

M&C FILE NUMBER: M&C 24-0223

SUBJECT

RECOMMENDATION:

1. Authorize the execution of a Community Facilities Agreement with Ashton Dallas Residential, LLC with City participation in an amount not to exceed \$1,609,868.66 for oversizing 8-inch and 12-inch water mains along Street B of the Development to a continuous 16-inch water main, oversizing 8-inch and 12-inch water mains on the northeastern frontage of the development to a 24-inch water main with an additional 166 linear feet of pipe and oversizing a 10-inch sewer main to a 12-inch sewer main along Street B for Cattleman's Crossing Phase 1 Development located in north west Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Capital Project 2018 fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) in the amount of \$1,925,139.00 and decreasing estimated receipts and appropriations in the Unspecified-All Funds project (City Project No. UNSPEC) by the same amount for the purpose of funding the Community Facilities Agreement – CFA Cattleman's Crossing Ph 1 project (City Project No.104562) and to effect a portion of Water's contribution to the Fiscal Years 2024-2028 Capital Improvements Program.

The City's cost participation in oversizing the water and sewer mains is estimated to be in an amount not to exceed \$1,609,868.66 as shown in the table below. Payments to the Developer are estimated to be \$1,576,351.63 for construction costs and \$31,527.03 for material testing. The City's cost participation also includes \$1,990.00 to cover the City's portion of construction inspection service fees, administrative material testing fees, and water lab fees. An additional \$315,270.33 in the contingency funds will cover the City's portion of any change orders.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1A- Water- 100% Developer	\$415,961.00	\$0.00	\$415,961.00
1B- Water-(8 & 12-inch to 16-inch)	\$253,880.17	\$539,968.03	\$793,848.20

1B- Water- (8 & 12-inch to 24-inch)	\$288,836.80	\$1,028,573.00	\$1,317,409.80
2. Sewer- (10-inch to 12-inch)	\$589,193.40	\$7,810.60	\$597,004.00
Total Water/Sewer Improvements	\$1,547,871.37	\$1,576,351.63	\$3,124,223.00
Water Contingency 20%	\$0.00	\$315,270.33	\$315,270.33
3. Drainage	\$830,335.00	\$0.00	\$830,335.00
4. Paving	\$1,218,763.00	\$0.00	\$1,218,763.00
5. Street Lighting	\$275,999.00	\$0.00	\$275,999.00
B. Inspections & Testing			
1. Construction Inspection Fee	\$88,500.00	\$1,500.00	\$90,000.00
2. Admin Material Testing Fee	\$17,885.00	\$490.00	\$18,375.00
3. Material Testing Cost	\$0.00	\$31,527.03	\$31,527.03
4. Water Lab Fee	\$1,440.00	\$0.00	\$1,440.00
Total Project Cost	\$3,980,793.37	\$1,925,138.99	\$5,905,932.36

*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.

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 Mayor & Council Communication (M&C) will appropriate funds in support of the Water Department's portion of the City of Fort Worth's Fiscal Years 2024-2028 Capital Improvements Program, as follows:

60CATTLEMANS CROSSING PHASE 1 WATER & SEWER IMPROVEMENTS

Capital Fund Name	Project Name	FY2024 CIP Appropriations	Authority	Budget Change (Increase/Decrease)	Revised FY2024 Budget
56014 – W&S Capital Proj 2018 Fund	104562 - CFA-Cattleman's Crossing Ph1	\$0.00	This M&C	\$1,925,139.00	\$1,925,139.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Capital Projects 2018 Fund for the purpose of funding the CFA-Cattleman's Crossing Ph 1 project.

Funding for the Community Facility Agreement (CFA) –Cattleman's Crossing Ph 1 project as depicted in the table below:

FUND	Existing Appropriations	Additional Appropriations	Project Total*
W&S Capital Proj 2018 – Fund 56014	\$0.00	\$1,925,139.00	\$1,925,139.00
Project Total	\$0.00	\$1,925,139.00	\$1,925,139.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- Ashton Dallas Residential LLC is in compliance with the City's Business Equity Ordinance by committing to 9% MWBE participation on this developer project.

This project is located in COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the W&S Capital Proj 2018 Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in W&S Capital Proj 2018 Fund for the CFA- Cattleman's Crossing Ph 1 project to support the approval of the above recommendations and execution of the agreement. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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