

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24M&C FILE NUMBER: M&C 24-0584

LOG NAME: 21MUNICIPAL COURT ROOF REPLACEMENT GENERAL CONTRACTOR

SUBJECT

(CD 9) Authorize Execution of a Contract for Construction Services with Cowboys Roofing, LLC dba DSA Contractors in an Amount of \$685,717.00, for the Municipal Court Building Roof Replacement Project

RECOMMENDATION:

It is recommended that the City Council authorize execution of a contract for construction services with Cowboys Roofing, LLC dba DSA Contractors in an amount of \$685,717.00, for the Municipal Court Building Roof Replacement project (City Project No. 104428).

DISCUSSION:

The Municipal Court Building (Public Safety Building - PSB) was built in 1938. There are three roofs that are all low slope Bitumen Roof Membrane systems that have exceeded the 20-year life expectancy. The upper and lower roofs on the building are in poor condition, exhibiting leakage to the interior spaces in several areas. Given the presence of numerous soft spots, it is likely that substantial moisture is present below the roof membrane. A Facilities Conditions Assessment was done on this facility on October 3, 2023 by Komatsu Architecture. The report confirmed that the roof was in poor condition and recommended a complete replacement.

On March 14 and March 21, 2024 in the Fort Worth Star-Telegram, the City published notice of a Request for Competitive Sealed Proposals and on April 11, 2024 received three (3) proposals. All three respondents provided the required Post Proposal-Pre-Award Submittals and were evaluated for consideration.

The proposals were reviewed by members of the Facilities Maintenance, Office of Business Diversity and the Architectural Services Department and were evaluated for completeness, compliance with the MWBE requirements and references were checked. CS Advantage did not meet the MWBE compliance section and was disqualified. Based on its ranking, the selection team met with Cowboys Roofing and verified scope and schedule. Based on this review and interview, the selection team recommends award of the construction contract to Cowboys Roofing, LLC dba DSA Contractors.

	Proposed Price	References/ Experience	Project Schedule	Past work in the City	MWBE Compliance	Total Score
Cowboys Roofing	60	14	9	9	Responsive	92
Trumble Construction LLC. DBA RBT Roofing	51	19	7	9	Responsive	86

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

PROJECT COST	TOTALS
Architectural & Engineering Design	\$99,000.00
Construction Contract (Including Owner's Construction Allowance)	\$685,717.00
Project Administration Cost: Project Management, Contingency, etc.	\$215,283.00
PROJECT TOTAL	\$1,000,000.00

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 is budgeted in the General Capital Projects Fund for the Property Management Department for the purpose of funding the FY23 Roof Replace/Coatings project, as appropriated.

Business Equity Division: Cowboys Roofing, LLC dba DSA Contractors is in compliance with the City's Business Equity Ordinance by committing to 50.79% MWBE participation on this project. The City's MWBE goal on this project is 5%.

The Municipal Courts Building 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 General Capital Projects Fund for the FY23 Roof Replace/Coatings project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

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