

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	28861	<b>Agenda Number</b>	8.
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<b>Meeting Date:</b>	12/12/2013	<b>Department:</b>	Austin Water Utility
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Subject

Authorize negotiation and execution of a Community Facilities Agreement with Seaholm Power Development, LLC, or the successor developer, for the design and construction of certain reclaimed water improvements and water main improvements required with the development of the Seaholm Power Plant Redevelopment Project and the new Central Library, for a cost reimbursement amount not to exceed \$191,000.

Amount and Source of Funding

Funding is available in the amount of \$191,000 in the Fiscal Year 2013-2014 Capital Budget of the Austin Water Utility.

Fiscal Note

A fiscal note is attached.

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	<p>April 28, 2005 - Council selected Seaholm Development, LLC, as the master developer to redevelop the Seaholm Power Plant site.</p> <p>April 10, 2008 - Council authorized negotiation and execution of a Master Development Agreement with Seaholm Development, LLC.</p> <p>June 7, 2012 - Council approved the First and Second amendments to Master Development Agreement with Seaholm Development, LLC.</p>
<b>For More Information:</b>	David Juarez, 972-0191; Fred Evins, 974-7131; Denise Avery, 972-0104
<b>Boards and Commission Action:</b>	November 13, 2013 - Recommended by the Water and Wastewater Commission on a 6-0 vote.
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

Additional Backup Information

Austin Water Utility seeks authorization to negotiate and execute a Community Facilities Agreement with Seaholm Power Development, LLC, ("Seaholm") for reimbursement of the design and construction costs associated with the installation of approximately 140 feet of 8-inch reclaimed water main, 150 feet of 12-inch water main, and 120 feet of 8-inch and 4-inch water service mains to provide reclaimed, domestic water and internal fire protection services in an amount not to exceed \$191,000.

The proposed agreement, pursuant to Section 271.908 of the Texas Government Code, allowing a local government entity to contract with private entities for the design, development, finance, maintenance, operation, or construction of civil works projects, includes the installation of a reclaimed water main and water mains to serve the new Central Library and the Seaholm Power Plant Redevelopment. Austin Water Utility expects to reduce costs and avoid delays through use of the proposed agreement which allows Seaholm's General Contractor to install the necessary improvements concurrent with other construction work at the Seaholm site.

The proposed 140 feet of 8-inch reclaimed water main to be constructed under the proposed agreement will eventually become part of a larger reclaimed water project that will serve the Seaholm Power Plant Redevelopment and the new Central Library. Seaholm would construct the proposed 8-inch reclaimed water main during the construction of West Avenue, a requirement of the Seaholm Power Plant Redevelopment. The City will reimburse Seaholm for an amount not to exceed \$35,000.

Portions of an existing 12-inch water main that traverses east/west across the southern side of the Seaholm site will be relocated (approximately 150 feet) to provide a "looped" water system that is required to provide fire protection to the new Central Library and provide additional redundancy for the Seaholm Power Plant Redevelopment. The City will reimburse Seaholm for an amount not to exceed \$100,000.

Seaholm would design and construct approximately 120 feet of 8-inch and 4-inch water service mains with the West Avenue improvements. The water service mains would provide domestic water and internal fire protection water to the new Central Library. The City will reimburse Seaholm for an amount not to exceed \$56,000.