

# Mayor and Council Communication

**DATE:** 03/03/20

**M&C FILE NUMBER:** M&C 20-0138

**LOG NAME:** 60TAVOLO PRK PH2

**SUBJECT**

Authorize Execution of Amendment to City Secretary Contract Number 52939, a Community Facilities Agreement with Pate Ranch Commercial LP, with City Participation in an Amount Not to Exceed \$914,682.82, for the Design, Construction, and Oversizing of an 8 inch Water Main to a 24 Inch Water Main, to Serve the Tavolo Park Addition Development in Southwest Fort Worth and Anticipated Future Development in the Surrounding Area (COUNCIL DISTRICT 6)

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of an amendment to City Secretary Contract Number 52939, a Community Facilities Agreement with Pate Ranch Commercial LP, with City Participation in an amount not to exceed \$914,682.82, for the design, construction and oversizing of an 8 inch water main to a 24 inch water main, to serve the Tavolo Park Addition development in Southwest Fort Worth and anticipated future development in the surrounding area (City Project Number 101565, IPRC19-0023)

**DISCUSSION:**

The Tavolo Park Addition Phase II development is a combination of single family and commercial development in Southwest Fort Worth, West of Chisholm Trail and South of Dirks Rd (Altamesa Blvd). The development requires an 8 inch water main providing 1.13 million gallons per day (MGD). The Water Department would like to oversize the water main to a 24 inch water main to provide 14.23 MGD in order to serve anticipated future development in the area. The City will contribute approximately 92% of the cost of the water main while the Developer will contribute approximately 8% of the cost.

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 CFA Unit Price Ordinance.

Appropriations for oversizing the water main in Southwest Fort Worth to serve Tavolo Park Addition Phase II and anticipated future development are as depicted below:

FUND	Existing Appropriations	Additional Appropriations	Project Total*
Government Community Facilities Agreement -Fund 30111	\$164,021.00	\$0.00	\$164,021.00
Water & Sewer Community Facilities Agreement - Fund 56008	\$58,996.00	\$0.00	\$58,996.00
Water & Sewer Capital Project 2018-Fund 56014	\$5,000.00	\$914,683.00	\$919,683.00
<b>Project Total</b>	<b>\$228,017.00</b>	<b>\$914,683.00</b>	<b>\$1,142,700.00</b>

The City's cost participation in the engineering design, construction and oversizing of the water main is estimated to be in an amount not to exceed \$914,682.82 as shown in the table below:

A Construction	Developer Cost	City Cost	Total Cost
1. Water	\$328,207.40	\$744,674.64	\$1,072,882.04
2. Sewer	\$402,025.00	\$0.00	\$402,025.00
3. Engineer Design Services	\$2,480.00	\$28,520.00	\$31,000.00
Contingency 15%	\$0.00	\$111,701.20	\$111,701.20
<b>Total Water/Sewer Construction</b>	<b>\$732,712.40</b>	<b>\$884,895.84</b>	<b>\$1,617,608.24</b>

<b>Construction Fees:</b>			
B. Inspection Fee (2%)	\$14,604.65	\$14,893.49	\$29,498.14
C. Material Testing Fee (2%)	\$14,604.65	\$14,893.49	\$29,498.14
<b>Total Project Cost Water &amp; Sewer</b>	<b>\$761,921.70</b>	<b>\$914,682.82</b>	<b>\$1,676,604.52</b>
TPW Construction			
1. Street	\$1,686,854.45	\$0.00	\$1,686,854.45
2. Storm Drain	\$752,571.90	\$0.00	\$752,571.90
3. Street Lights installed by Developer	\$297,647.00	\$0.00	\$297,647.00
4. Signals	\$143,733.45	\$0.00	\$143,733.45
Total Construction Cost (excluding the fees)	\$2,880,806.80	\$0.00	\$2,880,806.80
A. TPW Inspection Fee (4%)	\$97,577.05	\$0.00	\$97,577.05
B. TPW Material Testing (4%)	\$48,788.53	\$0.00	\$48,788.53
C. Street Light Inspection Fee (4%)	\$11,905.88	\$0.00	\$11,905.88
D. Signal Inspection Fee (4%)	\$5,749.34	\$0.00	\$5,749.34
Total Construction Fees	\$164,020.80	\$0.00	\$164,020.80
TOTAL PROJECT COST TPW	\$3,044,827.60	\$0.00	\$3,044,827.60
<b>TOTAL PROJECT COST</b>	<b>\$3,806,749.30</b>	<b>\$914,682.82</b>	<b>\$4,721,432.12</b>

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.

This development is located in Council District 6.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and execution of the amendment, funds are available in the current capital budget, as appropriated, in the Water and Sewer Capital Project 2018 (W&S Capital Projects 2018) Fund CFA-Tavolo Park Phase 2 project. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

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

**Additional Information Contact:** Melissa Harris 8428