

Mayor and Council Communication

DATE: 05/23/23

M&C FILE NUMBER: M&C 23-0414

LOG NAME: 60PECAN MEADOWS 16INCH WATER LINE

SUBJECT

(CD 8 / Future CD 8) Authorize Execution of a Community Facilities Agreement with Lennar Homes of Texas Land and Construction, LTD., with City Participation in the Amount Not to Exceed \$124,161.61 for Oversizing a 12-Inch Water Main to a 16-Inch Water Main and an 8-inch Water Main to a 16-inch Water Main for Anticipated Future Growth in South Fort Worth

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a Community Facilities Agreement with Lennar Homes of Texas Land and Construction, LTD., with City participation in an amount not to exceed \$124,161.61 for oversizing a 12-inch water main to a 16-inch water main and 8-inch water main to a 16-inch water main for anticipated future growth in south Fort Worth.

DISCUSSION:

Lennar Homes of Texas Land and Construction, LTD., (Developer) is constructing Pecan Meadows Phase 1 (Development) west of Forest Hill Drive and north of Shelby Road. The Water Department is seeking to participate in the project to oversize the offsite water line from a 12-inch water main to a 16-inch water main and the onsite water main from an 8-inch water main to a 16-inch water main. The Pecan Meadows Phase 1 project is assigned City Project No. 104143 and Accela System Record IPRC22-0154.

In accordance with Chapter 212, Subchapter C of the Texas Local Government Code, the City's participation in the contract is exempt from competitive bidding requirements because the contract is for oversizing public improvements being constructed by the Developer, the Developer will execute a performance bond to cover the total project cost, including all of the City's cost participation, and the City's cost participation will be determined in accordance with the City's community facilities agreement (CFA) unit price ordinance.

The City's cost participation in the construction and oversizing of the water mains is estimated to be in an amount not to exceed \$124,161.61 as shown in the table below. Payments to the Developer are estimated to be \$115,623.14 for construction costs and \$2,312.46 for material testing costs. The City's cost participation also includes \$6,226.00 to cover the City's portion of construction inspection service fees, administrative material testing service fees, and water lab testing fees. An additional \$23,124.63 in contingency funds will cover the City's portion of any change orders.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Water- 16"	\$1,308,776.86	\$115,623.14	\$1,424,400.00
2. Sewer	\$948,253.00	\$0.00	\$948,253.00
Water Contingency 20%	\$0.00	\$23,124.63	\$23,124.63
3. Drainage	\$1,689,330.00	\$0.00	\$1,689,330.00
4. Paving	\$1,567,637.00	\$0.00	\$1,567,637.00
5. Street Lighting	\$253,608.00	\$0.00	\$253,608.00
B. Inspections & Testing (190 working days)			
1. Construction Inspection Fee	\$54,750.00	\$4,750.00	\$59,500.00

2. Admin Material Testing Fee	\$16,954.00	\$1,176.00	\$18,130.00
3. Material Testing Cost	\$0.00	\$2,312.46	\$2,312.46
4. Water Lab Fee	\$1,650.00	\$300.00	\$1,950.00
Total Project Cost	\$5,840,958.86	\$147,286.24	\$5,988,245.09

*Numbers will be rounded up for accounting purposes.

The reimbursement of the participation, excluding inspection and material testing fees, 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.

Funding for the Community Facility Agreement (CFA) – Pecan Meadows Phase 1 as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2021 – Fund 56019	\$150,000.00	\$0.00	\$150,000.00
Project Total	\$150,000.00	\$0.00	\$150,000.00

*Numbers rounded for presentation purposes.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the W&S Rev Bonds Series 2021 Fund CFA-Pecan Meadows Phase 1 project and upon approval of the above recommendation funds will be available in the W&S Rev Bonds Series 2021 Fund CFA-Pecan Meadows Phase 1 project to support the approval of the above recommendation and execution of the agreement. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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Expedited