

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/12/24 M&C FILE NUMBER: M&C 24-0954

LOG NAME: 06CAMP BOWIE BOULEVARD PUBLIC IMPROVEMENTS

SUBJECT

(CD 7) Authorize 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, Authorize a Waiver of the Community Facilities Agreement Application Fee, Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution for Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a Community Facilities Agreement withCrescent Property Services, LLC with City participation in an amount not to exceed \$13,105,115.57 for the CFA-Camp Bowie Boulevard Improvements project;
2. Authorize a waiver of Community Facilities Agreement application fee; and
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Water & Sewer Capital Projects Fund in the amount of \$3,825,264.00, from available PayGo Residuals in the Water & Sewer Capital Projects Fund, for the purpose of funding the CFA-Camp Bowie Improvements project (City Project No. 104639) to effect a portion of Water's Contribution to 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 Community Facilities Agreement (CFA) with Crescent Property Services, LLC (Developer) for the Camp Bowie Improvements project (City Project No. 104639) with City participation in an amount not to exceed \$13,105,115.57.

Camp Bowie Boulevard, between Montgomery Street and University Drive, is a four-lane divided arterial in a historic area with some areas including historic brick pavement. The project includes the following improvements: a limited amount of brick pavement repair utilizing historic brick from the City stockpile, panel repair of existing concrete turn lanes and median crossing, new 10-foot sidewalks, new American with Disabilities Act (ADA) ramps, street and pedestrian lighting, enhanced landscaping, and restriping of pedestrian crossings and other street markings as necessary. Asphalt paving within these roadway limits will not be improved as part of this project. The project also includes a 12-inch water and 6-inch sewer line replacement.

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.

By approval of this M&C the City Council finds that the waiver of the Community Facilities Agreement application fee serves a public purpose because the project consists of the construction of public infrastructure improvements that will be owned by the City and are being paid for with public funds. Sufficient contractual controls are in place to ensure that public purpose is met.

The City's calculation for City participation is in accordance with the City's Community Facilities Agreement unit price ordinance number 23654-05-209. The Camp Bowie Boulevard Improvements project is assigned City Project No. 104639 and Accela System Record IPRC24-0119.

The project was publicly bid as a Construction Manager-At-Risk (CMAR) procurement. The City's cost participation in the replacement of a 12-inch water main, abandonment of a 4-inch cast-iron water main, and replacement of an 8-inch sewer main along Camp Bowie Boulevard is in an amount not to exceed \$3,825,262.57 as shown in the table below. The City's cost participation in the paving and streetlight improvements is in an amount not exceed \$9,279,853.00 as shown in the table below. Payments to the Developer are estimated to be \$9,169,041.00 for the paving and streetlight construction costs, \$3,729,616.00 for the water and sewer construction costs, and \$74,592.32 for material testing. The City's cost participation also includes \$131,866.25 to cover the City's portion of water lab fees, construction inspection service fees, and administrative material testing fees.

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	\$336,621.00	\$177,601.00	\$514,222.00
M6- Owner Allowances	\$0.00	\$500,000.00	\$0.00	\$500,000.00
Sub-Total	\$0.00	\$9,169,041.00	\$3,729,616.00	\$12,898,657.00
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
E. Water Testing Lab Fee	\$0.00	\$0.00	\$438.75	\$438.75
D. Material Testing Costs*	\$0.00	\$0.00	\$74,592.32	\$74,592.32
Total Project Cost	\$ 0.00	\$9,279,853.00	\$3,825,262.57	\$13,105,115.57

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*Numbers will be rounded up for accounting purposes.

The reimbursement of the City 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.

Funding is available in the Street Improvements 2008, 2007 CritCapProj-CO2013A, Intergovernmental Contribution, and the Developer Contribution Funds for the Transportation and Public Works Department's (TPW) and in the Unspecified-All Funds project within the W&S Capital Projects Fund for funding the CFA-Camp Bowie Improvements project, as appropriated.

It is the practice of the Water Department to appropriate its Capital Improvement Program 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 the M&C will appropriate funds in support of the Water's portion of the City of Fort Worth's Fiscal Years 2025-2029 Capital Improvement Program, as follows:

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Capital Fund Name	Project Name	FY 2025 CIP Appropriations	Authority	Budget Change Increase Decrease	Revised FY2025 Budget
56002- W&S Capital Projects Fund	104639- CFA-Camp Bowie Improvements	\$0.00	This M&C	\$3,825,264.00	\$3,825,264.00

Funding for the Community Facilities Agreement (CFA)-Camp Bowie Improvements project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total
56005- Water/Sewer Bond2016	\$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 Fund	\$0.00	\$3,825,264.00	\$3,825,264.00
Project Total	\$11,711,000.00	\$3,825,264.00	\$15,536,264.00

*Numbers rounded for presentation purposes.

This project is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the CFA-Camp Bowie Improvements project within the Street Improvements 2008, 2007 CritCapProj-CO2013A, Intergovernmental Contribution, and the Developer Contribution Funds and in the Unspecified-All Funds project within the W&S Capital Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Street Improvements 2008, 2007 CritCapProj-CO2013A, Intergovernmental Contribution, Developer Contribution and W&S Capital Projects Funds for the CFA-Camp Bowie Improvements project to support the above recommendations and execution of the agreement. Prior to an expenditure being incurred, the Transportation & Public Works and Water Departments have the responsibility of verifying the availability of funds.

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Expedited