

**UTILITY AND INFRASTRUCTURE BOARD
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
August 3, 2017
KENNE DALE COMMUNITY CENTER – 316 W. THIRD STREET
6:00 PM**

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of the minutes from the April 6, 2017 regular meeting

IV. VISITORS/CITIZENS FORUM

V. REPORTS/ANNOUNCEMENTS

- A. Announcements from the Board

VI. REGULAR ITEMS

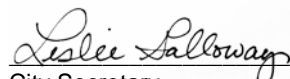
- A. Receive update and discuss recommended capital projects for the FY 2017-18 water/sewer budget
- B. Discuss and consider approving proposed criteria for a capital projects rating system

VII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the August 3, 2017, Utility and Infrastructure Board agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



City Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 3, 2017

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the April 6, 2017 regular meeting

II. Originated by:

III. Summary:

Minutes are prepared by the Deputy City Secretary and ready for approval.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Utility and Infrastructure Board Meeting Minutes - April 6, 2017	4-6-17.pdf
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**UTILITY AND INFRASTRUCTURE BOARD
BOARD OF DIRECTORS - REGULAR MEETING
MINUTES
April 6, 2017**

I. CALL TO ORDER

Board Chairman Robb Lecuyer called the meeting to order at 6:06 p.m.

II. ROLL CALL

Present: Robb Lecuyer, Steven Higginbotham, Harry Browne, Stephen Mora, Tayyab Yunus, and Tom Newsom

Absent: Chris Fuller

Staff Present: Larry Ledbetter, Larry Hoover, George Campbell, Dennis Brown, and Kathy Moore

III. MINUTES APPROVAL

A. Consider approval of the minutes from the February 2, 2017 regular meeting

Motion To approve the February 2, 2017 regular meeting minutes of the Utility and Infrastructure Board. **Action** Approve, **Moved By** Steven Higginbotham, **Seconded By** Tayyab Yunus.

Motion passed Unanimously

IV. VISITORS/CITIZENS FORUM

There was no one present requesting to speak.

V. REPORTS/ANNOUNCEMENTS

Introductions were made for board member Tayyab Yunus, who also provide a short bio on himself.

VI. REGULAR ITEMS

A. Discuss and consider approving a recommendation to City Council regarding a capital projects rating system

The Utility and Infrastructure Board discussed the formula they used to create the matrix brought forward for approval. City Manager George Campbell stated that it needed to be a tool that can work for any project; yet simple enough for the public to understand. There was a lengthy discussion regarding the criteria to be use. It was determined that staff would bring projects to the board and provide information regarding the needs of the city. George Campbell agreed to draft a proposal for the criteria ranking and present it for approval at the June meeting.

B. Discuss the future role of the Utility and Infrastructure Board (UIB)

City Manager George Campbell stated that he would like to maximize the Board as a recommending body to staff and City Council for utility related issues and project recommendations. His plan is to bring utility and infrastructure projects to the board first, before they move forward to Council. Additionally, he would like the board to review the upcoming utility budget.

VII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Steven Higginbotham, **Seconded By** Tom Newsom.

Motion passed Unanimously

The meeting was adjourned at 7:48 p.m.

APPROVED:

ATTEST:

Robb Lecuyer, Board Chair

Kathy E. Moore, Deputy City Secretary



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 3, 2017

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:

Announcements from the Board

II. Originated by:

III. Summary:

At this time Board members will provide an updates and/or announcement to the group.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 3, 2017

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Receive update and discuss recommended capital projects for the FY 2017-18 water/sewer budget

II. Originated by:

III. Summary:

Public Works Director Larry Ledbetter will provide an update on proposed capital improvement project recommendations and estimated cost, as submitted by Freese and Nichols.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	Water CIP Map	Water CIP Map.pdf
2.	Sanitary Sewer Map	SSWR CIP Map.pdf
3.	CIP Cost Estimates	Water and Sewer CIP Estimates FY2018.pdf

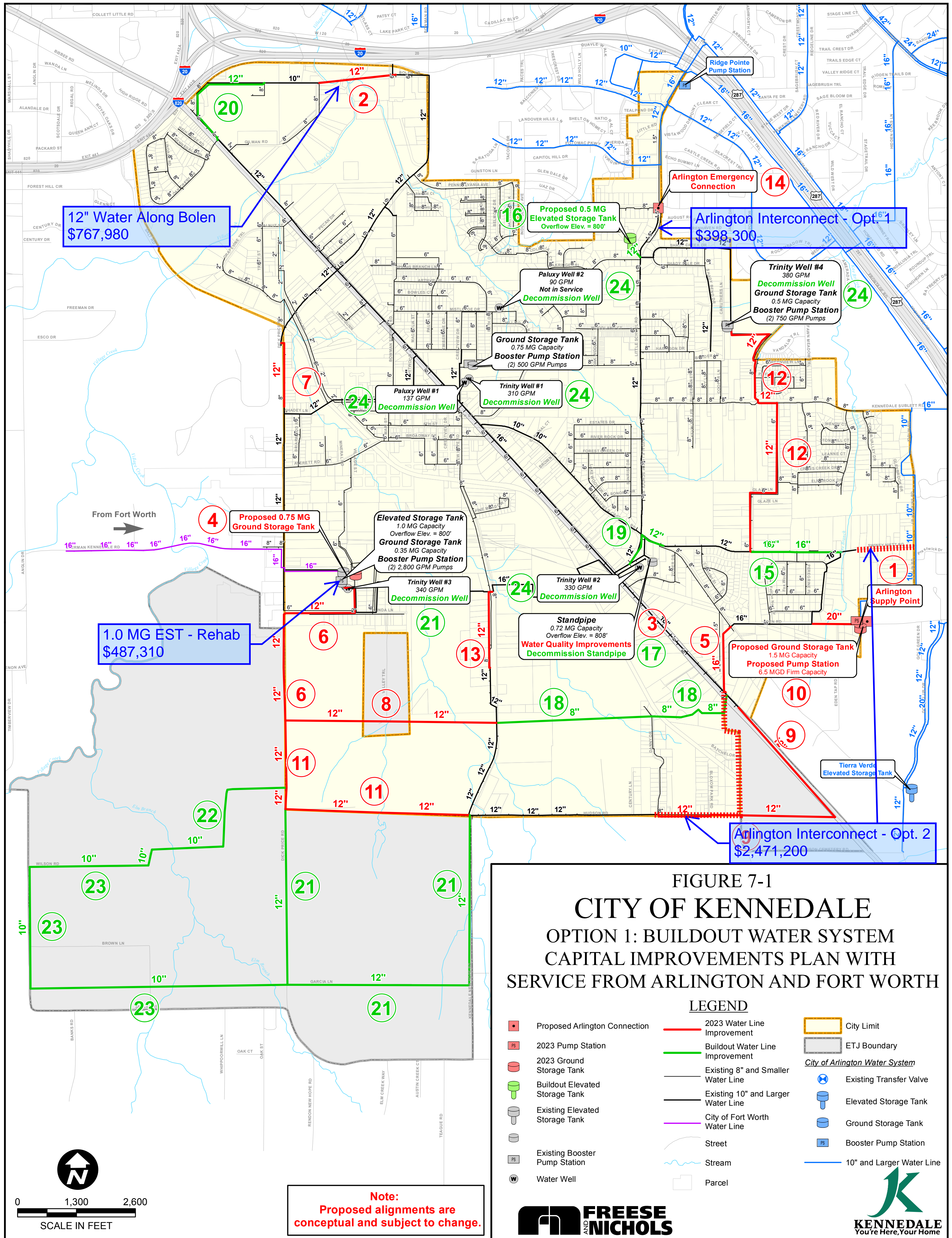
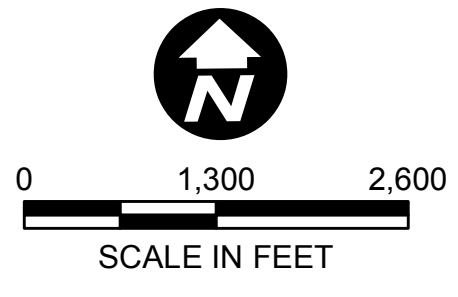


FIGURE 7-1
CITY OF KENNEDALE
OPTION 1: BUILDOUT WATER SYSTEM
CAPITAL IMPROVEMENTS PLAN WITH
SERVICE FROM ARLINGTON AND FORT WORTH

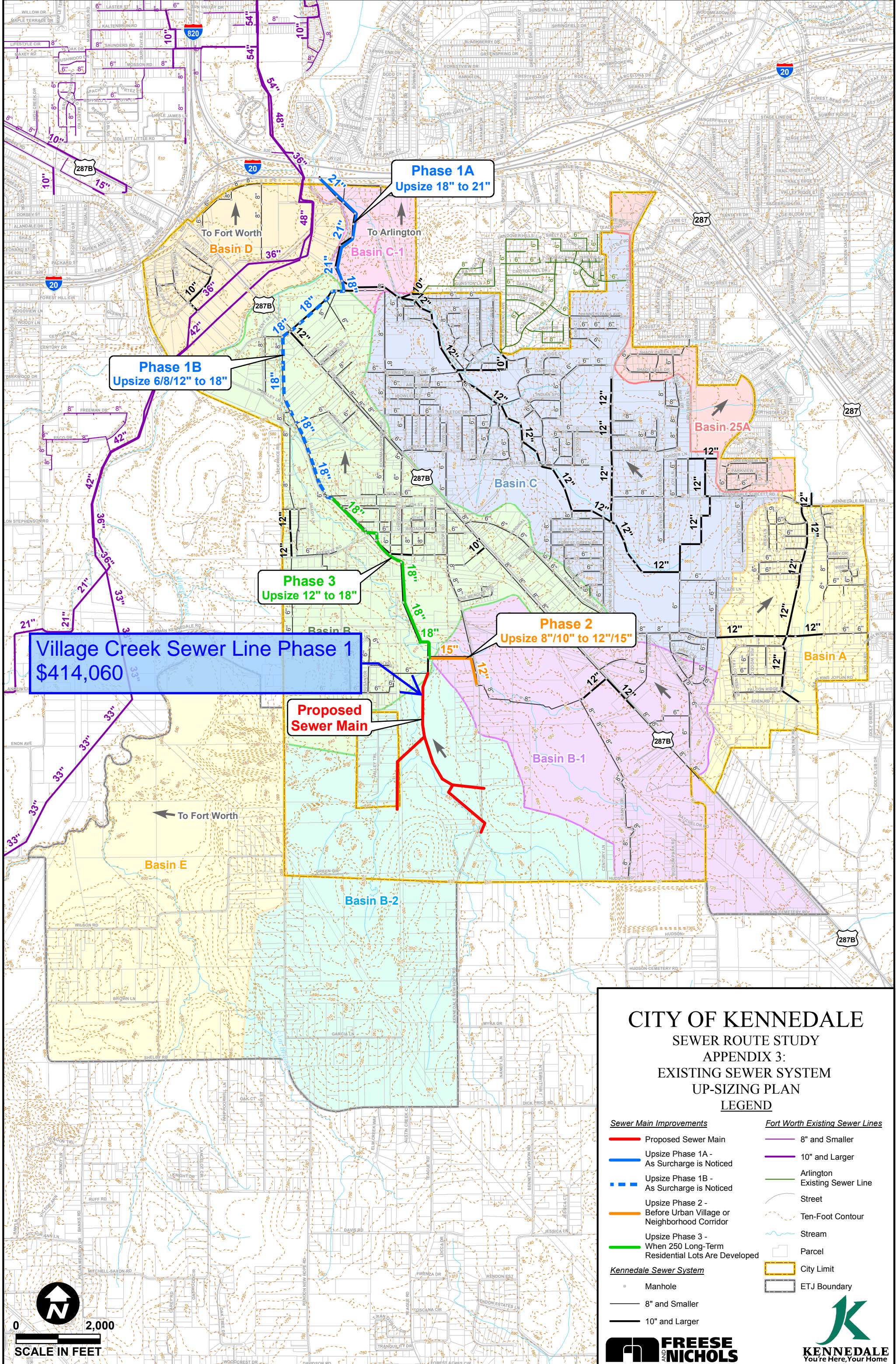
LEGEND

Proposed Arlington Connection	2023 Water Line Improvement	City Limit
2023 Pump Station	Buildout Water Line Improvement	ETJ Boundary
2023 Ground Storage Tank	Existing 8" and Smaller Water Line	<i>City of Arlington Water System</i>
Buildout Elevated Storage Tank	Existing 10" and Larger Water Line	Existing Transfer Valve
Existing Elevated Storage Tank	City of Fort Worth Water Line	Elevated Storage Tank
Existing Booster Pump Station	Street	Ground Storage Tank
Water Well	Stream	Booster Pump Station
	Parcel	10" and Larger Water Line

Note:
Proposed alignments are
conceptual and subject to change.



Created By Freese and Nichols, Inc.
 Job No: KEM12284
 Location: HW_PLANNING/FINAL_REPORT/Figure_7-1-Water_CIP_ARL.mxd
 Updated: Wednesday, May 07, 2014 8:07:16 AM



Village Creek Sewer Line Phase 1
\$414,060

Phase 1A
 Upsize 18" to 21"

Phase 1B
 Upsize 6/8/12" to 18"

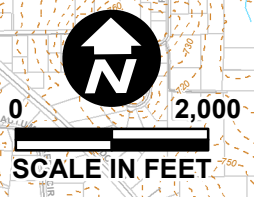
Phase 3
 Upsize 12" to 18"

Phase 2
 Upsize 8"/10" to 12"/15"

Proposed Sewer Main

CITY OF KENNEDALE
 SEWER ROUTE STUDY
 APPENDIX 3:
 EXISTING SEWER SYSTEM
 UP-SIZING PLAN
 LEGEND

- | | |
|--|--|
| Sewer Main Improvements | Fort Worth Existing Sewer Lines |
| Proposed Sewer Main | 8" and Smaller |
| Upsize Phase 1A - As Surcharge is Noticed | 10" and Larger |
| Upsize Phase 1B - As Surcharge is Noticed | Arlington Existing Sewer Line |
| Upsize Phase 2 - Before Urban Village or Neighborhood Corridor | Street |
| Upsize Phase 3 - When 250 Long-Term Residential Lots Are Developed | Ten-Foot Contour |
| Kennedale Sewer System | Stream |
| Manhole | Parcel |
| 8" and Smaller | City Limit |
| 10" and Larger | ETJ Boundary |





Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	Sewer Route Study - Summary	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF17041

ITEM	DESCRIPTION	
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Project #1

1.0 MG EST - Rehab of EST		
1	Construction Cost	\$ 443,010.00
2	Engineering & Survey	\$ 44,300.00
Proposed Project #1 Total		\$487,310

Project #2

12-inch Water along Bolen		
1	Construction Cost	\$ 667,810.00
2	Engineering & Survey	\$ 100,170.00
Proposed Project #2 Total		\$767,980

Project #3

Village Creek Sewer Line		
1	Construction Cost	\$ 344,060.00
2	Engineering & Survey	\$ 70,000.00
Proposed Project #3 Total		\$414,060

Project #4.1

Arlington Interconnect - Option 1		
1	Construction Cost	\$ 346,350.00
2	Engineering & Survey	\$ 51,950.00
Proposed Project #4.1 Total		\$398,300

Project #4.2

Arlington Interconnect - Option 2		
1	Construction Cost	\$ 2,148,870.00
2	Engineering & Survey	\$ 322,330.00
Proposed Project #4.2 Total		\$2,471,200

Proposed 2018 CIP Budget (w/ Project #4.1)	\$2,067,650
Proposed 2018 CIP Budget (w/ Project #4.2)	\$4,140,550

NOTES:



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	1.0 MG EST - Rehab of EST	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF17041

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Blast clean interior (including dehumidification) to SSPC-SP-10 and apply 100% solids epoxy lining	12,000	SF	\$ 22.00	\$264,000
2	Caulk Laps and Joints on Roof	1	LS	\$ 2,000.00	\$2,000
3	Install new 12" Overflow Piping	130	LF	\$ 85.00	\$11,050
4	Install new 12" Overflow Flap Valve	1	EA	\$ 2,500.00	\$2,500
5	Replace Interior Ladder with Painted Steel Ladder and Safety Climb Cable	35	VLF	\$ 100.00	\$3,500
6	Replace Exterior Ladder with Painted Steel Ladder and Safety Climb Cable	100	VLF	\$ 100.00	\$10,000
7	Replace Exterior Ladder Safety Gate	1	LS	\$ 2,000.00	\$2,000
8	Replace Primary Roof Hatch with 36"x42" Bilco Hatch	1	EA	\$ 7,500.00	\$7,500
9	Remove and Replace Center Roof Vent with 36" AST Vent	1	EA	\$ 5,000.00	\$5,000
10	Install Level Indicating Pressure Gauge	1	EA	\$ 750.00	\$750
11	Install Sample Taps at Wet Riser	2	EA	\$ 750.00	\$1,500

SUBTOTAL:	\$309,800
OH & P	5% \$15,490
SUBTOTAL:	\$325,290
MOBILIZATION	5% \$15,490
SUBTOTAL:	\$340,780
CONTINGENCY	30% \$102,230
CONSTRUCTION COST:	\$443,010
ENG.	10% \$44,300
SUBTOTAL:	\$487,310
INSPECTION	(LS) \$130,000

PROJECT TOTAL \$617,400

NOTES:
Quantities and unit prices taken from SWB16103. That tank was a 0.75 MG rehab.



Innovative approaches
Practical results
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OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	12-inch Water along Bolen	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF17041

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Connection to Existing Utilities	2	EA	\$ 5,000.00	\$10,000
2	12" Water Pipe - PVC	2,000	LF	\$ 116.00	\$232,000
3	Pavement Repair	200	LF	\$ 50.00	\$10,000
4	24" Boring and Casing	400	LF	\$ 500.00	\$200,000
5	Easement	7,500	SF	\$ 2.00	\$15,000
SUBTOTAL:					\$467,000
OH & P					5% \$23,350
SUBTOTAL:					\$490,350
MOBILIZATION					5% \$23,350
SUBTOTAL:					\$513,700
CONTINGENCY					30% \$154,110
CONSTRUCTION COST:					\$667,810
ENG. & SURVEY					15% \$100,170

PROJECT TOTAL \$768,000

NOTES:

Quantities taken from KEN13264, CIP Update



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	Village Creek Sewer Line	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF17041

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Connection to Existing Utilities	1	EA	\$ 5,000.00	\$5,000
2	12" Sewer Pipe - PVC	2,560	LF	\$ 85.00	\$217,600
3	60" Diameter Precast Manhole	12	EA	\$ 1,500.00	\$18,000
SUBTOTAL:					\$240,600
OH & P				5%	\$12,030
SUBTOTAL:					\$252,630
MOBILIZATION				5%	\$12,030
SUBTOTAL:					\$264,660
CONTINGENCY				30%	\$79,400
CONSTRUCTION COST:					\$344,060
REMAINING ENGINEERING FEE					\$70,000

PROJECT TOTAL **\$414,100**

NOTES:

- *New 12" Sewer Pipe = Average Depth 7.5'
- *Manholes located at every change in alignment direction, & every 500', 25' Deep



**FREESE
AND
NICHOLS**

Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	Arlington Interconnect - Option 1	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF-17041

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Connection to Existing Utilities	2	EA	\$ 5,000.00	\$10,000
2	12" Water Pipe - PVC	1,300	LF	\$ 116.00	\$150,800
3	12" Gate Valve	2	EA	\$ 2,700.00	\$5,400
4	12" Flow Meter	1	EA	\$ 6,000.00	\$6,000
5	12" Double Check Valve Backflow Preventer	1	EA	\$ 20,000.00	\$20,000
6	24" Boring and Casing	100	LF	\$ 500.00	\$50,000
SUBTOTAL:					\$242,200
OH & P				5%	\$12,110
SUBTOTAL:					\$254,310
MOBILIZATION				5%	\$12,110
SUBTOTAL:					\$266,420
CONTINGENCY				30%	\$79,930
CONSTRUCTION COST:					\$346,350
ENG. & SURVEY				15%	\$51,950

PROJECT TOTAL \$398,300

NOTES:
Quantities taken from KEN13264, CIP Update



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT TITLE	Arlington Interconnect - Option 2	DATE	5/24/2017
CLIENT	City of Kennedale	GROUP	1112
% OF SUBMITTAL	Conceptual	PM	James Johnson

ESTIMATOR	QC CHECKED BY	FNI PROJECT NO.
MAM	JKJ	OFF17041

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Connection to Existing Utilities	4	EA	\$ 5,000.00	\$20,000
2	16" Water Pipe - PVC	8,900	LF	\$ 128.00	\$1,139,200
3	16" Gate Valve	4	LF	\$ 3,000.00	\$12,000
4	16" Flow Meter	1	EA	\$ 6,500.00	\$6,500
5	16" Double Check Valve Backflow Preventer	1	EA	\$ 25,000.00	\$25,000
6	30" Boring and Casing	500	LF	\$ 600.00	\$300,000

SUBTOTAL:	\$1,502,700
OH & P	5% \$75,140
SUBTOTAL:	\$1,577,840
MOBILIZATION	5% \$75,140
SUBTOTAL:	\$1,652,980
CONTINGENCY	30% \$495,890
CONSTRUCTION COST:	\$2,148,870
ENG. & SURVEY	15% \$322,330

PROJECT TOTAL	\$2,471,200
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NOTES:



Date: August 3, 2017

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Discuss and consider approving proposed criteria for a capital projects rating system

II. Originated by:

III. Summary:

Following years of delayed capital projects during the recession, the City Council and UIB have recognized that it is appropriate to consider reinvestment in capital assets for the City. Aged capital assets present the city with a myriad of financial and service risks. In order to prioritize available projects, a set of criteria should be established. The UIB has, since January 2017, been assessing the capital needs and priorities of the city and more specifically have been developing a process and criteria for evaluating and prioritizing the capital projects that need to be accomplished in the near future and the longer term.

In April of 2015, the City, in conjunction with UTA developed a long-term asset management plan for Kennedale. It is recommended the City utilizes the prior established work to identify city needs, citizen desires and feasibility. To that end, the Board reviewed a report published by the Government Finance Review that clearly outlines considerations and criteria that warrant consideration when evaluating capital projects and investments. The board at its meeting in April asked the City Manager to propose evaluation criteria for capital projects giving consideration to the recommendations identified by the GFOA. Those criteria, with which the City Manager agrees, is shown on exhibit I. It is anticipated that key city staff will initially evaluate proposed projects, giving scores on a 1-5 scale for each matrix category. As the annual budget is developed, staff will review those projects and respective ratings with the UIB.

It is recognized that no one methodology will be perfect. Each has their inherent strengths and weaknesses and involves a significant human factor in judging each criterion. The key to success is a consistent approach to the subject.

In addition to grading each project along the matrix, it is helpful to consider the total cost of each project. It may be more beneficial to the City to complete several smaller projects as opposed to one large project. Unfortunately, most project costs will be based on estimates of varying reliability. Oftentimes, it costs significant upfront money to have a better gauge of a project's total cost. Less thorough estimates may lack reliability. When factoring in the cost, it is important to consider the cost of not completing the project. Poor infrastructure could cause greater physical risks, high maintenance costs, state and federal fines, and the loss of staff, all of which can be considered within the matrix shown on exhibit I.

While we consider capital projects, we must also remember to emphasize ongoing maintenance. The full benefits of a project are often not achieved without active maintenance and preventative care. It is often an easy line item to overlook when looking for savings in an annual budget.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Capital Project Matrix - Exhibit I	Capital Project Matrix.docx
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Exhibit I:

Capital Project Matrix

