

Mayor and Council Communication

DATE: 02/24/26

M&C FILE NUMBER: M&C 26-0121

LOG NAME: 60MORNINGSTAR NORTH OFFSITE SEWER PROJECT CO1

SUBJECT

(CD 3) Authorize Execution of Change Order No. 1 to a Community Facilities Agreement with FG Aledo Development, LLC, Increasing City Participation by \$154,665.98 and Increasing Developer Participation by \$33,721.33 for the CFA-Morningstar North Offsite Sewer Project

RECOMMENDATION:

It is recommended that the City Council authorize the execution Change Order No. 1 to City Secretary Contract Number 64132, a Community Facilities Agreement with FG Aledo Development, LLC, increasing City participation by \$154,665.98 and increasing developer participation by \$33,721.33, for the CFA-Morningstar North Offsite Sewer project (City Project No. 105677).

DISCUSSION:

On September 30, 2025, the City Council (Mayor & Council Communication 25-0945) authorized the execution of a Community Facilities Agreement (CFA) with FG Aledo Development, LLC, with City participation in the amount up to \$8,226,491.34 for oversizing 18,000 linear feet of various sewer sizes to serve the Morningstar North development and anticipated future growth in west Fort Worth.

Change Order No. 1 is required to replace the originally bid ASTM F1803 PVC sewer pipe with a standard PVC pipe approved by the City. Change Order No. 1 will increase the City's participation by \$154,665.98 and increase the developer's participation by \$33,721.33.

The anticipated cost for the Morningstar North offsite sewer project after execution of Change Order No.1 is as depicted in the table below.

Sewer Improvements	Developer Cost (17.9%)	City Cost (82.1%)	Total Cost
1. Sewer	\$1,685,681.36	\$7,731,532.95	\$9,417,214.31
Contingency 15%	\$0.00	\$981,864.07	\$981,864.07
Construction Fees:			
B. Construction Inspection Fee	\$14,740.65	\$67,609.35	\$82,350.00
C. Admin Material Testing Fee	\$3,453.27	\$15,838.73	\$19,292.00
D. Material Testing Cost	\$0.00	\$151,537.34	\$151,537.34
1. Design Services	\$88,352.07	\$405,234.93	\$493,587.00
2. Public Bid Advertisement	\$2,050.33	\$9,404.02	\$11,454.35
Total Project Cost	\$1,794,277.68	\$9,363,021.39	\$11,157,299.07

The CFA-Morningstar N Offsite sew project (City Project No. 105677) was funded from the CFA Programmable project within the W&S Rev Bonds Series 2023 Fund, as appropriated. When the project is completed and balanced, any remaining balances will be returned to CFA Programmable project to fund other CFA projects.

Funding is budgeted in the W&S Rev Bonds Series 2023 Fund for the Water Department for the purpose of funding the CFA-Morningstar N Offsite

sew project, as appropriated.

Funding for the CFA-Morningstar N Offsite sew project is depicted below:

Fund	Existing Appropriations	Additional Appropriations	Project Total
CFA Developer - Fund 30114	\$18,193.92	\$0.00	\$18,193.92
W&S Rev Bonds Series 2023-Fund 56021	\$9,363,022.00	\$0.00	\$9,363,022.00
Project Total	\$9,381,215.92	\$0.00	\$9,381,215.92

The project is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in W&S Rev Bonds Series 2023 Fund for the CFA-Morningstar N Offsite sew 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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