



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

PAGE 1 OF 21

DATE: 05/07/2024

**SUBJECT: RFP NO. F2024065 - CONSTRUCTION MANAGER AT RISK FOR  
TIM CURRY CRIMINAL JUSTICE CENTER ELEVATOR TOWER  
ADDITION - FACILITIES MANAGEMENT-CONSTRUCTION  
SERVICES - HM & MF LTD. D/B/A MUCKLERROY & FALLS - PER  
CONTRACT TERMS**

## **COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court award RFP No. F2024065, Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition, for Facilities Management-Construction Services, to HM & MF Ltd. d/b/a Muckleroy & Falls at the per contract terms and approve contract.

## **BACKGROUND**

Notice of the County's intent to bid was advertised in local newspapers, as required by State statute, and posted on the Internet, the Arlington Black Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. Six hundred eighty-nine (689) vendors were contacted and requested to participate in this proposal process. All documents pertaining to this RFP were posted on the Tarrant County website and were downloaded by interested parties. A pre-proposal conference held on February 8, 2024 was attended by three (3) vendors as well as representatives from Bennett Partners, Broaddus & Associates, Facilities Management-Construction Services, and Purchasing. Two (2) proposals and four (4) no-bids were received.

Proposals were evaluated by Facilities Management-Construction Services and Purchasing representatives. Evaluations were based upon the criteria and processes set forth in the RFP. Both vendors were invited to provide presentations on March 27, 2024. The Evaluation Committee then rescored the firms based upon the criteria and processes set forth in the RFP specifications. The Evaluation Committee then entered into contract negotiations with the top scoring vendor for Phase 1 Preconstruction Services.

The proposal received from HM & MF Ltd. d/b/a Muckleroy & Falls meets all specifications and is acceptable to Facilities Management-Construction Services.

The elevator tower addition for the Tim Curry Criminal Justice Center (TCCJC) will provide an additional elevator tower on the west side of the building. The purpose of the new elevators is to increase vertical flow from the Lower Plaza through the 9th Floor. This Construction Manager at Risk project will be completed in two (2) phases. Phase 1 includes Preconstruction Services to finalize the design, provide value analysis, develop and bid the trade packages, and provide a final guaranteed maximum price and construction schedule. Phase 2 includes Construction Manager Services.

SUBMITTED BY:	Purchasing	PREPARED BY: APPROVED BY:	Gwen Peterson, C.P.M, A.P.P. Chris Lax, CPSM, CPSD, CPCP
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REFERENCE NUMBER: \_\_\_\_\_ DATE: 05/07/2024 PAGE 2 OF 21

Therefore, it is the joint recommendation of Facilities Management-Construction Services and Purchasing that RFP No. F2024065, Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition, be awarded to HM & MF Ltd. d/b/a Muckleroy & Falls at the per contract terms.

The contract is attached for approval and signature. The Criminal District Attorney's Office reviewed this contract as to form.

### **FISCAL IMPACT**

Funding in the amount of \$10,000.00 for Phase 1 of the project is available in CARPA-2024. This item has been recommended or approved for ARPA/FRF funding. Phase 2 of the project will begin in July 2024. The estimated budget for Phase 2 is \$9,693,051.00.