

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/11/25 M&C FILE NUMBER: M&C 25-1053

LOG NAME: 60HYDE RANCH WATER IMPROVEMENTS & FM

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with SRPF D/Hyde Ranch Phase I, L.P., with City Participation in an Amount Up to \$1,293,157.96 for Oversizing a 12-Inch Water Main to 16-Inches and Construction of a 24-Inch Sewer Force Main for Anticipated Future Growth in West Fort Worth, Adopt Ordinance Establishing the City's Cost Participation in the Project, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with SRPF D/Hyde Ranch Phase I, L.P., with City participation in an amount up to \$1,293,157.96 for oversizing a 12-inch water main to a 16-inch water main and construction of a 24-inch sewer force main for anticipated future growth in west Fort Worth;
2. Adopt the attached ordinance establishing the City's share of the costs for participating in a Community Facilities Agreement with SRPF D/Hyde Ranch Phase I, L.P. for the Hyde Ranch project to construct a 24-inch sanitary sewer force main; and
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water and Sewer Revenue Bond Series 2025 Fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) in the amount of \$1,546,277.00 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-CFA-Hyde Ranch (City Project No. 105253) and to effect a portion of Water's contribution to Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

SRPF D/Hyde Ranch Phase I, L.P. (Developer) is constructing the Hyde Ranch development project located west of Interstate Loop 820 North and south of Silver Creek Road. The Water Department is requesting to oversize approximately 3,865 linear feet of a 12-inch water main to a 16-inch water main for anticipated future growth in the area and to construct approximately 2,600 linear feet of sewer force main that was originally scoped as part of the City's Capital Improvements Program (CIP). The City will pay 100% of the price difference for oversizing the 12-inch water main to a 16-inch water main and 100% of the cost of the 24-inch sewer force main. The Hyde Ranch project is assigned City Project No. 105253 and Accela System Record IPRC23-0174.

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 by ordinance. The oversizing of the water main will be in accordance with the City's Unit Price Ordinance. The force main materials are not included in the City's Unit Price Ordinance and could not be calculated in accordance with the alternative methods in the Unit Price Ordinance. Therefore, to comply with state law requirements, the attached ordinance establishes the City's cost participation in the force main.

The City's cost participation is estimated to be in an amount up to \$319,545.32 for oversizing the water main, and in an amount up to \$946,046.71 for construction of the sewer force main, as shown in the table below. Payments to the Developer are estimated to be \$1,265,592.03 for construction costs and \$18,920.93 for material testing costs. The City's cost participation also includes \$8,645.00 to cover the City's portion of construction inspection service fees, administrative material testing fees, and water lab fees. An additional \$253,118.41 in 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	\$1,078,823.18	\$319,545.32	\$1,398,368.50
2. Sewer	\$2,645,727.00	\$0.00	\$2,645,727.00
3. Drainage	\$3,468,761.00	\$0.00	\$3,468,761.00
4. Paving	\$1,424,144.00	\$0.00	\$1,424,144.00
5. Street Lights	\$530,855.00	\$0.00	\$530,855.00
6. Force Main	\$0.00	\$946,046.71	\$946,046.71
Contingency	\$0.00	\$253,118.41	\$253,118.41
Construction Fees:			

