

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24M&C FILE NUMBER: M&C 24-0603

LOG NAME: 60LAPRELLE OFFSITE SEWER AND METER STATION

SUBJECT

(CD 10) Authorize Execution of a Community Facilities Agreement with TPHMI DFW 4047, LLC, with City Participation in an Amount Not to Exceed \$3,017,134.84 for the Construction of a Sewer Metering Station and Oversizing a 12-Inch Sewer Main Located in North Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with TPHMI DFW 4047, LLC with City participation in an amount not to exceed \$3,017,134.84 for the construction of a metering station and oversizing a 12-inch sewer main located in north Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2020A Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$3,450,854.00 and decreasing estimated receipts and appropriations in the Unspecified-All Funds project (City Project No. UNSPEC) by the same amount for the purpose of funding the Community Facilities Agreement CFA-Laprelle Offsite Sewer project (City Project No.104588) and to effect a portion of Water's contribution to the Fiscal Years 2024-2028 Capital Improvements Program.

DISCUSSION:

TPHMI DFW 4047, LLC (Developer) is constructing the Laprelle development project located east of Highway 287 and north of Blue Mound Road. The City is participating in the public sewer improvements to oversize approximately 4,999 linear feet of a 12-inch sewer main to a 15-inch sewer main (500 linear feet), 16-inch sewer main (974 linear feet), 21-inch sewer main (2,515 linear feet), and a 24-inch sewer main (1,010 linear feet), located north of the Laprelle Development to create capacity for development and future growth. The cost allocation for the oversized sewer main estimated to be 37.5% for the Developer and 62.5% for the City. The City is also participating in the construction of a sewer meter station located at approximately the southwest border of the City of Haslet for sewer flowing from the Trinity River Authority (TRA)-Haslet Offsite Sewer project (City Secretary Contract No.41744). The cost allocation for the meter station is estimated to be 27.6% for the Developer and 72.4% for the City.

The City's calculation for City participation is in accordance with the City's Community Facilities Agreement (CFA) unit price ordinance number 23657-05-2019. The Laprelle offsite sewer and meter station project is assigned City Project No. 104588 and Accela System Record IPRC22-0228.

This project has been publicly bid. The City's cost participation in the meter station and oversizing the sewer main is estimated to be in an amount not to exceed \$3,017,134.84 as shown in the table below. Payments to the Developer are estimated to be \$2,891,459.15 for construction costs, \$3,918.38 for Infrastructure Plan Review Center (IPRC) plan review fees, \$3,748.55 for public bid advertisement costs and \$57,829.18 for material testing. The City's cost participation also includes \$60,179.58 to cover the City's portion of construction inspection service fees, and administrative material testing fees. An additional \$433,718.87 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. Public Improvements	Developer Cost	City Cost	Total Cost
1A- Offsite Sewer	\$1,338,930.75	\$2,231,551.25	\$3,570,482.00
1B-Sewer Meter Station	\$251,567.10	\$659,907.90	\$911,475.00
Sub-total	\$1,590,497.85	\$2,891,459.15	\$4,481,957.00
Contingency	\$0.00	\$433,718.87	\$433,718.87
B. Inspections & Testing (220			

days)			
1. Construction Inspection Fee	\$26,126.10	\$56,373.90	\$82,500.00
2. Admin Material Testing Fee	\$2,221.32	\$3,805.68	\$6,027.00
3. Material Testing Cost	\$0.00	\$57,829.18	\$57,829.18
4. Water Lab Fee	\$0.00	\$0.00	\$0.00
5. IPRC Plan Review Fees	\$1,886.62	\$3,918.38	\$5,805.00
6. Public Bid Advertisement Costs	\$1,804.85	\$3,748.55	\$5,553.40
Total Project Cost	\$1,622,536.74	\$3,450,853.71	\$5,073,390.45

*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 2024-2028 Capital Improvements Program, as follows:

60LAPRELLE OFFSITE SEWER AND METER STATION

Capital Fund Name	Project Name	FY2024 CIP	Authority	Budget Change	Revised FY2024 Budget
		Appropriations		(Increase/Decrease)	
Water & Sewer Bond 2020A - Fund 56017	104588 - CFA-Laprelle Offsite Sewer	\$0.00	This M&C	\$3,450,854.00	\$3,450,854.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Bond 2020A Fund for the purpose of funding the CFA Laprelle Offsite Sewer project.

Funding for the Community Facilities Agreement (CFA) – Laprelle Offsite Sewer project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2020A - Fund 56017	\$0.00	\$3,450,854.00	\$3,450,854.00
Project Total	\$0.00	\$3,450,854.00	\$3,450,854.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- The project is listed on the Development Services WAIVERS exception List in agreement between Development Services and Business Equity prior to the new ordinance.

This project is located in COUNCIL DISTRICT 10.

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 recommendations and adoption of the attached appropriation ordinance, funds will be available in Water & Sewer Bond 2020A Fund for the CFA-Laprelle Offsite Sewer 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.

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