

Mayor and Council Communication

DATE: 04/08/25

M&C FILE NUMBER: M&C 25-0311

LOG NAME: 21BOB BOLEN CLASSROOM EXPANSION

SUBJECT

(CD 9) Authorize Execution of a Contract for Construction Services with Morales Construction Services, Inc. in an Amount of \$1,577,025.00 for the Bob Bolen Classroom Expansion Project

RECOMMENDATION:

It is recommended that the City Council authorize execution of a contract for construction services with Morales Construction Services, Inc. in an amount of \$1,577,025.00 for the Bob Bolen Classroom Expansion project (City Project No. 105455).

DISCUSSION:

The purpose of this Mayor and Council Communication is to authorize execution of a contract with Morales Construction Services, Inc. in an amount up to \$1,577,025.00 for the construction of new training classrooms. The area is approximately 7,000 square feet and will include two classrooms (one with a moveable divider wall), a janitorial closet, a storage room and office space.

On November 7, 2024 and November 14, 2024 in the *Fort Worth Star-Telegram*, the City published notice of a Request for Competitive Sealed Proposals and on December 20, 2024 received six (6) proposals. Only three respondents provided the required Post Proposal-Pre-Award Submittals and were evaluated for consideration.

The proposals were reviewed by members of the Police Department, Office of Business Diversity and the Property Management Department and were evaluated for completeness, compliance with the MWBE requirements and references were checked. CHC Construction, Mart, Inc., and Prim Construction LLC did not meet the MWBE compliance section and were disqualified. Based on the proposal review and interviews, the selection team recommends award of the construction contract to Morales Construction Services.

| | Proposed Price | References/ Experience | Project Schedule | Past work in the City | MWBE Compliance | Total Score |
|--|----------------|------------------------|------------------|-----------------------|-----------------|-------------|
| Morales Construction Services, Inc. | 54 | 18 | 8 | 7 | Responsive | 87 |
| Cowboys Roofing & Restoration | 47 | 16 | 7 | 8 | Responsive | 78 |
| Pecos Construction | 44 | 14 | 5 | 6 | Responsive | 69 |

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

| PROJECT COST | TOTALS |
|--|--------------|
| Architectural & Engineering Design | \$232,800.00 |
| Construction Contract (Including Owner's Construction Allowance) | 1,577,025.00 |

| | |
|---|-----------------------|
| Project Administration Cost: Project Management, Contingency, FFE, ITAV, etc. | \$1,373,682.00 |
| PROJECT TOTAL | \$3,183,507.00 |

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 is budgeted in the CCPD Capital Projects Fund for the Police Department for the purpose of funding the Bob Bolen Classroom Expansion.

Business Equity Division: The Business Equity Division placed a 12.60% business equity goal on this solicitation/contract. Morales Construction Services, Inc., will be exceeding the goal at 52.92% as a Business Equity Prime and self-performing the scope of the services, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

The Bob Bolen Public Safety Complex is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the CCPD Capital Projects Fund for the FY24 PD Bob Bolen Classroom Expansion project to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Property Management & Police Departments have the responsibility to validate the availability of funds.

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