



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 08/20/2024

SUBJECT: APPROVAL OF TENANT IMPROVEMENT REQUEST FROM THE TEXAS HEALTH AND HUMAN SERVICES COMMISSION TO INSTALL A STAFF PARKING LOT PERIMETER FENCE AT THE LANCASTER ANNEX BUILDING

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested the Commissioners Court approve a Tenant Improvement Request (TIR) from the Texas Health and Human Services Commission (THHSC) to install a staff parking lot perimeter fence at the Lancaster Annex Building, located at 2700 Ben Avenue in Fort Worth.

BACKGROUND

THHSC has leased the 33,476 square foot Lancaster Annex Building from Tarrant County since 1988. The building is utilized by the Family and Protective Services Division and serves the public by offering children and their families protection from abuse.

On May 16, 2023, the Commissioners Court, through Court Order #140898, approved THHSC’s first TIR to install a commercial-grade security fence and gates near the staff entrances at the Lancaster Annex Building.

THHSC staff have expressed safety concerns due to an increase in transient activity in the staff parking lot. The new staff parking lot perimeter fence will help secure the area for THHSC Staff employees.

The current ILA, under Article II, Section (i), allows THHSC to request and pay for alterations and improvements necessary for the continued effective operation of the assigned program, upon receipt of a notification letter, and approval by the Commissioners Court. All improvements, or alterations made to the Leased Premises shall remain the property of the County.

With approval of this TIR, Nechemya Construction Solutions will install commercial-grade fencing and lighting around the perimeter of the staff parking lot. The scope of services should include, but not limited to the following:

- Commercial Grade Fencing in Black Powder Coating
- Install 8’ Rackable Press Point Fence with Two (2) 24” Wide Double Gates
- Four (4) Electric Swing Gate Openers and Two (2) Multi-code Wireless Keypads
- 2½” Fence Posts with 2½” Post Caps
- 1½” Top Rails, 1½” Bottom Rails
- ¾” Vertical Pickets with 4” Picket Spacing

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Christina Munoz Michael Amador
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All costs associated with the project will be the responsibility of THHSC.

Labor, Installation: 8 Techs at \$75.00 per hour for 148 hours each	\$ 88,800.00
Materials, Equipment, and Logistics	<u>\$136,050.00</u>
Total Amount	<u>\$224,850.00</u>

FISCAL IMPACT

There is no fiscal impact associated with this item.