City of Fort Worth, Texas

Mayor and Council Communication

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

LOG NAME: 60ALEDO 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 particiation 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

Water/Sewer Bond 2016 - Fund 56005	\$224,504.00	\$0.00	\$224,504.00
Total	\$3,749,548.46	\$0.00	\$3,749,548.46

^{*} Numbers rounded for presentation purposes.

Funding is budgeted in the Water & Sewer Revenue Bonds Series 2022 Fund for the Water Department for the purpose of funding the CFA-Aledo Road Stage 1 project, as appropriated.

By approval of this M&C, the City Council finds that the waiver of the community facilities agreement amendment fee serves a public purpose because the amendment allows the City to reimburse the Developer for the City's portion of the IPRC fees and public bid advertisement costs for the project and the project is for the design and construction of public infrastructure that will be owned and maintained by the City. The City Council further finds that adequate contractual controls are in place to carry out such public purpose.

This project is in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the W&S Rev Bonds Series 2022 Fund for the CFA-Aledo Road Stage 1 project to support the approval of the above recommendations and execution of the amendment. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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Expedited