



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 144861

PAGE 1 OF 6

DATE: 3/11/2025

**SUBJECT: RFP NO. F2024161 – CONSTRUCTION MANAGER AT RISK FOR PLAZA  
PARKING GARAGE EXPANSION - FACILITIES MANAGEMENT –  
CONSTRUCTION SERVICES – HM & MF LTD. D/B/A MUCKLERROY &  
FALLS**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court accept payment and performance bonds for RFP No. F2024161, Construction Manager at Risk for Plaza Parking Garage Expansion, for Facilities Management, from HM & MF Ltd. d/b/a Muckleroy & Falls for \$12,433,999.00.

**BACKGROUND**

On November 12, 2024, the Commissioners Court, through Court Order #144160, awarded RFP No. F2024161, Construction Manager at Risk for Plaza Parking Garage Expansion, for Facilities Management, to HM & MF Ltd. d/b/a Muckleroy & Falls.

On February 19, 2025, the Commissioners Court, through Court Order #144753, approved a contract addendum for RFP No. F2024161, Construction Manager at Risk for Plaza Parking Garage Expansion, for Facilities Management, to HM & MF Ltd. d/b/a Muckleroy & Falls for the Guaranteed Maximum Price (GMP) of \$12,433,999.00, and approved the contract for Phase 2 Construction Management Services.

The expansion of the Plaza Parking Garage will provide an additional eight-level bay on the exterior of the west side of the building. This will provide an additional 303 parking spaces for a total of 800. The Construction Manager at Risk project will be completed in two (2) phases. Phase I - Pre-Construction Services will include finalizing the design, conduct value engineering, develop construction schedule, develop and award trade bid packages, and prepare a Guaranteed Maximum Price. Phase II - Construction Manager Services includes all normal services associated with the construction of the facilities for the project described.

A payment and performance bond are part of the requirements in order for the contractor to begin work.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

SUBMITTED BY	Purchasing	PREPARED BY:	Allan Tucker
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

PUBLIC WORK

Bond No. 2364805

STATUTORY PAYMENT BOND PURSUANT TO  
CHAPTER 2253 OF THE TEXAS GOVERNMENT CODE  
AS AMENDED BY THE 73rd LEGISLATURE, 1993

(Penalty of this bond must be 100% of Contract amount)

KNOW ALL MEN BY THESE PRESENTS:

That, HM & MF, Ltd dba Muckleroy & Falls

(Here insert the name and address or legal title of the Contractor)

3200 Riverfront Dr., Suite 200, Fort Worth, TX 76107

(hereinafter called the Principal), as Principal,

and Swiss Re Corporate Solutions America Insurance Corporation

(Here insert the name of the Surety)

a corporation organized and existing under the laws of the State of Missouri, with its principal office in the  
City of Kansas City (hereinafter called the Surety), as Surety, are held and firmly bound unto

Tarrant County Purchasing Department

(Here insert the name of the Obligee)

(hereinafter called the Obligee), in the amount of Twelve Million Four Hundred Thirty-three Thousand Nine Hundred Ninety-nine & 00/100

(Here insert an amount equal to the total contract price)

Dollars ( \$12,433,999.00 ), for the payment whereof, the said Principal and Surety bind themselves, and  
their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the Obligee, dated the \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_, to \_\_\_\_\_  
Tarrant County Plaza Garage

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall pay all  
claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said contract,  
then, this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas  
Government Code as amended by Acts of the 73rd Legislature, 1993, and all liabilities on this bond to all such claimants shall  
be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_  
day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS

\_\_\_\_\_  
(IF INDIVIDUAL OR FIRM)

\_\_\_\_\_  
(SEAL)

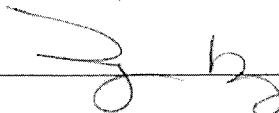
HM & MF, Ltd dba Muckleroy & Falls

ATTEST:

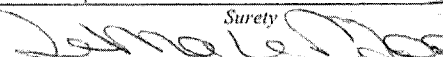
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(IF CORPORATION)

\_\_\_\_\_  
(SEAL)  
*Principal*

  
\_\_\_\_\_

Swiss Re Corporate Solutions America Insurance Corporation

By   
(SEAL)

Debra Lee Moon

- Attorney-in-Fact

Bond No: 2364805

**PUBLIC WORK**  
**STATUTORY PERFORMANCE BOND PURSUANT TO**  
**CHAPTER 2253 OF THE TEXAS GOVERNMENT CODE AS**  
**AMENDED BY THE 73rd LEGISLATURE, 1993**

(Penalty of this bond must be 100% of Contract amount)

KNOW ALL MEN BY THESE PRESENTS:

That, HM & MF, Ltd dba Muckleroy & Falls

(Here insert the name and address or legal title of the Contractor)

3200 Riverfront Dr., Suite 200, Fort Worth, TX 76107

(hereinafter called the Principal), as Principal, and

Swiss Re Corporate Solutions America Insurance Corporation

(Here insert the name of the Surety)

a corporation organized and existing under the laws of the State of Missouri, with its principal office in the City of Kansas City

(hereafter called the Surety), as Surety, are held and firmly bound unto

Tarrant County Purchasing Department

(Here insert the name of the Obligee)

(hereinafter called the Obligee), in the amount of Twelve Million Four Hundred Thirty-three Thousand Nine Hundred Ninety-nine & 00/100

(Here insert an amount equal to the total contract price)

Dollars ( \$12,433,999.00 ), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the Obligee, dated the \_\_\_\_\_ day of \_\_\_\_\_, to Tarrant County Plaza Garage

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully perform the work in accordance with the plans, specifications and contract documents, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code as amended by Acts of the 73rd Legislature, 1993, and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_

WITNESS:

(SEAL)

(SEAL)

(IF INDIVIDUAL OR FIRM)

ATTEST:

HM & MF, Ltd dba Muckleroy & Falls  
*Principal*

(SEAL)

(SEAL)

(IF CORPORATION)

Swiss Re Corporate Solutions America Insurance Corporation

By Debra Lee Moon *Surety* (SEAL)

Debra Lee Moon, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, MONICA RUBY VEAZEY, JOHN WILLIAM NEWBY,
TROY RUSSELL KEY, DEBRA LEE MOON ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, PATRICK THOMAS COYLE,
BRYAN KELLY MOORE, ELIZABETH ORTIZ, ANA OWENS, BETTY J. REEH, ANDREW PATRICK CLARK AND KIMBERLY ROCHELLE GONZALEZ JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

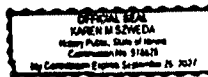
this 6TH day of DECEMBER, 20 24

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

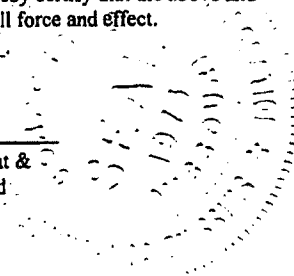
On this 6TH day of DECEMBER, 20 24, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Karen M. Szeweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this day of 20

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC



## **IMPORTANT NOTICE**

In order to obtain information or make a complaint:

You may contact the **Surety Claims Department**  
at **1-816-235-3702**

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** for information or to make a complaint at:

**1-816-235-3702**

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

**1- 800-252-3439**

You may write the **Texas Department of Insurance**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

### **PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the **Texas Department of Insurance**.

**ATTACH THIS NOTICE TO YOUR POLICY:** This notice is for information only and does not become a part or condition of the attached document.

## **AVISO IMPORTANTE**

Para obtener informacion o para someter un queja:

Puede comunicarse con **Surety Claims Department**  
al **1-816-235-3702**.

Usted puede llamar **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** para informacion o para someter una queja al:

**1-816-235-3702**

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** al:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

**1- 800-252-3439**

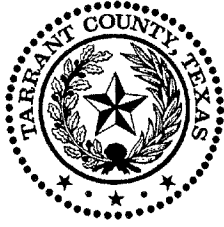
Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

**DISPUTAS SOBRE PRIMAS O RECLAMOS:** Si tiene una disputa concniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el **Departamento de Seguros de Texas**.

### **UNA ESTE AVISO A SU POLIZA:**

Este aviso es solo para proposito de infromacion y no se convierte en parte o condicion del documento adjunto.



## TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: RFP NO. F2024161 - CONSTRUCTION MANAGER AT RISK FOR PLAZA PARKING GARAGE EXPANSION - FACILITIES MANAGEMENT - HM & MF LTD. D/B/A MUCKLEROY & FALLS

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

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### I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

\*\*\*\*\*

**Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.**

### II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

Yes \_\_\_\_\_ No √

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

Yes \_\_\_\_\_ No √

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

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