

Mayor and Council Communication

DATE: 02/25/25

M&C FILE NUMBER: M&C 25-0152

LOG NAME: 60NORTHSTAR LIFT STATION

SUBJECT

(CD 10) Authorize Execution of a Community Facilities Agreement with D.R. Horton - Texas, LTD., with City Participation in the Amount Not to Exceed \$5,228,112.86, for Oversizing the Northstar Lift Station Located in Northwest Fort Worth, and Adopt Appropriation Ordinances 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 D.R. Horton - Texas, LTD., with City participation in an amount not to exceed \$5,228,112.86 for oversizing the Northstar lift station located in northwest Fort Worth;
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2016 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$4,000,000.00 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-Northstar Lift Station project (City Project No.105187);
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2020A Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$1,000,000.00 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-Northstar Lift Station project (City Project No.105187) ; and
4. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bonds Series 2021 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$1,686,764.00 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-Northstar Lift Station project (City Project No.105187) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

D.R. Horton - Texas, LTD. (Developer) is constructing the Northstar Lift Station project located east of Highway 287 and north of North Star Parkway. The City is participating in the public sewer improvements to oversize the Northstar lift station to create additional capacity for future growth in the vicinity. The cost allocation for the lift station is estimated to be at 43.6% for the Developer and 56.4% for the City.

The Northstar lift station project is assigned City Project No.105187 and Accela System Record Infrastructure Plan Review Center (IPRC) 23-0143.

This project has been publicly bid. The City's cost participation in oversizing the Northstar lift station is estimated to be in an amount not to exceed \$5,228,112.86 as shown in the table below. Payments to the Developer are estimated to be \$4,895,853.89 for construction costs, \$1,746.14 for IPRC plan review fees, \$767.22 for public bid advertisement costs, \$141,000.00 for design services, and \$97,917.08 for material testing. The City's cost participation also includes \$90,828.53 to cover the City's portion of construction inspection service fees and administrative material testing service fees. An additional \$1,458,650.70 in contingency funds will cover the City's portion of any change orders.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Water	\$1,853.00	\$2,397.00	\$4,250.00
2. Sewer	\$4,341,307.91	\$4,828,484.09	\$9,169,792.00
3. Paving	\$50,227.20	\$64,972.80	\$115,200.00
Subtotal	\$4,393,388.11	\$4,895,853.89	\$9,289,242.00

Contingency (15%)	\$0.00	\$1,458,650.70	\$1,458,650.70
B. Inspections & Testing			
1. Construction Inspection Fee	\$69,013.35	\$89,274.15	\$158,287.50
2. Admin Material Testing Fee	\$1,201.62	\$1,554.38	\$2,756.00
3. Water Lab Fee	\$0.00	\$0.00	\$0.00
4. Material Testing Cost	\$0.00	\$97,917.08	\$97,917.08
C. IPRC Plan Review Fees	\$1,349.86	\$1,746.14	\$3,096.00
D. Public Bid Advertisement	\$593.10	\$767.22	\$1,360.32
E. Design Services	\$109,000.00	\$141,000.00	\$250,000.00
TOTAL	\$4,574,546.04	\$6,686,763.56	\$11,261,309.60

*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 (FY), 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 Improvement Program, as follows:

60NORTHSTAR LIFT STATION

Capital Fund Name	Project Name	FY2025 CIP Appropriations	Authority	Budget Change (Increase / Decrease)	Revised FY2025 Budget
56005 – Water/Sewer Bond 2016 Fund	105187 - CFA Northstar Lift Station	\$0.00	This M&C	\$4,000,000.00	\$4,000,000.00
56017 - Water & Sewer Bond 2020A	105187 - CFA-Northstar Lift Station	\$0.00	This M&C	\$1,000,000.00	\$1,000,000.00
56019 -	105187 -	\$0.00	This M&C	\$1,686,764.00	\$1,686,764.00

W&S Rev Bonds Series 2021	CFA-Northstar Lift Station				
---------------------------	----------------------------	--	--	--	--

Funding is available in the Unspecified All-Funds project within the Water/Sewer Bond 2016, the Water & Sewer Bond 2020A, and the W&S Rev Bonds Series 2021 Funds for the purpose of funding the CFA Northstar Lift Station project.

Funding for the Community Facilities Agreement (CFA) – Northstar Lift Station project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total
56005 – Water/Sewer Bond 2016	\$0.00	\$4,000,000.00	\$4,000,000.00
56017 - Water & Sewer Bond 2020A	\$0.00	\$1,000,000.00	\$1,000,000.00
56019 - W&S Rev Bonds Series 2021	\$0.00	\$1,686,764.00	\$1,686,764.00
Project Total	\$0.00	\$6,686,764.00	\$6,686,764.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- The Business Equity Division placed a 16.79% business equity goal on this solicitation/contract. Fort Worth Civil Constructors, LLC, has agreed/committed to utilize 16.79% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

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 Water/Sewer Bond 2016, the Water & Sewer Bond 2020A, and the W&S Rev Bonds Series 2021 Funds and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in Water/Sewer Bond 2016, the Water & Sewer Bond 2020A, and the W&S Rev Bonds Series 2021 Funds for the CFA- Northstar Lift Station project to support the 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: William Johnson 5806

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact: Suby Varughese 8009

Expedited