

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 12/09/25M&C FILE NUMBER: M&C 25-1155

LOG NAME: 60ROCK CREEK RANCH LIFT STATION FORCE MAIN CO 2

SUBJECT

(CD 6) Authorize Execution of Change Order No. 2 to a Community Facilities Agreement with D.R. HORTON-TEXAS, LTD., Decreasing City Participation by \$50,751.67 and Decreasing Developer Participation by \$66,516.33 for the CFA- Rock Creek Ranch Lift Station Project

RECOMMENDATION:

It is recommended that the City Council authorize the execution Change Order No. 2 to City Secretary Contract Number 61360, a Community Facilities Agreement with D.R. HORTON- TEXAS, LTD., decreasing City participation by \$50,751.67 and decreasing developer participation by \$66,516.33, for the CFA- Rock Creek Ranch Lift Stat project (City Project No. 105040).

DISCUSSION:

On March 19, 2024, the City Council (Mayor & Council Communication 24-0225) authorized the execution of a Community Facilities Agreement with D.H. HORTON- TEXAS, LTD., with City participation in the amount up to \$7,901,164.69 for oversizing the Rock Creek lift station and 24-inch parallel sanitary sewer force main to serve the Rock Creek Ranch development and anticipated future growth in southwest Fort Worth.

Change Order No. 1 was administratively approved and increased City Participation by \$58,624.45. Change Order No. 1 was necessary due to reconciling rounding errors in some bid quantities and for additional excavation and backfill required to install air release valve.

Change Order No. 2 is necessary to reconcile bid quantities to match the approved drawings and with actual work performed. Change Order No. 2 decreases the City’s participation by \$50,751.61 and decreases the Developer’s participation by \$66,516.33 in the project.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Sewer- Force Main (27%/73%)	\$1,604,906.84	\$4,339,192.56	\$5,944,099.40
2. Sewer- Lift Station (50%/50%)	\$3,324,358.78	\$3,324,358.77	\$6,648,717.55
Change Order No.1	\$21,683.02	\$58,624.45	\$80,307.47
Change Order No.2	(\$66,516.33)	(\$50,751.67)	(\$117,268.00)
Revised Contract Amount	\$4,884,432.31	\$7,671,424.11	\$12,555,856.42

The anticipated cost for the Rock Creek Ranch lift station and force main project after execution of Change Order Number 2 is as depicted in the table below:

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Sewer- Force Main (27%/73%)	\$1,635,843.03	\$4,422,834.84	\$6,058,677.87
2. Sewer- Lift Station (50%/50%)	\$3,248,589.28	\$3,248,589.27	\$6,497,178.55
Total Sewer			

Improvements	\$4,884,432.31	\$7,671,424.11	\$12,555,856.42
B. Inspections & Testing			
1. Construction Inspection Fee	\$27,864.00	\$75,336.00	\$103,200.00
2. Admin Material Testing Fee	\$1,786.05	\$4,828.95	\$6,615.00
3. Material Testing Cost	\$0.00	\$153,428.48	\$153,428.48
4. Water Lab Fee	\$0.00	\$0.00	\$0.00
5. IPRC Plan Rev Fees	\$15,170.40	\$3,792.60	\$18,963.00
6. Public Bidding Advertisement	\$1,539.12	\$384.78	\$1,923.90
Total Project Cost	\$4,930,791.88	\$7,909,194.92	\$12,839,986.80

\*Numbers rounded for presentation purposes.

This project will have no impact on the Water Department's operating budget when complete. The CFA-Rock Creek Ranch Lift Station project (City Project No. 105040) was funded from the CFA Bucket Programmable project (City Project No. P00001) with appropriations from the Water/Sewer Bond 2016 Fund, the W&S Community Facilities Agmt Fund, the W&S Capital Proj 2018 Fund, the W&S Capital Proj 2018 Fund, and the WS Capital Project 2019 Fund for the purpose of funding the CFA- Rock Creek Ranch lift station project, as appropriated. When the project is completed and balanced, any remaining balances will be returned to CFA Bucket Programmable project (City Project No. P00001) for other CFA projects.

Funding for the CFA- Rock Creek Ranch lift stat project is depicted below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Govt Community Facilities Agmt - Fund 30111	\$13,000.00	\$0.00	\$13,000.00
CFA Developer - Fund 30114	\$62,650.05	\$0.00	\$62,650.05
Water/Sewer Bond 2016 – Fund 56005	\$242,955.00	\$0.00	\$242,955.00
W&S Community Facilities Agmt - Fund 56008	\$2,340,000.00	\$0.00	\$2,340,000.00
W&S Capital Proj 2018 - Fund 56014	\$900,000.00	\$0.00	\$900,000.00
WS Capital Project 2019 - Fund 56016	\$6,193,875.00	\$0.00	\$6,193,875.00
<b>Project Total</b>	<b>\$9,752,480.05</b>	<b>\$0.00</b>	<b>\$9,752,480.05</b>

\*Numbers rounded for presentation purposes.

The project is located in COUNCIL DISTRICT 6.

#### **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in WS Capital Project 2019 Fund for the CFA-Rock Creek Ranch lift stat project to support the approval of the above recommendation and execution of the change order. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds.

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

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