

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 04/23/24 M&C FILE NUMBER: M&C 24-0345

LOG NAME: 21WRMC AUDITORIUM ROOF CONSTRUCTION

SUBJECT

(CD 7) Authorize Execution of a Contract with Trumble Construction, LLC d/b/a RBT Roofing, in an Amount Not to Exceed \$687,805.00, for the Will Rogers Memorial Center Auditorium Roof Replacement Project

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a contract with Trumble Construction, LLC d/b/a RBT Roofing, in an amount not to exceed \$687,805.00, including the Owner's Construction Allowance, for the Will Rogers Memorial Center Auditorium Roof Replacement project.

DISCUSSION:

This construction contract will provide roof replacement for the 30,578 square foot Auditorium Building located at 3401 W. Lancaster, on the Will Rogers Memorial Center campus. A Professional Services Agreement was administratively authorized with to PBK Architects, Inc. d/b/a BEAM Professionals for the design (CSC No. 59227).

The Will Rogers Memorial Center (WRMC), including the Auditorium, was built in 1936 and is a Fort Worth historical landmark. There have been several alterations and expansions since the original construction. The last major renovations were in 1978 and 1991. There were numerous reroofing projects, the most recent in 2012.

On October 19, 2023 and October 26, 2023, in the *Fort Worth Star-Telegram*, the City published notice of a Request for Competitive Sealed Proposals and on November 16, 2023 received seven (7) proposals. Of the seven responses, Trumble Construction, LLC dba RBT Roofing and CS Advantage, USAA, Inc. provided the Post Proposal-Pre-Award Submittals.

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 and verified scope and schedule. Based on this review and interview, the selection team recommends award of the construction contract to Trumble Construction, LLC.

|                           | Proposed Price | References/ Experience | Project Schedule | Past work in the City | MWBE Compliance | Total Score |
|---------------------------|----------------|------------------------|------------------|-----------------------|-----------------|-------------|
| Trumble Construction, LLC | 60             | 20                     | 0                | 10                    | Responsive      | 90          |
| CS Advantage USAA, Inc.   | 55             | 16                     | 0                | 5                     | Responsive      | 76          |

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

| PROJECT COSTS  | TOTALS         |
|--|----------------|
| Architectural & Engineering Design                                 | \$99,000.00    |
| Construction Contract (Including Owner's Construction Allowance)   | \$687,805.00   |
| Project Administration Cost: Project Management, Contingency, etc. | \$213,195.00   |
| 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:** Mayor and Council Communication (M&C) 21-0913, approved by City Council on November 11, 2021, reinstated ten (10) projects delayed/suspended from Fiscal Year 2020 and 2021 in the Public Events Department (PED) as a result of lost hotel occupancy tax due to the COVID-19 Pandemic. WRMC Auditorium Roof Replacement project (City Project No. 100238) received \$400,000.00 in American Rescue Plan Act funds, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds) (Grants Capital Projects Federal Fund No. 31001). Additionally, PED allocated an additional \$450,000.00 (Public Events Capital Fund No. 30205). The total project budget as of November 11, 2021 was \$1,729,000.00.

M&C 23-0646, approved by City Council on August 8, 2023, adopted ordinance reallocating estimated receipts and appropriations in the Public Events Capital Fund No. 30205 by decreasing appropriations in the WRMC Coliseum Concourse and Lobby Renovation project (City Project No. 104227) for an increase in (Grants Capital Projects Federal Fund No. 31001) for ten (10) projects for the same amount. WRMC Auditorium Roof Replacement project (City Project No. 100238) swapped \$896,978.08 in Public Events Capital Funds (No. 30205) for the same amount of Grants Capital Projects Federal Fund (No. 31001). The total project budget as of August 8, 2023 was \$2,000,000.00.

**Office of Business Diversity:** Trumble Construction, LLC is in compliance with the City's Business Equity Ordinance by committing to 19% MWBE participation on this project. The City's MWBE goal on this project is 7%

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

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Grants Cap Projects Federal Fund of the ARPA WRMC Auditorium Roof Repl project to support the approval of the above recommendation and execution of the contract. Prior to an expenditure being incurred, the Public Events Department has the responsibility of verifying the availability of funds.

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

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:** Nikita Watts 2028