



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

PAGE 1 OF 13

DATE: 05/02/2023

**SUBJECT: APPROVAL OF A PROFESSIONAL SERVICES CONTRACT WITH  
GSBS ARCHITECTS RELATED TO THE FIRE ALARM  
REPLACEMENT PROJECT AT THE 1895 COURTHOUSE**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve a professional services contract with GSBS Architects related to the Fire Alarm Replacement Project at the 1895 Courthouse located at 100 W. Weatherford St. Fort Worth, TX 76196.

**BACKGROUND**

The 1895 Courthouse does not have a comprehensive building Fire Alarm (FA) System. A limited FA system was installed in 2000 to provide coverage in the elevator machine room and at the elevator landings on floors 1 through 4. This project includes the installation of a complete FA system that will provide one hundred percent (100%) comprehensive coverage at the 1895 Courthouse. The new FA system will improve notifications to the building occupants and notification to the authorities in the event of any smoke/fire incidents, and overall fire detection within the building. The new FA system will require installation of new wiring in conduits embedded in the walls and ceilings, smoke detection devices, heat detection devices, audio-visual notification devices, and a voice annunciating communication system, as well as an addressable fire alarm panel.

On April 26, 2022, the Commissioners Court, through Court Order #138003, approved a Request For Qualification (RFQ) 2022-098 - Professional Architectural-Engineering Services for Various Tarrant County Projects. With approval of RFQ 2022-098, the Facilities Management Department and Purchasing Department were granted approval to utilize the selected firms for indefinite deliveries and indefinite quantities of work, as outlined in the RFQ, at the hourly rates in the respective rate schedules for each firm. Firms will be issued a Tarrant County purchase order or are required to sign a contract for individual projects, depending on the type and cost of the work. GSBS Architects was one (1) of the firms that received the highest evaluated ratings from the evaluation committee by having qualifications that meet the County's needs for indefinite quantities of work as outlined in the RFQ.

The purpose of this contract is for GSBS Architects to provide project design, bidding, and construction administration services for the Fire Alarm Replacement Project at the 1895 Courthouse.

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Joshua B. Palmer Michael Amador
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REFERENCE NUMBER: \_\_\_\_\_ DATE: 05/02/2023 PAGE 2 OF 13

GSBS Architects will provide the following architectural, and engineering services:

## 1.1 Scope of Basic Services

a. GSBS's Basic Architectural Services consist of those described in their proposal (Exhibit A) and include Architectural Historic, special Structural services and customary electrical engineering services.

## 1.2 Construction Documents Phase

a. GSBS shall prepare Construction Documents for the Owner's approval that illustrate and describe the development of Drawings and Specifications to set forth in detail the quality levels and performance criteria of materials and systems, and other requirements for the construction of the work.

## 1.3 Bidding Services Phase

a. Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

## 1.4 Construction Services Phase

a. GSBS shall provide administration of the Contract between the Owner and the Contractor.

## 1.5 Supplemental Services

a. Permitting: Submit construction documents to seek permitting; address and respond to Authority Having Jurisdiction review comments to obtain construction documents approval for permitting. Payment of fees to obtain permitting shall be by owner.

b. Final CAD & PDF Files

The Commissioners Court approved funding for the project in the amount of \$1,200,000.00 as part of the Tarrant County Facilities Management FY2023 Capital Budget.

The Criminal District Attorney's Office has reviewed this contract as to form.

## **FISCAL IMPACT**

The fiscal impact for this contract is \$141,510.00. Funding is available for this project in account 540000/45100-2023/3110403000.