

Mayor and Council Communication

DATE: 02/14/23

M&C FILE NUMBER: M&C 23-0122

LOG NAME: 60SENDERA RANCH BLVD 30INCH WATER LINE

SUBJECT

(CD 7 / Future CD 10) Authorize Execution of a Community Facilities Agreement with GBTM Sendera, LLC, with City Participation in the Amount Not to Exceed \$2,483,312.00, for Oversizing the Northside IV Sendera Ranch Boulevard Water Main Located in North Fort Worth

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a Community Facilities Agreement with GBTM Sendera LLC, with City participation in the amount not to exceed \$2,483,312.00 for oversizing the Northside IV Sendera Ranch Boulevard water main located in north Fort Worth.

DISCUSSION:

GBTM Sendera LLC (Developer) is constructing the Madero Development located north and south of Rancho Canyon Way and west of Sendera Ranch Blvd (Development). Proposed phases 5 -14 of the Development are located east of Sendera Ranch Blvd, proposed phases 15-19 of the Development are located west of Sendera Ranch Blvd and will be served by Northside IV pressure plane. Proposed phases 5-19 of the Development also require the Developer to construct Sendera Ranch Boulevard.

In order to serve future phases of the Development, the Developer must construct 1127 linear feet of 16-inch water main, 2100 linear feet of 12-inch water main and 875 linear feet of 8-inch water main on the Northside IV pressure plane underneath Sendera Ranch Blvd. The City is participating in the project to oversize the 1127 linear feet of water main from 16-inches to 30-inches, 2100 linear feet of water main from 12-inches to 30-inches, 875 linear feet of water main from 8-inches to 30-inches, and to oversize the length approximately 747 linear feet to meet regional demands. The City's participation allows the City to have the water main constructed before the Developer constructs Sendera Ranch Boulevard as part of Phases 5 -19 of the Development.

The Developer will be responsible for the extension of the on-site water lines for Phases 5-19 of the Development. The Sendera Ranch Blvd 30-inch water main project is assigned City Project No. 103700 and Accela System Record IPRC22-093. The City participated in the cost of the design for the project pursuant to a design procurement agreement (Mayor & Council Communication 22-0410).

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 Unit Price Ordinance.

The City's cost participation in the construction cost of the water main is estimated to be in an amount not to exceed \$2,483,312.00 as shown in the table below. Payments to the Developer are estimated to be \$2,375,177.80 for construction costs and \$47,503.56 for material testing costs. The remaining City Participation, in the estimated amount of \$60,630.51 will cover the City's portion of construction inspection services fees, administration material testing service fees, water lab testing fees and Intrastructure Plan Review Center plan review fees. An additional \$475,035.56 in contingency funds will cover the City's portion of any change orders.

The following table shows the cost sharing breakdown for the project.

A. 30" WL Construction	Developer Cost	City Cost	Total Cost
1. Water	\$623,128.20	\$2,375,177.80	\$2,998,306.00
Water Contingency 20%	\$0.00	\$475,035.56	\$475,035.56
2. Paving	\$1,404,473.50	\$0.00	\$1,404,473.50
3. Drainage	\$698,585.00	\$0.00	\$698,585.00
4. Street Lights	\$304,479.00	\$0.00	\$304,479.00

B. Inspections & Testing (120 days)			
1. Construction Inspection Fee	\$7,162.50	\$30,337.50	\$37,500.00
2. Admin Material Testing Fee	\$2,573.73	\$10,901.28	\$13,475.01
3. Water Lab Fee	\$143.25	\$606.75	\$750.00
4. Material Testing Cost	\$0.00	\$47,503.56	\$47,503.56
C. IPRC Plan Review Fees (80.9%City/19.1% Dev)	\$4,435.02	\$18,784.98	\$23,220.00
Total Project Cost	\$3,044,980.20	\$2,958,347.43	\$6,003,327.63

Funding for the Community Facility Agreement (CFA) – Madero-Sendera Ranch Blvd (City Project No. 103700) is as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Sewer Capital Legacy - Fund 59607	\$94,604.87	\$0.00	\$94,604.87
Water/Sewer Bond 2016 - Fund 56005	\$69,333.85	\$0.00	\$69,333.85
Water & Sewer Bond 2017A - Fund 56011	\$227,336.95	\$0.00	\$227,336.95
W&S Capital Proj 2018 - Fund 56014	\$994,218.30	\$0.00	\$994,218.30
Water & Sewer Bond 2020A - Fund 56017	\$1,548,617.00	\$0.00	\$1,548,617.00
W& S Rev Bonds Series 2021 - Fund 56019	\$25,889.03	\$0.00	\$25,889.03
Total Project	\$2,960,000.00	\$0.00	\$2,960,000.00

*Numbers rounded for presentation purposes.

Funding is budgeted in six various funds for the purpose of funding the CFA-Madero-Sendera Ranch Blvd project.

BUSINESS EQUITY – Business Equity Division is Waiving the Goal. Unavailability of M/WBEs to fulfill the need.

This project is located in COUNCIL DISTRICT 2/ Future COUNCIL DISTRICT 10

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and execution of the contract, funds are available in the current

capital budget, as appropriated, in the Water/Sewer Bond 2016 and Water & Sewer Bond 2017A Funds CFA-Madero-Sendera Ranch Blvd project. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds

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Expedited