

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0645

LOG NAME: 60CAVILE PLACE HUGHES HOUSE II SEWER IMPROVEMENTS

SUBJECT

(CD 11) Authorize Execution of a Community Facilities Agreement with the Housing Authority of the City of Fort Worth, Texas dba Fort Worth Housing Solutions, with City Participation in an Amount Up to \$1,208,672.56, for Replacing an Existing 10-Inch Wastewater Main with a New 15-Inch Wastewater Main and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with the Housing Authority of the City of Fort Worth, Texas dba Fort Worth Housing Solutions with City participation in an amount up to \$1,208,672.56 for replacing an existing 10-inch wastewater main with a new 15-inch wastewater main; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Rev Bonds Series 2023 Fund by decreasing estimated receipts and appropriations in the W&S Commercial Paper project (City Project No. UCMLPR) in the amount of \$1,087,735.00 and increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) by the same amount for the purpose of funding the Community Facilities Agreement – CFA-Cavile Place Phase II Park (City Project No.105364) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvements Program.

DISCUSSION:

The Housing Authority of the City of Fort Worth, Texas dba Fort Worth Housing Solutions (Developer) is constructing the Cavile Place – Hughes House II – Parker Street Sewer Improvements development project located west of Interstate Highway (IH) 820 and south of Lancaster Avenue. The Water Department is requesting to replace an existing 10-inch wastewater main with a new 15-inch wastewater main for anticipated redevelopment in the area. The City will pay 100% of the price of the 10-inch wastewater main at an estimated cost of \$917,784.00 and the Developer will be responsible for the cost difference to upsize to a 15-inch wastewater main. The Cavile Place – Hughes House II – Parker Street Sewer Improvements development project is assigned City Project No. 105364 and Accela System Record IPRC24-0002.

This project has been publicly bid. The Water Department's cost participation to be paid to the Developer for the 10-inch wastewater water main is estimated to be an amount up to \$950,067.08 as shown in the table below. Payments to the Developer are estimated to be \$917,784.00 for construction costs and \$18,355.68 for material testing costs. The City's cost participation also includes \$13,927.40 to cover the City's portion of construction inspection service fees and administrative material testing fees. An additional \$137,667.60 in contingency funds will cover the City's portion of any change orders.

The 2022 Bond allocated funds for a new MLK Community and Aquatic Center. The new community center is located on the same parcel of property as the Hughes House Development. The City of Fort Worth's Property Management Department will participate in 18% of the Developer's cost or \$258,605.48 from the Stop Six Hub Community Center and Stop Six Aquatic Facility Project.

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

A. Construction	Developer Cost	Property Management City Cost	Water Dept City Cost	Total Cost
1. Sewer	\$1,155,979.42	\$253,751.58	\$917,784.00	\$2,327,515.00
Contingency	\$0.00	\$0.00	\$137,667.60	\$137,667.60
Construction Fees:				
B. Construction Inspection Fee	\$20,756.25	\$4,556.25	\$12,825.00	\$38,137.50

