Recommendation for
Water & Wastewater Commission

Commission Meeting Date:	October 11, 2017
Council Meeting Date:	November 9, 2017
Department:	Austin Water
Client:	Bart Jennings and Kevin Critendon

SUBJECT
Authorize the negotiation and execution of an amendment to the cost reimbursement agreement with OSF West Fifth, LP to increase the amount of the City's cost reimbursement by $44,981 for a total amount not to exceed $112,256. (District 9)

AMOUNT AND SOURCE OF FUNDING
Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Water.

Purchasing Language:	N/A
Prior Council Action:	December 1, 2016- Council approved an agreement with OSF West Fifth, LP for the City to reimburse the developer for costs associated with the design and construction of an oversized water main and appurtenances.
Boards and Commission Action:	October 11, 2017 – To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The "West 5th Street Self-Storage" project consists of approximately 1.06 acres of land located at 1411 W 5th Street (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, the Desired Development Zone, and the Lady Bird Lake Watershed. A map of the property location is attached.
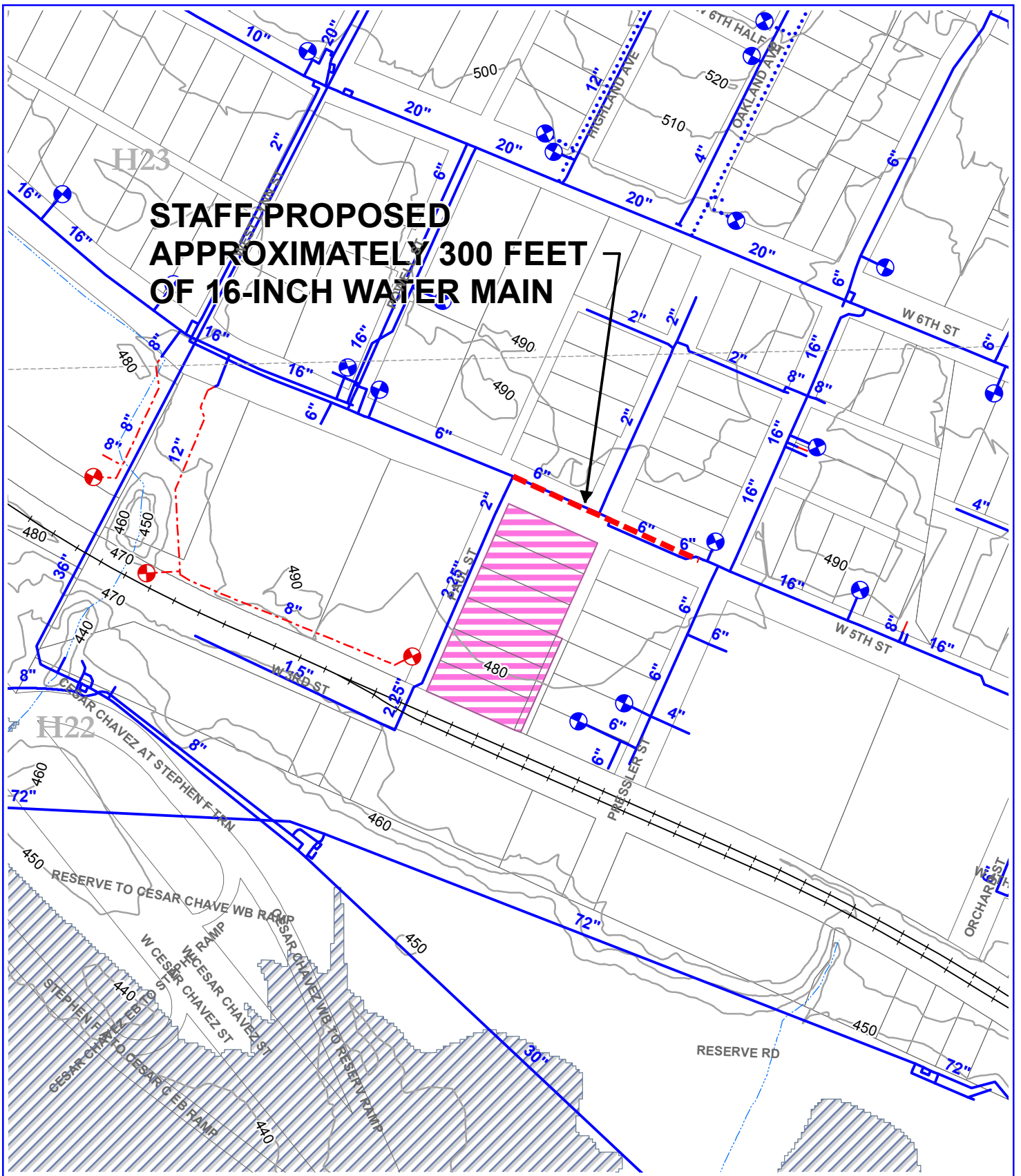
OSF West Fifth, LP (the "Owner") is proposing to develop approximately 191,744 sq. ft. self-storage facility and 3,078 sq. ft. retail space. Service Extension Request Number 3836R (SER-3836R) was submitted and approved to provide City water utility service to the Property. As authorized by City Council on December 1, 2016, the City and the Owner executed a Cost Reimbursement Agreement (the "Agreement") on May 10, 2017 for $67,275 of hard costs and soft costs for the existing 6-inch water main to be replaced by an oversized 16-inch water main and appurtenances as proposed in SER-3836R.

Under the Agreement, the Owner will construct approximately 300 feet of 16-inch water main in the left lane of West 5th Street between Paul Street and Pressler Street and convey the water improvements to the City for the City's ownership, operation, and maintenance. These water improvements were oversized and required by the City in order to serve additional properties within the Central North water pressure zone consistent with the City's long-range planning goals for this area. Under the provisions of the executed Cost Reimbursement Agreement, the City agreed to reimburse the actual hard construction costs of the water main, including City-approved change orders associated with the approved plans, and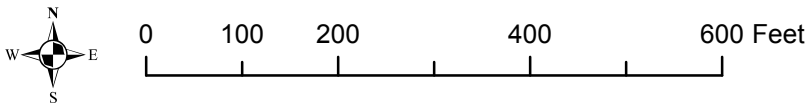 15% of the hard costs for soft costs. Construction bids for the oversized water improvements were received by the City on August 10. 2017 and the City's proportional share of the certified low bid is in excess of the Council approved reimbursement amount. The bids received exceeded the original cost estimate primarily due to an increase in material and construction costs and scope changes between the preliminary and final design phases. The original cost estimate was prepared at a preliminary phase of the Project based on the conceptual water service plan identified in SER-3836R. During the design phase, the project scope was refined as design and construction details were further explored (e.g. utility conflicts, traffic control measures, pavement repair limits, geographic considerations, site constraints, etc.).

Under the proposed amendment to the Agreement, the City will reimburse an overall total amount not to exceed $112,256 for the actual hard costs and soft costs associated with the construction of the oversized water main. This amount is a $44,981 increase from the City Council's previously approved reimbursement amount.

The proposed project will be managed through Austin Water and is located in zip code 78703, in City Council District 9.

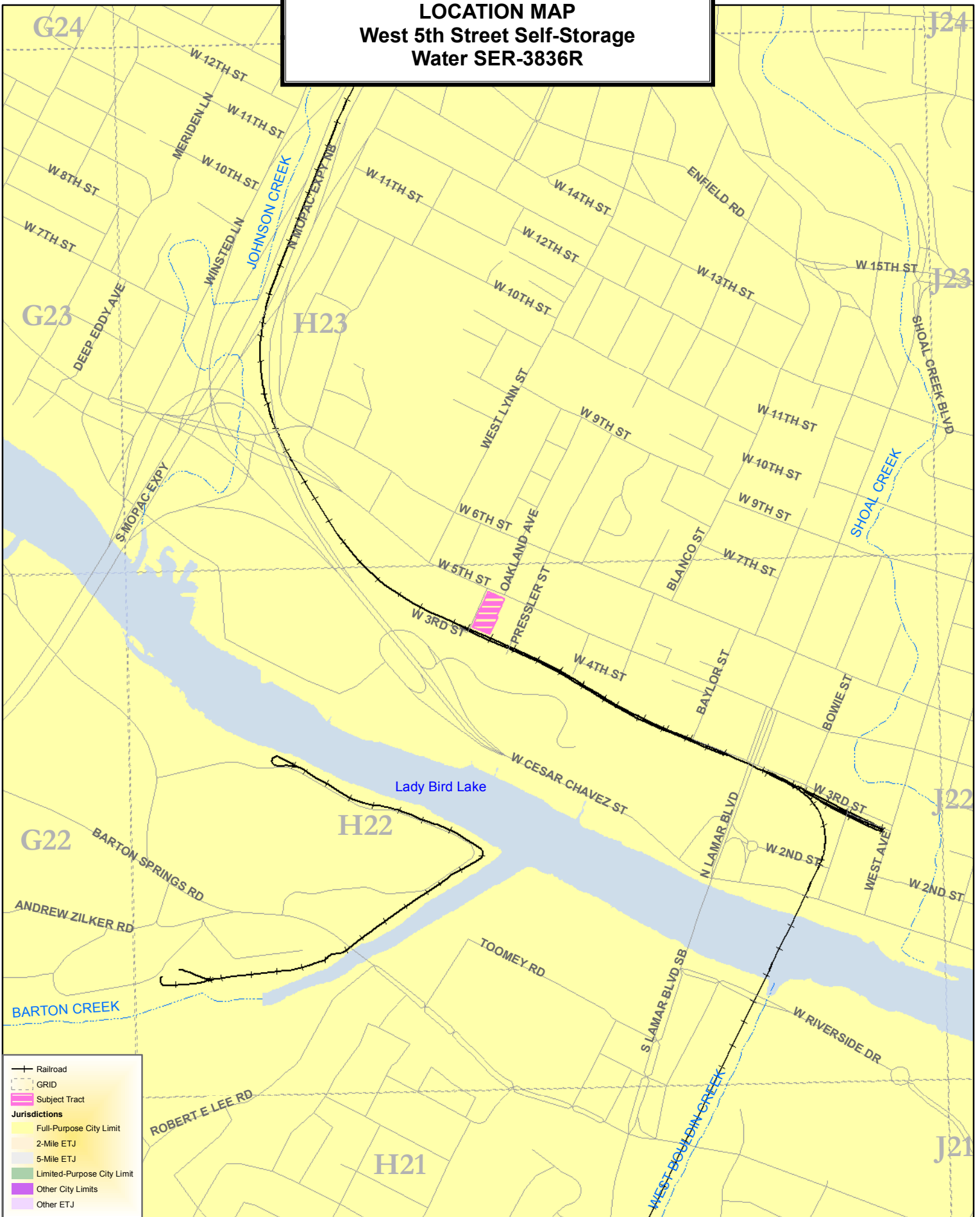STAFF PROPOSED
APPROXIMATELY 300 FEET
OF 16-INCH WATER MAIN

W. S. E. R. Name: West 5th Street Self-Storage (Revised)
W. S. E. R. Number: 3836R

Utility Development Services Plotted 10/07/2016

Subject Tract

100-yr FEMA Floodplain

0   100   200   400   600 Feet

LOCATION MAP
West 5th Street Self-Storage
Water SER-3836R

G24   J24

W 12TH ST
MERIDEN LN
W 11TH ST
W 10TH ST
W 8TH ST
WINSTED LN
W 7TH ST
JOHNSON CREEK
N MOPAC EXPY NB
W 11TH ST
W 14TH ST
ENFIELD RD
W 12TH ST
W 10TH ST
W 13TH ST
W 15TH ST
J23
SHOAL CREEK BLVD

DEEP EDDY AVE
G23
H23
WEST LYNN ST
W 9TH ST
W 11TH ST
W 10TH ST
SHOAL CREEK

S MOPAC EXPY
W 6TH ST
OAKLAND AVE
W 9TH ST
BLANCO ST
W 7TH ST

W 5TH ST
W 3RD ST
PRESSLER ST
W 4TH ST
BAYLOR ST
BOWIE ST
J22

W CESAR CHAVEZ ST

Lady Bird Lake
H22
G22
BARTON SPRINGS RD
ANDREW ZILKER RD
N LAMAR BLVD
W 3RD ST
W 2ND ST
WEST AVE
W 2ND ST

BARTON CREEK
TOOMEY RD
S LAMAR BLVD SB
W RIVERSIDE DR

ROBERT E LEE RD
H21
WEST BOULDIN CREEK
J21

Legend
+—+ Railroad
GRID
Subject Tract

Jurisdictions
Full-Purpose City Limit
2-Mile ETJ
5-Mile ETJ
Limited-Purpose City Limit
Other City Limits
Other ETJ

N W E S

0   500   1,000   2,000   3,000   Feet

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10/11/2016