Item 20
Water & Wastewater Commission: November 10, 2026
Council: November 19, 2026

Posting Language

Recommend approval to authorize negotiation and execution of an amendment to the lease agreement with Pre Summit LLC, a Texas limited liability company, on behalf of Austin Water, for approximately 8,850 square feet of office and laboratory space, located at 14050 Summit Drive, Suite 121, Austin, Texas 78728, for a term of four months, for a total amount not to exceed $101,570. Funding: $101,570 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Water.

Lead Department

Austin Financial Services.

Fiscal Note

Funding in the amount of $101,570 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Water.

Prior Council Action:

May 22, 2025 – Council approved an 18-month lease renewal with Pre Summit, LLC, for the Laboratory Services Division of Austin Water.

August 20, 2015 - Council approved a 120-month lease renewal with BT1 Austin, LLC, for the Laboratory Services Division of Austin Water.

January 31, 2008 - Council approved a 60-month lease renewal with Equastone Austin I, LP, for the Laboratory Services Division of Austin Water.

August 1, 2002 - Council approved an 84-month lease with Lend Lease Real Estate Investments, Inc., for the Laboratory Services Division of Austin Water.

Council Committee, Boards and Commission Action:

November 10, 2026 – To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The proposed lease amendment is for approximately 8,850 square feet serving as a water quality testing laboratory, located at 14050 Summit Drive, Suite 121, Austin, Texas 78728. Austin Water has occupied this space since May 2003. The current lease agreement expires November 30, 2026, and Austin Water needs additional time at this location to continue conducting water quality testing before moving to the new City-owned facility at 712 Huntland Drive.

The proposed base rent reflects the renegotiated holdover rate under the current lease of 150% for the first two months and 125% for the next two months. The current operating expenses are estimated at $5,882 per month.

The following table summarizes the base rent and operating expenses.

Term	Monthly Base Rent	Estimated Monthly Operating Expense	Total Monthly Rent
12/01/2026 – 12/31/2026	$21,284	$5,882	$27,166
01/01/2027 – 01/31/2027	$21,284	$5,882	$27,166
02/01/2027 – 02/28/2027	$17,737	$5,882	$23,619
03/01/2027 – 03/31/2027	$17,737	$5,882	$23,619
		Total (4 Months):	**$101,570**

The Strategic Facilities Governance Team has reviewed and approved the proposed lease amendment.

Lease Renewal at Summit Park Lab - 14050 Summit Dr, Suite 121, Austin, TX 78728

Council Meeting: November 19, 2026
File ID: 26-3037

FINANCIAL SERVICES DEPARTMENT

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Produced by Robert Starke - 2/18/2025

City Council Districts

Nearmap US Vertical Imagery by ESRI



