



City of Pflugerville

Legislation Text

File #: 2022-0929, Version: 1

Approving a Work Authorization with CBRE, Inc. in the amount of \$293,700 for appraisal services associated with the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.

The proposed agenda item is to approve a Work Authorization with CBRE, Inc. to provide appraisal services for the Secondary Colorado River Raw Water project. This agenda item is supported by the Infrastructure pillar of the Strategic Plan, “maintain and prepare a robust infrastructure”.

Design began in February 2022, City Council approved a professional engineering contract with Freese and Nichols, Inc. for the design, and bidding phase services for the above referenced water line project, we are in the easement acquisition phase of the project. This project is identified in the updated 2021 Water Master Plan. The water line project will transport water from the Colorado River to Lake Pflugerville, parallel to the City’s existing raw water line to provide additional water supply to support the future of Pflugerville. This project comprises approximately 15 miles of 42-inch water pipeline and improvements to the Colorado River Intake Pump Station to allow for increase transfer in water supply from the Lower Colorado River Authority from 12,000 acre-feet per year to 24,000 acre-feet per year.

In order to move forward with the easement acquisition, the City needs to obtain appraisals on the identified Temporary Construction Easements as required by Federal funding and Water Infrastructure Finance and Innovation Act (WIFIA) funding guidelines. The City possess’ permanent water line easements along the existing raw water line. However, in order to complete construction of the second water line the contractor will need to work outside of the existing easement which requires the City to obtain Temporary Construction Easements (TCE) in addition to the existing permanent easements for the duration of construction. The TCE’s will dissolve upon project completion and only the permanent pipeline and permanent access easements will remain.

CBRE, Inc., scope includes appraisals on eighty-nine (89) parcels identified within the water line project limits. Parcels include four (4) permanent access easements, eight (8) additional permanent utility easements and seventy-seven (77) temporary construction easements. A single engagement for the 89 parcels will provide conformity and consistency to the appraisal process. Appraisals are anticipated to begin in October 2022 and be complete on or before the end of January 2023. Upon completion of the appraisals, our right-of-way agent will begin coordination with the effected property owners. Easement acquisition is anticipated to be complete in early 2023 so the project can bid in late Spring 2023.

Prior City Council Action

CBRE, Inc., is one of the firms that were selected to provide appraisal services at the March 8, 2022, City Council Meeting. A Master Services Agreement with CBRE was executed in April 2022 and two work authorizations have been administratively approved for their services on the Historic Colored Addition Project and the Sorento Wastewater Interceptor Project.

City Council approved a professional services agreement with Freese and Nichols Inc. in the amount of \$7,309,766 for professional services associated with the Secondary Colorado River Raw Water Line Project at the February 8, 2022 meeting.

City Council approved a resolution authorizing the Construction Manager-at-Risk (CMAR) project delivery method for the construction of the Secondary Colorado River Raw Water Line Project at the March 8, 2022 meeting.

City Council approved a professional services agreement with CP&Y, Inc. in the amount of \$1,430,440 to provide Owner's Representative Services associated with the Secondary Colorado River Raw Water Line project at the May 24, 2022 meeting.

City Council approved a resolution authorizing the competitive sealed proposal method for the procurement of equipment and the construction of the Secondary Colorado River Raw Water Line project at the March 8, 2022 meeting.

Deadline for City Council Action

Action is requested on October 11, 2022.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

*Project approved in the Water CIP budget, noted as Colorado River Raw Water Line.

Amount: \$293,700.00

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 10/04/2022

Supporting documents attached:

Work Authorization
Easement Exhibit
Draft Presentation

Recommended Action

Approve a Work Authorization with CBRE, Inc. in the amount of \$293,700 for appraisal services associated with the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.