



City of Austin

Recommendation for Action

File #: 24-4187, Agenda Item #: 21.

3/21/2024

Posting Language

Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire a temporary working space easement being approximately 0.756 acres (32,900 square feet) of land situated in the William Bell Survey Number 802 and the J.W. Preece Survey Number 2, being out of Lot 2 and Lot 4, Austin Center/3M Subdivision, a subdivision of record in Volume 87, Page 7B, of the Plat Records of Travis County, Texas, generally located at 6801 River Place Boulevard, Austin, Texas 78750, through May 31, 2025, from Karlin River Place, LLC, in an amount not to exceed \$164,572, including closing costs.

Lead Department

Financial Services Department.

Fiscal Note

Funding is available in the Capital Budget of Austin Water.

For More Information:

Michael Gates, Financial Services Department, 512-974-5639; Brandon Williamson, Financial Services Department, 512-974-5666; Matt Harold, Capital Delivery Services, 512-974-2964.

Additional Backup Information:

This acquisition is for the Bull Creek Basin Wastewater pipeline renewal project - Cure In Place Pipe phase. The project consists of relining an existing wastewater line, divided into four groups:

- Group 1. 30-inch and 36-inch diameter pipeline adjacent to FM 2222 from River Place Boulevard to just south of Ribelin Ranch Road;
- Group 2. 8-inch, 10-inch, and 12-inch diameter pipelines in an area south of North Capital of Texas Highway near Mountain Ridge Drive and including Bluff Ridge Drive, Wildridge Drive, Wildridge Circle, Cliffwood Circle, Smooth Oak Drive, and Greenridge Place;
- Group 3. 8-inch diameter pipeline in the vicinity of Lea Cove, Rim Cove, and Parkview Circle;and, and
- Group 4. 8-inch and 15-inch diameter pipelines in the vicinity of Mountain Ridge Circle and Alverstone Way.

This temporary working space easement would support Group 1, located along FM 2222 at River Place Boulevard. The proposed relining work requires more space than the existing wastewater easement provides, as the contractor needs to install bypass pumping and needs room to stage its large equipment. This temporary working space easement consists of three parts measuring approximately 5,476 square feet; approximately 18,559 square feet; and approximately 8,865 square feet, each adjacent to the existing wastewater easement along FM 2222 and across property owned by Karlin River Place, LLC. The temporary easement would expire upon the later of completion of the project or May 31, 2025.

Staff procured an independent, third-party appraisal to establish the fair-market value of the proposed acquisition. The appraisal supports the purchase price of \$164,572 including closing costs.