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

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

MUCKLEROY & FALLS

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:

COR No.	PCO No.	Description	bdgtappliedamount
	PCO-017	FFE Credit Reconciliation	**$0.00**
	PCO-018	Doors 164 and 165 Updates	**$0.00**
	PCO-012	Cost to Infill Exterior Walls Previously Shown to Remain	**$0.00**
	PCO-021	Abatement Delay Claim - GCs & Time Extension	
		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	Tarrant County	Muckleroy & Falls, GC
ARCHITECT	**OWNER**	**CONTRACTOR**
By:		
16 July 2025		7/15/2025
DATE	**DATE**	**DATE**

MUCKLEROY & FALLS

Construction Manager/General Contractor

Date: 06/12/2025

Lorin Scarborough
Tarrant County
100 E Weatherford St, Suite 303
Fort Worth TX 76196
RE: **24073 - Tarrant County Law Enforcement**

PCO # PCO-012

Summary		**Proposed Amount**
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

Category	Reason	Location	Status
Change Order	Design Change		Ready for Review

Create date	Due date	Importance	Reference
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

		proposed
Requested days	0.00	273,528.83
Approved days	0.00	

Description	Proposed
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

MUCKLEROY & FALLS

Construction Manager/General Contractor

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,

Tim Carpenter

Authorization:

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	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

MUCKLEROY & FALLS

Construction Manager/General Contractor

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,

Tim Carpenter

Authorization:

By:_____

Date:_____

&F Potential Change Order - Tarrant County

Tarrant County Projects

PCO-018

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

PCO-018 - Doors 164 and 165 Updates

Category	Reason	Location	Status
Owner Change	Design Change		Ready for Review

Create date	Due date	Importance	Reference
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

		proposed
Requested days	0.00	0.00
Approved days	0.00	

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
28 days added

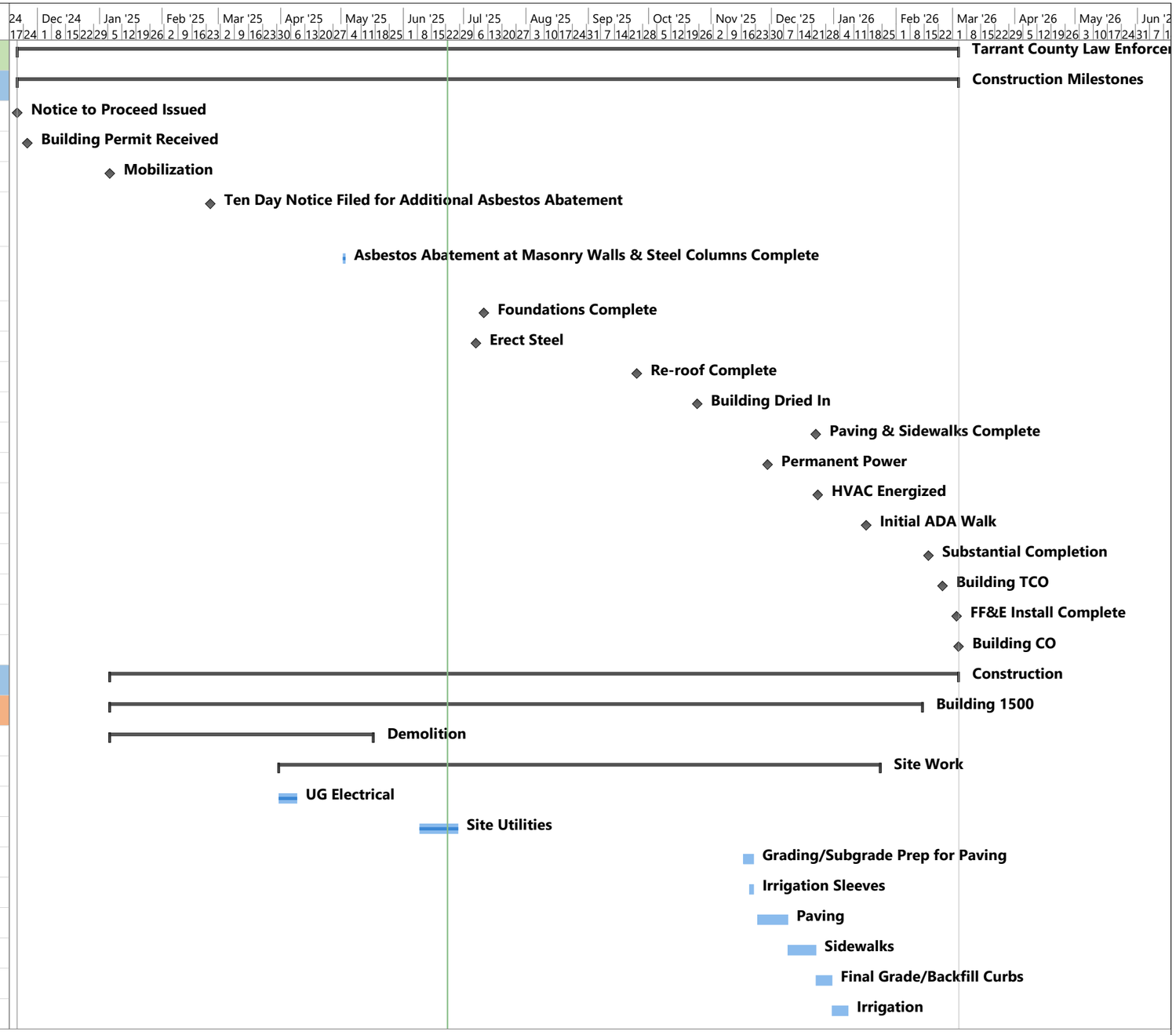
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025
23 days added

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



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			

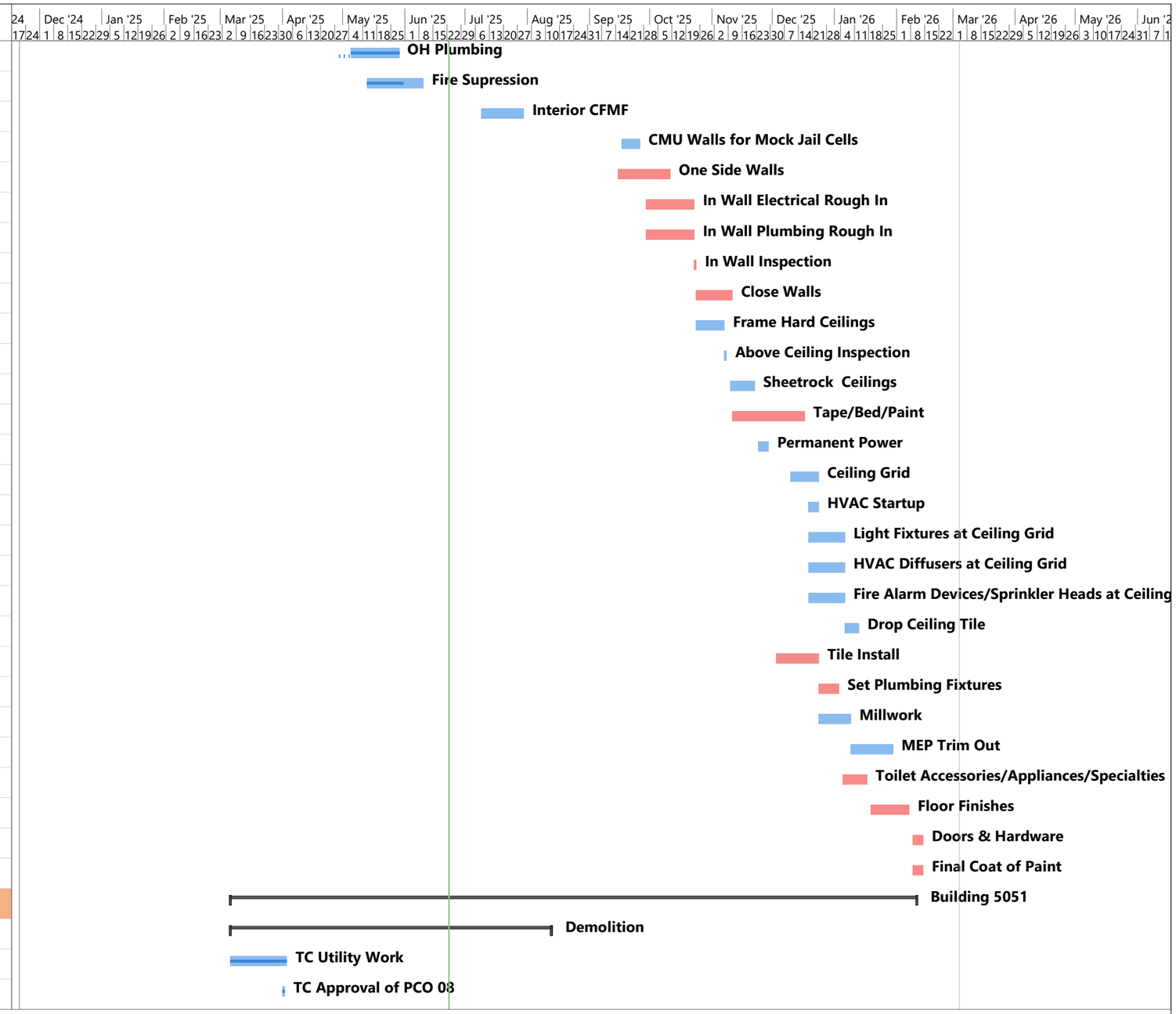
ID	Task Name	Duration	Start	Finish
45	Landscape	7 days	Thu 1/8/26	Fri 1/16/26
46	Sealants	3 days	Mon 1/19/26	Wed 1/21/26
47	Striping	2 days	Thu 1/22/26	Fri 1/23/26
48	**Structural**	**73 days**	**Thu 5/22/25**	**Wed 9/3/25**
49	Piers	3 days	Thu 5/22/25	Mon 5/26/25
50	Rain Delay 5/27 & 5/28	2 days	Tue 5/27/25	Wed 5/28/25
51	Grade Beams	20 days	Fri 5/30/25	Thu 6/26/25
52	Slab Infills	4 days	Mon 7/7/25	Thu 7/10/25
53	Structural Steel Erection (Wait on Floor Levelir	22 days	Mon 7/7/25	Tue 8/5/25
54	Pour Roof Decks	3 days	Fri 8/29/25	Wed 9/3/25
55	**Exterior Cladding**	**85 days**	**Wed 7/23/25**	**Wed 11/19/25**
56	Exterior Framing/Parapet/Sheathing	20 days	Wed 7/23/25	Tue 8/19/25
57	Exterior Waterproofing	8 days	Thu 8/14/25	Mon 8/25/25
58	Glazing System	20 days	Tue 8/26/25	Tue 9/23/25
59	Masonry	28 days	Wed 9/17/25	Fri 10/24/25
60	Anodized Panels	10 days	Mon 10/27/25	Fri 11/7/25
61	Canopies	5 days	Mon 11/10/25	Fri 11/14/25
62	Exterior Signage	3 days	Mon 11/17/25	Wed 11/19/25
63	**Roof**	**62 days**	**Fri 6/27/25**	**Wed 9/24/25**
64	Sawcut/Demo 5' Strip at Roof - Exterior Perime	5 days	Fri 6/27/25	Thu 7/3/25
65	Temp In Edge of Sawcut Concrete Roof/Deck	2 days	Wed 7/2/25	Thu 7/3/25
66	Demo Existing Tar and Gravel Roof	10 days	Wed 8/13/25	Tue 8/26/25
67	Install Roof Drains	2 days	Wed 8/27/25	Thu 8/28/25
68	TPO Roofing	15 days	Fri 8/29/25	Fri 9/19/25
69	Parapet Coping Cap	3 days	Mon 9/22/25	Wed 9/24/25
70	**Finish Out**	**212 days**	**Thu 4/17/25**	**Fri 2/13/26**
71	Layout for UG Plumbing and Electrical (Floor Boxes)	2 days	Thu 4/17/25	Fri 4/18/25
72	Coring for UG Plumbing/Electrical	2 days	Thu 4/24/25	Fri 4/25/25
73	Floor Leveler at Existing Slab	6 days	Wed 6/25/25	Thu 7/3/25
74	Layout for Walls	2 days	Mon 7/7/25	Tue 7/8/25
75	OH Ductwork	35 days	Mon 5/12/25	Fri 6/27/25
76	OH Electrical	35 days	Mon 5/5/25	Fri 6/20/25



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			

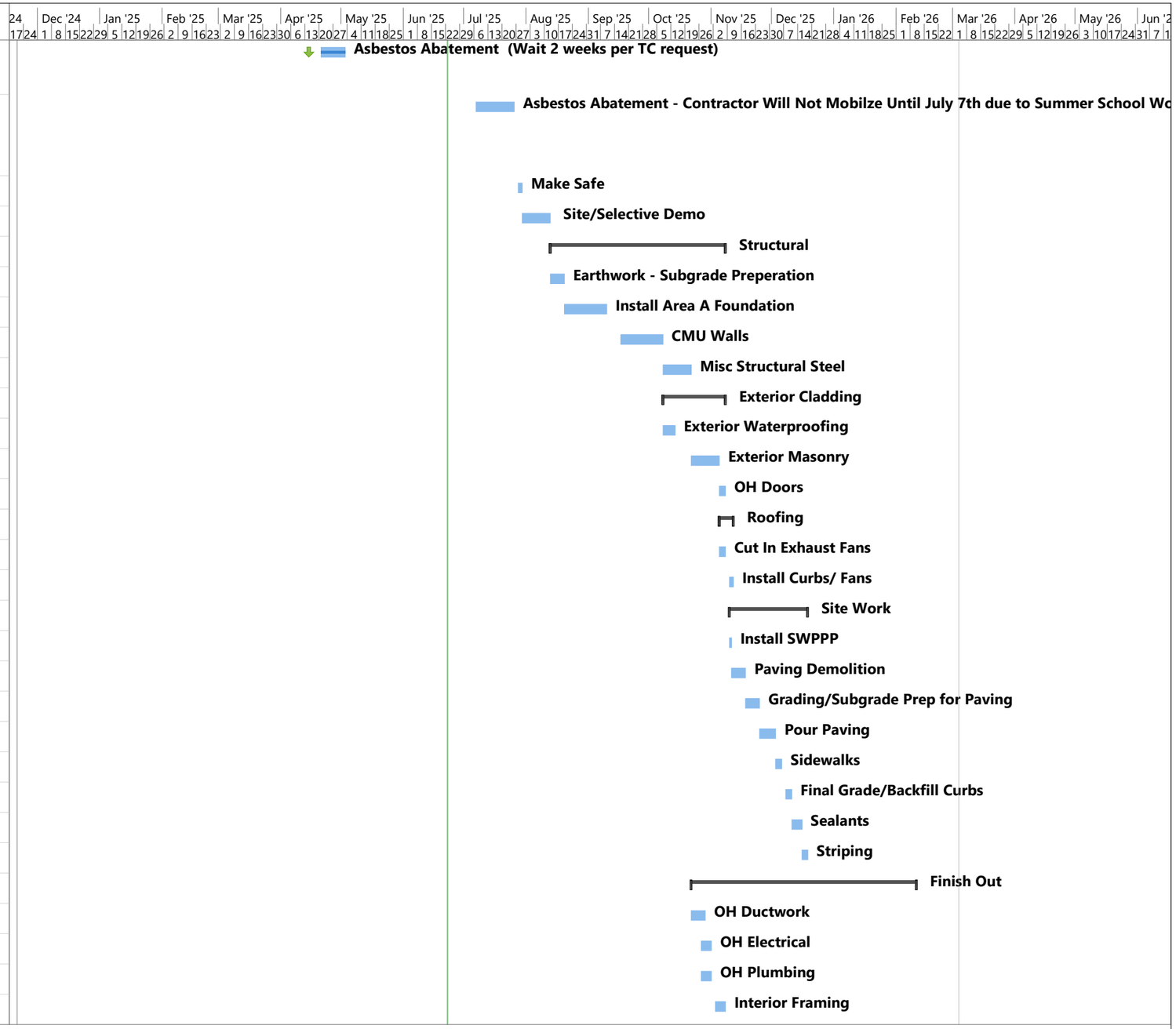
ID	Task Name	Duration	Start	Finish
77	OH Plumbing	18 days	Mon 4/28/25	Wed 5/28/25
78	Fire Supression	20 days	Tue 5/13/25	Mon 6/9/25
79	Interior CFMF	15 days	Wed 7/9/25	Tue 7/29/25
80	CMU Walls for Mock Jail Cells	7 days	Wed 9/17/25	Thu 9/25/25
81	One Side Walls	20 days	Mon 9/15/25	Fri 10/10/25
82	In Wall Electrical Rough In	18 days	Mon 9/29/25	Wed 10/22/25
83	In Wall Plumbing Rough In	18 days	Mon 9/29/25	Wed 10/22/25
84	In Wall Inspection	1 day	Thu 10/23/25	Thu 10/23/25
85	Close Walls	12 days	Fri 10/24/25	Mon 11/10/25
86	Frame Hard Ceilings	10 days	Fri 10/24/25	Thu 11/6/25
87	Above Ceiling Inspection	1 day	Fri 11/7/25	Fri 11/7/25
88	Sheetrock Ceilings	10 days	Mon 11/10/25	Fri 11/21/25
89	Tape/Bed/Paint	25 days	Tue 11/11/25	Tue 12/16/25
90	Permanent Power	4 days	Mon 11/24/25	Fri 11/28/25
91	Ceiling Grid	10 days	Wed 12/10/25	Tue 12/23/25
92	HVAC Startup	3 days	Fri 12/19/25	Tue 12/23/25
93	Light Fixtures at Ceiling Grid	10 days	Fri 12/19/25	Mon 1/5/26
94	HVAC Diffusers at Ceiling Grid	10 days	Fri 12/19/25	Mon 1/5/26
95	Fire Alarm Devices/Sprinkler Heads at Ceiling G	10 days	Fri 12/19/25	Mon 1/5/26
96	Drop Ceiling Tile	5 days	Tue 1/6/26	Mon 1/12/26
97	Tile Install	15 days	Wed 12/3/25	Tue 12/23/25
98	Set Plumbing Fixtures	6 days	Wed 12/24/25	Fri 1/2/26
99	Millwork	10 days	Wed 12/24/25	Thu 1/8/26
100	MEP Trim Out	15 days	Fri 1/9/26	Thu 1/29/26
101	Toilet Accessories/Appliances/Specialties	10 days	Mon 1/5/26	Fri 1/16/26
102	Floor Finishes	15 days	Mon 1/19/26	Fri 2/6/26
103	Doors & Hardware	5 days	Mon 2/9/26	Fri 2/13/26
104	Final Coat of Paint	5 days	Mon 2/9/26	Fri 2/13/26
105	**Building 5051**	**239 days**	**Thu 3/6/25**	**Tue 2/10/26**
106	**Demolition**	**113 days**	**Thu 3/6/25**	**Tue 8/12/25**
107	TC Utility Work	20 days	Thu 3/6/25	Wed 4/2/25
108	TC Approval of PCO 08	1 day	Tue 4/1/25	Tue 4/1/25



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			

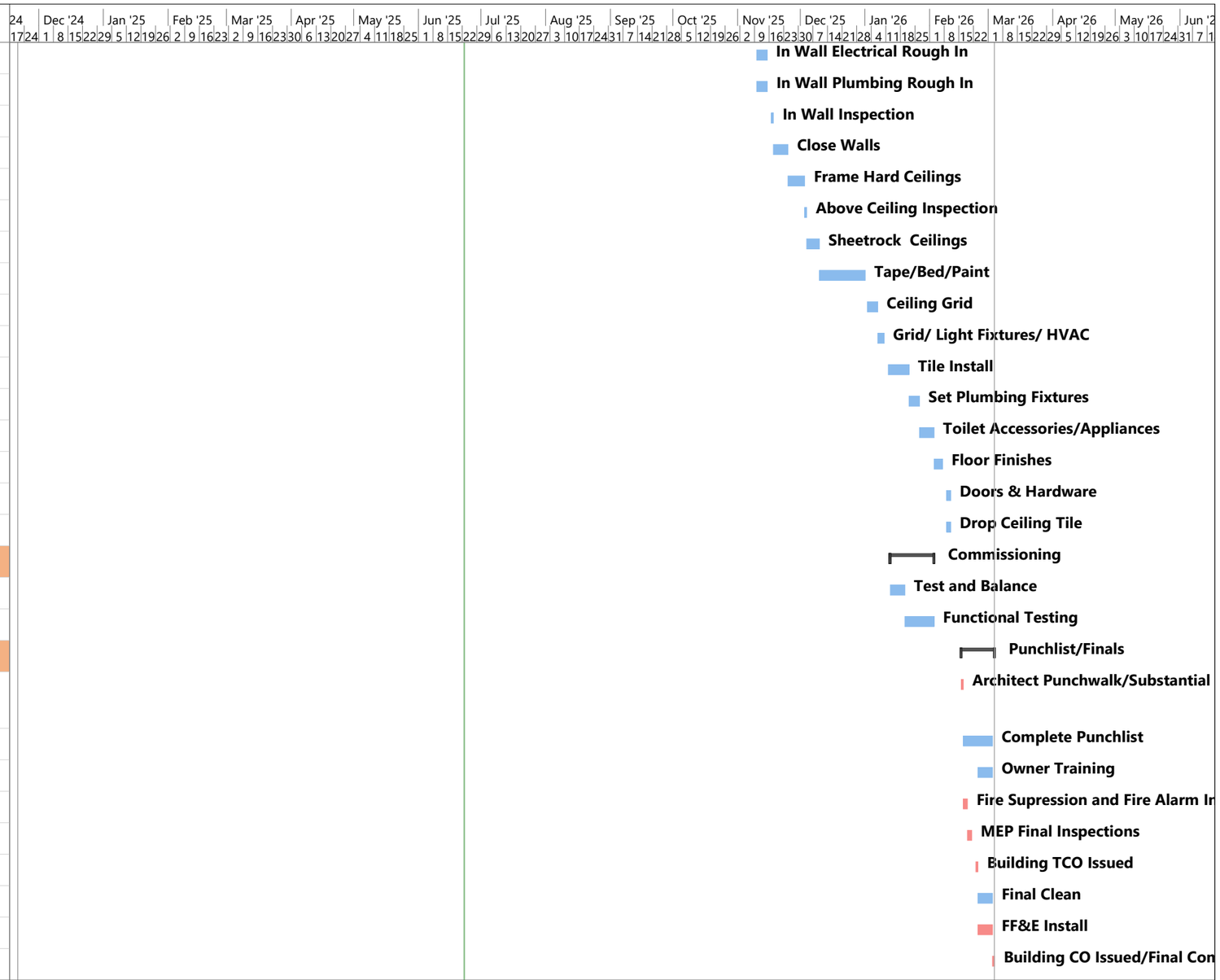
ID	Task Name	Duration	Start	Finish
109	Asbestos Abatement (Wait 2 weeks per TC request)	10 days	Mon 4/21/25	Fri 5/2/25
110	Asbestos Abatement - Contractor Will Not Mobilze Until July 7th due to Summer School Workload	15 days	Mon 7/7/25	Fri 7/25/25
111	Make Safe	2 days	Mon 7/28/25	Tue 7/29/25
112	Site/Selective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



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
139	In Wall Electrical Rough In	5 days	Mon 11/10/25	Fri 11/14/25
140	In Wall Plumbing Rough In	5 days	Mon 11/10/25	Fri 11/14/25
141	In Wall Inspection	1 day	Mon 11/17/25	Mon 11/17/25
142	Close Walls	5 days	Tue 11/18/25	Mon 11/24/25
143	Frame Hard Ceilings	5 days	Tue 11/25/25	Tue 12/2/25
144	Above Ceiling Inspection	1 day	Wed 12/3/25	Wed 12/3/25
145	Sheetrock Ceilings	4 days	Thu 12/4/25	Tue 12/9/25
146	Tape/Bed/Paint	15 days	Wed 12/10/25	Wed 12/31/25
147	Ceiling Grid	3 days	Fri 1/2/26	Tue 1/6/26
148	Grid/ Light Fixtures/ HVAC	3 days	Wed 1/7/26	Fri 1/9/26
149	Tile Install	8 days	Mon 1/12/26	Wed 1/21/26
150	Set Plumbing Fixtures	3 days	Thu 1/22/26	Mon 1/26/26
151	Toilet Accessories/Appliances	5 days	Tue 1/27/26	Mon 2/2/26
152	Floor Finishes	4 days	Tue 2/3/26	Fri 2/6/26
153	Doors & Hardware	2 days	Mon 2/9/26	Tue 2/10/26
154	Drop Ceiling Tile	2 days	Mon 2/9/26	Tue 2/10/26
155	**Commissioning**	**15 days**	**Tue 1/13/26**	**Mon 2/2/26**
156	Test and Balance	5 days	Tue 1/13/26	Mon 1/19/26
157	Functional Testing	10 days	Tue 1/20/26	Mon 2/2/26
158	**Punchlist/Finals**	**12 days**	**Mon 2/16/26**	**Tue 3/3/26**
159	Architect Punchwalk/Substantial Completion (2/16/2026)	1 day	Mon 2/16/26	Mon 2/16/26
160	Complete Punchlist	10 days	Tue 2/17/26	Mon 3/2/26
161	Owner Training	5 days	Tue 2/24/26	Mon 3/2/26
162	Fire Supression and Fire Alarm Inspections	2 days	Tue 2/17/26	Wed 2/18/26
163	MEP Final Inspections	2 days	Thu 2/19/26	Fri 2/20/26
164	Building TCO Issued	1 day	Mon 2/23/26	Mon 2/23/26
165	Final Clean	5 days	Tue 2/24/26	Mon 3/2/26
166	FF&E Install	5 days	Tue 2/24/26	Mon 3/2/26
167	Building CO Issued/Final Completion	1 day	Tue 3/3/26	Tue 3/3/26



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

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