

# Mayor and Council Communication

**DATE:** 02/13/24

**M&C FILE NUMBER:** M&C 24-0135

**LOG NAME:** 06CAMP BOWIE BOULEVARD IMPROVEMENTS

## **SUBJECT**

(CD 7) Authorize Execution of Design Procurement and Project Management Agreement with Crescent Property Services, LLC with City Participation in the Amount Not to Exceed \$1,450,000.00, for Engineering Design and Project Management for the Camp Bowie Improvements Project, Authorize Waiver of IPRC Design Review Fees, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to Fiscal Years 2024-2028 Capital Improvement Program

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the execution of a Design Procurement and Project Management Agreement with Crescent Property Services, LLC, with City participation in the amount not to exceed \$1,450,000.00, for the engineering design and project management for the Camp Bowie Improvements project (City Project No. 104639);
2. Authorize a waiver of IPRC Design Review Fees; and
3. Adopt the attached appropriation ordinance adjusting appropriations in the Water/Sewer Bond 2016 Fund by increasing estimated receipts and appropriations in the Camp Bowie Improvements project (City Project No. 104639) in the amount of \$121,000.00 and decreasing estimated receipts and appropriations in the Unspecified All-Funds project (City Project No. UNSPEC) by the same amount; and
4. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is for the City to execute a Design Procurement and Project Management Agreement with Crescent Property Services, LLC (Developer) for the Camp Bowie Improvements project (Project) in the amount not to exceed \$1,450,000.00.

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 in this section of Camp Bowie Boulevard: a limited amount of brick pavement repair utilizing historic brick from the City stockpile, panel repair of existing concrete turn lanes and median crossings, new 10-foot sidewalks, new Americans with Disabilities Act (ADA) ramps, street and pedestrian lighting, enhanced landscaping, 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. 12" water and 6" sewer line replacement.

Crescent Property Services, LLC has selected Westwood Professional Services, Inc. as the engineering consultant to perform the design of the project. Staff concurs that the fees charged by Westwood Professional Services, Inc. are fair and reasonable for the work to be performed.

Crescent Property Services, LLC has selected TPG The Project Group, Inc. to provide project management services for the Project. Staff concurs that the fees charged by TPG The Project Group, Inc. are fair and reasonable for the work to be performed.

By approval of this M&C, the City Council finds that the waiver of IPRC Design Review Fees serves a public purpose because the Project consists of the design and 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 and Crescent Property Services, LLC intend to enter into a Community Facilities Agreement (CFA) with City participation in construction and inspection costs for the improvements.

On 1/10/23 (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.

Upon completion of the design, the construction of the project will be publicly bid. Staff will present an additional M&C to the City Council seeking approval for the City to enter into a Community Facility Agreement with City participation for the construction of the project.

Funding for this project was not included in the Fiscal Years (FY) 2023-2027 Capital Improvement Program. M&C 23-0024 amended the FY2023-2027 Capital Improvement Program as approved in connection with Ordinance 25773-09-2022.

Funding is available in the Transportation and Public Works Department's Street Improvements 2008 and 2007 CritCapProj-CO2013A Funds and in the Water Department's Unspecified-All Funds project within the Water/Sewer Bond 2016 Fund for the purpose of funding the 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, 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 2024-2028 Capital improvement Program, as follows:

<u>Capital Fund Name</u>	<u>Project Name</u>	<u>FY 2024 CIP Appropriations</u>	<u>Authority</u>	<u>Budget Change Increase Decrease</u>	<u>Revised FY2024 Budget</u>
56005-  <u>Water/Sewer Bond2016</u>	104639- <u>Camp Bowie Improvements</u>	  \$0.00	  <u>This M&amp;C</u>	  \$121,000.00	  \$121,00.00

<u>Fund Name</u>	<u>Design Service Amount</u>
39407- Street Improvements 2008 M&C 23-0024	\$463,162.00
34012- -2007 CritCapProj- CO2013A M&C 23-0024	\$865,838.00
56005-  Water/Sewer Bond 2016	\$121,000.00
<b>Total Amount</b>	<b>\$1,450,000.00</b>

Funding for the Design Procurement Agreement-Camp Bowie Improvements (DPA) as depicted in the table below.

<u>Fund</u>	<u>Existing Appropriations</u>	<u>Additional Appropriations</u>	<u>Project Total</u>
56005- Water/Sewer Bond2016	\$0.00	\$121,00.00	\$121,00.00
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	\$463,162.00	\$0.00	\$463,162.00

M&C 23-0024			
Project Total	\$9,990,000.00	\$121,000.00	\$10,111,000.00

\*Numbers rounded for presentation purposes.

This project is located in COUNCIL DISTRICT 7

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budgets, as previously appropriated, in the Street Improvements 2008 and 2007 CritCapProj-CO2013A Funds for Camp Bowie Improvements project; and funds are available in the Unspecified - All Funds project within the Water/Sewer Bond 2016 Fund and upon the approval of the attached appropriation ordinance, funds will be available in the Water/Sewer Bond 2016 Fund for Camp Bowie Improvements project to support the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Transportation & Public Works and Water Departments have the responsibility to validate the availability of funds.

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Expedited