

Posting Language

Recommend approval to negotiate and execute a cost participation agreement with Blackburn Group, LLC for the City to reimburse the developer for an amount not to exceed \$668,000.00 for costs associated with the design and construction of an oversized water main and appurtenances related to Service Extension Request No. 3985R that will provide water service to a proposed mixed-use development located at 5601 Durango Pass. (District 1)

Lead Department

Austin Water

Client Department

Austin Water Assistant Director of Environmental, Planning & Development Services, Kevin Critendon

Fiscal Note

Funding is available in the Fiscal Year 2022-2023 Capital Budget of Austin Water.

Prior Council Action

N/A

Council Committee, Boards and Commission Action

September 14, 2022 - To be reviewed by the Water & Wastewater Commission.

Additional Backup Information

The East Parke Subdivision Phase 2 project consists of approximately 30.42 acres of land out of the approximately 68-acre East Parke Subdivision located at 5601 Durango Pass (the “Property”). The Property is located entirely within the City of Austin’s (the “City”) Full-Purpose Jurisdiction, Impact Fee Boundary, Austin Water’s service area for water, the Desired Development Zone, and the Walnut Creek Watershed. A map of the property location is attached.

Blackburn Group, LLC (the “Applicant”) is proposing to develop approximately 300 multi-family units and approximately 110,000 sq. ft. of retail space. The Applicant requested that the City provide water utility service to the Property as proposed in Service Extension Request (SER) No. 3985R. Austin Water will also provide retail wastewater service to the Property.

In accordance with Chapter 25-9 of the City Code, the City has asked the Applicant to oversize the water main in order to serve additional properties within the Central water pressure zone consistent with the City’s long range planning goals for this area. If approved by City Council, the City will cost participate in this construction project only to the extent of the City’s proportionate share of the oversized main.

The proposed oversized improvements include construction of approximately 3,100 feet of 16-inch water main from the existing 16-inch water main located at the northwest corner of the Property, south along the western boundary of the Property to the existing 16-inch water main located south of Loyola Lane in Ed Bluestein Boulevard.

The City will reimburse the Applicant for an overall total amount not to exceed \$668,000.00 for hard costs and soft costs. Hard costs include, but are not limited to, construction and materials. Soft costs include, but are not limited to, preliminary engineering reports, surveying, geotechnical studies, design, and project management. The City's cost participation by project component is as follows:

- For costs of the 16-inch water main (the minimum pipe diameter of 12 inches required to serve the Property to an oversized 16-inch) and appurtenances, the City's maximum participation consists of: (1) hard costs, in an amount not to exceed 25% of the hard costs of the 16-inch water main and appurtenances, and (2) soft costs, in an amount not to exceed 15% of the City's hard cost participation amount.

Other terms of the agreement will require that the Applicant:

- Pay 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 the City's final approval of the construction, dedicate the facilities to the City for ownership, operation, and maintenance;
- Allow the City to use the project plans and specifications approved by the City to solicit and publish invitations for bids for the construction of the improvements; and
- Follow the City's standard bidding practices and procedures, including the minority-owned business enterprise procurement program found in Title 2 of the City Code, and Texas Local Government Code Chapters 212 and 252.

The proposed project will be managed through Austin Water staff and is located in zip code 78724, in City Council District 1.

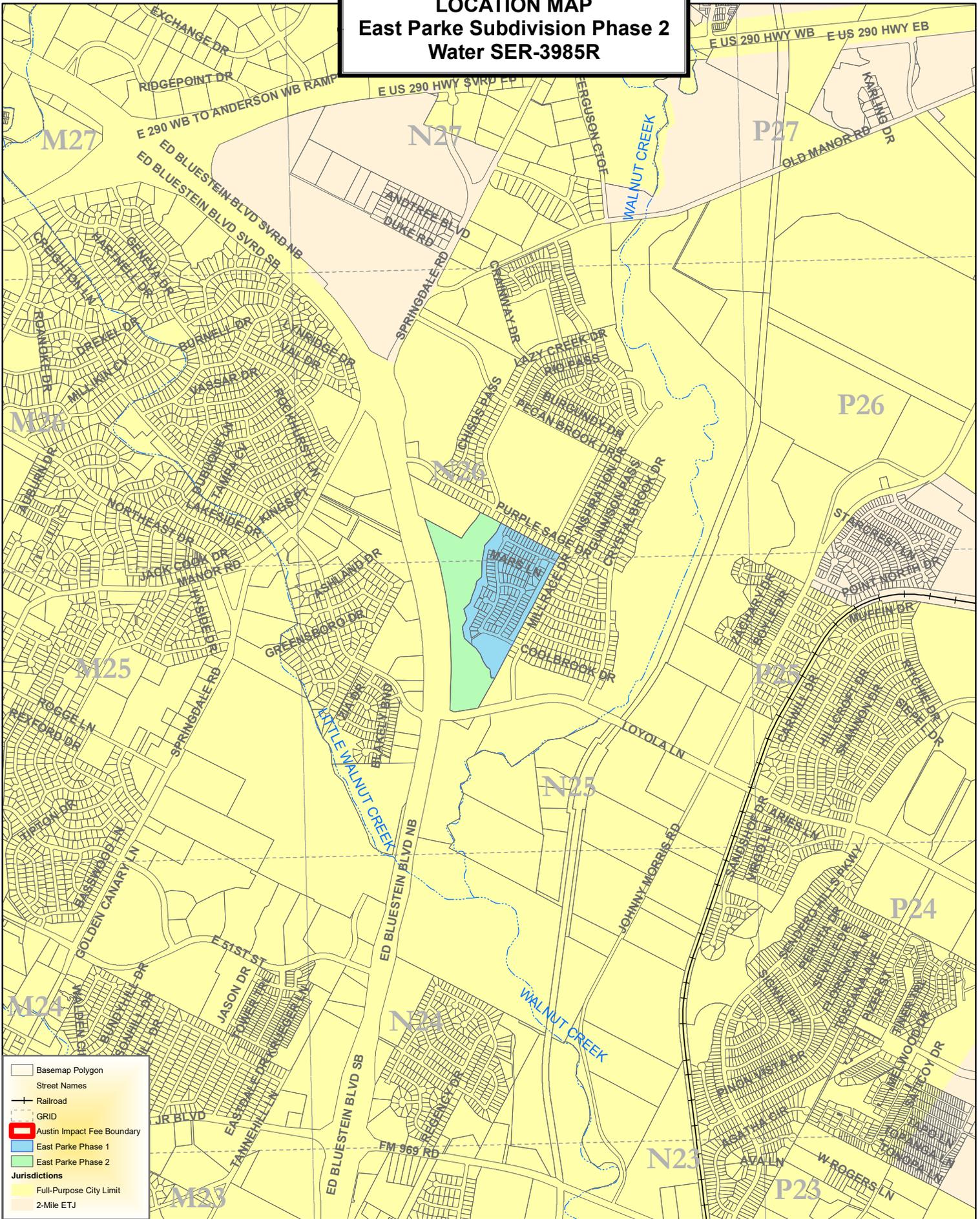
Strategic Outcome(s)

Government that Works for All

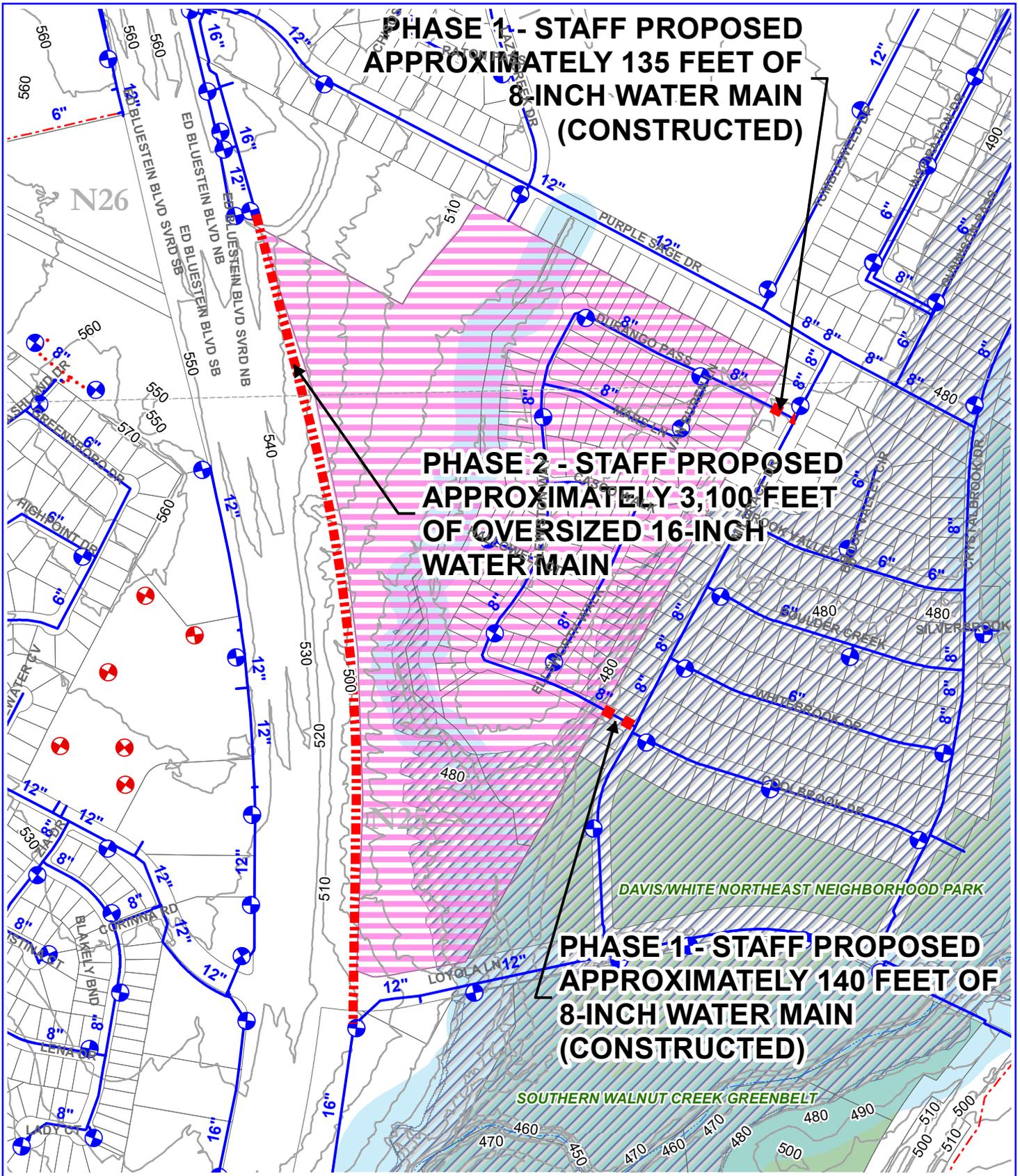
LOCATION MAP

East Parke Subdivision Phase 2

Water SER-3985R



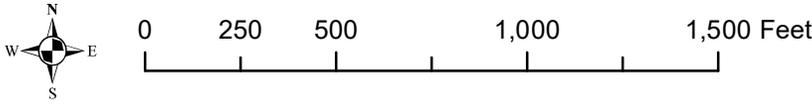
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
8/16/2022



**PHASE 1 - STAFF PROPOSED
APPROXIMATELY 135 FEET OF
8-INCH WATER MAIN
(CONSTRUCTED)**

**PHASE 2 - STAFF PROPOSED
APPROXIMATELY 3,100 FEET
OF OVERSIZED 16-INCH
WATER MAIN**

**PHASE 1 - STAFF PROPOSED
APPROXIMATELY 140 FEET OF
8-INCH WATER MAIN
(CONSTRUCTED)**



- Subject Tract
- 100-Year COA Floodplain
- Critical Water Quality Zone

W. S.E.R. Name: East Parke Subdivision (Revised)

W. S.E.R. Number: 3985R

Utility Development Services Plotted 8/16/2022

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