



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/17/2024

**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 MUCKLEROY & FALLS**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court accept payment and performance bonds for RFP No. F2024065, Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition, from HM & LF Ltd. d/b/a Muckleroy & Falls for \$13,854,728.00.

BACKGROUND

On May 7, 2024, the Commissioners Court, through Court Order #143069, awarded RFP No. F2024065, Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition, for Facilities Management-Construction Services, to HM & LF Ltd. d/b/a Muckleroy & Falls.

On August 20, 2024, the Commissioners Court, through Court Order #143665, approved a contract addendum for RFP No. F2024065, Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition, for Facilities Management-Construction Services, with HM & LF Ltd d/b/a Muckleroy & Falls for the Guaranteed Maximum Price (GMP) of \$13,854,728.00, and approved the contract for Phase 2 Construction Manager 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 included 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 all Construction Manager Services for the project.

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: APPROVED BY:	Gwen Peterson, C.P.M., A.P.P. Chris Lax, CPSM, CPSD, CPCP
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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. F2024065 - Construction Manager at Risk for Tim Curry Criminal Justice Center Elevator Tower Addition - Facilities Management- Construction Services - 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.

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.

PUBLIC WORK

Bond No. 2360918

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 Obligor)

(hereinafter called the Obligor), in the amount of Thirteen Million Eight Hundred Fifty-four Thousand Seven Hundred Twenty-eight & 00/100

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

Dollars (\$13,854,728.00), 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 Obligor, dated the 20th day of

AUGUST, 2024, to

Tim Curry Criminal Justice Center Elevator Tower Addition

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 22nd
day of AUGUST, 2024

WITNESS

16th mcl
(IF INDIVIDUAL OR FIRM)

ATTEST:

(IF CORPORATION)

THOMAS C. MATEO - V.P. Operations
(SEAL)

HM & MF, Ltd dba Muckleroy & Falls, a Texas
Limited Partnership by Muckleroy & Falls Construction
Co., a Texas Corporation and General Partner (SEAL)

(SEAL)
Principal

Swiss Re Corporate Solutions America Insurance Corporation

Debra Lee Moon (SEAL)
Surety

Debra Lee Moon Attorney-in-Fact

PAY73000TX0601f

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Swiss Re Corporate Solutions America Insurance Corporation** or **Swiss Re Corporate Solutions Premier Insurance Corporation's** toll-free number for information or to make a complaint at:

1-800-338-0753

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

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

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**

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 **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Swiss Re Corporate Solutions America Insurance Corporation** o **Swiss Re Corporate Solutions Premier Insurance Corporation's** para informacion o para someter una queja al:

1-800-338-0753

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

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

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**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente 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 informacion y no se convierte en parte o condicion del documento adjunto.