

# Mayor and Council Communication

**DATE:** 04/08/25

**M&C FILE NUMBER:** M&C 25-0287

**LOG NAME:** 06CAMP BOWIE CFA AMENDMENT

**SUBJECT**

(CD 7) Authorize Execution of Amendment Number 1 to City Secretary Contract No. 62766, a Community Facilities Agreement with Crescent Property Services, LLC, Increasing City Participation by \$981,148.43 for the Community Facilities Agreement-Camp Bowie Improvements Project

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of Amendment No. 1 to City Secretary Contract Number 62766, a Community Facilities Agreement with Crescent Property Services, LLC, increasing City participation by \$981,148.43, for the Community Facilities Agreement-Camp Bowie Improvements project. (City Project No. 104639).

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize an amendment to the Community Facilities Agreement (CFA) to designate the remaining funding appropriated for the project in the amount of as \$981,148.43 as contingency funds.

On January 10, 2023, by Mayor & Council Communication (M&C 23-0024), the City Council authorized execution of an Interlocal Agreement with Tarrant County in an amount not to exceed \$2,690,000.00 to provide reimbursement funding from Tarrant County for the project.

On February 13, 2024 (M&C 24-0135), the City Council authorized execution of a design procurement agreement and project management agreement with Crescent Property Services, LLC with City participation in an amount not to exceed \$1,450,000.00 for the engineering design and project management for the project, and authorized a waiver of the Infrastructure Plan Review Center (IPRC) design review fees. Crescent Property Services, LLC selected Westwood Professional Services, Inc. as the engineering consultant to perform the design of the project. In addition, Crescent Property Services, LLC selected TPG The Project Group, Inc. to provide project management services for the project.

On September 17, 2024 (M&C 24-0830), the City Council accepted a donation in the amount of \$1,600,000.00 from the Fort Worth Local Development Corporation for the Camp Bowie Improvements.

On November 12, 2024, by Mayor and Council Communication (M&C 24-0954), the City Council authorized execution of a Community Facilities Agreement with Crescent Property Services, LLC with City participation in an amount not to exceed \$13,105,115.57 for the CFA-Camp Bowie Boulevard Improvements project (City Project No. 104639) and authorized a waiver of the Community Facilities Agreement Application Fee.

By approval of this M&C, the City Council authorizes the increase to City Secretary Contract No. 62766 by the amount of \$981,148.43. The funds will be identified as contingency funds that will not require separate council authorization if needed. Use of the contingency funds will require execution of change orders by the City. The Developer is not participating in the funding of this project as it is being funded by the City and Tarrant County. Funding is budgeted in the 2007CritCapProj - CO2013A Fund for the Transportation and Public Works Department (TPW) for the purpose of funding the Camp Bowie Improvements project, as appropriated.

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

A. Construction	Developer Cost	TPW Cost	Water Cost	Total Cost
GW	\$0.00	\$48,074.00	\$0.00	\$48,074.00
WC #1-Earthwork & Demo	\$0.00	\$1,452,399.00	\$113,000.00	\$1,565,399.00
WC #2- Concrete Paving & Flatwork	\$0.00	\$1,924,128.00	\$300,000.00	\$2,224,128.00
WC #3-Colored & Stamped Concrete	\$0.00	\$476,904.00	\$65,385.00	\$542,289.00
WC #4- Electrical & Lighting	\$0.00	\$1,350,000.00	\$0.00	\$1,350,000.00

WC #5- Landscaping & Irrigation	\$0.00	\$400,622.00	\$5,872.00	\$406,494.00
WC #6- Traffic Control	\$0.00	\$233,367.00	\$0.00	\$233,367.00
WC #7- Brick Pavers	\$0.00	\$393,303.00	\$164,000.00	\$557,303.00
WC #8- Underground Utilities	\$0.00	\$0.00	\$2,021,088.00	\$2,021,088.00
M1-General Conditions	\$0.00	\$1,203,831.00	\$521,736.00	\$1,725,567.00
M2- CCIP Builder's Risk Insurance	\$0.00	\$168,428.00	\$71,799.00	\$240,227.00
M3- Fee	\$0.00	\$608,259.00	\$259,399.00	\$867,658.00
M4- McCarthy Performance & Payment Bond	\$0.00	\$73,105.00	\$29,736.00	\$102,841.00
M5- Construction contingency*	\$0.00	\$426,621.00	\$177,601.00	\$604,222.00
M6- Owner Allowances	\$0.00	\$500,000.00	\$0.00	\$500,000.00
Sub-total	\$0.00	\$9,259,041.00	\$3,729,616.00	\$12,988,657.00
Construction Fees:				
B. Construction Inspection Fee	\$0.00	\$105,300.00	\$19,237.50	\$124,537.50
C. Admin Material Testing Fee	\$0.00	\$5,512.00	\$1,378.00	\$6,890.00
D. Water Testing Lab Fee	\$0.00	\$0.00	\$438.75	\$438.75
E. Material Testing Costs	\$0.00	\$16,385.68	\$74,592.32	\$90,978.00
F. McCarthy Pre-Construction Fees (CMAR)*	\$0.00	\$101,736.00	\$0.00	\$101,736.00
G. Developer Contingency*	\$0.00	\$773,026.75	\$0.00	\$773,026.75
Total Project Cost	\$0.00	\$10,261,001.43	\$3,825,262.57	\$14,086,264.00

Funding for the CFA-Camp Bowie Improvements project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total
56005- Water/Sewer Bond 2016	\$121,000.00	\$0.00	\$121,000.00
M&C 24-0135			

30104 Developer Contribution	\$1,600,000.00	\$0.00	\$1,600,000.00
M&C 24-0830			
30106 Intergovernmental Contribution	\$2,690,000.00	\$0.00	\$2,690,000.00
M&C 23-0024			
34012-2007 CritCapProj-CO2013A	\$6,836,838.00	\$0.00	\$6,836,838.00
M&C 23-0024			
39407 - Street Improvements 2008	\$463,162.00	\$0.00	\$463,162.00
M&C 23-0024			
56002 - W&S Capital Projects	\$3,825,264.00	\$0.00	\$3,825,264.00
M&C 24-0954			
<b>Project Total</b>	<b>\$15,536,264.00</b>	<b>\$0.00</b>	<b>\$15,536,264.00</b>

Funding is budgeted in the 2007 CritCapProj - CO2013A Fund for the TPW Department for the purpose of funding the CFA-Camp Bowie Improvements project, as appropriated.

BUSINESS EQUITY- DVIN does not set a Business Equity goal for developer portions of Community Facilities Agreements on Change Orders and/or Amendments.

This project is located in COUNCIL DISTRICT 7.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2007 CritCapProj - CO2013A Fund for the CFA-Camp Bowie Improvements project to support the approval of the above recommendation and execution of the amendment. Prior to any expenditure being incurred, the Transportation & Public Works and Development Services Departments have the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Jessica McEachern 5804

**Originating Business Unit Head:** DJ Harrell 8032

**Additional Information Contact:**  
Suby Varughese 8009  
Melissa Harris 8428