

# Mayor and Council Communication

DATE: 12/03/19

M&C FILE NUMBER: M&C 19-0359

LOG NAME: 60SOUTHGATE

**SUBJECT**

Authorize Execution of a Community Facilities Agreement with Ware Vista Southgate #1, L.P. with City Participation in an Amount Not to Exceed \$3,155,122.00 for Construction of 12-inch to 24-inch Water Mains in the Vicinity of Interstate 35W and FM 1187 Rendon Crowley Road for Future Growth in South Fort Worth and to Serve the Southgate Marketplace Development (COUNCIL DISTRICT 6)

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of a Community Facilities Agreement with Ware Vista Southgate #1, L.P. with city participation in an amount not to exceed \$3,155,122.00 for construction of 12-inch to 24-inch Water Mains in the vicinity of Interstate 35W and FM 1187 Rendon Crowley Road for future growth in South Fort Worth and to serve the Southgate Marketplace Development. (City Project Number 101541 IPRC18-0131)

**DISCUSSION:**

Ware Vista Southgate #1, L.P. (Developer) is constructing an off-site water main needed for the Southgate Marketplace Development located at the southeast corner of Interstate 35W and FM 1187 Rendon Crowley Road. The Water Department has asked the Developer to expand the scope of the design & construction to include 12-inch to 24-inch water mains and isolation valves that will provide high pressure plane service for future development of the Southgate property and other future growth in South Fort Worth. The design also provides new low pressure services to Crowley's storage tank located at W. Rendon Crowley Road & E. Main Street, new low pressure plane service to Fort Worth Spinks Airport to the east, and continues low pressure plane service to the City of Burleson to the south on Interstate 35.

The City is participating in the design of the public improvements pursuant to City Secretary Contract Number 51100 which was approved by the City Council on June 26, 2018 (M&C C-28755). This water project will be publicly bid.

A.Construction	Developer Cost (12"-16" Water main)	City Cost (16"-24" Water main)	Total Cost
1. Water	\$1,590,794.00	\$2,445,831.00	\$4,036,625.00
2. Sewer	\$0	\$0	\$0
Contingency 25%	\$0	\$611,457.75	\$611,457.75
<b>Total Construction</b>	<b>\$1,590,794.00</b>	<b>\$3,057,288.75</b>	<b>\$4,648,082.75</b>
B. Inspection Fee (2%)	\$31,815.88	\$48,916.62	\$80,732.50
C. Material Testing Fee (2%)	\$31,815.88	\$48,916.62	\$80,732.50
<b>Total Project Cost</b>	<b>\$1,654,425.76</b>	<b>\$3,155,121.99</b>	<b>\$4,809,547.75</b>

FUND	Existing Appropriations	Transfer from 56011-P00002	Project Total
Water & Sewer			

Bond 2017 A - Fund 56011	\$910,060.00	\$3,155,122.00	\$4,065,182.00
Project Total	\$910,060.00	\$3,155,122.00	\$4,065,182.00

The \$910,060.00 will cover expenses incurred for engineering, property acquisition, and staff costs.

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.

This development is located in COUNCIL DISTRICT 6.

---

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and execution of the agreement, funds are available in the current capital budget, as appropriated, of Water & Sewer Bond 2017A Fund. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** Chris Harder 5020

**Additional Information Contact:** Vishal Sood 8055  
Melissa Harris 8428