

SECTION V: POLICY FOR STREET IMPROVEMENTS

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2. DISTRIBUTION OF COST:

A. Interior Streets:

- (1) Except as provided in Item C, Page V-5, the City shall bear all of the excess cost of street improvements for widths greater than fifty-four (54) feet.
- (2) The City shall not use standard assessment paving provisions for interior streets, even if there is more than one (1) property owner adjacent to the street, but will require a standard CFA with the adjacent property owners and all right-of-way shall be dedicated free of charge to the City during the platting process.

B. Border Streets

- (1) Except as provided in Item C, Page V-5, the City shall bear all of the excess cost of street improvements for widths greater than fifty-four (54) feet.
- (2) On border streets adjacent to a development, the developer shall either construct or provide a financial guaranty for one-half (1/2) the cost of the street construction (not to exceed 27 feet), including on-half (1/2) the cost of drainage improvements in accordance with the “Policy for the Installation of Community Facilities” just as if the project were an Interior Street at the time of execution of the Community Facilities Agreement.
 - a. Acceptance of a financial guaranty in lieu of roadway construction shall be at the discretion of the Director.
 - b. The construction estimate for a financial guaranty accepted in lieu of roadway construction shall be based on City of Fort Worth unit prices as adopted by ordinance.
 - c. In addition to the amount of the construction estimate, a financial guaranty accepted in lieu of roadway construction shall include the following:
 - 1. An additional 5% for minor construction items not included on the unit price list, applied to the total construction estimate.
 - 2. An additional 10% construction contingency, applied to the total construction estimate
 - 3. An additional 21% for project delivery costs including design, survey, construction inspection, materials testing, and project management, applied to the total construction estimate.
 - d. A financial guaranty accepted in lieu of construction must be submitted in the form of a cash deposit.

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