

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 04/08/25M&C FILE NUMBER: M&C 25-0291

LOG NAME: 60ALED0 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

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Expedited