

Lease 20067
Ben Ave. Street
Fort Worth, Texas 76103

06/04/2024

If you concur with the above modifications, please answer each question on the following page, sign, and return by either: faxing all pages of this request to 972-337-6286, Attn: Dominique Patterson, or scan and email to our email at dominique.patterson@hhs.texas.gov and tyrone.mosley@hhs.texas.gov

If additional information is needed, please contact us at the phone numbers listed below.

Lease Number: 20067

Lease address: 2700 Ben Ave, Fort Worth, Texas 76103

Sincerely,

Tyrone Mosley
Regional Business Services Officer
972-337-6264 (office)
214-284-1046 (cell)

Ashish Alexander
Regional Business Services Manager
972-337-6261 (office)
214-284-0003 (cell)

	<p>FUNDING AUTHORIZATION (please answer each)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No I agree to fund this project at no cost to the occupying agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No I agree to partially fund this project. My contribution to the expense will be _____% of the total cost.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No I authorize the occupying agency to fund this project. This request is for construction, remodeling, modifications, and/or other permanent changes to existing lease space for which the Lessor is NOT responsible for providing under the terms and conditions of the lease contract.</p> <p>-----</p> <p>---</p> <p>PROJECT MANAGEMENT (please answer each)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No I agree to contract and manage the project on behalf of the occupying agency.</p> <p><i>(Please attach an ITEMIZED price quote).</i></p>

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Lessor Authorization:

I authorize the work to be performed and agree with the terms indicated by my selections. This request includes tenant improvements, which WILL NOT be considered the property of the occupying agency, and will not be retained by the occupying agency upon move out. Therefore, the lessor will assume responsibility for maintenance, repair and inspections (where applicable).

X

Lessor signature

Date

BEN AVENUE FENCING PROPOSAL

May 16, 2024

To: Texas Health and Human Services
 Attn: Tyrone Mosley
 Tele: 972.337.6264 (o) 214.284.1046 (c)
 Email: tyrone.mosley@hhs.texas.gov

Project: 2700 Ben Avenue, Fort Worth, TX 76103

PO Number: TBD

Proposal based on Scope Request: May 9, 2024

Scope of Work:

Provide all material, labor, tools, and equipment necessary to complete the following:

- Commercial Grade Fencing in Black Powder Coating
- Install Eight Foot (8') Rackable Press Point Fence w/ Two (2) Twenty-Four Inch (24") Wide Double Gates
- Four (4) Electric Swing Gate Openers & Two (2) Multi-code Wireless Keypads
- Two and a half Inch (2½") Fence Posts w/ Two and a half Inch (2½") Post Caps
- One and a half Inch (1½") Top Rails, One and a half Inch (1½") Bottom Rails
- Three-Quarter Inch (¾") Vertical Pickets w/ Four Inch (4") Picket Spacing

Description	Labor, Installation, Logistics	Trip Charge	Materials & Equipment	Total
Install Commercial Grade Fencing w/ Two (2) Double Gates & Two (2) Multi-code Keypads	\$88,800.00 Carpentry Labor 8 Techs @ \$75.00/hr Total of 148 hrs each	N/A Included	\$136,050.00 Fencing, Concrete, Auger, Boring, Gate Hardware & Openers, Keypads, Access Loop, Electrical	\$224,850.00

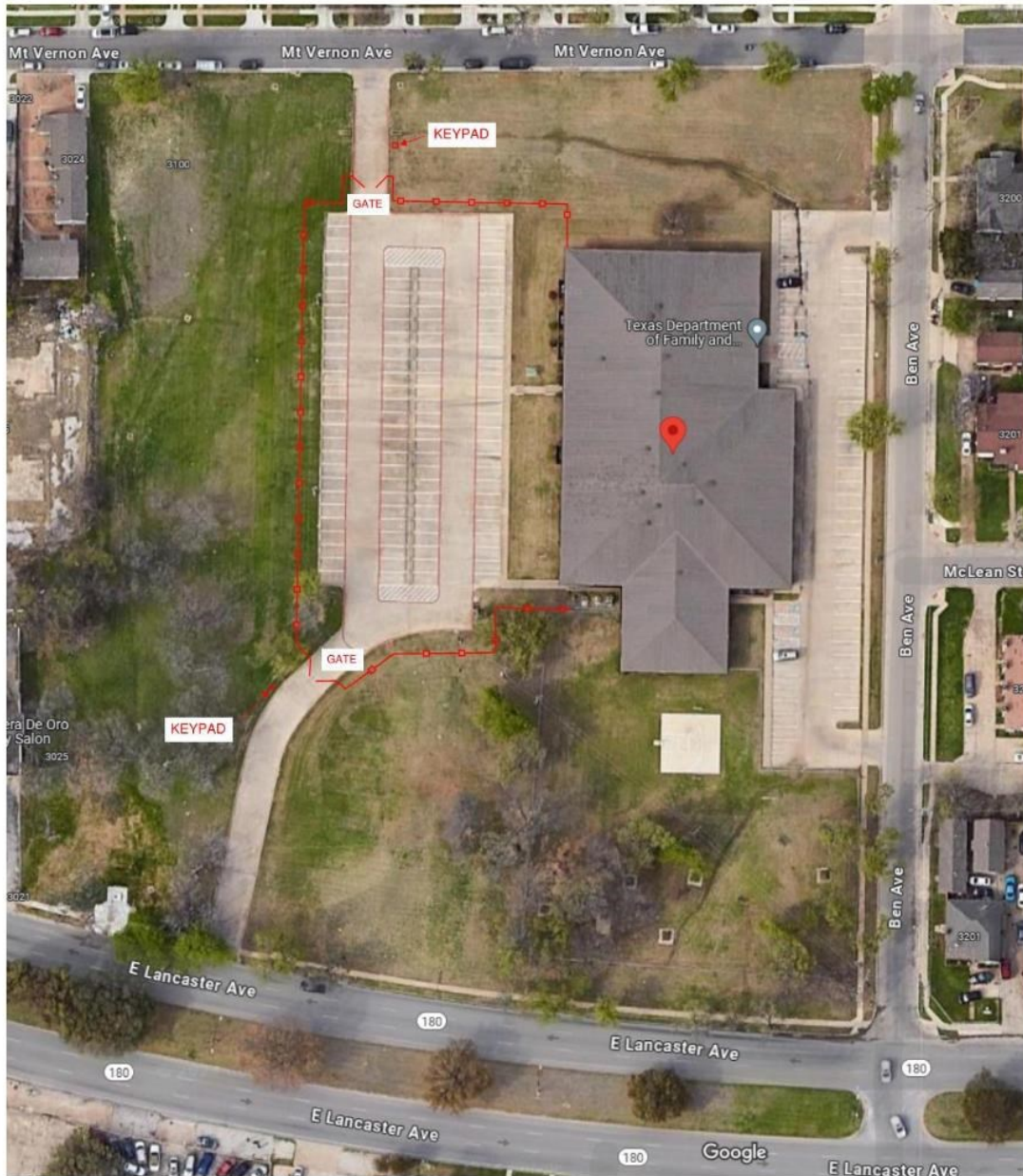
Respectfully Submitted,

TOTAL JOB COST: \$224,850.00 (Excludes Tax)

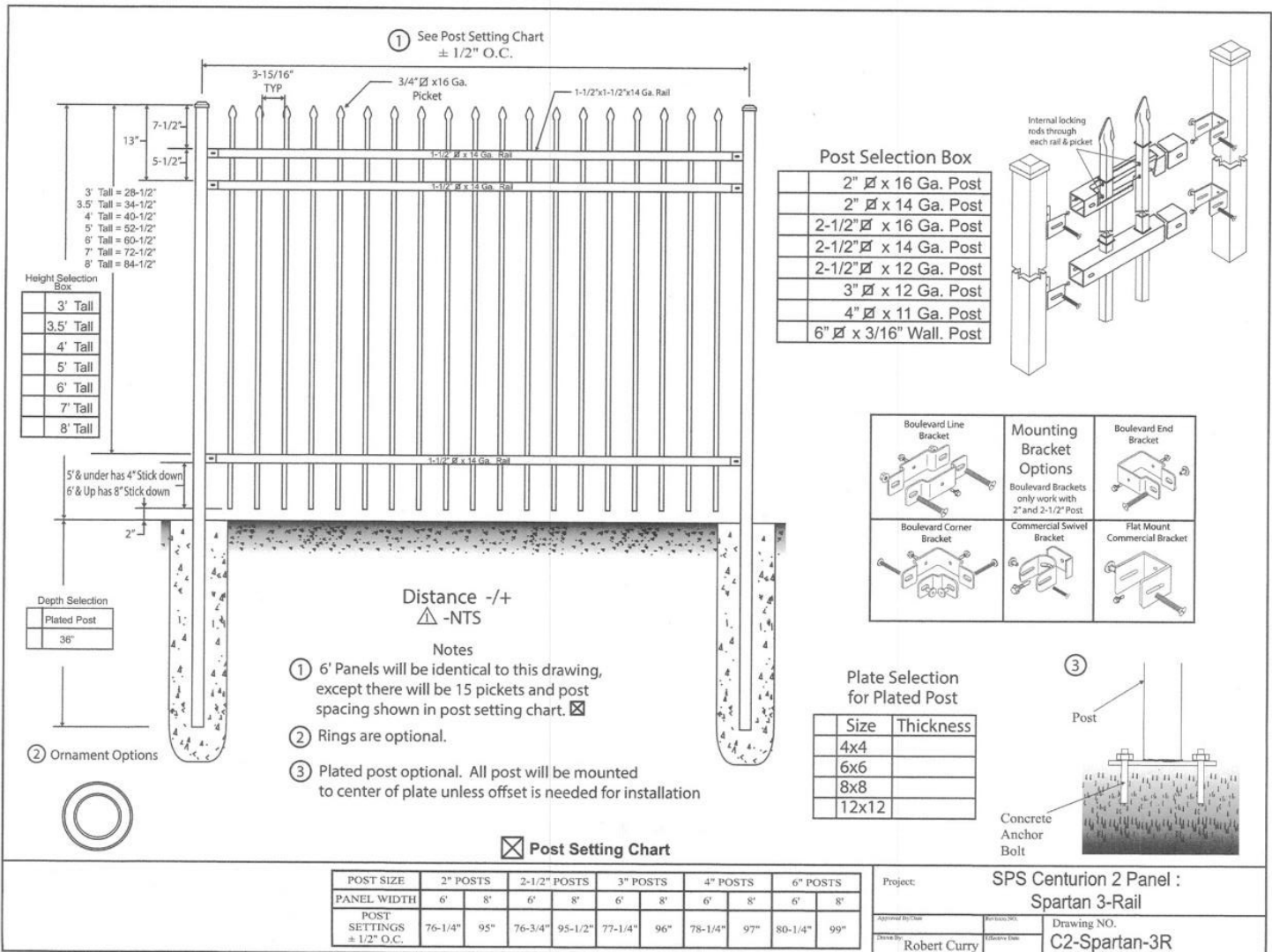


Daleth Johnson
 Principal
 Nechemya Construction Solutions
daleth@nechemyasolutions.com
 Mobile: (214)274.0750

SITE PLAN



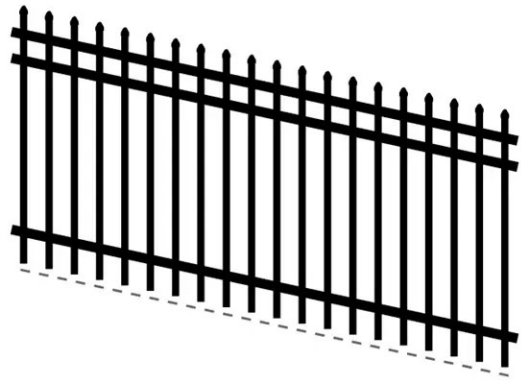
Fence Specifications:



Established - 2009



Fence Illustrations:



BEN AVENUE EXTERIOR LIGHTS UPGRADE PROPOSAL

Date: May 16, 2024

To: Texas Health and Human Services
Attn: Tyrone Mosley
Tele: 972.337.6264 (o) 214.284.1046 (c)
Email: tyrone.mosley@hhs.texas.gov

Project: 2700 Ben Avenue, Fort Worth, TX 76103

PO Number: HHSTX-4-0000326350

Proposal based on quote request: May 10, 2024

Scope of Work:

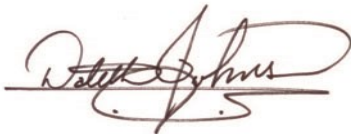
Provide all material, labor, tools, and equipment necessary to complete the following:

- Furnish and install (3) standard and (2) high-output LED ceiling canopy lights in personal entries
- Furnish and install (7) LED wall pack light fixtures in personal walkways and sidewalks
- Connect the new LED light fixtures to the existing exterior lights and branch wiring using surface mounted EMT conduit.
- New lights shall be controlled by the existing means of exterior light control
- All work shall be performed during normal business hours

Description	Labor, Installation,	Trip Charge	Materials, Equipment, and Logistics	Total
Upgrade and Replace Exterior Lighting at Each Entrance of the Building	\$7,200.00 Electrician Labor 4 Techs @ \$90.00/hr Total of 20 hrs each	\$150.00	\$5,500.00 Materials & Equipment	\$12,850.00

TOTAL JOB COST: \$12,850.00 (Excludes Tax)

Respectfully Submitted,



Daleth Johnson
Principal
Nechemya Construction Solutions
daleth@nechemyasolutions.com
Mobile: (214)274.0750



STANDARD



APPLICATIONS

The Slim Canopy LED series can be widely used in outdoor lighting (wet location). Ideal for canopies, loading docks, parking garage, buildings, industrial areas, sidewalks, schools and many additional applications. The premium optics design greatly improves this light's coverage area.

FEATURES

- * Standard in 5000K
- * 45W model is 115 Lm/W , 5180 Lumens
- * 70W is 114 Lm/W, 8020 Lumens
- * Universal 100-277V AC input voltage
- * Long-life LEDs with 50,000 hours of operation
- * Dimmable with 0-10V
- * Light fixture and finish endurance tested to withstand 3000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- * Die Cast aluminium housing with durable dark bronze powder coat paint
- * High efficiency LED Driver
- * Power factor > 0.90
- * Total harmonic distortion <20%
- * Color rendering Index >80

ORDERING INFORMATION

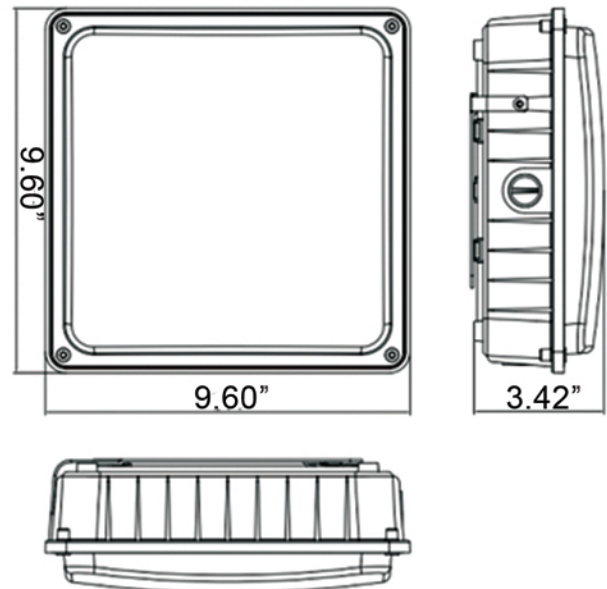
MODEL	Color Temp	Lumens	Lumen/watt	Wattage	Voltage
CLL-CN301D-45W-5K	5000K	5,180	115	45	100-277
CLL-CN301D-70W-5K	5000K	8,020	114	70	100-277




WARRANTY & DETAILS

- * UL listed
- * DLC Listed
- * Meets FCC Part 15 standards
- * Suitable for Wet Location Application
- * 5-year warranty on all electronics and housing
- * -40 F to 122 F operating temperature.

DIMENSIONS





Color: Bronze

Weight: 13.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.25A/0.84A/0.63A
208V	0.73A/0.48A/0.36A
240V	0.63A/0.42A/0.32A
277V	0.55A/0.37A/0.28
Input Watts	70.4-145W

LED Info

Watts	150/100/75W
Color Temp	3000K/4000K/5000K
Color Accuracy	72-75 CRI
L70 Lifespan	100,000 Hours
Lumens	11,480-21,852 lm
Efficacy	141.8-169.1 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
150W/100W/75W (factory default 150W)
Color temperature selectable by 5000K, 4000K and 3000K

Compliance

UL Listed:

Suitable for wet locations

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-LHG3FY

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz:
150W: 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A
100W: 120V: 0.84A, 208V: 0.48A, 240V: 0.42A, 277V: 0.37A
75W: 120V: 0.63A, 208V: 0.36A, 240V: 0.32A, 277V: 0.28A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.53% at 120V, 8.91% at 277V

Power Factor:

99.7% at 120V, 93.2% at 277V

Photocell:

Integrated photocell included with on/off switch

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

150W: Replaces up to 750W Metal Halide or 400W High Pressure Sodium
100W: Replaces up to 400W Metal Halide or 310W High Pressure Sodium
75W: Replaces up to 350W Metal Halide or 250W High Pressure Sodium

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Housing:

Die-cast aluminum

Lens:

Glass

Reflector:

Specular aluminum

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com

Copyright © 2024 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 3

Technical Specifications (continued)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Mounting:

Die-cast backbox with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged door for easy re-assembly.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Optical**BUG Rating:**

150W: B1 U3 G5

100W: B1 U3 G5

75W: B1 U3 G5

Other**5 Yr Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

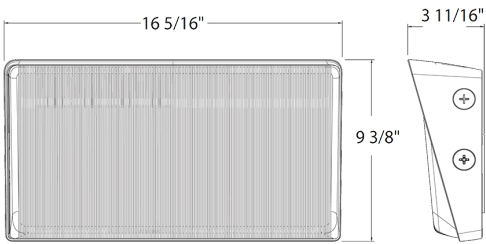
Note:

All values are typical (tolerance +/- 10%)

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



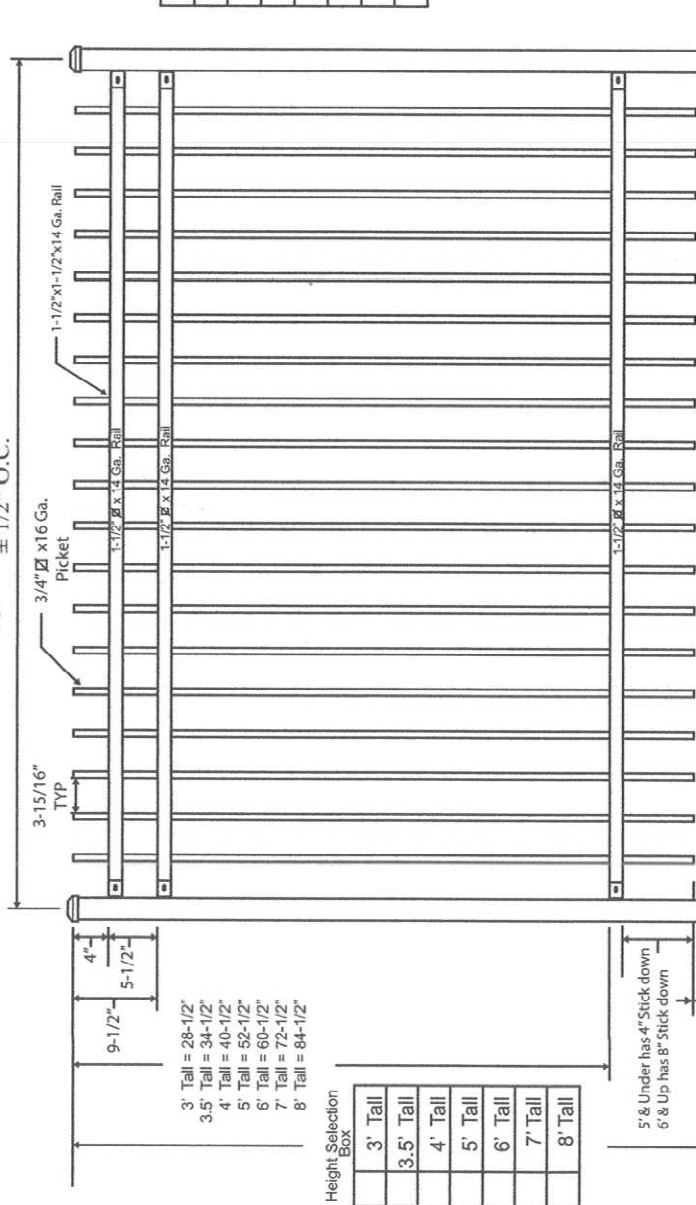
Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, limited warranty

Ordering Matrix

Family	Size (Wattages)	Color Temp	Finish	Voltage	Options
W34	L				
S = Small (35/25/17W) M = Medium (80/60/40W) L = Large (150/100/75W)		Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Integrated Photocell

① See Post Setting Chart ± 1/2" O.C.



Distance +/-
Δ -NTS

Notes

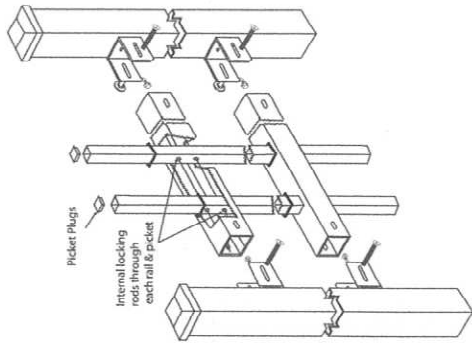
- ① 6' Panels will be identical to this drawing, except there will be 15 pickets and post spacing shown in post setting chart. ☒
- ② Finales & Rings are optional. Rail spacing will change with final option.
- ③ Plated post optional. All post will be mounted to center of plate unless offset is needed for installation

☒ Post Setting Chart

POST SIZE	2" POSTS	2-1/2" POSTS	3" POSTS	4" POSTS	6" POSTS
PANEL WIDTH	6'	8'	6'	8'	6'
POST SETTINGS ± 1/2" O.C.	76-1/4"	95"	76-3/4"	95-1/2"	80-1/4"
			78-1/4"	97"	99"

Post Selection Box

2" Ø x 16 Ga. Post
2" Ø x 14 Ga. Post
2-1/2" Ø x 16 Ga. Post
2-1/2" Ø x 14 Ga. Post
2-1/2" Ø x 12 Ga. Post
3" Ø x 12 Ga. Post
4" Ø x 11 Ga. Post
6" Ø x 3/16" Wall. Post



Mounting Bracket Options	Boulevard End Bracket	Flat Mount Commercial Bracket
Boulevard Brackets only work with 2" and 2-1/2" Post	Commercial Swivel Bracket	
Boulevard Line Bracket	Boulevard Corner Bracket	

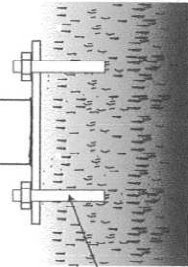
Plate Selection for Plated Post

Size	Thickness
4x4	
6x6	
8x8	
12x12	

③

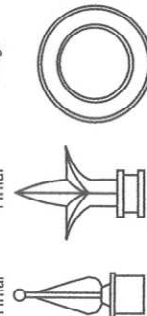
Post

Concrete Anchor Bolt



② Ornament Options

Quad Finial
Tri Finial
Rings



Project:

SPS Centurion 2 Panel : Defender 3-Rail

Approved By: Robert Curry

Effective Date:

Revised By:

Drawing NO.

C2-Defender-3R



TEXAS HEALTH AND HUMAN SERVICES COMMISSION

06/04/2024

Health and Human Services
2700 Ben Ave. Street
Fort Worth, Texas 76103

RE: Lease #20067, 2700 Ben Ave, Fort Worth, Texas 76103

Dear: Mr. Willie R. Shepard

The Texas Health and Human Services (HHS), is requesting your permission to conduct a Tenant Improvement (TIR) at the leased property located at **2700 Ben Ave, Fort Worth, Texas 76103**. This improvement is needed for the safety and security of the employee parking lot.

To move forward, we need to make the following modifications to the lease space:

The construction required to conduct the TIR (Scope of Work) will be as follows:

- Commercial Grade Fencing in Black Powder Coating
- Install Eight Foot (8') Rackable Press Point Fence w/ Two (2) Twenty-Four Inch (24") Wide Double Gates
- Four (4) Electric Swing Gate Openers & Two (2) Multi-code Wireless Keypads
- Two and a half Inch (2½") Fence Posts w/ Two and a half Inch (2½") Post Caps
- One and a half Inch (1½") Top Rails, One and a half Inch (1½") Bottom Rails
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- Furnish and install (3) standard and (2) high-output LED ceiling canopy lights in personal entries
- Furnish and install (7) LED wall pack light fixtures in personal walkways and sidewalks
- Connect the new LED light fixtures to the existing exterior lights and branch wiring using surface-mounted EMT conduit.
- New lights shall be controlled by the existing means of exterior light control

Please be advised that all costs associated with this project will be the responsibility of the agency. HHS is requesting your approval to have the work performed on the above-referenced premises and the work will be performed by Lessee and/or Lessee vendor. All work will be coordinated between the Lessor and the occupying agency.

All work completed must resemble current workmanship and décor.