

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24 M&C FILE NUMBER: M&C 24-0602

LOG NAME: 60LAPRELE 30/36INCH WATER LINE OVERSIZING

SUBJECT

(CD 10) Authorize Execution of a Community Facilities Agreement with TPHMI DFW 4047, LLC, with City Participation in an Amount Not to Exceed \$2,703,418.28 for Oversizing an 8-Inch Water Main to a 30-Inch Water Main and a 12-Inch Water Main to a 36-Inch Water Main Located in North Fort Worth, and Adopt Appropriation Ordinances to Effect a Portion of Water’s Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with TPHMI DFW 4047, LLC with City participation in an amount not to exceed \$2,703,418.28 for oversizing an 8-inch water main to a 30-inch water main and a 12-inch water main to a 36-inch water main located in north Fort Worth;
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2020A Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$2,500,000.00 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-Laprelle 36 and 30 Water project (City Project No.105160) and to effect a portion of Water's contribution to the Fiscal Years 2024-2028 Capital Improvements Program; and
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bonds Series 2021 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) in the amount of \$713,835.00 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-Laprelle 36 and 30 Water project (City Project No.105160) and to effect a portion of Water's contribution to the Fiscal Years 2024-2028 Capital Improvements Program.

DISCUSSION:

TPHMI DFW 4047, LLC (Developer) is constructing the Laprelle development project located east of Highway 287 and north of Blue Mound Road. The City is participating in the public sewer improvements to oversize approximately 1,250 linear feet of an 8-inch water main to a 30-inch water main in Blue Mound Road and approximately 3,400 linear feet of a 12-inch water main to a 36-inch water main located in Wagley Robertson Road to create capacity for the development and future growth. The cost allocation is estimated to be 18.4% for the Developer and 81.6% for the City.

The City's calculation for City participation is in accordance with the City's Community Facilities Agreement (CFA) unit price ordinance number 23657-05-2019. The Laprelle 30 and 36 water project is assigned City Project No. 105160 and Accela System Record IPRC23-0152.

This project has been publicly bid. The City's cost participation in oversizing the water mains is estimated to be in an amount not to exceed \$2,703,418.28 as shown in the table below. Payments to the Developer are estimated to be \$2,552,082.43 for construction costs, \$2,526.34 for Infrastructure Plan Review Center (IPRC) plan review fees, \$8,648.42 for public bid advertisement costs, and \$51,041.65 for material testing. The City’s cost participation also includes \$89,119.44 to cover the City’s portion of water lab fees, construction inspection service fees, and administrative material testing fees. An additional \$510,416.49 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. Public Improvements	Developer Cost	City Cost	Total Cost
Water Improvements	\$575,469.57	\$2,552,082.43	\$3,127,552.00
Contingency	\$0.00	\$510,416.49	\$510,416.49
B. Inspections & Testing (280 days)			
1. Construction Inspection Fee	\$19,320.00	\$85,680.00	\$105,000.00

2. Admin Material Testing Fee	\$676.20	\$2,998.80	\$3,675.00
3. Material Testing Cost	\$0.00	\$51,041.65	\$51,041.65
4. Water Lab Fee	\$99.36	\$440.64	\$540.00
5. IPRC Plan Review Fees	\$569.66	\$2,526.34	\$3,096.00
6. Public Bid Advertisement Cost	\$1,950.14	\$8,648.42	\$10,598.56
Total Project Cost	\$598,084.93	\$3,213,834.77	\$3,811,919.70

*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 (FY), 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 2024-2028 Capital Improvements Program, as follows:

60LAPRELLE 30/36INCH WATER LINE OVERSIZING

Capital Fund Name	Project Name	FY2024 CIP	Authority	Budget Change	Revised FY2024 Budget
		Appropriations		(Increase/Decrease)	
Water & Sewer Bond 2020A - Fund 56017	105160 CFA-Laprelle 36 and 30 Water	\$0.00	This M&C	\$2,500,000.00	\$2,500,000.00
W&S Rev Bonds Series 2021 - Fund 56019	105160 CFA-Laprelle 36 and 30 Water	\$0.00	This M&C	\$713,835.00	\$713,835.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Bond 2020A and the W&S Rev Bond Series 2021 Funds for the purpose of funding the CFA Laprelle 30 and 36 Water project.

Funding for the Community Facilities Agreement (CFA) – Laprelle 30 and 36 Water project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2020A - Fund 56017	\$0.00	\$2,500,000.00	\$2,500,000.00
W&S Rev Bonds Series 2021 - Fund 56019	\$0.00	\$713,835.00	\$713,835.00
Project Total	\$0.00	\$3,213,835.00	\$3,213,835.00

*Numbers rounded for presentation purposes.

BUSINESS EQUITY- The Business Equity Division placed a 27% business equity goal on this solicitation/contract. Western Municipal Construction, LLC, has agreed/committed to utilize 27.81% business equity sub-consultant participation for the scope of work, meeting the City's Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

This project is located in COUNCIL DISTRICT 10.

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the Water & Sewer Bond 2020A and the W&S Rev Bonds Series 2021 Funds and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in Water & Sewer Bond 2020A and the W&S Rev Bonds Series 2021 Funds for the CFA-Laprelle 36 and 30 Water 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.

Additional Information Contact:

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