



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145239

PAGE 1 OF 3

DATE: 5/20/2025

**SUBJECT: CONSIDERATION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION
MANAGER AT RISK CONTRACT WITH HM & MF LTD., D/B/A
MUCKLEROY & FALLS 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 approving Change Order No. 1 to the Construction Manager at Risk (CMAR) Contract with HM & MF LTD., d/b/a Muckleroy & Falls for the Tim Curry Criminal Justice Center Elevator Tower Addition Project.

BACKGROUND

On August 20, 2024, the Commissioner 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 Guaranteed Maximum Price (GMP) in the amount of \$13,854,728.00 for the Tim Curry Criminal Justice Center Elevator Tower Addition project.

Change Order No. 1 incorporates PCO 26 which does not impact the total contract price. However, it does impact the duration of the contract to add nineteen (19) calendar days to the contract time to account for inclement weather exceeding the prescribed allotment and unforeseen conditions encountered through March 19, 2025.

With approval of Change Order No. 1, the substantial completion will be extended from November 10, 2025 to December 1, 2025.

FISCAL IMPACT

Change Order No. 1 does not constitute any changes to the total GMP value.

| | | | |
|--------------|-----------------------|--------------|----------------|
| SUBMITTED BY | Facilities Management | PREPARED BY: | Milissa Warner |
| | | APPROVED BY: | Frank Lopez |

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Change Order

| | | |
|--|--|--|
| PROJECT: <i>(Name and address)</i> Tim Curry Criminal Justice Center- Elevator Tower Addition 401 W. Belknap Street Fort Worth, Texas 76196 | CONTRACT INFORMATION: Contract For: General Construction Date: August 20, 2024 | CHANGE ORDER INFORMATION: Change Order Number: 001 Date: April 23, 2025 |
| OWNER: <i>(Name and address)</i> Tarrant County 100 E. Weatherford Street, Suite 303 Fort Worth, TX 76196 | ARCHITECT: <i>(Name and address)</i> Bennett Partners 640 Taylor St, Suite 2323 Fort Worth, TX 76102 | CONTRACTOR: <i>(Name and address)</i> HM & MF Ltd dba Muckleroy & Falls 3200 riverfront Drive, Suite 200 Fort Worth, Texas 76107 |

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


\$0 Substantial Completion Extension For Weather Delay

| | |
|--|------------------|
| The original Contract Sum was | \$ 13,854,728.00 |
| The net change by previously authorized Change Orders | \$ 0.00 |
| The Contract Sum prior to this Change Order was | \$ 13,854,728.00 |
| The Contract Sum will be unchanged by this Change Order in the amount of | \$ 0.00 |
| The new Contract Sum including this Change Order will be | \$ 13,854,728.00 |

The Contract Time will be increased by Nineteen (19) days.
The new date of Substantial Completion will be December 01, 2025

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

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

| | | |
|---|--|--|
|  _____ ARCHITECT <i>(Signature)</i> |  _____ CONTRACTOR <i>(Signature)</i> | _____ OWNER <i>(Signature)</i> |
| BY: Michael J. Bennett, AIA, Executive Partner & CEO _____ <i>(Printed name, title, and license number if required)</i> | BY: Muckleroy & Falls _____ <i>(Printed name and title)</i> TIM CARPENTER PROJECT MANAGER | BY: Tarrant County _____ <i>(Printed name and title)</i> |
| 30 April 25 _____ Date | 5/01/2025 _____ Date | _____ Date |



CHANGE ORDER

PROJECT:

24014 - Tim Curry Criminal Justice Center (24014- -) 401 W Belknap St Fort Worth TX 76196

CONTRACT INFORMATION:

Contract For: Date: 8/20/2024

CHANGE ORDER INFORMATION:

Change Order Number: 3 Date: 4/23/2025

OWNER:

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

ARCHITECT:

Bennett Partners 640 Taylor Street, Suite 2323 Fort Worth, Texas 76102

CONTRACTOR:

HM & MF Ltd dba Muckleroy & Falls 3200 Riverfront Drive Suite 200 Fort Worth, TX 76107

THE CONTRACT IS CHANGED AS FOLLOWS:

Table with 4 columns: COR No., PCO no., Description, bdtgtapliedamount. Row 1: PCO-026, \$0 Substantial Completion Extension For Weather Delay, Anchor Bolt Repairs, & Added Elevator Steel, \$0.00

TOTAL COST OF THIS PCCO #003: \$0.00

Summary table with 2 columns: Description, Amount. Rows include: The original Contract Value was \$13,854,728.00; Net change by previously authorized Change Orders \$0.00; The Contract Value prior to this Change Order was \$13,854,728.00; 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 \$13,854,728.00; The Contract Schedule will be adjusted by 19 days; The new date of Substantial Completion will be: 12/01/2025

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

Bennett Partners ARCHITECT

Tarrant County OWNER

MUCKLEROY FALLS CONTRACTOR

By: _____

By: _____

By: _____

DATE _____

DATE _____

DATE _____