

Mayor and Council Communication

DATE: 04/12/22

M&C FILE NUMBER: M&C 22-0256

LOG NAME: 06BREWER BOULEVARD (RISINGER TO MCPHERSON) EAST LANES

SUBJECT

(CD 6) Authorize the Execution of a Community Facilities Agreement with Legacy CTW LP, with City Participation in an Amount Not to Exceed \$700,000.00 for the Construction of the Eastern Lanes of Brewer Boulevard from Risinger Road to McPherson Boulevard, Adopt Attached Appropriation Ordinance, and Amend the Fiscal Years 2022-2026 Capital Improvement Program (2014 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a community facilities agreement with Legacy CTW LP, with City participation in an amount not to exceed \$700,000.00 to construct Brewer Road from Risinger Road to McPherson Boulevard;
2. Adopt the attached appropriation ordinance adjusting appropriations in the 2014 Bond Program Fund by increasing appropriations in the Community Facilities Agreement - Northbound Brewer Boulevard project (City Project 103435), in the amount of \$700,000.00 and decreasing appropriations in the Brewer Road Eastern Construction project (City Project No. 102956) by the same amount; and
3. Amend the Fiscal Years 2022-2026 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of a Community Facilities Agreement (CFA) with Legacy CTW LP (Developer), for the construction of the eastern two lanes, a standard median, and a ten-foot shared path from Risinger Road to McPherson Boulevard. This project was included in the 2014 Bond Program.

Brewer Boulevard from Risinger Road to north of Saddle Pack Drive was included in the 2014 Bond Program. The City is participating in the CFA for the portion of the project from Risinger Road to north of Saddle Pack Drive. In lieu of a city-led project, as development occurred south of the proposed bond project, the funds for the bond program have been incorporated into the developer Community Facilities Agreement (CFA) to extend the two projects. The western lanes were constructed with Chisholm Trail Ranch Phase 2, and this M&C is proposing to incorporate the funds for the eastern lanes into the Chisholm Trail Ranch Commercial CFA project.

Funding for this project was not included in the FY2022-2026 Capital Improvement Program due to incorporating a 2014 Bond Program project into a developer CFA in order to oversize their developer project. The developer is responsible for \$2,614,828.18 in construction of Brewer Road. The action in this M&C will amend the FY2022-2026 Capital Improvement Program as approved in connection with Ordinance No. 25073-09-2021.

The table below reflects the delineation of construction costs and related fees between the developer and the City of Fort Worth. The estimated costs provided were based upon the engineer's estimate included as an exhibit and are consistent with the City Council adopted Unit Price Ordinance. The project will be publicly bid, and a 20% MBE goal has been established for the construction project.

Estimated Project Expenditures:

Project Component	Developer's Cost	City's Cost	Total Cost
General	\$309,546.00	\$47,138.20	\$356,684.20
Water Improvements	\$44,129.39	\$39,168.89	\$83,298.28
Stormwater Improvements	\$1,077,585.01	\$13,427.36	\$1,091,012.37
Paving Improvements	\$1,093,472.02	\$544,906.33	\$1,638,378.35
Street Lighting Improvements	\$53,555.76	\$10,072.92	\$63,628.68
Material Testing & Inspections	\$36,540.00		
Contingency		\$45,286.30	\$45,286.30
TOTAL	\$2,614,828.18	\$700,000.00	\$3,314,828.18

This project is located in COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the CFA Brewer Rd Eastern Constr Project within the 2014 Bond Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the 2014 Bond Fund for the CFA-Northbound Brewer Blvd project to support the approval of the above recommendations and execution of the community facilities agreement. Prior to an expenditure being incurred, the Transportation & Public Works Department and Development Services Department have the responsibility of verifying the availability of funds.

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