



## COMMISSIONERS COURT COMMUNICATION

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

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DATE: 10/17/2023

**SUBJECT: APPROVAL OF A PROFESSIONAL SERVICES CONTRACT WITH  
KOMATSU ARCHITECTURE FOR ARCHITECTURAL AND  
ENGINEERING SERVICES FOR THE COLD SPRINGS JAIL  
RENOVATION PROJECT**

### **COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve a professional services contract with Komatsu Architecture for architectural and engineering services for the Cold Springs Jail Renovation project, located at 1815 Cold Springs Road in Fort Worth.

### **BACKGROUND**

In the mid 1980's, the County acquired the current facility, an elementary school, and converted it into a minimum-security jail. The Cold Springs Jail serves as an emergency backup to the Juvenile Detention Center. The Cold Springs Jail has two wings: the North Wing, which is jail standards compliant and can house 384 inmates, and the South Wing which is currently unoccupied and serves as expansion space for future growth.

On April 26, 2022, the Commissioners Court, through Court Order #138003, approved Request For Qualification (RFQ) No. 2022-098 – Annual Contract for Professional Architectural-Engineering Services, for various Tarrant County projects. With approval of RFQ No. 2022-098, the Facilities Management Department and Purchasing Department were granted approval to utilize the selected firms for 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 will be required to sign a contract for individual projects, depending on the type and cost of the work. Komatsu Architecture was one (1) of the firms that received the highest evaluated ratings from the evaluation committee as having qualifications to meet the County's needs for indefinite quantities of work as outlined in the RFQ.

With approval of this professional services contract, Komatsu Architecture will provide full design services for a building renovation to upgrade the existing 60,600 square-foot two (2) story building, to a medium security Texas Commission on Jail Standards facility. Both the North and South Wings are included in the design, but funding for construction has not been requested for the South Wing. Facilities Management will provide the cost for the renovation of the South Wing to be considered by the Court at a later date.

|               |                       |                              |                               |
|---------------|-----------------------|------------------------------|-------------------------------|
| SUBMITTED BY: | Facilities Management | PREPARED BY:<br>APPROVED BY: | Frank Lopez<br>Michael Amador |
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The scope of services shall include, but are not limited to the following:

- Programming Phase
- Design Development Phase
- Construction Documents Phase
- Bidding Phase
- Construction Administration Phase
- Opinion of Probable Cost

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

### **FISCAL IMPACT**

Funding in the amount of \$1,217,444.00 is available in account 540000/45400-2024/3110303000.