

**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 \$2,960,100.00 for costs associated with the design and construction of an oversized lift station, force main and appurtenances related to Service Extension Request No. 5714R that will provide wastewater 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 wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 5714R. Austin Water will provide retail water service to the Property as proposed in SER No. 5713R.

In accordance with Chapter 25-9 of the City Code, the City has asked the Owner to oversize the lift station and force main in order to serve additional properties within the Decker 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 an oversized lift station (approximately 780 gpm) located within the eastern portion of the Property, and approximately 1,365 feet of oversized force main from the proposed lift station east to and north along Decker Lane and connect to the existing 21-inch wastewater interceptor.

The City will reimburse the Owner for an overall total amount not to exceed \$2,960,100.00 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 oversized lift station and force main (the minimum pumping capacity of 263 gpm to serve the Property to an oversized pumping capacity of 780 gpm), 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, force main, and appurtenances, and (2) soft costs, in an amount not to exceed 15% of the City's hard cost participation amount.

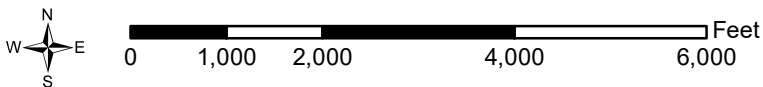
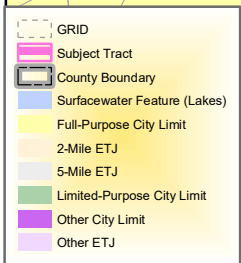
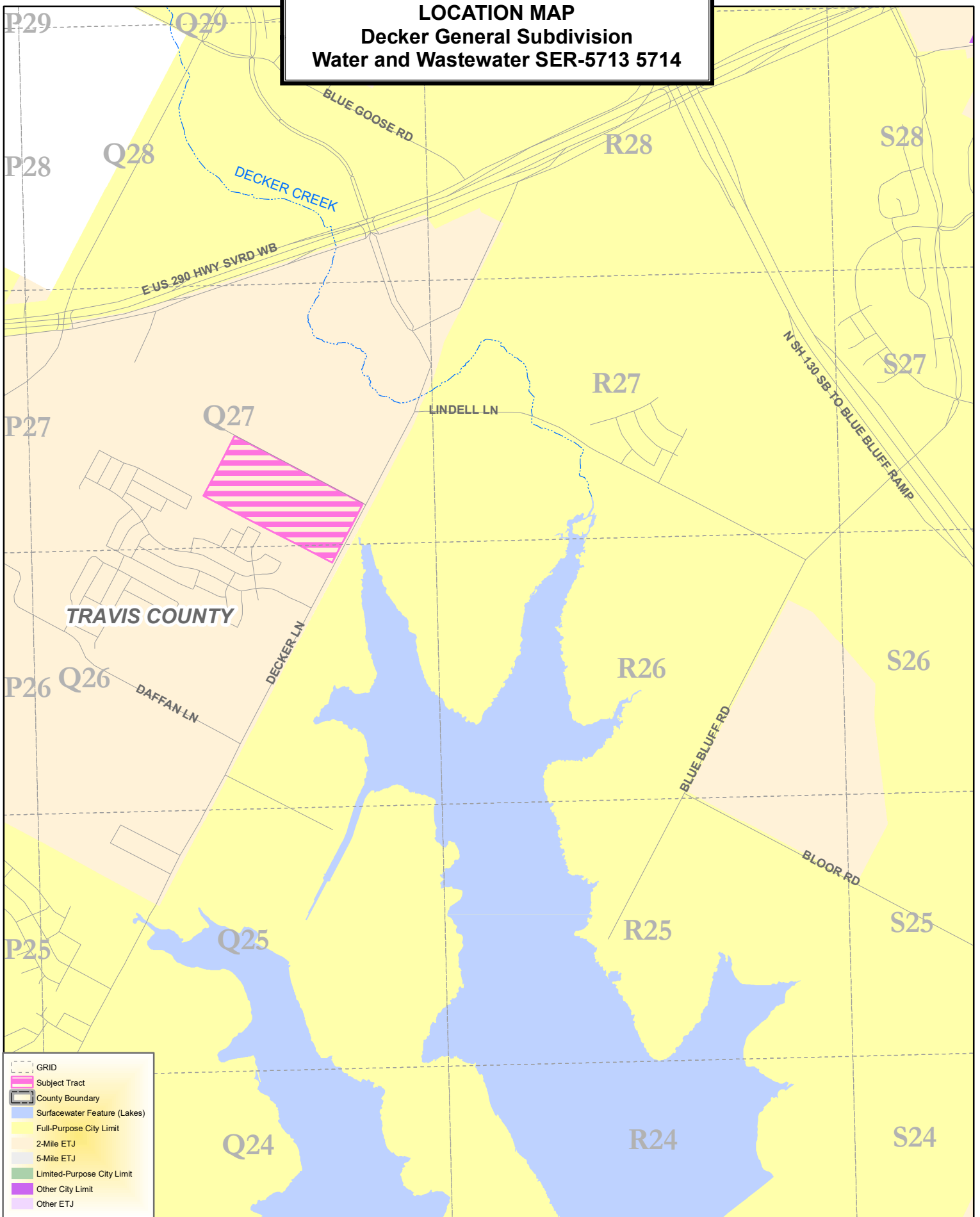
To serve the Property, the Owner will additionally be required to construct, at their own cost, an appropriate length of 12-inch gravity wastewater main from the proposed lift station.

Other terms of the agreement will require that the Owner:

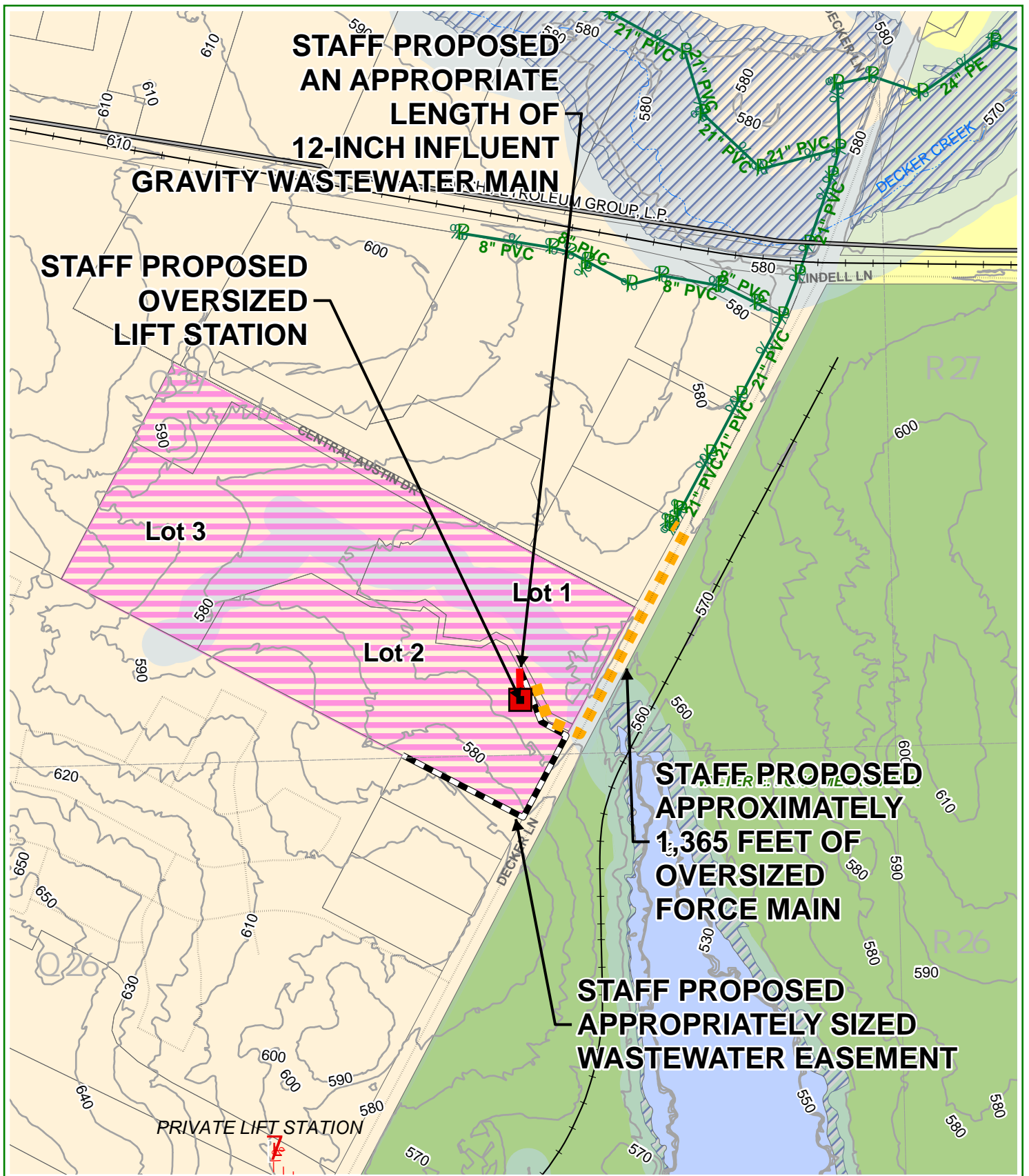
- Pay all costs for financing, interest, fiscal security, accounting, insurance, inspections, permitting, easement acquisition, legal services, and other non-reimbursable soft costs associated with the project;
- Conform to the City's design criteria and construction standards;
- Construct all improvements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



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.  
 4/2/2024



- Subject Tract
- 100-Year COA Floodplain
- Critical Water Quality Zone
- Full-Purpose City Limit
- 2-Mile ETJ

**W.W. S.E.R. Name: Decker General Subdivision (Revised)**

**W.W. S.E.R. Number: 5714R**

**Oversized Improvements Map**

Utility Development Services Plotted 3/27/2024  
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 the 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.