



CITY COUNCIL AGENDA

DATE: 12/14/2010 **REFERENCE NO.:** C-24660 **LOG NAME:** 06BRIT CFA
CODE: C **TYPE:** NON-CONSENT **PUBLIC HEARING:** NO
SUBJECT: Authorize a Community Facilities Agreement with the Botanical Research Institute of Texas, Inc., with City Participation in the Amount of \$1,533,551.53, Adopt Appropriation Ordinance Increasing the Estimated Appropriations in the Storm Water Utility Fund in the Amount of \$462,000.00 and Adopt Supplemental Appropriation Ordinance Decreasing the **Unaudited, Unreserved, Undesignated Storm Water Utility Fund Balance** by the Same Amount (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to execute a Community Facilities Agreement with the Botanical Research Institute of Texas, Inc. with City participation in an amount not to exceed \$1,533,551.53 for a shared use parking lot at the Deborah Beggs Moncrief Garden Center;
2. Authorize the City Manager to enter into a shared use agreement with the Botanical Research Institute of Texas, Inc.;
3. Adopt the attached supplemental appropriation ordinance increasing the appropriations in the Storm Water Utility Fund in the amount of \$462,000.00 and decreasing the unaudited, unreserved, undesignated Storm Water Utility Fund balance by the same amount;
4. Authorize the transfer of \$462,000.00 from the Storm Water Utility Fund to the Park Gas Well Leases Fund;
5. Authorize the transfer of \$462,000.00 from the Water and Sewer Utility Fund to the Park Gas Well Leases Fund; and
6. Adopt the attached appropriation ordinance increasing estimated appropriations by \$1,533,551.53 in the Park Gas Lease Project Fund.

DISCUSSION:

In 2005, the City entered into a lease agreement for property adjacent to Deborah Beggs Moncrief Garden Center at the Fort Worth Botanic Gardens (M&C L-14012), with the Botanical Research Institute of Texas, Inc. (BRIT) for the development of a new headquarters. As part of the construction of the new facility, BRIT is constructing a new 258 space parking lot (North Lot) that will be used jointly by BRIT and patrons of the Botanic Garden. Both the new BRIT headquarters and the shared parking lot are expected to receive platinum Leadership in Energy and Environmental Design (LEED) certification for best practices. An architectural rendering of the parking facility along with a brief summary of the environmental and sustainable benefits are attached. At the core of the parking and sustainability concept is the capture and reuse of storm water to sustain the garden and reduce water usage for irrigation. The City intends for this facility to serve as an demonstration project for best practices in the collection, handling, and reuse of storm water runoff. Staff is recommending the City participate in the construction of the North Lot in the amount of \$1,473,551.53 which is 49 percent of the overall \$2,963,908.00 construction cost. These costs are calculated based on the additional parking BRIT is providing over what is required to serve the new

BRIT facility. Also, staff is recommending a waiver of associated construction inspection and material testing fees typically associated with the execution of community facility agreements in the amount of \$34,483.00. BRIT has agreed to provide for all the landscaping on the facility. BRIT is providing construction plans and specifications for the South Lot at the Garden Center that visually complement the North Lot project. The proposed CFA contemplates the City reimbursing BRIT \$60,000.00 from the Park Gas Lease Projects Fund for this effort. The South Lot project will be advertised for construction in the spring of 2011.

Given the proposed educational components concerning water recycling and reuse and on site storm water quality improvements, staff recommends that the following funding sources be used:

Park Gas Lease Projects Fund	\$609,551.53
Water and Sewer Utility Fund	\$462,000.00
Storm Water Utility Fund	\$462,000.00

The majority of the maintenance of the North Lot will be provided by the City with the exception of the Research Garden and the retention pond. The specific maintenance responsibilities will be delineated as part of the share use agreement for the North Lot.

This project is located in COUNCIL DISTRICT 7 and serves the entire City.

FISCAL INFORMATION/CERTIFICATION:

The Financial Management Services Director certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinances and supplemental appropriation ordinance, funds will be available in the current capital budget, as appropriated of the Park Gas Lease Project Fund and the current operating budgets of the Water and Sewer Fund and the Stormwater Utility Fund. Upon approval, the unaudited, unreserved, undesignated fund balance in the Storm Water Utility Fund will exceed the minimum reserve in the Financial Management Policy Statements.

TO Fund/Account/Centers

6) C282 446200 801929990300	\$609,551.53
6) C282 541200 807370158480	\$924,000.00
5&6) C282 472045 807370158480	\$462,000.00
4&6) C282 472069 807370158480	\$462,000.00
6) C282 541200 801929990300	\$609,551.53
4) PE69 538070 0209201	\$462,000.00

FROM Fund/Account/Centers

3) PE69 538070 0209201	\$462,000.00
5) PE45 538070 0609020	\$462,000.00

Submitted for City Manager's Office by:

Fernando Costa (6122)

Originating Department Head:

Randle Harwood (6101)

Additional Information Contact:

Bryan Beck (7909)

ATTACHMENTS

[06BRIT CFA Rec3.doc](#)

[06BRIT CFA Rec6.doc](#)

[BRIT_White Pape rev 2r.pdf](#)

[FWBG Parking Schemes.pdf](#)