

Posting Language

Recommend approval to negotiate and execute a cost participation agreement with Urban Lofts XXIII, LTD for the City to reimburse the developer for an amount not to exceed \$408,480 for costs associated with the design and construction of an oversized wastewater main and appurtenances related to Service Extension Request No. 5332R that will provide wastewater service to a proposed townhome development located at 1512 Wheless Lane. (District 4)

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.

Council Committee, Boards and Commission Action

September 13, 2023 - To be reviewed by the Water & Wastewater Commission

Additional Backup Information

The Wheless Townhomes project consists of approximately 1.89 acres of land located at 1512 Wheless Lane (the “Property”). The Property is located entirely within the City of Austin’s (the “City”) Full-Purpose, Impact Fee Boundary, Austin Water’s service area for water and wastewater, the Desired Development Zone, and the Fort Branch Watershed. A map of the property location is attached.

Urban Lofts XXIII, LTD (the “Owner”) is proposing to develop approximately 34 townhomes. The Owner requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 5332R. Austin Water will provide retail water service to the Property as approved in SER No. 5331.

In accordance with Chapter 25-9 of the City Code, the City has asked the Owner to oversize the gravity wastewater main in order to serve additional properties within the Upper Fort Branch 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 wastewater interceptor.

The proposed oversized improvements include construction of approximately 725 feet of 24-inch wastewater interceptor to replace the existing 10-inch and 12-inch gravity wastewater mains along Brookside Dr. between Glencrest Dr. and Wheless Ln.

The City will reimburse the Owner for an overall total amount not to exceed \$408,480 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:

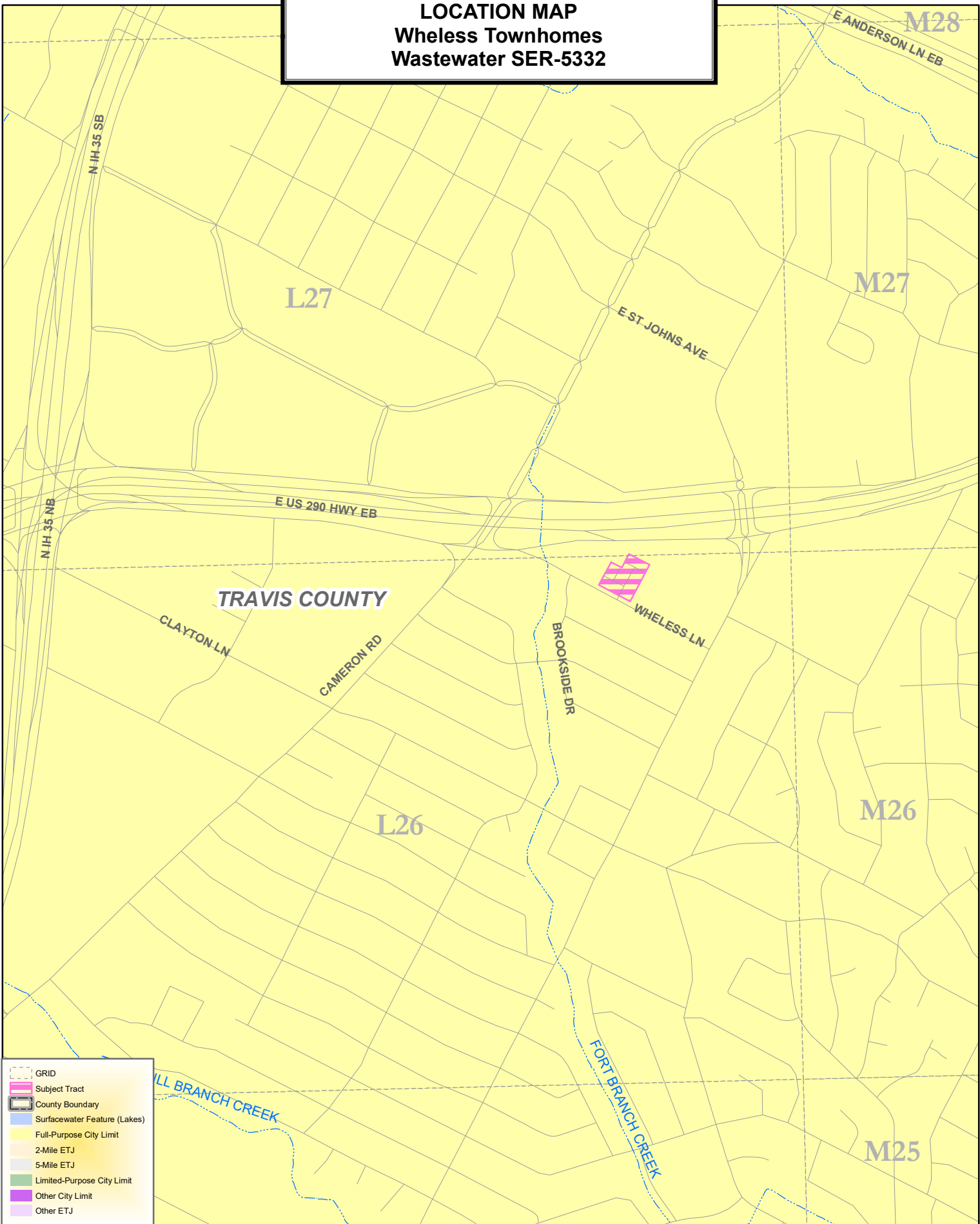
- For costs of the 24-inch wastewater interceptor (the minimum pipe diameter of 15-inches required to serve the Property to an oversized 24-inch) and appurtenances, the City's maximum participation consists of: (1) hard costs, in an amount not to exceed 37% of the hard costs of the 24-inch wastewater interceptor 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 Owner:

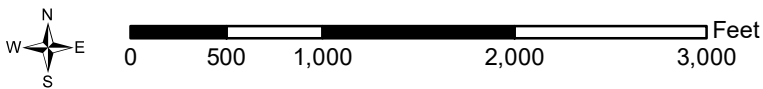
- Pay all costs for financing, interest, fiscal security, accounting, insurance, inspections, permitting, easement acquisition, legal services, and other non-reimbursable soft costs associated with the project;
- Conform to the City's design criteria and construction standards;
- Construct all improvements 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 78723, in City Council District 4.

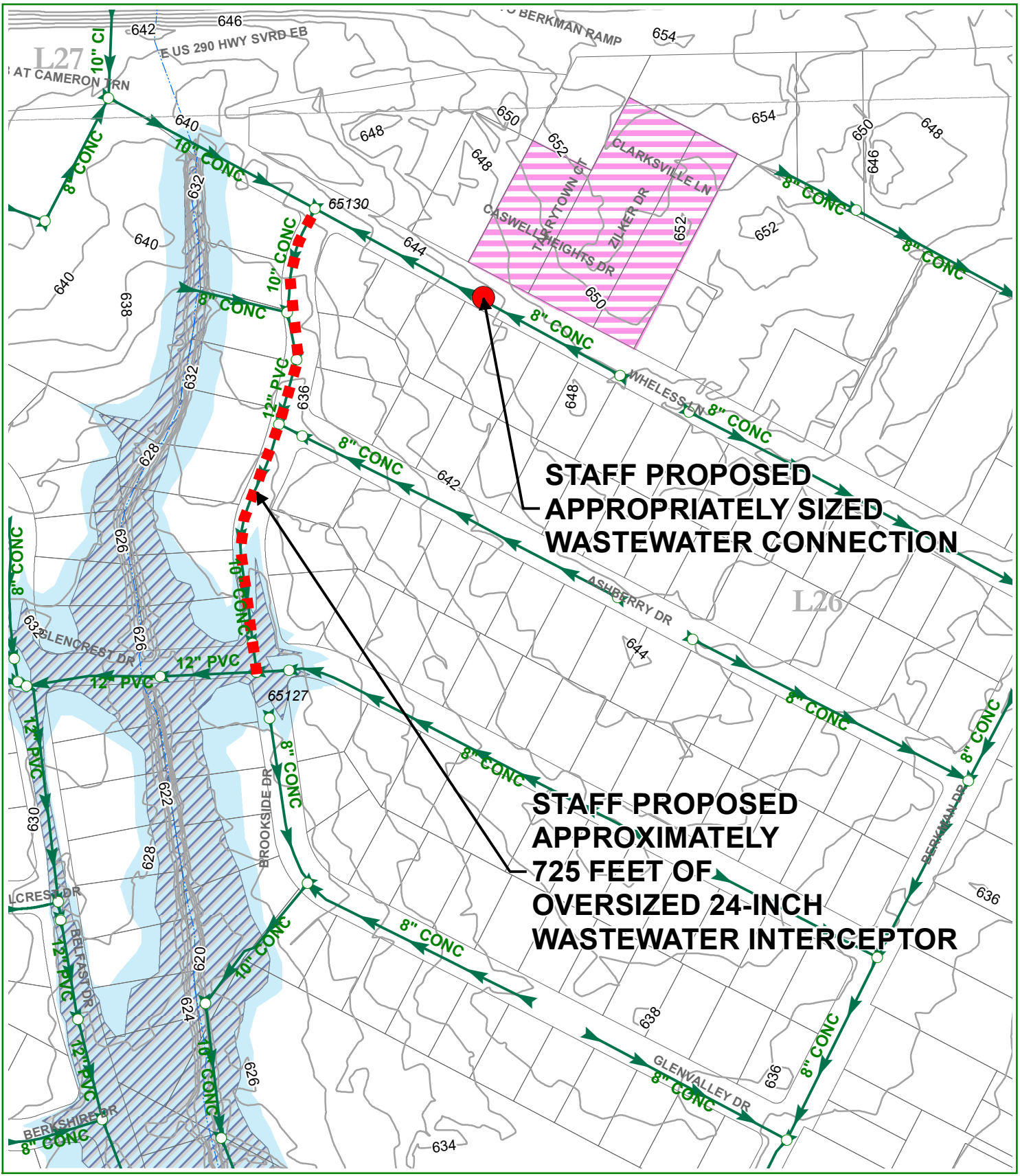
LOCATION MAP
Wheless Townhomes
Wastewater SER-5332



- GRID
- Subject Tract
- County Boundary
- Surfacewater Feature (Lakes)
- Full-Purpose City Limit
- 2-Mile ETJ
- 5-Mile ETJ
- Limited-Purpose City Limit
- Other City Limit
- Other ETJ

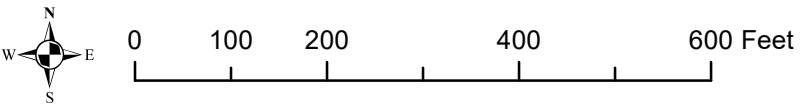





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
 8/10/2023



**STAFF PROPOSED
APPROPRIATELY SIZED
WASTEWATER CONNECTION**

**STAFF PROPOSED
APPROXIMATELY
725 FEET OF
OVERSIZED 24-INCH
WASTEWATER INTERCEPTOR**



-  Subject Tract
-  100-yr FEMA Floodplain
-  Critical Water Quality Zone

W.W. S.E.R. Name: Wheless Townhomes (Revised)
Wastewater SER-5332R
Oversized Improvements Map

Utility Development Services Plotted 8/11/2023
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