

Posting Language

Recommend approval to negotiate and execute a cost participation agreement with GP Decker, LLC for the City to reimburse the developer for an amount not to exceed \$531,875.00 for costs associated with the design and construction of an oversized water main and appurtenances related to Service Extension Request No. 5713R that will provide water service to a proposed multi-family and light industrial development located at 9500 Decker Lane.

Lead Department

Austin Water

Client Department

Austin Water Assistant Director of Environmental Planning and Development Services, Kevin Critendon

Amount and Source of Funding

Funding is available in the Fiscal Year 2023-2024 Capital Budget of Austin Water.

Council Committee, Boards and Commission Action:

May 8, 2024 - To be reviewed by the Water & Wastewater Commission.

Additional Backup Information:

The Decker General Subdivision project consists of approximately 58.33 acres of land located at 9500 Decker Lane (the "Property"). The Property is located entirely 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 Decker Watershed. A map of the property location is attached.

GP Decker, LLC (the "Owner") is proposing to develop approximately 425 multi-family units and 175,000 sq. ft. of office warehouse for light industrial use. The Owner requested that the City provide water utility service to the Property as proposed in Service Extension Request (SER) No. 5713R. Austin Water will provide retail wastewater service to the Property as proposed in SER No. 5714R.

In accordance with Chapter 25-9 of the City Code, the City has asked the Owner to oversize the water main in order to serve additional properties within the North and North Reduced water pressure zones 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 water main.

The proposed oversized improvements include construction of approximately 2,955 feet of 16-inch water main from the existing 16-inch water main located in Decker Ln. to the existing 16-inch water main in Decker Ln. at Central Austin Dr.

The City will reimburse the Owner for an overall total amount not to exceed \$531,875.00 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:

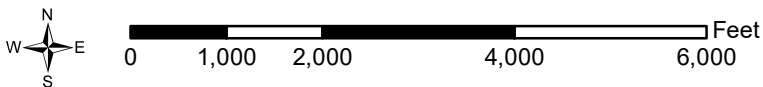
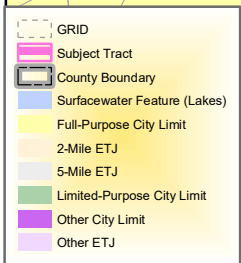
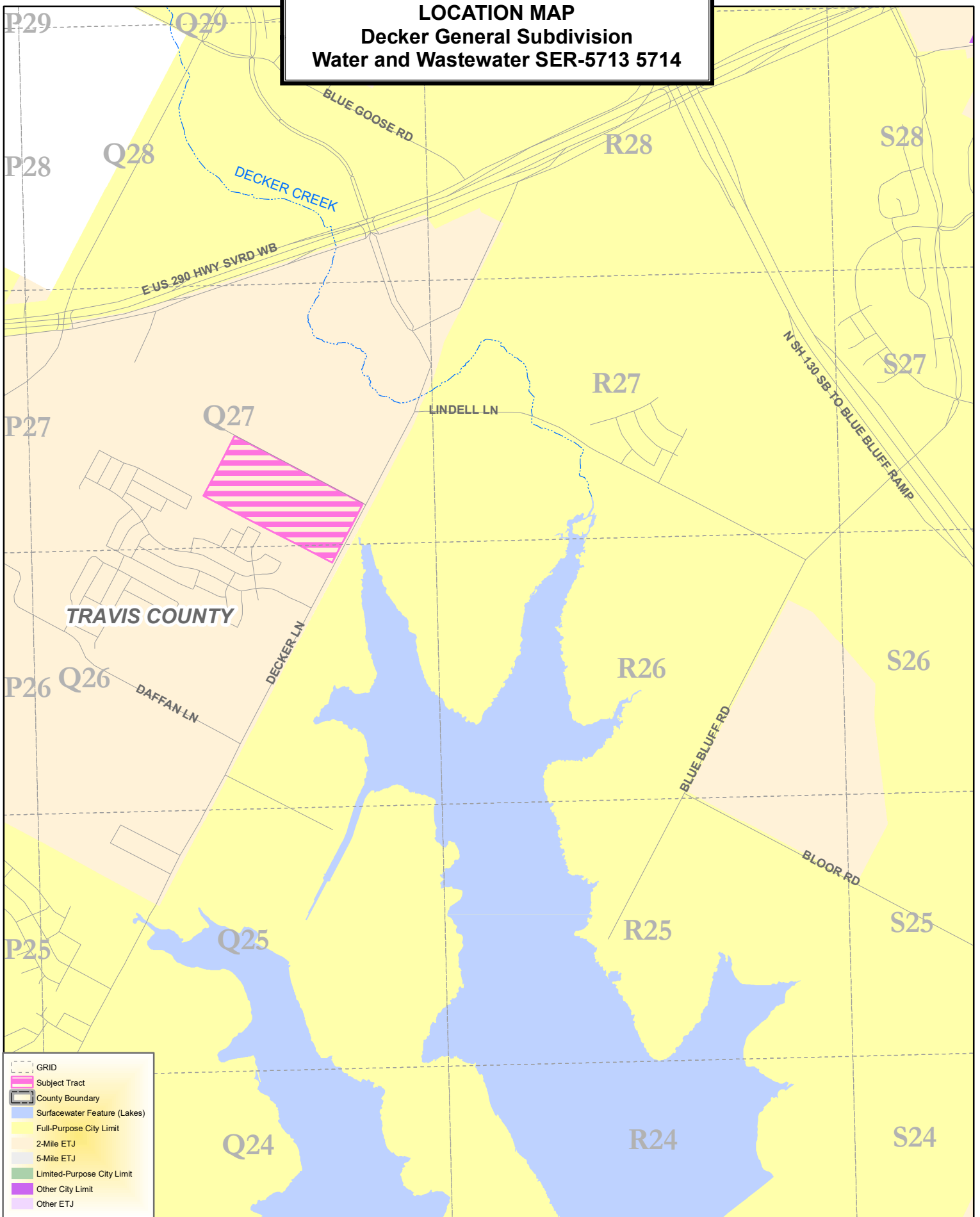
- For costs of the 16-inch water main (the minimum pipe diameter of 12-inches required to serve the Property to an oversized 16-inch) and appurtenances, the City's maximum participation consists of: (1) hard costs, in an amount not to exceed 25% of the hard costs of the 16-inch water main and appurtenances, 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 78724.

LOCATION MAP
Decker General Subdivision
Water and Wastewater SER-5713 5714



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 4/2/2024

