

Mayor and Council Communication

DATE: 06/27/23

M&C FILE NUMBER: M&C 23-0523

LOG NAME: 60TAVOLO PARK PHASE 5 WATER LINE

SUBJECT

(CD 6) Authorize Execution of a Community Facilities Agreement with CND-Tavolo, LLC, with City Participation in the Amount Not to Exceed \$367,981.35 for Oversizing an 8-inch Water Main to a 24-inch Water Main for Anticipated Future Growth in South Fort Worth

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a Community Facilities Agreement with CND-Tavolo, LLC, with City participation in an amount not to exceed \$367,981.35 for oversizing an 8-inch water main to a 24-inch water main for anticipated future growth in south Fort Worth.

DISCUSSION:

CND-Tavolo, LLC (Developer) is constructing the Tavolo Park Phase 5 development east of Bryant Irvin Road and north of future Columbus Trail. The Water Department is seeking to participate in the project to oversize an 8-inch water main to a 24-inch water main. The Tavolo Park Phase 5 project is assigned City Project No. 104156 and Accela System Record IPRC22-0214.

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 in accordance with the City's community facilities agreement (CFA) unit price ordinance.

The City's cost participation in the construction and oversizing of the water mains is estimated to be in an amount not to exceed \$367,981.35 as shown in the table below. Payments to the Developer are estimated to be \$345,599.36 for construction costs and \$6,911.99 for material testing costs. The City's cost participation also includes \$15,470.00 to cover the City's portion of construction inspection service fees, administrative material testing service fees, and water lab testing fees. An additional \$51,839.90 in contingency funds will cover the City's portion of any change orders.

Construction	Developer Cost	City Cost	Total Cost
1. Water	\$891,640.64	\$345,599.36	\$1,237,240.00
2. Sewer	\$1,329,350.00	\$0.00	\$1,329,350.00
3. Water Contingency 15%	\$0.00	\$51,839.90	\$51,839.90
4. Paving	\$1,776,870.00	\$0.00	\$1,776,870.00
5. Street Lights	\$350,000.00	\$0.00	\$350,000.00
6. Storm Drains	\$1,162,660.00	\$0.00	\$1,162,660.00
B. Inspections & Testing			
1. Construction Inspection Fee	\$32,750.00	\$14,250.00	\$47,000.00
2. Admin Material			

Testing Fee	\$16,660.00	\$980.00	\$17,640.00
3. Water Lab Fee	\$960.00	\$240.00	\$1,200.00
4. Material Testing Cost	\$0.00	\$6,911.99	\$6,911.99
Total Project Cost	\$5,560,890.64	\$419,821.25	\$5,980,711.89

*Numbers will be rounded up for accounting purposes.

The reimbursement of the 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.

Funding for the Community Facilities Agreement (CFA) – Tavolo Park Phase 5 is as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2021 – Fund 56019	\$420,000.00	\$0.00	\$420,000.00
Project Total	\$420,000.00	\$0.00	\$420,000.00

Funding is budgeted in the Water Department’s W&S Rev Bonds Series 2021 Fund for the purpose of funding the CFA-Tavolo Park Phase 5 project, as appropriated.

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.

This project is located in COUNCIL DISTRICT 6

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the W&S Rev Bonds Series 2021 Fund for the CFA-Tavolo Park Phase 5 project to support the approval of the above recommendation 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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