMORANDUM OF UNDERSTANDING

TO: Howard Lazarus
Director, Public Works Department

M.O.U. # PARD 09-003

FROM: Sara Hensley
Director, Parks and Recreation Department

SUBJECT: West Gate Boulevard Extension – Cameron Loop to Cohoba Drive

FDU #; (number) ; Subproject I.D.: 7400.001

DATE: (mm/dd/yy)

Public Works Department (PWD) is allowed to use the parkland located at **8600 West Gate Boulevard, Parcel 6 (Piney Bend Park)** as part of the work site for the above referenced project, as indicated in Attachment "B" (Location Map).

The tract is to be used for Permanent Use (4,218 sq. ft.)

The estimated Project Start Date is September 7, 2009

The estimated duration of the project is 479 Calendar Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is December 31, 2010.

Extension/modification of parkland use must receive prior written approval from PARD. Additional fees will be assessed at the same daily rate as stated in Attachment "A" of this M.O.U.

Public Works Department is in agreement to provide the following mitigation in return for use of the parkland:

Funds Transfer in the amount of Thirty Thousand One Hundred Twenty-Eight Dollars and Fifty-One Cents (\$30,128.57) to be paid within 30 Calendar Days after execution of this Memorandum of Understanding.

PWD Point of Contact is: Annie Van Zant

Phone Number: 974-2825

PARD Point of Contact is: Ricardo Soliz

Phone Number: 974-6765

(Final Authority) Approval: (Date)

Mitigation funding in the amount of Thirty Thousand One Hundred Twenty-Eight Dollars and Fifty-One Cents (\$30,128.57) has been agreed to.

Sara Hensley
Director, Parks and Recreation Department

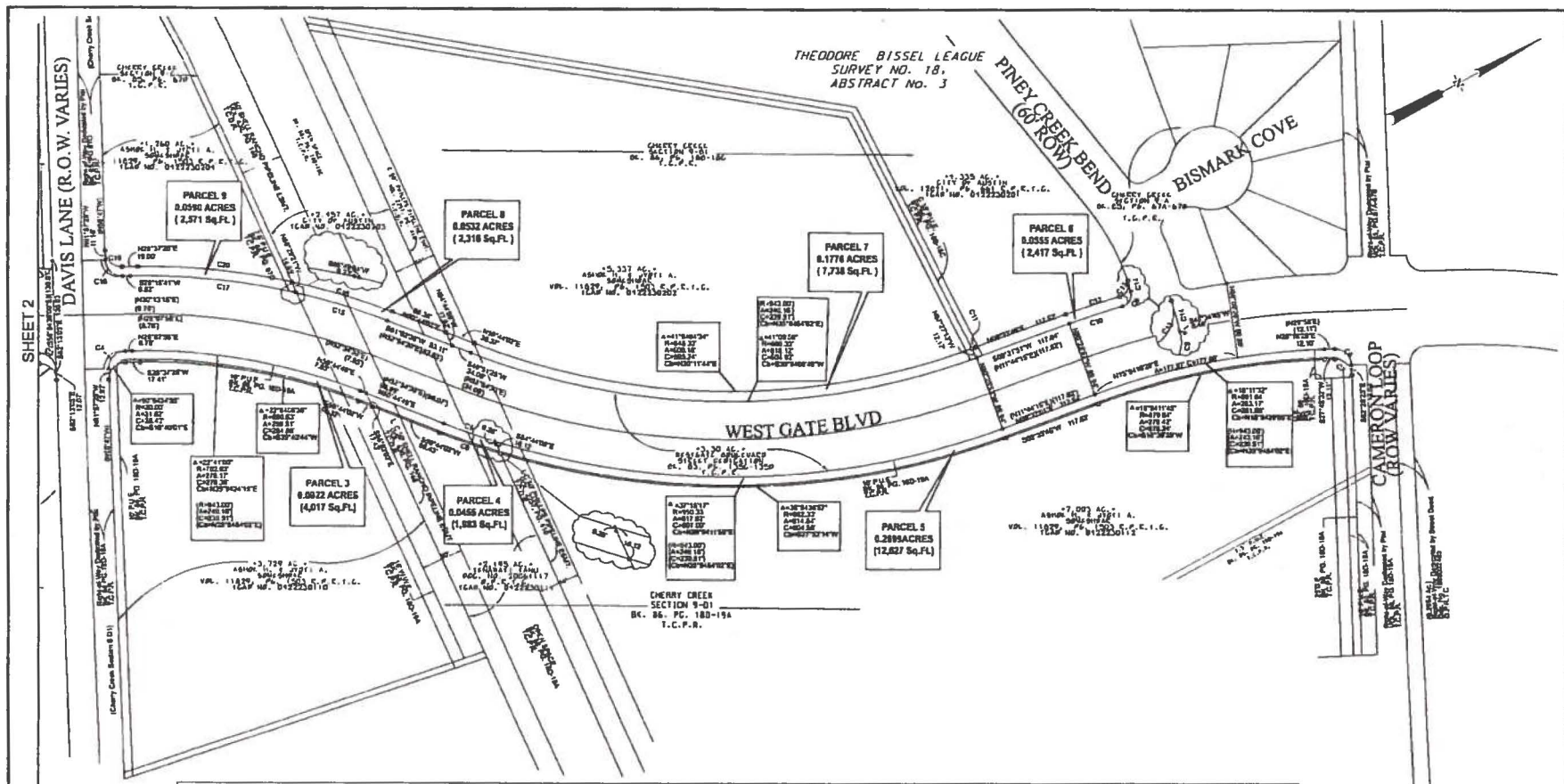
Date

CONCURRENCE

(Name)
Director, (Requesting) Department

Date

Attachments: A (Mitigation Calculation Worksheet)
B (Location Map)



CURVE DATA

C4 Δ=90°9400'23" R=20.00' A=31.42' C=28.29' Cb=N16°52'14"W (R=20.00') (A=31.41') (C=28.28') (Cb=N14°9447'W)	C5 Δ=03°9454'51" R=950.33' A=64.92' C=64.91' Cb=N48°46'59"E (R=950.33') (A=65.24') (C=65.23') (Cb=N50°9456'30"E)	C6 Δ=89°9455'46" R=19.94' A=31.30' C=28.18' Cb=N72°40'58"E (R=950.33') (A=65.24') (C=65.23') (Cb=N50°9456'30"E)	C7 Δ=89°9448'05" R=20.00' A=31.35' C=28.24' Cb=S72°39'33"W	C8 Δ=04°9433'18" R=962.33' A=76.51' C=76.49' Cb=S48°27'22"W	C9 Δ=89°9425'49" R=15.00' A=23.41' C=21.11' Cb=S30°46'41"E (R=15.00') (A=23.48') (C=21.15') (Cb=S29°9414'15"E)	C10 Δ=03°9455'06" R=981.84' A=67.15' C=67.13' Cb=S11°36'46"W (R=981.84') (A=66.79') (C=66.78') (Cb=S13°9441'15"W)	C11 Δ=00°9405'41" R=846.33' A=1.40' C=1.40' Cb=N09°36'41"E	C12 Δ=03°9455'02" R=893.84' A=67.95' C=67.93' Cb=N11°31'17"E
C13 Δ=92°9430'23" R=15.00' A=24.22' C=21.67' Cb=N32°46'23"W	C14 Δ=02°9444'49" R=272.00' A=13.04' C=13.04' Cb=S77°39'10"E	C15 Δ=08°9408'12" R=792.63' A=112.56' C=112.47' Cb=S48°39'42"W (R=796.60') (A=112.65') (C=112.58') (Cb=S48°9450'15"W)	C16 Δ=08°9455'57" R=804.63' A=125.44' C=125.32' Cb=N46°16'04"E	C17 Δ=14°9432'24" R=792.63' A=201.14' C=200.61' Cb=S35°19'24"W (R=792.60') (A=201.18') (C=200.65') (Cb=S37°9429'45"W)	C18 Δ=90°9416'39" R=20.00' A=31.51' C=28.35' Cb=S73°02'55"W (R=20.00') (A=31.41') (C=28.28') (Cb=S75°9413')	C19 Δ=89°9425'05" R=20.00' A=31.21' C=28.14' Cb=N73°10'59"E	C20 Δ=13°9410'39" R=804.63' A=185.06' C=184.65' Cb=N35°12'46"E	

REV	BY	DATE	REVISION DESCRIPTION

THE SCALE APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JENNIFER C. L. L. E., L.C.E. 10881

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
WEST GATE BOULEVARD EXTENSION
CAMERON LOOP TO COHIBA DRIVE
RIGHT OF WAYS AND EASEMENTS MAP 2

NOTES	NAME	DATE
SURVEY BY		01/07
DRAWN BY		01/07
CHECKED BY	JL	01/07
DESIGNED BY	TC	01/07
REVIEWED BY	CT	01/07

SCALE IN FEET

APPROVED BY: _____ DATE: _____

WATERMARK PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT


SHEET NUMBER 7 OF 106

Item # 9



MEMORANDUM

To: Greg Meszaros, Director
Austin Water Utility

From: Sara L. Hensley, Director
Parks and Recreation Department 

Date: March 17, 2009

Subject: Permanent and Temporary Use of Parkland

Attached is a Memorandum of Understanding (MOU) that outlines the conditions and mitigation plan for **Downtown Wastewater Tunnel** that meets the Parks and Recreation Department's conditional approval for permanent and temporary use of parkland, located at **various sites, from Butler Ballfields to Krieg Fields**. Mitigation for the use of parkland has been calculated as follows:

Permanent Use: 296,233 sq. ft. at \$733,47.79

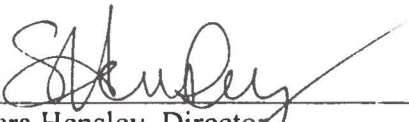
Temporary Use: 347,617 sq. ft. at \$595,537.27

Total amount of Mitigation transferred to PARD = \$1,329,012.06

After the review and recommendation by the Parks and Recreation Board, a Chapter 26 public hearing will be held before the City Council for final approval.

If you have any questions regarding the details of the draft MOU, please contact Ricardo Soliz, at 974-6765.

Thank you.



Sara Hensley, Director
Parks and Recreation Department

CONCURRENCE

Greg Meszaros, Director
Austin Water Utility

MOU SUMMARY SHEET

Project Name:		Downtown Wastewater Tunnel	
Parkland impacted by Project:		5 Small, Discrete Parcels -- Sand Beach Preserve, Butler Shores, Auditorium Shores, Festival Beach, Krieg Fields	
Location of Parkland:		See attached map.	
Type of Park Use Requested (Permanent/Temporary):		Temporary and Permanent	
Type of Impact to Parkland:		EXPLANATION	
		Trail Closure	
	x	Facility Closure/Partial Use	One softball field at Krieg Field must be closed for the duration of the project.
	x	Open Land or Feature Closure/Partial Use	All other locations will require closure of a portion of parkland.
	X	Revenue Limitation	Revenue lost by softball field closure partially offset by new volleyball fields.
Estimated Size of Parkland Requested (sq. ft.):		410,000 sq ft for temporary use. 60,000 sq ft for permanent use. Plus deep-tunnel use.	
Estimated Start Date for Parkland Use:		December 2009	
Estimated Duration of Parkland Use:		2 1/2 years	
Estimated Completion of Parkland Use:		May 2012	
Mitigation Proposed by PARD:		\$1,329,012.06	
Requesting Dept. Point Of Contact:		Lora Teed	
PARD Point of Contact:		Robert Brennes	
Included:			
MOU Draft			
Attachment "A" (Mitigation Calculations)			
Attachment "B" (Location Map)		X	



MEMORANDUM OF UNDERSTANDING

TO: Greg Meszaros
Director, Austin Water Utility

M.O.U. # PARD 08-042

FROM: Sara Hensley
Director, Parks and Recreation Department

SUBJECT: Downtown Wastewater Tunnel

FDU #; 4570-2307-8711 ; Subproject I.D.: 5481.001

DATE: (mm/dd/yy)

Austin Water Utility is allowed to use five (5) discrete parcels at locations (as indicated in Attachment "B", Location Maps) along the existing North Austin Interceptor (NAI) and South Austin Interceptor (SAI) alignments to accommodate access shafts for the construction and future maintenance of the tunnel. While the Downtown Wastewater Tunnel will traverse parkland for some of its alignment, the tunnel will be located at a depth of 50 to 80 feet and will not impact Parkland while under construction or while in use. The only access to the tunnel Austin Water Utility will require, while under construction or while in use, will be at the five shaft locations. This access will be minimal during the life of the Downtown Wastewater Tunnel, occurring at anticipated intervals of 5 to 10 years.

Lamar Shaft:

The Lamar Shaft is located in the roughly triangular area bordered by Lamar Boulevard to the east, BR Reynolds to the west, and Cesar Chavez to the south (see attached aerial photo for definition of the parcel). Less than one acre will be required as temporary workspace. During construction, the site may be used to construct the access shaft; construct the necessary infrastructure to transfer wastewater flows from the NAI to the Downtown Wastewater Tunnel (referred to as a junction box); remove the tunnel boring machine; store supplies for the construction of the wastewater line, including pipe and grout; and place pipe and grout into the tunnel.

This site is required to relieve wastewater flows from the NAI before they reach the Shoal Creek Lift Station. This will allow the Austin Water Utility to decommission the aging Shoal Creek Lift Station.

The Lamar Shaft is considered a limited-service shaft for construction purposes. Activities at this site are anticipated to take about nine (9) months.

Toomey Shaft:

The Toomey Shaft is an existing shaft built during the construction of the Barton Creek Lift Station Relief tunnel and currently houses a temporary lift station. Approximately 2.5 acres will be required for temporary workspace. During construction, the site may be used to temporarily bypass wastewater flows from the Barton Creek Lift Station Relief Tunnel to the SAI; insert the tunnel boring machine; remove material from the tunnel as construction progresses; remove the tunnel boring machine; store supplies for the construction of the wastewater line, including pipe and grout; and place pipe and grout into the tunnel.

This site is required to intersect the Barton Creek Lift Station Relief Tunnel and decommission the temporary Toomey Lift Station.

The Toomey Shaft is considered a full-service shaft for construction purposes. Activities at this site are anticipated to take about one nine (9) months.

Riverside Shaft:

The Riverside Shaft is located at the south-west intersection of S 1st Street and Riverside Drive, near Palmer Events Center and the Long Center for Performing Arts. Approximately ½ acre will be required for temporary workspace. During construction, the site may be used to construct the access shaft; construct a junction box to transfer flows from the SAI to the Downtown Wastewater Tunnel; remove the tunnel boring machine; store supplies for the construction of the wastewater line, including pipe and grout; and place pipe and grout into the tunnel.

This site is required to relieve wastewater flows from the SAI.

The Riverside Shaft is considered a limited-service shaft for construction purposes. Activities at this site are anticipated to take about nine (9) months.

Comal Shaft:

The Comal Shaft is located at the north-west intersection of Comal Street and Festival Beach Drive. Approximately 3 acres will be required for temporary workspace. During construction, the site may be used to construct the access shaft; insert the tunnel boring machine; remove material from the tunnel as construction progresses; remove the tunnel boring machine; store supplies for the construction of the wastewater line, including pipe and grout; and place pipe and grout into the tunnel. This site is required to provide Austin Water Utility access for the future relief of additional flows from the NAI.

Since this site may be used by the contractor during construction as the primary site of their tunneling operation, the Comal Shaft is considered to be a full-service shaft for construction purposes. However, the duration and extent of activities on this site is dependent upon how the contractor establishes their operation. To phrase the issue another way, it is possible that the Comal Shaft site will be a limited-service shaft for construction purposes. At most, activities at this site are anticipated to be a maximum of one and a half (1.5) years.

Krieg Shaft:

The Krieg Shaft is located east of Pleasant Valley Road and south of the Colorado River near the Krieg softball fields. Approximately 2.5 acres will be required for temporary workspace. This workspace requires the temporary use of the smallest of the Krieg softball fields. During construction, the site may be used to construct the access shaft; insert the tunnel boring machine; remove material from the tunnel as construction progresses; store supplies for the construction of the wastewater line, including pipe and grout; and place pipe and grout into the tunnel.

This site is required to connect to the Govalle Tunnel which conveys wastewater to the SAR.

Since this site may be used by the contractor during construction as the primary site of their tunneling operation, the Krieg Shaft is considered to be a full-service shaft for construction purposes. However, the duration and extent of activities on this site is dependent upon how the contractor establishes their operation. To phrase the issue another way, it is possible that the contractor will elect to move their operation to the Comal Shaft site, and minimize their presence at Krieg Field. At most, activities at this site are anticipated to be a maximum of two and one half (2.5) years.

Final Condition:

At the completion of the project, the parkland at each shaft site will be restored for public use. This includes the restoration of the softball field at Krieg. The project will leave concrete pads at-grade (on the ground surface) of approximately twenty (20) feet in diameter with manholes or access hatches for maintenance of the tunnel. Austin Water Utility will retain access to each shaft for maintenance and repair of the tunnel as needed.

The tracts are to be used for Work areas, staging and spoils and access points.

The estimated Project Start Date is **September 2009**

The estimated duration of the project is **Nine Hundred Thirteen (913) Calendar** Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is **March 2012**.

Extension/modification of parkland use must receive prior written approval from PARD. Additional fees will be assessed at the same daily rate as stated in Attachment "A" of this M.O.U.

Austin Water Utility is in agreement to provide the following mitigation in return for use of the parkland:

For the use of the land, Austin Water Utility will provide the Parks and Recreation Department \$1,329,012.06 (One Million Three Hundred Twenty-Nine Thousand Twelve Dollars and Six Cents) as shown in the attached calculation. This mitigation is for the impact to park users during the construction of the project.

The calculation for the mitigation takes into consideration the temporary use of each site, the permanent access the Austin Water Utility must retain for access to each site, the subsurface use for the tunnel alignment as it crosses parkland, and loss of revenue for the temporary removal of the softball field at Krieg Fields.

In addition to these mitigation dollars Austin Water Utility has minimized the impact to parkland by carefully considering each shaft site. The sites were selected to have minimal impact on park users, while accomplishing the required goals of the project. Each shaft site was analyzed for its intended use, and the footprint of each site was made as small as possible for the activities that must occur.

As discussed with Parks and Recreation Department staff, the mitigation dollars are planned to construct two multi-purpose fields at Roy G. Guerro Colorado River Park as part of a construction package that will be bid in February 2009. The multi-purpose fields were planned and designed; however, prior to this agreement, funding was not identified to construct them. In addition, mitigation dollars are planned for the installation of lighting for volleyball fields at Krieg Fields, which will increase the possible revenue PARD can generate from those fields. After these planned improvements, there will be significant mitigation dollars remaining from the \$1,329,012.06 sum to fund other improvements as PARD identifies them.

The Funds Transfer is to be paid **within 30 Calendar Days after execution of this Memorandum of Understanding.**

Austin Water Utility Point of Contact is: **Steven Schrader**

Phone Number: **703-6635**

Public Works Point of Contact is: **Lora Teed**

Phone Number: **974-7025**

PARD Point of Contact is: **Ricardo Soliz**

Phone Number: **974-6765**

(Final Authority) Approval: **(Date)**

Mitigation funding in the amount of **One Million Three Hundred Twenty-Nine Thousand Twelve Dollars and Six Cents (\$1,329,012.06)** has been agreed to.

Sara Hensley
Director, Parks and Recreation Department

Date

CONCURRENCE

Greg Meszaros
Director, Austin Water Utility Department

Date

Attachments: A (Mitigation Calculation Worksheet)
B (Location Map)

