

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 02/13/24M&C FILE NUMBER: M&C 24-0132

LOG NAME: 60PRIMROSE STATION WATER LINE

SUBJECT

(CD 6) Authorize Execution of a Community Facilities Agreement with Jefferson Primrose Land Holdings, LLC, with City Participation in an Amount Not to Exceed \$2,917,510.92 for Oversizing a 12-Inch to a 16-Inch Water Main on Sycamore School Road, Oversizing an 8-Inch and 12-Inch Water Main to a 24-Inch Water Main Also on Sycamore School Road and Oversizing a 12-Inch to 24-Inch Water Main on Brewer Boulevard Located in Southwest Fort Worth, and Adopt Appropriation Ordinances to Effect a Portion of Water’s Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with Jefferson Primrose Land Holdings, LLC, with City participation in the amount not to exceed \$2,917,510.92 for oversizing a 12-inch to 16-inch water main on Sycamore School Road, oversizing an 8-inch and 12-inch water main to a 24-inch water main also on Sycamore School Road, and oversizing a 12-inch to 24-inch water main on Brewer Boulevard, all located in southwest 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 \$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 Primrose Station Waterline project (City Project No. 104666); and
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water and Sewer Bond 2017A Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) in the amount of \$2,321,303.00 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 Primrose Station Waterline project (City Project No. 104666) and to effect a portion of Water’s contribution to Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

Jefferson Primrose Land Holdings, LLC (Developer) is constructing the Primrose Station development project located west of Chisholm Trail Parkway and south of Sycamore School Road. The City is participating in the project to oversize a 12-inch to a 16-inch Water Main and oversizing an 8-inch and 12-inch water main to a 24-inch water main for anticipated future growth in the area. Additionally, the City is participating in the project to oversize a 12-inch to a 24-inch water main on Brewer Blvd that will connect at the intersection at Brewer Boulevard and Sycamore School Road. The construction cost for the project is estimated to be allocated at 65.9% for the Developer and 34.1% for the City. Primrose Station water line project is assigned City Project No. 104666 and Accela System Record IPRC23-0003.

The project has been publicly bid. The City’s cost participation in oversizing of the water mains is estimated to be in an amount not to exceed \$2,917,510.92 as shown in the table below. Payments to the Developer are estimated to be \$2,691,941.19 for construction costs, \$53,838.82 for material testing costs and \$98,915.90 for design services. The City’s cost participation also includes \$72,815.00 to cover the City’s portion of construction inspection service fees, administrative material testing fees, and water lab fees. An additional \$403,791.18 in the 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. Public Improvements	Developer Cost	City Cost	Total Cost
1A. Water Improvements	\$654,361.00	\$0.00	\$654,361.00
1B. Water Improvements	\$1,392,946.81	\$2,691,941.19	\$4,084,888.00
Contingency	\$0	\$403,791.18	\$403,791.18
B. Inspections & Testing			

1. Construction Inspection Fee	\$6,250.00	\$68,750.00	\$75,000.00
2. Admin Material Testing Fee	\$490.00	\$3,675.00	\$4,165.00
3. Material Testing Cost	\$0.00	\$53,838.82	\$53,838.82
4. Water Lab Fee	\$1,050.00	\$390.00	\$1,440.00
5. Design Fees	\$51,184.10	\$98,915.90	\$150,100.00
Total Project Cost	\$2,106,281.91	\$3,321,302.09	\$5,427,584.00

\*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:

60Primrose Station Waterline

Capital Fund Name	Project Name	FY2024 CIP Appropriations	Authority	Budget Adjustment	Revised FY2024 Budget
Water/Sewer Bond 2016 – Fund 56005	104666 – CFA-Primrose Station Waterline	\$0.00	This M&C	\$1,000,000.00	\$1,000,000.00
Water and Sewer Bond 2017A – Fund 56011	104666 – CFA-Primrose Station Waterline	\$0.00	This M&C	\$2,321,303.00	\$2,321,303.00

Funding is currently available in the Unspecified-All Funds project within the Water/Sewer Bond 2016 Fund & the Water and Sewer Bond 2017A Fund for the purpose of funding the CFA-Primrose Station Waterline project.

Funding for the Community Facility Agreement (CFA) – Primrose Station Waterline as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
CFA-Developer – Fund 30114	\$36,150.00	\$0.00	\$36,150.00
Water/Sewer Bond 2016 – Fund 56005	\$0.00	\$1,000,000.00	\$1,000,000.00

Water and Sewer Bond 2017A – Fund 56011	\$0.00	\$2,321,303.00	\$2,321,303.00
<b>Project Total</b>	<b>\$36,150.00</b>	<b>\$3,321,303.00</b>	<b>\$3,357,453.00</b>

\*Numbers rounded for presentation purposes.

BUSINESS EQUITY- A waiver of the goal for Business Equity subcontracting requirements was requested, and approved by the DVIN, in accordance with the applicable Ordinance, because the application of the provisions of this ordinance will impose an economic risk on the City or unduly delay acquisition of the goods or services.

This project is located in COUNCIL DISTRICT 6.

**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 Fund and the Water & Sewer Bond 2017A Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Water/Sewer Bond 2016 Fund and the Water & Sewer Bond 2017A Fund for the CFA- Primrose Station Waterline 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:** Fernando Costa 8018

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