

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/24/25M&C FILE NUMBER: M&C 25-0642

LOG NAME: 60ALEDO ROAD IMPROVEMENTS AMEND M&C

SUBJECT

(CD 3) Authorize Execution of First Amendment to a Community Facilities Agreement with PMB Team Ranch Devco LLC, Increasing City Participation in an Amount Up to \$198,705.33 and Authorize a Waiver of the Community Facilities Agreement Amendment Fee

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of the First Amendment to a Community Facilities Agreement with PMB Team Ranch Devco LLC, increasing City participation in an amount up to \$198,705.33 for the CFA-Aledo Road Stage 1 project (City Project No. 105498); and
2. Authorize a waiver of the Community Facilities Agreement amendment fee.

DISCUSSION:

On April 8, 2025, Mayor and Council Communication (M&C) 25-0291, the City Council authorized the execution of a Community Facilities Agreement (CFA) with PMB Team Ranch Devco LLC, with City participation in the amount up to \$2,704,245.59 for the Aledo Road project and appropriated funds for the project. The M&C did not include the City's participation on the paving improvements. The Water Department is requesting to amend the CFA to increase the City's participation in an amount up to \$198,705.33 to the City's share for the paving improvements and associated construction inspection service fees, administrative material testing service fees, and water testing lab fees. The Water Department is also requesting to increase funding for the construction contingency in the amount of \$25,797.68 for a total of \$361,691.96.

Tarrant County's Precinct 4 agreed to participate in the rehabilitation and resurfacing of approximately 0.82 miles of the eastern portion of Old Aledo Road from Ranch to Market Road 2871 going east in connection with this project instead of the Developer performing the work pursuant to the CFA. M&C 25-0291 authorized execution of an Interlocal Agreement between the City and Tarrant County by which Tarrant County will provide all necessary labor and equipment to perform this work, and the City of Fort Worth will pay for the cost of materials and other incidentals in an amount up to \$475,584.96. The Developer agreed to contribute \$31,864.19 for their portion of the work. In lieu of paying this cost directly to the City, the Developer has negotiated an agreement with the Water Department by which the Developer will pay \$31,864.19 in additional construction costs pursuant to the CFA to pay for a portion of the City's participation amount on the project. This arrangement will be documented in the First Amendment to the CFA.

The following table shows the cost sharing breakdown for the project between all parties:

Funding for the infrastructure Improvements for public water and sewer mains Aledo Road project is as depicted below:

A. Construction	Developer Cost	City Cost	Total Cost
1. Water	\$207,670.61	\$952,500.39	\$1,160,171.00
2. Sewer	\$92,406.49	\$1,286,794.81	\$1,379,201.30
3. Paving	\$12,350.44	\$171,984.56	\$184,335.00
G. Adjustment for Paving by Tarrant Co	\$31,864.19	-\$31,864.19	\$0.00
Contingency	\$0.00	\$361,691.96	\$361,691.96
Inspections & Testing			
B. Construction Inspection Fee	\$8,302.50	\$59,197.50	\$67,500.00
C. Admin Material Testing Fee	\$1,016.96	\$7,251.04	\$8,268.00
D. Water Lab Fee	\$95.48	\$680.77	\$776.25
E. Material Testing Cost Contingency	\$0.00	\$44,785.90	\$44,785.90
F. Design Services	\$56,599.86	\$411,620.14	\$468,220.00
Total Project Cost	\$410,306.53	\$3,264,642.88	\$3,674,949.41

City of Fort Worth (93.3%)	\$443,720.77
PMB Team Rancho Devo (6.7%)	
*Adjusted in table above. (Row G)	\$31,864.19

Total Paving Improvements	\$475,584.96
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FUND	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2022-56020	\$3,515,725.00	\$0.00	\$3,515,725.00
Water/Sewer Bond 2016 - 56005	\$224,504.00	\$0.00	\$224,504.00
Total	\$3,740,229.00	\$0.00	\$3,740,229.00

* Numbers rounded for presentation purposes.

Funding is budgeted in the Water/sewer Bond 2016 Fund for the Water Department for the purpose of funding the CFA-Aledo Road Stage 1 project, as appropriated.

By approval of this M&C, the City Council finds that the waiver of the community facilities agreement amendment fee serves a public purpose because the amendment allows the City to reimburse the Developer for the City's portion of the paving costs for the project and the project is for the design and construction of public infrastructure that will be owned and maintained by the City. The City Council further finds that adequate contractual controls are in place to carry out such public purpose.

This project is in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Water/Sewer Bond 2016 fund, as previously appropriated in the CFA-Aledo Road Stage 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.

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

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact: Suby Varughese 8009
Melissa Harris 8428