



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER _____

PAGE 1 OF 5

DATE: 11/5/2024

SUBJECT: CONSIDERATION OF AMENDMENT NO. 6 TO THE AGREEMENT BETWEEN TARRANT COUNTY AND THE TEXAS WORKFORCE COMMISSION – VOCATIONAL REHABILITATION SERVICES FOR SPACE LEASED AT THE RESOURCE CONNECTION

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider Amendment No. 6 to the Lease Agreement between Tarrant County and the Texas Workforce Commission – Vocational Rehabilitation Services for office space located at 2400 Circle Drive at the Resource Connection.

BACKGROUND

On January 14, 2014, the Commissioners Court, through Court Order #116847, approved an ILA with Texas Health and Human Services Commission (HHSC) for space at the Resource Connection to house the Department of Assistive and Rehabilitative Services (DARS). The term of the lease expires December 2024.

On September 16, 2014, the Commissioners Court, through Court Order #118501, approved Amendment No. 1 to the ILA to set the rental rate for FY 2015.

On September 29, 2015, the Commissioners Court, through Court Order #121103, approved Amendment No. 2 to the ILA, increasing the janitorial service rate by \$0.10.

On September 13, 2016, the Commissioners Court, through Court Order #123455, approved Amendment No. 3 to transfer the lease agreement from HHSC to Texas Workforce Commission retaining all terms and conditions of the current ILA.

On October 20, 2020, the Commissioners Court, through Court Order #134028, approved Amendment No. 4 to increase the annual rental rate by \$0.60 per square foot to reflect FY 2021 rental rates.

On September 5, 2023, the Commissioners Court, through Court Order #141596, approved Amendment No. 5 to increase the annual rental rate from \$13.30 per square foot to \$14.26 per square foot to reflect FY 2024 rental rates.

With approval of Amendment No. 6, the annual rental rate will increase from \$14.26 per square foot to \$15.27 per square foot to reflect FY 2025 rental rates.

The Criminal District Attorney’s Office has approved this amendment as to form.

| | | | |
|--------------|---------------------|--------------|--------------|
| SUBMITTED BY | Resource Connection | PREPARED BY: | Jamie Willis |
| | | APPROVED BY: | Jamie Willis |



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FISCAL IMPACT

The rental of this space will generate approximately \$218,788.56 for FY 2025. Funds will be placed in the following Resource Connection accounts:

Building Rental – 10000-2025 General Fund/3420100000 Resource Connection/471001 Building Rental

Utility Billings – 10000-2025 General Fund/3420100000 Resource Connection/471008 Utility Billings

Other RC Rental (includes Common Area) - 10000-2025 General Fund/3420100000 Resource Connection/471002 Other Resource Connection Rental

Janitorial/Disposal - 10000-2025 General Fund/3420100000 Resource Connection/471011 Janitorial Disposal

| | | |
|------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| TARRANT COUNTY STATE OF TEXAS | § § § | RESOURCE CONNECTION LEASE AGREEMENT AMENDMENT NO. 6 TEXAS WORKFORCE COMMISSION -VOCATIONAL REHABILITATION SERVICES |
|------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

BY THIS AMENDMENT NO 6, Court Order 116847, dated the 14th day of January 2014, by and between Tarrant County, hereinafter referred to as LESSOR, and Texas Workforce Commission-Vocational Rehabilitation Services, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. **EXHIBIT “D” RENTAL RATE**
 Effective October 1, 2024, the annual Occupancy Cost for the Lease is Fifteen Dollars and Twenty-Seven Cents per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Occupancy Cost shall be paid monthly in accordance with Article II (c) of the Lease.

Texas Workforce Commission – Vocational Rehabilitation Services acknowledges that it is a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no Form 1295 disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

Compliance with Laws. In providing the services required by this Agreement, Tenant 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. Tenant shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

FISCAL FUNDING ACKNOWLEDGMENT

Notwithstanding any language to the contrary, Tenant acknowledges TARRANT COUNTY is a governmental entity and agrees TARRANT COUNTY may terminate this Agreement for future fiscal years if sufficient funding is not appropriated or allocated.

Both parties are in agreement as to the above. All other provisions of the above mentioned Lease Agreement remain in full force and effect. This Amendment is effective upon execution of addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 2024.

COUNTY OF TARRANT
STATE OF TEXAS

TEXAS WORKFORCE COMMISSION
VOCATIONAL REHABILITATION
SERVICES

By: _____
 Tim O’Hare
 County Judge

By: 
 Edward Serna
 Executive Director

APPROVED AS TO FORM:

Craig Price

 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.

**EXHIBIT “D”
RENTAL RATES**

Effective October 1, 2024, the annual Occupancy Cost for the Lease is Fifteen Dollars and Twenty-Seven Cents per square foot. Occupancy Cost shall be evaluated and fixed annually, based on the actual and anticipated operating expenses. Occupancy Cost shall be paid monthly in accordance with Article II (c) of the Lease.

| | |
|---------------|------------------------------------|
| SqFt | Vocational Rehab - TWC |
| 14,328 | 2400 Circle Drive/Suite 200 |

| FY25 Resource Connection Occupancy Cost | | | | |
|------------------------------------------------|-----------------|--|----------------------|---------------------|
| | Per SF | | Annual | Monthly |
| Rent | \$ 8.08 | | \$ 115,770.24 | \$ 9,647.52 |
| Utilities | \$ 3.85 | | \$ 55,162.80 | \$ 4,596.90 |
| Common Area | \$ 1.57 | | \$ 22,494.96 | \$ 1,874.58 |
| Janitorial | \$ 1.67 | | \$ 23,927.76 | \$ 1,993.98 |
| Trash | \$ 0.10 | | \$ 1,432.80 | \$ 119.40 |
| Total | \$ 15.27 | | \$ 218,788.56 | \$ 18,232.38 |