



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145730

PAGE 1 OF 16

DATE: 8/19/2025

**SUBJECT: CONSIDERATION TO APPROVE CHANGE ORDER NO. 3 TO THE HM & MF LTD D/B/A MUCKLEROY & FALLS CONSTRUCTION SERVICES CONTRACT FOR THE LAW ENFORCEMENT TRAINING CENTER RENOVATION**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider approval of Change Order No. 3 to the HM & MF LTD. d/b/a Muckleroy & Falls construction services contract for the Law Enforcement Training Center Renovation project.

**BACKGROUND**

On November 12, 2024, the Commissioners Court, through Court Order #144161, awarded RFP No. F2024188 for the construction services contract with HM & MF LTD. d/b/a Muckleroy & Falls in the amount of \$15,724,431.00.

On December 3, 2024, the Commissioners Court, through Court Order #144368 approved Change Order No.1 to the construction services contract for the Law Enforcement Training Center, increasing the contract by \$2,001,082.00. The revised total contract amount is \$17,725,513.00.

On March 11, 2025, the Commissioners Court, through Court Order #144831 approved Change Order No.2 to the construction services contract for the Law Enforcement Training Center, increasing the contract by \$0.00. The total contract amount remained \$17,725,513.00.

Change Order No. 3 does not impact the total contract price of the contract but does extend the total duration of construction performance and includes the following scope of work adjustments:

Proposed Change Order (PCO) 12- Replace Exterior Wall originally designed to remain - Addition of \$273,528.83 reallocated from Owner's Contingency – No impact to the Guaranteed Maximum Price (GMP)

PCO 17- Cost reduction credit all remaining savings from the furniture allowance (Ref Change Order No. 1) - Credit of (\$153,649.94) reallocated to Owner's Contingency – No impact to the GMP

PCO 18- Cost reduction for Holding Cell Mock-up Doors - Credit of (\$8,438.00) reallocated to Owner's Contingency – No impact to the GMP

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Jon Hendrickson



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER: 145730 DATE: 8/19/2025 PAGE 2 OF 16

PCO 21- Extend the construction performance period by 70 calendar days due to critical path interruption for abatement of asbestos containing exterior walls. General Conditions cost increase for this extension is applicable- Addition of \$125,947.56 reallocated from Owner's Contingency – No impact to the GMP

Use of Owner's Contingency within the contract value to offset the shortfall of the funds credited above – reallocate \$237,388.45 from Owner's Contingency - No impact to the GMP

Change Order No. 3 adds seventy (70) days to the contract time. The updated Substantial Completion Date is extended to February 16, 2026.

Pursuant to the State of Texas Government Code 262.031(b), the Director of Facilities Management approved the above modifications specified in Change Order No. 2. The work was approved to prevent delays and potential cost increases impacting the County related to the design or construction of the project.

**FISCAL IMPACT**

The total for Change Order No. 3 does not constitute any changes to the GMP.

Owner's Contingency within the GMP			
Initial Owner's Contingency		\$400,000.00	
Change Order #2:			(\$215,912.20)
Change Order #3:			
	PCO – 12		
(\$273,528.83)			
	PCO – 17		\$153,649.94
	PCO – 18		\$ 8,438.00
	PCO – 21		
(\$125,947.56)			
Owner's Contingency Balance		\$ 3,203.65	
Original Contract Total		\$15,724,431.00	
Change Order No. 1		\$ 2,001,082.00	
Change Order No. 2		\$ 0.00	
Change Order No. 3		\$ 0.00	
Revised Contract Total		\$17,725,513.00	



CHANGE ORDER

PROJECT:

24073 - Tarrant County Law Enforcement (24073) 1500 & 5051 Circle Drive, Fort Worth TX 76119

CONTRACT INFORMATION:

Contract For: Date:

CHANGE ORDER INFORMATION:

Change Order Number: 3 Date: 7/15/2025

OWNER:

Tarrant County 100 E Weatherford St, Suite 303 Fort Worth TX 76196

ARCHITECT:

CONTRACTOR:

THE CONTRACT IS CHANGED AS FOLLOWS:

Table with 4 columns: COR No., PCO No., Description, bdtg/applied amount. Rows include PCO-017 (FFE Credit Reconciliation), PCO-018 (Doors 164 and 165 Updates), PCO-012 (Cost to Infill Exterior Walls), and PCO-021 (Abatement Delay Claim).

TOTAL COST OF THIS PCCO #003: \$0.00

The original Contract Value was \$15,724,431.21
Net change by previously authorized Change Orders \$2,001,082.00
The Contract Value prior to this Change Order was \$17,725,513.21
The Contract Amount will be unchanged by this Change Order in the amount of \$0.00
The new Contract including this Change Order will be \$17,725,513.21
The Contract Schedule will be adjusted by 70 days
The new date of Substantial Completion will be: 2/16/2026

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Komatsu ARCHITECT [Signature]

Tarrant County OWNER

Muckleroy & Falls, GC CONTRACTOR [Signature]

By:

16 July 2025 DATE

DATE

7/15/2025 DATE



Date: 06/12/2025

Lorin Scarborough  
Tarrant County  
100 E Weatherford St, Suite 303  
Fort Worth TX 76196

RE: **24073 - Tarrant County Law Enforcement**

<b>PCO #</b>	<b>PCO-012</b>	<b>Summary</b>	<b>Proposed Amount</b>
		Requested days	0.00 273,528.83
		Approved days	0.00

Attached for your review is a copy of the above referenced Proposed Change Order. This PCO is issued to incorporate the scope of work items as specifically detailed herein and on any attached supporting documents. This proposal does not include any additional scope provisions not specifically included herein.

**Please sign and return this PCO by: 3/28/2025**

Sincerely,

Tim Carpenter

Authorization:

By: \_\_\_\_\_

Date: \_\_\_\_\_



# &F Potential Change Order - Tarrant County

Tarrant County Projects

# PCO-012

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-012 - Cost to Infill Exterior Walls Previously Shown to Remain

<b>Category</b>	<b>Reason</b>	<b>Location</b>	<b>Status</b>
Change Order	Design Change		Ready for Review ●
<b>Create date</b>	<b>Due date</b>	<b>Importance</b>	<b>Reference</b>
3/21/2025	3/28/2025	Normal	

**Notes**

PC includes all labor and material to enclose the East and West walls of building 1500 as shown in ASI 05. This includes the VE option from the masonry contractor to use the same brick that is being used for the other exterior walls of the project (F1 with the F2 accent band).

**Summary**

Requested days	0.00	<b>proposed</b>
Approved days	0.00	273,528.83

**Description**

	<b>Proposed</b>
001 - Gypsum Board	67,928.00
002 - Weather Barriers	6,107.83
003 - Masonry	98,700.00
004 - Structural Steel Framing	71,462.00
005 - Concrete	3,457.00
006 - PC 12 - GCs	7,776.00
007 - PC 12 -Bond	2,758.00
008 - PC 12 -CONTRACTOR INSURANCES, FEE, ETC.	15,340.00



Date: 05/20/2025

Lorin Scarborough  
Tarrant County  
100 E Weatherford St, Suite 303  
Fort Worth TX 76196

RE: 24073 - Tarrant County Law Enforcement

PCO #	PCO-017	Summary	Proposed Amount
		Requested days	0.00 0.00
		Approved days	0.00

Attached for your review is a copy of the above referenced Proposed Change Order. This PCO is issued to incorporate the scope of work items as specifically detailed herein and on any attached supporting documents. This proposal does not include any additional scope provisions not specifically included herein.

Please sign and return this PCO by: 6/3/2025

Sincerely,

Authorization:

Tim Carpenter

By: \_\_\_\_\_

Date: \_\_\_\_\_

# &F Potential Change Order - Tarrant County

Tarrant County Projects



# PCO-017

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-017 - FFE Credit Reconciliation

Category	Reason	Location	Status
Change Order	Owner Directive		Ready for Review ●
Create date	Due date	Importance	Reference
4/24/2025	6/3/2025	Normal	

### Notes

PC is the credit back after reconciling CO 01 for the FFE for fitness and office furniture. The savings amount will be credited back to Owner's Contingency.

### Summary

		proposed
Requested days	0.00	0.00
Approved days	0.00	

### Description

Description	Proposed
001 - PC 17 - Reconcile OCO 01 for FFE - Fitness Cost	143,045.00
003 - PC 17 - Reconcile OCO 01 for FFE - Royer Cost	1,112,190.00
004 - PC 17 - Reconcile OCO 01 for FFE - Royer Contingency	12,000.00
005 - PC 17 - Reconcile OCO 01 for FFE - Dumpsters, floor protection, temp labor, equipment	37,390.00
006 - PC 17 - Reconcile OCO 01 for FFE - Fee	260,925.00
002 - PC 17 - Reconcile OCO 01 for FFE - Fitness Cost	-2,001,082.00
007 - PC 17 - Reconcile OCO 01 for FFE - Fitness Cost	435,532.00



Date: 06/04/2025

Lorin Scarborough  
Tarrant County  
100 E Weatherford St, Suite 303  
Fort Worth TX 76196

RE: 24073 - Tarrant County Law Enforcement

PCO #	PCO-018	Summary	Proposed Amount
		Requested days	0.00 0.00
		Approved days	0.00

Attached for your review is a copy of the above referenced Proposed Change Order. This PCO is issued to incorporate the scope of work items as specifically detailed herein and on any attached supporting documents. This proposal does not include any additional scope provisions not specifically included herein.

Please sign and return this PCO by: 5/21/2025

Sincerely,

Authorization:

Tim Carpenter

By: \_\_\_\_\_

Date: \_\_\_\_\_



# PCO-018

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-018 - Doors 164 and 165 Updates

<b>Category</b>	<b>Reason</b>	<b>Location</b>	<b>Status</b>
Owner Change	Design Change		Ready for Review ●
<b>Create date</b>	<b>Due date</b>	<b>Importance</b>	<b>Reference</b>
5/14/2025	5/21/2025		

**Notes**

PC is the material and labor cost to change openings 164 and 165 from detention grade to heavy duty hollow metal to reduce cost since areas will never be used for true detention purposes. This PC will result in a credit back to Owner's Contingency and will keep the overall project value the same.

**Summary**

Requested days	0.00	<b>proposed</b>
Approved days	0.00	0.00

**Description**

Description	Proposed
001 - Delete Original Door 164 and Track Hardware	-8,345.00
002 - Cost of New DFH for openings 164 and 164 - install included	3,205.00
003 - Hardware Allowance	-2,500.00
004 - PC 18 Doors 164 and 165 Updates - GCs	-240.00
005 - PC 18 Doors 164 and 165 Updates -Fee/ insurance	-473.00
006 - PC 18 Doors 164 and 165 Updates -Bonds	-85.00
007 - PC 18 Doors 164 and 165 Updates -Owner Contingency	8,438.00

# Current Project Schedule - Delay Days Highlighted in Yellow

From **Monday, March 3, 2025**

Added 51 days

**Result: Wednesday, April 23, 2025**

◀ [Make adjustment and calculate again](#)

**Calendar showing period from March 3, 2025 to April 23, 2025**

March 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

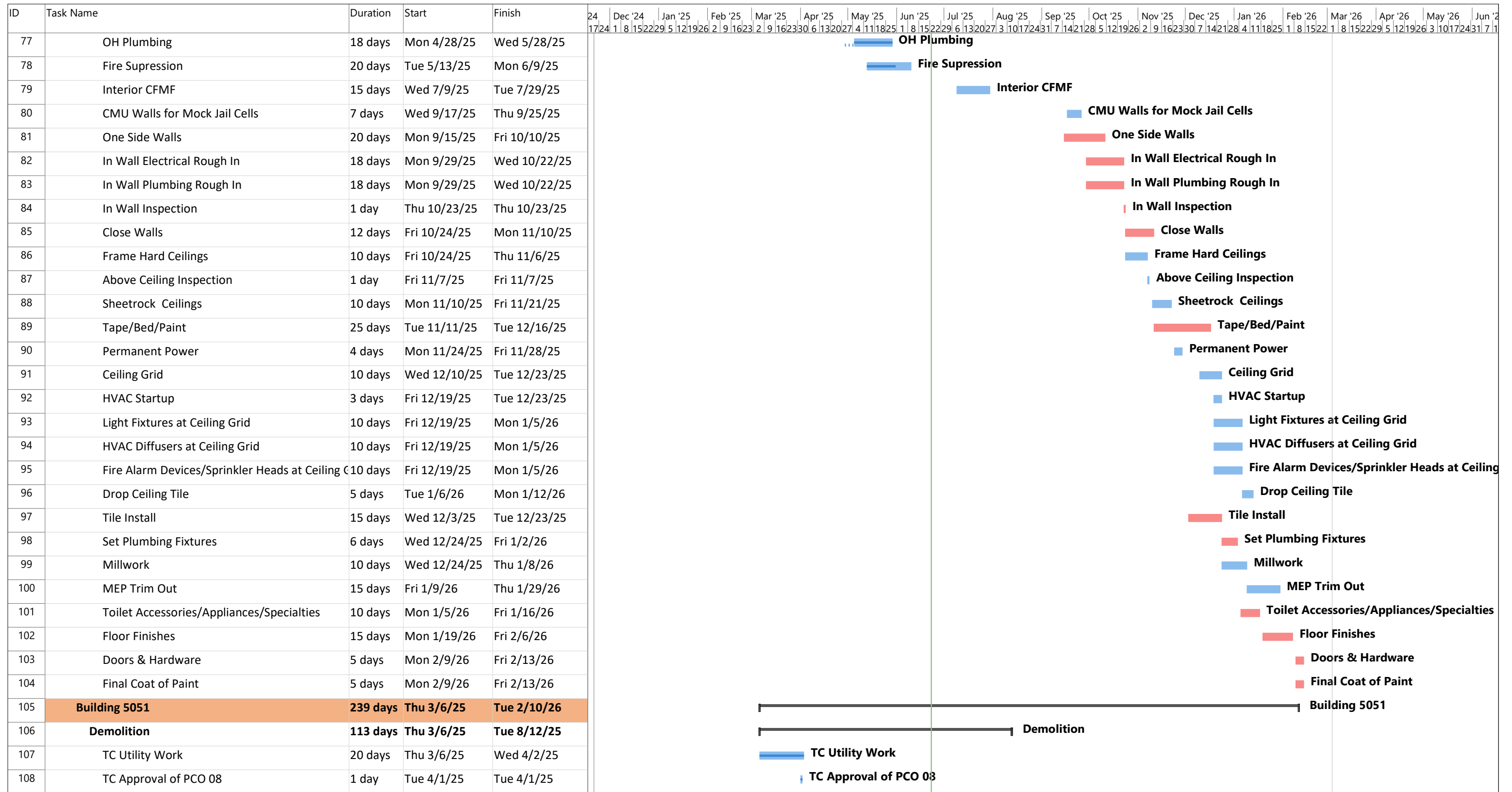
April 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

■ = Start date (Mar 3, 2025)   ■ = Final result date (Apr 23, 2025)

ID	Task Name	Duration	Start	Finish	24 17	Dec '24 24	Jan '25 15	Feb '25 22	Mar '25 29	Apr '25 5	May '25 12	Jun '25 19	Jul '25 26	Aug '25 31	Sep '25 7	Oct '25 14	Nov '25 21	Dec '25 28	Jan '26 4	Feb '26 11	Mar '26 18	Apr '26 25	May '26 31	Jun '26 7
1	<b>Tarrant County Law Enforcement Training Center</b>	<b>329 days</b>	<b>Thu 11/21/24</b>	<b>Tue 3/3/26</b>																				
2	<b>Construction Milestones</b>	<b>329 days</b>	<b>Thu 11/21/24</b>	<b>Tue 3/3/26</b>																				
3	Notice to Proceed Issued	0 days	Thu 11/21/24	Thu 11/21/24	◆ <b>Notice to Proceed Issued</b>																			
4	Building Permit Received	0 days	Mon 11/25/24	Mon 11/25/24	◆ <b>Building Permit Received</b>																			
5	Mobilization	0 days	Mon 1/6/25	Mon 1/6/25	◆ <b>Mobilization</b>																			
6	Ten Day Notice Filed for Additional Asbestos Abatement	0 days	Tue 2/25/25	Tue 2/25/25	◆ <b>Ten Day Notice Filed for Additional Asbestos Abatement</b>																			
7	Asbestos Abatement at Masonry Walls & Steel Columns Complete	1 day	Fri 5/2/25	Fri 5/2/25	◆ <b>Asbestos Abatement at Masonry Walls &amp; Steel Columns Complete</b>																			
8	Foundations Complete	0 days	Thu 7/10/25	Thu 7/10/25	◆ <b>Foundations Complete</b>																			
9	Erect Steel	0 days	Mon 7/7/25	Mon 7/7/25	◆ <b>Erect Steel</b>																			
10	Re-roof Complete	0 days	Wed 9/24/25	Wed 9/24/25	◆ <b>Re-roof Complete</b>																			
11	Building Dried In	0 days	Fri 10/24/25	Fri 10/24/25	◆ <b>Building Dried In</b>																			
12	Paving & Sidewalks Complete	0 days	Mon 12/22/25	Mon 12/22/25	◆ <b>Paving &amp; Sidewalks Complete</b>																			
13	Permanent Power	0 days	Fri 11/28/25	Fri 11/28/25	◆ <b>Permanent Power</b>																			
14	HVAC Energized	0 days	Tue 12/23/25	Tue 12/23/25	◆ <b>HVAC Energized</b>																			
15	Initial ADA Walk	0 days	Fri 1/16/26	Fri 1/16/26	◆ <b>Initial ADA Walk</b>																			
16	Substantial Completion	0 days	Mon 2/16/26	Mon 2/16/26	◆ <b>Substantial Completion</b>																			
17	Building TCO	0 days	Mon 2/23/26	Mon 2/23/26	◆ <b>Building TCO</b>																			
18	FF&E Install Complete	0 days	Mon 3/2/26	Mon 3/2/26	◆ <b>FF&amp;E Install Complete</b>																			
19	Building CO	0 days	Tue 3/3/26	Tue 3/3/26	◆ <b>Building CO</b>																			
20	<b>Construction</b>	<b>297 days</b>	<b>Mon 1/6/25</b>	<b>Tue 3/3/26</b>	<b>Construction</b>																			
21	<b>Building 1500</b>	<b>285 days</b>	<b>Mon 1/6/25</b>	<b>Fri 2/13/26</b>	<b>Building 1500</b>																			
22	<b>Demolition</b>	<b>95 days</b>	<b>Mon 1/6/25</b>	<b>Fri 5/16/25</b>	<b>Demolition</b>																			
36	<b>Site Work</b>	<b>210 days</b>	<b>Mon 3/31/25</b>	<b>Fri 1/23/26</b>	<b>Site Work</b>																			
37	UG Electrical	7 days	Mon 3/31/25	Tue 4/8/25	■ <b>UG Electrical</b>																			
38	Site Utilities	15 days	Mon 6/9/25	Fri 6/27/25	■ <b>Site Utilities</b>																			
39	Grading/Subgrade Prep for Paving	5 days	Mon 11/17/25	Fri 11/21/25	■ <b>Grading/Subgrade Prep for Paving</b>																			
40	Irrigation Sleeves	2 days	Thu 11/20/25	Fri 11/21/25	■ <b>Irrigation Sleeves</b>																			
41	Paving	10 days	Mon 11/24/25	Mon 12/8/25	■ <b>Paving</b>																			
42	Sidewalks	10 days	Tue 12/9/25	Mon 12/22/25	■ <b>Sidewalks</b>																			
43	Final Grade/Backfill Curbs	5 days	Tue 12/23/25	Tue 12/30/25	■ <b>Final Grade/Backfill Curbs</b>																			
44	Irrigation	5 days	Wed 12/31/25	Wed 1/7/26	■ <b>Irrigation</b>																			

Project: TC Law Enforcement Sc Date: Mon 6/23/25	Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
	Split		Inactive Task		Duration-only		Finish-only		Critical			
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Critical Split			
	Summary		Inactive Summary		Manual Summary		External Milestone		Progress			





Project: TC Law Enforcement Sc Date: Mon 6/23/25	Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
	Split		Inactive Task		Duration-only		Finish-only		Critical			
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Critical Split			
	Summary		Inactive Summary		Manual Summary		External Milestone		Progress			

ID	Task Name	Duration	Start	Finish	24 17	Dec '24 24	Jan '25 15	Feb '25 22	Mar '25 29	Apr '25 5	May '25 12	Jun '25 19	Jul '25 26	Aug '25 3	Sep '25 10	Oct '25 17	Nov '25 24	Dec '25 31	Jan '26 7	Feb '26 14	Mar '26 21	Apr '26 28	May '26 5	Jun '26 12
109	Asbestos Abatement (Wait 2 weeks per TC request)	10 days	Mon 4/21/25	Fri 5/2/25	Asbestos Abatement (Wait 2 weeks per TC request)																			
110	Asbestos Abatement - Contractor Will Not Mobilize Until July 7th due to Summer School Workload	15 days	Mon 7/7/25	Fri 7/25/25	Asbestos Abatement - Contractor Will Not Mobilize Until July 7th due to Summer School Workload																			
111	Make Safe	2 days	Mon 7/28/25	Tue 7/29/25	Make Safe																			
112	Site/Selective Demo	10 days	Wed 7/30/25	Tue 8/12/25	Site/Selective Demo																			
113	<b>Structural</b>	<b>62 days</b>	<b>Wed 8/13/25</b>	<b>Fri 11/7/25</b>	<b>Structural</b>																			
114	Earthwork - Subgrade Preperation	5 days	Wed 8/13/25	Tue 8/19/25	Earthwork - Subgrade Preperation																			
115	Install Area A Foundation	14 days	Wed 8/20/25	Tue 9/9/25	Install Area A Foundation																			
116	CMU Walls	15 days	Wed 9/17/25	Tue 10/7/25	CMU Walls																			
117	Misc Structural Steel	10 days	Wed 10/8/25	Tue 10/21/25	Misc Structural Steel																			
118	<b>Exterior Cladding</b>	<b>23 days</b>	<b>Wed 10/8/25</b>	<b>Fri 11/7/25</b>	<b>Exterior Cladding</b>																			
119	Exterior Waterproofing	4 days	Wed 10/8/25	Mon 10/13/25	Exterior Waterproofing																			
120	Exterior Masonry	10 days	Wed 10/22/25	Tue 11/4/25	Exterior Masonry																			
121	OH Doors	3 days	Wed 11/5/25	Fri 11/7/25	OH Doors																			
122	<b>Roofing</b>	<b>5 days</b>	<b>Wed 11/5/25</b>	<b>Tue 11/11/25</b>	<b>Roofing</b>																			
123	Cut In Exhaust Fans	3 days	Wed 11/5/25	Fri 11/7/25	Cut In Exhaust Fans																			
124	Install Curbs/ Fans	2 days	Mon 11/10/25	Tue 11/11/25	Install Curbs/ Fans																			
125	<b>Site Work</b>	<b>28 days</b>	<b>Mon 11/10/25</b>	<b>Thu 12/18/25</b>	<b>Site Work</b>																			
126	Install SWPPP	1 day	Mon 11/10/25	Mon 11/10/25	Install SWPPP																			
127	Paving Demolition	5 days	Tue 11/11/25	Mon 11/17/25	Paving Demolition																			
128	Grading/Subgrade Prep for Paving	5 days	Tue 11/18/25	Mon 11/24/25	Grading/Subgrade Prep for Paving																			
129	Pour Paving	5 days	Tue 11/25/25	Tue 12/2/25	Pour Paving																			
130	Sidewalks	3 days	Wed 12/3/25	Fri 12/5/25	Sidewalks																			
131	Final Grade/Backfill Curbs	3 days	Mon 12/8/25	Wed 12/10/25	Final Grade/Backfill Curbs																			
132	Sealants	3 days	Thu 12/11/25	Mon 12/15/25	Sealants																			
133	Striping	3 days	Tue 12/16/25	Thu 12/18/25	Striping																			
134	<b>Finish Out</b>	<b>77 days</b>	<b>Wed 10/22/25</b>	<b>Tue 2/10/26</b>	<b>Finish Out</b>																			
135	OH Ductwork	5 days	Wed 10/22/25	Tue 10/28/25	OH Ductwork																			
136	OH Electrical	5 days	Mon 10/27/25	Fri 10/31/25	OH Electrical																			
137	OH Plumbing	5 days	Mon 10/27/25	Fri 10/31/25	OH Plumbing																			
138	Interior Framing	5 days	Mon 11/3/25	Fri 11/7/25	Interior Framing																			

Project: TC Law Enforcement Sc  
Date: Mon 6/23/25

Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
Split		Inactive Task		Duration-only		Finish-only		Critical			
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Critical Split			
Summary		Inactive Summary		Manual Summary		External Milestone		Progress			

