

# Mayor and Council Communication

DATE: 01/14/25

M&C FILE NUMBER: M&C 25-0036

LOG NAME: 60NORTHSIDE PRESSURE PLANE 2.5 VALVE

**SUBJECT**

(CD 10) Authorize Execution of a Community Facilities Agreement with Forestar (USA) Real Estate Group Inc., with City Participation in an Amount Up to \$656,237.84 for a Pressure Sustaining Valve and Vault Located in North Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water’s Contribution to the Fiscal Years 2025-2029 Capital Improvement Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with Forestar (USA) Real Estate Group Inc., with City participation in an amount up to \$656,237.84 for a pressure sustaining valve and vault located in north Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bonds Series 2024 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$740,433.00 and decreasing estimated receipts and appropriations in the Commercial Paper project (City Project No. UCMLPR) by the same amount for the purpose of funding the Community Facilities Agreement Northside PressurePlane2.5 project (City Project No. 105519) and to effect a portion of Water's contribution to the Fiscal Years 2025-2029 Capital Improvement Program.

**DISCUSSION:**

Forestar (USA) Real Estate Group Inc., (Developer) is constructing the Rivers Edge development located west of Interstate Highway 35 and south of Business Highway 114. The edge of the Northside II pressure plane has pressure issues due to elevations and high demands. A pressure sustaining valve and vault will transfer a portion of the existing Northside II pressure plane to the Northside III pressure plane.

The construction costs for the project are estimated to be allocated at 3.34% for the Developer and 96.66% for the City. The Northside Pressure Plane 2.5 project is assigned City Project No. 105519 and Accela System Record Infrastructure Plan Review Center (IPRC) Number IPRC24-0068.

The project has been publicly bid. The City's cost participation in the project is estimated to be in an amount up to \$656,237.84 as shown in the table below. Payments to the Developer are estimated to be \$561,299.79 for construction costs, \$11,226.00 for material testing costs, \$1,870.37 for Infrastructure Plan Review Center (IPRC) fees, \$8,293.08 for public bid advertisement, and \$62,147.55 for design services. The City's cost participation also includes \$11,401.05 to cover the City's portion of construction inspection service fees, administrative material testing fees, and water lab fees. An additional \$84,194.97 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	\$19,395.21	\$561,299.79	\$580,695.00
Contingency	\$0.00	\$84,194.97	\$84,194.97
B. Inspections & Testing (days)			
1. Construction Inspection Fee	\$380.76	\$11,019.24	\$11,400.00
2. Admin Material Testing Fee	\$8.18	\$236.82	\$245.00
3. Water Lab Fee	\$5.01	\$144.99	\$150.00
4. Material Testing Cost			

Contingency	\$0.00	\$11,226.00	\$11,226.00
5. IPRC plan review fees	\$64.63	\$1,870.37	\$1,935.00
6. Design cost	\$2,147.45	\$62,147.55	\$64,295.00
7. Public Bid Advertisement	\$286.56	\$8,293.08	\$8,579.64
<b>Total Project Cost</b>	<b>\$22,287.80</b>	<b>\$740,432.81</b>	<b>\$762,720.61</b>

\*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.

**60NORTHSIDE PRESSURE PLANE 2.5**

<b>Capital Fund Name</b>	<b>Project Name</b>	<b>FY2025 CIP Appropriations</b>	<b>Authority</b>	<b>Budget Change (Increase/Decrease)</b>	<b>Revised FY2025 Budget</b>
56022 - W&S Rev Bonds Series 2024	105519 - CFA-Northside PressurePlane2.5	\$0.00	This M&C	\$740,433.00	\$740,433.00

Funding is available in the Commercial Paper project within the W&S Rev Bonds Series 2024 Fund for the purpose of funding the CFA- Northside PressurePlane2.5 project.

Funding for the Community Facility Agreement (CFA) – Northside PressurePlane2.5 project as depicted in the table below:

<b>Fund</b>	<b>Existing Appropriations</b>	<b>Additional Appropriations</b>	<b>Project Total*</b>
W&S Rev Bonds Series 2024 - Fund 56022	\$0.00	\$740,433.00	\$740,433.00
<b>Project Total</b>	<b>\$0.00</b>	<b>\$740,433.00</b>	<b>\$740,433.00</b>

\*Numbers rounded for presentation purposes.

**BUSINESS EQUITY-** A goal is not required under Business Equity Ordinance 25165-102021 when City spending participation on Community Facilities Agreements is less than \$1,000,000.00 dollars.

An amendment or change order may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

This project is located in COUNCIL DISTRICT 10.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Commercial Paper project within the W&S Rev Bonds Series 2024 Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in W&S Rev Bonds Series 2024 Fund for the CFA- Northside PressurePlane2.5 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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