

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0625

LOG NAME: 25WRMC\_ROOF\_REPAIR\_REPLACE\_COL\_BUR\_MON

**SUBJECT**

(CD 7) Authorize Execution of a Contract with Trumble Construction, LLC d/b/a RBT Roofing in the Amount of \$6,508,630.18 for the Will Rogers Memorial Center Roof Repair and Replacement on the Coliseum, Burnett-Tandy and Moncrief Building Project

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a construction contract with Trumble Construction, LLC d/b/a RBT Roofing, in the Amount of \$6,508,631.18 for the Will Rogers Memorial Center Roof Repair Coliseum, Moncrief, and Burnett (City Project No. 105158)

**DISCUSSION:**

Will Rogers memorial Center (WRMC), including the Coliseum, was built in 1936 and is a Fort Worth historical landmark. There have been several alterations and expansions since the original construction. The Coliseum roof is approximately 29 years old and has numerous failures identified in the 2018 WRMC Facilities Assessment. The Burnett Building, constructed in 2004, has the original roof and due to the number of failures identified in the 2018 Facilities Assessment, repairs have become cost prohibitive. The Kit and Charlie Moncrief Building, originally constructed in 1995, has numerous failures that have made repairs cost prohibitive.

This M&C will authorize execution of a construction contract with Trumble Construction, LLC d/b/a RBT Roofing ("Trumble"). Trumble will provide roof repair and replacement for the Coliseum (approximately 93,765 square feet of roofing), the Burnett Building (approximately 200,380 square feet of roofing) and the Kit and Charlie Moncrief Building (approximately 141,525 square feet of roofing) located at 3401 W. Lancaster, on the Will Rogers Memorial Center campus ("WRMC"). A Professional Services Agreement was administratively authorized to PBK Architects, Inc. d/b/a BEAM Professionals for the design (CSC No. 59227). This M&C also authorizes a capital advance from the Culture and Tourism operating fund, to award this contract, to be replaced with the 2025 Special Tax Revenue Bonds in July 2025.

On January 15, 2025 and January 22, 2025, in the Fort Worth Star-Telegram, the City published notice of a Request for Competitive Sealed Proposals and on February 13, 2025 received eight (8) proposals. Of the eight responses, two bidders, Jeff Eubank Roofing Co., Inc and Paragon Roofing, Inc., were excluded from scoring due to not meeting the Business Equity requirements. The six remaining bidders included Advantage USAA, Inc. Brazos Urethane, Inc. Castro Roofing of Texas, Inc. Chamberlin Roofing and Waterproofing SEDALCO, INC., and Trumble.

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 and compliance with the MWBE requirements. The City also checked each bidders references. The selection team met with Trumble and verified scope and schedule. Based on this review and interview, the selection team recommends award of the construction contract to Trumble

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

PROJECT COSTS	TOTALS
Architectural & Engineering Design	\$771,000.00
Construction Contract (Including Owner's Construction Allowance)	\$6,508,630.18
Project Administration Cost: Project Management, Contingency, etc.	\$420,369.82
PROJECT TOTAL	\$7,700,000.00

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 for this project is authorized in M&C 23-0792 on September 26, 2023 with the issuance and sale of 2023A Special Tax Revenue

Bonds to make improvements at the Will Rogers Memorial Center (WRMC), which is an adjacent support facility of the multipurpose arena venue project designated by Council and approved by voters in 2014 (Resolutions 4327-07-2014, 4378- 11-2014) in the amount of \$4,808,630.18 and M&C 25-0416 on May 13, 2025 with the appropriation of \$1,700,000.00 from the Special Tax Revenue Bond Series 2025A Bonds.

DVIN/Business Equity: The Business Equity Division placed a 5.99% business equity goal on this contract. Trumble Construction, Inc. submitted a Good Faith Effort (GFE) with supporting documentation, which is in accordance with the City's Business Equity Ordinance

The Will Rogers Memorial Center is located in COUNCIL DISTRICT 7.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in current capital budget, as previously appropriated Special Tax Rev Bond Serie 2023A and Special Tax Rev Bond Series 2025A , for the WRMC Roof Repair Col Mon Bur project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:**    Jessica McEachern    5804

**Originating Business Unit Head:**                    Michael Crum                    2501

**Additional Information Contact:**                    Keith A. Chisolm                    2525

Expedited