

# Mayor and Council Communication

**DATE:** 12/14/21

**M&C FILE NUMBER:** M&C 21-0945

**LOG NAME:** 06N. BEACH ST (SH170 TO SARATOGA)

**SUBJECT**

(CD 7) Authorize Execution of a Community Facilities Agreement with Hillwood Alliance Services, LLC, with City Participation in an Amount Up to \$3,100,000.00 for the Construction of Roadway Improvements and Water and Sewer Transmission Line Lowering for North Beach Street from Alliance Gateway State Highway (SH 170) to Saratoga Drive, Adopt Attached Appropriation Ordinances, and Amend the Fiscal Years 2022-2026 Capital Improvement Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize execution of a community facilities agreement with Hillwood Alliance Services, LLC, with City participation in an amount up to \$3,100,000.00 for construction of roadway improvements and water and sewer line lowering for North Beach Street between Alliance Gateway (SH 170) and Saratoga Drive;
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Transportation Impact Fee Capital Fund, in the amount of \$1,445,275.00, from available funds within the Revenue - Service Area A Transportation Impact Fees project (City Project No. UN9911) and \$1,445,275.00, from available funds within the Revenue - Service Area D Transportation Impact Fees project (City Project No. UN9914) for the purpose of funding a portion of the Community Facilities Agreement North Beach Street (SH 170 to Saratoga) (City Project No. 103773);
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water/Sewer Bond 2016 Fund, in the amount of \$209,450.00 by increasing appropriations in the Community Facilities Agreement -North Beach Street (SH 170 to Saratoga) (City Project No. 103773) and decreasing appropriations in the Unspecified project (City Project No. UNSPEC) by the same amount; and
4. Amend the Fiscal Years 2022-2026 Capital Improvement Program.

**DISCUSSION:**

Hillwood Alliance Services, LLC (Developer) is partnering with the City of Fort Worth to construct four lanes of North Beach Street from Alliance Gateway (SH 170 to Saratoga Drive) (City Project Number 103773). These lanes are being constructed to allow traffic to cross Alliance Gateway (SH 170) as the existing Alta Vista Drive crossing is being reconfigured as a part of the Texas Department of Transportation (TxDOT) widening project.

The costs stated herein are estimated and the project will follow the public bid process. The project includes an 20% MWBE requirement for the project. The cost of the design and construction of the road improvements is estimated to be \$4,017,350.00 with City participation as shown in the table below.

Components	Hillwood Alliance Services, LLC	City Participation	Estimated Cost
Construction Costs			
Paving	\$300,000.00	\$2,187,600.00	\$2,487,600.00
Storm Drain	\$0.00	\$267,000.00	\$267,000.00
Sanitary Sewer	\$36,000.00	\$101,500.00	\$137,500.00
Water	\$66,000.00	\$76,000.00	\$142,000.00
<b>Construction Cost Estimate</b>	<b>\$402,000.00</b>	<b>\$2,632,100.00</b>	<b>\$3,034,100.00</b>
10% Contingency	\$40,200.00	\$263,210.00	\$303,410.00
<b>Construction Subtotal</b>	<b>\$442,200.00</b>	<b>\$2,895,310.00</b>	<b>\$3,337,510.00</b>
Soft Costs			
Material Testing & Inspection	\$19,019.00	\$102,345.00	\$121,364.00
Engineering & Design	\$359,112.00	\$0.00	\$359,112.00
Permitting	\$19,019.00	\$102,345.00	\$121,364.00

Platting	\$78,000.00	\$0.00	\$78,000.00
<b>Soft Cost Subtotal</b>	<b>\$475,150.00</b>	<b>\$204,690.00</b>	<b>\$679,840.00</b>
<b>Project Total Cost</b>	<b>\$917,350.00</b>	<b>\$3,100,000.00</b>	<b>\$4,017,350.00</b>

This project is located on the boundary between Transportation Impact Fee Service Areas A and D and was identified as impact fee eligible in the 2017 Transportation Impact Fee Study. The transportation impact fee funding provides a portion of the City participation in the developer project. Revenues from Service Area A (City Project No. UN9911) and Service Area D (City Project No. UN9914) of the Transportation Impact Fee Capital Fund will fund the City's participation in the construction of these improvements. Any residual funds left after project completion and acceptance will be returned to the Service Area A and D revenues. Any expenses exceeding the City's participation amount, items that are ineligible for transportation impact fee or water department funding will be funded by Hillwood Alliance Services, LLC.

Transportation Impact Fee funding for this project was not included in the Fiscal Years (FY) 2022-2026 Capital Improvement Program. City funds were added to provide regional connectivity to the area. The action of this Mayor and Council Communication (M&C) will amend the FY2022-2026 Capital Improvement Program as approved in connection with Ordinance No. 25073-09-2021.

This project is located in COUNCIL DISTRICT 7.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Unspecified-All Funds within the Water/Sewer Bond 2016 Fund and the Revenue - SA A and D Transp Imp Fees projects within the Transportation Impact Fee Cap Fund; and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Water/Sewer Bond 2016 Fund and the Transportation Impact Fee Cap Fund for the CFA-N Beach St (SH170 to Sarat) project to support the approval of the above recommendations and execution of the community facilities agreement. Prior to an expenditure being incurred, the Development Services, Water Department, and the Transportation and Public Works Departments have the responsibility of verifying the availability of funds.

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

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