



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145445  
PAGE 1 OF 6  
DATE: 7/1/2025

**SUBJECT: CONSIDERATION OF AMENDMENT NO. 1 OF THE CONTRACT WITH BAIRD, HAMPTON & BROWN FOR ENGINEERING SERVICES TO DESIGN THE MARION J. BROOKS PUBLIC HEALTH BUILDING REPLACEMENT OF THE EXISTING 250 TON CHILLERS PROJECT**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider accepting Amendment No. 1 to the professional services contract with Baird, Hampton & Brown (BHB) for additional engineering services for the Marion J. Brooks Public Health Building Replacement of Existing 250 Ton Chiller project.

**BACKGROUND**

On April 26, 2022, the Commissioners Court, through Court Order #138003, approved Request For Qualification (RFQ) No. 2022-098 – Annual Contract for Professional Architectural-Engineering Services, for various Tarrant County projects. With approval of RFQ No. 2022-098, the Facilities Management Department and Purchasing Department were granted approval to utilize the selected firms for indefinite quantities of work, as outlined in the RFQ, per contract terms. Firms will be issued a Tarrant County purchase order or will be required to sign a contract for individual projects, depending on the type and cost of the work. BHB was one (1) of the firms that received the highest evaluated ratings from the evaluation committee as having qualifications to meet the County’s needs for indefinite quantities of work as outlined in the RFQ.

The purpose of this project is to replace the two (2) existing 250-ton Carrier Chillers with a single 500-ton chiller. This includes replacing condenser water pumps and valves, installing an EasyWater condenser water filtration system and redesigning piping to improve building efficiency. The existing chillers have reached end-of-life and are no longer operating efficiently.

On April 2, 2025, the Commissioners Court, through Court Order #144949, approved the contract for BHB to provide Engineering Services for the Marion J. Brooks Public Health Replacement of Existing 250 Ton Chillers Project.

During the initial site investigation, it was found that the existing building automation system might not be compatible with the new chillers and pumps being designed, primarily due to the system’s age and the absence of proper documentation. This unforeseen issue with the control system’s potential inability to integrate necessitates further engineering and design efforts.

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Frank Lopez



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145445 DATE: 7/1/2025 PAGE 2 OF 6

With approval of Amendment No. 1, BHB will provide additional design services for the Building Automation System, including but not limited to:

Site Investigation  
Engineering Design  
Construction Administration

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

## **FISCAL IMPACT**

The total for Amendment No. 1 is \$77,300.00 and will increase the total contract price from \$125,650.00 to \$202,950.00. Funding in the amount of \$77,300.00 is available in account T0400-2025 Public Health/3110505000 Marion J Brooks PH Building/540000 Capital.

Original Contract Total	\$125,650.00
Amendment No. 1	\$ 77,300.00
Revised Contract Total	\$202,950.00



Additional Site Investigations	\$ 2,800.00
Additional Engineering Design	\$ 66,800.00
<u>Additional Construction Administration</u>	<u>\$ 7,700.00</u>
TOTAL NOT TO EXCEED AMOUNT	\$ 77,300.00

The COUNTY will pay no more than \$77,300.00 for these additional services as further described in the attached proposal incorporated into this Amendment as Exhibit "A".

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 2nd day of June, 2025.

**TARRANT COUNTY  
STATE OF TEXAS**

**PROVIDER:  
BAIRD, HAMPTON & BROWN**

By: Separate Electronic Signature Page  
Tim O'Hare  
County Judge

  
\_\_\_\_\_  
Authorized Signature

APPROVED AS TO FORM:

James Marvin 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 FUNDS IN THE AMOUNT OF \$ \_\_\_\_\_

\_\_\_\_\_  
Auditor's Office

Date: \_\_\_\_\_



May 22, 2025

Mr. Chad Raines  
Operations Manager  
Tarrant County Facilities Management  
200 Taylor Street Suite 344  
Fort Worth, Texas 76196

**RE: PROPOSAL FOR DESIGN OF BAS CONTROLS  
ADDITIONAL ENGINEERING SERVICES  
FOR REPLACEMENT OF EXISTING CHILLERS FOR  
PUBLIC HEALTH FACILITY  
FORT WORTH, TEXAS**

Dear Chad:

Per your request, we are offering our proposal to provide the additional engineering for the design of the replacement of the BAS Controls serving the Central Plant cooling and heating equipment, as well as the controls for the cooling and heating pumps in the (2) Public Health buildings. This work will be included in a single bid package as one construction project in conjunction with the replacement of chillers and pumps.

This proposal includes Site Investigation, Engineering Design, Opinion of Probable Cost, Bidding Services and Construction Administration Services related to the BAS Controls. Commissioning of the new systems will be provided by Others.

We propose to provide the mechanical engineering design for the referenced project in sufficient detail to receive construction bids from contractors and in sufficient detail to install the systems in accordance with applicable codes. Deliverables will include original drawings (CADD Plots) and specifications prepared for binding separately. Drawings will be sealed by a Registered/Licensed Professional Engineer.

Our Construction Administration will include participation in Pre-Construction Meeting, review of shop drawing submittals, response to construction requests for information and site visits during construction to observe the Contractor's progress.

In consideration for the scope described above we propose the following additional stipulated sum fee:

Additional Site Investigation	\$2,800.00
Additional Engineering Design	\$66,800.00
Additional Construction Administration	<u>\$7,700.00</u>
Total Additional Fee	\$77,300.00

Invoices will be forwarded to your office based upon the percentage of design completed during each billing period and will be due upon receipt of each invoice. Stipulated sum does not include reproduction expenses, other than single copy originals for final drawings. Travel expenses, plotting and reproduction expenses, other than those identified above, will be payable under the same conditions as the stipulated sum.

If you are in agreement with the scope of work described above and the other terms of this proposal, please issue a change to our Purchase Order for these services. We will consider the receipt of the change to our Purchase Order our notice to proceed with the additional work.

Thank you for the opportunity to work with you on this project.

Sincerely,

**BAIRD, HAMPTON & BROWN, INC.**



Les Brown, P.E.

APPROVED FOR TARRANT COUNTY BY:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date