

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/30/21 M&C FILE NUMBER: M&C 21-0917

LOG NAME: 60BLUESTONE WATER AND SEWER

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with LPC Bluestone, LP with City Participation in an Amount Not to Exceed \$686,620.85 for Oversizing to a 24-Inch Water Main and 15-Inch Sewer Main in the Vicinity West of Interstate Highway 35W and North of State Highway 114 to Serve LPC Bluestone Development and Anticipated Future Growth in North Fort Worth and Adopt Attached Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a community facilities agreement with LPC Bluestone, LP with City participation in an amount not to exceed \$686,620.85 for oversizing a 12-inch water main to a 24-inch water main and an eight-inch sewer main to 15-inch sewer main in the vicinity west of Interstate Highway 35W and north of Highway 114 to serve Bluestone development and anticipated future growth in north Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water and Sewer Bond 2016 Fund, in the amount of \$1,211,467.00 by increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001), and decreasing estimated receipts and appropriations in the Unspecified project (City Project No. UNSPEC).

DISCUSSION:

LPC Bluestone, LP (Developer) is constructing LPC Bluestone (Development) west of Interstate Highway 35W and north of State Highway 114. The Water Department would like to cost participate to oversize an eight-inch water main to a 24-inch water main and an eight-inch sewer main to 15-inch sewer main. The Bluestone project is assigned City Project No. 103519 and Accela System Record IPRC21-0094.

This water and sewer project will be publicly bid. The City of Fort Worth's (City) cost participation in the construction and oversizing of the water mains are estimated to be in an amount not to exceed \$686,620.85 as shown in the table below. Payments to the Developer are estimated to be \$640,848.09 for construction costs, \$15,200.00 for design service fees and \$12,816.96 for material testing. The remaining City participation in the estimated amount of \$17,755.80 will cover the City's portion of inspection fees, administrative material testing fees, and water lab testing fees.

A. Construction	Developer Cost	City Cost	Total Cost
1. 24" Water	\$298,030.91	\$486,178.09	\$784,209.00
2. 15" Sewer	\$359,423.00	\$154,670.00	\$514,093.00
Contingency 25%	\$0.00	\$524,845.59	\$524,845.59
Construction Fees			
A. Construction Inspection Fee	\$8,389.50	\$15,110.50	\$23,500.00
B. Admin Material Testing Fee	\$1,329.47	\$2,394.53	\$3,724.00
C. Water Testing Lab Fee	\$139.23	\$250.77	\$390.00
D. Material Testing Cost	\$0.00	\$12,816.96	\$12,816.96

3. Design	\$0.00	\$15,200.00	\$15,200.00
Total Project Cost	\$667,312.11	\$1,211,466.44	\$1,878,778.55

*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 Facility Agreement (CFA) –LPC Bluestone project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water/Sewer Bond 2016 - Fund 56005	\$0.00	\$1,211,467.00	\$1,211,467.00
Project Total	\$0.00	\$1,211,467.00	\$1,211,467.00

*Numbers rounded for presentation purposes.

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 dollars. 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 Community Facilities Agreement.

This development is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the Water/Sewer Bond 2016 Fund and upon approval of the above recommendation and adoption of the attached appropriation ordinance, funds will be available in the Water/Sewer Bond 2016 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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