

21. RFQ No. 2023-143 - Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties - County Administrator's Office - Argent Mineral Management - Exercise First Option for Renewal - Same Contract Terms



# COMMISSIONERS COURT COMMUNICATION

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

PAGE 1 OF 6

DATE: 08/06/2024

**SUBJECT: RFQ NO. 2023-143 - ANNUAL CONTRACT FOR OIL AND GAS MINERAL ASSET MANAGEMENT SERVICES FOR COUNTY-OWNED PROPERTIES - COUNTY ADMINISTRATOR'S OFFICE - ARGENT MINERAL MANAGEMENT - EXERCISE FIRST OPTION FOR RENEWAL - SAME CONTRACT TERMS**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve renewal of RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for the first optional twelve (12) month period at the same contract terms.

**BACKGROUND**

On September 19, 2023, the Commissioners Court, through Court Order #141767, awarded RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for the County Administrator's Office, to Argent Mineral Management at the per contract terms.

The award was based upon evaluation criteria set forth in the RFQ specifications and contained options to renew for two (2) additional twelve (12) month periods.

The purpose of this contract is to select the most qualified vendor for the overall management of Tarrant County's oil and gas mineral assets on or beneath County-owned properties which includes, but is not limited to, developing a strategic leasing plan, reviewing and updating standard gas lease documents, as well as negotiating lease details and providing all necessary landman and oil/gas attorney services.

The vendor notified Purchasing in writing that they will extend the same contract terms through September 21, 2025. The County Administrator's Office notified Purchasing in writing that they are pleased with the vendor and want to renew.

Therefore, it is the joint recommendation of the County Administrator's Office and Purchasing that the Commissioners Court approve renewal of RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for another twelve (12) month period.

SUBMITTED BY:	Purchasing	PREPARED BY: APPROVED BY:	Teresa Ralls Chris Lax, CPSM, CPSD, CPCP
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## COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 08/06/2024 PAGE 2 OF 6

### **FISCAL IMPACT**

Argent Mineral Management will be paid five percent (5%) of the total receipts in each account and five percent (5%) of lease bonuses, pooling agreements, assignments, etc. negotiated on behalf of the County. To date, \$5,020.11 has been paid in administrative fees from October 2023 through June 2024.



## TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: RFQ No. 2023-143 - Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties - County Administrator's Office - Argent Mineral Management - Exercise First Option for Renewal - Same Contract Terms

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

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### I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

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**Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.**

### II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

Yes \_\_\_\_\_ No ✓

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

Yes \_\_\_\_\_ No ✓

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

\*\*\*\*\*



**TARRANT COUNTY PURCHASING DEPARTMENT**

100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

June 3, 2024

Argent Mineral Management  
Mr. Travis Gist  
Mineral Manager  
4200 S. Hulen Street, Suite 217  
Fort Worth, TX 76109

Re: RFQ NO. 2023-143  
Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties

Dear Mr. Gist:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of September 22, 2023, through September 21, 2024. The effective dates for the first renewal option will run from September 22, 2024, through September 21, 2025.

Tarrant County Purchasing Department hereby extends an invitation to Argent Mineral Management to accept the first option for an additional one (1) year period for this bid as awarded on September 19, 2023. Argent Mineral Management acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioners Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All contract terms remain firm for the optional renewal period through September 21, 2025.

☒ Yes, Argent Mineral Management will accept the offer to extend the same contract through September 21, 2025. **Please include a current 1295 Form with your response.**

☐ No, Argent Mineral Management will NOT accept the offer to extend the same contract through September 21, 2025.

Please email your signed response.

Sincerely,

Handwritten signature of Teresa Ralls in cursive script.

Teresa Ralls, Senior Buyer  
Tarrant County  
817-884-3246

Handwritten signature of Travis Gist in cursive script.

Travis Gist, Mineral Manager  
Argent Mineral Management

6-17-2024  
Date

# Memorandum

**To:** Maegan South

**Dept:** County Administrator's Office

**From:** Teresa Ralls, Sr. Buyer, Purchasing Department

**Date:** May 30, 2024

**Re:** Renewal of RFQ 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties

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The above referenced contract will expire on September 21, 2024. This contract included two (2) options to renew with the vendor for additional twelve (12) month terms. The first renewal term would commence September 22, 2024, and would expire September 21, 2025.

If you wish to exercise this option to renew and continue this contract with the vendor listed below for twelve more months, please check the appropriate item and email back to me by June 5, 2024.

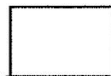
Argent Mineral Management



Yes, I wish to continue the current contract with the above-mentioned vendor for the first renewal term of the contract.

Funds to support this contract will be provided by the following accounts:

Fees of 5% are deducted from services performed.



No, I do not wish to continue the current contract with the above-mentioned vendor for the following reason(s).

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SIGNATURE: Maegan South Digitally signed by Maegan South  
Date: 2024.06.03 12:36:50 -05'00'

DATE: 6-3-2024

# RFQ 2023-143 Annual Contract for Oil and Gas Mineral Asset Management Services

Evaluation Criteria	Max Points	Argent Mineral Management Fort Worth, TX HUB - No	BOK Financial NA d/b/a Bank of Texas Fort Worth, TX HUB - No	PW Energy Fort Worth, TX HUB - No	The Northern Trust Company Fort Worth, TX HUB - No	CPH Law Group, PLLC San Antonio, TX HUB - Yes
Responsiveness	10	9.67	8.67	8.67	8.00	7.33
Qualifications and Experience	20	19.67	18.00	16.67	17.00	11.33
Management/Organization Plan	35	34.33	31.67	30.33	28.33	20.33
Experience/Availability of Portfolio Project Manager	20	20.00	20.00	16.00	14.67	8.00
References	15	9.00	9.00	9.00	9.00	12.00
Total	100	92.67	87.34	80.67	77.00	59.00

## Ranking

1. Argent Mineral Management
2. BOK Financial NA d/b/a Bank of Texas
3. PW Energy
4. The Northern Trust Company