## City of Fort Worth, Texas

# Mayor and Council Communication

**DATE:** 11/11/25 **M&C FILE NUMBER:** M&C 25-1029

LOG NAME: 60PRIMROSE STATION WATERLINE CO.4

### **SUBJECT**

(CD 6) Authorize Execution of Change Order No. 4 to a Community Facilities Agreement with Jefferson Primrose Land Holdings, LLC, Decreasing City Participation by \$87,917.19 and Developer Participation by \$38,458.81 for the Primrose Station Waterline Project

### **RECOMMENDATION:**

It is recommended that the City Council authorize the execution of Change Order No. 4 to City Secretary Contract No. 59765, a Community Facilities Agreement with Jefferson Primrose Land Holdings, LLC, decreasing City participation by \$87,917.19 and Developer participation by \$38,458.81, for Community Facilities Agreement-Primrose Station Waterline project (City Project No. 104666).

#### **DISCUSSION:**

On February 13, 2024, the City Council (Mayor & Council Communication 24-0132) authorized the execution of a Community Facilities Agreement with Jefferson Primrose Land Holdings, LLC, with City participation in the amount up to \$2,917,510.92 for a 24-inch water line to serve the Primrose Station development and anticipated future growth in southwest Fort Worth.

Change Order Numbers 1 through 3 were administratively approved and did not increase City Participation.

Change Order No. 1 added additional water stubs for future development to the north of this project. Change Order No. 2 added a water meter and vault, which were not included in the original bid tab. Change Order No. 3 added irrigation services to the scope of work.

Change Order No. 4 is necessary to reconcile payment applications with actual work performed. Change Order No. 4 decreases the City's participation by \$87,917.19 and decreases the Developer's participation by \$38,458.81.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1A. Water Improvements	\$654,361.00	\$0.00	\$654,361.00
1B. Water Improvements	\$1,392,946.81	\$2,691,941.19	\$4,084,888.00
Change Order No.1	\$23,792.00	\$0.00	\$23,792.00
Change Order No. 2	\$57,850.00	\$0.00	\$57,850.00
Change Order No. 3	\$31,400.00	\$0.00	\$31,400.00
Change Order No. 4	-\$38,458.81	-\$87,917.19	-\$126,376.00
Revised contract amount	\$2,121,891.00	\$2,604,024.00	\$4,725,915.00

The anticipated cost for the Primrose Station waterline project after execution of Change Order Number 4 is as depicted in the table below:

A. Public Improvements	Developer Cost	City Cost	Total Cost
1A. Water Improvements	\$774,437.00	\$0.00	\$774,437.00
1B. Water Improvements	\$1,347,454.00	\$2,604,024.00	\$3,951,478.00

B. Inspections & Testing			
Construction Inspection Fee	\$6,250.00	\$68,750.00	\$75,000.00
2. Admin Material Testing Fee	\$490.00	\$3,675.00	\$4,165.00
3. Material Testing Cost	\$0.00	\$53,838.82	\$53,838.82
4. Water Lab Fee	\$1,050.00	\$390.00	\$1,440.00
5. Design Fees	\$51,184.10	\$98,915.90	\$150,100.00
Total Project Cost	\$2,180,865.10	\$2,829,593.73	\$5,010,458.82

Numbers rounded for presentation purposes.

This project will have no impact on the Water Department's operating budget when complete. Funding is budgeted in the Water & Sewer Bond 2017A Fund for the Water Department for the purpose of funding the CFA- Primrose Station Waterline project, as appropriated.

Funding for the CFA- Primrose Station Waterline project is depicted below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water/Sewer Bond 2016 – Fund 56005	\$1,000,000.00	\$0.00	\$1,000,000.00
Govt Community Facilities Agmt - Fund 30111	\$10,000.00	\$0.00	\$10,000.00
CFA Developer - Fund 30114	\$50,150.00	\$0.00	\$50,150.00
Water and Sewer Bond 2017A - Fund 56011	\$2,321,303.00	\$0.00	\$2,321,303.00
Project Total	\$3,381,453.00	\$0.00	\$3,381,453.00

<sup>\*</sup>Numbers rounded for presentation purposes.

The 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 Water & Sewer Bond 2017A Fund for the CFA- Primrose Station Waterline project to support the approval of the above recommendation and execution of the change order. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds.

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