



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145446

PAGE 1 OF 7

DATE: 7/1/2025

SUBJECT: CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICE CONTRACT WITH GSBS ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE 350 W. BELKNAP BUILDING RENOVATION

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider accepting Amendment No. 2 to the professional services contract with GSBS Architects for the 350 W. Belknap Building Renovation project.

BACKGROUND

On April 4, 2017, the Commissioners Court, through Court Order #124879, approved the purchase of the 350 W. Belknap Building from the City of Fort Worth to further the progression of the County's building space master plan for the downtown Fort Worth campus. When purchased, the building housed the Fort Worth Police Department (FWPD) in the basement and Floors 1 through 4, and the Tarrant County Jail on Floors 5 through 8. FWPD is currently leasing the basement space through a ten (10) year lease approved through Court Order #124880, and the Tarrant County Jail remains on Floors 5 through 8.

The current 350 W. Belknap Building Renovation Project Plan consists of interior renovations to Floors 1 through 4. Once complete, the building will house the Community Supervision and Correction Department (CSCD), the Criminal Courts Administration, Justice of the Peace, Precinct 5, and Constable, Precinct 5, along with Information Technology support staff.

On November 19, 2019, the Commissioners Court, through Court Order #131637, approved the advertisement of a Request For Qualification (RFQ) – for Professional Architectural Engineering Services for West Belknap Building Renovation Project.

On April 28, 2020, the Commissioners Court, through Court Order #132687, granted permission for the Purchasing Department and Facilities Management Department to conduct negotiations for RFQ No. 2020-051, Professional Architectural/Engineering Services for the 350 W. Belknap Building Renovation Project. GSBS Architect was the top-ranking firm based on the criteria set forth in the RFQ.

On October 27, 2020, the Commissioners Court, through Court Order #134090, approved a Professional Service Contract with GSBS Architects to provide Programming and Schematic Design Services for Levels 1 and 2 of the project.

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Jon Hendrickson



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145446 DATE: 7/1/2025 PAGE 2 OF 7

On November 23, 2021, the Commissioners Court, through Court Order #136920, approved a contract in the amount of \$899,450.00 with GSBS Architects for architectural and engineering services related to the 350 West Belknap Building Renovation Project.

On February 21, 2023, the Commissioners Court, through Court Order #140310, approved Amendment No. 1 increasing the GSBS Architects contract by \$28,100.00 to include Audio/Visual Programming and Design for the Justice of the Peace, Precinct 5, courtroom.

If approved, Amendment No. 2 will increase the contract by \$10,200.00 to cover design revisions for Holding Cells 1162 and 1164. The revisions include changing the wall materials from filled CMU block to 1/4 inch steel plate walls to meet the structural load requirements of the existing building.

The Criminal District Attorney's Office has reviewed this contract as to form.

FISCAL IMPACT

The fiscal impact for Amendment No. 2 is \$10,200.00 and will increase the total contract price from \$927,550.00 to \$937,750.00. Funding is available in account 45100-2025 Non-Debt Capital/3110301000 350 W. Belknap Building/540000 Capital Outlay.

Original Contract Total	\$899,450.00
Amendment No. 1	\$ 28,100.00
Amendment No. 2	\$ 10,200.00

Revised Contract Total \$937,750.00

STATE OF TEXAS
COUNTY OF TARRANT

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**AMENDMENT NO. 2 – ARCHITECTURAL AND
ENGINEERING CONTRACT BETWEEN TARRANT
COUNTY AND GSBS ARCHITECTS**

AMENDMENT NO. 2

WHEREAS, on November 23, 2021 (Court Order No. 136920), the Tarrant County Commissioners Court (“COUNTY”) approved an architectural and engineering contract (“Contract”) with GSBS Architects, (“PROVIDER”) for the 350 W. Belknap Building Renovation Project and

NOW, THEREFORE, the COUNTY and PROVIDER hereby agree to the following Amendment No. 2 to the Agreement, for additional architectural and engineering services by GSBS Architects as requested by the owner during the design phase of the project. Amendment No. 2 reflects the additional service compensation to cover work described within this proposal, said renovations to be defined by COUNTY and mutually agreed to by PROVIDER. The Proposal for architectural dated June 29, 2025, from PROVIDER, shown in Exhibit “A” and this Professional Services Contract, forms the contract between the parties.

The Services to be provided by the PROVIDER as outlined more specifically in Exhibit “A” shall include, but are not limited to, the following:

Holding Cell Design Revisions

GSBS shall incorporate the design revisions required for the materials change from filled CMU block walls to ¼” steel plate walls for the holding cells 1162 and 1164 in order to accommodate for the allowable load of the existing structure. All other aspects of the previous contract are reserved for this modification.

<u>Holding Cell Design Revisions</u>	<u>\$10,200.00</u>
TOTAL NOT TO EXCEED AMOUNT	\$10,200.00

The COUNTY will pay no more than \$10,200.00 for these additional services as further described in the attached proposal incorporated into this Amendment as Exhibit “A”.

The following sections are hereby added to the Contract:

**11.
GOVERNMENT CODE COMPLIANCE**

PROVIDER verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. The term "boycott Israel" is defined by Texas Government Code Section 808.001, effective September 1, 2017. PROVIDER further verifies that it is not engaged in business with Iran, Sudan, or any foreign terrorist organization. The term "foreign terrorist organization" means an organization designated as a foreign terrorist organization by the United States Secretary of State as authorized by 8 U.S.C. Section 1189. PROVIDER further represents and warrants that it does not appear on any of the Texas Comptroller’s Scrutinized Companies Lists. In accordance with Section 2274.002 of the Texas Government Code, PROVIDER certifies that it does not boycott energy companies and will not boycott energy companies during the term of this contract. The term "boycott energy" is defined by Texas Government Code Section 809.001(1), effective September 1, 2021, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil

fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by subsection (A). In accordance with Section 2274.002 of the Texas Government Code PROVIDER certifies that it does not discriminate against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this contract. Discrimination against a firearm entity or trade association is defined by Texas Government Code Section 2274.001(3), effective September 1, 2021, and means, with respect to the entity or association, to: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; the term does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship: (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

12.
COMPLIANCE WITH LAWS

In providing the services required by this Agreement, PROVIDER must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. PROVIDER shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

All other conditions and requirements of said Agreement remain in full force and effect for the duration of the Agreement period, unless amended in writing and agreed upon by both parties.

SIGNED AND EXECUTED this _____ day of _____, 2025.

**COUNTY OF TARRANT
STATE OF TEXAS**

**PROVIDER:
GSBS ARCHITECTS**

Tim O'Hare
County Judge



Authorized Representative

APPROVED AS TO FORM:

James Marwin Nichols
Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

CERTIFICATION OF AVAILABLE FUNDS: _____

Auditor's Office

EXHIBIT A



ARCHITECTURE • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • PLANNING

June 9, 2025

Jon Hendrickson
Assistant Director-Construction Services
Tarrant County Facilities Management
200 Taylor St, Ste 344
Fort Worth, TX 76196

RE: Additional Services Fee Proposal
350 W Belknap Levels 1 and 2
350 W Belknap,
Fort Worth Texas 76196

Dear Jon:

Per RFI 073 - CMU walls at Holding Cells 1162 and 1164 require additional structural reinforcement. Existing documents were limited for existing conditions in this area as well as design changes to relocate these holding cells the CMU walls did not align with existing major structural beams of the existing slabs. Construction access below to perform work is also limited by adjacent intervening spaces that require occupancy. To provide the holding cells this required:

- To minimize construction weight of existing slab.
- Design and revise structural details to accommodate new wall type requirements and construction accessibility.
- Design and revising wall type details for holding cells 1162 and 1164 to a secured ¼" steel plate.
- Assessment of the existing structure to verify no reinforcement/modifications are required.
- One (1) additional construction observation, including the preparation of an observation report.

Additional work not included in costs below:

- Design of new hoist beams, life safety beams, guide rail posts, divider beams, and its related connections to support the load required is also being provided at no additional service fee.
- The assessment of existing structure is for investigation only, redesign of existing structural systems will require additional services if required.

Basis of Compensation

Additional Services

We propose to provide the services described in this proposal for a lump sum fee as indicated below:

JQ Infrastructure, LLC (Structural)	\$6,045
<u>GSBS Architects</u>	<u>\$4,155</u>
Total	\$10,200

Thank you for the opportunity to continue our work on this important project. We look forward to its successful conclusion.

Sincerely,

A handwritten signature in blue ink, consisting of two large, overlapping loops that resemble the letters 'JY'.

Jevin Yoder, NCIDQ
for GSBS Architects