

Mayor and Council Communication

DATE: 09/28/21

M&C FILE NUMBER: M&C 21-0769

LOG NAME: 60WAYFARE CIBOLO WATERLINE OVERSIZING

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with Wayfare Development Group-Cibolo Hills, LLC with City Participation in an Amount Not to Exceed \$135,626.80 for Oversizing a 12-Inch Water Main to a 16-Inch Water Main and Construction of an 8-Inch Water Main in the Vicinity West of Saginaw Boulevard and South of Cibolo Hills Parkway to Serve Wayfare Multifamily 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 Wayfare Development Group-Cibolo Hills, LLC, with City participation in an amount not to exceed \$135,626.80 for oversizing a 12-inch water main to a 16-inch water main and construction of an 8-inch water main in the vicinity west of Saginaw Blvd and south of Cibolo Hills Pwky to serve Wayfare Multifamily 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 2020A Fund, in the amount of \$155,323.00, by decreasing estimated receipts and appropriations in the Unspecified project (City Project No. UNSPEC) and increasing estimated receipts and appropriations in the Community Facilities Agreement Bucket programmable project (City Project No.P00001) by the same amount, for the purpose of funding the Community Facilities Agreement – Wayfare Multifamily (City Project No.103516).

DISCUSSION:

Wayfare Development Group Cibolo Hills, LLC (Developer) is constructing Wayfare Multifamily Development (Development) west of Saginaw Blvd and south of Cibolo Hills Pkwy. The Water Department would like to cost participate to oversize approximately 2,800 linear feet of 12-inch water main to a 16-inch water main. Additionally, the Water Department would like to cost participate 100% to construct an 8-inch water main for approximately 870 linear feet to connect to an existing 8-inch water main. The Wayfare Multifamily project is assigned City Project No. 103516 and Accela System Record IPRC21-0090.

In accordance with Chapter 212, Subchapter C of the Texas Local Government Code, the City of Fort Worth's (City) participation in the contract is exempt from competitive bidding requirements because the contract is for oversizing public improvements being constructed by the Developer and limited to 30 percent of the total amount of the contract for the eight inch water main, 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 are estimated to be in an amount not to exceed \$135,626.80, as shown in the table below. Payments to the Developer are estimated to be \$131,306.67 for construction costs and \$2,626.13 for material testing. The remaining City participation in the estimated amount of \$1,694.00 will cover the City's portion of inspection fees, administrative material testing fees, and water lab testing fees.

A. Public Improvements	Developer Cost	City Cost	Total Cost
1. Water- 16"	\$123,114.95	\$131,306.67	\$254,421.62
2. Sewer	\$124,734.01	\$0.00	\$124,734.01
Water Contingency 15%	\$0.00	\$19,696.00	\$19,696.00
3. Drainage	\$556,343.96	\$0.00	\$556,343.96
4. Paving/Earthwork	\$975,370.00	\$0.00	\$975,370.00
5. Street Lighting	\$98,990.00	\$0.00	\$98,990.00
6. Traffic Signal	\$1,300.00	\$0.00	\$1,300.00
B. Inspections & Testing			
1. Construction Inspection Fee	\$36,250.00	\$1,250.00	\$37,500.00
2. Admin Material Testing Fee	\$7,448.00	\$294.00	\$7,742.00
3. Material Testing Cost	\$0.00	\$2,626.13	\$2,626.13
4. Water Lab Fee	\$1,890.00	\$150.00	\$2,040.00
Total Project Cost	\$1,925,440.92	\$155,322.80	\$2,080,763.72

*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) – Wayfare Multifamily project as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total*
Water & Sewer Bond 2020A-Fund 56017	\$0.00	\$\$155,323.00	\$\$155,323.00
Project Total	\$0.00	\$\$155,323.00	\$\$155,323.00

*Numbers rounded for presentation purposes.

Business Equity Division: Opportunity for business equity is negligible as determined by DVIN.

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 2020A Fund and upon approval of the above recommendation and adoption of the attached appropriation ordinance, funds will be available in the Water & Sewer Bond 2020A 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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