

# Mayor and Council Communication

DATE: 06/22/21

M&C FILE NUMBER: M&C 21-0477

LOG NAME: 60VENTANA OFFSITE 24INCH WATERLINE

**SUBJECT**

(CD 3) Authorize Execution of a Community Facilities Agreement with PMB Ventana Developer South, LLC with City Participation in an Amount Not to Exceed \$1,151,183.46 for Oversizing a Water Main in the Vicinity South of Interstate Highway 20 and West of West Loop 820 to Serve Ventana and Anticipated Future Growth in West Fort Worth and Adopt Attached Appropriation Ordinance

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize execution of a community facilities agreement with PMB Ventana Developer South, LLC with City participation in an amount not to exceed \$1,151,183.46, for oversizing a twelve-inch water main to a twenty-four inch water main in the vicinity south of Interstate Highway 20 and west of West Loop 820 to serve Ventana development and anticipated future growth in west Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting receipts and appropriations in the Water and Sewer Bond 2020A Fund, in the amount of \$1,374,228.00, by decreasing receipts and appropriations in the Unspecified project (City Project No. UNSPEC) and increasing 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 – Ventana Offsite Water Improvements project (City Project No.103232).

**DISCUSSION:**

PMB Ventana Developer South, LLC (Developer) is constructing the Ventana Development (Development) south of Interstate Highway 20 and west of West Loop 820. The Water Department would like to cost participate to oversize approximately 5,300 linear feet of a 12-inch water main to a 24-inch water main. Additionally, the Water Department would like to cost participate 100% to extend the 24-inch water main approximately 85 linear feet to connect to an existing 24-inch water main. The Ventana Offsite Water project is assigned City Project No. 103232 and Accela System Record IPRC21-0035.

In accordance with Chapter 212, Subchapter C of the Texas Local Government Code, the City's participation in the contract is exempt from competitive bidding requirements because the contract is for oversizing public improvements being constructed by the Developer, the developer will execute a performance bond to cover the total project cost, including all of the City's cost participation, and the City's cost participation will be determined in accordance with the City's community facilities agreement (CFA) unit price ordinance. The City's cost participation in the construction and oversizing of the water mains are estimated to be in an amount not to exceed \$1,151,183.46, as shown in the table below. Payments to the Developer are estimated to be \$1,115,222.33 for construction costs and \$22,304.45 for material testing. The remaining City participation in the estimated amount of \$13,656.68 will cover the City's portion of inspection fees, administrative material testing fees, and water lab testing fees.

A. Water line Construction	Developer Cost	City Cost	Total Cost
1. Water-Unit 1	\$640,166.59	\$1,014,827.41	\$1,654,994.00
2. Water- Unit 2	\$0.00	\$100,394.92	\$100,394.92
Contingency 20%	\$0.00	\$223,044.47	\$223,044.47
Construction Fees:			
B. Construction Inspection Fee	\$5,087.25	\$9,162.75	\$14,250.00
C. Admin Material Testing Fee	\$1,766.79	\$3,182.21	\$4,949.00
D. Water Testing Lab Fee	\$728.28	\$1,311.72	\$2,040.00
E. Material Testing Cost	\$0.00	\$22,304.45	\$22,304.45
Total Project Cost	\$647,748.91	\$1,374,227.93	\$2,021,976.84

\*Numbers will be rounded up for accounting purposes.

The reimbursement of the 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. Funding for the CFA-Ventana Offsite Water project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*

Water & Sewer Bond			
2020A-Fund 56017	\$0.00	\$1,374,228.00	\$1,374,228.00
Project Total	\$0.00	\$1,374,228.00	\$1,374,228.00

\*Numbers rounded for presentation purposes.

Business Equity Division: The City's Business Equity goal (M/WBE) on this project is 7%.

This development is located in Council District 3.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the Water & Sewer Bond 2020A Fund and upon approval of the above recommendation and adoption of the attached appropriation ordinance, funds will be available in the Water & Sewer Bond 2020A Fund for the CFA Bucket programmable project to support the approval of the above recommendation 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:** Dana Burghdoff 8018

**Originating Business Unit Head:** Chris Harder 5020

**Additional Information Contact:** Soon Wong 8369