



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER <#CourtOrderNumber#>

PAGE 1 OF 7

DATE: 2/4/2025

SUBJECT: CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES CONTRACT WITH GRACE HEBERT CURTIS ARCHITECTS, LLC FOR 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. 2 to the Professional Services Contract with Grace Hebert Curtis Architects, LLC (GHC) for Expansion of the Service Bay and 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, previously known as Hanfeld Hoffer Stanford, 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 a professional service contract for architectural and engineering with Hahnfeld Associates, Architects and Planners, Inc., now operating as GHC, in the amount of \$296,197.50.

On January 14, 2025, the Commissioners Court, through Court Order #144544, approved Amendment No. 1 to the professional services contract with GHC in the amount of \$6,600.00 to add design services for the addition of a fire hydrant. 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.

With approval of Amendment No. 2, GHC’s scope of additional services will include but are not limited to a third party flow test needed to complete the design for the additional fire hydrant approved through Court Order #144544.

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: <#CourtOrderNumber#> DATE: 2/4/2025 PAGE 2 OF 7

FISCAL IMPACT

The total for Amendment No. 2 is \$575.00 and will increase the total contract price from \$302,797.50 to \$303,372.50. Funding in the amount of \$575.00 is available in account 45100-2025 Non-Debt Capital/6210200000 Precinct #2 Garage/540000 Capital Outlay.

Original Contract Total	\$296,197.50
Amendment No. 1	\$ 6,600.00
Amendment No. 2	\$ 575.00
Revised Contract Total	\$303,372.50

STATE OF TEXAS	§	AMENDMENT NO. 2 – ARCHITECTURAL AND
	§	ENGINEERING CONTRACT BETWEEN TARRANT
	§	COUNTY AND GRACE HEBERT CURTIS
COUNTY OF TARRANT	§	ARCHITECTS, LLC

AMENDMENT NO. 2

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. 2 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:

- Engineered Fire Systems, Ltd fire flow test

Engineered Fire Systems, Ltd	\$575.00
TOTAL NOT TO EXCEED AMOUNT	\$575.00

The COUNTY will pay no more than \$575.00 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:


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: _____



January 22, 2025

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)
Fire Flow Test
1203 Kennedale Parkway
Kennedale, Texas 76060

Dear Husain:

Our engineer, Baird Hampton Brown, is designing a new fire line to serve both the existing Vehicle Maintenance Building and a City-required fire hydrant for the proposed Vehicle Carport Building. To complete this design, a fire flow test is required. The City of Kennedale, where the facility is located, will not provide the fire flow test information, and so we must have it done by a third party. Attached please find the fire flow test proposal from Engineered Fire Systems, Ltd.

BASIS OF COMPENSATION

ADDITIONAL SERVICES

We propose the services described in the attached proposal for a lump sum fee as indicated below:
Engineered Fire Systems, Ltd 575.00

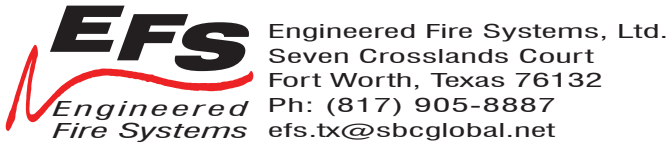
Thank you for this opportunity to be of further service. Please call me with any questions.

Grace Hebert Curtis Architects, LLC

Gary A. Ryan, NCARB, AIA
Principal

Enclosure

- Engineered Fire Systems Proposal – Fire Flow Test & Report



January 22, 2025

**RE: Fire Flow Test & Report for:
BHB Project in Tarrant County, Texas**

I am pleased to submit a proposal to provide the service to perform a fire flow test for a project located in Tarrant County, Texas along with an affiliated fire flow test report. The report will be provided upon payment.

BASE BID: \$575

Inclusions:

- Perform a fire flow test in accordance with NFPA 291 in order to determine available water supply characteristics and curve at a location in Tarrant County, Texas.
- **EFS** to provide an affiliated fire flow test report from the resulting data acquired from the flow test.

Exclusions:

- City fees and permits of any kind.
- After-hours testing.
- bonds.

EFS provides insurance coverage for General Liability in the amount of one million, and Umbrella Liability and Worker's Compensation in the amount of one million each.

EFS IS HUB CERTIFIED. Certificate/VID Number: 1364549715000

Sincerely,

Michael W. Beckman, P.E.
EFS - Engineered Fire Systems, Ltd.

CONDITIONS:

Should a subcontract agreement or other similar document be executed by the parties on, in Conjunction with, or after acceptance of this Proposal, the terms of this Proposal shall be identified as a part of and are hereby incorporated by reference into any such instrument as if fully set forth at length therein. If there is a conflict between this proposal and any such document, this proposal controls.



Accepted By: _____ Title: _____ Date: _____



Co.#144703



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER <#CourtOrderNumber#>
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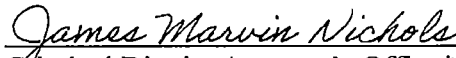
TARRANT COUNTY
STATE OF TEXAS

PROVIDER:
GRACE HEBERT CURTIS
ARCHITECTS

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

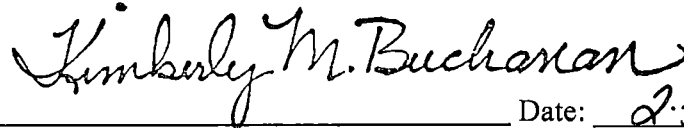

Authorized Signature

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Date: 2.3.25
Auditor's Office



GRACE HEBERT CURTIS

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Tarrant County Facilities Management
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Fort Worth, Texas 76196

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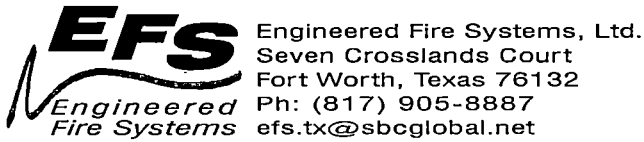
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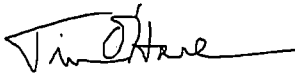
Accepted By: _____ Title: _____ Date: _____



Consideration to Approve Amendment No. 2 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 4 day of February, 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 line extending to the right.

Tim O'Hare
County Judge
2/11/2025