

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25M&C FILE NUMBER: M&C 25-0643

LOG NAME: 60CAMP BOWIE IMPROVEMENTS CO.1

SUBJECT

(CD 7) Authorize Execution of Second Amendment and Change Order No. 1 to a Community Facilities Agreement with Crescent Property Services, LLC, Increasing City Participation by \$571,000.00 for the CFA-Camp Bowie Improvements Project; Adopt Appropriation Ordinances; and Amend the Fiscal Years 2025-2029 Capital Improvements Program to Effect a Portion of Water Department's Contribution

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of the Second Amendment and Change Order No. 1 to City Secretary Contract Number 62766, a Community Facilities Agreement with Crescent Property Services LLC, increasing City participation by \$571,000.00, for the CFA-Camp Bowie Improvements project (City Project No. 104639);
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Transportation & Public Works Department of the General Fund in the amount of \$285,500.00, from available FY2024 Assigned Fund Balance, for the purpose of transferring to the General Capital Projects Fund for the CFA-Camp Bowie Improvements project (City Project No. 104639);
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the General Capital Projects Fund, in the amount of \$285,500.00, transferred from fund balance within the General Fund, for the purpose of funding the CFA-Camp Bowie Improvements project (City Project No. 104639);
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Water and Sewer Capital Projects Fund in the amount of \$285,500.00, from available PayGo residuals in the Water and Sewer Capital Projects Fund, for the purpose of funding the CFA-Camp Bowie Improvements project (City Project No. 104639) to affect a portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program; and
5. Amend the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of a second amendment and Change Order No. 1 to City Secretary Contract Number 62766, a Community Facilities Agreement (CFA) with Crescent Property Services LLC, increasing City Participation by \$571,000.00 for the project.

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 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.

On April 8, 2025, by Mayor and Council Communication (M&C 25-0287), the City Council authorized the first amendment to the Community Facilities Agreement (CFA) to designate the remaining funding appropriated for the project in the amount of \$981,148.43 as contingency funds.

By approval of this M&C, the City Council authorizes execution of the second amendment to the CFA and Change Order No.1 to increase the City participation by \$571,000.00.

Change Order No.1 is necessary for full width brick replacement in place of trench repair on the historic brick section of the street.

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

A. Construction	Developer Cost	TPW Cost	Water Cost	Total Cost
General Works	\$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	\$678,803.00	\$449,500.00	\$1,128,303.00
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	\$9,544,541.00	\$4,015,116.00	\$13,559,657.00
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	\$80,302.32	\$96,688.00
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	\$10,546,501.43	\$4,116,472.57	\$14,662,974.00

Change Order Number 1 is as depicted in the table below:

WC #7- Brick Pavers	Developer Cost	TPW Cost	Water Cost	Total Cost
Change Order No.1	\$0.00	\$285,500.00	\$285,500.00	\$571,000.00

\*Numbers rounded for presentation purposes.

Funding for the CFW-Camp Bowie Improvements are depicted below:

Fund	Authority	Existing Appropriations	Additional Appropriations	Project Total
56005-Water/Sewer Bond2016	M&C 24-0135	\$121,000.00	\$0.00	\$121,000.00
30104 Developer Contribution	M&C 24-0830	\$1,600,000.00	\$0.00	\$1,600,000.00
30106 Intergovernmental Contribution	M&C 23-0024	\$2,690,00.00	\$0.00	\$2,690,000.00
34012-2007 CritCapProj-CO2013A	M&C 23-0024	\$6,836,838.00	\$0.00	\$6,836,838.00
39407 - Street Improvements 2008	M&C 23-0024	\$463,162.00	\$0.00	\$463,162.00
56002-W&S Capital Projects	M&C 24-0954 & This M&C	\$3,825,264.00	\$285,500.00	\$4,110,764.00
30100-General Capital Projects	This M&C	\$0.00	\$285,500.00	\$285,500.00
Project Total		\$15,536,264.00	\$571,000.00	\$16,107,264.00.00

As part of the Fiscal Year 2024 year-end process, the City Manager assigned \$56,507,497.00 from the Fiscal Year 2024 fund balance to address future capital shortfalls and library capital projects, as authorized by Mayor and Council (M&C) 25-0003. This assigned amount exceeds the General Fund reserve requirements and is composed of the following sources: \$9,472,519.00 from the sale of library property residuals, \$14,627,444.00 from capital project shortfalls funded by the remaining assigned fund balance from FY2023, \$7,690,534.00 from FY2024 budgetary savings, and \$24,717,000.00 from one-time interest earnings.

This action in the M&C will amend the Fiscal Year 2025 Adopted Budget, as approved in connection with Ordinance 27107-09-2024. Funding for this project was not included in the FY2025-2029 Capital Improvement Program due to cost overruns resulting from inflation and rising construction expenses.

Approval of this M&C will reduce the Assigned Fund Balance for capital project as follows:

General Fund	Original Amount 25-0003	M&C 25-0003	80CIQUIO VASQUEZ PARK PHASE I CONSTRUCTION	12ISF 4550 VILLAGE CREEK SETTLEMENT 25-0244	80SYCAMORE PARK PHASE II CONSTRUCTION	21DOWNTOWN LIBRARY DESIGN BUILD CONTRACT	60CAMP BOWIE IMPROVEMENTS CO.1	Remaining Balance
Assigned Fund Balance								
Fund Balance Set Aside for Capital Shortfalls	\$47,034,978.00		(\$1,500,000.00)	(\$3,450,000.00)	(\$1,000,000.00)		(\$285,500.00)	\$40,799,478.00
Fund Balance Set Aside for Library Capital Projects	\$9,472,519.00					(\$9,472,519.00)		\$0.00
Fund Balance Set Aside for Ambulance/MedStar Transition	\$2,939,440.00	(\$2,939,440.00)						\$0.00
Fund Balance Set Aside for Risk Fund Deficit	\$5,000,000.00	(\$5,000,000.00)						\$0.00
Total Assigned Fund Balance	\$64,446,937.00							\$40,799,478.00

Funding is available for appropriation from Available FY2024 Assigned Fund Balance in the General Fund for the TPW Department, transferred to the General Capital Projects Fund for the purpose of funding the CFA-Camp Bowie Improvements project.

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

The actions in the M&C will appropriate funds in support of the Water Department's portion of the City of Fort Worth's Fiscal Years 2025-2029 Capital Improvement Program.

Funding is currently available in the Unspecified All-Funds project within the Water & Sewer Capital Projects Fund for the purpose of funding the CFA-Camp Bowie Improvements project.

This project is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the FY2024 Assigned Fund Balance within the General Fund and in Unspecified All-Funds project within the W&S Capital Project Funds and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the W&S Capital Projects Fund and General Capital Projects Fund for the CFA-Camp Bowie Improvements project to support the approval of the above recommendations and execution of the amendment. Prior to any expenditure being incurred, the Transportation & Public Works and Water Departments have the responsibility to validate the availability of funds.

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

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