



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145241  
 PAGE 1 OF 8  
 DATE: 5/20/2025

**SUBJECT: RECEIVE AND FILE BUDGET REALLOCATION NO. 2 TO THE HM & MF LTD. D/B/A MUCKLEROY & FALLS GUARANTEED MAXIMUM PRICE FOR THE TIM CURRY CRIMINAL JUSTICE CENTER ELEVATOR TOWER ADDITION**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Receive and File Budget Reallocation No. 2 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 of \$13,854,728.00 for the Tim Curry Criminal Justice Center Elevator Tower Addition project.

On January 14, 2025, the Commissioners Court, through Court Order #144545, approved Budget Reallocation #1 for the HM & MF LTD. d/b/a Muckleroy & Falls for the Tim Curry Criminal Justice Center Elevator Tower Addition project, which reduced the contractor’s contingency by (\$33,354.75).

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. All items are within the cost of the project and do not constitute any change in the GMP.

Potential Change Order (PCO) #27 – Elevator steel additions - PCO adds cost for material and labor required for the elevator guide rail support structural changes.

<i>PCO #27 Cost</i>	<i>\$42,746.00</i>
<i>Trade Contract Budget Adjustment Allowance No. 03 – Tunnel Lid Waterproofing</i>	<i>(\$ 8,881.00)</i>
<i>Trade Contract Budget Adjustment Allowance No. 09 – SWPPP</i>	<i>(\$10,569.56)</i>
<i>Contractor’s Contingency Deduction</i>	<i>(\$23,295.44)</i>

PCO #30 – Anchor bolt reconciliation – PCO captures the additional costs related to the anchor bolt repairs.

<i>Contractor’s Contingency Deduction</i>	<i>(\$ 4,233.74)</i>
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SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Frank Lopez



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145241 DATE: 5/20/2025 PAGE 2 OF 8

## **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
Budget Reallocation #2 Reduction to Contingency	<u>\$ 27,529.18</u>
Balance of Contractor's Contingency	\$363,605.07



**TARRANT COUNTY**  
**DEPARTMENT OF FACILITIES MANAGEMENT**

DATE: April 21, 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: Tim Curry Criminal Justice Center Elevator Tower Addition Project – PCO No. 27

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Please be advised that Muckleroy & Falls is authorized to proceed with PCO #27 (elevator steel additions). The resultant Trade Contract Budget Adjustment (TCBA) of \$42,746.00 will be tracked within the next application for payment submission. This PCO is within the cost of the project and does not constitute any change in the Guaranteed Maximum Price or time allotted.

PCO #27 adds zero (0) days to the contract time.



# MUCKLEROY & FALLS

Construction Manager/General Contractor  
HM & MF Ltd dba Muckleroy & Falls  
3200 Riverfront Drive Suite 200  
Fort Worth, TX 76107

Date: 03/19/2025

Tarrant County  
100 E Weatherford St, Suite 303  
Fort Worth TX 76196  
RE: **24014 - Tim Curry Criminal Justice Center**

PCO #	PCO-027	Summary	Proposed Amount
		Requested days	0.00 42,746.00
		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: 3/26/2025**

Sincerely,

Tim Carpenter

Authorization:

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

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



# PCO-027

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

401 W Belknap St  
Fort Worth TX 76196

PCO-027 - Elevator Steel Additions

<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>
3/19/2025	3/26/2025		

**Notes**

This PC includes the material and labor required for the elevator guide rail support structural changes outlined in the attachments. The required horizontal guide rail supports were not picked up in the structural drawings and was confirmed by the structural engineer. The resultant Trade Contract Budget Adjustment (TCBA) of \$42,746 will be tracked within the next application for payment. This will result in a \$0 change in the GMP.

**Summary**

Requested days	0.00	<b>proposed</b>
Approved days	0.00	42,746.00

**Description**

	<b>Proposed</b>
001 - Added HSS required for Otis Elevator guide rail supports	42,746.00



**TARRANT COUNTY**  
**DEPARTMENT OF FACILITIES MANAGEMENT**

DATE: April 24, 2025

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

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

A handwritten signature in green ink, appearing to be "JPH", is located to the right of the "FROM" line.

RE: Tim Curry Criminal Justice Center Elevator Tower Addition Project – PCO No. 30

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Please be advised that Muckleroy & Falls is authorized to proceed with PCO #30 (Anchor Bolt Reconciliation) from Construction Contingency in the amount of \$4,233.74. This PCO is within the cost of the project and does not constitute any change in the Guaranteed Maximum Price or time allotted.

PCO No. 30 adds zero (0) days to the contract time.



# MUCKLEROY & FALLS

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Construction Manager/General Contractor  
HM & MF Ltd dba Muckleroy & Falls  
3200 Riverfront Drive Suite 200  
Fort Worth, TX 76107

Date: 04/15/2025

Tarrant County  
100 E Weatherford St, Suite 303  
Fort Worth TX 76196  
RE: **24014 - Tim Curry Criminal Justice Center**

<b>PCO #</b>	<b>PCO-030</b>	<b>Summary</b>	<b>Proposed Amount</b>
		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: 4/22/2025**

Sincerely,

Tim Carpenter

Authorization:

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

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

# &F Potential Change Order - Tarrant County

Tarrant County Projects



# PCO-030

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

401 W Belknap St  
Fort Worth TX 76196

PCO-030 - Anchor Bolt Reconciliation

Category	Reason	Location	Status
Change Order	Field Condition		Ready for Review ●

Create date	Due date	Importance	Reference
4/15/2025	4/22/2025	Normal	

### Notes

PC is the cost to capture some of the additional costs associated with the anchor bolt repairs. 1) This was the cost to order nuts/ washer for the new anchor rods 2) This was the cost to re-mobilize the crane to GST's warehouse to lift the tower off the stand so that they could start fabrication on the next sequence of towers. This PC will fund from contractor contingency and will result in a \$0 change to the overall GMP.

### Summary

		proposed
Requested days	0.00	0.00
Approved days	0.00	

### Description

Description	Proposed
001 - Nuts/ Washers for the new anchor bolts	192.72
002 - Crane mobilization cost to move towers at GST's fabrication shop; this was due to the site not being ready to receive the towers as originally scheduled.	4,041.02
003 - PCO 030 - Contractor Contingency	-4,233.74