



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER \_\_\_\_\_

PAGE 1 OF 8

DATE: 1/14/2025

**SUBJECT: CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES CONTRACT WITH GRACE HEBERT CURTIS ARCHITECTS, LLC FOR THE EXPANSION OF THE SERVICE BAY AND CONSTRUCTION OF A VEHICLE BARN AT THE PRECINCT 2 MAINTENANCE FACILITY**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider Amendment No. 1 to the professional services contract with Grace Hebert Curtis Architects, LLC for the Expansion of the Service Bay and the Construction of a Vehicle Barn at the Precinct 2 Maintenance Facility.

**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. GHC 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.

On September 5, 2023, the Commissioners Court, through Court Order #141614, approved an architectural and engineering contract with Hahnfeld Associates, Architects and Planners, Inc., now operating as Grace Hebert Curtis Architects, LLC (GHC), in the amount of \$296,197.50.

Through the design and permitting process it was determined in coordination with the City of Kennedale that the Vehicle Barn would not be required to include a fire sprinkler system if: it is classified as an S-2 Open Parking Garage of Type IIB Construction, and a fire hydrant is located within 300 feet. All due diligence has been completed and the addition of a fire hydrant has been determined to be the most cost-effective solution.

With approval of Amendment No. 1, GHC’s scope of additional services will include but are not limited to the following:

Design for the addition of a fire hydrant.

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

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Michael Amador



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 1/14/2025 PAGE 2 OF 8

## **FISCAL IMPACT**

Funding in the amount of \$6,600.00 is available in account 45100-2025 Non-Debt Capital/6210200000 Precinct 2 Garage/540000 Capital Outlay.

STATE OF TEXAS           §           **AMENDMENT NO. 1 – ARCHITECTURAL AND**  
  §           **ENGINEERING CONTRACT BETWEEN TARRANT**  
  §           **COUNTY AND GRACE HEBERT CURTIS**  
COUNTY OF TARRANT   §           **ARCHITECTS, LLC**

**AMENDMENT NO. 1**

**WHEREAS**, on September 5, 2023 (Court Order No. 141614), the Tarrant County Commissioners Court (“COUNTY”) approved an architectural and engineering contract (“Contract”) with Grace Hebert Curtis Architects, LLC, (“PROVIDER”) for the Expansion of the Service Bay and Construction of a Vehicle Barn at the Precinct 2 Maintenance Facility, 1203 East Mansfield Highway, Kennedale, Texas and

**NOW, THEREFORE**, the COUNTY and PROVIDER hereby agree to the following Amendment No. 1 to the Agreement, for additional architectural and engineering services by Grace Hebert Curtis Architects as requested by the owner during the design phase of the project. Amendment No. 1 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 December 2, 2024, from PROVIDER, shown in Exhibit “A” and this Professional Services Contract, forms the contract between the parties.

**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.

**13.**  
**EXECUTION OF AGREEMENT**

This agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this agreement, and all of which, when taken together, shall be deemed to constitute one and the same agreement. The exchange of copies of this agreement and of signature pages by electronic transmission shall constitute effective execution and delivery of this agreement as to the parties and may be used in lieu of the original agreement for all purposes. Signatures of the parties transmitted or executed electronically shall be deemed to be their original signatures for any purpose whatsoever.

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

- Classify the current Vehicle Barn as an S-2 Open Parking Garage occupancy
- Note the building use as a Private Garage
- Classify the building’s construction as Type IIB

- Utilize the NCTCOG's sprinkler exception for open parking garages
- Provide a fire hydrant within 300 feet of the northeast corner of the new garage
- Note prohibited uses to include vehicle repair and fuel dispensing

Grace Hebert Curtis	\$ 600.00
<u>Baird Hampton Brown (Civil Engineering)</u>	<u>\$ 6,000.00</u>
TOTAL NOT TO EXCEED AMOUNT	\$ 6,600.00

The COUNTY will pay no more than \$6,600.00 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TARRANT COUNTY  
STATE OF TEXAS

**PROVIDER:**  
**GRACE HEBERT CURTIS**  
**ARCHITECTS**

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: \_\_\_\_\_



December 2, 2024

Mr. Husain Al-Rammah  
Tarrant County Facilities Management  
100 West Weatherford Street, Room 460B  
Fort Worth, Texas 76196

Re: Additional Services Fee Proposal  
Precinct 2 Southeast Maintenance Center (SEMC)  
Maintenance Vehicle Parking Garage Fire Protection Services  
1203 Kennedale Parkway  
Kennedale, Texas 76060

Dear Husain:

Our office has been working since early September of this year with Nathan Gonzales, City of Kennedale Director of Community Development, and Hansen Paskell, City of Kennedale Fire Inspector/Investigator, to negotiate the least cost alternative for satisfying the City’s requirements regarding fire protection provisions for the Vehicle Barn. We now have an agreement with the City of Kennedale Fire Inspector and Director of Community Affairs to allow release of a building permit for the Maintenance Vehicle Parking Garage if the following conditions are met:

- Classify the current Vehicle Barn as an S-2 Open Parking Garage occupancy
- Note the building use as a Private Garage
- Classify the building’s construction as Type IIB
- Utilize the NCTCOG’s sprinkler exception for open parking garages
- Provide a fire hydrant within 300 feet of the northeast corner of the new garage
- Note prohibited uses to include vehicle repair and fuel dispensing

Before we can obtain a building permit, we must include design documents for the addition of a fire hydrant within 300 feet of the farthest corner of the parking garage. We have therefore requested a proposal from Baird Hampton & Brown (BHB) for additional services to provide design of a new firewater service connection and fire hydrant. See BHB’s attached proposal for further details.

**BASIS OF COMPENSATION**

**ADDITIONAL SERVICES**

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

Baird, Hampton & Brown (Civil Engineering).....	6,000.00
<u>10% markup on additional services (GHC).....</u>	<u>600.00</u>
<b>TOTAL.....</b>	<b>\$6,600.00</b>

December 3, 2024  
Additional Services Fee Proposal  
SEMC Vehicle Maintenance Building Additions & Alterations

Thank you for this opportunity to be of further service. Please call me with any questions.

Grace Hebert Curtis Architects, LLC

A handwritten signature in black ink, appearing to read "Gary A. Ryan". The signature is fluid and cursive, with the first name "Gary" being more prominent than the last name "Ryan".

Gary A. Ryan, NCARB, AIA  
Principal

Enclosure

- Baird, Hampton & Brown Additional Services Proposal – Civil Engineering

Cc: Frank Lopez

December 2, 2024

**Gary Ryan, AIA**  
**Hahnfeld Hoffer Stanford**  
200 Bailey Ave, Suite 200  
Fort Worth, TX 76107

**Re: TARRANT COUNTY PRECINCT 2  
MAINTENANCE VEHICLE PARKING GARAGE  
ADDITIONAL FIRE PROTECTION SERVICE**

Gentlemen:

We appreciate the opportunity and are pleased to submit, for your consideration, our scope of services and fee proposal to provide additional land surveying for the referenced project. We are familiar with this type of project and are confident we can assist you in a timely and responsible manner. This agreement is subject to the terms and conditions as set forth in our original agreement, which shall be a part hereto.

The project proposes to expand the scope services contained within the original proposal and provide a new fire water service connection and fire hydrant coverage to the Vehicle Garage located at the rear of the property. Please note that the establishment of this new fire water service will require additional and potentially challenging regulatory authority coordination for approval, as both public water lines available to the site maybe challenging. Along the highway frontage the public water line is located within the TxDOT ROW and will require TxDOT permitting for construction. Whereas a public waterline adjacent to the rear of the site within Eden Road is owned and maintained by the City of Arlington, which would require coordination for service outside of the City of Arlington Corporate limits. Additionally, included in this scope of work is coordination with the regulatory authorities for the establishment of the new service. Please note that at this time it appears that the previously provided survey captures the areas likely required to establish the new service; however, should additional surveying become required an additional services proposal will be provided.

We propose to assist with the above-described scope of work and prepare a set of site/civil construction plans for permits, bidding, and construction as follows:

Additional Civil Engineering:

Site Utility Plans	\$2,500.00
<u>Regulatory Authority Coordination</u>	<u>\$3,500.00</u>
<b>Additional Services Total</b>	<b>\$6,000.00</b>

We propose to provide the above-described Additional Professional Services for the stipulated fee of Six Thousand (\$6,000) Dollars.

If the scope of services and fee structure meets with your approval, then please sign below signifying your acceptance and return a copy for our files. We will consider receipt of this signed agreement as our notice to proceed.

Thank you for the opportunity to submit this proposal; we look forward to working with you.

Thank you:

**Baird, Hampton & Brown**



Austin Baird, PE  
Principal, Senior Civil Engineer

**ACCEPTED: Hahnfeld Hoffer Stanford**

\_\_\_\_\_  
Printed Name of Authorized Representative

\_\_\_\_\_  
Signature of Authorized Representative

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

Consideration to Approve Amendment No. 1 to the Professional Services Contract with Grace Hebert Curtis Architects, LLC for the Expansion of the Service Bay and the Construction of a Vehicle Barn at the Precinct #2 Maintenance Facility

**SIGNED AND EXECUTED** this 14 day of January, 2025.

**COUNTY OF TARRANT  
STATE OF TEXAS**

**Tim O'Hare - County Judge**

Tim O'Hare  
County Judge

<#deefee5c-dd95-451e-039c-08dcb56d40e8-DateSigned#>

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CO#144544



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER \_\_\_\_\_  
PAGE 1 OF 8  
DATE: 1/14/2025

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

**FISCAL IMPACT**

Funding in the amount of \$6,600.00 is available in account 45100-2025 Non-Debt Capital/6210200000 Precinct 2 Garage/540000 Capital Outlay.

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Michael Amador

STATE OF TEXAS           §           AMENDMENT NO. 1 – ARCHITECTURAL AND  
   §           ENGINEERING CONTRACT BETWEEN TARRANT  
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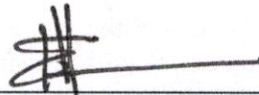
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TARRANT COUNTY  
STATE OF TEXAS

**PROVIDER:**  
**GRACE HEBERT CURTIS**  
**ARCHITECTS**

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 \$ 6,600.00

Kimberly M. Buchanan

\_\_\_\_\_  
Auditor's Office Date: 1-21-25



GRACE HEBERT CURTIS

December 2, 2024

Mr. Husain Al-Rammah  
Tarrant County Facilities Management  
100 West Weatherford Street, Room 460B  
Fort Worth, Texas 76196

Re: Additional Services Fee Proposal  
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**BASIS OF COMPENSATION**

**ADDITIONAL SERVICES**

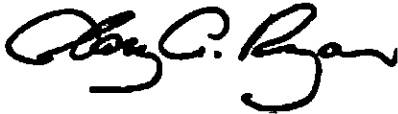
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Gary A. Ryan, NCARB, AIA  
Principal

Enclosure

- Baird, Hampton & Brown Additional Services Proposal – Civil Engineering

Cc: Frank Lopez



December 2, 2024

**Gary Ryan, AIA**  
**Hahnfeld Hoffer Stanford**  
200 Bailey Ave, Suite 200  
Fort Worth, TX 76107

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MAINTENANCE VEHICLE PARKING GARAGE  
ADDITIONAL FIRE PROTECTION SERVICE**

Gentlemen:

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**Additional Services Total** **\$6,000.00**

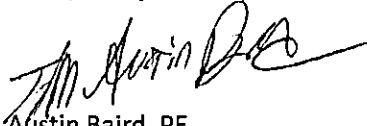
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Thank you for the opportunity to submit this proposal; we look forward to working with you.

Thank you:

**Baird, Hampton & Brown**



Austin Baird, PE

Principal, Senior Civil Engineer

**ACCEPTED: Hahnfeld Hoffer Stanford**

\_\_\_\_\_  
Printed Name of Authorized Representative

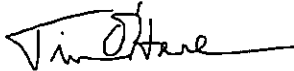
\_\_\_\_\_  
Signature of Authorized Representative

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

Consideration of Amendment No. 1 to the Professional Services Contract with Grace Hebert Curtis Architects, LLC for the Expansion of the Service Bay and Construction of a Vehicle Barn at the Precinct 2 Maintenance Facility

**SIGNED AND EXECUTED** this 14 day of January, 2025.

**COUNTY OF TARRANT  
STATE OF TEXAS**

A handwritten signature in black ink that reads "Tim O'Hare". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Tim O'Hare  
County Judge  
1/15/2025