



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER \_\_\_\_\_

PAGE 1 OF 5

DATE: 1/14/2025

**SUBJECT: CONSIDERATION OF BUDGET REALLOCATION NO. 1 TO THE HM & MF LTD., D/B/A MUCKLEROY & FALLS GUARANTEED MAXIMUM PRICE FOR THE TIM CURRY CRIMINAL JUSTICE CENTER ELEVATOR TOWER ADDITION PROJECT**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider Budget Reallocation No. 1 to the HM & MF LTD., d/b/a Muckleroy & Falls Guaranteed Maximum Price (GMP) for the Tim Curry Criminal Justice Center Elevator Tower Addition Project.

**BACKGROUND**

On August 20, 2024, the Commissioners Court, through Court Order #143665, approved a Construction Manager at Risk Contract with HM & MF LTD., d/b/a Muckleroy & Falls for construction management services and approved the GMP in the amount of \$13,854,728.00 for the Tim Curry Criminal Justice Center Elevator Tower Addition project.

In accordance with the terms of our Construction Manager at Risk Contractual Agreement dated August 20,2024, HM & MF LTD., d/b/a Muckleroy & Falls determines the following items are compensable from the construction contingency. All items are within the cost of the project and do not constitute any change in the GMP.

Potential Change Order (PCO) #5 – RFI 10 – S201 Foundation Change – PCO is for removal of approximately 300 SF of existing granite tile flooring and concrete topping slab at both the north and south entrances at Lower Plaza Level 01A to achieve accessible floor elevations.

Contingency Deduction (\$3,036.00)

PCO #6 – RFI 020 – Extend Demo at Level 03 Clarification – PCO is for removal of existing granite veneer soffit, wing walls and fascia on the underside of the building overhang above Level 03 to accommodate the new interior ceilings of the addition.

Contingency Deduction (\$30,318.75)

**FISCAL IMPACT**

All items are within the cost of the project and do not constitute any change to the Guaranteed Maximum Price.

Contractor’s Contingency	\$424,489.00
Budget Reallocation #1 Reduction to Contingency	(\$ 33,354.75)
Balance of Contractor’s Contingency	\$391,134.25

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



**TARRANT COUNTY**  
DEPARTMENT OF FACILITIES MANAGEMENT

**MICHAEL A. AMADOR**  
DIRECTOR

DATE: November 5, 2024

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

FROM: Frank T. Lopez, Assistant Director – Building Services

FL  
FL

RE: Tim Curry Criminal Justice Center Elevator Tower Addition Project

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Please be advised that Muckleroy & Falls is authorized to proceed with work related to PCO #005 (RFI 10 – S201 Foundation Change) from Construction Contingency in the amount of \$3,036.00. This PCO is within the cost of the project and does not constitute any change in the Guaranteed Maximum Price or time allotted.

24014 - Tim Curry Criminal Justice Center (24014- -)

401 W Belknap St  
Fort Worth TX 76196

PCO-005 - RFI 10 - S201 Foundation Change

<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>
10/24/2024	10/31/2024	Normal	

**Notes**

**Summary**

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

**Description**

**Proposed**

002 - Demo floor pavers for foundation resulting from drawings changes in RFI 10 response	3,036.00
003 - Contractor Contingency - Demo floor pavers for foundation resulting from drawings changes in RFI 10 response	-3,036.00

**Links**



ime Contract Change Ord  
m Curry Criminal Justice  
Tim Carpenter



**TARRANT COUNTY**  
DEPARTMENT OF FACILITIES MANAGEMENT

**MICHAEL A. AMADOR**  
DIRECTOR

DATE: November 5, 2024

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

FROM: Frank T. Lopez, Assistant Director – Building Services

FL  
FL

RE: Tim Curry Criminal Justice Center Elevator Tower Addition Project

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Please be advised that Muckleroy & Falls is authorized to proceed with work related to PCO #006 (RFI 020 – Extend Demo at Level 03 Clarification) from Construction Contingency in the amount of \$30,318.75. This PCO is within the cost of the project and does not constitute any change in the Guaranteed Maximum Price or time allotted.



# PCO-006

24014 - Tim Curry Criminal Justice Center (24014- -)

401 W Belknap St  
Fort Worth TX 76196

PCO-006 - RFI 020 - Extend Demo At Level 03 Clarification

<b>Category</b>	<b>Reason</b>	<b>Location</b>	<b>Status</b>
Contingency	Missed Scope		Ready for Review ●

<b>Create Date</b>	<b>Due Date</b>	<b>Importance</b>	<b>Reference</b>
10/29/2024	11/5/2024		

**Notes**

PC for labor, equipment, and material haul off for areas of building clarified through RFI 20. PC 06 will be a reallocation from Construction Contingency and will result in a \$0 change to the GMP.

**Summary**

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

**Description**

**Proposed**

001 - PCO 06 - Extend scope of building selective demolition based on information clarified through RFI 20	30,318.75
002 - Contractor Contingency - PCO 06 - Extend scope of building selective demolition based on information clarified through RFI 20	-30,318.75

**Comments**

**Comment** Tim Carpenter on 11/1/2024 03:09 PM.

PC for labor, equipment, and material haul off for areas of building clarified through RFI 20. PC 06 will be a reallocation from Construction Contingency and will result in a \$0 change to the GMP.

**Links**



ime Contract Change Ord  
m Curry Criminal Justice  
Tim Carpenter