

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25M&C FILE NUMBER: M&C 25-0973

LOG NAME: 60ALED0 ROAD CFA AMENDMENT 2

SUBJECT

(CD 3) Authorize Execution of Second Amendment to a Community Facilities Agreement with PMB Team Ranch Devco LLC, Increasing City Participation in an Amount Up to \$18,391.67, and Authorize a Waiver of the Community Facilities Agreement Amendment Fee

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of the Second Amendment to City Secretary Contract No. 63595, a Community Facilities Agreement with PMB Team Ranch Devco LLC, increasing City participation in an amount up to \$18,391.67 for the Aledo Road project (City Project No. 105498); and
2. Authorize a waiver of the Community Facilities Agreement amendment fee.

DISCUSSION:

On April 8, 2025, Mayor and Council Communication (M&C) 25-0291, the City Council authorized the execution of a Community Facilities Agreement (CFA) with PMB Team Ranch Devco, LLC, with City participation in an amount up to \$2,704,245.59, for the Aledo Road project (City Project No. 105498) and appropriated funds for the project. The M&C did not include the City's participation on the paving improvements for the project.

On June 24, 2025, M&C 25-0642, the City Council authorized the first amendment to the CFA increasing the City participation in an amount up to \$198,705.33 for the paving costs and associated construction inspection service fees, administrative material testing service fees, and water testing lab fees, as well as waiving the CFA amendment fee. The City's participation in the project does not include the City's portion of the Infrastructure Plan Review Center (IPRC) fees or public bid advertisement costs. The Water Department is requesting to increase City participation in an amount up to \$12,282.49 for the IPRC fees and \$6,109.18 for public bid advertisement costs for a total amount of \$18,391.67. Contingency funds that were previously appropriated for the project will be used to cover the additional costs.

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	\$12,350.44	\$171,984.56	\$184,335.00
G. Adjustment for Paving by Tarrant Co	\$31,864.19	(\$31,864.19)	\$0.00
Contingency	\$0.00	\$343,300.29	\$343,300.29
Inspections & Testing			
B. Construction Inspection Fee	\$8,302.50	\$59,197.50	\$67,500.00
C. Admin Material Testing Fee	\$1,016.96	\$7,251.04	\$8,268.00
D. Water Lab Fee	\$95.48	\$680.77	\$776.25
E. Material Testing Cost Contingency	\$0.00	\$44,785.90	\$44,785.90
F. Design Services	\$56,599.86	\$411,620.14	\$468,220.00
G. IPRC Plan Review Fees	\$1,722.63	\$12,282.49	\$14,005.12
H. Public Bid Advertisement Costs	\$856.82	\$6,109.18	\$6,966.00
Total Project Cost	\$412,885.98	\$3,264,642.88	\$3,677,528.86

Funding for the infrastructure Improvements for public water and sewer mains Aledo Road project is as depicted below:

FUND	Existing Appropriations	Additional Appropriations	Project Total*
CFA Developer - Fund 30114	\$9,319.46	\$0.00	\$9,319.46
W&S Rev Bonds Series 2022-Fund 56020	\$3,515,725.00	\$0.00	\$3,515,725.00

