



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*

Celina Middle School #2
1305 Glendenning Road
Celina, TX 75009

CONTRACT INFORMATION:

Contract For: New Middle School
Date: 09-17-2024

CHANGE ORDER INFORMATION:

Change Order Number: 001
Date: 07-28-2025

OWNER: *(Name and address)*

Celina ISD
205 S. Colorado Celina, TX 75009

ARCHITECT: *(Name and address)*

Claycomb Associates, Inc
6600 LBJ Freeway Suite 200 Dallas, TX
75240

CONTRACTOR: *(Name and address)*

Northstar Builders Group, LLC
3401 Olympus Boulevard Suite 510
Coppell, TX 75019

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.)

Orchestra Hall additions at Celina Middle School #2 (Willard) & Moore Middle School. Refer to Attachments A & B.

The original Guaranteed Maximum Price was	\$ 98,991,265.00
The net change by previously authorized Change Orders	\$ 0.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 98,991,265.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 5,980,868.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 104,972,133.00

The Contract Time will be increased by Sixty (60) days.

The new date of Substantial Completion will be 08-01-2026

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)*

BY: Jeff Marquardt, Project Manager

*(Printed name, title, and license
number if required)*

Date

CONTRACTOR *(Signature)*

BY: Jack Ream, Project Executive

(Printed name and title)

7/28/2025

Date

OWNER *(Signature)*

BY: Dr. Tom Maglisceau,
Superintendent

(Printed name and title)

Date



Celina ISD

Celina Middle School #02
Celina, TX

Willard MS and Moore MS Orchestra Hall Addition

Documents Dated N/A
Cost Dated 6/11/2025

EXHIBIT A					
ITEM		LABOR	MATERIAL	SUB	TOTAL
GENERAL CONDITIONS					
General Conditions (Moore MS)		XXXXXX	XXXXXX	345,530	\$ 345,530
ALLOWANCES					
Owner's Contingency		XXXXXX	\$ 30,000	XXXXXX	\$ 30,000
Betterment Allowance		XXXXXX	\$ 25,000	XXXXXX	\$ 25,000
Pier Allowance	Current GMP Funds	XXXXXX	XXXXXX	XXXXXX	\$ -
Energy Inspections		XXXXXX	\$ 2,500	XXXXXX	\$ 2,500
Material Testing		XXXXXX	\$ 17,500	XXXXXX	\$ 17,500
Graphics	Excluded	XXXXXX	XXXXXX	XXXXXX	\$ -
Emergency Responder Amp		XXXXXX	\$ 15,846	XXXXXX	\$ 15,846
Building Permit & Inspection/Tap Fees	By Owner	XXXXXX	XXXXXX	XXXXXX	\$ -
City Review/TAS Inspection	By Owner	XXXXXX	XXXXXX	XXXXXX	\$ -
REIMBURSABLES					
Shed/Tool Room (Moore MS)		XXXXXX	\$ 5,000	XXXXXX	\$ 5,000
Temp Toilets (Moore MS)		XXXXXX	\$ 21,600	XXXXXX	\$ 21,600
Temporary Fence (Moore MS)		XXXXXX	\$ 20,000	XXXXXX	\$ 20,000
Job Signs (Moore MS)		XXXXXX	\$ 1,750	XXXXXX	\$ 1,750
Safety Supplies (Moore MS)		XXXXXX	\$ 5,000	XXXXXX	\$ 5,000
Fire Extinguishers (Moore MS)		XXXXXX	\$ 1,000	XXXXXX	\$ 1,000
Miscellaneous Tools & Equipment (Moore MS)		XXXXXX	\$ 45,000	XXXXXX	\$ 45,000
Project Coordinates (Both)		XXXXXX	\$ 15,000	XXXXXX	\$ 15,000
As-Builts Drawings (Both)		XXXXXX	\$ 9,000	XXXXXX	\$ 9,000
Watchman (Moore MS)		XXXXXX	\$ 15,000	XXXXXX	\$ 15,000
Daily Clean-Up (Moore MS)		XXXXXX	\$ 10,000	XXXXXX	\$ 10,000
Temporary Road/Laydown (Moore MS)		XXXXXX	\$ 52,500	XXXXXX	\$ 52,500
Dumpsters (Moore MS)		XXXXXX	\$ 40,000	XXXXXX	\$ 40,000
Final Clean (Moore MS)		XXXXXX	\$ 6,600	XXXXXX	\$ 6,600
Temp Power (Moore MS)	By Owner	XXXXXX	XXXXXX	XXXXXX	\$ -
Temp Water (Moore MS)	By Owner	XXXXXX	XXXXXX	XXXXXX	\$ -
EXISTING CONDITIONS					
Selective Demo (Moore MS)		XXXXXX	\$ 15,000	XXXXXX	\$ 15,000
CONCRETE					
Concrete Cast-In Place		XXXXXX	\$ 10,000	\$ 628,565	\$ 638,565
Concrete Penetrating Treatment		XXXXXX	XXXXXX	\$ 23,000	\$ 23,000
MASONRY					
Masonry		XXXXXX	XXXXXX	\$ 467,811	\$ 467,811
Grade Maintenance (Moore MS)		XXXXXX	XXXXXX	\$ 7,500	\$ 7,500
METALS					
Structural Steel		XXXXXX	XXXXXX	\$ 438,778	\$ 438,778
Interior Expansion Joint		XXXXXX	\$ 5,000	XXXXXX	\$ 5,000

WOODS, PLASTICS & COMPOSITES					
Rough Carpentry (Moore MS)		\$ 74,500	\$ 10,000	XXXXXX	\$ 84,500
THERMAL & MOISTURE PROTECTION					
Waterproofing & Joint Sealants		XXXXXX	XXXXXX	XXXXXX	XXXXXX
Roof		XXXXXX	XXXXXX	\$ 225,870	\$ 225,870
Spray Applied Fire Resistive Materials		XXXXXX	XXXXXX	\$ 51,625	\$ 51,625
OPENINGS					
HM Doors & Frames		XXXXXX	XXXXXX	\$ 212,953	\$ 212,953
Glazing and Storefronts		XXXXXX	XXXXXX	\$ 5,000	\$ 5,000
Building Envelope Water Testing (Moore MS)		XXXXXX	XXXXXX	\$ 2,000	\$ 2,000
FINISHES					
Drywall	Bid per approved cost savings at Willard	XXXXXX	XXXXXX	\$ 660,000	\$ 660,000
Acoustical Ceilings		XXXXXX	\$ 10,000	XXXXXX	\$ 10,000
Sound Ceilings		XXXXXX	XXXXXX	XXXXXX	XXXXXX
Acoustical Wall Panels		XXXXXX	XXXXXX	XXXXXX	XXXXXX
Ceramic Tile		XXXXXX	XXXXXX	\$ 35,700	\$ 35,700
Flooring		XXXXXX	XXXXXX	\$ 64,178	\$ 64,178
Paint		XXXXXX	XXXXXX	\$ 35,993	\$ 35,993
SPECIALTIES					
Visual Display Boards		XXXXXX	XXXXXX	\$ 2,508	\$ 2,508
Signage		XXXXXX	XXXXXX	\$ 8,699	\$ 8,699
Fire Extinguisher & Cabinets		XXXXXX	XXXXXX	\$ 661	\$ 661
Musical Instrument Storage		XXXXXX	XXXXXX	\$ 77,762	\$ 77,762
Canopy		XXXXXX	XXXXXX	\$ 22,143	\$ 22,143
EQUIPMENT					
Projection Screens	Included in AV	XXXXXX	XXXXXX	XXXXXX	XXXXXX
FURNISHINGS					
Horizontal Louver Blinds		XXXXXX	XXXXXX	\$ 1,000	\$ 1,000
Shades - Motorized Roller Shades	None shown	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Laminate Clad Casework		XXXXXX	XXXXXX	92,460	92,460
FIRE PROTECTION					
Fire Sprinkler Systems		XXXXXX	XXXXXX	\$ 64,600	\$ 64,600
MECHANICAL & PLUMBING					
Plumbing		XXXXXX	XXXXXX	\$ 267,896	\$ 267,896
Mechanical		XXXXXX	XXXXXX	\$ 355,006	\$ 355,006
Test & Balance	Commissioning Included	XXXXXX	XXXXXX	\$ 12,300	\$ 12,300
Building Management & Control Systems	JMS included in Welch #	XXXXXX	XXXXXX	XXXXXX	XXXXXX
ELECTRICAL					
Electrical		XXXXXX	\$ 10,000	\$ 266,082	\$ 276,082
COMMUNICATION					
Structured for Cabling Systems		XXXXXX	XXXXXX	\$ 37,559	\$ 37,559
AV Distribution System for Special Venues		XXXXXX	XXXXXX	\$ 127,136	\$ 127,136
School Comms System		XXXXXX	XXXXXX	\$ 24,200	\$ 24,200
ELECTRONIC SAFETY & SECURITY					
Electronic Access Control System		XXXXXX	XXXXXX	\$ 28,480	\$ 28,480
Video Surveillance System	Included in Access Control	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Fire Detection & Alarm System		XXXXXX	XXXXXX	\$ 42,000	\$ 42,000

EARTHWORK					
Earthwork		XXXXXX	XXXXXX	\$ 75,295	\$ 75,295
EXTERIOR IMPROVEMENTS					
Geomembrane Liner	Not needed due to sidewalks around	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Landscape & Irrigation (Moore MS)		XXXXXX	XXXXXX	\$ 64,590	\$ 64,590
EXTERIOR IMPROVEMENTS					
Underground Utilities		XXXXXX	XXXXXX	\$ 173,943	\$ 173,943
Erosion Control Maintenance (Moore MS)		XXXXXX	XXXXXX	\$ 5,000	\$ 5,000
Utility Locates (Moore MS)		XXXXXX	\$ 15,000	XXXXXX	\$ 15,000
Striping & Traffic Signage (Moore MS)		XXXXXX	\$ 5,000	XXXXXX	\$ 5,000
Pressure Washing (Moore MS)		XXXXXX	XXXXXX	\$ 5,000	\$ 5,000
SUBTOTAL				\$	5,451,619
Contractor's Contingency	3.00%				\$ 163,549
Sub default insurance	1.65%				\$ 99,000
Insurance (GL, Professional Liability & Umbrella, B Risk)	1.51%				\$ 90,300
Bond	0.99%				\$ 59,400
Fee	1.95%				\$ 117,000
TOTAL OCO #01				\$	5,980,868

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The following clarifications and assumptions, are included as part of the Guaranteed Maximum Price (GMP).

1. Contractor & Subcontractor retainage to be held at 5% of the cost of work.
2. This guaranteed maximum price (GMP) Change Order #1 is based upon 100% Documents as prepared by Claycomb Associates dated May 6, 2025
3. All unused funds shall be returned to the owner at the end of the project.
4. Subcontractor default insurance is considered a reimbursable cost at the stipulated rate of 1.65% of the GMP Change Order
5. Labor burden associated with wages and salaries is considered a reimbursable cost at the stipulated rate of 49%.
6. Premium casualty insurance including excess and auto is considered reimbursable cost at the stipulated rate of 0.895% of the GMP Change Order
7. Builders Risk insurance is included and considered reimbursable cost at the stipulated rate of 0.54% of this GMP Change Order. Associated Builders Risk deductibles resulting from claims will be funded from general conditions including a single \$250,000 wind/hail deductible. Flood and earthquake insurance limits were set at \$50,000,000 each and not for the full value of the project.
8. The construction management fee is 1.95% of the GMP Change Order.
9. Information technology and project management software are considered a reimbursable cost for a lump sum of \$9,000 and is included in this GMP Change Order.
10. Warranty is included in this GMP at a rate of 0.15% and commences at substantial completion. The warranty for workmanship is one year from date of substantial completion. The Project Manager is the point of contact for all warranty calls during that period. Site paving is not warranted past the date of substantial completion.
11. SWPPP compliance permits and certifications are included for the lump sum of \$4,500 as included in the GMP Change Order.
12. Operations Manager, Project Executive & Safety Manager time is considered reimbursable cost and will be charged to the project under general conditions.
13. Project accounting time offsite for this project is considered reimbursable costs and will be charged to the project under general conditions.
14. Contractor Contingency has been included at the rate of 3.0% of the GMP Change Order.
15. For all insurance related additional work, the fee is a flat 10% for OH (Overhead) and 10% for profit. Bonds, insurances, subcontractor default insurance, warranty and other rates would be additional to overhead.
16. Surface and non-structural cracking is common in concrete slabs. Northstar Builders cannot guarantee that the exposed concrete floor finishes will be free from defects or cracks in the finished product
17. L1 background checks to comply with Senate Bill 9 will not be performed. Background checks will be performed by subcontractors for their employees and Northstar Builders will issue badges for approved workers. Badges for each individual will be reimbursed at a rate of \$50 per badge.
18. The following allowances are included in the GMP:

• Owner Contingency	\$55,000
• Contractors Contingency	\$163,549
• Energy Code Inspections	\$2,500
• Material Testing	\$17,500
• Emergency Responder Amp	\$15,846
19. Digital as-builts are considered a reimbursable cost at a lump sum of \$9,000 under general conditions.



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20. Any and all allowance overruns will be funded from either Owner's Contingency or GMP change order.
21. Substantial Completion for Orchestra Halls is August 1, 2026

This GMP excludes:

1. Sales taxes on materials incorporated into the project.
2. Certified Payroll
3. Building Information Modeling (BIM)
4. LEED Certification for project.
5. Northstar is not responsible for cosmetic cracking in concrete.
6. Tri-party agreements and/or City imposed impact fees.
7. Off-site mockups.
8. Material testing of any kind. By Owner
9. Detection or remediation of hazardous materials. Any costs for these items are assumed to be by the Owner.
10. The costs for any building permits.
11. Import of topsoil is not included in GMP. Any topsoil used on the project site will have been salvaged from the existing site and any shortage of topsoil will be funded through remaining job contingency.
12. Work/scope required by codes or regulations that are not incorporated into the plans and clearly identified as scope of work for this GMP.
13. In case of a discrepancy, Northstar Builders has assumed that the design in the contract drawings outlined by the Architect and Engineers supersedes the geotechnical report recommendations and or requirements.
14. All work shown to be "by others" or noted "NIC".
15. SWPPP, OSHA, and any other state, local, or federal regulations required for contractors that are not working under this guaranteed maximum price. We accept no liability, nor provide any warranty for work performed outside of Northstar Builders GMP
16. Providing or installing Spray Loc SCP-327 on 2nd & 3rd Floor slabs
17. Fire lane and parking lot paving replacement at the end of the project due to normal wear and tear. If there is extensive structural damage, this flatwork will be replaced with contingency
18. Providing or installing Playground equipment, curb, ramps and drain shown on drawings is included.
19. Utility Relocation or the cost of lowering any utility line not identified on the construction documents
20. All work shown to be "by others" or noted "NIC"
21. Engineering of structural steel. If it is specified requirement, the stipulated rate of \$50 per ton of the total project weight will be charged as reimbursable cost to the GMP.
22. AISC certified fabricator and erectors
23. AWI certified millwork shop