City of Fort Worth, Texas Mayor and Council Communication

DATE: 04/08/25

M&C FILE NUMBER: M&C 25-0291

LOG NAME: 60ALEDO ROAD PUBLIC IMPROVEMENTS

SUBJECT

(CD 3) Authorize Execution of a Community Facilities Agreement with PMB Team Ranch Devco LLC, with City Participation in an Amount Up to \$2,704,245.59, for Oversizing an 8-Inch Water Main to 16-Inches and an 8-Inch Sewer Main to 18-Inches, 20-Inches and 27-Inches for Anticipated Future Growth for Southwest Fort Worth, Authorize Execution of an Interlocal Agreement with Tarrant County, Texas with City Participation in an Amount Up to \$475,584.96 for Repairs to Old Aledo Road and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

- 1. Authorize the execution of a Community Facilities Agreement with PMB Team Ranch Devco LLC, with City participation in an amount up to \$2,704,245.59, for oversizing an 8-inch water main to 16-inches and an 8-inch sewer main to 18-inches, 20-inches and 27-inches for anticipated future growth located in Southwest Fort Worth;
- 2. Authorize the execution of an interlocal agreement with Tarrant County, Texas with participation in an amount up to \$475,584.96 for repairs to Old Aledo Road; and
- 3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bonds Series 2022 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) in the amount of \$3,515,725.00 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 Aledo Road Stage 1 project (City Project No.105498) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvements Program.

DISCUSSION:

PMB Team Ranch Devco LLC (Developer) is constructing the Rockbrook development project located east of Ranch to Market Road (R.M.) 2871 and north of Aledo Road. The Water Department is requesting to oversize approximately 4,695 linear feet of 8-inch water main to 16-inches and 4,714 linear feet of an 8-inch sewer main to 18-inches, 20-inches, and 27-inches for anticipated future growth in the area. The construction cost for the 16-inch water main is estimated to be allocated at 17.9% for the Developer and 82.1% for the City. The construction for the sewer mains is estimated to be allocated at 6.7% for the Developer and 93.3% for the City. The Aledo Road Infrastructure project is assigned City Project No. 105498 and Accela System Record IPRC24-0059.

This project has been publicly bid. The City's cost participation in oversizing of the water main is estimated to be in an amount not to exceed \$2,704,245.59 as shown in the table below. Payments to the Developer are estimated to be \$2,239,295.20 for construction costs, \$411,620.14 for design services and \$44,785.90 for material testing cost. The City's cost participation also includes \$8,544.35 to cover the City's portion of construction inspection service fees, administrative material testing service fees, and water lab testing fees. An additional \$335,894.28 in contingency funds will cover the City's portion of any change orders.

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

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	\$184,335.00	\$0.00	\$184,335.00
Contingency	\$0.00	\$335,894.28	\$335,894.28
Inspections & Testing			
B. Construction Inspection Fee	\$59,400.00	\$8,100.00	\$67,500.00
C. Admin Material Testing Fee	\$7,992.40	\$275.60	\$8,268.00
D. Water Lab Fee	\$607.50	\$168.75	\$776.25
E. Material Testing Cost Contingency	\$0.00	\$44,785.90	\$44,785.90

A. Construction	Developer Cost	City Cost	Total Cost
F. Design Services	\$56,599.86	\$411,620.14	\$468,220.00
Total Project Cost	\$609,011.86	\$3,040,139.87	\$3,649,151.73

*Numbers will be rounded up for accounting purposes.

The reimbursement of the City participation 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.

Tarrant County's Precinct 4 has agreed to participate in the rehabilitation and resurfacing of approximately 0.82 miles of Old Aledo Road from R.M 2871 going east. Under the Interlocal Agreement, 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 the amount up to \$475,584.96. PMB Team Ranch Devco LLC will contribute \$31,864.19 of this cost to the City for their portion of the work.

The following table shows the cost-sharing breakdown for the project:

City of Fort Worth (93.3%)	\$443,720.77
PMB Team Rancho Devo (6.7%)	\$31,864.19
Contingency 20%	\$475,584.96

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 2025-2029 Capital Improvements Program, as follows:

60ALEDO ROAD INFRASTRUCTURE IMPROVEMENTS

Capital Fund Name	Project Name	FY2025 CIP Appropriations	Authority	Budget Change (Inc / Dec	Revised FY2025 Budget
W&S Rev Bonds Series 2022 - 56020	CFA- Aledo Road Stage 1	\$0.00	This M&C	\$3,515,725.00	\$3,515,725.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Bond 2022 Fund for the purpose of funding the CFA- Aledo Road Stage 1 project.

Funding for the Community Facility Agreement (CFA) – Aledo Road Stage 1 project is as depicted in the table below:

IFUND	Existing Appropriations	Additional Appropriations	Project Total
56020 - W&S Rev Bonds Series 2022	\$0.00	\$3,515,725.00	\$3,515,725.00
Total	\$0.00	\$3,515,725.00	\$3,515,725.00

*Numbers rounded for presentation purposes.

A business equity goal is not assigned when purchasing from an approved purchasing cooperative or public entity.

This project is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the W&S Rev Bonds Series 2022 Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in W&S Rev Bonds Series 2022 Fund for 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

Expedited