

# Mayor and Council Communication

DATE: 06/02/20

M&amp;C FILE NUMBER: M&amp;C 20-0350

LOG NAME: 06 CO2 - ROCK CREEK RANCH/TARLETON STATE UNIVERSITY BREWER BLV

**SUBJECT**

Ratify Execution of Change Order No. 1 and Authorize Execution of Change Order No. 2 to City Secretary Contract Number 50944, a Community Facilities Agreement with Walton Development & Management TX, LLC Increasing City Participation by \$107,276.66, and Increasing Participation with Public Improvement District Special Assessment Revenue Bond Funds by \$90,149.89 for Construction of Brewer Boulevard from McPherson Boulevard to Tarleton State University in the City of Fort Worth (COUNCIL DISTRICT 6)

**RECOMMENDATION:**

It is recommended that the City Council ratify execution of Change Order No. 1 and authorize the execution of Change Order No. 2 to City Secretary Contract Number 50944, a Community Facilities Agreement with Walton Development & Management TX, LLC, increasing City Participation by \$107,276.66 and increasing participation with Public Improvement District Special Assessment Revenue Bond Funds by \$90,149.89 for construction of Brewer Boulevard from McPherson Boulevard to Tarleton State University in the City of Fort Worth. (City Project No. 101459).

**DISCUSSION:**

Walton Development & Management TX, LLC (Developer) is constructing Brewer Boulevard from McPherson Boulevard to Tarleton State University. WM Sub CTR, LP and Public Improvement District No. 17, are also participating in the cost.

Change Order No. 1 is necessary due to increased lime amount for pavement and required adjustments to large water valve vaults. Change Order No. 1 also increases City Participation by \$74,945.76 and increases participation with Public Improvement District Special Assessment Revenue Bond Funds by \$63,818.99.

Construction of the Project is complete. Change Order No. 2 reconciles the final construction costs for the Project in order for the Project to be closed out. Change Order No. 2 also increases City Participation by \$26,330.90 and increases participation with Public Improvement District Special Assessment Revenue Bond Funds by \$26,330.90.

The revised cost for construction of the road is \$6,098,683.14 as shown in the table below:

Items	Developers Cost WM Sub CTR, LP	Developer's Cost Walton Dev. & Mgmt. TX, LLC	City Cost	PID	Total Cost
TPW Construction					
1. Street	\$293,154.21	\$237,682.82	\$1,824,251.90	\$1,251,878.39	\$3,606,967.32
2. Storm Drain	\$93,051.56	\$123,156.07	\$830,344.51	648,663.86	\$1,695,216.00
3. Street Lights Installed by Developer	\$35,488.99	\$30,794.97	\$231,488.52	\$162,197.52	\$459,970.00
Total Construction Cost (excluding the fees):	\$421,694.76	\$391,633.86	\$2,886,084.93	\$2,062,739.77	\$5,762,153.32
A. TPW Inspection fee (4 percent)	\$15,448.23	\$14,433.56	\$106,183.86	\$76,021.69	\$212,087.34
B. TPW Material Testing (2 percent)	\$7,724.12	\$7,216.78	\$53,091.93	\$38,010.85	\$106,043.68
C. Street Light Inspection Cost (4 percent)	\$1,419.56	\$1,231.80	\$9,259.54	\$6,487.90	\$18,398.80
Total Construction Fees	\$24,591.91	\$22,882.14	\$168,535.33	\$120,520.44	\$336,529.82

Total Construction Cost	\$446,286.67	\$414,516.00	\$3,054,620.26	\$2,183,260.21	\$6,098,683.14
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A total of \$3,048,600.26 will be funded with City participation through Tax Note 2018 Fund and a revised total of \$2,177,851.21 of the funding will be paid out of proceeds from series 2018 Special Assessment Revenue Bonds issued in connection with Public Improvement District (PID) No. 17, Rock Creek Ranch, which was created in 2016 to assist with the funding of infrastructure for the development.

This project is located in COUNCIL DISTRICT 6.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budgets, as appropriated, in the Tax Note 2018 Fund and in the Series 2018 Special Assessment Revenue Bonds Fund. Prior to an expenditure being incurred, the participating department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

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