

# Mayor and Council Communication

DATE: 03/25/25

M&C FILE NUMBER: M&C 25-0269

LOG NAME: 60LONGHORN ESTATES OFFSITE WATER LINES

**SUBJECT**

(CD 6) Authorize Execution of a Community Facilities Agreement with D.R. Horton - Texas, LTD., with City Participation in an Amount Up to \$442,387.66 for Oversizing an 8-Inch Water Main to 16-Inches and a 16-Inch Water Main to 24-Inches for Anticipated Future Growth in South Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water’s Contribution to the Fiscal Years 2025-2029 Capital Improvements Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with D.R. Horton-Texas, LTD., with City participation in an amount up to \$442,387.66 for oversizing an 8-inch water main to a 16-inch water main and a 16-inch water main to a 24-inch water main for anticipated future growth in south Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2016 Fund by decreasing estimated receipts and appropriations in the Unspecified-All Funds project (City Project No. UNSPEC) in the amount of \$504,987.00 and increasing estimated 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 – CFA Longhorn Estates Off-Site W (City Project No.105813) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvements Program.

**DISCUSSION:**

D.R. Horton-Texas, LTD. (Developer) is constructing the Longhorn Estates development project located west of South Hulen Street and north of Longhorn Trail. The Water Department is requesting to oversize approximately 1,119 linear feet of an 8-inch water main to a 16-inch water main, and 1,742 linear feet of a 16-inch water main to a 24-inch water main for anticipated future growth in the area. The City will pay 100% of the price difference for the oversizing from an 8-inch water main to 16-inch water main. The construction cost for the 24-inch water main is estimated to be allocated at 44.4% for the Developer and 55.6% for the City. The Longhorn Estates offsite water line project is assigned City Project No. 105813 and Accela System Record IPRC24-0188.

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 oversizing of the water mains is estimated to be an amount up to \$442,387.66 as shown in the table below. Payments to the Developer are estimated to be \$417,322.66 for construction costs and \$25,065.00 for design services. An additional \$62,598.40 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. Construction	Developer Cost	City Cost	Total Cost
1. Water	\$388,638.34	\$417,322.66	\$805,961.00
Contingency	\$0.00	\$62,598.40	\$62,598.40
Construction Fees:			
B. Construction Inspection Fee	\$33,750.00	\$0.00	\$33,750.00
C. Admin Material Testing Fee	\$9,094.80	\$0.00	\$9,094.80
D. Water Testing Lab Fee	\$1,012.50	\$0.00	\$1,012.50
E. Design Services Fee	\$0.00	\$25,065.00	\$25,065.00
Total Project Cost	\$432,495.64	\$504,986.06	\$937,481.70

\*Numbers will be rounded up for accounting purposes.

The reimbursement of the City participation 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.

