

The Confluence

(formerly Creek Delta)

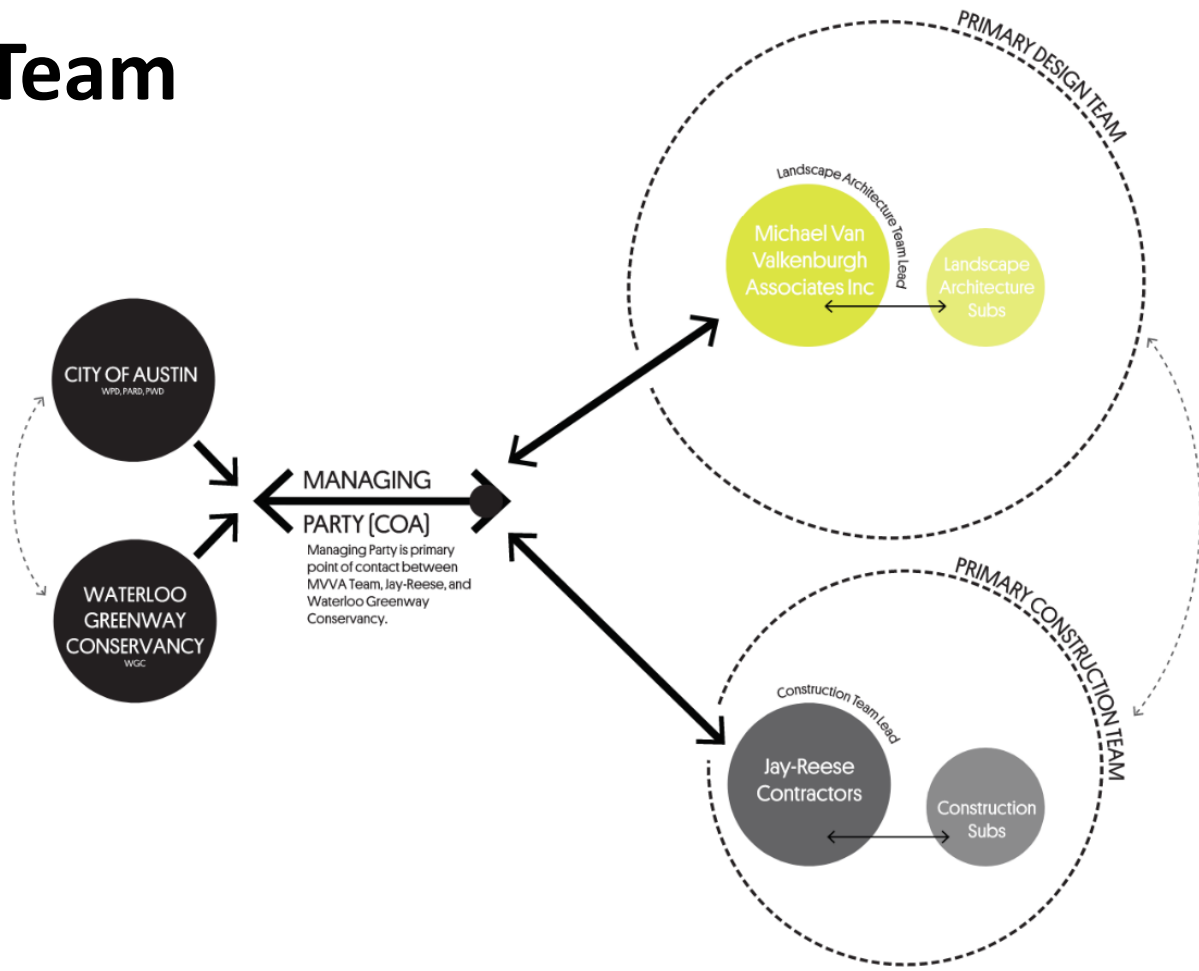
Construction Phase Plan

Waller Creek LGC Meeting
January 18, 2023

The Confluence Construction

- **Project Design & Coordination**
- **Bid Results**
- **Budget & Schedule**
- **Construction Contract RFA**

Project Team





Texas Capitol

Mark C. Britcher, Jr.
Council Fourth District

SAN JACINTO BLVD

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

Moody Amphitheater

2ND ST

3RD ST

4TH ST

5TH ST

TRINITY ST

NECHES ST

RED RIVER ST

SABINE ST

IH-35

Austin Convention Center

Red River Cultural District

Waterloo Park

Dell Seton
Medical Center

Dell Medical School
at the University of Texas

Central Health Breckenridge
Redevelopment Site

Frank C. Irwin, Jr.
Special Events Center

RAINEY ST

DAVIS ST

DRAKE ST

Palm School

Palm Park

The Refuge

Symphony Square

Pontoon Bridge

Emma S. Barrientos
Mexican American
Cultural Center

Creek Delta

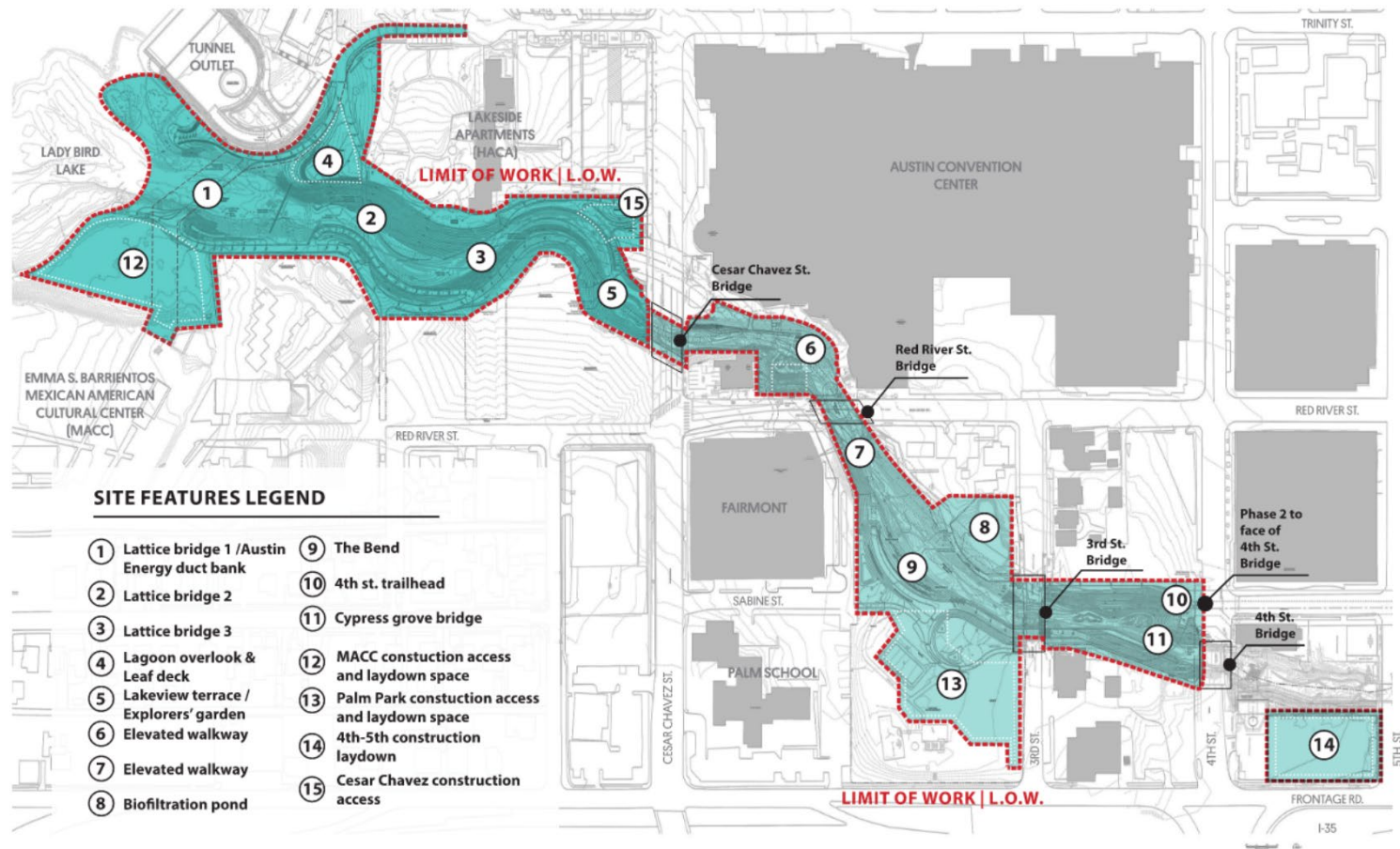
Lady Bird Lake

w
g

Waterloo Greenway

Phase 1 Phase 2 Phase 3

Project Area Diagram



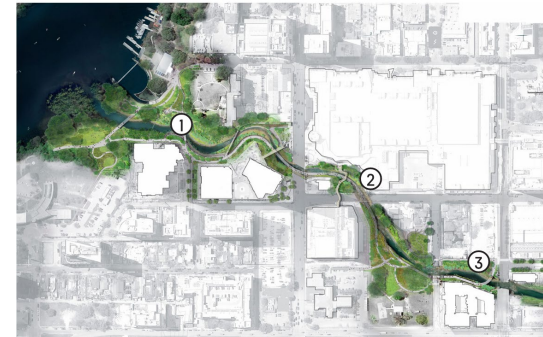
Project Design & Coordination

① Lattice Bridges



- Project Connect Blue Line
- HACA Easement Donations
- Lattice Bridge No. 3 Bid Alternates & Developer Funding
- MACC and Butler Trail Coordination
- The Travis Pecan Tree Transplant at MACC parking lot connection

Key



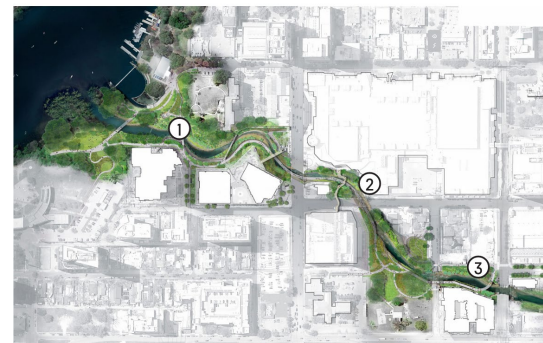


② Elevated Walkway



- Austin Convention Center Expansion
- Fairmont Hotel coordination

Key

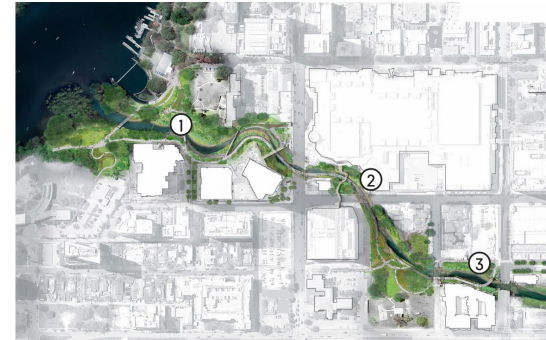


③ Cypress Grove Bridge & Trailhead Plaza



- 3Waller Easement Donations
- ATD/TxDOT I-35 Expansion – 4th St. Grading Design Phase Plan Addendum

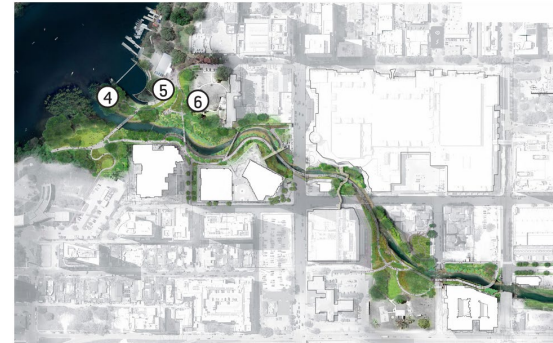
Key



④ Lagoon Overlook & Leaf Deck



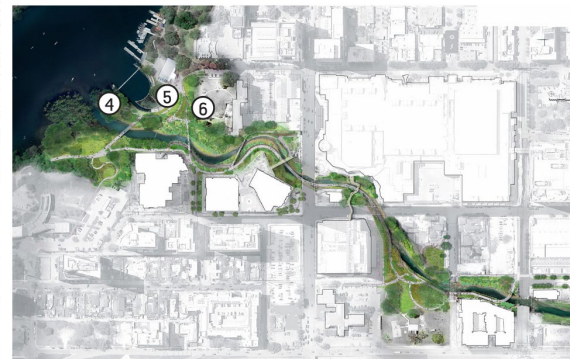
Key



⑤ Lakeview Terrace & Explorer's Garden



Key



⑥ Explorer's Garden



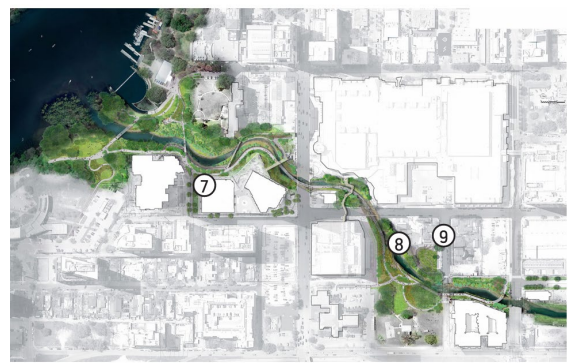
Key



⑦ Stone Bluff



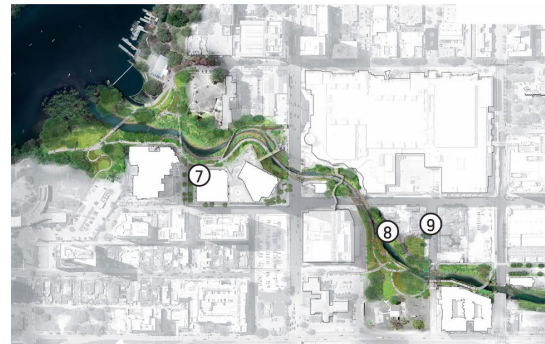
Key



⑧ The Spring/The Bend at Palm Park



Key

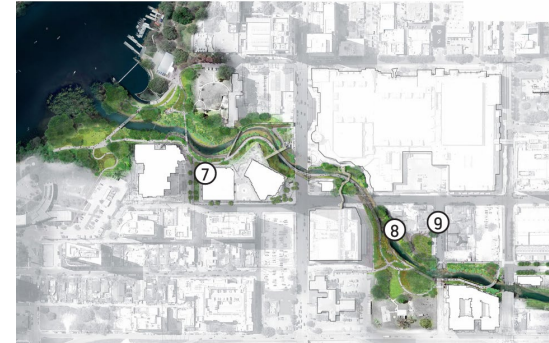


⑨ Biofiltration Pond



- US Army Corps of Engineers
\$9M Federal Funding
- Convention Center Funding
Contribution and
Maintenance
- Capital Metro stormwater
infrastructure
improvements

Key





Bid Results

Confluence Bid

- City of Austin Invitation for Bid (low bid) process.
- Alternates A + B for Lattice Bridge No. 3 accepted
- Two Bids
 - Zachry Construction Corp. - \$73.1M
 - Jay-Reese Contractors, Inc. - \$64.4M. Low Bid/Award Recommended



Budget & Schedule

EXHIBIT G: PROJECT BUDGET

THE CONFLUENCE CONSTRUCTION PHASE PLAN	
	Fee
1. Construction Administration	
Professional Service Fees (MVVA Team)	\$ 5,909,244
Reimbursable Expenses (MVVA Team)	\$ 328,010
Project Management Service Fees (COA PWD)	\$ 643,500
Construction Inspection Service Fees (COA PWD)	\$ 828,120
Construction Administration Total	\$ 7,708,874
2. Testing	
Materials Testing (Atlas Team)	\$ 348,347
Testing Total	\$ 348,347
3. Construction (Jay-Reese)	
Cost of Work (Base Bid + Alternates A and B)	\$ 63,752,983
Construction Allowances	\$ 670,500
Construction Total	\$ 64,423,483
4. Owner Allowances, Contingencies, and Cost Overrun	
Unknown Conditions Allowance	\$ 2,500,000
AE Chilled Water Allowance	\$ 500,000
Telecommunications Relocation Allowance	\$ 300,000
Structural Assessment Allowance	\$ 60,000
Tree Care Survey Allowance	\$ 15,000
Allowances Total	\$ 3,375,000
Change Order Contingency (9%)	\$ 5,976,565
Cost Overrun Reserve (3%)	\$ 1,932,704
SUMMARY	
1. Construction Administration	\$ 7,708,874
2. Testing	\$ 348,347
3. Construction	\$ 64,423,483
4. Owner Allowances, Contingencies, and Cost Overrun	\$ 11,284,270
TOTAL:	\$ 83,764,974

Construction Budget

SUMMARY	
1. Construction Administration	\$ 7,708,874
2. Testing	\$ 348,347
3. Construction	\$ 64,423,483
4. Owner Allowances, Contingencies, and Cost Overrun	\$ 11,284,270
TOTAL:	\$ 83,764,974

Construction Contract RFA

SUMMARY	
1. Construction Administration	\$ 7,708,874
2. Testing	\$ 348,347
3. Construction	\$ 64,423,482
4. Owner Allowances, Contingencies, and Cost Overrun	\$ 11,284,270
TOTAL:	\$ 83,764,973

Jay-Reese Construction
Contract Amount

Jay-Reese Construction
Contract Total Contingency

Funding Summary

	<u>Funding Contribution</u>	<u>%</u>
City of Austin (City) _____	\$ 62,252,080	74%
Watershed Protection (WPD)	\$ 52,545,105	63%
Parks and Recreation (PARD)	\$ 2,310,772	3%
Development Services Department (DSD)		
Urban Forest Replenishment Fund*	\$ 5,266,185	6%
Austin Energy (AE)	\$ 1,330,018	2%
Austin Convention Center	\$ 500,000	1%
Austin Water (AW)	\$ 300,000	0.4%
Waterloo Greenway Conservancy (WGC) _____	\$ 12,487,894	15%
United States Army Corps of Engineers (USACE)* _____	\$ 9,025,000	11%
<u>Funding Total for The Confluence Construction:</u>	\$ 83,764,974	

*DSD Urban Forest and USACE funding were jointly pursued by WGC and COA

Urban Forestry Funding

\$5.2M from the DSD Urban Forest Replenishment Fund for:

- **Tree Purchases**
- **Tree Care**
- **Invasive Species Removal**
- **Soils**



Overall Project Budget

Design, Permitting, & Bidding (Spent/Obligated)	\$ 7,717,920
Construction Phase Plan Total	\$ 83,764,974
Construction Cost	\$ 64,423,483
Professional Services & Testing	\$ 8,057,221
Contingencies & Allowances	\$ 11,284,270
TOTAL PROJECT BUDGET	\$ 91,482,894

EXHIBIT H: CAPITAL NEEDS PROJECTION

THE CONFLUENCE CONSTRUCTION PHASE PLAN					
					Total Fees*
					\$77,788,408
Months	Activity	Fees	Months	Activity	Fees
1	Construction - North of Cesar Chavez St. (CC)	\$100,000	26	Construction - South of CC	\$2,500,000
2	Construction - North of CC	\$500,000	27	Construction - South of CC	\$2,500,000
3	Construction - North of CC	\$724,885	28	Construction - South of CC	\$2,000,000
4	Construction - North of CC	\$724,885	29	Construction - South of CC	\$2,000,000
5	Construction - North of CC	\$2,000,000	30	Construction - South of CC	\$2,000,000
6	Construction - North of CC	\$2,000,000	31	Construction - South of CC	\$2,000,000
7	Construction - North of CC	\$2,000,000	32	Construction - South of CC	\$2,000,000
8	Construction - North of CC	\$2,000,000	33	Construction - South of CC	\$2,000,000
9	Construction - North of CC	\$2,000,000	34	Post-Construction Phase	\$2,000,000
10	Construction - North of CC	\$2,000,000	35	Post-Construction Phase	\$2,000,000
11	Construction - North of CC	\$2,000,000	36	Post-Construction Phase	\$2,000,000
12	Construction - North of CC	\$2,000,000	37	Post-Construction Phase	\$1,738,638
13	Construction - North of CC	\$2,000,000	38	Post-Construction Phase	\$100,000
14	Construction - North of CC	\$2,000,000	39	Post-Construction Phase	\$100,000
15	Construction - South of CC	\$2,000,000	40	Post-Construction Phase	\$100,000
16	Construction - South of CC	\$2,000,000	41	Post-Construction Phase	\$100,000
17	Construction - South of CC	\$2,000,000	42	Post-Construction Phase	\$100,000
18	Construction - South of CC	\$2,000,000	43	Post-Construction Phase	\$100,000
19	Construction - South of CC	\$2,000,000	44	Post-Construction Phase	\$100,000
20	Construction - South of CC	\$2,000,000	45	Post-Construction Phase	\$100,000
21	Construction - South of CC	\$2,000,000	46	Post-Construction Phase	\$100,000
22	Construction - South of CC	\$4,000,000	47	Post-Construction Phase	\$100,000
23	Construction - South of CC	\$3,000,000	48	Post-Construction Phase	\$3,500,000
24	Construction - South of CC	\$3,000,000			
25	Construction - South of CC	\$2,500,000			
TOTAL					\$77,788,408

*Excludes Owner Allowances and Cost Overrun Reserve.

Projections will fluctuate in response to adjustments in work flow. Due to anticipated lag in receipt and approval of invoices, payments will be issued after the performance period ends.

Project Schedule

① January LGC Meeting (1/18/23)

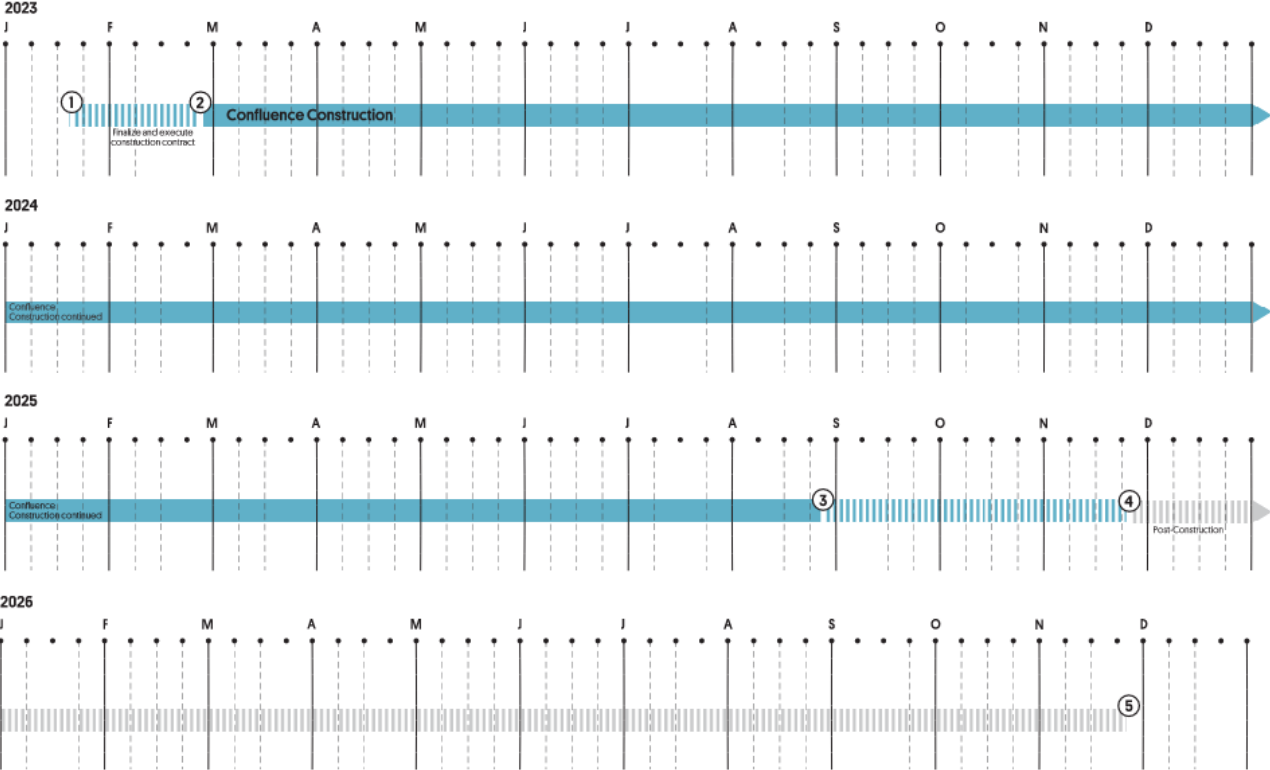
④ Final Completion/Construction Complete (11/27/2025)

② Notice to Proceed/Start Construction* (2/27/23)

⑤ Post-Construction (11/27/2026)

③ Substantial Completion (8/27/2025)

*Notice to Proceed date will be coordinated with the Contractor after contract execution and is subject to change.



QUESTIONS?

Parks & Recreation

Lana Denkeler: lane.denkeler@austintexas.gov

Watershed Protection

Diana Wang: diana.wang@austintexas.gov

Waterloo Greenway

Chris Perkes: cperkes@waterloogreenway.org

Public Works

Joel Lewis: joel.lewis@austintexas.gov