

# Mayor and Council Communication

**DATE:** 03/25/25

**M&C FILE NUMBER:** M&C 25-0270

**LOG NAME:** 60LONGHORN ESTATES PHASE 2 WATER IMPROVEMENTS

**SUBJECT**

(CD 6) Authorize Execution of a Community Facilities Agreement with D.R. Horton - Texas, LTD., with City Participation in an Amount Up to \$842,235.24 for Oversizing an 8-Inch Water Main to 24-Inches for Anticipated Future Growth in South 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 \$842,235.24, for oversizing an 8-inch water main to 24-inches for anticipated future growth located in south Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Rev Bonds Series 2021 Fund by decreasing estimated receipts and appropriations in the Unspecified-All Funds project (City Project No. UNSPEC) in the amount of \$968,571.00 and increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) by the same amount for the purpose of funding the Community Facilities Agreement – CFA Longhorn Estates Phase 2 (City Project No.105598) 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 Longhorn Estates development project located west of South Hulen Street and north of Longhorn Trail. The Water Department is requesting to oversize approximately 3,678 linear feet of an 8-inch water main to a 24-inch water main for anticipated future growth in the area. The construction cost for the 24-inch water main is estimated to be allocated at 11.1% for the Developer and 88.9% for the City. The Longhorn Estates Phase 2 project is assigned City Project No. 105598 and Accela System Record IPRC24-0146.

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 to be paid to the Developer for oversizing of the water main is estimated to be an amount up to \$842,235.24 as shown in the table below. An additional \$126,335.29 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	\$1,097,498.56	\$842,235.24	\$1,939,733.80
Contingency	\$0.00	\$126,335.29	\$126,335.29
2. Sewer	\$903,996.00	\$0.00	\$903,996.00
3. Paving	\$2,153,231.90	\$0.00	\$2,153,231.90
4. Drainage	\$2,092,478.00	\$0.00	\$2,092,478.00
5. Street Lights	\$464,409.28	\$0.00	\$464,409.28
Construction Fees:			
B. Construction Inspection Fee	\$80,325.00	\$0.00	\$80,325.00
C. Admin Material Testing Fee	\$24,804.00	\$0.00	\$24,804.00
D. Water Testing Lab Fee	\$2,868.75	\$0.00	\$2,868.75
<b>Total Project Cost</b>	<b>\$6,819,611.49</b>	<b>\$968,570.53</b>	<b>\$7,788,182.02</b>

\*Numbers will be rounded up for accounting purposes.

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. The actions in this Mayor & Council

