

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/23/22

M&C FILE NUMBER: M&C 22-0649

LOG NAME: 60LANDING AT CREEKSIDE WATER LINE OVERSIZING

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with Lennar Homes of Texas Land and Construction, LTD., with City Participation in the Amount Not to Exceed \$222,866.92 for Oversizing a 12-Inch Water Main to a 16-Inch Water Main and an 8-inch Water Main to a 12-inch Water Main for Anticipated Future Growth in North Fort Worth

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a Community Facilities Agreement with Lennar Homes of Texas Land and Construction, LTD., with City participation in an amount not to exceed \$222,866.92 for oversizing a 12-inch water main to a 16-inch water main and 8-inch water main to a 12-inch water main for anticipated future growth in north Fort Worth.

DISCUSSION:

Lennar Homes of Texas Land and Construction, LTD., (Developer) is constructing Landing at Creekside Phase 1(Development) west of Old Decatur Road and south of W J Boaz Road. The Water Department is seeking to participate in the project to oversize the offsite water line from a 12-inch water main to a 16-inch water main and the onsite water main from an 8-inch to 12-inch water main. The Landing at Creekside Phase 1 project is assigned City Project No. 103525 and Accela System Record IPRC21-0123.

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 community facilities agreement (CFA) unit price ordinance.

The City's cost participation in the construction and oversizing of the water mains is estimated to be in an amount not to exceed \$222,866.92 as shown in the table below. Payments to the Developer are estimated to be \$206,158.75 for construction costs and \$4,123.17 for material testing costs. The City's cost participation also includes \$12,585.00 to cover the City's portion of construction inspection service fees, administrative material testing service fees, and water lab testing fees. An additional \$41,231.75 in contingency funds will cover the City's portion of any change orders.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Water	\$660,279.98	\$206,158.75	\$866,438.73
2. Sewer	\$430,039.14	\$0.00	\$430,039.14
Water Contingency 20%	\$0.00	\$41,231.75	\$41,231.75
3. Drainage	\$1,484,383.38	\$0.00	\$1,484,383.38
4. Paving	\$1,092,721.71	\$0.00	\$1,092,721.71
5. Street Lighting	\$178,732.56	\$0.00	\$178,732.56
B. Inspections & Testing (220)			
1. Construction Inspection Fee	\$59,250.00	\$9,500.00	\$68,750.00

2. Admin Material Testing Fee	\$14,455.00	\$2,695.00	\$17,150.00
3. Material Testing Cost	\$0.00	\$4,123.17	\$4,123.17
4. Water Lab Fee	\$900.00	\$390.00	\$1,290.00
Total Project Cost	\$3,920,761.77	\$264,098.67	\$4,184,860.44

*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) – Landing at Creekside Phase 1 as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2017A – Fund 56011	\$265,000.00	\$0.00	\$265,000.00
Project Total	\$265,000.00	\$0.00	\$265,000.00

*Numbers rounded for presentation purposes.

Funding is budgeted in the Water Department's Water & Sewer Bond 2017A Fund for the purpose of funding the CFA- Landing at Creekside Ph 1 project, as appropriated.

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.

This development is located in Council District 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Water & Sewer Bond 2017A Fund CFA-Landing at Creekside Ph1 project and upon approval of the above recommendation funds will be available in the Water & Sewer Bond 2017A Fund CFA-Landing at Creekside 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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