

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0646

LOG NAME: 60NANCE RANCH OFFSITE IMPROVEMENTS

SUBJECT

(CD 10) Authorize Execution of a Community Facilities Agreement with D.R. Horton - Texas, Ltd., with City Participation in an Amount Up to \$2,404,868.70 for Oversizing an 8-Inch Sewer Main to 15-Inches and Oversizing 8-Inch, 12-Inch and 16-Inch Water Mains to a 36-Inch Water Main for Anticipated Future Growth in North Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with D.R. Horton - Texas, Ltd., with City participation in an amount up to \$2,404,868.70, for oversizing an 8-inch sewer main to 15-inches and oversizing 8-inch, 12-inch and 16-inch water mains to a 36-inch water main for anticipated future growth located in north Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Rev Bonds Series 2023 Fund by decreasing estimated receipts and appropriations in the Commercial Paper project (City Project No. UCMLPR) in the amount of \$2,744,910.00 and increasing estimated receipts and appropriations in the CFA Bucket Programmable project (City Project No. P00001) by the same amount for the purpose of funding the Community Facilities Agreement – CFA Nance Ranch Offsite W&S project (City Project No. 105523) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvements Program.

DISCUSSION:

D.R. Horton - Texas, Ltd. (Developer) is constructing the Nance Ranch Offsite Water and Sanitary Sewer development project located on Wagley Robertson Road, south of Avondale Haslet Road. The Water Department is requesting to oversize approximately 3,143 linear feet of an 8-inch sewer main to a 15-inch sewer main. The Water Department is also requesting to oversize approximately 2,487 linear feet of an 8-inch, 12-inch and 16-inch water main to a 36-inch water main for anticipated future growth in the area. The City will pay 100% of the price difference for oversizing the 15-inch sewer main at an estimated cost of \$80,415.00. The construction costs for the 36-inch water main are estimated to be allocated at 14.3% for the Developer and 85.7% for the City for an estimated cost to the City of \$2,186,522.98. The Nance Ranch Offsite Water and Sanitary Sewer project is assigned City Project No. 105523 and Accela System Record IPRC24-0074.

This project has been publicly bid. The City's cost participation in the oversizing of the water main and sewer main is estimated to be in an amount up to \$2,404,868.70 as shown in the table below. Payments to the Developer are estimated to be \$2,266,937.98 for construction costs and \$137,930.72 for design service costs. An additional \$340,040.70 in contingency funds will cover the City's portion of any change orders.

The following table shows the cost sharing breakdown for the project between all parties:

A. Construction	Developer Cost	City Cost	Total Cost
1. Water	\$364,845.72	\$2,186,522.98	\$2,551,368.70
2. Sewer	\$1,935,554.00	\$80,415.00	\$2,015,969.00
Contingency	\$0.00	\$340,040.70	\$340,040.70
Construction Fees:			
B. Construction Inspection Fee	\$126,562.50	\$0.00	\$126,562.50
C. Admin Material Testing Fee	\$6,201.00	\$0.00	\$6,201.00

D. Water Lab Fee	\$675.00	\$0.00	\$675.00
F. Design Services (Water)	\$23,015.28	\$137,930.72	\$160,946.00
Total Project Cost	\$2,456,853.50	\$2,744,909.40	\$5,201,762.90

The reimbursement of the City participation is not a lump-sum amount and may be less than the stated amount depending upon the actual quantities and unit prices from the Notice of Final Completion package, commonly referred to as the Green Sheet package.

It is the practice of the Water Department to appropriate its CIP plan throughout the Fiscal Year (FY), instead of within the annual budget ordinance, as projects commence, additional funding needs are identified, and to comply with bond covenants.

Funding is available in the Commercial Paper project within the Water & Sewer Rev Bonds Series 2023 Fund for the purpose of funding the CFA-Nance Ranch Offsite W&S project.

Funding for the Community Facility Agreement (CFA) – Nance Ranch Offsite W&S project is as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2023 - 56021	\$0.00	\$2,744,909.40	\$2,744,909.40
Project Total	\$0.00	\$2,744,909.40	\$2,744,909.40

*Numbers rounded for presentation purposes.

BUSINESS EQUITY-

The Business Equity Division placed a 4.90% business equity goal on this solicitation/contract. Belt Construction of Texas, LLC, will be exceeding the goal at 4.95%, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

This project is located in COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Commercial Paper project within the W&S Rev Bonds Series 2023 Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in W&S Rev Bonds Series 2023 Fund for the CFA-Nance Ranch Offsite W&S project to support the approval of the above recommendations and execution of the agreement. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

Submitted for City Manager's Office by: Jesica McEachern 5804

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact: Suby Varughese 8009
Becka Wilson 7856

Expedited