

Mayor and Council Communication

DATE: 08/22/23

M&C FILE NUMBER: M&C 23-0695

LOG NAME: 60BREWER BLVD 24INCH WATER LINE

SUBJECT

(CD 6) Authorize Execution of a Community Facilities Agreement with Meritage Homes of Texas, LLC, with City Participation in the Amount Not to Exceed \$626,739.99 for Oversizing an 8-Inch Water Main to a 24-inch Water Main for Brewer Boulevard Located in Southwest Fort Worth, and Adopt Appropriation Ordinances to Effect a Portion of Water’s Contribution to the Fiscal Years 2023-2027 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a community facilities agreement with Meritage Homes of Texas, LLC, with City participation in the amount not to exceed \$626,739.99 for oversizing an 8-inch water main to a 24-inch water main located in southwest Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2015A fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$717,000.00 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 Brewer Boulevard 24in Wtr project (City Project No.104634) and to effect a portion of Water’s contribution to the Fiscal Years 2023-2027 Capital Improvements Program.

DISCUSSION:

Meritage Homes of Texas, LLC, (Developer) is constructing the Brewer Boulevard development project located west of Chisholm Trail Parkway and south of McPherson Boulevard. The developer is responsible for constructing approximately 800 linear feet of 8-inch water main for the development. The City is participating in the project to oversize the 8-inch water main to a 24-inch water main for anticipated future growth in the area. The construction cost for the project is estimated to be allocated at 7.9% for the Developer and 92.1% for the City. Brewer Boulevard project is assigned City Project No. 104634 and Accela System Record IPRC22-0242.

The project has been publicly bid. The City’s cost participation in oversizing of the water main is estimated to be in an amount not to exceed \$626,739.99 as shown in the table below. Payments to the Developer are estimated to be \$598,301.86 for construction costs, and \$11,966.04 for material testing costs. The City’s cost participation also includes \$16,472.09 to cover the City’s portion of construction inspection service fees, administrative material testing fees, and water lab fees. An additional \$89,745.28 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. 24" WL Construction	Developer Cost (7.9%)	City Cost (92.1%)	Total Cost
1. Water	\$51,320.14	\$598,301.86	\$649,622.00
Contingency	\$0.00	\$89,745.28	\$89,745.28
2. Sewer	\$0.00	\$0.00	\$0.00
3. Drainage	\$0.00	\$0.00	\$0.00
4. Paving	\$0.00	\$0.00	\$0.00
5. Street Lights	\$0.00	\$0.00	\$0.00

B. Inspections & Testing			
1. Construction Inspection Fee	\$1,343.00	\$15,657.00	\$17,000.00
2. Admin Material Testing Fee	\$58.07	\$676.94	\$735.00
3. Water Lab Fee	\$11.85	\$138.15	\$150.00
4. Material Testing Cost	\$0.00	\$11,966.04	\$11,966.04
Total Project Cost	\$52,733.05	\$716,485.27	\$769,218.32

*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, 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 2023-2027 Capital Improvements Program, as follows:

60 Brewer Blvd Upsizing

Capital Fund Name	Project Name	FY2023 CIP Appropriations	Authority	Budget Change (Increase/Decrease)	Revised FY2023 Budget
Water & Sewer Bond 2015A-Fund 56007	104634 – CFA-Brewer Boulevard 24in Wtr	\$0.00	This M&C	\$717,000.00	\$717,000.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Bond 2015A Fund for the purpose of funding the CFA-Brewer Boulevard 24in Wtr. project.

Funding for the Community Facility Agreement (CFA) – Brewer Boulevard 24in Wtr as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2015A – Fund 56007	\$0.00	\$717,000.00	\$717,000.00
Project Total	\$0.00	\$717,000.00	\$717,000.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- A goal is not required under Business Equity Ordinance 25165-10-2021 when City spending participation on Community Facilities Agreements are less than \$1,000,000.00 dollars.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the Water & Sewer Bond 2015A Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in Water & Sewer Bond 2015A Fund for the CFA-Brewer Boulevard 24in Wtr 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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Expedited