

# Mayor and Council Communication

DATE: 06/27/23

M&C FILE NUMBER: M&C 23-0574

LOG NAME: 21FIRE STATION 15 REMODEL CONSTRUCTION

**SUBJECT**

(CD 2) Authorize Execution of a Construction Contract with RJM Contractors, Inc., in an Amount of \$2,570,670.00, Which Includes \$24,230.00 for the Owner's Construction Allowance for Improvements and Renovation of Fire Station 15, for a Total Anticipated Project Cost of \$3,004,000.00

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of a construction contract with RJM Contractors, Inc., in an amount of \$2,570,670.00, which includes \$24,230.00 for the Owner's Construction Allowance for improvements and renovation of the Fire Station 15 (City Project No. 104060), for a total anticipated project cost of \$3,004,000.00.

**DISCUSSION:**

The purpose of the Mayor & Council Communication (M&C) is to recommend that the City Council authorize execution of a construction contract with RJM Contractors, Inc., in an amount of \$2,570,670.000 which includes \$24,230.00 for the Owner's Construction Allowance for improvements and renovation of the Fire Station 15, for a total anticipated project cost of \$3,004,000.00. City Council authorized (M&C 21-0265) issuance of tax notes for the several purposes, including rehabilitation and renovations of fire stations.

Staff administratively executed a contract with Elements of Architecture, Inc. to conduct a conditions assessment of 10 existing fire stations. Elements of Architecture, Inc. is one of five design firms selected as part of our Annual Professional Services Agreement with the City, (M&C 22-0222). This conditions assessment prioritized the stations, and Fire Station 15 was chosen as the first for implementation. This project will rehabilitate the station, extending its service life for several years.

The City issued a Request for Proposals, for construction, in the *Fort Worth Star Telegram* on April 13 and April 20, 2023. On May 11, 2023 the City received five proposals from general contractors. These firms were:

- RJM Contractors, Inc.
- Mart. Inc.
- LMC Corporation
- Baston-Cook Company
- Acumen Enterprises, Inc.

Of these five firms only three provided the required "Post Proposal–Pre Award Submittals" to be further evaluated by the City. These proposals were reviewed by members of the Fire Department, Office of Business Diversity and the Property Management Department. References were checked, M/WBE Office evaluated sub-consulting plans prior to the evaluation meeting. On May 23, 2023 the selection team met and evaluated the proposals resulting in the following scores:

Contractor Evaluations	RJM Contractors	Mart, Inc.	LMC Corporation
Proposed Price	60	50	40
MWBE Office Review	Responsive	Responsive	Responsive
Proposed Schedule	8	6	5
References & Experience	18	14	11
Work in the City of Fort Worth	10	10	10
<b>TOTAL</b>	96	80	66

Based on this evaluation, the selection team recommends award of the construction contract to RJM Contractors, Inc.

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

Project Budget	TOTAL
Design Contract	\$ 231,330.00

Construction Contract	\$ 2,570,670.00
Project Management, Bid Advertisement, IT, Security, Materials Testing, FFE, etc.	\$ 202,000.00
<b>PROJECT TOTAL</b>	<b>\$ 3,004,000.00</b>

**Funding Sources** – On April 13, 2021, Mayor and Council Communications (M&C 21-0265), the City Council authorized the issuance of Series 2021 Tax Notes and appropriation of proceeds for the purpose of paying costs related to certain capital projects, one of which is Fire Station 15 Rehabilitation and Renovations for a total design and construction budget of \$3,004,000.00.

Funding is budgeted in the Fire Public Safety Department's Tax Note 2021 C Fund for the purpose of funding the Fire Station 15 project, as appropriated.

**Waiver of Building Permits** - 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."

**MWBE Office** – RJM Contractors, Inc. is in compliance with the City's Business Equity Ordinance by committing to 23% MWBE participation on this project. The City's MWBE goal on this project is 16%.

The Fire Station 15 is located in COUNCIL DISTRICT 2.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Tax Note 2021 C Fund for the Fire Station 15 project to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Fire Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

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Expedited