



## Recommendation for Action

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**File #:** 20-2798, **Agenda Item #:** 5.

9/17/2020

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### **Posting Language**

Authorize the negotiation and execution of a cost participation agreement with Lennar & Village Builders Austin ("Lennar") for the City to reimburse Lennar for an amount not to exceed \$1,123,320.00 for costs associated with the design and construction of an oversized lift station and force main related to Service Extension Request No. 2828R4 that will provide wastewater service to a proposed single-family development located south of Wells Branch Parkway and east of Immanuel Road.

### **Lead Department**

Austin Water.

### **Fiscal Note**

Funding is available in the Fiscal Year 2020-2021 Capital Budget of Austin Water.

### **For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov) <<mailto:AgendaOffice@austintexas.gov>>.

### **Council Committee, Boards and Commission Action:**

September 9, 2020 - To be reviewed by the Water and Wastewater Commission.

### **Additional Backup Information:**

The Entrada Subdivision project consists of approximately 241 acres of land located south of Wells Branch Parkway and east of Immanuel Road (the "Property"). The Property is located within the City of Austin's (the "City") 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for water and wastewater, the Desired Development Zone, and the Gilleland Watershed. A map of the property location is attached.

Lennar & Village Builders Austin (the "Applicant") is proposing to develop approximately 821 single-family homes. The Applicant requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 2828R4. Austin Water will provide retail water service to the Property.

In accordance with Chapter 25-9 of the City Code, the City has asked the Applicant to oversize the lift station and force main in order to serve additional properties within the Gilleland drainage basin 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 lift station and force main.

The proposed oversized improvements include construction of a public lift station estimated at 390 GPM (Gallons Per Minute) and approximately 1,500 feet of force main from the proposed lift station to an 8-inch gravity wastewater main in Entrada Tranquila Way.

The City will reimburse the Applicant for an overall total amount not to exceed \$1,123,320.00 for hard costs

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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 oversized lift station and force main (the minimum pumping capacity of 134 GPM required to serve the Property to an oversized pumping capacity of 390 GPM) and appurtenances, the City's maximum participation consists of: (1) hard costs, in an amount not to exceed 66% of the hard costs of the lift station and force main and appurtenances, and (2) soft costs, in an amount not to exceed 15% of the City's hard cost participation amount.

To serve the Property, the Applicant will additionally be required to construct, at their own cost:

- An approximately 900 GPM lift station within the southern portion of the Property (Phase 1 lift station),
- Approximately 4,700 feet of 8-inch force main from the Phase 1 lift station to the existing 15-inch gravity wastewater main in Crystal Bend Drive, and
- Approximately 2,000 feet of 8-inch gravity wastewater main from the Phase 1 lift station north within the Property.

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 78660, near City Council Districts 1 and 7.

**Strategic Outcome(s):**

Government That Works For All.