



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 144831

PAGE 1 OF 11

DATE: 3/11/2025

SUBJECT: CONSIDERATION TO RATIFY CHANGE ORDER NO. 2 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 ratification of Change Order No. 2 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, increasing the construction services contract by \$2,001,082.00, bringing the revised total contract amount to \$17,725,513.00.

Change Order No. 2 does not impact the total contract price or the duration of the contract and includes the following scope of work adjustments:

Proposed Change Order (PCO) 1: Credit for ASI 01 changes – Credit of \$53,685.00 reallocated to Owner’s Contingency – No impact to the Guaranteed Maximum Price (GMP)

PCO 2: Delete shower pans – Credit of \$2,819.30 reallocated to Owner’s Contingency – No impact to the GMP

PCO 7: Abatement of exterior walls, stucco, and pipe insulation – Addition of \$215,912.20 reallocated from Owner’s Contingency – No impact to the GMP

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.

| | | | |
|--------------|-----------------------|--------------|----------------|
| SUBMITTED BY | Facilities Management | PREPARED BY: | Milissa Warner |
| | | APPROVED BY: | Michael Amador |



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 144831 DATE: 3/11/2025 PAGE 2 OF 11

FISCAL IMPACT

Change Order No. 2 does not constitute any changes to the GMP.

Owner's Contingency within the GMP

| | |
|-----------------------------|----------------|
| Initial Owner's Contingency | \$400,000.00 |
| PCO 1 | \$ 53,685.00 |
| PCO 2 | \$ 2,819.30 |
| PCO 7 | (\$215,912.20) |
| Owner's Contingency Balance | \$240,592.10 |

Contract Totals

| | |
|-------------------------|-----------------|
| Original Contract Total | \$15,724,431.00 |
| Change Order No. 1 | \$ 2,001,082.00 |
| Change Order No. 2 | \$ 0.00 |
| Revised Contract Total | \$17,725,513.00 |



CHANGE ORDER

PROJECT: 24073 - Tarrant County Law Enforcement (24073)
CONTRACT INFORMATION: Contract For: Date:
CHANGE ORDER INFORMATION: Change Order Number: 2 Date: 2/21/2025
OWNER: Tarrant County
ARCHITECT:
CONTRACTOR:

THE CONTRACT IS CHANGED AS FOLLOWS:

Table with 4 columns: COR No., PCO No., Description, bdgtapliedamount. Rows include ASI 001 Changes, Delete Shower Pans & Field Build Shower Pans, and Abatement Exterior Walls, Stucco, Pipe Insulation & Base Bid Credit. Total cost of this PCCO #002: \$0.00

The original Contract Value was \$15,724,431.00
Net change by previously authorized Change Orders \$2,001,082.00
The Contract Value prior to this Change Order was \$17,725,513.00
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 \$17,725,513.00
The Contract Schedule will be adjusted by 0 days
The new date of Substantial Completion will be:

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

Komatsu Architecture
ARCHITECT

Tarrant County
OWNER

Muckleroy & Falls, GC
CONTRACTOR

Signature of Mike Amador

Signature of Mike Amador
Mike Amador (Feb 28, 2025 08:53 CST)

Signature of Contractor

2/21/25
DATE

02/28/2025
DATE

2/21/2025
DATE

Jon P. Hendrickson

To: Jon Hendrickson
Subject: FW: LETC - CO 2 Absestos file for court

From: Mike Amador <MAAmador@tarrantcountytx.gov>

Sent: Friday, February 28, 2025 8:56 AM

To: Jon P. Hendrickson <JPHendrickso@tarrantcountytx.gov>; Lorin V. Scarborough <LScarborough@tarrantcountytx.gov>

Subject: FW: LETC - CO 2 Absestos file for court

FYSA

Thanks

maa

Michael Amador
Director of Facilities Management
Tarrant County Plaza Building
200 Taylor Street, Suite 344
Fort Worth, TX 76196
Office 817-884-3344
Mobile 817-925-6217

From: Chandler M. Merritt <CMMerritt@tarrantcountytx.gov>

Sent: Thursday, February 27, 2025 4:58 PM

To: Mike Amador <MAAmador@tarrantcountytx.gov>

Cc: Tom R. Stallings <TRStallings@tarrantcountytx.gov>

Subject: Re: LETC - CO 2 Absestos file for court

Thank you Mike.

You are approved to go ahead and execute the change order and let's get it on the 11th for ratification.

Thanks,

C

From: Mark C. Kratovil <mckratovil@tarrantcountytx.gov>

Sent: Thursday, February 27, 2025 9:13 AM

To: Mike Amador <MAAmador@tarrantcountytx.gov>

Cc: James M. Nichols <JMNichols2@tarrantcountytx.gov>; Chandler M. Merritt <CMMerritt@tarrantcountytx.gov>

Subject: RE: LETC - CO 2 Absestos file for court

Yes, ok to proceed.

From: Christopher M. Lax <cmlax@tarrantcountytx.gov>

Sent: Wednesday, February 26, 2025 10:26 PM

To: Mike Amador <MAAmador@tarrantcountytx.gov>

Cc: Melissa E. Lee <MELee@tarrantcountytx.gov>

Subject: FW: LETC - CO 2 Absestos file for court

Michael,

I have reviewed the email chain and the draft attachment. First, addressing the comment, "If Purchasing believes that it is permissible under our current contract, signing now to prevent a work stoppage and having the court later ratify the action is defensible." The current contract does allow for this change. These considerations lead to my support of signing now with ratification at the 3/11 Court:

- 1) the total contract amount is unchanged;
- 2) the changes relate to a discovery during construction;
- 3) the original Commissioners Court schedule was changed beyond the control project management team; and,
- 4) because waiting could introduce additional costs.

Thanks,

Chris

From: Mike Amador <MAAmador@tarrantcountytx.gov>

Sent: Wednesday, February 26, 2025 11:00 AM

To: Mark C. Kratovil <mckratovil@tarrantcountytx.gov>

Cc: James M. Nichols <JMNichols2@tarrantcountytx.gov>

Subject: FW: LETC - CO 2 Absestos file for court

Good morning Mark,

Attached are the documents for CO #2 to the Muckleroy & Falls Construction Services Contract for the Law Enforcement Training Center Renovation you and I discussed this morning. I had this item on the 03/04/2025 Ccourt agenda for approval because of the urgency of the work included as part of the CO.

Mine and Chandler's question is, can one of sign the CO now to allow the work to continue and place a ratification of CO #2 on the 03/11/2025 agenda for approval.

I am adding James to the email, so he is in the loop.

Thanks

maa

Michael Amador
Director of Facilities Management
Tarrant County Plaza Building
200 Taylor Street, Suite 344
Fort Worth, TX 76196
Office 817-884-3344
Mobile 817-925-6217



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: February 13, 2025

TO: Tim Carpenter, Project Manager
HM & MF Ltd. d/b/a Muckleroy & Falls

FROM: Jon P. Hendrickson, Assistant Director – Construction Services 

RE: Tarrant County Law Enforcement Training Center – PCO No.1

We are in receipt of PCO. No. 1 (Credit for ASI 01 Changes) in the amount of (\$53,685.00).

This PCO is the credit resulting from ASI 01 Changes issued 12/03/2024. The credit will result in a deduction of the overall project price.

The description of work and cost breakdown have been reviewed and found to be acceptable. The Contract Time will be increased by zero (0) days for this work.

Please implement PCO No. 1 into Change Order No. 2.



Date: 02/21/2025

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

| PCO # PCO-001 | 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: 1/21/2025

Sincerely,

Tim Carpenter

Authorization:

By: _____

Date: _____

&F Potential Change Order - Tarrant County

Tarrant County Projects



MUCKLEROY & FALLS

PCO-001

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-001 - ASI 001 Changes

| Category | Reason | Location | Status |
|-------------|---------------|----------|-----------------------------------------------|
| Contingency | Design Change | | Approved ● |

| Create Date | Due Date | Importance | Reference |
|-------------|-----------|------------|-----------|
| 1/14/2025 | 1/21/2025 | | |

Notes

PC is the credit resulting from the ASI Changes issued 12/03/2024. This PC will result in a credit back to Owner Contingency.

Summary

| | | | |
|----------------|------|----------|------|
| Requested Days | 0.00 | proposed | 0.00 |
| Approved Days | 0.00 | | |

Description

| Description | Proposed |
|--------------------------------------------------|------------|
| 001 - GCs & GRs ASI 01 Changes | -1,523.00 |
| 002 - Demolition ASI 01 Changes | 15,175.00 |
| 003 - Doors ASI 01 Changes | 1,385.00 |
| 004 - Glass ASI 01 Changes | 6,482.00 |
| 005 - Electrical ASI 01 Changes | -71,548.00 |
| 006 - Fee ASI 01 Changes | -3,099.00 |
| 007 - Bonds ASI 01 Changes | -557.00 |
| 008 - Plumbing - ASI 01 - Deduct tunneling scope | 0.00 |
| 009 - PCO 01 Owner Contingency | 53,685.00 |



MUCKLEROY & FALLS

Construction Manager/General Contractor

Date: 02/21/2025

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

| PCO # PCO-002 | 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: 1/24/2025

Sincerely,

Authorization:

Tim Carpenter

By: _____

Date: _____

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-002 - Delete Shower Pans & Field Build Shower Pans

| | | | |
|-----------------|---------------|-----------------|----------------------------------------|
| Category | Reason | Location | Status |
| Contingency | Design Change | | Ready for Review <input type="radio"/> |

| | | | |
|--------------------|-----------------|-------------------|------------------|
| Create Date | Due Date | Importance | Reference |
| 1/17/2025 | 1/24/2025 | | |

Notes

PC is the credit for deleting (4) pre-fabricated shower pans and trench drains and adding field built shower pans, round shower drains, and different floor tiling. This credit will go back to Owner Contingency

Summary
Proposed Amount

| | | |
|----------------|------|------|
| Requested Days | 0.00 | 0.00 |
| Approved Days | 0.00 | |

Description
Proposed

| | |
|-----------------------------------------------------------------------------------------------------------|-----------|
| 001 - Plumbing - ASI 02 - Delete Trench Drains & Pre-Fabricated Shower Pans in all (4) Showers | -3,199.00 |
| 002 - Flooring - ASI 02 - Change shower floor tile, field built shower drains including waterproofing x 4 | 636.00 |
| 003 - PCO 02 - 10% OHP | -256.30 |
| 004 - PCO 02 Owner Contingency | 2,819.30 |

Links


ime Contract Change Ord
 . -- TC Law Enforcement
 Tim Carpenter



Date: 02/21/2025

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

| PCO # PCO-007 | Summary | | Proposed Amount |
|---------------|----------------|-------|-----------------|
| | Requested Days | 20.00 | 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: 2/25/2025

Sincerely,

Tim Carpenter

Authorization:

By: _____

Date: _____

&F Potential Change Order - Tarrant County
Tarrant County Projects



PCO-007

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-007 - Abatement Exterior Walls, Stucco, Pipe Insulation & Base Bid Credit

| | | | |
|--------------------|-----------------|-------------------|----------------------------------------|
| Category | Reason | Location | Status |
| Change Order | Owner Directive | | Ready for Review <input type="radio"/> |
| Create Date | Due Date | Importance | Reference |
| 2/18/2025 | 2/25/2025 | Normal | |

Notes

PC is the cost to demo approximately 16,000 SF of exterior asbestos containing CMU & non-asbestos brick veneer, TSI pipe insulation, and interior plaster ceilings in a manner prescribed by Tarrant County's abatement consultant to include poly lined enclosed dump trucks with debris being hauled to an approved, bonded facility for appropriate disposal. The credit amount back is from the base bid demolition contractor to include 14,000 SF roughly of exterior masonry/ CMU removal as outlined in the attached quote.

This work assumes 20 working days beyond what was captured in the original project schedule and would delay the date of substantial completion by this duration with exact impact to be captured under a separate PCO, to include additional general conditions at a day for day rate of \$2,848/ per calendar day. The exact cost impact of GC's is unable to be quantified at this point and will be addressed in the future time delay PCO once exact time impact is understood based on Tarrant County approval.

This scope of work is a pass through only for Tarrant County and does not include any additional abatement scope not specifically spelled out in the attached subcontractor quotes. Tarrant County is at risk for any additional scope beyond what is listed.

Summary

| | | |
|----------------|-------|-----------------|
| Requested Days | 20.00 | proposed |
| Approved Days | 0.00 | 0.00 |

Description

| Description | Proposed |
|----------------------------------------------------------------------------------------------|-----------------|
| 001 - Priority 1 - Cost - Demo exterior walls, interior pipe insulation, and stucco ceilings | 210,081.00 |
| 002 - Tactical Demolition - Credit - Remove exterior CMU/ masonry demo from scope | -9,952.80 |
| 003 - M&F Estimating Time 8 hrs at \$135/ hr | 1,080.00 |
| 004 - CONTRACTOR INSURANCES, FEE, ETC. For PCO 07 | 12,463.00 |
| 005 - PCO 07 Bond Increase | 2,241.00 |
| 006 - M&F Extended General Conditions for extending date of substantial completion - 1 Month | 0.00 |
| 007 - Owner Contingency | -215,912.20 |



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 144831

PAGE 1 OF 11

DATE: 3/11/2025

SUBJECT: CONSIDERATION TO RATIFY CHANGE ORDER NO. 2 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 ratification of Change Order No. 2 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, increasing the construction services contract by \$2,001,082.00, bringing the revised total contract amount to \$17,725,513.00.

Change Order No. 2 does not impact the total contract price or the duration of the contract and includes the following scope of work adjustments:

Proposed Change Order (PCO) 1: Credit for ASI 01 changes – Credit of \$53,685.00 reallocated to Owner’s Contingency – No impact to the Guaranteed Maximum Price (GMP)

PCO 2: Delete shower pans – Credit of \$2,819.30 reallocated to Owner’s Contingency – No impact to the GMP

PCO 7: Abatement of exterior walls, stucco, and pipe insulation – Addition of \$215,912.20 reallocated from Owner’s Contingency – No impact to the GMP

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.

| | | | |
|--------------|-----------------------|--------------|----------------|
| SUBMITTED BY | Facilities Management | PREPARED BY: | Milissa Warner |
| | | APPROVED BY: | Michael Amador |



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 144831 DATE: 3/11/2025 PAGE 2 OF 11

FISCAL IMPACT

Change Order No. 2 does not constitute any changes to the GMP.

Owner's Contingency within the GMP

| | |
|-----------------------------|----------------|
| Initial Owner's Contingency | \$400,000.00 |
| PCO 1 | \$ 53,685.00 |
| PCO 2 | \$ 2,819.30 |
| PCO 7 | (\$215,912.20) |
| Owner's Contingency Balance | \$240,592.10 |

Contract Totals

| | |
|-------------------------|-----------------|
| Original Contract Total | \$15,724,431.00 |
| Change Order No. 1 | \$ 2,001,082.00 |
| Change Order No. 2 | \$ 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: 2
Date: 2/21/2025

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-001 | ASI 001 Changes | \$0.00 |
| | PCO-002 | Delete Shower Pans & Field Build Shower Pans | \$0.00 |
| | PCO-007 | Abatement Exterior Walls, Stucco, Pipe Insulation & Base Bid Credit | \$0.00 |
| TOTAL COST OF THIS PCCO #002: | | | \$0.00 |

| | |
|-----------------------------------------------------------------------------|-----------------|
| The original Contract Value was | \$15,724,431.00 |
| Net change by previously authorized Change Orders | \$2,001,082.00 |
| The Contract Value prior to this Change Order was | \$17,725,513.00 |
| 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 | \$17,725,513.00 |
| The Contract Schedule will be adjusted by | 0 days |
| The new date of Substantial Completion will be: | |

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

Komatsu Architecture

ARCHITECT

Tarrant County

OWNER

Muckleroy & Falls, GC

CONTRACTOR

By:

2/21/25

DATE

DATE

2/21/2025

DATE

**APPROVE CHANGE ORDER No. 2 TO HM &MF LTD. d/b/a MUCKLEROY & FALLS
CONSTRUCTION SERVICES CONTRACT FOR THE LAW ENFORCEMENT TRAINING
CENTER RENOVATION**

CERTIFICATION OF AVAILABLE FUNDS:

\$0.00

Kimberly M. Buchanan
Auditor's Office



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: February 13, 2025

TO: Tim Carpenter, Project Manager
HM & MF Ltd. d/b/a Muckleroy & Falls

FROM: Jon P. Hendrickson, Assistant Director – Construction Services JH
JH

RE: Tarrant County Law Enforcement Training Center – PCO No.1

We are in receipt of PCO. No. 1 (Credit for ASI 01 Changes) in the amount of (\$53,685.00).

This PCO is the credit resulting from ASI 01 Changes issued 12/03/2024. The credit will result in a deduction of the overall project price.

The description of work and cost breakdown have been reviewed and found to be acceptable. The Contract Time will be increased by zero (0) days for this work.

Please implement PCO No. 1 into Change Order No. 2.



Date: 02/21/2025

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

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

| PCO # PCO-001 | Summary | Proposed Amount |
|---------------|----------------|-----------------|
| | Requested Days | 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: 1/21/2025

Sincerely,

Tim Carpenter

Authorization:

By: _____

Date: _____

&F Potential Change Order - Tarrant County

Tarrant County Projects



MUCKLEROY & FALLS

PCO-001

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-001 - ASI 001 Changes

| Category | Reason | Location | Status |
|-------------|---------------|------------|-----------------------------------------------|
| Contingency | Design Change | | Approved ● |
| Create Date | Due Date | Importance | Reference |
| 1/14/2025 | 1/21/2025 | | |

Notes

PC is the credit resulting from the ASI Changes issued 12/03/2024. This PC will result in a credit back to Owner Contingency.

Summary

| | | proposed |
|----------------|------|----------|
| Requested Days | 0.00 | 0.00 |
| Approved Days | 0.00 | |

Description

| Description | Proposed |
|--------------------------------------------------|------------|
| 001 - GCs & GRs ASI 01 Changes | -1,523.00 |
| 002 - Demolition ASI 01 Changes | 15,175.00 |
| 003 - Doors ASI 01 Changes | 1,385.00 |
| 004 - Glass ASI 01 Changes | 6,482.00 |
| 005 - Electrical ASI 01 Changes | -71,548.00 |
| 006 - Fee ASI 01 Changes | -3,099.00 |
| 007 - Bonds ASI 01 Changes | -557.00 |
| 008 - Plumbing - ASI 01 - Deduct tunneling scope | 0.00 |
| 009 - PCO 01 Owner Contingency | 53,685.00 |



MUCKLEROY & FALLS

Construction Manager/General Contractor

Date: 02/21/2025

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

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

| PCO # PCO-002 | Summary | Proposed Amount |
|---------------|----------------|-----------------|
| | Requested Days | 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: 1/24/2025

Sincerely,

Tim Carpenter

Authorization:

By: _____

Date: _____

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-002 - Delete Shower Pans & Field Build Shower Pans

| Category | Reason | Location | Status |
|-------------|---------------|------------|--------------------|
| Contingency | Design Change | | Ready for Review ● |
| Create Date | Due Date | Importance | Reference |
| 1/17/2025 | 1/24/2025 | | |

Notes

PC is the credit for deleting (4) pre-fabricated shower pans and trench drains and adding field built shower pans, round shower drains, and different floor tiling. This credit will go back to Owner Contingency

Summary

| | Proposed Amount |
|----------------|-----------------|
| Requested Days | 0.00 |
| Approved Days | 0.00 |

Description

| Description | Proposed |
|-----------------------------------------------------------------------------------------------------------|-----------|
| 001 - Plumbing - ASI 02 - Delete Trench Drains & Pre-Fabricated Shower Pans in all (4) Showers | -3,199.00 |
| 002 - Flooring - ASI 02 - Change shower floor tile, field built shower drains including waterproofing x 4 | 636.00 |
| 003 - PCO 02 - 10% OHP | -256.30 |
| 004 - PCO 02 Owner Contingency | 2,819.30 |

Links


ime Contract Change Ord
 . - - TC Law Enforcement
 Tim Carpenter



Date: 02/21/2025

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

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

| PCO # PCO-007 | Summary | Proposed Amount |
|---------------|----------------|-----------------|
| | Requested Days | 20.00 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: 2/25/2025

Sincerely,

Authorization:

Tim Carpenter

By: _____

Date: _____

&F Potential Change Order - Tarrant County

Tarrant County Projects



PCO-007

24073 - Tarrant County Law Enforcement (24073)

1500 & 5051 Circle Drive, Fort Worth TX 76119

PCO-007 - Abatement Exterior Walls, Stucco, Pipe Insulation & Base Bid Credit

| | | | |
|--------------------|-----------------|-------------------|--------------------|
| Category | Reason | Location | Status |
| Change Order | Owner Directive | | Ready for Review ● |
| Create Date | Due Date | Importance | Reference |
| 2/18/2025 | 2/25/2025 | Normal | |

Notes

PC is the cost to demo approximately 16,000 SF of exterior asbestos containing CMU & non-asbestos brick veneer, TSI pipe insulation, and interior plaster ceilings in a manner prescribed by Tarrant County's abatement consultant to include poly lined enclosed dump trucks with debris being hauled to an approved, bonded facility for appropriate disposal. The credit amount back is from the base bid demolition contractor to include 14,000 SF roughly of exterior masonry/ CMU removal as outlined in the attached quote.

This work assumes 20 working days beyond what was captured in the original project schedule and would delay the date of substantial completion by this duration with exact impact to be captured under a separate PCO, to include additional general conditions at a day for day rate of \$2,848/ per calendar day. The exact cost impact of GC's is unable to be quantified at this point and will be addressed in the future time delay PCO once exact time impact is understood based on Tarrant County approval.

This scope of work is a pass through only for Tarrant County and does not include any additional abatement scope not specifically spelled out in the attached subcontractor quotes. Tarrant County is at risk for any additional scope beyond what is listed.

Summary

| | | | |
|----------------|-------|--|-----------------|
| Requested Days | 20.00 | | proposed |
| Approved Days | 0.00 | | 0.00 |

Description

| | Proposed |
|----------------------------------------------------------------------------------------------|-----------------|
| 001 - Priority 1 - Cost - Demo exterior walls, interior pipe insulation, and stucco ceilings | 210,081.00 |
| 002 - Tactical Demolition - Credit - Remove exterior CMU/ masonry demo from scope | -9,952.80 |
| 003 - M&F Estimating Time 8 hrs at \$135/ hr | 1,080.00 |
| 004 - CONTRACTOR INSURANCES, FEE, ETC. For PCO 07 | 12,463.00 |
| 005 - PCO 07 Bond Increase | 2,241.00 |
| 006 - M&F Extended General Conditions for extending date of substantial completion - 1 Month | 0.00 |
| 007 - Owner Contingency | -215,912.20 |