Grapevine-Colleyville Independent School District

Board Action Item

Action or Consent:	**Action**
Meeting Date:	August 24, 2026
Subject:	Consider and Act on Change Order Number 001 Closing the Swim Center Construction Package
Contact Person:	Paula Barbaroux, Chief Operations Officer Patty Iuen, Senior Construction Program Manager
Policy/Code:	NA
Priority and Performance Objective:	Priority 4: Strong Financial Stewardship and Internal System Efficiency Objective 4.1: Transparent Financial Stewardship
Summary:	Lee Lewis Construction, Inc. (LLCI) has completed the bond work associated with the swim center except for the renovations necessary to install a chloramine exhaust system. That work was delayed due to complexities with the facility and the design of the system. Funding remains in the bond proposition for this facility to pursue the chloramine exhaust system. The construction package for the renovations completed at the swim center is ready to close. LLCI has submitted a deductive change order to close the project and release or unencumber $140,923.17. This amount represents a combination of unspent contractor contingency of $41,178, owner contingency of $65,906.80, balance of allowances of $5,343.55, and subcontractor buyout of $28,292.82. Upon approval of this change order, the District will pay retainage owed to LLCI and close the project.
Attachments:	AIA Document G701-2017 Change Order No. 001

Recommendation: The recommendation is for the Board of Trustees to approve deductive Change Order No. 001, closing the swim center renovations package and releasing $140,923.17 to the District.

AIA Document G701® – 2017

Change Order

PROJECT: *(Name and address)*	**CONTRACT INFORMATION:**	**CHANGE ORDER INFORMATION:**
Grapevine Colleyville Swim Center Renovations 2305 Pool Road Grapevine, Texas 76051	Contract For: Genral Construction Date: October 22, 2024	Change Order Number: 001 Date: July 21, 2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
Grapevine Colleyville Independent School District 3051 IRA East Woods Avenue Colleyville, Texas 76051	Huckbee and Assocaites, Inc. 801 Cherry Street, Suite 500 Fort Worth, Texas 76102	Lee Lewis Construction, Inc. 7810 Orlando Avenue Lubbock, Texas 79423

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.)
This change order is to reconcile the unused funds from owner's contingency and the contractor's contingency as well as the buyout savings.

The original Contract Sum was	$	0.00
The net change by previously authorized Change Orders	$	3,095,956.00
The Contract Sum prior to this Change Order was	$	3,095,956.00
The Contract Sum will be decreased by this Change Order in the amount of	$	140,923.17
The new Contract Sum including this Change Order will be	$	2,955,032.83

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be N/A

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 *(Signature)*	**CONTRACTOR** *(Signature)*	**OWNER** *(Signature)*
BY: Brian Green	BY: Ty Parsons, Exec VP	BY: Patty Iuen
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
07/28/2026	08/05/2026	
Date	*Date*	*Date*

GCISD FINAL ACCOUNTING SWIM CENTER 7/16/2026

				TOTAL	BOUGHT AT	DIFFERENCE
		GENERAL CONDITIONS		231,351	231,351.00	0
		PROJECT STAFF		229,272	229,272.00	0
		COST OF WORK		190,522	190,522.00	0
		PRECONSTRUCTION		5,000	5,000.00	0
		BUILDING PERMIT				
		SURVEY AND LAYOUT				
		TESTING LAB				
7-500		ROOF REPAIR ALLOWANCE		5,000	0.00	5,000
		SPEC 26 0100 ELECTRICAL PROVISIONS CONDUITS ALLOWANCE				
		SPEC 26 5113 LIGHT FIXTURES ALLOWANCE				
15-300		FIRE SPRINKLER MAKE SAFE ALLOWANCE		2,500	0.00	2,500
12-605		TAKE DOWN PROTECT, STORE & REINSTALL SCOREBOARD		25,000	27,156.45	-2,156
		OWNER CONTINGENCY ALLOWANCE				
		CONTRACTORS CONTINGENCY ALLOWANCE				
				TOTAL ALLOWANCE GIVE BACK		5,344
6-600		PLASTIC DUST BARRIER PROTECTION		22,748	22,748.00	0
02A	2-050	DEMOLITION		7,725	7,725.00	0
03B	3-100	MISC HOUSEKEEPING PADS		4,382	4,382.00	0
05C	6-200	FALL/PERIMETER PROTECTION		13,572	13,572.00	0
06A	6-100	ROUGH CARPENTRY		3,977	3,977.00	0
06C	6-650	EXISTING FACILITY PROTECTION		49,494	49,494.00	0
07A	7-400	ROOFING		63,573	62,510.00	1,063
07B	7-920	EXPANSION JOINTS				
07C	7-100	WATERPROOFING		436		436
08A	8-100, 8-710	DOORS, FRAMES, HARDWARE		15,781	8,806.00	6,975
08B	8-120	DOOR & HARDWARE INSTALL		1,856	1,856.00	0
08C	8-800	GLASS & GLAZING		33,990	29,800.00	4,190
08D		SECURITY FILM				
08F	8-305	ACCESS DOORS		1,125	1,125.00	0
08G	9-540	WALL & DOOR PROTECTION		2,675	2,675.00	0
09A	9-250	DRYWALL		19,680	19,200.00	480
09B	9-900	PAINTING & SCAFFOLDING		546,161	558,866.00	-12,705
09C	9-910	MISC PAINTING		11,217	11,217.00	0
09E	9-270	MISC PATCH & REPAIR		20,387	20,387.00	0
10A		SIGNAGE	NONE-EXCLU			0
	12-730	REPAIRS ON EXISTING BLEACHERS		0	4,215.00	-4,215
12B	12-760	TELESCOPING BLEACHERS		108,069	158,691.00	-50,622
13A	13-152	SWIMMING POOLS		113,173	114,017.50	-845
21A	15-300	FIRE SPRINKLER		11,852	44,586.06	-32,734
22A	15-400	PLUMBING		146,920	155,327.00	-8,407
23A	15-050	MECHANICAL		682,730	709,302.70	-26,573
21A		FIRE SPRINKLER	SEE ALLO			
23B	15-990	TEST & BALANCE		15,965	15,500.00	465
26A	16-050	ELECTRICAL		90,306	50,438.00	39,868
27A	16-700	DATA		8,857	3,461.12	5,396
27B		INTERCOM				
27C	13-825	SECURITY		56,175	10,246.00	45,929

SUBTOTAL	2,052,826.00	2,084,124.38	-31,298
BR/GL	43,917.00	43,917.00	0
OWNER CONT.	111,416.00	65,906.80	45,509
GC CONT.	55,708.00	41,178.00	14,530
FEE	110,720.00	110,720.00	0
BOND	32,724.00	32,970.00	-246
	TOTAL BUYOUT		28,495

OWNER CONT. REM	65,906.80
CONTRACTOR CONT. REM	41,178.00
BUYOUT	28,494.82
TOTAL ALLOWANCE GIVE BACK	5,343.55
TOTAL DEDUCTIVE CO	140,923.17

Lee Lewis Construction, Inc.
DALLAS | LUBBOCK | AUSTIN

SWIM CENTER - RFP Log - 7/16/2026

SWIM CENTER

#	Date Issued	Subject	Cost Impact	Schedule Impact	Status	Funded From	Quoted Amount	Approved Amount	Owner Contingency Remaining	GC Contingency Remaining
									$ 111,416.00	$ 55,708.00
1	4/21/2025	RFP#01 CHP starter	$ 818.00		APPROVED		$ 818.00	$ 818.00	$ 110,598.00	$ 55,708.00
2	4/29/2025	RFP#02 Sprinkler Heads	$ 22,472.00		APPROVED		$ 22,472.00	$ 22,472.00	$ 88,126.00	$ 55,708.00
3	4/28/2025	RFP#03 Shaft Framing for Chase	$ -		VOID		$ -	$ -	$ 88,126.00	$ 55,708.00
4	5/5/2025	RFP#04 Replace Hangers	$ 14,530.00		APPROVED	GC	$ 14,530.00	$ 14,530.00	$ 88,126.00	$ 41,178.00
5	7/14/2025	RFP#05 Latch Bolt Monitoring Feature	$ 3,212.00		APPROVED		$ 3,212.00	$ 3,212.00	$ 84,914.00	
6	9/16/2025	RFP#06 Autofill Sensor	$ 2,247.50		APPROVED		$ 2,247.50	$ 2,247.50	$ 82,666.50	
7	9/29/2025	RFP#07 Air Separator and Water Storage Tank	$ 4,979.70		APPROVED		$ 4,979.70	$ 4,979.70	$ 77,686.80	
8	11/15/2025	RPF #08 Air Damper Credit	$ (2,046.00)		APPROVED		$ (2,046.00)	$ (2,046.00)	$ 79,732.80	
9	12/16/2025	RFP#09 ADDITIONAL 3 ROWS OF BLEACHERS	$ 43,928.00		APPROVED	BUYOUT	$ 43,928.00	$ 43,928.00		
10	2/24/2026	RFP#10 Hot Water Circulation Pump	$ 13,826.00		APPROVED		$ 13,826.00	$ 13,826.00	$ 65,906.80	

Total Owner's Contingency Starting Balance:	$ 111,416.00	
Total Owner's Contingency Remaining:	$ 65,906.80	
Total GC's Contingency Remaining:		$ 41,178.00