

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 02/27/24M&C FILE NUMBER: M&C 24-0176

LOG NAME: 60QUARRY FALLS 16INCH WATER LINE

SUBJECT

(CD 2) Authorize Execution of a Community Facilities Agreement with GS Quarry Falls Phase I Owner, L.P., with City Participation in an Amount Up to \$116,990.40 for Oversizing a 12-Inch Water Main to a 16-Inch Water Main for Anticipated Future Growth in Northwest Fort Worth and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a Community Facilities Agreement with GS Quarry Falls Phase I Owner, L.P., with City participation in an amount up to \$116,990.40 for oversizing a 12-inch water main to a 16-inch water main for anticipated future growth in northwest Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Bond 2017A fund by increasing estimated receipts and appropriations in the Community Facilities Agreement Programmable project (City Project No. P00001) in the amount of \$143,077.00 and decreasing estimated receipts and appropriations in the Unspecified-All Funds project (City Project No. UNSPEC) by the same amount for the purpose of funding the Community Facilities Agreement - Quarry Falls Multifamily project (City Project No. 105084) to effect a portion of Water's Contribution to Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

GS Quarry Falls Phase I Owner, L.P., (Developer) is constructing Quarry Falls Multifamily (Development) east of Old Decatur Road and north of Jim Wright Freeway. The Water Department is seeking to participate in the project to oversize the offsite water main from a 12-inch water main to a 16-inch water main for anticipated future growth in the area. The Quarry Falls project is assigned City Project No. 105084 and Accela System Record IPRC23-0125.

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 main is estimated to be in an amount not to exceed \$116,990.40 as shown in the table below. Payments to the Developer are estimated to be \$104,345.00 for construction costs and \$2,086.90 for material testing costs. The City's cost participation also includes \$10,558.50 to cover the City's portion of construction inspection service fees, administrative material testing service fees, and water lab testing fees. An additional \$26,086.25 in contingency funds will cover the City's portion of any change orders.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Water	\$1,253,829.00	\$104,345.00	\$1,358,174.00
2. Sewer	\$373,451.00	\$0.00	\$373,451.00
Contingency	\$0.00	\$26,086.25	\$26,086.25
B. Inspections & Testing			
1. Construction Inspection Fee	\$27,900.00	\$9,600.00	\$37,500.00
2. Admin Material Testing Fee	\$2,376.50	\$808.50	\$3,185.00

3. Material Testing Cost	\$0.00	\$2,086.90	\$2,086.90
4. Water Lab Fee	\$750.00	\$150.00	\$900.00
Total Project Cost	\$1,658,306.50	\$143,076.65	\$1,801,383.15

*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.

It is the practice of the Water Department to appropriate its CIP plan throughout the Fiscal Year, instead of within the annual budget ordinance, as projects commence, additional funding needs are identified, and to comply with bond covenants. The actions in the Mayor & Council Communication will appropriate funds in support of the Water’s portion of the City of Fort Worth’s Fiscal Years 2024-2028 Capital Improvement Program, as follows:

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Capital Fund Name	Project Name	FY2024 CIP Appropriations	Authority	Budget Change (Increase/Decrease)	Revised FY2024 Budget
Fund 56011 – Water & Sewer Bond 2017A	105084 CFA-Quarry Falls Multifamily	\$0.00	This M&C	\$143,077.00	\$143,077.00

Funding is available in the Unspecified-All Funds project within the Water & Sewer Bond 2017A Fund for the purpose of funding the CFA-Quarry Falls Multifamily project.

Funding for the CFA-Quarry Falls Multifamily project is depicted below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2017A – Fund 56011	\$0.00	\$143,077.00	\$143,077.00
Project Total	\$0.00	\$143,077.00	\$143,077.00

*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 \$1,000,000.00 dollars.

This project is located in COUNCIL DISTRICT 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified All-Funds project within the Water & Sewer Bond 2017A Fund and upon approval of the above recommendations and adoption of the appropriation ordinance funds will be available in the Water & Sewer Bond 2017A Fund for the CFA-Quarry Falls Multifamily project to support the approval of the above recommendations and execution of the agreement. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds

Submitted for City Manager's Office by: Fernando Costa 6122

Originating Business Unit Head: Chris Harder 8032

Additional Information Contact: Suby Varughese 8009
Melissa Harris 8428