

Mayor and Council Communication

DATE: 01/28/25

M&C FILE NUMBER: M&C 25-0082

LOG NAME: 60DELARA CHASE CAST IRON WATER LINE REPLACEMENT

SUBJECT

(CD 6) Authorize Execution of a Community Facilities Agreement with Delara Chase, LLC, with City Participation in an Amount Up to \$412,060.41 for Replacing a Cast Iron 8-Inch Sewer Main in Southwest Fort Worth, 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 Delara Chase, LLC, with City participation in an amount up to \$412,060.41 for replacing an existing 8-inch sewer main in southwest Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bonds Series 2024 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) in the amount of \$487,621.00 and decreasing estimated receipts and appropriations in the Commercial Paper project (City Project No. UCMLPR) by the same amount for the purpose of funding the Community Facilities Agreement – Delara Chase (City Project No.105763) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

Delara Chase, LCC, (Developer) is constructing the Delara Chase Multi-family development project located south of Altamesa Boulevard and west of South Hulen Street. The Water Department desires to participate in the project to replace approximately 606 linear feet of cast iron 8-inch sewer main as a result of the cast iron initiative program in southwest Fort Worth. The City will pay 100% of the cost for replacing the existing 8-inch sewer main. The Delara Chase Multi-Family project is assigned City Project No. 105763 and Accela System Record IPRC24-0179.

This project has been publicly bid. The City's cost participation in the project is estimated to be in an amount up to \$412,060.41 as shown in the table below. Payments to the Developer are estimated to be \$377,967.50 for construction costs and \$7,559.35 for material testing costs. The City's cost participation also includes \$9,111.32 to cover the City's portion of construction inspection service fees, administrative material testing fees, and water lab testing fees and \$17,422.24 for bid advertisement. An additional \$75,559.75 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. Construction	Developer Cost	City Cost	Total Cost
1. Water	\$120,208.50	\$137,541.50	\$257,750.00
2. Paving	\$21,132.00	\$240,426.00	\$261,558.00
Contingency 20%	\$0.00	\$75,559.75	\$75,593.50
Construction Fees			
A. Construction Inspection Fee	\$42,187.50	\$8,437.50	\$50,625.00
B. Admin Material Testing Fee	\$496.08	\$606.32	\$1,102.40
C. Water Testing Lab Fee	\$202.50	\$67.50	\$270.00

D. Material Testing Cost	\$0.00	\$7,559.35	\$7,559.35
E. Public Bid Advertisement	\$0.00	\$17,422.24	\$17,422.24
Total Project Cost	\$184,226.58	\$487,620.16	\$671,846.74

*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:

60DELARA CHASE CAST IRON WATER LINE REPLACEMENT:

Capital Fund Name	Project Name	FY2025 CIP Appropriations	Authority	Budget Change (Increase/Decrease)	Revised FY2025 Budget
W&S Rev Bonds Series 2024 - Fund 56022	105763 - CFA- Delara Chase	\$0.00	This M&C	\$487,621.00	\$487,621.00

Funding is available in the Commercial Paper project within the Water & Sewer Revenue Bonds Series 2024 Fund for the purpose of funding the CFA- Delara Chase project.

Funding for the CFA – Delara Chase project is as depicted in the table below:

FUND	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2024- Fund 56022	\$0.00	\$487,621.00	\$487,621.00
Project Total	\$0.00	\$487,621.00	\$487,621.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- A goal is not required under Business Equity Ordinance 25165-10-2021 when City spending participation on Community Facilities Agreements are less than \$1,000,000.00.

This project is located in COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Commercial Paper project within the W&S Rev Bonds Series 2024 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 2024 Fund for the CFA-Delara Chase 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: William Johnson 5806

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact: Suby Varughese 8009
Melissa Harris 8428

Expedited