



## JUDSON INDEPENDENT SCHOOL DISTRICT

---

**Meeting Date:** June 26, 2025

**Submitted By:** Daniel Brooks  
**Title:** Assistant Superintendent

**Agenda Item:** Consider and take action approving the construction services contract amendment, supporting the Selma Elementary School project in Bond 2022.

### CONSENT ITEM

#### **RECOMMENDATION:**

It is recommended that the Board approve the construction services contract amendment, supporting the Selma ES project in Bond 2022 and that the Board of Trustees delegate the authority to the Superintendent or their designee to execute all contracts and related documents necessary to complete this project based on the documents provided.

#### **IMPACT/RATIONALE:**

These construction services contracts and related contract amendments support the development and construction of approved projects in the Bond 2022 program. The proposed contract amendment would increase the contract amount by \$514,594.54. The total revised contract amount will be \$48,897,594.54. The contract will be for a specific project and will expire upon completion of all related services. Expenditures will be made from Bond 2022 funds.

#### **BOARD ACTION REQUESTED:**

**Approval/Disapproval**



## JUDSON INDEPENDENT SCHOOL DISTRICT

### Facilities Planning Department

**Date:** June 26, 2025

**To:** Lynnette Trevino, Director of Purchasing

**From:** Benjamin S. Mora, Executive Director of Facilities Planning

**Project:** Selma Elementary School Project

It is recommended the Board approve the construction services contract amendment supporting the Selma ES project in Bond 2022.

F.A. Nunnally was selected from a pool of general contractors that had submitted to RFCSP 23-14 Elementary School #21 and was approved by the Board of Trustees to provide general contractor services during February 8, 2024, Special Board meeting.

The expenditure approved by the Board at that time was \$48,383,000.00.

Change Order #001 requested the contract time be increased by an additional twenty-one (21) weather-related days and did not require approval by the Board.

Per the attached documentation, Change Order #002 has been submitted, requesting an additional \$514,594.54 to be added to increase the maximum contract amount. In addition, the contract time will be increased by an additional one and a half (1.5) weather-related days.

The scope of the amendment includes the following:

- Addition of one playset (\$62,890.95) to align with the design standard of the ongoing Districtwide Elementary Playground Upgrades project,
- Wireless clock and PA system modifications (\$184,371.97),
- Intrusion Detection modifications (\$17,331.62), and
- An addition to the Owner Contingency (\$250,000.00).

The total revised contract amount will be \$48,897,594.54.

Expenditures will be made from Bond 2022, Prop B funds (Construction Costs).

**CC:** Cecilia Davis, Deputy Superintendent of Operations  
Daniel Brooks, Assistant Superintendent of Operations

Construction Services Contract Amendment

Board Meeting Date - June 26, 2025

Item No.	Bond Program	Project	Contract Date	CO#	Original Contract Value	Current Contract Value	Contract Amendment Value	New Contract Value
1	2022	Selma Elementary School	5/1/2024	002	\$ 48,383,000.00	\$ 48,383,000.00	\$ 514,594.54	\$ 48,897,594.54
2								
3								
4								
5								
6								
7								
8								
9								
10								
Bond Program Contract Adjustments (This Period)					\$ 48,383,000.00	\$ 48,383,000.00	\$ 514,594.54	\$ 48,897,594.54

# DRAFT AIA® Document G701® - 2017

## Change Order

**PROJECT:** (Name and address)  
2023-01 JISD Elementary School #21  
16842 Retama Pkwy, Selma, TX 78154

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: May 01, 2024

**CHANGE ORDER INFORMATION:**  
Change Order Number: 002  
Date: 2025-05-19

**OWNER:** (Name and address)  
Judson Independent School District  
8012 Shin Oak Dr.  
Live Oak, Tx 78233

**ARCHITECT:** (Name and address)  
Alamo Architects  
1512 South Flores St.  
San Antonio, TX 78204

**CONTRACTOR:** (Name and address)  
Nunnelly General Contractor  
2922 N. PanAm Expy  
San Antonio, TX 78208

### 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.)

\$ 62,890.95: PR #20 - Added playground  
\$184,371.97: PR #26 - Wireless Clock & PA system modifications  
\$ 17,331.62: PR #37R - Intrusion Detection system modifications  
\$250,000.00: Addition to Owner's Contingency Allowance

\$514,594.54 TOTAL ADD TO PROJECT COST

1.5 Weather days documented from February delays added to Contract time

The original Contract Sum was  
The net change by previously authorized Change Orders  
The Contract Sum prior to this Change Order was  
The Contract Sum will be increased by this Change Order in the amount of  
The new Contract Sum including this Change Order will be

\$	48,383,000.00
\$	0.00
\$	48,383,000.00
\$	514,594.54
\$	48,897,594.54

The Contract Time will be increased by one and 1/2 (1.5) days.  
The new date of Substantial Completion will be Noon, June 25th, 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.

Alamo Architects  
**ARCHITECT** (Firm name)

Nunnelly General Contractor  
**CONTRACTOR** (Firm name)

Judson Independent School District  
**OWNER** (Firm name)

**SIGNATURE**

Nicole M. Marrone, Principal

**SIGNATURE**

**PRINTED NAME AND TITLE**

**PRINTED NAME AND TITLE**

May 23, 2025

**DATE**

**DATE**

**SIGNATURE**

Ben Mora, Executive Director of Facilities Planning

**PRINTED NAME AND TITLE**

**DATE**