

# Mayor and Council Communication

**DATE:** 08/09/22

**M&C FILE NUMBER:** M&C 22-0593

**LOG NAME:** 60RANCHO CANYON 30INCH WATER LINE CFA

**SUBJECT**

(CD 2) Authorize Execution of a Community Facilities Agreement with GBTM Sendera, LLC, with City Participation in the Amount Not to Exceed \$2,018,632.05, for Oversizing the Northside IV Rancho Canyon Way Water Main Located in North Fort Worth

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a Community Facilities Agreement with GBTM Sendera LLC, with City participation in the amount not to exceed \$2,018,632.05 for the oversizing the Northside IV Rancho Canyon Way water main located in north Fort Worth.

**DISCUSSION:**

GBTM Sendera LLC (Developer) is constructing the Madero Development located north and south of Rancho Canyon Way and west of Sendera Ranch Blvd (Development). Phases 1 and 2 of the Development are located south of Rancho Canyon Way and will be served by Northside III pressure plane. Phases 1 and 2 of the Development also require the Developer to construct Rancho Canyon Way.

In order to serve future phases of the Development north of Rancho Canyon Way, the Developer must construct 620 linear feet of 16" inch water main on the Northside IV pressure plane underneath Rancho Canyon Way. The City is participating in the project to oversize the 620 linear foot water main from 16 inches to 30 inches and to oversize the length approximately 3,285 linear feet to meet regional demands. The City's participation allows the City to have the water main constructed before the Developer constructs Rancho Canyon Way as part of Phase 1 and 2 of the Development.

The Developer will be responsible for the extension of the on-site water lines for Phases 1 and 2 of the Development. Rancho Canyon Way 30-inch water main project is assigned City Project No. 104078 and Accela System Record IPRC22-0062. The City participated in the cost of the design for the project pursuant to a design procurement agreement (M&C 22-0411).

In accordance with Chapter 212, Subchapter C of the Texas Local Government Code, the City's participation in the contract is exempt from competitive bidding requirements because the contract is for oversizing public improvements being constructed by the developer, the developer will execute a performance bond to cover the total project cost, including all of the City's cost participation, and the City's cost participation will be determined in accordance with the City's Unit Price Ordinance.

The City's cost participation in the construction cost of the the water main is estimated to be in an amount not to exceed \$2,018,632.05 as shown in the table below. Payments to the Developer are estimated to be \$1,967,230.56 for construction costs and \$39,344.61 for material testing costs. The remaining City Participation, in the estimated amount of \$12,056.88 will cover the City's portion of construction inspection services fees, administration material testing service fees, water lab testing fees. An additional \$393,446.11 in contingency funds will cover the City's portion of any change orders.

The following table shows the cost sharing breakdown for the project.

<b>A. 30" WL Construction</b>	<b>Developer Cost</b>	<b>City Cost</b>	<b>Total Cost</b>
1. Water	\$29,414.44	\$1,967,230.56	\$1,996,645.00
2. Water Contingency 20%	\$0.00	\$393,446.11	\$393,446.11
<b>B. Inspections &amp; Testing</b>			
1. Construction Inspection Fee	\$382.50	\$8,117.50	\$8,500.00
2. Admin Material Testing Fee	\$165.38	\$3,509.63	\$3,675.01
3. Water Lab Fee	\$20.25	\$429.75	\$450.00

4. Material Testing Cost Contingency	\$0.00	\$39,344.61	\$39,344.61
Total Project Cost	\$29,982.57	\$2,412,078.16	\$2,442,060.73

\*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) – Rancho Canyon 30in WM (City Project No. 104078) is as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water/Sewer Bond 2016 - Fund 56005	\$1,466,000.00	\$0.00	\$1,466,000.00
Water & Sewer Bond 2017A - Fund 56011	\$1,120,000.00	\$0.00	\$1,120,000.00
Total	\$2,586,000.00	\$0.00	\$2,586,000.00

\*Numbers rounded for presentation purposes.

BUSINESS EQUITY – Opportunity for business equity is negligible as determined by DVIN.

This project is located in COUNCIL DISTRICT 2

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and execution of the contract, funds are available in the current capital budget, as appropriated, in the Water/Sewer Bond 2016 and Water & Sewer Bond 2017A Funds CFA- Rancho Canyon 30in WM project. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds

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

**Originating Business Unit Head:** Chris Harder 5020

**Additional Information Contact:** Taylor Gunderman 8369

Expedited