



Rainey Street Substation

Meet the Contractor and Project Updates

Public Meeting #4: October 7, 2021



Repowering Downtown

Meeting Overview

1. Introductions
2. Project Background
3. Meet the Contractor
4. Discussion
5. Next Steps



Meet the Project Team



Civil Land Group, LLC



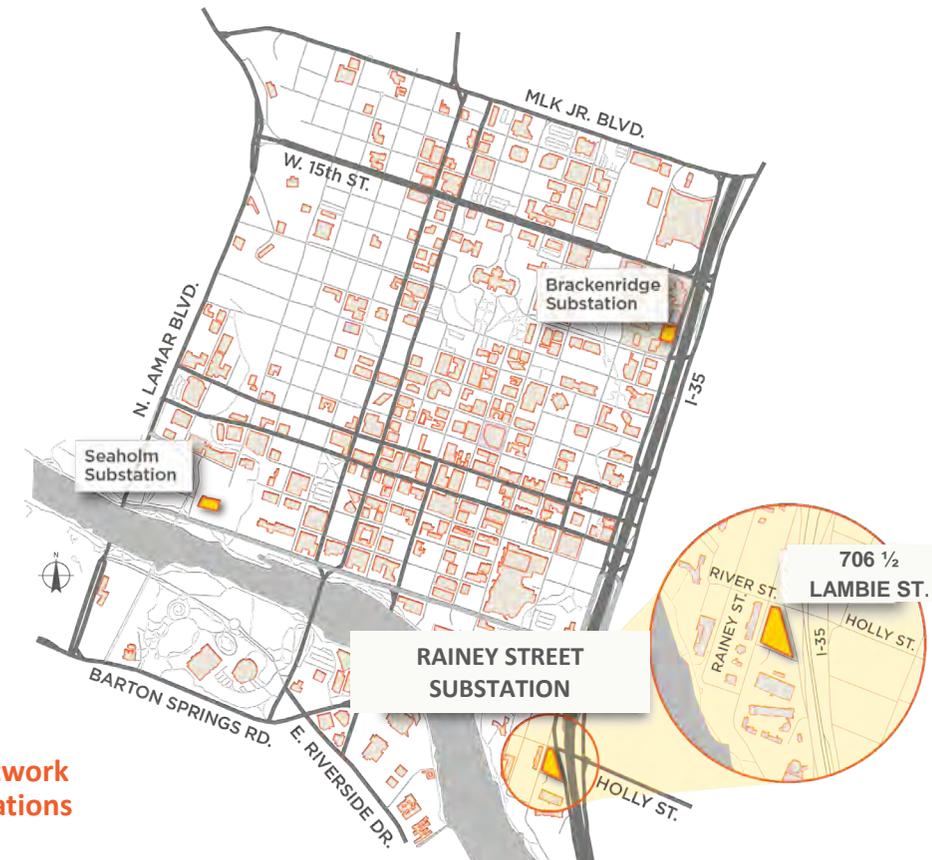
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Repowering Downtown

\$60M initiative to increase capacity, resiliency, and reliability to meet the needs of our growing city.

- Increase Distribution Tie Circuits
- Upgrade Network Distribution Feeder Circuits
- Add 70 MVA to Seaholm Substation
- **Build New Rainey Street Substation**
- Rebuild Brackenridge Substation
- Convert 69kV Transmission Lines to 138kV



The Site

- Selected in 1999 for the future electric needs of downtown
- Austin Energy is coordinating with other involved agencies, including:
 - TxDOT
 - Watershed Protection for storm drain
- **Total Site: 1.46 acres**
- **Substation Footprint: 0.81 acres**
- **Site Updates:**
 - 3 transmission poles (currently 2) to allow clearance over heritage trees
 - Two driveways



Overview Video



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Community Engagement Summary

Over **600 responses** on preferences from the community

Public Meeting #1: June 2018

- Purpose: Introduce project, build awareness, collect feedback on priorities
- 178 surveys received

Public Meeting #2: February 2019

- Purpose: Collect feedback on aesthetic and layout concepts
- 440 surveys received

Public Meeting #3: September 2019

- Purpose: Share preferred concepts, potential materials, site design, and process updates

WHAT WE HEARD



Priority for colorful and artistic features



Desire to preserve trees and incorporate native landscaping



Support for modern design for enclosure wall



Desire to incorporate neighborhood character



Key Milestones

WATER & WASTEWATER RELOCATION

Fall 2019 - Spring 2020

Relocation of wastewater and electric lines from to within City of Austin ROW along East Avenue

REZONING OF SITE LOCATION

June 2020

Rezoning of site location from “SF3” Family Residence District to “P” public District

FINALIZE DESIGN

Spring 2021

90-100% completion of substation engineering and design

APPROVAL OF CONSTRUCTION CONTRACT

July 2021

Austin City Council approved contract to begin construction.



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Enclosure Wall Considerations

Parameters

- GIS building height up to 28 feet
- Enclosure height up to 12 feet
- Non-climbable enclosure wall with removable panels for easy maintenance
- Entrance gates integrated into design of the wall
- Equipment located outside of the GIS building is required to remain open and uncovered for safety, accessibility, and operational reasons



View from East Avenue and Lambie Street



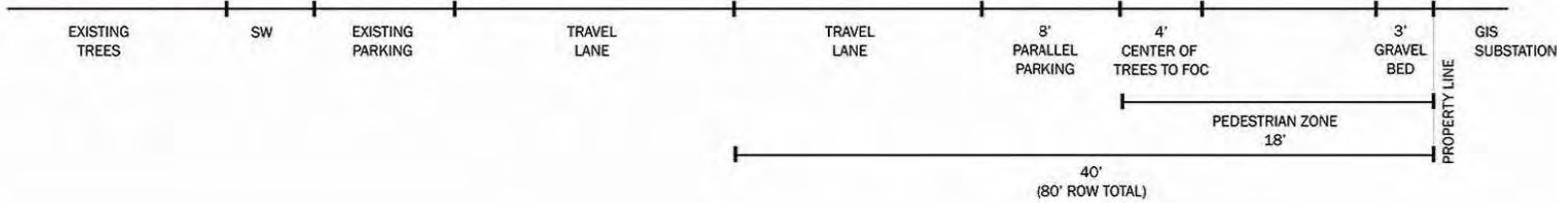
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Enclosure Wall – View from River Street and I-35



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East Avenue cross section



SECTION PERSPECTIVE: EAST AVENUE LOOKING NORTH

0 2' 4' SCALE 1"=2'

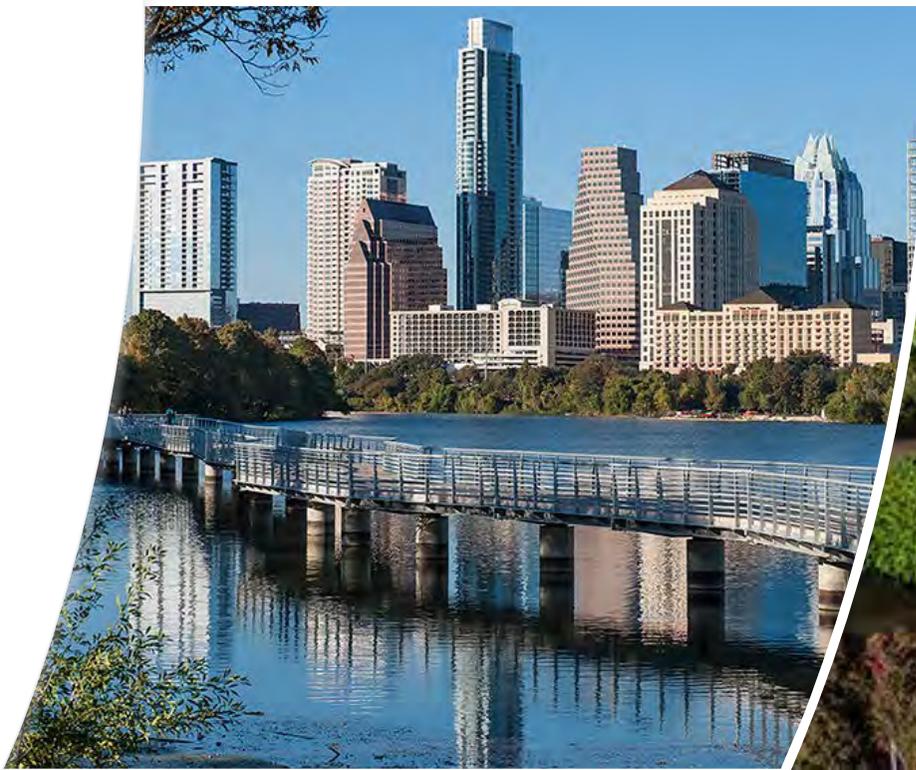


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Jay-Reese Contractors, Inc.

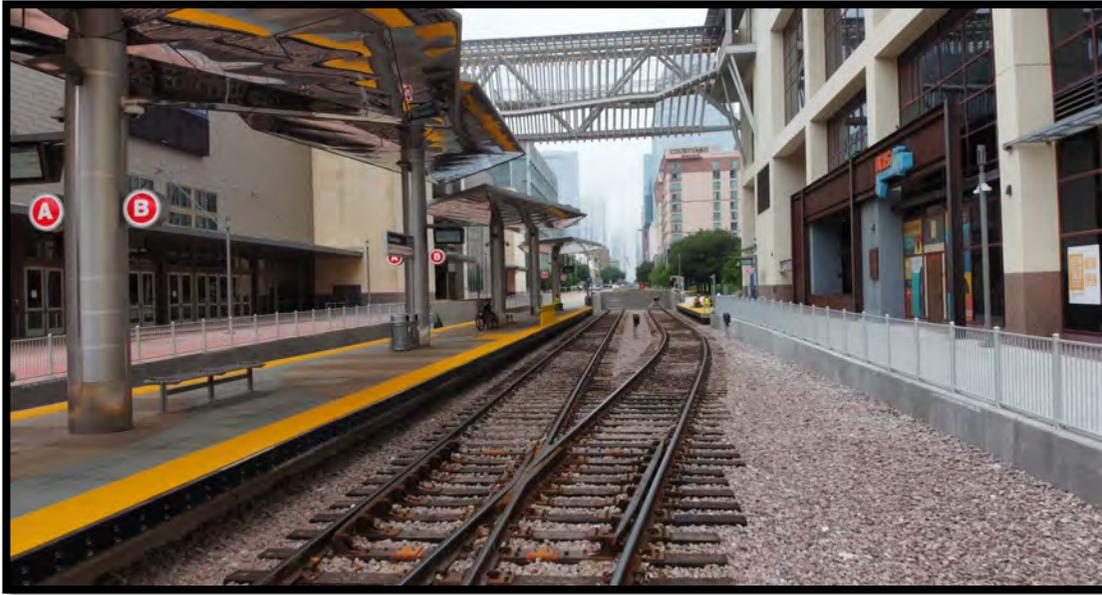
- Selected by a competitive bid process
- Strong track record for safe, reliable and timely project completion
- Proactive communication



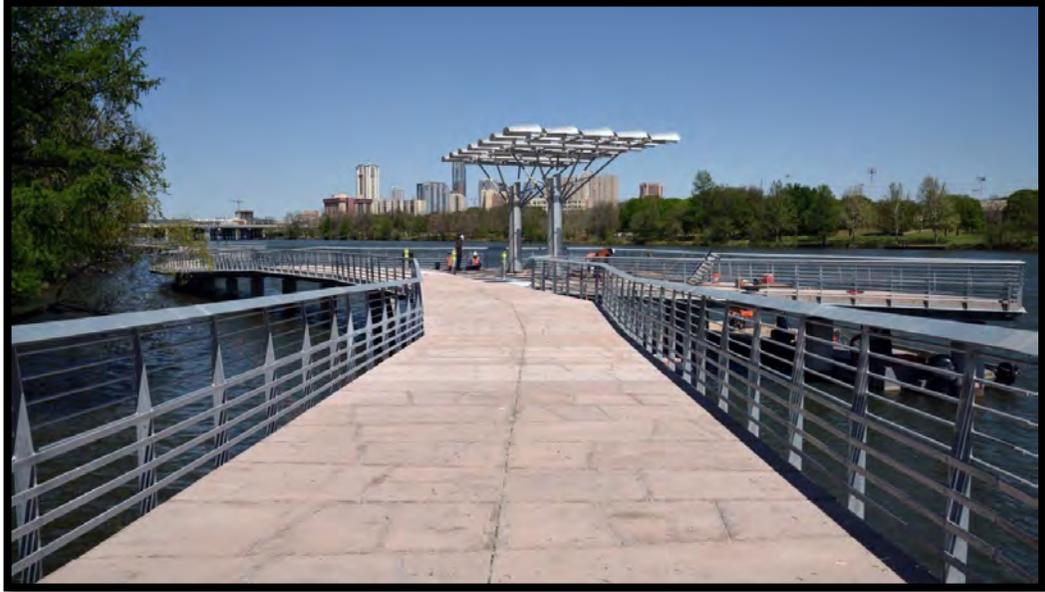


Jay-Reese Contractors

Founded in 1990, Jay-Reese Contractors is a premier contracting firm located in Austin, Texas. We have experience in various areas of construction and the ability to work throughout the United States. Jay-Reese has a distinct history of completing projects safely, on-time and built with high quality.



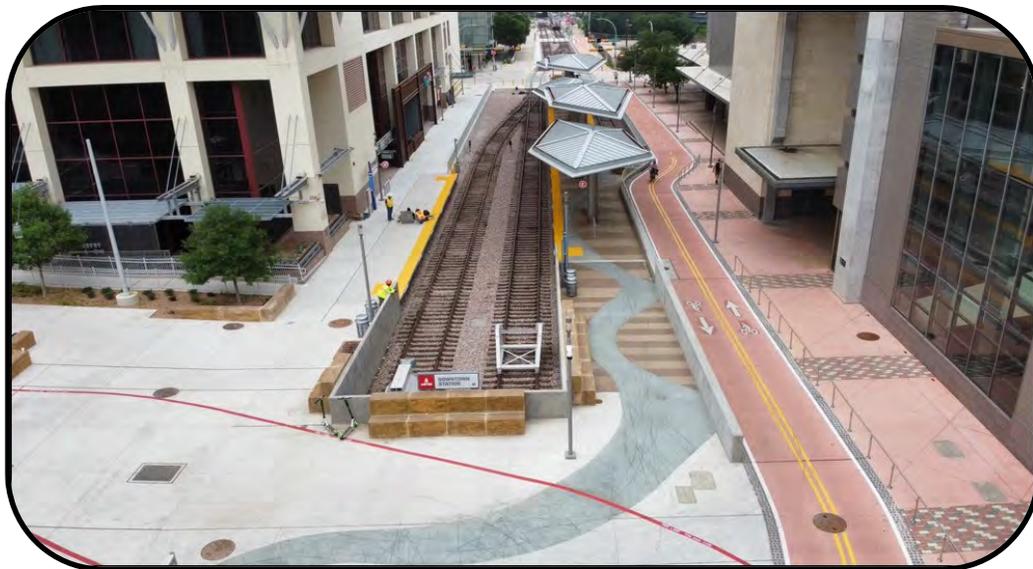
City of Austin Project Experience



Lady Bird Lake Boardwalk Trail and Pfluger Bridge



2nd Street Bridge near Central Library



Central Austin Substation, Capital Metro Downtown Station, Railway Station

Community Input for Construction

Construction updates

- Street accessibility and safety for pedestrians and vehicles
- Advance notice via email and signage on site for street closures, outages, and night-time activities
- Access to alleyway on Cummings St. and intersection at East Ave.
- Staffing for any traffic management needs such as lane closures
- Coordinated management with other construction teams whenever possible
- Austin Energy will provide emails with flyers attached and signage at site



Phases of Construction – What to Expect

Phase 1

- Construction fencing around site for security and pedestrian safety
- Curb cut along I-35 frontage for construction entrance
- Excavation of site – break up concrete, clear site, digging

Phase 2

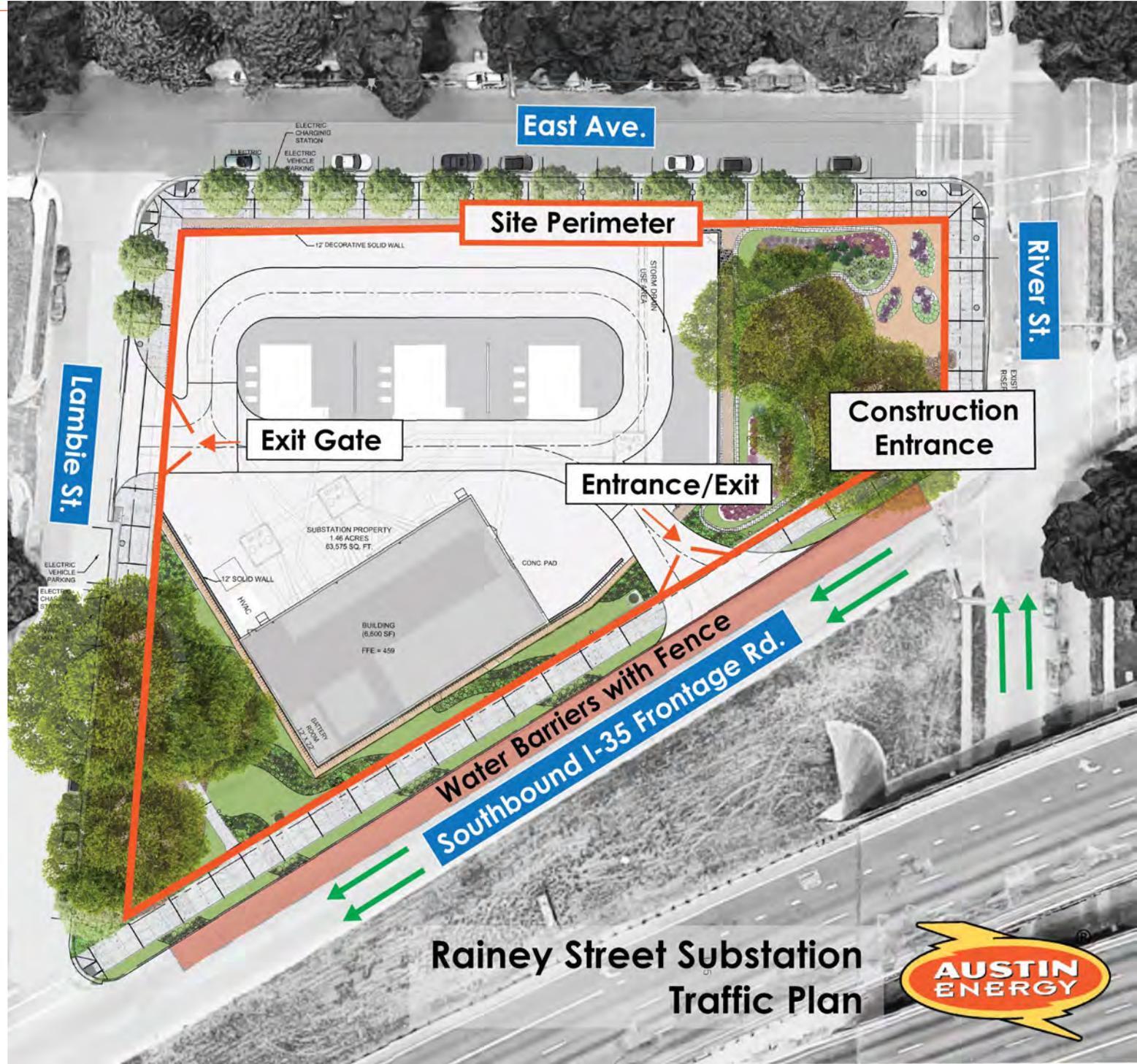
- Drilling for concrete piers – daytime noise for a few weeks
- Concrete pours for transformer pad sites with on-site crane
- Deliveries of energy and building equipment along I-35 frontage

Future Phases

- Construction of building, enclosure wall, and sidewalk
- Landscaping and rain gardens for natural areas surrounding heritage trees
- Lighting, electrical charging stations, parallel parking, bike racks, and benches



Traffic Control Plan along I-35 Frontage Road



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Safety Precautions

Use caution in work zones and always follow signage.

- Fencing surrounding entire site
- Flaggers will be used in work zones where traffic is reduced to one lane
- Traffic control plans will be coordinated with other construction activities in the area
- Parking will be limited within work zones
- Intermittent sidewalk closures

Anticipated hours of construction

- Weekdays from 7 a.m. – 7 p.m.
- Crews begin setting up at 6 a.m.
- Occasional weekend hours if needed



Schedule and Next Steps

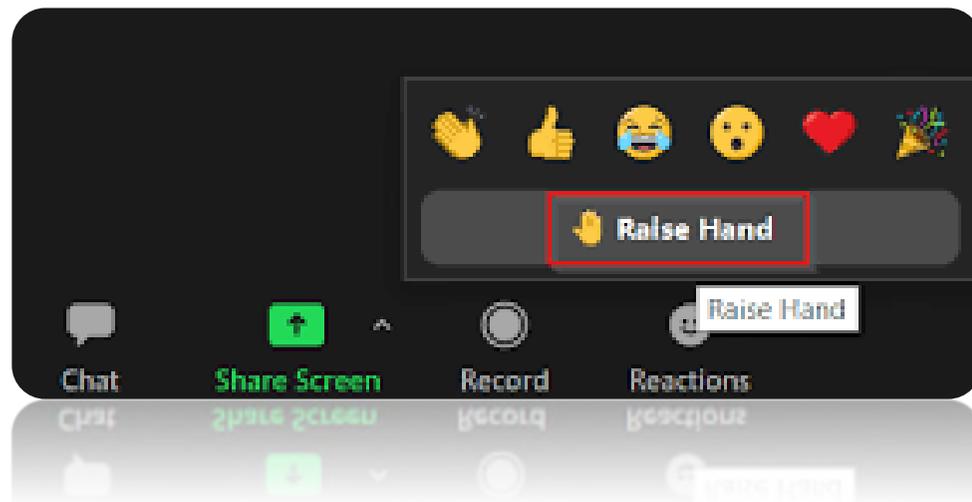


Next Steps:

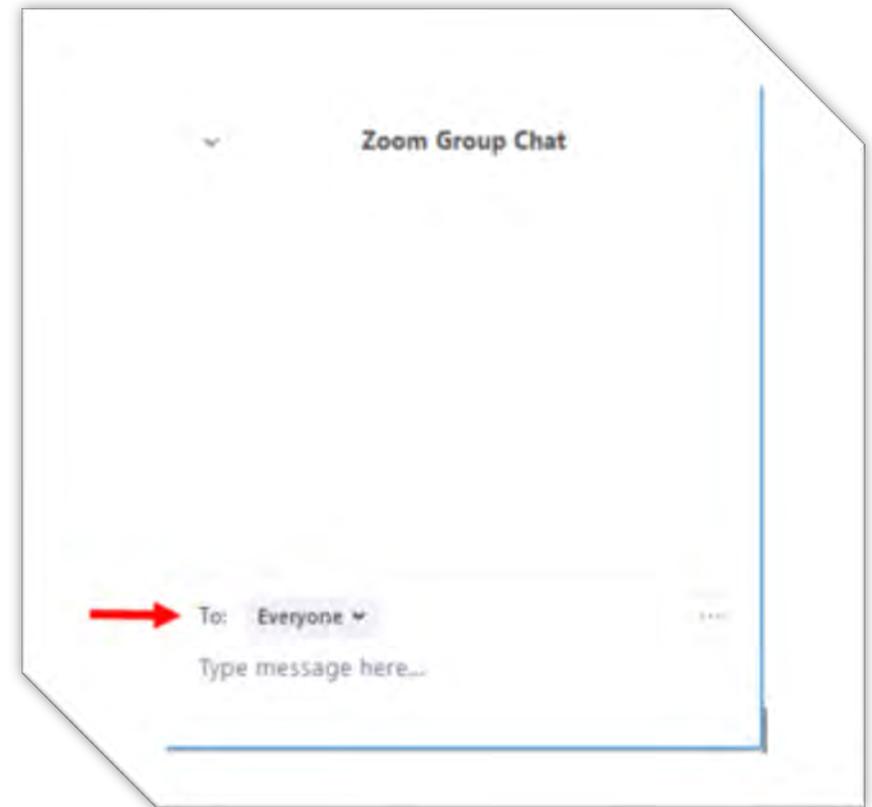
- Substation Construction
- Updates via email or project website



Questions?



Raise Hand to Unmute.



Type in Chat.



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Rainey Street Substation - Stay up to Date

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