

# Mayor and Council Communication

DATE: 08/24/21

M&C FILE NUMBER: M&C 21-0625

LOG NAME: 60WELLINGTON OFFSITE SEWER

## SUBJECT

(CD 7) Authorize Execution of Design Procurement Agreement with HPC Wellington Nance Development Corporation and 170 Northstar Ranch Developer, Inc., with City Participation in the Amount Not to Exceed \$431,432.24, for Engineering Design and Land Acquisition for the Extension of Public Sanitary Sewer Main M-584 Located in the Big Fossil Basin and Adopt Attached Appropriation Ordinance

## RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a design procurement agreement with HPC Wellington Nance Development Corporation and 170 Northstar Ranch Developer, Inc., with City participation in the amount not to exceed \$431,432.24 for the engineering design and land acquisition for extending the public sanitary sewer main M-584 located in the Big Fossil Creek basin; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water and Sewer Bond 2020A Fund, in the amount of \$466,889.00, by decreasing estimated receipts and appropriations in the Unspecified project (City Project No. UNSPEC) and increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) by the same amount, for the purpose of funding the Design Procurement Agreement – Wellington Offsite Sewer project (City Project No.103521).

## DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is for the City to participate with HPC Wellington Nance Development Corporation, (HPC) and 170 Northstar Ranch Developer, Inc. (Northstar), in the engineering design cost for extension of offsite sanitary sewer M-584 which will provide service in the Big Fossil Creek basin. The project will serve HPC's Wellington and Nance developments located west of Highway 287 and north of Bonds Ranch Rd. Northstar is participating in the project to extend the sewer main from the Wellington and Nance developments to Northstar Ranch. The City is participating in the project to oversize the sewer main to provide additional capacity for future growth within the basin. The cost for the project is estimated to be allocated at 31.3% for HPC, 9.0% for Northstar, and 59.7% for the City.

The estimated fee for the City's portion of the engineering design, topographic survey, easement document preparation, construction documents, and public bidding is \$280,888.50. HPC will dedicate easements for the sewer main within the Wellington and Nance tracts at no cost to the City or Northstar. The City, HPC, and Northstar will each participate in the cost for other easements necessary for the sewer main in accordance with the estimated participation percentages.

The table shows the cost sharing breakdown for engineering design cost between all parties.

Cost Sharing Breakdown	Amount
HPC Wellington Nance Development Corporation (HPC) 31.3%	\$147,266.50
170 Northstar Ranch Developer, Inc. (Northstar) 9.0%	\$42,345.00
City of Fort Worth Participation 59.7%	\$280,888.50
<b>Total Engineering Design Cost</b>	<b>\$470,500.00</b>

\* Amounts rounded for presentation purposes.

In addition to the City's engineering design costs above the amount of \$280,888.50, the city is responsible for \$150,543.74 for land acquisition, and \$9,000.00 is required for project management and real property staff cost with a \$26,456.26 as a contingency for a total cost of \$466,888.50

HPC has selected LJA Engineering, as the engineering consultant to perform the design of the project. Staff concurs that the fees charged by LJA Engineering, are fair and reasonable for the work to be performed. The engineering design will be reviewed through the City's Infrastructure plan

review process.

Funding for the Design Procurement Agreement-Wellington Offsite Sewer project (DPA) as depicted in the table below.

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2020A-Fund 56017	\$0.00	\$466,889.00	\$466,889.00
Project Total	\$0.00	\$466,889.00	\$466,889.00

\*Numbers rounded for presentation purposes.

Business Equity: Offerors are strongly encouraged to comply with the intent of the City's Business Diversity Enterprise Ordinance to utilize minority business enterprises or small business enterprises on the City-funded portion of the Design Procurement Agreement.

Upon completion of the design, the construction of the project will be publicly bid. Staff will present an M&C to the City Council seeking approval for the City to enter into a Community Facility Agreement with City participation for the construction of the project.

This project is located in COUNCIL DISTRICT 7

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the Water & Sewer Bond 2020A Fund and upon approval of the above recommendation and adoption of the attached appropriation ordinance, funds will be available in the Water & Sewer Bond 2020A Fund for the CFA Bucket programmable 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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