

Mayor and Council Communication

DATE: 03/03/20

M&C FILE NUMBER: M&C 20-0129

LOG NAME: 21WRMC RICHARDSON BASS ROOF REPLACEMENT

SUBJECT

Authorize Execution of a Construction Contract with Trumble Construction, Inc., in an Amount Not to Exceed \$3,398,628.00, for the WRMC Richardson Bass Roof Replacement North Project, for a Total Anticipated Project Cost of \$3,900,000.00, and update the FY2020-2024 Capital Improvement Plan and Adopt Appropriation Ordinances (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt appropriation ordinance increasing receipts appropriations in the Public Events Capital Fund WRMC Richardson Bass Roof Replacement North project (City Project No. 101203) in the amount of \$1,300,000.00 from available funds;
2. Adopt appropriation ordinance adjusting receipts and appropriations in the Public Events Capital Fund by decreasing receipts and appropriations in the Richardson Bass Roof Replacement project (City Project No. 101739) in the amount of \$1,600,000.00 and increasing receipts and appropriations in the WRMC Richardson Bass Roof Replacement North project by the same amount, thereby consolidating project appropriations as listed in the Public Events Department FY2018- FY2022 Five-Year Capital Plan; and
3. Authorize the execution of a construction contract with Trumble Construction, Inc., in an amount not to exceed \$3,398,628.00, including the Owner's Construction Allowance, for the WRMC Richardson Bass Roof Replacement North project, for a total anticipated project cost of \$3,900,000.00.

DISCUSSION:

This construction contract will provide roof replacement for the 215,000 square foot Richardson-Bass Building located at 1591 Rip Johnson Drive, on the Will Rogers Memorial Center campus. The design was completed by The Chadwell Group, LP d/b/a ROOFTECH. (M&C C-29158).

The City issued a Request for Proposals and received five responses for the project from general contractors. Trumble Construction, Inc. proposed the lowest price and was the only firm of these five to provide the required Post Proposal-Pre Award Submittals to be further evaluated by the City.

The proposals were reviewed by members of the Public Events Department, Office of Business Diversity and the Property Management Department and were evaluated for completeness, compliance with the MWBE requirements and references were checked. The selection team met with Trumble Construction, Inc. and verified scope and schedule. Based on this review and interview, the selection team recommends award of the construction contract to Trumble Construction, Inc.

The overall project costs are expected to be as described in the table below:

PROJECT COSTS	TOTALS
Architectural & Engineering Design	\$113,600.00
Construction Contract (Including Owner's Construction Allowance)	\$3,398,628.00
Project Administration Cost: Project Management, Materials Testing, Contingency, etc.	\$387,772.00
PROJECT TOTAL	\$3,900,000.00

Permit Fees: In accordance with the City Code of Ordinances, Part II, Chapter 7-1 Fort Worth Building Administrative Code, Section 109.2.1, Exception 2; "Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the

work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived.

Funding: Funding actions herein (this M&C) are a combination of Phase I and Phase II catching up to each other due to unexpected delays prompting the designs for Phase I, II and III for construction to be completed at the same time. With completed designs in place the bidding process utilized alternates to the base bid for Phases II and III. The additional funding provided in the attached appropriation ordinance was included in the FY2020-2024 Public Events Department (PED) Capital Improvement Plan (CIP) for year 2021. Accelerated funding is needed for this project due to cost savings associated with awarding a combined contract for all three phases. Also, this project timing coincides with other construction activities within the building. The 2018, phase 1 Roof Replacement, which was funded in the 2018 CIP (City Project No. 101203) was delayed while the Property Management Department solicited and negotiated a contract with ROOFTECH (City Secretary Contract 52932), for city-wide roof repair and replacement consultation. While writing specifications for 2019 CIP, Phase 2 roof replacement (City Project No. 101739), staff decided to attach the 2021 CIP, Phase 3 Roof Replacement as an alternate to the bid, to see if there was value in performing all three projects at one time. A cost savings is achieved by awarding the base contract with the alternates included at this point rather than bidding Phase III separately next year. This action will update the FY2020-2024 CIP.

Office of Business Diversety: A waiver of the goal for MBE/SBE subcontracting requirements was requested by the Department and approved by the OBD, in accordance with the MWBE or BDE Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

The Richardson-Bass Building and the Will Rogers Memorial Center is located in **COUNCIL DISTRICT 9**.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the capital budget of the Public Events Capital Fund WRMC Richardson Bass Roof Replacement North project. Prior to an expenditure being incurred, the Public Events Department has the responsibility of verifying the availability of funds.

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