

Tarrant County Law Enforcement Training Center Study
Statement of Work – Modification 02 Expanded Options for Consideration
27 September 2023

Project Description

The intent of the project modification is to provide Tarrant County (TC) with 3 options for consideration to aid in decision making. Optional details included in the attached email. Optional considerations include use of existing utilities/infrastructure at either the Tarrant County College District (TCCD) Northwest Campus (NW) or at the TC Resource Connection site.

Project scope includes programming, feasibility and site assessment, and conceptual planning for an expansion to existing building(s). See attached highlighted campus map for building locations.

Anticipated functions include, but are not limited to, previously programmed Sheriff Office (SO) needs which have been modified to accommodate anticipated project budget.

Project size and budget to be confirmed as part of the project scope. Scope includes development of conceptual plans to accommodate determined requirements and conceptual construction and design costs for each of the 3 Options under consideration.

KA will interview designated representatives of TC and SO, as required, to confirm project program needs. Upon completion and approval of the project program confirmation, KA will develop conceptual site plan and block plans for use in establishing/confirming the project budget for each of the 3 Options under consideration.

Scope of Work

1. See attached email 27 Sept 23 for expanded scope detail
2. Interview designated representatives identified to confirm stated needs
3. Provide site/plan options for TC and TCCD consideration and confirm option to go forward
4. Provide conceptual site and building block plans for each option
5. Provide rendering of each conceptual building design concept
 - a. Provide 2 separate renderings for Option 2
 - i. TCCD NW Campus site
 - ii. TC Resource Connection site
6. Opinion of probable cost
 - a. Update previous OPCC for Option 3
 - b. Provide conceptual opinion of probable construction cost for Option 2 and Option 1
 - i. Meet preferred project scope
 - ii. Provide 2 separate estimates/line item for Option 2
 1. TCCD NW Campus site
 2. TC Resource Connection site
 - iii. Provide 2 separate estimates/line items for Option 1
 1. Expanded main facility
 2. New firing range building
 - c. Anticipated A/E fees

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- d. Budget estimate of furniture, fixtures, and equipment costs
- 7. Deliverables
 - a. Proposed conceptual plan options per option
 - b. Conceptual pricing documents to aid in construction budget development
 - i. Site plan
 - ii. Floor block plan
 - iii. Exterior elevation sketches
 - c. Conceptual project Opinion of Probable Construction Cost per option
 - d. Conceptual rendering of each option
 - e. Conceptual furniture, fixtures, and equipment budget based on square footage and developed requirements
 - f. Anticipated A/E fees
 - g. All deliverables in electronic format

Excluded from Fee

- 1. Hazardous materials survey
- 2. LEED documentation and/or certification
- 3. Engineering services not identified in scope
- 4. Design or Engineering Sub Consultant services not identified above
- 5. Geotechnical investigation/report

Amy Sibley

From: Amy Sibley
Sent: Wednesday, September 27, 2023 10:06 AM
To: Mike Amador
Cc: Karl Komatsu; Joseph A. Ross; Neil Bletsch; Ryan Brantley
Subject: TC LETC Study - Revised Project Approach

Michael,

Below is my understanding of the revised project approach we discussed earlier this date. I will provide an updated scope and fee by the end of the day based on the following information unless you direct otherwise.

Option 3

- Scope previously presented to County located at the TCCD NW Campus
- Reduced project scope with free standing 60,900 sf Main building
- Addition to existing NW Campus 50 range building
 - Enhanced (still reduced) scope for the firing range with the
 - Modification to 12 lanes instead of 10.
 - Range to be 50-yard length
- Updated rendering(s)
- Updated estimate

Option 2

- Comports to most recent proposal but will include Operational functions located at TC Resource Connect site
- Academic functions only as addition to existing TCC NW Campus buildings
 - WCJC building
 - Range building
- Remodel and/or addition to existing SO building to accommodate Operational SO functions
 - Confirm existing building conditions
- Provide 2 renderings and estimates
 - TCC NW Campus
 - Resource Connection

Option 1

- All SO functions located at existing Resource Connection site
- KA meet with TC and SO representatives to confirm existing conditions with programmed functions and determine/confirm needs and approach
- Reduced project scope with 60,900 sf Main building functions
 - Some programmed functions already exist, but may need modification
 - Existing quartermaster space
 - Existing SWAT component
- Firing Range
 - Modification to 12 lanes instead of 10.
 - Range to be 50-yard length
- Updated rendering(s)
- Updated estimate

Due Date

- Project duration would be approximately 30 days

- KA deliverables to TC by end of day 27 October
- Commissioner Court agenda for 7 November

Contracting

- TCCD cannot piggyback on to TC contract so if project at NW Campus there would be a TCC request for proposal process
- TC can award project to KA through IDIQ current contract if contracted through TC

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Komatsu Architecture Fee Proposal

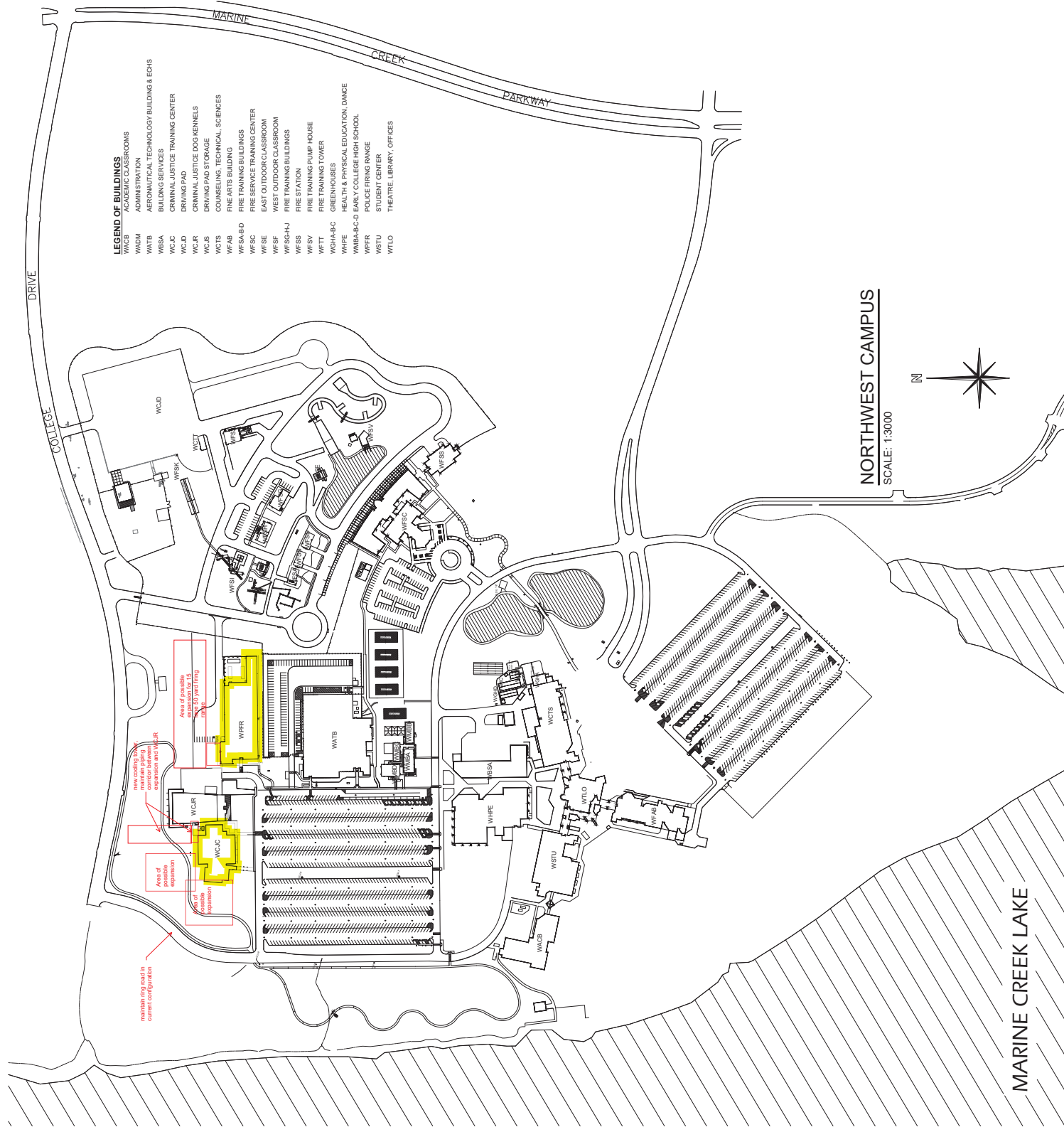
**Tarrant County Law Enforcement Training Center Study -
Limited Program at TCCD NW Campus
Expanded Options for Consideration**

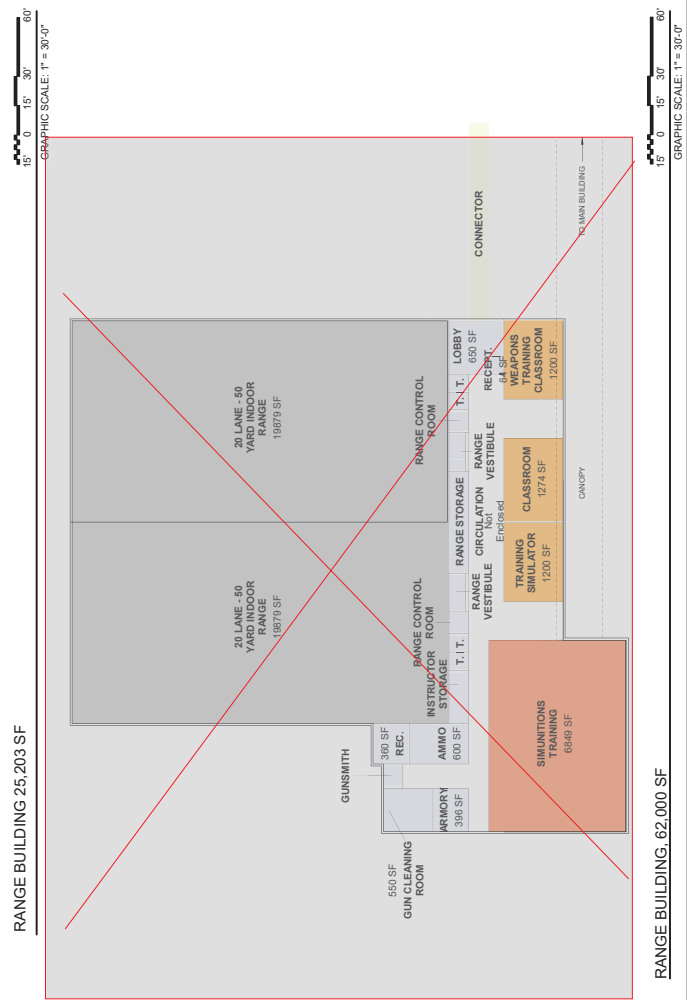
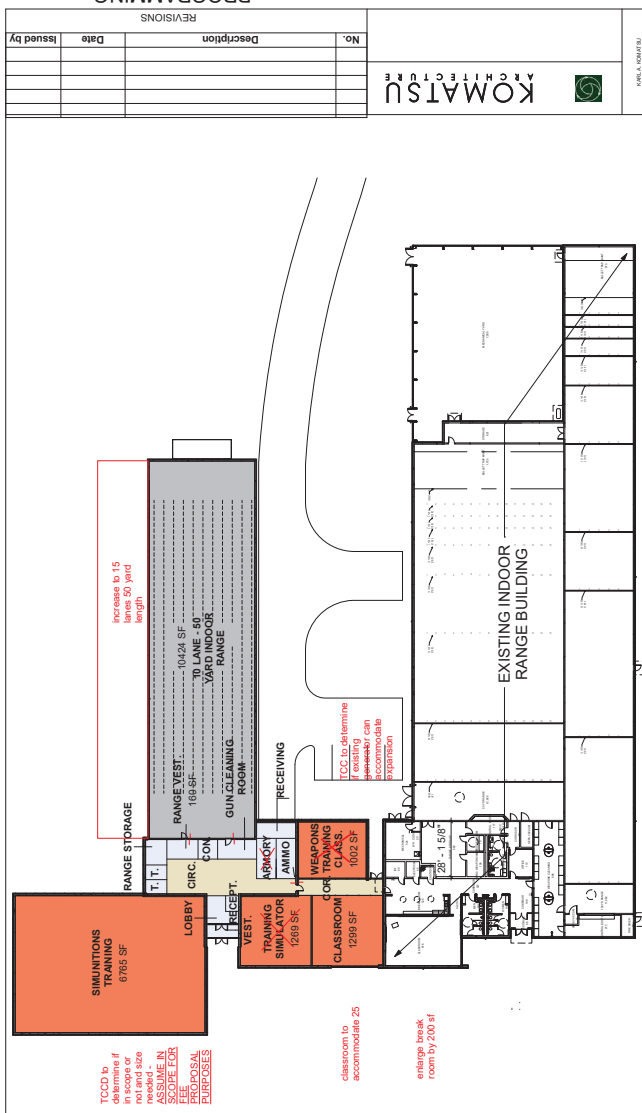
September 28, 2023

[illegible]

Basis of Proposal

1. Mod 02 Based on attached SOW and Scope Email dated 27 September 2023 - \$68,793
2. Mod 01 based on attached SOW dated 14 September 2023 - \$52,005
3. Assumes accelerated project schedule
4. Assumes drawings and renderings previously developed used for Option 3 with minor modifications
- 5.





REVISIONS		
No.	Description	Issued by




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SHEET 1102
 11/15/2023

TARRANT COUNTY LAW ENFORCEMENT TRAINING CENTER

PORT WORTH, TEXAS

MAIN BUILDING PLAN DIAGRAM

SHEET 1102	11/15/23
BY: A. WELL & COMPANY	DATE: 11/15/23
DESIGNED BY: J. K. J. J. J.	CHECKED BY: J. K. J. J. J.
DRAWN BY: J. K. J. J. J.	DATE: 11/15/23
PROJECT: TARRANT COUNTY LAW ENFORCEMENT TRAINING CENTER	
SHEET: 1102	

A1.01



TCLETC MAIN BLDG. 60,900 SF

TCLETC MAIN BLDG. 116,000 SF

GRAPHIC SCALE: 1"= 30'-0"

