

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 05/05/20 M&C FILE NUMBER: M&C 20-0315

LOG NAME: 60CRYSTAL SPRINGS SS RELOCATION

SUBJECT

Authorize Execution of a Community Facilities Agreement with Stillwater Capital Investments, LLC, with City Participation in an Amount Not to Exceed \$462,725.00 for Relocation of a Twenty-Four Inch Sewer Main in the Area North of White Settlement Road and East of the West Fork Trinity River in the City of Fort Worth (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council authorize execution of a Community Facilities Agreement with Stillwater Capital Investments, LLC, with City participation in an amount not to exceed \$462,725.00 for relocation of a twenty-four inch sewer main in the area north of White Settlement Road and east of the West Fork of the Trinity River in the City of Fort Worth.

DISCUSSION:

Stillwater Capital Investments, LLC, the developer of Crystal Springs, has made an application for a Community Facilities Agreement (CFA) for construction of public infrastructure including water, sewer, paving and street light improvements, to serve the Crystal Springs development CPN 101881.

Staff has determined that the existing sewer line requires relocation to continue to serve future development in the area. The Water Department is participating in the Developer's project to relocate approximately 1,100 linear feet of sewer line to a location outside the Crystal Springs parcel. This project was publicly bid. The City's cost participation to relocate the sewer line is estimated to be in the amount of \$462,725.00, as shown on the table below. \*Numbers are rounded up for presentation purposes.

A.Construction	Developer Cost	City Cost	Total Project Cost
1. Water	\$0.00	\$0.00	\$0.00
2. Off Site Sewer	\$386,893.60	\$386,893.60	\$773,787.20
Contingency 15%	\$0.00	\$58,034.04	\$58,034.04
Construction Subtotal	\$386,893.60	\$444,927.64	\$831,821.24
B. Construction Fees			
1. Inspection Fees (2%)	\$7,737.87	\$8,898.55	\$16,636.42
2. Material Testing Fees (2%)	\$7,737.87	\$8,898.55	\$16,636.42
Construction Fees Subtotal	\$15,475.74	\$17,797.11	\$33,272.85
Total Project Cost*	\$402,370.00	\$462,725.00	\$865,095.00

The reimbursement of the participation, excluding inspection and material testing fees, is not a lump-sum amount and may be less than stated above depending upon actual quantities from the Notice of Final Completion Package, commonly referred to as the Green Sheet Package.

On September 27, 2016, City Council approved execution of a Community Facilities Agreement with LVG Investments, LLC with City Participation in the amount of \$381,902.00 for relocation of the 24-inch sewer main (M&C C-27943). The project did not proceed to construction and the property was sold to Stillwater Capital Investments, LLC.

This project is located in (COUNCIL DISTRICT 7)

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Water & Sewer Capital Projects 2018 Fund for the CFA-Crystal Springs SS Relocation project to support the approval of the above recommendation for a Community Facilities Agreement. 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

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