



Document G701[®] – 2017

Change Order

PROJECT: <i>(Name and address)</i> Mansfield ISD 2024 Bond Timberview High School Turf and Batting Cages - A5 7700 S Watson Road Arlington, Texas 76002	CONTRACT INFORMATION: Contract For: General Consturction Date: May 28, 2025	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: April 14, 2026
OWNER: <i>(Name and address)</i> Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ARCHITECT: <i>(Name and address)</i> Huckabee & Associates, Inc. 801 Cherry Street, Suite 500 Fort Worth, Texas 76102	CONTRACTOR: <i>(Name and address)</i> Authers Building Group, LLC 500 Industry Way, Ste 10 Prosper, Texas 75078

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.)

Project Reconciliation - Return of all unused funds to Owner.

The original Contract Sum was	\$	5,652,763.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	5,652,763.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	163,524.61
The new Contract Sum including this Change Order will be	\$	5,489,238.39

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be February 18, 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: Joshua Cogburn, Principal, 28423

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

04.14.26

Date



CONTRACTOR *(Signature)*

BY: Brandon Knight - Senior PM

(Printed name and title)

4/15/26

Date

OWNER *(Signature)*

BY: Dr. Benita Reed

(Printed name and title)

Date





Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

PCO #061

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #061: MISD Reconciliation Deductive CO

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	061 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Ulises Aranda (ABG)
STATUS:	Pending - In Review	CREATED DATE:	4/15/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$163,524.61)

POTENTIAL CHANGE ORDER TITLE: MISD Reconciliation Deductive CO

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #067 - MISD Project Reconciliation Deductive CO
 MISD Project Reconciliation Deductive CO

ATTACHMENTS:

[CO 01 DED - THS - UNEXE.pdf](#)

#	Budget Code	Description	Amount
1	01-1700.O CM CONTINGENCY.Other	CM Contingency Deduct	\$(77,971.50)
2	01-1702.O OWNER CONTINGENCY	Owner Contingency Deduct	\$(62,654.00)
3	01-1246.O O&M MANUALS	O&M Manuals Deduct	\$(1,894.00)
4	01-1120.O JOB OFFICE	Job Office Deduct	\$(4,599.00)
5	01-1298.O TEMPORARY POWER	Temp Power Deduct	\$(3,650.00)
6	01-1374.O ADVERTISING	Advertising Deduct	\$(350.00)
7	01-1276.O FIRE EXTINGUISHERS	Fire Extinguishers Deduct	\$(150.00)
8	01-1600.O PROJECT FEE	Project Fee Deduct	\$(9,256.11)
9	10-1400.O SIGNAGE	Signage Deduct	\$(3,000.00)
Grand Total:			\$(163,524.61)

Huckabee

Mansfield Independent School District

ABG

SIGNATURE

DATE

SIGNATURE

DATE

 4/15/26

SIGNATURE DATE

Description	Amount
Owner's Allowance Balance (BB Field Lime)	\$0.00
Owner's Contingency Balance	\$62,654.00
Contractor's Contingency Balance	\$77,971.50
Total Remaining Cotingency & Allowance Balance	\$140,625.50
Additional Savings Items	
Remaining General Requirements	\$10,643.00
Buyout Savings	\$0.00
Signage	\$3,000.00
Total Additional Savings	\$13,643.00
Total Cost of Work Savings	\$154,268.50
Fee Reconciliation @ 6%	\$9,256.11
Total Project Reconciliation Deductive CO	\$163,524.61

Allowance Expenditure/ Reconciliation Authorization Form

MANSFIELD ISD



Mansfield Independent School District

AERA # 1

2024 Bond Program

Owner's Allowance (Subgrade Field Prep)

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: August 11, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

NOTE: This form is to be used to request authorization to perform contractually designed allowance work only. Any remaining balance will be returned to the Owner by Deductive Change Order at contract close out.

Description of Allowance Work:

PCO 01: Revised subgrade treatment for the baseball field in accordance with site-specific geotechnical report ADA25-013-05 prepared by Raba Kistner dated 06/19/2025.

During the Design and Bidding phases, soil sampling was not possible due to ongoing baseball and softball field activities extending through May 2025. As a result, the design team relied on the previously prepared geotechnical report from the adjacent football field turf replacement project to determine preliminary field subgrade preparation requirements for bidding purposes, with the understanding that a site-specific report would be developed at a later time. A \$250,000 allowance was included in the GMP to cover any potential additional costs arising from subsequent findings and recommendations by the geotechnical engineer. Following receipt of the site-specific report (ADA25-013-05) on June 19, 2025, revisions to the baseball field preparation requirements in the bid documents were identified, resulting in increased costs. These changes include lime treatment of the baseball field subgrade to a depth of 6 inches. The updated recommendations by the geotechnical engineer are essential to reducing the risk of soil movement on the baseball field. The remaining balance of \$65,249.50 from the Subgrade Field Prep allowance will be transferred to the owner's contingency via a separate AERA.

Original Owner's Allowance Amount per contract: \$ 250,000.00

(Adjustments to Owner's Allowances)

Net Change by previous Adjustments to Allowance: \$ -
 Total New A.E.R.A. amount (this allowance change request): \$ 184,750.50

Balance of Owner's Allowance Amount: \$ 65,249.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this A. E. R. A.

Tracy Hardcastle (Aug 12, 2025 14:58:33 CDT) Date 08/12/25
 Huckabee - Construction Observer

Ulises Aranda (Aug 12, 2025 16:23:56 CDT) Date 08/12/25
 General Contractor

Lacy Beckler (Aug 12, 2025 16:27:44 CDT) Date 08/12/25
 Mansfield ISD - Project Manager

Mansfield ISD - Bond Program Manager Date 08/15/25

Jeff Brogden (Aug 18, 2025 08:35:51 CDT) Date 08/18/25
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs

This is PCO #001



PCO #002

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #002: CE #002 - Baseball Field Lime

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Ulises Aranda (ABG)
STATUS:	Pending - In Review	CREATED DATE:	8/5/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #002 - Baseball Field Lime

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #002 - Baseball Field Lime RFP #1 - Select
Baseball Field Lime RFP #1 Select Excavation

ATTACHMENTS:

#	Budget Code	Description	Amount
1	31-0500.O EARTHWORK	Base Ball Lime Stabilization	\$154,470.50
2	31-0500.O EARTHWORK	Base Ball Earthwork Excavation	\$105,280.00
3	32-1800.O ATHLETIC & RECREATIONAL SURFACING	Base Ball Earthwork Excavation Credit	\$(75,000.00)
4	01-1704.O OWNER ALLOWANCE	RFP #1 Base Ball Subgrade Prep	\$(184,750.50)
Grand Total:			\$0.00

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ABG
Texas

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



6500 Meyer Way, Suite 120 McKinney, Texas 75070

PCO #2REV1

DATE: 8/1/2025
 PROJECT NO: 2025-46
 PROJECT: MISD Timberview
 TO: Authers Building Group LLC

THE CONTRACT IS CHANGED AS FOLLOWS:

LIME STABILIZATION

	Unit	QTY	TOTAL
Mobilization	LS	1	\$ 5,000.00
Lime Stabilization Fields 6" @ 9% (Base Ball Fields only)	SY	12867	\$ 147,970.50
Water	LS	1	\$ 1,500.00

LIME TOTAL \$ 154,470.50

Earth Work

	Unit	QTY	TOTAL
Strip & Haul Off Top Soil	CY	729	\$ 16,038.00
Dirt Excavation	CY	2915	\$ 14,575.00
Export Excess Material	CY	2915	\$ 58,300.00
Machine Grade Site +/- 0.1'	SY	12687	\$ 12,687.00
Construction Water	LS	1	\$ 1,500.00
Street Sweeping	LS	1	\$ 2,000.00

Earth Total \$ 105,280.00

TOTAL CO \$ 259,750.50

AUTHERS BUILDING GROUP LLC

SELECT EXCAVATION, LLC.

BY: _____

BY: _____

DATE: _____

DATE: _____

NOT VALID UNTIL SIGNED BY GENERAL CONTRACTOR AND SELECT EXCAVATION. SUBMITTED ON GC LETTERHEAD, EXECUTED BY BOTH PARTIES. GOOD FOR 30 DAYS.

Ulises Aranda

From: Ulises Aranda
Sent: Tuesday, August 5, 2025 3:57 PM
To: Bobby Killion
Cc: Brooks Stoy; Brandon Knight; Macy Nix; Nataly Ballesteros
Subject: MISD Baseball RFP #1 Pricing

Bobby,

Based on our conversation the credit for earthwork excavation for the baseball field will be \$75,000.00. Please confirm.

Thanks,

Ulises Aranda | PM | Authers Building Group LLC
500 Industry Way | Prosper, Texas | 75078
C: 214-310-6223
Ulises@authersbuildinggroup.com

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 1

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: August 11, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

Reason for Change:

<input type="checkbox"/>	Error or Omission
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions
<input type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify) _____

Name of Requester: _____
Reason: _____

Description of Change:
PCO 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.

Original Owner's Contingency Amount per contract:	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ (65,249.50)
Balance of Owner's Contingency Amount:	\$ 186,772.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date 08/13/25
Tracy Hardcastle (Aug 13, 2025 14:52:28 CDT)
Huckabee - Construction Observer

Date 08/14/25
Ursies Aranda (Aug 14, 2025 17:01:24 CDT)
General Contractor

Date 08/14/25
Lacy Beckler (Aug 14, 2025 17:42:05 CDT)
Mansfield ISD - Project Manager

Date 08/15/25
Mansfield ISD - Bond Program Manager

Date 08/15/25
Jeff Brogden (Aug 15, 2025 07:51:24 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs

Allowance Expenditure/ Reconciliation Authorization Form

MANSFIELD ISD

BOND 2024

Stronger Together

Mansfield Independent School District

AERA # 2

2024 Bond Program

Owner's Allowance (Subgrade Field Prep)

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: August 11, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

NOTE: This form is to be used to request authorization to perform contractually designed allowance work only. Any remaining balance will be returned to the Owner by Deductive Change Order at contract close out.

Description of Allowance Work:

PCO 02: Reallocate unused Subgrade Field Prep allowance to owner's contingency.

An allowance in the amount of \$250,000 was included in the GMP to cover potential added cost from the analysis and recommendations of the site-specific report issued Post-Bid. The actual cost of work resulted in a savings to the Mansfield ISD in the amount of \$65,249.50 and therefore, these funds will be reallocated to the Owner's Contingency.


Original Owner's Allowance Amount per contract: \$ 250,000.00

(Adjustments to Owner's Allowances)

Net Change by previous Adjustments to Allowance: \$ 184,750.50
 Total New A.E.R.A. amount (this allowance change request): \$ 65,249.50

Balance of Owner's Allowance Amount: \$ -


Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this A. E. R. A.

 Date 08/13/25
Tracy Hardcastle (Aug 13, 2025 14:52:28 CDT)
 Huckabee - Construction Observer

 Date 08/14/25
Ulsies Aranda (Aug 14, 2025 17:01:24 CDT)
 General Contractor

 Date 08/14/25
Lacy Beckler (Aug 14, 2025 17:42:05 CDT)
 Mansfield ISD - Project Manager

 Date 08/15/25
Jeff Brogden (Aug 15, 2025 07:51:24 CDT)
 Mansfield ISD - Bond Program Manager

 Date 08/15/25
Jeff Brogden (Aug 15, 2025 07:51:24 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Owner PCO #002

PCO #006

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #006: CE #006 - Owner Contingency Budget Adjustment

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	006 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:	Lacy Beckler (Mansfield Independent School District)	CREATED BY:	Ulises Aranda (ABG)
STATUS:	Draft	CREATED DATE:	8/11/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #006 - Owner Contingency Budget Adjustment

CHANGE REASON: 1. Estimating

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #006 - Owner Contingency Budget Adjustment
 Owner Requested Contingency Budget Adjustment.

ATTACHMENTS:

[PCO #006 - Owner Contingency Budget Adjustment.pdf](#)

#	Budget Code	Description	Amount
1	01-1704.O OWNER ALLOWANCE	Owner Requested Contingency Budget Adjustment	\$(65,249.50)
2	01-1702.O OWNER CONTINGENCY	Owner Requested Contingency Budget Adjustment	\$65,249.50
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

Ulises Aranda

From: Beckler, Lacy <LacyBeckler@misdmail.org>
Sent: Friday, August 8, 2025 4:04 PM
To: Ulises Aranda; Hardcastle, Tracy; Bruce Morris
Cc: Brandon Knight; Walker, Garry; Brogden, Jeffrey; Mason, Cameron
Subject: RE: Signed PCO for Lime Cap at baseball



External (lacybeckler@misdmail.org)

[Report This Email](#)

Ulises,

This Signed PCO is labeled as PCO 02, when it is PCO 01.

Also, the amounts listed seem to reflect a negative amount or credit like the 75k but the 184,750.50 is actually a charge to the allowance.

Also provide a PCO 02 that shows the remaining unspent funds of the 250k allowance going back to the owners contingency.

After this, @Bruce Morris will prepare an ARA for both to send via electronic signature.

Please amend and send back ASAP

Also, prior to commencement of work, there must be an approved submittal and a Pre-Install meeting held (to include the district, Authers, Raba Kistner if appropriate, and the sub) before any work can begin. On this, we can review anything in question on the submittal and make sure everyone is on the same page.

Thank you,



Lacy Beckler

Bond Project Manager

Mansfield ISD

www.mansfieldisd.org

📞 817-269-1817 (Cell) , 817-299-4103 (Office)

✉ lacybeckler@misdmail.org

Lacy Beckler

MISD Maintenance Complex

203 Hilcrest St, Suite 111

Mansfield, TX, 76063

lacybeckler@misdmail.org

From: Ulises Aranda <ulises@authersbuildinggroup.com>
Sent: Friday, August 8, 2025 9:55 AM
To: Hardcastle, Tracy <tracy.hardcastle@huckabee-inc.com>
Cc: Bruce Morris <Bruce.Morris@huckabee-inc.com>; Brandon Knight <Brandon@authersbuildinggroup.com>; Beckler, Lacy <LacyBeckler@misdmail.org>; Walker, Garry <GarryWalker@misdmail.org>
Subject: RE: Signed PCO for Lime Cap at baseball

WARNING: This email originated from **outside** of Mansfield ISD.

Do not click links or open attachments unless you recognize the sender & are expecting the message.

Tracy,

Please see attached signed CO.

Ulises Aranda | PM | Authers Building Group LLC
500 Industry Way | Prosper, Texas | 75078
C: 214-310-6223
Ulises@authersbuildinggroup.com

From: Tracy Hardcastle <tracy.hardcastle@huckabee-inc.com>
Sent: Friday, August 8, 2025 9:37 AM
To: Ulises Aranda <ulises@authersbuildinggroup.com>
Cc: Bruce Morris <bruce.morris@huckabee-inc.com>
Subject: Signed PCO for Lime Cap at baseball

Ulises

Please send me a copy of the PCO that was signed yesterday in OAC

Thanks

Huckabee

Tracy Hardcastle
Senior Construction Observer
[o] 817.377.2969
huckabee-inc.com
wearemore.com

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 2

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: August 8, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Ulisses Aranda (ABG)</u>
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions	
<input type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Unforeseen Circumstances</u>

Description of Change:

Change order is to relocate a conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field. ABG mentions that a RFI was issued and the EOR updated the conduit lines.

Original Owner's Contingency Amount per contr:	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (65,249.50)
Total Amount of this CAEA:	\$ 7,500.00
Balance of Owner's Contingency Amount:	\$ 179,272.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

[Signature] Date Aug 18, 2025
Tracy Hardcastle (Aug 18, 2025 10:58:05 CDT)
Huckabee - Construction Observer

[Signature] Date Aug 18, 2025
Ulisses Aranda (Aug 18, 2025 12:23:15 CDT)
General Contractor

[Signature] Date Aug 15, 2025
Lacy Beckler (Aug 15, 2025 15:56:24 CDT)
Mansfield ISD - Project Manager

[Signature] Date Aug 18, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Aug 18, 2025
Jeff Brogden (Aug 18, 2025 08:13:14 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Owner PCO #003

PCO #005

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

DRAFT

Prime Contract Potential Change Order #005: CE #005 - Softball Field Conduit

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Ulises Aranda (ABG)
STATUS:	Draft	CREATED DATE:	8/8/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #005 - Softball Field Conduit

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #005 - Softball Field Conduit Relocation

Change Order to relocate a conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field. An RFI was issued and the EOR updated the conduit lines.

ATTACHMENTS:

[LNC Change Order Request ABG-2507-1.1.pdf](#) , [RFI#5-sb_conduit_relocation-202507231822 \(Response\).pdf](#)

#	Budget Code	Description	Amount
1	26-0500.O ELECTRICAL	SB Conduit Relocation	\$7,500.00
2	01-1702.O OWNER CONTINGENCY	SB Conduit Relocation	\$(7,500.00)
Grand Total:			\$0.00

Mansfield Independent School District	ABG
605 East Broad Street	
Mansfield, Texas 76063	Texas

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timberview BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #5: SB Conduit Relocation

Revision	0	Status	Open
To	Nataly Ballesteros (ABG)	From	Nataly Ballesteros (ABG) Texas
Date Initiated	Jul 23, 2025	Due Date	Jul 26, 2025
Location	Softball Field>Outfield	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number	C3.00,ES1.1	Reference	
Linked Drawings			
Received From	Kenneth Ejem (ABG)		
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), David Couch (ABG), Kenneth Ejem (ABG), Macy Nix (ABG)		

Activity

Question

Question from Nataly Ballesteros ABG on Wednesday, Jul 23, 2025 at 02:20 PM EDT

Reference: Sheet C3.00, ES1.1

There is a conduit currently running through the softball field that can be impacted by the chemical injection process. The conduit in question is buried approximately 2'-6" deep. GC is requesting an alternate route with details from the design team/EOR.

Attachments

RFI Question 7-23.pdf

Awaiting an Official Response

Refer to attached revised Sh. ES1.1 for response.

Lance Morrow, RRB, 07/27/25



Please observe a buffer zone equal to 2 feet either side of our markings. Markings are only good for a period of 14 days. Please call us for remarking should your job extend beyond that time frame. Sketch, if provided, is a visual representation only, and should not be considered "to scale" or representative of exact locations of utilities. In no event shall Safe Site Utility Services, LLC liable for any losses, claims or other damages, including incidental or consequential damages, resulting from use of this material.

Disclaimers

General Disclaimer:

Safe Site will exercise its due diligence in identifying and locating all utilities. However, due to factors beyond our control including lack of maps, inaccuracy of maps, lack of above ground indications of utilities, the presence of unknown and non-electromagnetically conductive utilities and existing soil conditions non-conductive to GPR scans, Safe Site cannot guarantee that all utilities will be found. Damages to utilities within 2' either side of our markings will be responsibility of the excavator. All utility markings will be considered expired and void after 14 days.

Non-Metallic Water Line Disclaimer

If non-metallic water lines or other utilities are evident on site, Safe Site will be diligent in attempting to identify the approximate location(s) utilizing nonstandard methods including any or all of the following: Marking based on line of sight (E.g. between valves), map information, acoustic locating techniques and ground penetrating radar (GPR). Any approximate locations determined will be marked with paint dots (not paint lines). Safe Site does not guarantee accuracy of these markings in any way. Safe Site does offer vacuum excavation services to pothole and search for lines. These utilities must be potholed to confirm exact locations.



LumaNation
— ELECTRIC —

CHANGE ORDER REQUEST

Attention: Authers Building Group 500 Industry Way Suite 10 Prosper, TX 75078	Project Location: Timberview High School Mansfield ISD Ballfield Renovations 7700 Watson Rd. Arlington, TX 76002
Change Order ID: ABG-2507-1.1	Date: 8/5/2025
Change Order Amount: Labor - \$2,400.00 Material - \$5,100.00 Total - \$7,500.00	Approved Changer Order #

SCOPE OF WORK
RELOCATE SOFTBALL FIELD LIGHTING
<ul style="list-style-type: none">- Relocate existing pole light circuit out of left field- Trench new conduit and wire between poles – 2” PVC with (3) 1/0 and (1) #4 Ground)- New conduit run is approximately 250’- Provide and install junction boxes as necessary
SCHEDULE IMPACT
<ul style="list-style-type: none">- This is expected to add two days to the overall schedule

Submitted By: John Kingsolver Vice President – Operations 8/5/2025	Accepted By:
--	---------------------

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 3

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: August 8, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Ulisses Aranda (ABG)</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Unforeseen Circumstances</u>

Description of Change:

Change order is to relocate a conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field. ABG mentions that a RFI was issued and the EOR updated the conduit lines.

Original Owner's Contingency Amount per contr:	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (57,749.50)
Total Amount of this CAEA:	\$ 1,100.00
Balance of Owner's Contingency Amount:	\$ 178,172.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Tracy Hartsock (Sep 3, 2025 11:59:11 CDT) Date Sep 3, 2025
Huckabee - Construction Observer

Ulises Aranda (Aug 18, 2025 20:40:16 CDT) Date Aug 18, 2025
General Contractor

Lacy Beckler (Aug 18, 2025 08:13:08 CDT) Date Aug 18, 2025
Mansfield ISD - Project Manager

[Signature] (Aug 18, 2025 08:11:59 CDT) Date Aug 18, 2025
Mansfield ISD - Bond Program Manager

[Signature] (Aug 18, 2025 08:11:59 CDT) Date Aug 18, 2025
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Request for Change Order

To: Authers Building Group
500 Industry Way
Prosper, TX 75078
Project: Timberview HS BB & SB

RFC No: 2
Date: 8/14/2025
Description: Price Change to Delete Daktronics scoreboard bid and Install the Fair Play Scoreboards below:

BA-7120MP-2 / 18" 2-digit Time/At Bat, Ball, Strike & Out. 15" Scores.
- 1

MP-80-0213 / Scoreboard control - no case. Wireless battery operated - 1
Control Case (MP80 Hard Shell) C-2062 C-2062 Hard case for controller
- 1

Wireless Transceiver Gen III - 1

Sign 30in. by 20. - 1

Freight - 1

BA-7126-2 18" Pitch Count, Ball, Strike & Out. 15" Scores. - 1

MP-80-0213 Scoreboard control - no case. Wireless battery operated - 1
Control Case (MP80 Hard Shell) C-2062 C-2062 Hard case for controller
- 1

Wireless Transceiver Gen III - 1

Sign 30in. by 26. School Sign - 1

Fairplay Scope bid is per owners instruction / per the approved submittal provided. Exclusions per bid form.



Request for Change Order

To: Authers Building Group
500 Industry Way
Prosper, TX 75078
Project: Timberview HS BB & SB

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the amount of \$-1,100.00 will be added to the contract price.

This Request \$-1,100.00

Authorized Signature: _____ Date: _____
Game Court Services, Inc.

Authorized Signature: _____ Date: _____
Authers Building Group

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 4

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: September 11, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

	Error or Omission
x	Unknown / Unforeseen Conditions
	Owner Requested Change
	Other (specify)

Name of Requester: Ulisses Aranda (ABG)
Reason: Unforeseen Circumstances

Description of Change:

This CAEA is to cover an unknown abandoned drain line in the softball field at Timberview High School discovered in field prep

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00

(Adjustments to Owner's Contingency)

Net Change by previously authorized CAEA's:	\$ (58,849.50)
Total Amount of this CAEA:	\$ 6,500.00

Balance of Owner's Contingency Amount: \$ 173,872.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Sep 18, 2025
Tracy Hardcastle (Sep 18, 2025 04:33:41 CDT)
 Huckabee - Construction Observer

Ulises Aranda Date Sep 15, 2025
 General Contractor

Date Sep 18, 2025
Lacy Beckler (Sep 18, 2025 08:46:07 CDT)
 Mansfield ISD - Project Manager

Date Sep 18, 2025
 Mansfield ISD - Bond Program Manager

Date Sep 18, 2025
Jeff Brogden (Sep 18, 2025 10:50:08 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	111
Weeks until Sub Com (1):	15.86
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$163,042.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$161,942.50

Status:	Total Change Orders	(\$41,519.50)
A	Proposals Approved:	(\$41,519.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) (\$41,519.50)

% Contingency Used	-34.17%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.73%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
		Total Expended:	\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$7,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25		This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25		This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06		\$0.00	\$0.00	0						
	07		\$0.00	\$0.00	0						
	08		\$0.00	\$0.00	0						
	09		\$0.00	\$0.00	0						
	10		\$0.00	\$0.00	0						
	11		\$0.00	\$0.00	0						
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$41,519.50)	0						



PCO #017

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #017: CE #018 - RFI #12: SB Drain Line

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	017 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Macy Nix (ABG)
STATUS:	Pending - In Review	CREATED DATE:	9/3/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #018 - RFI #12: SB Drain Line

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #018 - RFI #12: SB Drain Line -

This is for the unknown abandoned drain line found in the Softball Field.

ATTACHMENTS:

25-049 Timberview HS - Removing Existing Drainage from Field.pdf

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING		\$6,500.00
2	01-1702.O OWNER CONTINGENCY		\$(6,500.00)
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

Tracy
 Tracy Castillo (Sep 14, 2025 04:37:41 CDT)
 SIGNATURE

Sep 18, 2025
 DATE

Macy Nix
 Macy Nix (Sep 9, 2025 9/9/25)
 SIGNATURE

9/9/25
 DATE

Ulises Aranda
 Ulises Aranda (Sep 15, 2025 13:45:40 CDT)
 SIGNATURE

Sep 15, 2025
 DATE



Change Order Request due to Unforeseen Change Order

Date: 9/3/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK : Remove Existing Drainage and Rock and Cover with Existing Soil

Provide labor to remove exiting drainage and rock that was on the field that was not shown on the drawings. Will fill with existing site materials
Equipment needed to perform work

Baseball Additional Cost: \$6,500.00 (P&P Bond Add \$130.00)
Labor: \$6,500.00

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting
18. Electrical
19. Conduit
20. Permits and fees

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000



PROPOSAL CONDITIONS and QUALIFICATIONS

21. This proposal assumes PSC shall have clear and reasonable access to the work for equipment and materials.
22. PSC understands there may be more than one mobilization for this project.
23. This proposal assumes PSC standard wage rate for labor (Davis-Bacon or their Governmental wage scales are not included in the pricing above).
24. Due to continuing fluctuations in the cost of materials beyond our control, PSC reserves the right to verify material pricing prior to execution of a contract if a contract is not awarded within 60 days of the date of this proposal.
25. Unless specifically stated otherwise, this proposal assumes that all construction testing and third-party inspection will be contracted and paid for by the owner or general contractor. PSC will coordinate inspections and make all work available for testing; PSC can provide a separate proposal for this work if desired.

INSURANCE POLICY COVERAGES

Workers Comp: Bodily Injury	\$1,000,000 ea accident
Workers Comp: Disease	\$1,000,000 policy limit
General Liability: General Aggregate	\$2,000,000 policy limit
General Liability: Personal/Advert. Injury	\$1,000,000 policy limit
General Liability: Each Occurrence	\$1,000,000 policy limit
Additional Excess Umbrella	\$5,000,000 policy limit

PROPOSAL CONFIRMATION

SIGNED:

Paragon Sports Constructors
Name: Timothy Cain
Title: Project Manager
Email: tcain@paragon-sports.com
Phone: (713) 253-2261

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000



Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timberview BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #12: SB Drain Line

Revision	0	Status	Closed on 09/08/25
To	Macy Nix (ABG)	From	Nataly Ballesteros (ABG) Texas
Date Initiated	Sep 3, 2025	Due Date	Sep 9, 2025
Location	Softball Field	Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Bobby Killion (Paragon SCI, LP)		
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), David Couch (ABG), Macy Nix (ABG)		

Activity

Question

Question from Nataly Ballesteros ABG on Friday, Aug 29, 2025 at 03:22 PM EDT
 Reference: Langan Eng. Utility Locate

During excavation, an abandoned drain line was found at the softball field not previously shown in the civil drawings nor the owner provided utility locate. ABG investigated and determined this line was abandoned. There is also drainage along the outfield retaining wall the we feel needs to remain in place as to insure the wall still functions properly. In that area we will only remove the warning track materials and make room for our rock, liner, stone and turf.

Attachments
 SB 650290 Langan (Timberview HS) - Markouts.pdf, thumbnail_IMG_7444.jpg, thumbnail_IMG_7442.jpg,
 thumbnail_IMG_7446.jpg

Official Response

Response from Macy Nix ABG on Monday, Sep 8, 2025 at 12:17 PM EDT

"Remove infield piping and stone, re-compact subgrade. Drainage at retainage wall may be left in place provided out fall piping can be identified to ensure drainage does not leach into field." Tracy Hardcastle (Huckabee)

Attachments
 #12 - SB Drain Line-202509081616.pdf

RFI detail

#12 SB Drain Line



Status	Closed
Created on	Sep 3, 2025 by Nataly Ballesteros (Authers Building Group)
RFI type	RFI COORDINATOR WORKFLOW
Ball in court	Nataly Ballesteros (Authers Building Group)
Answered	Sep 5, 2025 by tracy hardcastle (Huckabee)

Question

Reference: Langan Eng. Utility Locate

During excavation, an abandoned drain line was found at the softball field not previously shown in the civil drawings nor the owner provided utility locate. ABG investigated and determined this line was abandoned. There is also drainage along the outfield retaining wall the we feel needs to remain in place as to insure the wall still functions properly. In that area we will only remove the warning track materials and make room for our rock, liner, stone and turf.

Official response

Remove infield piping and stone, re-compact subgrade. Drainage at retainage wall may be left in place provided out fall piping can be identified to ensure drainage does not leach into field.

By tracy hardcastle (Huckabee) - Sep 5, 2025, 9:11 AM CDT

References and Attachments

Files (1)

- MISD THS RFI #12_SB Drain Line.pdf

Impact

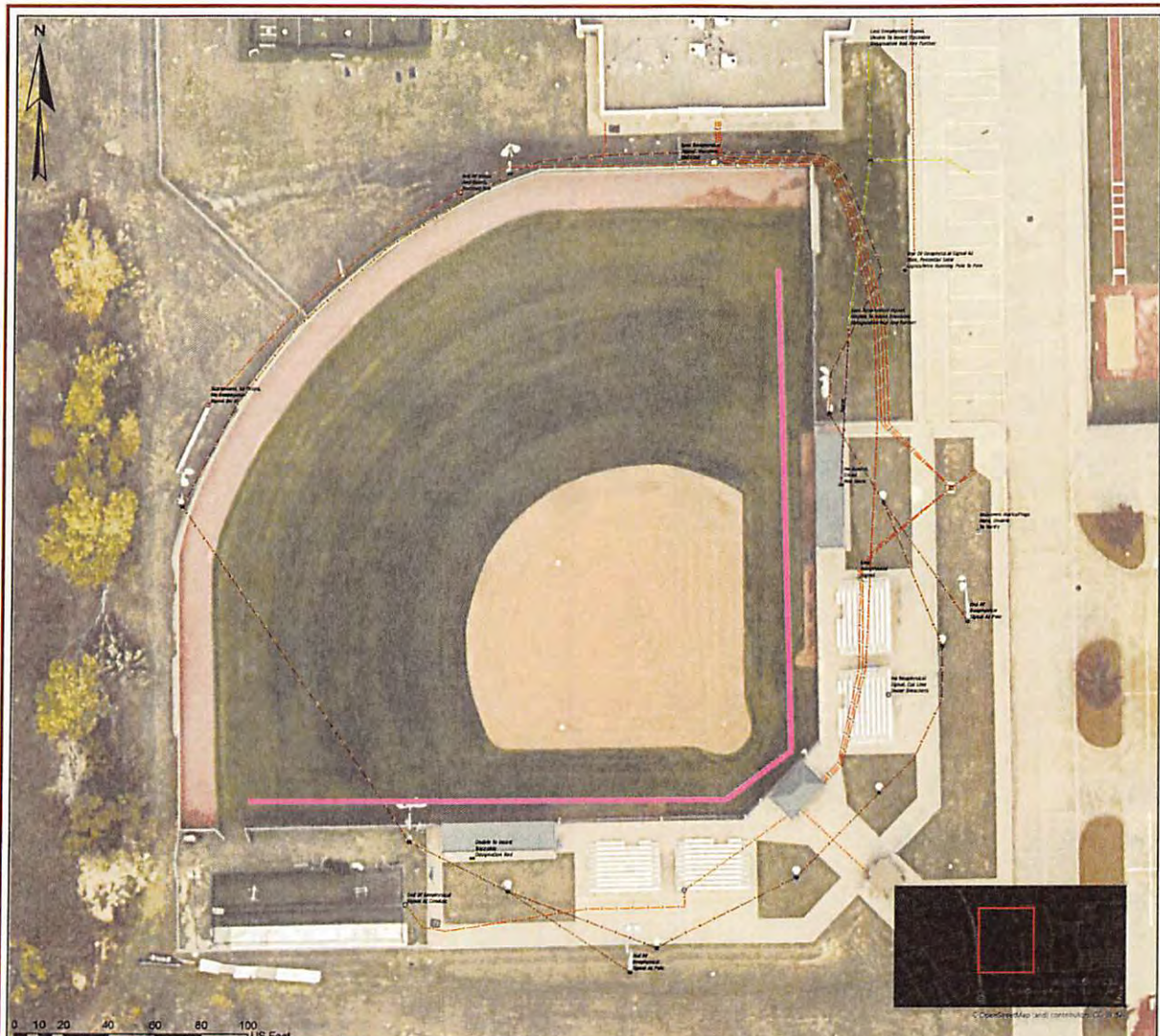
Cost impact -

Schedule impact -

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-
External ID	-
Co-reviewer(s)	-

Activities	By	At
<p>tracy hardcastle changed the status from Open Answered to Closed changed the watchers to Macy Nix (Authers Building Group), Lacy Beckler (Mansfield ISD)</p>	tracy hardcastle	Sep 5, 2025, 9:12 AM CDT
<p>tracy hardcastle changed the status from Open In Review to Open Answered Official response: Remove infield piping and stone, re-compact subgrade. Drainage at retainage wall may be left in place provided out fall piping can be identified to ensure drainage does not leach into field. set Ball in court to Nataly Ballesteros (Authers Building Group)</p>	tracy hardcastle	Sep 5, 2025, 9:11 AM CDT
<p>changed the question to <i>Reference: Langan Eng. Utility Locate During excavation, an abandoned drain line was found at the softball field not previously shown in the civil drawings nor the owner provided utility locate. ABG investigated and determined this line was abandoned. There is also drainage along the outfield retaining wall the we feel needs to remain in place as to insure the wall still functions properly. In that area we will only remove the warning track materials and make room for our rock, liner, stone and turf.</i></p>	tracy hardcastle	Sep 5, 2025, 9:01 AM CDT
<p>Nataly Ballesteros added a reference to a File MISD THS RFI #12_SB Drain Line.pdf</p>	Nataly Ballesteros	Sep 3, 2025, 10:37 AM CDT
<p>Nataly Ballesteros (Authers Building Group) created this RFI in Open In Review status and set Ball in court to tracy hardcastle (Huckabee).</p>	Nataly Ballesteros	Sep 3, 2025, 10:37 AM CDT



SoftDig

Underground Services, Inc.
DESIGN ACCURATELY. BUILD CONFIDENTLY

Subsurface Utility Engineering
Utility Locating | Vacuum Excavation
GPR Investigations | Call Data Services
Video Pipe Inspection | Concrete Slab Imaging

SITE AND LOCATION

7700 S Watson Rd
Arlington, TX 76002

COLOR CODE

ELECTRIC:	Electric and Gas Laying (Power Lines, Cables, Conduit and Data Lines)
GAS:	Natural Gas, Propane, Petroleum Oil, Steam, Sewer, Potable, and Potable Gas Pipes and Conduits
WATER:	Potable, Fire, Potable, and Potable Water Pipes and Conduits
SEWER:	Sanitary Sewer Pipes and Force Mains, Storm Drain Pipes and Conduits
STORM DRAIN:	Sanitary Sewer, Fire, and Conduit Pipes, Cables, Conduits, and Fibers
DOT SIGNAL:	DOT Traffic Signal, TRRL, and Conduit Pipes, Cables, Conduits, and Fibers
UNKNOWN:	Unknown Features, Pipes, Cables, Conduits, and Fibers
RECLAIMED WATER:	Reclaimed Water, Irrigation, and Storm Lines

LEGEND

● Water Valve	● Unknown Feature
● Electric Manhole	● Field Note
● Site Light Pole	--- Water Line
● Gas Meter	--- Electric Line
● Storm Catch Basin	--- Storm Lighting Line
● Storm Drain Manhole	--- Gas Line
● Sanitary Sewer Cleanout	--- Storm Drain Line
● Conduit Cover	--- Sanitary Sewer Line
	--- Q/C Utility Line

CLARIFICATIONS

ALL FIELD SKETCHES ARE NOT TO SCALE AND ARE FOR RELATIVE LOCATION PURPOSES ONLY. SOFTDIG EXPRESSSES ITS BEST PROFESSIONAL JUDGEMENT IN CONDUCTING THE SURVEY. SOFTDIG DOES NOT GUARANTEE THAT UTILITIES MANAGER CONTAINS ALL UTILITIES WITHIN THE PROJECT AREA. PRIOR TO ACTUAL CONSTRUCTION, UTILITIES MUST BE SURVEYED TO AVOID PERSONAL INJURY AND PROPERTY DAMAGE. DEPTH READINGS SHOWN ARE ESTIMATIONS ONLY. THE INFORMATION IS NOT GUARANTEED AND IS NOT TO BE USED FOR DESIGN OR BIDDING FOR CONSTRUCTION. CLIENTS RELYING ON POTENTIAL READINGS DO SO AT THEIR OWN RISK. THIS SCOPE IS ONLY OBTAINED BY EXPOSING THE UTILITY.

QUALITY LEVEL B: INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UTILITIES WITHIN THE PROJECT LIMITS. ALL UTILITIES ARE SHOWN AS Q-B EXCEPT AS NOTED.

QUALITY LEVEL C: INFORMATION OBTAINED BY SURVEYING AND PLACING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL B INFORMATION. UTILITIES DESIGNATED AS Q-C ARE LABELED AS SUCH. THESE MAY NOT ALWAYS HAVE CORRESPONDING FIELD READINGS.

QUALITY LEVEL D: INFORMATION OBTAINED FROM EXISTING RECORDS OR ORAL RECollections. ANY PLANTS FORMED IN THE FIELD BY OTHERS THAT CANNOT BE VERIFIED USING A HIGHER QUALITY LEVEL ARE RECORDED AS Q-D.

PROVIDING UNDERGROUND UTILITY MAPPING SERVICES TO THE EASTERN UNITED STATES AND TEXAS
1-877-SoftDig
www.softdig.com | softdig@softdig.com

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 5

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: September 11, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions
<input type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify)


Name of Requester	Ulisses Aranda (ABG)
Reason:	Unforeseen Circumstances

Description of Change:

This CAEA is to cover an unknown abandoned drain line in the baseball field at Timberview High School discovered in field prep

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (52,349.50)
Total Amount of this CAEA:	\$ 10,830.00
Balance of Owner's Contingency Amount:	\$ 163,042.50


Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.


Tracy Hardcastle (Sep 15, 2025 15:09:33 CDT) Date Sep 15, 2025
 Huckabee - Construction Observer


Ulisses Aranda (Sep 15, 2025 14:28:10 CDT) Date Sep 15, 2025
 General Contractor


Lacy Beckler (Sep 15, 2025 15:12:47 CDT) Date Sep 15, 2025
 Mansfield ISD - Project Manager


Mansfield ISD - Bond Program Manager Date Sep 16, 2025


Jeffrey Brogden (Sep 16, 2025 15:40:20 CDT) Date Sep 16, 2025
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	111
Weeks until Sub Com (1):	15.86
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$163,042.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$161,942.50

Status:	Total Change Orders	(\$41,519.50)
A	Proposals Approved:	(\$41,519.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		(\$41,519.50)

% Contingency Used	-34.17%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.73%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$7,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25		This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25		This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06		\$0.00	\$0.00	0						
	07		\$0.00	\$0.00	0						
	08		\$0.00	\$0.00	0						
	09		\$0.00	\$0.00	0						
	10		\$0.00	\$0.00	0						
	11		\$0.00	\$0.00	0						
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$41,519.50)	0						



PCO #016

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

DRAFT

Prime Contract Potential Change Order #016: CE #017 - Abandoned Drain Line

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	016 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Draft	CREATED DATE:	8/28/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #017 - Abandoned Drain Line

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #017 - Abandoned Drain Line

During excavation, an abandoned drain line was found not previously shown in the civil demo drawings and the owner provided utility locate. This drain line impedes the excavation for the baseball field and needs to be removed.

ATTACHMENTS:

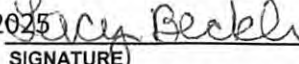
IMG_0642.jpg , _650290 Langan (Timberview HS) - Markouts.pdf , IMG_0644.jpg , IMG_0643.jpg , IMG_0655.jpg

#	Budget Code	Description	Amount
1	01-1702.O OWNER CONTINGENCY	Abandoned Drain Line	\$(10,830.00)
2	31-0500.O EARTHWORK	Abandoned Drain Line	\$10,830.00
Grand Total:			\$0.00


Mansfield Independent School District ABG
605 East Broad Street
Mansfield, Texas 76063 Texas


SIGNATURE

Sep 15, 2025
DATE

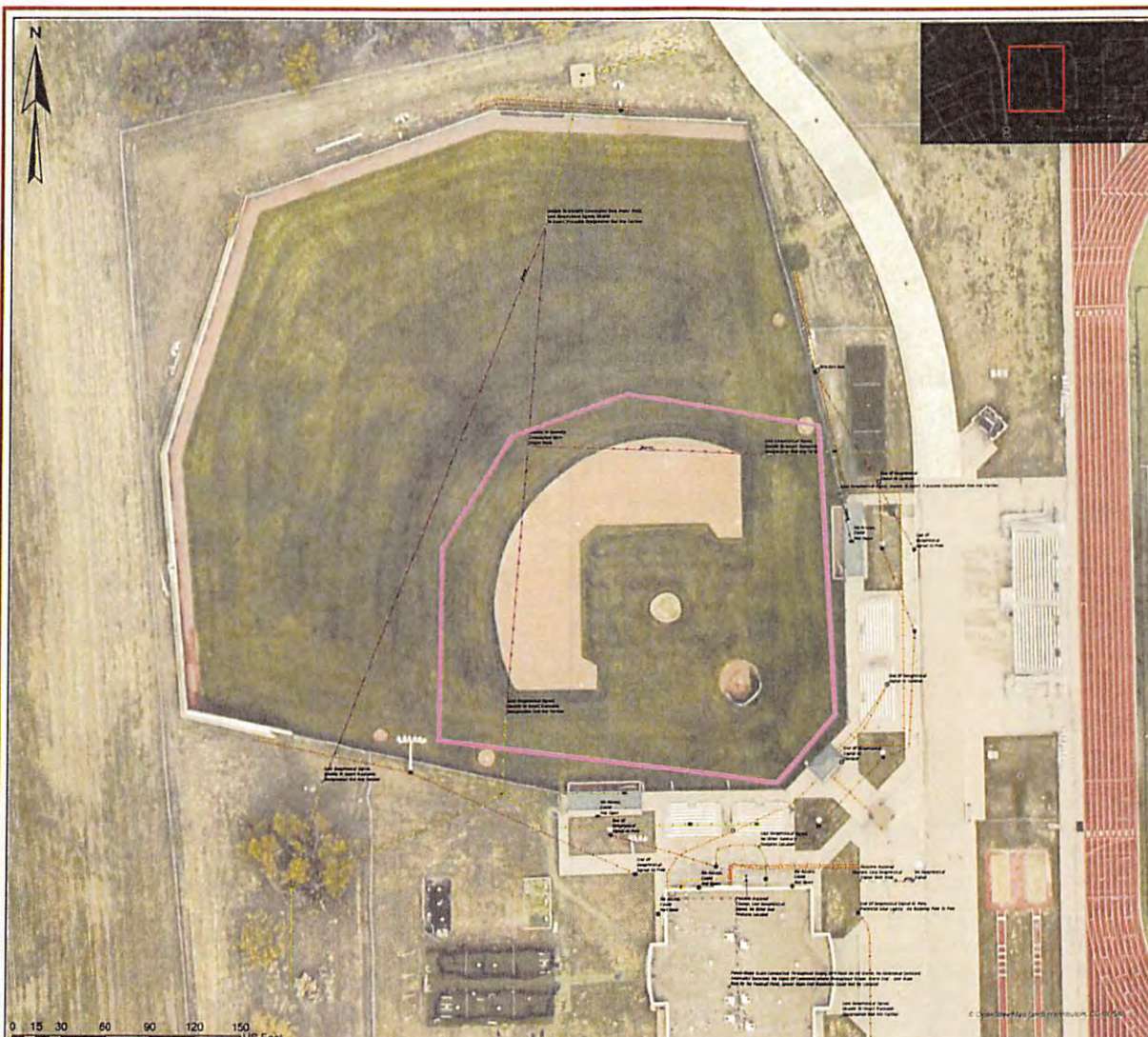

SIGNATURE

9/9/25
DATE


SIGNATURE

Sep 15, 2025

DATE



SoftDig
 Underground Services, Inc.
 DESIGN ACCURATELY. BUILD CONFIDENTLY.
 Utility Locating | Vacuum Excavation
 QIPs Investigations | GIS Data Services
 Video Pipe Inspection | Concrete Slab Imaging

SITE AND LOCATION
 7700 S Watson Rd
 Arlington, TX 76002

COLOR CODE

ELECTRIC:	Electric and Gas Lighting Power Lines, Cables, Conduits, and Steel Bore
COMM:	Telephone, Fiber Optic and Cable TV Lines, Cables, Conduits, and Steel Bore
SLT:	Radius of Gas, Propane, Petroleum, Oil, Steam, Aircon, Sewer, and Firewater Gas Pipes and Cables
WATER:	Sanitary Sewer Pipes and Force Mains, Storm Drain Pipes and Cables
SEWER:	Sanitary Sewer Pipes and Force Mains, Storm Drain Pipes and Cables
DOT SIGNAL:	DOT Traffic Signal, Signal, and Control Lines, Cables, Conduits, and Steel Bore
UNKNOWN:	Unknown Attributes, Lines, Cables, Conduits, Pipes, and Other Unidentified Facilities
RECLAIMED WATER:	Reclaimed Water, Irrigation, and Storm Lines

LEGEND

Water Valve	Unknown Feature
Electric Manhole	Point Note
Site Light Pole	Water Line
Gas Meter	Electric Line
Storm Catch Basin	Site Lighting Line
Storm Drain Manhole	Gas Line
Sanitary Sewer Manhole	Storm Drain Line
Conduit Cover	Sanitary Sewer Line
	QIP Utility Line

CLARIFICATIONS

ALL FIELD SKETCHES ARE NOT TO SCALE AND ARE FOR RELATIVE LOCATION PURPOSES ONLY. SOFTDIG EXERCISES ITS BEST PROFESSIONAL JUDGMENT IN DETERMINING THE LOCATION OF UTILITIES WITHIN THE PROJECT AREA. SOFTDIG DOES NOT GUARANTEE THAT UTILITIES MARKED CORRESPOND TO ACTUAL UTILITIES WITHIN THE PROJECT AREA. PRIOR TO ACTUAL CONSTRUCTION, UTILITIES SHOULD BE SURFACE LOCATED BY SOFTDIG AT POTENTIAL CONTACT POINTS TO AVOID PERSONAL INJURY AND PROPERTY DAMAGE. DEPTH READINGS SHOWN ARE ESTIMATIONS ONLY. THE INFORMATION IS NOT GUARANTEED AND IS NOT TO BE USED FOR DESIGN OR BASIS FOR CONSTRUCTION. CLIENTS RELYING ON INSTRUMENT READINGS DO SO AT THEIR OWN RISK. THIS SCOPE IS ONLY OBTAINED BY EXPOSING THE UTILITY.

QUALITY LEVEL B: INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UTILITIES WITHIN THE PROJECT LIMITS. ALL UTILITIES ARE SHOWN AS QI-B EXCEPT AS NOTED.

QUALITY LEVEL C: INFORMATION OBTAINED BY SURVEYS AND PLACING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL B INFORMATION. UTILITIES DESIGNATED AS QI-C ARE LARGELY AS SUCH. THESE DATA MAY ALWAYS HAVE CORRESPONDING FIELD MARKS.

QUALITY LEVEL D: INFORMATION DERIVED FROM EXISTING RECORDS OR COLLECTIONS. ANY DATA FOUND IN THE FIELD BY OTHERS THAT CANNOT BE VERIFIED USING A HIGHER QUALITY LEVEL ARE DESIGNATED AS QI-D.

PROVIDING UNDERGROUND UTILITY MAPPING SERVICES TO THE EASTERN UNITED STATES AND TEXAS
 1-877-SoftDig
www.softdig.com / softdig@softdig.com



6500 Meyer Way, Suite 120 McKinney, Texas 75070

PCO #5 Break out

DATE: 8/27/2025
 PROJECT NO: 2025-46
 PROJECT: MISD Timberview
 TO: Authers Building Group LLC

THE CONTRACT IS CHANGED AS FOLLOWS:

Trash Haul off

	Unit	QTY	Total
Mini X	Hr	30	\$ 4,110.00
Operator	Hr	30	\$ 1,410.00
Labor	Hr	30	\$ 1,410.00
2 Loads of Trash Haul off to Landfill	EA	2	\$ 3,900.00

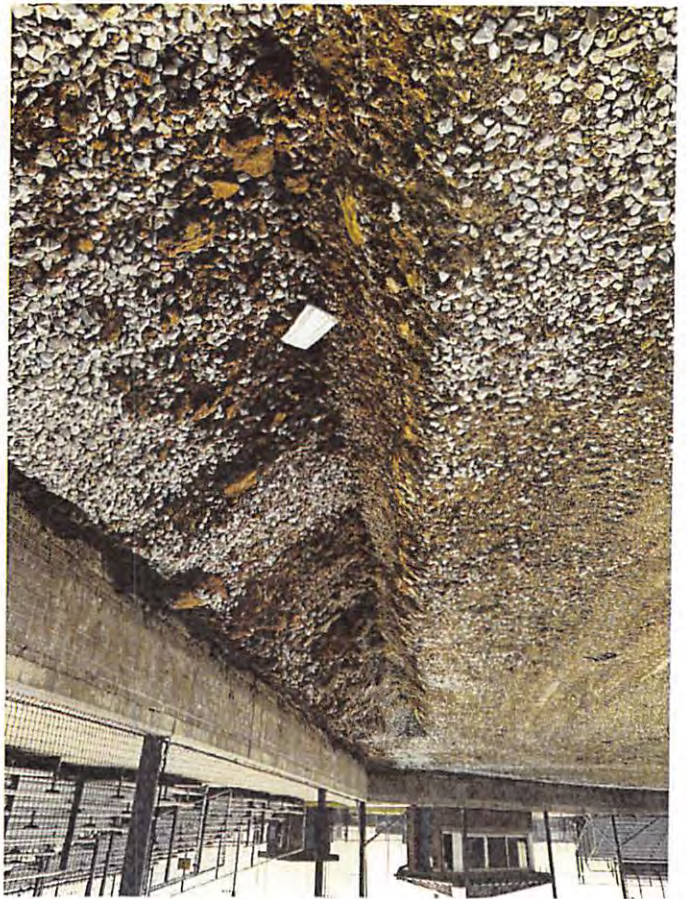
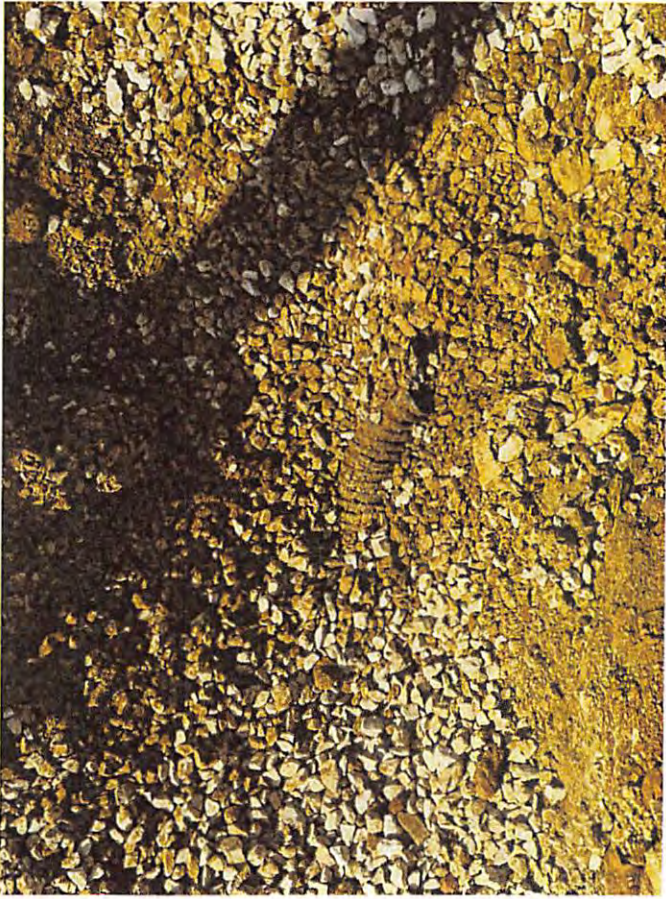
TOTAL \$ 10,830.00

AUTHERS BUILDING GROUP LLC
 BY: _____
 DATE: _____

SELECT EXCAVATION, LLC.
 BY: _____
 DATE: _____

NOT VALID UNTIL SIGNED BY GENERAL CONTRACTOR AND SELECT EXCAVATION. SUBMITTED ON GC LETTERHEAD, EXECUTED BY BOTH PARTIES. GOOD FOR 30 DAYS.





Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 6

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: September 26, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input checked="" type="checkbox"/>	Error or Omission
<input type="checkbox"/>	Unknown / Unforeseen Conditions
<input checked="" type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify)

Name of Requester: Nataly Ballesteros (ABG)
Reason: Widen Gate

Description of Change:

This CAEA is to cover widening gate at turtle pad as the gate drawn was not wide enough for the turtle to move in and out of adequately from the turtle pad.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (41,519.50)
Total Amount of this CAEA:	\$ 1,965.50
Balance of Owner's Contingency Amount:	\$ 161,077.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Bruce Morris Date Oct 9, 2025
Huckabee - Construction Observer

Ulises Aranda Date Oct 8, 2025
General Contractor

Lacy Beckler Date Oct 13, 2025
Mansfield ISD - Project Manager

[Signature] Date Oct 15, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Oct 15, 2025
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	96
Weeks until Sub Com (1):	13.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$161,077.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$159,977.50

Status:	Total Change Orders	(\$39,554.50)
A	Proposals Approved:	(\$39,554.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) (\$39,554.50)

% Contingency Used	-32.55%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.70%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
		Total Expended:	\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25		Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07		\$0.00	\$0.00	0						
	08		\$0.00	\$0.00	0						
	09		\$0.00	\$0.00	0						
	10		\$0.00	\$0.00	0						
	11		\$0.00	\$0.00	0						
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$39,554.50)	0						



06
PCO #018

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #018: CE #019 -RFI #11 - Turtle Pad Clarification

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	018 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:	Lacy Beckler (Mansfield Independent School District)	CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	9/23/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #019 -RFI #11 - Turtle Pad Clarification

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #019 - RFI#11 Turtle Pad Clarification

Per RFI#11 Turtle Pad Clarification, the fence gate will change to accommodate the new turtle pad specifications.

ATTACHMENTS:

[25-048 Mansfield ISD Timberview HS - Fencing for Turtle Pad RFI #11.pdf](#)

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	4x16 Sliding Gate Credit for existing base scope	\$(2,750.00)
2	32-1800.O ATHLETIC & RECREATIONAL SURFACING	4x24 Double Slide Gate New Pricing	\$4,715.00
3	01-1702.O OWNER CONTINGENCY	4x24 Double Slide Gate Pricing delta which will be drawn from owners contingency	\$(1,965.00)
Grand Total:			\$0.00

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ABG
Texas

SIGNATURE DATE

Lacy Beckler (Oct 13, 2025 11:50:02 CDT)
SIGNATURE DATE

Ulises Aranda (Oct 8, 2025 16:32:12 CDT)
SIGNATURE DATE



Change Order Request due to Unforeseen Change Order

Date: 9/22/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK : Additional Fence Turtle Pad Per RFI

Provide & Install 4'x24' Double Slide Gate instead of 4'x16' Single Slide gate per RFI.

Total Cost: \$1,925.00 (P&P Bond Add \$40.00)

Credit from 4'x16' Sliding Gate **(\$2,750.00)**

4'x24' Double Sliding Gate: \$4,500.00

Overhead and Profit: \$175.00

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting
18. Electrical
19. Conduit
20. Permits and fees

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000

RFI detail

#11 RFI #11: Turtle Pad Clarification



Status	Closed
Created on	Sep 2, 2025 by Macy Roe (Authers Building Group)
RFI type	RFI COORDINATOR WORKFLOW
Ball in court	Macy Roe (Authers Building Group)
Answered	Sep 7, 2025 by tracy hardcastle (Huckabee)

Question

Reference: AS1.01 Architectural Site Plan

AS1.01 calls out a 23'x20' turtle and 8'x8' groomer pad. However, the gate that has been call out for this area is 16'.

Suggested answer

Please provide a solution and updated drawings that accommodate this issue.

Official response

Richard McDonald (Sports Design Group): CAG100 is a non folding type of cage and the side wheels do not turn to allow it to roll sideways at the Depth dimension of 17'. So the cage will only roll forward and back at the width of 21 feet. So the fence gate will need to be at least 24' wide. So the gate will need to be a double roller gate with 2 12 foot gates rolling towards the center.

Thanks

Richard McDonald
Sports Design Group

By tracy hardcastle (Huckabee) - Sep 7, 2025, 8:24 AM CDT



Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timberview BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #11: Turtle Pad Clarification

Revision	0	Status	Open
To	Macy Nix (ABG)	From	Macy Nix (ABG) 500 Industry Way Suite 10 Prosper, Texas 75078
Date Initiated	Sep 2, 2025	Due Date	Sep 5, 2025
Location	Baseball Field	Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number	AS1.01	Reference	
Linked Drawings	AS1.01		
Received From	Chase English (KNK Concrete Express)		
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), Tim Cain (Paragon SCI, LP), David Couch (ABG), Chase English (KNK Concrete Express), Bobby Killion (Paragon SCI, LP), Macy Nix (ABG)		

Activity

Question *Question from Macy Nix ABG on Tuesday, Sep 2, 2025 at 02:13 PM EDT*
 Reference: AS1.01 Architectural Site Plan

AS1.01 calls out a 23'x20' turtle and 8'x8' groomer pad. However, the gate that has been call out for this area is 16'. Please provide a solution and updated drawings that accommodate this issue.

Attachments
 AS1.01_ARCHITECTURAL SITE PLAN Rev.0 markup (1).pdf

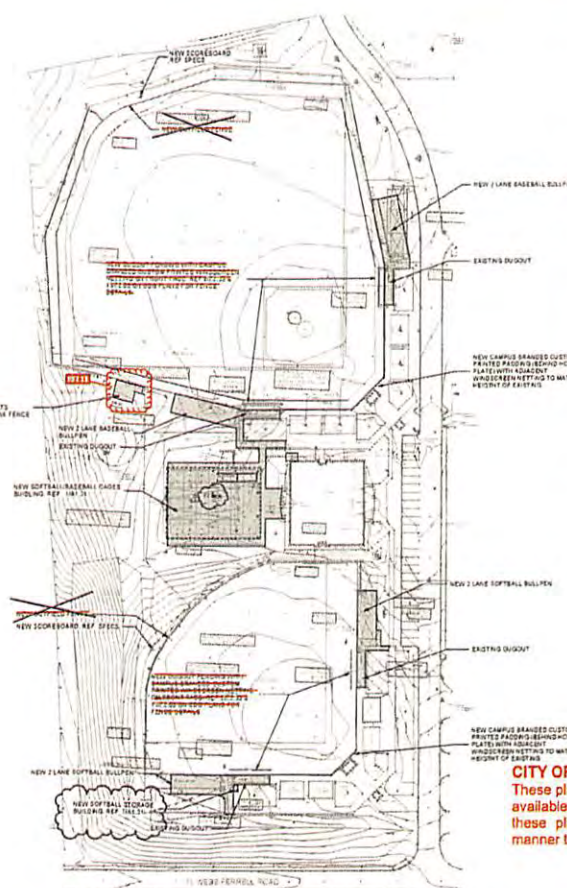
Awaiting an Official Response

Signature: Bruce Morris
Bruce Morris (Oct 9, 2025 16:01:28 CDT)

Email: bruce.morris@huckabee-inc.com

FENCING SCOPE IS TO BE PERMITTED UNDER SEPARATE PERMIT

NO FINAL INSPECTION TO TAKE PLACE UNTIL DEFERRED SUBMITTALS ARE SUBMITTED FOR REVIEW AND APPROVAL



- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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GENERAL SITE NOTES

PROPERTY DESCRIPTION

1. THIS PROJECT IS A RENOVATION OF EXISTING FACILITIES.

2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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PROPERTY NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

CITY OF ARLINGTON APPROVED PLANS

These plans must be kept on the job site and be available at the inspector's request. In the event these plans must be approved in the same manner these were approved.

Plan review is subject to final inspection approval. Work shall not be commenced until the process inspection has been approved.

DATE OF PRINT: 10/09/2025 16:01:28 CDT

1 SITE PLAN

TIMMERNEY HIGH SCHOOL - BB-30 RENOVATIONS
7700 S. WILSON ROAD
MANSFIELD, TX 76063
ARLINGTON, TEXAS 76010



ARCHITECTURAL SITE PLAN

DATE: 10/09/2025 16:01:28 CDT

SCALE: AS SHOWN

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 7

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: October 15, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission
<input type="checkbox"/>	Unknown / Unforeseen Conditions
<input type="checkbox"/>	Owner Requested Change
<input checked="" type="checkbox"/>	Other (specify)

Name of Requester:	Nataly Ballesteros (ABG)
Reason:	City Requirement

Description of Change:

This change is cost for engineered stamp for Foul Pole submittal per city requirements

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (39,554.000)
Total Amount of this CAEA:	\$ 2,765.00
Balance of Owner's Contingency Amount:	\$ 158,312.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Oct 20, 2025
Tracy Hardcastle (Oct 20, 2025 15:13:06 CDT)
 Huckabee - Construction Observer

Date Oct 20, 2025
Ulises Aranda (Oct 20, 2025 14:59:10 CDT)
 General Contractor

Date Oct 20, 2025
Lacy Beckler (Oct 20, 2025 15:14:22 CDT)
 Mansfield ISD - Project Manager

Date Oct 20, 2025
Jeff Brogden (Oct 21, 2025 09:35:29 CDT)
 Mansfield ISD - Bond Program Manager

Date Oct 21, 2025
Jeff Brogden (Oct 21, 2025 09:35:29 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	77
Weeks until Sub Com (1):	11.00
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$158,312.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$157,212.50

Status:	Total Change Orders	(\$36,789.50)
A	Proposals Approved:	(\$36,789.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		(\$36,789.50)

% Contingency Used	-30.27%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.65%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	09/18/25	Fence gate had to be accomodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25		
	08		\$0.00	\$0.00	0						
	09		\$0.00	\$0.00	0						
	10		\$0.00	\$0.00	0						
	11		\$0.00	\$0.00	0						
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$36,789.50)	0						



PCO #021

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #021: Foul Pole Eng Stamp

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	021 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - Pricing	CREATED DATE:	10/14/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Foul Pole Eng Stamp

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #022 - Foul Pole Eng Stamp
Cost for engineered stamp for Foul Pole Submittal per City Requirements

ATTACHMENTS:

SFDFPWPL 15 and 20 Plate Mount Foul Pole with Wing Standard Foundation Design.pdf

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	Foul Pole Stamped Submittal	\$2,765.00
2	01-1702.O OWNER CONTINGENCY	Foul Pole Stamped Submittal	\$(2,765.00)
Grand Total:			\$0.00

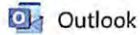
Mansfield Independent School District	ABG
605 East Broad Street	
Mansfield, Texas 76063	Texas

Tracy Hardcastle Oct 20, 2025
 SIGNATURE DATE


 Lacy Becker | Oct 20, 2025 15:14:22 CDT
 SIGNATURE DATE


 Oct 20, 2025
 SIGNATURE DATE

Oct 20, 2025
 DATE



RE: Timberview - Foul Pole

From Tim Cain <tcain@paragon-sports.com>
Date Tue 10/7/2025 11:09 AM
To Nataly Ballesteros <nataly@authersbuildinggroup.com>
Cc Macy Nix <macy@authersbuildinggroup.com>; Ulises Aranda <ulises@authersbuildinggroup.com>; Bobby Killion <bkillion@paragon-sports.com>

2 attachments (182 KB)

SDFPWPPL 15 and 20 Plate Mount Foul Pole with Wing Standard Foundation Design.pdf; Plate Mount Foul Pole Design Load Information.pdf;



[Report This Email](#)

Nataly,

The PE Stamp fee for foul poles is \$2,765.00 per stamp. Sportsfield do also have a standard foundation design; however, this is NOT to be used for construction purposes as this design needs to be checked against site specific conditions, exposures, etc... Standard foundation design and Sportsfield Foul Pole load information sheets are attached for your reference.

TIM CAIN

PROJECT MANAGER
Paragon Sports Constructors
M 713 253 2251

Living The Dream... One Fat Athletic Success At A Time

From: Nataly Ballesteros <nataly@authersbuildinggroup.com>
Sent: Tuesday, October 7, 2025 11:00 AM
To: Tim Cain <tcain@paragon-sports.com>
Cc: Macy Nix <macy@authersbuildinggroup.com>; Ulises Aranda <ulises@authersbuildinggroup.com>
Subject: Timberview - Foul Pole

Hey Time,

Thanks for taking my call. As discussed, can you please send over pricing for getting the Foul Pole SD engineer stamped?

We are also pending the credit for the Softball field batters' eye and coordination drawings for the netting. Send them over when you have them ready. Thank you!

Respectfully,

Nataly Ballesteros | Assistant Project Manager | Authers Building Group LLC

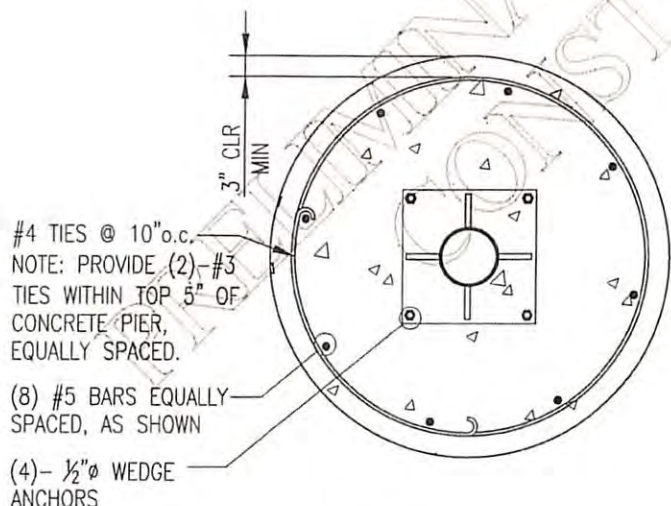
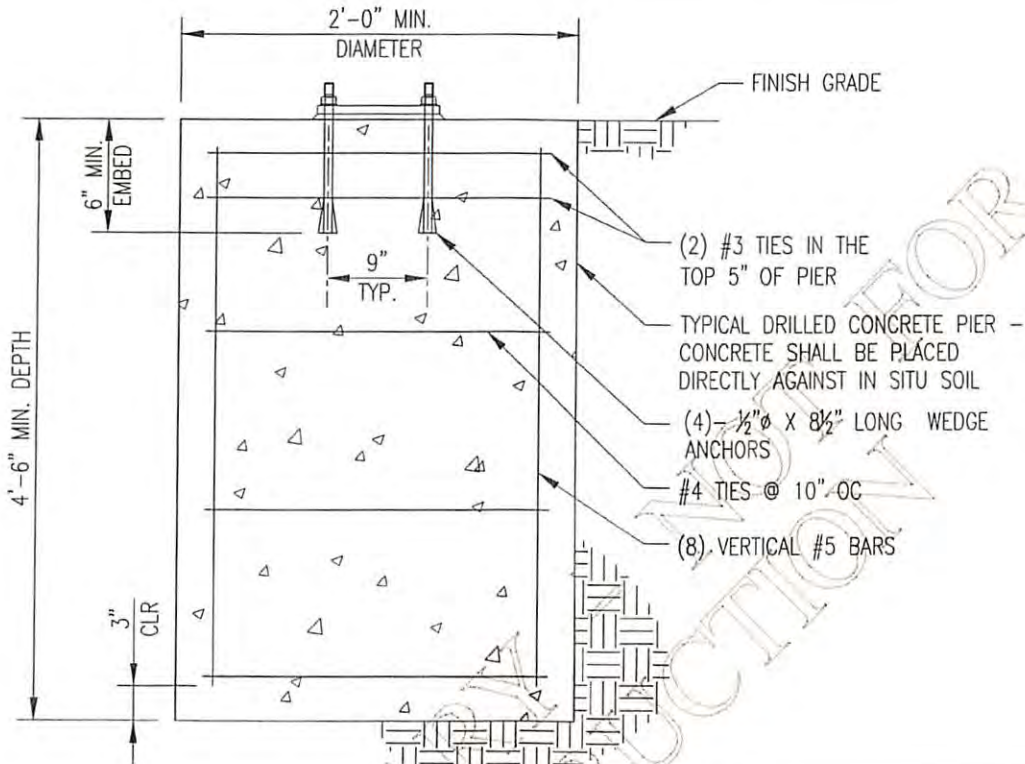
500 Industry Way | Prosper, Texas | 75078

O:469-965-9884

C: 469-286-8644

Nataly@AuthersBuildingGroup.com
www.AuthersBuildingGroup.com
StrengthFinder 2.0 Top 5 Strengths:

Connectedness, Positivity, Maximizer, Adaptability, Input



- NOTES:**
- DESIGN PER ASCE 7-10 - 105mph (EXP. B)
 - CONCRETE SHALL MEET THE FOLLOWING:
 - 28 DAY STRENGTH = 4,000psi (MIN.)
 - W/C RATIO = 0.46
 - AIR ENTRAINMENT = 5.5 +/- 1%
 - REINFORCING BAR SHALL MEET ASTM A615, GRADE 60.
 - UNIT WEIGHT OF SOIL = 115pcf
 - SOIL INTERNAL ANGLE OF FRICTION USED FOR DESIGN = 28 DEGREES
 - MAX. FOUL POLE HEIGHT = 20'
 - WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING FOR DESIGN.
 - COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.

1 FOOTING DETAILS
 SK-01 SCALE: NONE

-VERIFY FOUNDATION MEETS LOCAL CODES AND REGULATIONS PRIOR TO INSTALLATION.
 -SITE SOIL PROPERTIES MUST MEET (OR BETTER) THE DESIGN PARAMETERS LISTED ABOVE
 -FROST DEPTH AND/OR WATER TABLE ELEVATION MAY HAVE AN ADVERSE EFFECT ON THE ABOVE DESIGN. SITE SPECIFIC DESIGNS ARE ALWAYS RECOMMENDED.

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES IS PROHIBITED.



Project Name SDFDPWPL-STANDARD FOUL POLE FOUNDATION DESIGN		Drawing Title 15' & 20' FOUL POLE w/WING FOUNDATION (PLATE MOUNT)
ASCE 7 (105mph)	EXPOSURE 'B'	Drawing No. SK-01
Scale AS SHOWN	WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR LICENSED SURVEYOR FOR A LICENSED SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.	
Project No.		
Date APRIL 23, 2020		

Model #	Embedment Depth	Shear Force	Axial	Torsion	Moment	Minimum Foundation Diameter
FP415PL	N/A	80 lb	60 lb	N/A	550 lb-ft	24"
FPW415PL	N/A	150 lb	70 lb	100 lb-ft	1,450 lb-ft	24"
FP420PL	N/A	100 lb	70 lb	N/A	1,000 lb-ft	24"
FPW420PL	N/A	250 lb	90 lb	200 lb-ft	3,050 lb-ft	24"
FP630PL	N/A	300 lb	235 lb	N/A	4,250 lb-ft	30"
FPW630PL	N/A	600 lb.	275 lb	400 lb-ft	10,000 lb-ft	36"
FP640PL	N/A	425 lb	925 lb	N/A	8,200 lb-ft	30"
FPW640PL	N/A	900 lb	975 lb	625 lb-ft	19,650 lb-ft	36"

Disclaimer Note:

Design loads provided are for estimating purposes. It is the responsibility of the EOR/Architect/Designer to verify the loads provided above. Sportsfield Specialties, Inc. assumes **NO** responsibility for the use of any loads that do not meet the requirements of the ASCE 7 code for a given location.

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 8

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: November 14, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<table style="width:100%; border-collapse: collapse;"> <tr><td style="width:20px; height: 15px;"></td><td>Error or Omission</td></tr> <tr><td style="width:20px; height: 15px;"></td><td>Unknown / Unforeseen Conditions</td></tr> <tr><td style="width:20px; height: 15px;"></td><td>Owner Requested Change</td></tr> <tr><td style="width:20px; height: 15px; text-align: center;">x</td><td>Other (specify)</td></tr> </table>		Error or Omission		Unknown / Unforeseen Conditions		Owner Requested Change	x	Other (specify)	Name of Requester: Nataly Ballesteros (ABG) Reason: Supervision
	Error or Omission								
	Unknown / Unforeseen Conditions								
	Owner Requested Change								
x	Other (specify)								

Description of Change:

Proposal to reinstall 3 damaged inlet protections

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (36,789.00)
Total Amount of this CAEA:	\$ 815.00
Balance of Owner's Contingency Amount:	\$ 157,497.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date
Huckabee - Construction Observer

Date
General Contractor

Date
Mansfield ISD - Project Manager

Date
Mansfield ISD - Bond Program Manager

Date
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9542500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT: \$5,652,763

GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	47
Weeks until Sub Com (1):	6.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com (2):	
SF:	

Original Const. Contingency:	2.52% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$157,497.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$156,397.50

Status:	Total Change Orders	(\$35,974.50)
A	Proposals Approved:	(\$35,974.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) (\$35,974.50)

% Contingency Used	-29.60%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.64%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
		Total Expended:	\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	09/18/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25		
	08	29	\$815.00	\$815.00	0	SWPP Inlet Protection	A	11/14/25	11/14/25		Reinstall 3 inlet protections
		09	\$0.00	\$0.00	0						
		10	\$0.00	\$0.00	0						
		11	\$0.00	\$0.00	0						
		12	\$0.00	\$0.00	0						
		13	\$0.00	\$0.00	0						
		14	\$0.00	\$0.00	0						
		15	\$0.00	\$0.00	0						
RFP Total				(\$35,974.50)	0						



✓
PCO #029

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #029: CE #031 - SWPPP Inlet Protecti

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	029 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	11/12/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #031 - SWPPP Inlet Protecti

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #031 - SWPPP Inlet Protection
Proposal to reinstall 3 inlet protections.

ATTACHMENTS:

[Meade CO#3 SEPT 2025.pdf](#)

#	Budget Code	Description	Amount
1	01-1290.O SWPPP	INLET PROTECTION	\$815.00
2	01-1700.O CM CONTINGENCY.Other	INLET PROTECTION	\$(815.00)
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
---	-------------------------

SIGNATURE _____	DATE _____	SIGNATURE _____	DATE _____
-----------------	------------	-----------------	------------



MEADE SERVICING GROUP INC.
 ROCKWALL, TX 75087
 469-757-3094
adavis@meadegrp.net

CHANGE ORDER

HUB #1202908174700
 (HUB CERTIFICATE PROVIDED UPON REQUEST)



International Erosion Control Association

JOB NAME	DATE	JOB NUMBER	CHANGE ORDER #
MISD Timberview HS BB-SB Renovation	9/18/2025	SC-2423-001	3

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TAX	AMOUNT	SALES TAX	FINAL AMOUNT
	Wrapped (2) grate inlet protectors 8-21-2025	EA	2	\$155.00	NO	\$310.00	\$0.00	\$310.00
	Installed (1) Y-inlet protector	EA	1	\$155.00	NO	\$155.00	\$0.00	\$155.00
	Mobilization	EA	1	\$350.00	NO	\$350.00	\$0.00	\$350.00

THIS CHANGE ORDER TOTAL	\$815.00
CONTRACT AMOUNT	\$9,665.00
PREVIOUS CHANGE ORDERS	\$4,400.00
CURRENT CONTRACT AMOUNT	\$14,880.00

Exclusions:

Clearing, cleaning, repair, maintenance, hand digging, rocky soil, inspections, re-vegetation of disturbed ground due to removal of erosion control items, seedbed preparation, emulsified asphalt, water sources, water pump, water cost, debris/root/rock removal, back-filling & grading of any soil other than the imported compost for (BOS) & (PB) bid items, soil analysis, traffic control, mowing, removal of erosion control items, and jobsite badging. Quotes for these items are available upon request. Please call 469.578.0525.

Date

Signature

Date

MEADE Signature

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 9

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: November 14, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission
<input type="checkbox"/>	Unknown / Unforeseen Conditions
<input checked="" type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify)

Name of Requester	Nataly Ballesteros (ABG)
Reason:	Supervision

Description of Change:

Changes made to the softball and baseball dugouts to add a concrete cap

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (35,974.000)
Total Amount of this CAEA:	\$ 11,484.00
Balance of Owner's Contingency Amount:	\$ 146,013.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

_____ Date **Nov 17, 2025**
 Tracy Hardcastle (Nov 17, 2025 15:29:45 CST)
 Huckabee - Construction Observer

_____ Date **Nov 17, 2025**
 Ulises Aranda (Nov 17, 2025 10:47:29 CST)
 General Contractor

_____ Date **Nov 17, 2025**
 Lacy Becker (Nov 17, 2025 15:31:13 CST)
 Mansfield ISD - Project Manager

_____ Date **Nov 18, 2025**
 Mansfield ISD - Bond Program Manager

_____ Date **Nov 18, 2025**
 Jeff Brogden (Nov 18, 2025 14:55:09 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs

865.5



✓
PCO #028

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #028: CE #030 - Dugout Concrete Cap

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	028 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	11/12/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #030 - Dugout Concrete Cap

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #030 - Dugout Concrete Cap

Changes made to the SB and BB dugouts to add a concrete cap.

ATTACHMENTS:

25-049 Timberview HS - Softball and Baseball Dugout Concrete Cap.pdf

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	DUGOUT CONCRETE CAP	\$11,484.00
2	01-1702.O OWNER CONTINGENCY	DUGOUT CONCRETE CAP	\$(11,484.00)
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
--	------------------

SIGNATURE	DATE	SIGNATURE	DATE
-----------	------	-----------	------



Change Order Request due to Unforeseen Change Order

Date: 11/6/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK: Softball & Baseball Dugout Concrete Cap

PSC to provide approximate 4" concrete cap for baseball and softball dugout.

Baseball Cost: \$5,742.00
Material: \$3,132.00
Labor: \$2,088
Overhead & Profit: \$522.00

Softball Cost: \$5,742.00
Material: \$3,132.00
Labor: \$2,088
Overhead & Profit: \$522.00

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000



- 17. Lighting
- 18. Electrical
- 19. Conduit
- 20. Permits and fees

PROPOSAL CONDITIONS and QUALIFICATIONS

- 21. This proposal assumes PSC shall have clear and reasonable access to the work for equipment and materials.
- 22. PSC understands there may be more than one mobilization for this project.
- 23. This proposal assumes PSC standard wage rate for labor (Davis-Bacon or their Governmental wage scales are not included in the pricing above).
- 24. Due to continuing fluctuations in the cost of materials beyond our control, PSC reserves the right to verify material pricing prior to execution of a contract if a contract is not awarded within 60 days of the date of this proposal.
- 25. Unless specifically stated otherwise, this proposal assumes that all construction testing and third-party inspection will be contracted and paid for by the owner or general contractor. PSC will coordinate inspections and make all work available for testing; PSC can provide a separate proposal for this work if desired.

INSURANCE POLICY COVERAGES

Workers Comp: Bodily Injury	\$1,000,000 ea accident
Workers Comp: Disease	\$1,000,000 policy limit
General Liability: General Aggregate	\$2,000,000 policy limit
General Liability: Personal/Advert. Injury	\$1,000,000 policy limit
General Liability: Each Occurrence	\$1,000,000 policy limit
Additional Excess Umbrella	\$5,000,000 policy limit

PROPOSAL CONFIRMATION

SIGNED:

Timothy Cain

Paragon Sports Constructors

Name: Timothy Cain
 Title: Project Manager
 Email: tcain@paragon-sports.com
 Phone: (713) 253-2261

Office Address
 5001 Saunders Rd
 Fort Worth, TX 76119

Website
 paragon-sports.com

Office Number
 817.916.5000

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 10

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: November 14, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Supervision</u>

Description of Change:

Provide material and labor credit for removing batters eye at softball field per owner request.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (24,490.000)
Total Amount of this CAEA:	\$ (1,200.00)
Balance of Owner's Contingency Amount:	\$ 147,213.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Nov 19, 2025
Tracy Hardcastle (Nov 19, 2025 11:38:30 CST)
 Huckabee - Construction Observer

Date Nov 17, 2025
Ulises Aranda (Nov 17, 2025 10:26:13 CST)
 General Contractor

Date Nov 19, 2025
Lacy Beckler (Nov 19, 2025 15:11:07 CST)
 Mansfield ISD - Project Manager

Date Nov 20, 2025
Jeff Brogden (Nov 20, 2025 08:05:02 CST)
 Mansfield ISD - Bond Program Manager

Date Nov 25, 2025
Jeff Brogden (Nov 25, 2025 08:05:02 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT: \$5,652,763

GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	47
Weeks until Sub Com (1):	6.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$147,213.50
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$146,113.50

Status:	Total Change Orders	(\$25,690.50)
A	Proposals Approved:	(\$25,690.50)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		(\$25,690.50)

% Contingency Used	-21.14%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.45%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25		Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25		
	08	29	\$815.00	\$815.00	0	SWPP inlet Protection	A	11/14/25	11/14/25		Reinstall 3 inlet protections
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25		Changes made to the softball and baseball dugouts to add a concrete cap
	10	25	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25		Provide material and labor credit for removing batters eye at softball field per owner request.
	11		\$0.00	\$0.00	0						
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$25,690.50)	0						



Change Order Request due to Unforeseen Change Order

Date: 10/21/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK: Softball Outfield Batter's Eye Credit

PSC to provide credit for Softball Batter's eye height reduction. This cost is the reduced square footage of the fence going from 15' down to 8' over the 40' length.

Credit Cost: (\$1,200.00)

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting
18. Electrical
19. Conduit
20. Permits and fees

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 11

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: November 14, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions	
<input type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Supervision</u>

Description of Change:

Credit for the remaining work of chemical injection that did not occur due to Raba Kisnter suggestion to cease after chemical getting into adjacent structure.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (25,690.000)
Total Amount of this CAEA:	\$ (2,062.50)
Balance of Owner's Contingency Amount:	\$ 149,275.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Nov 19, 2025
Tracy Hardcastle (Nov 19, 2025 11:37:39 CST)
Huckabee - Construction Observer

Date Nov 17, 2025
Ulises Aranda (Nov 17, 2025 10:25:27 CST)
General Contractor

Date Nov 19, 2025
Lacy Beckler (Nov 19, 2025 14:16:40 CST)
Mansfield ISD - Project Manager

Date Nov 20, 2025
Mansfield ISD - Bond Program Manager

Date Nov 25, 2025
Jeffrey Brogden (Nov 25, 2025 08:04:30 CST)
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	47
Weeks until Sub Com (1):	6.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$149,276.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$148,176.00

Status:	Total Change Orders	(\$27,753.00)
A	Proposals Approved:	(\$27,753.00)
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) (\$27,753.00)

% Contingency Used	-22.84%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	-0.49%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
		Total Expended:	\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25		Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25		
	08	29	\$815.00	\$815.00	0	SWPP Inlet Protection	A	11/14/25	11/14/25		Reinstall 3 inlet protections
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25		Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25		Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25		Credit for the remaining work of chemical injection that did not occur due to Raba Kistner suggestion to cease after chemical setting into adjacent structure.
	12		\$0.00	\$0.00	0						
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				(\$27,753.00)	0						



✓
PCO #024

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #024: CE #025 - Credit - Chemical Injection on Batting Cages

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	024 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Macy Nix (ABG)
STATUS:	Pending - In Review	CREATED DATE:	10/27/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #025 - Credit - Chemical Injection on Batting Cages

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #025 - Credit - Chemical Injection on Softball Field

This is for the credit for the remaining work of the chemical injection that did not occur.

ATTACHMENTS:

[25-049 Timberview HS - Batting Cage Chemical Injection Credit.pdf](#)

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	CREDIT - CHEMICAL INJECTION AT BC	\$(2,062.50)
2	01-1702.O OWNER CONTINGENCY	CREDIT - CHEMICAL INJECTION AT BC	\$2,062.50
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
--	------------------

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Change Order Request due to Unforeseen Change Order

Date: 10/24/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK: Batting Cage Chemical Injection Credit

PSC to provide credit for batting cage chemical injection credit. The area reduced 1250 square feet.

Credit Cost: (\$2,062.50)

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting
18. Electrical
19. Conduit
20. Permits and fees

PROPOSAL CONDITIONS and QUALIFICATIONS

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 12

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: December 5, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

	Error or Omission
x	Unknown / Unforeseen Conditions
	Owner Requested Change
	Other (specify)

Name of Requester: Nataly Ballesteros (ABG)
Reason: Unforeseen Conditions

Description of Change:

Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (28,567.500)
Total Amount of this CAEA:	\$ 34,712.00
Balance of Owner's Contingency Amount:	\$ 115,378.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Dec 6, 2025
Tracy Hardcastle (Dec 6, 2025 12:06:49 CST)
Huckabee - Construction Observer

Date Dec 6, 2025
Ulises Aranda (Dec 6, 2025 08:01:54 CST)
General Contractor

Date Dec 6, 2025
Lacy Beckler (Dec 6, 2025 14:39:37 CST)
Mansfield ISD - Project Manager

Date Dec 8, 2025
Mansfield ISD - Bond Program Manager

Date Dec 8, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:
 Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:
 Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	26
Weeks until Sub Com (1):	3.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$115,379.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$114,279.00

Status:	Total Change Orders	\$6,144.00
A	Proposals Approved:	\$6,144.00
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) \$6,144.00

% Contingency Used	5.06%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.11%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Kistner suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25		Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	13		\$0.00	\$0.00	0						
	14		\$0.00	\$0.00	0						
	15		\$0.00	\$0.00	0						
RFP Total				\$6,144.00	0						



PCO #026

OWNER CHANGE ORDER #011

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

(106/LE)

Prime Contract Potential Change Order #026: Softball Outfield Curb

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	10/30/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Softball Field	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Softball Outfield Curb

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #028 - Softball Outfield Curb
 Changes to the existing curb per RFI #24 to demo and pour new curb.

ATTACHMENTS:
25-049 Timberview HS - SB Outfield Curb.pdf

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	SB OUTFIELD CURB	\$34,712.00
2	01-1702.O OWNER CONTINGENCY	SB OUTFIELD CURB	\$(34,712.00)
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
--	--------------

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

Beckler, Lacy

From: Ulises Aranda <ulises@authersbuildinggroup.com>
Sent: Thursday, December 4, 2025 9:43 AM
To: Beckler, Lacy
Cc: Nataly Ballesteros; Macy Nix
Subject: MISD Timberview HS SB Fence Breakout

WARNING: This email originated from **outside** of Mansfield ISD.

Do not click links or open attachments unless you recognize the sender & are expecting the message.

Lacy,

This is the break out for the SB fence CO

Concrete, Demo, Etc.:

\$22,212.00

70% labor: \$15,548.40

30% material: \$6,663.60

Fencing :

\$12,500.00

70% labor: \$8750.00

30% material: \$3,750.00

If you have any questions, please contact me directly.


Thanks

Ulises Aranda | PM | Authers Building Group LLC

500 Industry Way | Prosper, Texas | 75078

C: 214-310-6223

Ulises@authersbuildinggroup.com

 Outlook

Re: Timberview HS Softball Outfield Curb Change Request

From Tim Cain <tcain@paragon-sports.com>

Date Wed 11/12/2025 12:41 PM

To Macy Nix <macy@authersbuildinggroup.com>; Ulises Aranda <ulises@authersbuildinggroup.com>

Cc Bobby Killion <bkillion@paragon-sports.com>; Nataly Ballesteros <nataly@authersbuildinggroup.com>



External (tcain@paragon-sports.com)

[Report This Email](#)

Yes that's good.

Get [Outlook for iOS](#)

From: Macy Nix <macy@authersbuildinggroup.com>

Sent: Wednesday, November 12, 2025 12:33:57 PM

To: Ulises Aranda <ulises@authersbuildinggroup.com>; Tim Cain <tcain@paragon-sports.com>

Cc: Bobby Killion <bkillion@paragon-sports.com>; Nataly Ballesteros <nataly@authersbuildinggroup.com>

Subject: RE: Timberview HS Softball Outfield Curb Change Request

Bobby,

Please confirm the pricing breakout for the Softball Outfield Curb.

Concrete, Demo, Etc.:

\$22,212.00

70% labor: \$15,548.40

30% material: \$6,663.60

Fencing :

\$12,500.00

70% labor: \$8750.00

30% material: \$3,750.00

Please let me know if anything needs to be adjusted.

Thank you,

Macy Nix | Assistant Project Manager | Authers Building Group LLC

500 Industry Way | Prosper, Texas | 75078

C: 214-578-5369

Macy@AuthersBuildingGroup.com

www.AuthersBuildingGroup.com

StrengthFinder 2.0 Top 5 Strengths:

Consistency, Restorative, Input, Intellection, Learner



Change Order Request due to Unforeseen Change Order

Date: 10/30/2025
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK: Softball Outfield Curb

PSC will remove and replace approximately 165 linear feet of curb along outfield fence from RC field to RF corner. Modify existing fence posts as needed (sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height

Total Cost: \$34,027.00 (add \$685.00 for bond)

Material: \$19,906.25

Labor: \$10,718.75

Overhead & Profit: \$3,402.00

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000

RFI detail

#24 RFI #24: Softball Left Field Curb



Status	Closed
Created on	Oct 20, 2025 by Macy Roe (Authers Building Group)
RFI type	RFI COORDINATOR WORKFLOW
Ball in court	Macy Roe (Authers Building Group)
Answered	Oct 27, 2025 by tracy hardcastle (Huckabee)

Question

Reference: Attached PDF, C4.00

Existing mow curb is damaged and missing in certain locations beyond the foul pole on the left side of the Softball Field. Additionally, the elevation of the curbs shown on the plans does not match the existing elevations.

Suggested answer

PSC would like to propose the solution that have been suggested and approved at the other campuses which is to remove the fence, and pour on top to achieve the necessary height for the turf profiles.

Official response

John M Schedler (Sports Design Group): This is the acceptable discussed correction Pricing will need to be submitted and approved. The center field curb transition should also be included in repair/replacement discussions. See attached pictures. We can use 2x4 nailer on the full faced curb and transition to 2x2 nailer on the shorter curb. We will need to but there will be a need to drop the nailer and use the 2x2 prior to the curb step. Some curb will be exposed at the transition. We could paint any exposed curb (approx 3 inches for 10 feet or so) black to make it less noticeable. We will need to repair or replace curb as needed to accommodate the subgrade elevations and curb condition which is marginal.

By tracy hardcastle (Huckabee) - Oct 27, 2025, 8:51 AM CDT

Official response attachments

C981FD87-0E21-4D07-AD2A-CED27C5524B4_1_201_A.HEIC, Oct 22, 2025, 7:54 AM CDT
 2F3173AC-6FE7-4C8B-8CEE-FDB9EFD486EF_1_201_A.HEIC, Oct 22, 2025, 7:54 AM CDT

Macy Nix added a reference to a File **mansfield_isd-timberview_bb_sb_fields-rfi#24-softball_left_field_curb-202510201419.pdf**

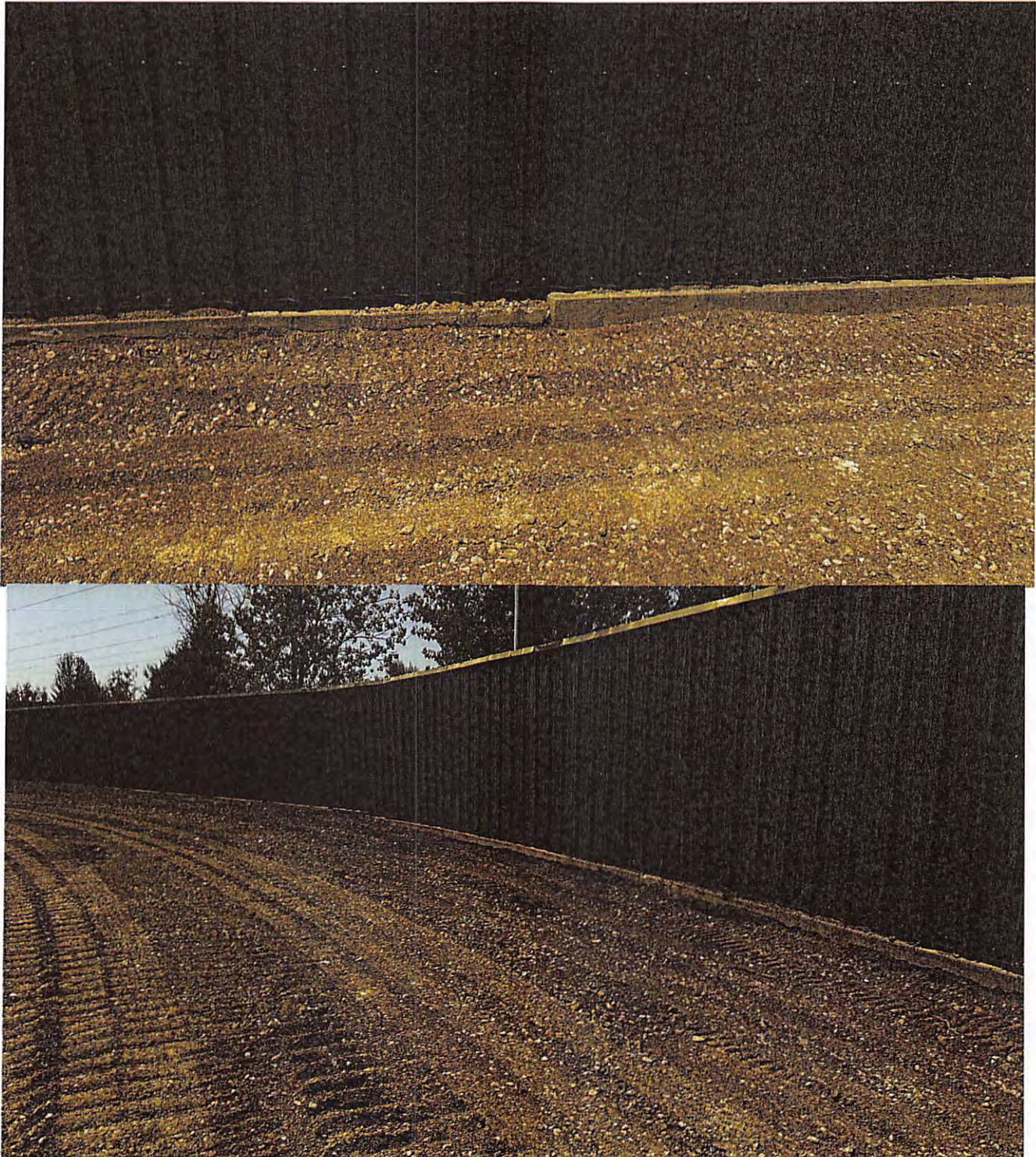
Macy Nix

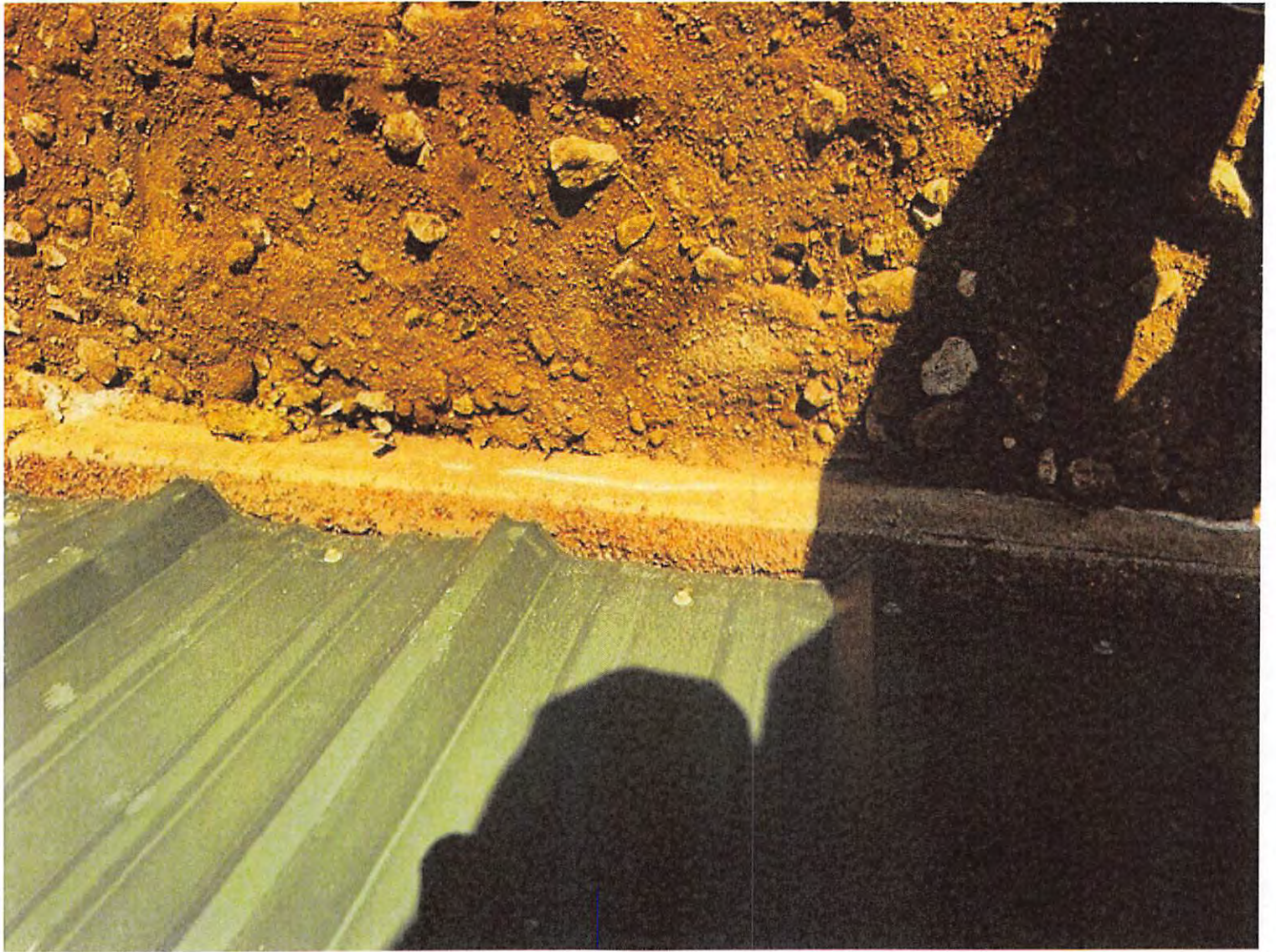
Oct 20, 2025, 9:25 AM CDT

Macy Nix (Authers Building Group) created this RFI in **Open** In Review status and set Ball in court to **tracy hardcastle** (Huckabee).

Macy Nix

Oct 20, 2025, 9:25 AM CDT





Activities	By	At
<p>tracy hardcastle changed the status from Open Answered to Closed changed the watchers to Alex Green (Huckabee), Lacy Beckler (Mansfield ISD)</p>	<p>tracy hardcastle</p>	<p>Oct 27, 2025, 8:52 AM CDT</p>
<p>tracy hardcastle changed the status from Open Answered to Open Answered</p> <p>Official response: John M Schedler (Sports Design Group): This is the acceptable discussed correction Pricing will need to be submitted and approved. The center field curb transition should also be included in repair/replacement discussions. See attached pictures. We can use 2x4 nailer on the full faced curb and transition to 2x2 nailer on the shorter curb. We will need to but there will be a need to drop the nailer and use the 2x2 prior to the curb step. Some curb will be exposed at the transition. We could paint any exposed curb (approx 3 inches for 10 feet or so) black to make it less noticeable. We will need to repair or replace curb as needed to accommodate the subgrade elevations and curb condition which is marginal.</p> <p>changed the official response attachment to: C981FD87-0E21-4D07-AD2A-CED27C5524B4_1_201_A.HEIC, 2F3173AC-6FE7-4C8B-8CEE-FDB9EFD486EF_1_201_A.HEIC.</p> <p>set Ball in court to Macy Nix (Authers Building Group)</p>	<p>tracy hardcastle</p>	<p>Oct 27, 2025, 8:51 AM CDT</p>
<p>tracy hardcastle changed the status from Open In Review to Open Answered set Ball in court to tracy hardcastle (Huckabee)</p>	<p>tracy hardcastle</p>	<p>Oct 27, 2025, 8:48 AM CDT</p>
<p>John M Schedler added a response: This is the acceptable discussed correction Pricing will need to be submitted and approved. The center field curb transition should also be included in repair/replacement discussions. See attached pictures. We can use 2x4 nailer on the full faced curb and transition to 2x2 nailer on the shorter curb. We will need to but there will be a need to drop the nailer and use the 2x2 prior to the curb step. Some curb will be exposed at the transition. We could paint any exposed curb (approx 3 inches for 10 feet or so) black to make it less noticeable. We will need to repair or replace curb as needed to accommodate the subgrade elevations and curb condition which is marginal.</p> <p>added the response attachment to: C981FD87-0E21-4D07-AD2A-CED27C5524B4_1_201_A.HEIC, 2F3173AC-6FE7-4C8B-8CEE-FDB9EFD486EF_1_201_A.HEIC.</p>	<p>John M Schedler</p>	<p>Oct 22, 2025, 7:54 AM CDT</p>
<p>tracy hardcastle changed the status from Open In Review to Open In Review set Ball in court to John M Schedler (Sports Design Group), Richard McDonald (Sports Design Group)</p>	<p>tracy hardcastle</p>	<p>Oct 22, 2025, 5:26 AM CDT</p>



Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timberview BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #24: Softball Left Field Curb

Revision	0	Status	Open
To	Nataly Ballesteros (ABG)	From	Macy Nix (ABG) 500 Industry Way Suite 10 Prosper, Texas 75078
Date Initiated	Oct 20, 2025	Due Date	Oct 23, 2025
Location	Softball Field	Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings	C4.00		
Received From	Tim Cain (Paragon SCI, LP)		
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), David Couch (ABG), Marc Malou (ABG), Macy Nix (ABG)		

Activity

Question

Question from Macy Nix ABG on Friday, Oct 17, 2025 at 06:43 PM EDT

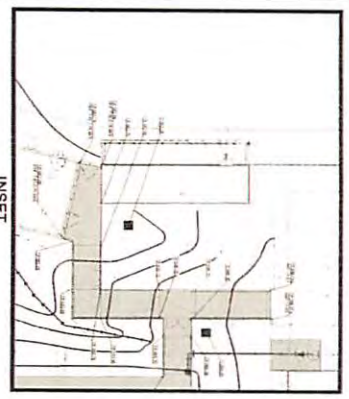
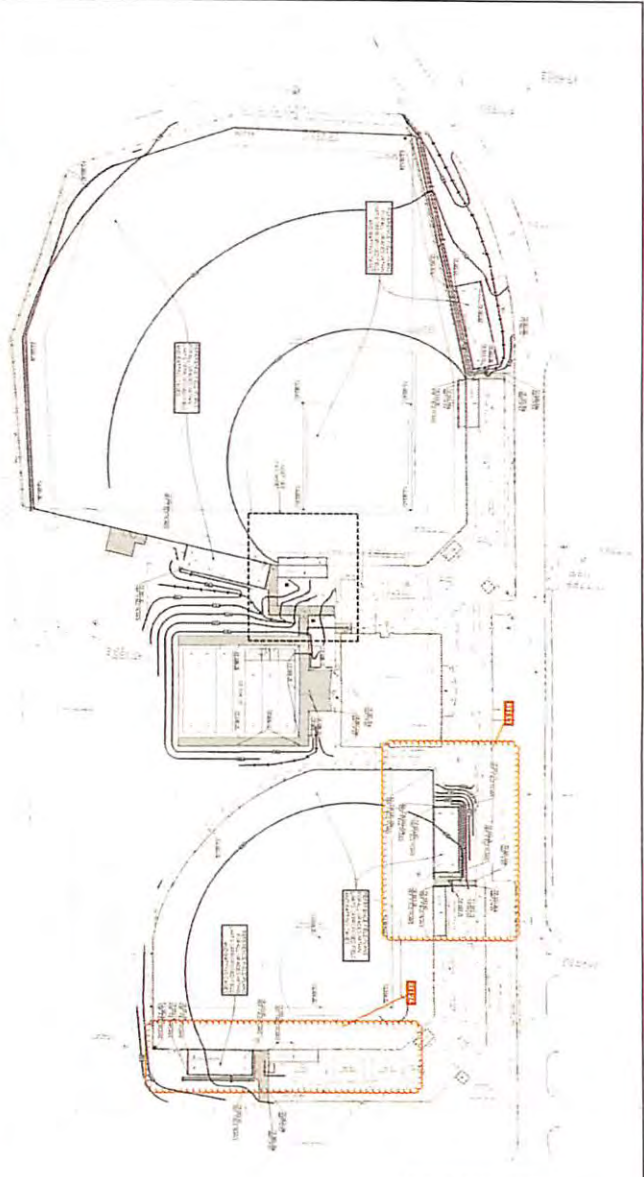
Reference: Attached PDF, C4.00

Existing mow curb is damaged and missing in certain locations beyond the foul pole on the left side of the Softball Field. Additionally, the elevation of the curbs shown on the plans does not match the existing elevations. PSC would like to propose the solution that have been suggested and approved at the other campuses which is to remove the fence, and pour on top to achieve the necessary height for the turf profiles.

Attachments

C4.00_ GRADING PLAN Rev.0 markup (3).pdf, RFI 1 REV - Timberview HS Softball Left Field Curb.pdf

Awaiting an Official Response



GENERAL NOTES

1. REFER TO ALL SHEETS FOR NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
6. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO COMMENCEMENT OF WORK.

NOTES TO CONTRACTOR

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
5. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO COMMENCEMENT OF WORK.

GENERAL CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO COMMENCEMENT OF WORK.

NOTICE TO AGENCIES

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

LEGEND

EXISTING CONSTRUCTION	(Solid line)
PROPOSED CONSTRUCTION	(Dashed line)
CONSTRUCTION TO BE DEMOLISHED	(Dotted line)
CONSTRUCTION TO BE RELOCATED	(Long dashed line)
CONSTRUCTION TO BE ADDED	(Short dashed line)
CONSTRUCTION TO BE REMOVED	(Dash-dot line)
CONSTRUCTION TO BE MAINTAINED	(Double line)
CONSTRUCTION TO BE CHANGED	(Wavy line)
CONSTRUCTION TO BE PRESERVED	(Thick solid line)

		<p>TIMBERVIEW HIGH SCHOOL BB - SB RENOVATIONS FOR MANSFIELD I.S.D. ARLINGTON, TEXAS</p>	<p>PROJECT NO. CA100</p>
--	--	--	---------------------------------

Paragon Sports Constructors
5001 Saunders Rd
Fort Worth, Texas 76119
PH: 817-916-5000



To: Aurthers Building Group LLC
500 Industrial Way
Prosper, TX 75078

Attention:Ulises Aranda
RE: Timberview HS Softball Left Field Curb
Date: 10/17/25

Project: Mansfield ISD - Timberview HS Baseball & Softball

Contents Attached

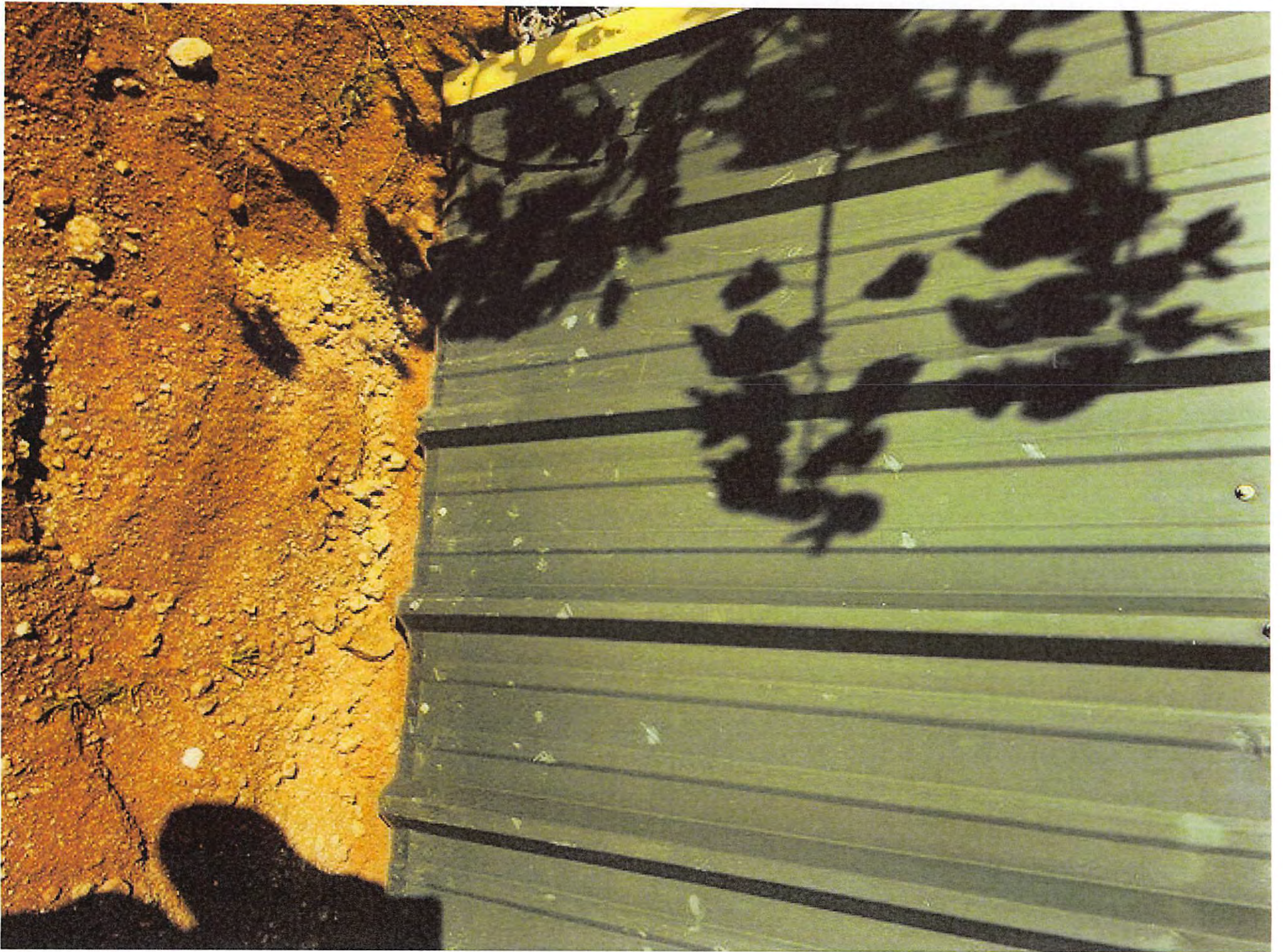
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Submittal Package	<input type="checkbox"/> Substitution
<input type="checkbox"/> Contract Documents	<input type="checkbox"/> Change Order	<input type="checkbox"/> Specifications
<input type="checkbox"/> Purchase Order	<input checked="" type="checkbox"/> RFI	<input type="checkbox"/> Other

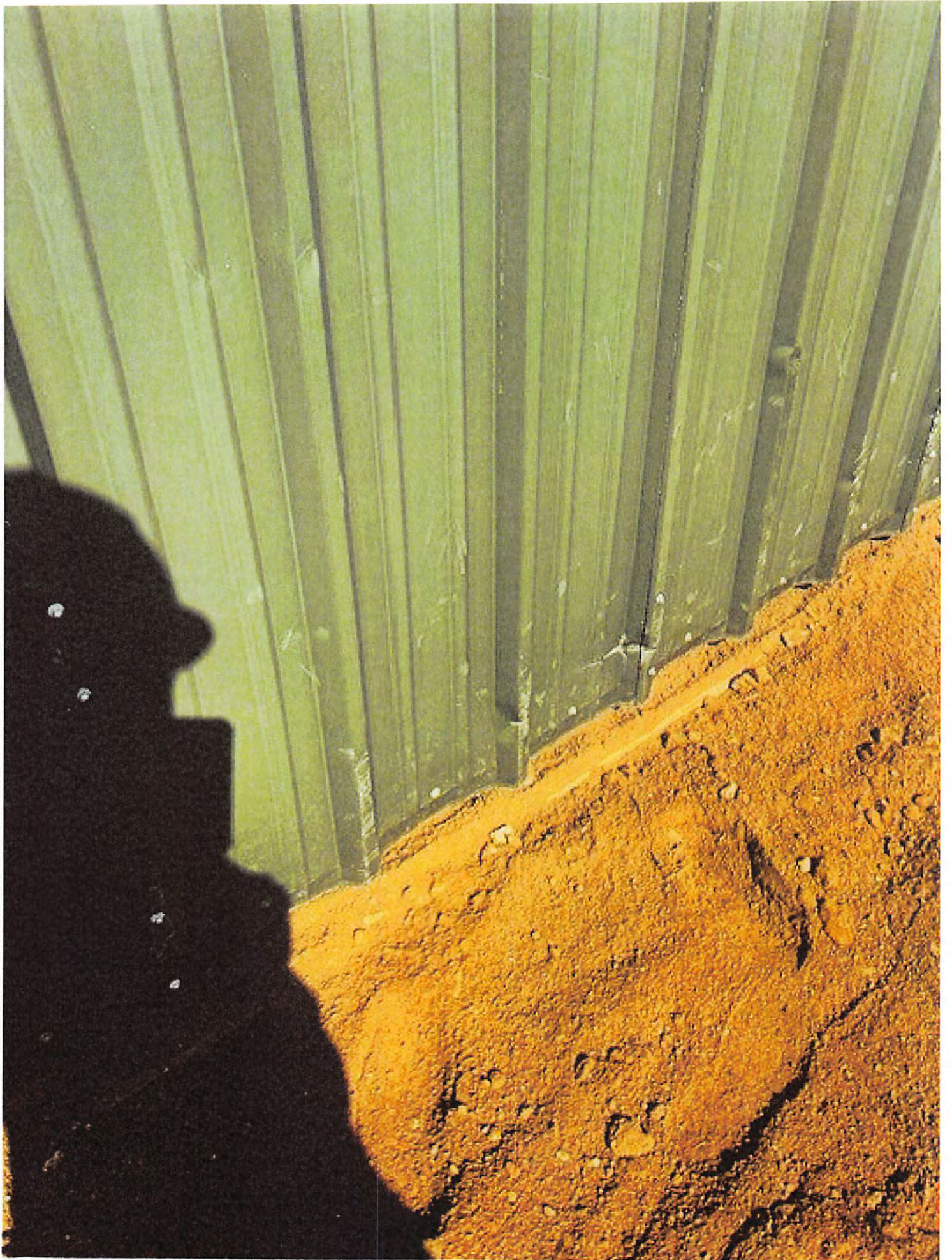
Description

1. At Timberview HS Softball in Left Field the existing mow curb is damaged and missing in certain areas beyond the foul pole. The existing mow curb does not match the elevation as the finish grade. PSC would propose the same solution solution that we have been using at the other schools to keep them all uniformed which is to remove the fence and pour curb on top of the existing in order to gain the necessary height needed for turf profile.

A PCO will be created for this change if approved.

Timothy Cain, Paragon Sports







Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 14

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: December 5, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Permit Fees</u>

Description of Change:

Changes made to light pole bases per owner indication, engineered plans, bases.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ 6,529.820
Total Amount of this CAEA:	\$ 2,476.00
Balance of Owner's Contingency Amount:	\$ 112,517.18

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Dec 6, 2025
Tracy Hardcastle (Dec 6, 2025 11:55:09 CST)
 Huckabee - Construction Observer

Date Dec 6, 2025
Ulises Aranda (Dec 6, 2025 08:31:16 CST)
 General Contractor

Date Dec 6, 2025
Lacy Beckler (Dec 6, 2025 14:40:00 CST)
 Mansfield ISD - Project Manager

Date Dec 8, 2025
 Mansfield ISD - Bond Program Manager

Date Dec 8, 2025
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	26
Weeks until Sub Com (1):	3.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$112,517.68
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$111,417.68

Status:	Total Change Orders	\$9,005.32
A	Proposals Approved:	\$9,005.32
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$9,005.32

% Contingency Used	7.41%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.16%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Kistner suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25		Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	13	29	\$385.32	\$385.32	0	Permit Fees	A	12/05/05	12/05/05		City required permit fees for early grading, fencing, foul poles, scoreboard
	14	30	\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05		Changes made to light pole bases per owner indication, engineered plans, bases.
		15	\$0.00	\$0.00	0						
RFP Total				\$9,005.32	0						



PCO #030

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #030: CE #032 - Light Pole Bases

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	030 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	11/19/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #032 - Light Pole Bases

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #032 - Light Pole Bases
 Changes made to the light pole bases per owner indication.

ATTACHMENTS:

KNK Concrete Express - Proposed Change .pdf , _doc00571220251116233053.pdf

#	Budget Code	Description	Amount
1	03-3000.O CAST-IN-PLACE CONCRETE	CO LIGHT POLE BASES	\$1,576.00
2	03-3000.O CAST-IN-PLACE CONCRETE	LIGHT POLE ENGINEER PLANS	\$900.00
3	01-1702.O OWNER CONTINGENCY	CO LIGHT POLE BASES	\$(2,476.00)
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



PROPOSED CHANGE: 1
 DESCRIPTION: Drilled 11' Light Pole Base
 SOURCE:

JOB NAME: MISD Timberview
 ADDRESS: 7700 S Watson Rd
 CITY, STATE: Arlington, TX

DATE: 11/17/2025

KNK CONCRETE EXPRESS, Inc.

DESCRIPTION OF WORK	QTY	UNIT	DIRECT LABOR		DIRECT MATERIAL		SUBCONTRACTS		TOTAL AMOUNT
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
Pier Driller	1	ea	0.00	\$ -	\$0.00	\$ -	\$275.00	\$ 275	\$ 275
Pier Spoils	1	ea	250.00	\$ 250	\$325.00	\$ 325	\$0.00	\$ -	\$ 575
Re-Bar	1	ea	0.00	\$ -	\$196.67	\$ 197	\$0.00	\$ -	\$ 197
Concrete	1	ea	0.00	\$ -	\$281.00	\$ 281	\$0.00	\$ -	\$ 281
Project Management/Estimating	0	hr	75.00	\$ -		\$ -			\$ -
Project Supervision	0	hr	65.00	\$ -		\$ -			\$ -
Engineering/Layout	0	hr	35.00	\$ -	12.00	\$ -			\$ -
Progress Clean-up	0	ls	125.00	\$ -	250.00	\$ -			\$ -
Plans/Specs	0	ls			150.00	\$ -			\$ -
Postage/Delivery	0	ls			35.00	\$ -			\$ -
Rentals	1	dv			63.00	\$ 63			\$ 63
Subtotal				\$ 250		\$ 866		\$ 275	\$ 1,391
Labor Burden/ Sales Tax	1	ls	20%	\$ 50	0.00%	\$ -			\$ 50
Subtotal									\$ 1,441
Association Dues	0.10%	ls							\$ 1
Builders Risk	0.07%	ls							\$ 1
P & P Bond	0.50%	ls							\$ 7
General Liability Insurance	0.29%	ls							\$ 4
Subtotal									\$ 1,455
Sub Bonds	1.5%	ls							\$ 4
Subtotal									\$ 1,459
Fee on Subcontracted work	0%	ls							\$ -
Fee on KNK Concrete work	10%	ls							\$ 117
								Total	\$ 1,576

Submitted By: **Chase English - KNK Concrete Express, Inc.**

Owner approval/rejection req by _____

Schedule Impact: add / delete 0 days
 Note:

Please indicate your approval to proceed with this change.

Date: **Ulises Aranda - Authurs Building Group**

_____ Date: _____
 Owners Approval



**CONTRACT FOR
ENGINEERING SERVICES**

Date: November 17, 2025

FWNA Project#: 225475

Client: Authers Building Group LLC

Ulises Aranda

Project Name: MISD Timberview High School - Light Pole Foundation Detail

Project Location: Mansfield, Texas

Client Project Number: 2823

Project Description: Design of four (4) 35 foot light pole bases.

Description of Services Provided: Construction Documents

Explanation of Fee: Lump Sum fee of Nine Hundred Dollars (\$900.00).

The terms and conditions on the reverse of this form are a part of this Agreement.

CLIENT (Signature)

Frank W. Neal & Associates, Inc. (Signature)

ULISES ARANDA

Printed Name and Title

Chris Eggleston, P.E. Principal

Printed Name and Title

11/17/2025

Date

11-17-25

Date

Engineer's Responsibilities: 1) Engineer will provide the Client with services noted above as required and agreed upon for a satisfactory completion of this Project. The Engineer shall exercise usual and customary professional care in his efforts to comply with those laws, codes, ordinances, and regulations which are in effect as of the date of this Contract. 2) The Engineer acknowledges the importance to the Client of the Owner's project schedule and agrees to put forth its best professional efforts to perform its services under this Contract in a manner consistent with that schedule. The Client understands, however, that the Engineer's performance must be governed by sound engineering practices. 3) The Engineer shall not be responsible for delay caused by circumstances beyond its reasonable control, nor for delay which may be occasioned by actions which, in the reasonable judgment of the Engineer, are required in the exercise of usual and customary professional care. The Engineer shall not be liable for damages arising out of any such delay, nor deemed to be in default of this Contract as a result thereof.

TERMS AND CONDITIONS

I. Acceptance of this Agreement

In the event that the Client asks Frank W. Neal & Associates, Inc. to proceed with any work on this Project but is unable to return a signed copy of this Agreement to us, it is assumed that both parties have agreed with all of the terms and conditions of this Agreement.

II. Fee

The total fee, stated on Page 1, is based on the project information available as of the date of this Agreement. It is specifically understood and agreed that when a lump sum fee is quoted, the fee covers the performance of corresponding services only one time after authorization to proceed with the final work. Any changes or revisions in the concept and scope after authorization to proceed with the final design of the various elements of the project will be agreed upon in advance and in writing and billed on an hourly basis as described below:

<i>Engineering</i>		<i>Production</i>	
Principal Engineer I	\$250.00 Hour	CAD Project Manager	\$160.00 Hour
Principal Engineer II	\$220.00 Hour	CAD Technician I	\$125.00 Hour
Principal Engineer III	\$200.00 Hour	CAD Technician II	\$90.00 Hour
Project Engineer	\$170.00 Hour	CAD Technician III	\$70.00 Hour
Design Engineer I	\$140.00 Hour	CAD Technician IV	\$50.00 Hour
Design Engineer II	\$130.00 Hour		
Design Engineer III	\$110.00 Hour	<i>Administration</i>	
Intern Engineer	\$60.00 Hour	Administrative I	\$125.00 Hour
		Administrative II	\$115.00 Hour
		Clerical	\$60.00 Hour

III. Reimbursable Expenses

Reimbursable Expenses are defined as follows and shall be invoiced at direct cost (invoice) plus 10% for overhead:

1. Expense of reproductions, postage, delivery/shipping and handling of Drawings, Specifications and other documents
2. Expense of transportation in connection with the Project; expenses in connection with authorized out-of-town travel; long-distance communications/telex; and fees paid for securing approvals of authorities having jurisdiction over the Project.

IV. Billings/Payments

An invoice will be prepared upon completion of work or on a monthly basis whichever occurs first. Payment for services rendered is due thirty days from date of invoice and considered late if payment is not received within sixty days of initial invoice.

V. Late Payments

Accounts unpaid sixty days after the invoice date may be subject to a monthly service charge of 1.5% on the unpaid balance (18% true annual rate), at the sole election of FWNA.

VI. Indemnification

The Client and Frank W. Neal & Associates, Inc. mutually agree to indemnify and hold each other harmless from any damages, losses, including reasonable attorney's fees, arising from their own negligent acts, errors or omissions in their performance of services under this Agreement, to the extent that each party is responsible for such damages and losses on a comparative basis of fault.

VII. Limited Liability

In recognition of the relative risks, rewards and benefits of the Project to both the Client and Engineer, its owners, principals, officers, directors, partners and employees (hereafter referred to as Engineer) the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, to limit Engineer's total liability due the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of, or related to, this Contract or this Project from any cause or causes, including but not limited to, Engineer's negligence, professional errors or omissions, strict liability, or breach of contract, express or implied. *Engineer's total liability shall not exceed two times the total compensation received by Engineer under this Contract or Ten Thousand Dollars, whichever is greater.*

VIII. Ownership of Documents

Drawings, Specifications and other documents prepared by Frank W. Neal & Associates, Inc. are instruments of the Engineer's service for use solely with respect to this Project and, unless otherwise provided, the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The Client shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference. The Engineer's Drawings, Specifications or other documents shall not be used by the Client or others, unless the Engineer is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Engineer.

IX. Applicable Laws

Unless otherwise specified, this Agreement shall be governed by the laws of the State of Texas.

X. Fax/E-Mail Signatures

Fax or e-mail executed copies of this Agreement shall be fully binding and effective for all purposes whether or not originally executed documents are transmitted to Frank W. Neal & Associates, Inc. Fax and e-mail signatures on this document will be treated the same as original signatures.

END

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 15

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: December 5, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<table style="width:100%; border-collapse: collapse;"> <tr><td style="border: 1px solid black; height: 15px;"></td><td>Error or Omission</td></tr> <tr><td style="border: 1px solid black; height: 15px;"></td><td>Unknown / Unforeseen Conditions</td></tr> <tr><td style="border: 1px solid black; height: 15px; text-align: center;">x</td><td>Owner Requested Change</td></tr> <tr><td style="border: 1px solid black; height: 15px;"></td><td>Other (specify)</td></tr> </table>		Error or Omission		Unknown / Unforeseen Conditions	x	Owner Requested Change		Other (specify)	Name of Requester: <u>Nataly Ballesteros (ABG)</u> Reason: <u>Scoreboard Add On</u>
	Error or Omission								
	Unknown / Unforeseen Conditions								
x	Owner Requested Change								
	Other (specify)								

Description of Change:

Cost from Olen Williams to add Hits and Errors at the bottom of current scoreboard. No labor in price *no charge*

Original Owner's Contingency Amount per contra	\$ <u>121,523.00</u>
Additional Project Contingency:	\$ <u>-</u>
Revised Contingency Total:	\$ <u>121,523.00</u>
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ <u>9,005.820</u>
Total Amount of this CAEA:	\$ <u>4,495.00</u>
Balance of Owner's Contingency Amount:	\$ <u>108,022.18</u>

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date
Huckabee - Construction Observer

Date
General Contractor

Date
Mansfield ISD - Project Manager

Date
Mansfield ISD - Bond Program Manager

Date
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs

865.5

*No cost change
-No signatures needed
-For record only*



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:
 Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	26
Weeks until Sub Com (1):	3.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

CMR INFORMATION:
 Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

Original Const. Contingency: **2.54%** (% of CCAP) \$121,523.00
 Current Contingency Balance: \$108,022.68
 Original Allowance: \$250,000.00
 Current Allowance Balance: (\$1,100.00)
Contingency/ Allowance Combined Balance \$106,922.68

Status: Total Change Orders \$13,500.32

A	Proposals Approved:	\$13,500.32
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) \$13,500.32

% Contingency Used	11.11%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.24%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CD #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Ksnter suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25		Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	13	29	\$385.32	\$385.32	0	Permit Fees	A	12/05/05	12/05/05		City required permit fees for early grading, fencing, foul poles, scoreboard
	14	30	\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05		Changes made to light pole bases per owner indication, engineered plans, bases.
	15	31	\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05		Add on to softball scoreboard to add Hits and Errors w Olen Williams
RFP Total				\$13,500.32	0						



PCO #032

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #032: CE #034 - SB Scoreboard Hits & Errors

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	032 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	11/25/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #034 - SB Scoreboard Hits & Errors

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #034 - SB Scoreboard Hits & Errors

Changes made to the Softball Scoreboards to add Hits and Errors panel

ATTACHMENTS:

#	Budget Code	Description	Amount
1	11-6800.O PLAY FIELD & EQUIPMENT STRUCTURES	SB SCOREBOARD H&E	\$4,495.00
2	01-1702.O OWNER CONTINGENCY	SB SCOREBOARD H&E	\$(4,495.00)
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

 SIGNATURE DATE

 SIGNATURE DATE

 SIGNATURE DATE

Dec 5, 2025



1123 S. Airport Circle
Euless, TX 76040



QUOTE 3246 Hits & Errors panel for softball scoreboard

Bill To

Authers Building Group

Terms:

Location: Timberview High School

Sport: Softball

Sales Person: Gary DuPree

Ship To

ATTN: Ulises Aranda
ulises@authersbuildinggroup.com

Item & Description	Qty	Unit Price	Amount
01-7120-144-1 Hits & Errors panel for BA 7120-2	1	\$ 4,495.00	\$ 4,495.00

APPROVAL _____

Sub Total \$ 4,495.00

TITLE _____

Tax \$ 0.00

Grand Total \$ 4,495.00

Terms & Conditions

PAYMENT WILL BE DUE UPON RECEIPT OF INVOICE.
PRICES QUOTED ARE CASH/CHECK DISCOUNT PRICES.
ALL PRICES QUOTED ARE VALID FOR 30 DAYS FROM THE DATE ON THE QUOTE.
THE CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL,
STATE AND LOCAL TAXES LEVIED ON THE TRANSACTION IN THIS QUOTE
UNLESS A TAX EXEMPTION FORM IS PROVIDED TO OLEN WILLIAMS INC.
BuyBoard Contract #777-25

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 16

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: December 12, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Paint Cubbies</u>

Description of Change:

Clean and repaint dugout cubbies per owner direction and RFI #35

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ 13,115.500
Total Amount of this CAEA:	\$ 1,500.00
Balance of Owner's Contingency Amount:	\$ 106,907.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Dec 15, 2025
Tracy Hardcastle (Dec 15, 2025 11:55:39 CST)
Huckabee - Construction Observer

Date Dec 14, 2025
Ulises Aranda (Dec 14, 2025 08:33:48 CST)
General Contractor

Date Dec 15, 2025
Lacy Beckler (Dec 15, 2025 16:14:05 CST)
Mansfield ISD - Project Manager

Date Dec 17, 2025
Mansfield ISD - Bond Program Manager

Date Dec 18, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	19
Weeks until Sub Com (1):	2.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$106,908.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$105,808.00

Status:	Total Change Orders	\$13,115.00
A	Proposals Approved:	513,115.00
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$13,115.00

% Contingency Used	10.79%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.23%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Ksnter suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25	12/08/25	Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	14	30	\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05	12/08/25	Changes made to light pole bases per owner indication, engineered plans, bases.
	15	31	\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05	12/08/25	Add on to softball scoreboard to add Hits and Errors w Olen Williams
	16	34	\$1,500.00	\$1,500.00	0	Clean and repaint dugout cubbies per owner direction	A	12/12/25	12/12/25		Clean and repaint dugout cubbies per owner direction and RFI #35
RFP Total						\$14,615.00	0				



✓
PCO #034

-owner

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #034: CE #036 - Dugout Cubbies Repaint

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	034 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Macy Nix (ABG)
STATUS:	Pending - In Review	CREATED DATE:	12/1/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #036 - Dugout Cubbies Repaint

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #036 - Dugout Cubbies Repaint

Clean and repaint dugout cubbies per owner direction and RFI #35.

ATTACHMENTS:

Timberview Dugout Cubbies.pdf , #35 - RFI #35 Confirming RFI - Repaint Existing Cubbies in Dugouts-202511252054 (1).pdf

#	Budget Code	Description	Amount
1	09-9000.O PAINTING & WALL COVERINGS	DUGOUT CUBBIES	\$1,500.00
2	01-1702.O OWNER CONTINGENCY	DUGOUT CUBBIES	\$(1,500.00)
Grand Total:			\$0.00

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ABG
Texas

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

DATE: 12/1/25
EXPIRES: 01/01/26

SCOPE OF WORK

- Clean and repaint dugout cubbies black

EXCLUSIONS

- After-hour work
- Exterior Brick
- Traffic marking paint
- Any other caulking or sealing other than normal cosmetic

SUBTOTAL:\$ 1,500.00

SALES TAX: EXCLUDED

TOTAL: \$ 1,500.00

PAYMENT TERMS: NET 30



LONIC
LLC

*A new generation of **Painting***

PROPOSAL

On behalf of Lonic, LLC we thank you for the opportunity to allow us to bid this project. Please see attached proposal and feel free to contact us should you have any further questions. We look forward to collaborating with you!!



John Lovato
Chief Operating
Officer



972-861-9921



johnL@lonicllc.co
m



www.lonicllc.com

RFI detail

#35 RFI #35: Confirming RFI - Repaint Existing Cubbies in Dugouts



Status	Closed
Created on	Nov 25, 2025 by Macy Roe (Authers Building Group)
RFI type	RFI COORDINATOR WORKFLOW
Ball in court	Macy Roe (Authers Building Group)
Answered	Nov 25, 2025 by tracy hardcastle (Huckabee)

Question

Reference: Attached Photo, A1.01

Per MISD direction, the existing storage cubbies located in each of the dugouts are to remain but are to be repainted black. A1.01 also calls out for the dugout canopy, screens, supports to be painted the indicated PNT01 finish.

Suggested answer

Please confirm if this is an acceptable course of action and to confirm if these storage cubbies should be painted to match the other components that will receive the PNT01 finish.

Official response

Confirmed, follow Owners direction.
All the interior ceiling, walls, ect. paint as stated. Roof and roof trim does not paint.
By tracy hardcastle (Huckabee) - Nov 25, 2025, 2:47 PM CST

References and Attachments

Files (1)

- mansfield_isd-timberview_bb_sb_fields-rfi#35-confirming_rfi_-_repaint_existing_cubbies_in_dugouts-202511251810.pdf



Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timberview BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #35: Confirming RFI - Repaint Existing Cubbies in Dugouts

Revision	0	Status	Open
To	Nataly Ballesteros (ABG)	From	Macy Nix (ABG) 500 Industry Way Suite 10 Prosper, Texas 75078
Date Initiated	Nov 25, 2025	Due Date	Nov 28, 2025
Location		Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings	A1.01		
Received From			
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), Kyle Cecil (ABG), Macy Nix (ABG)		

Activity

Question

Question from Macy Nix ABG on Tuesday, Nov 25, 2025 at 12:38 PM EST

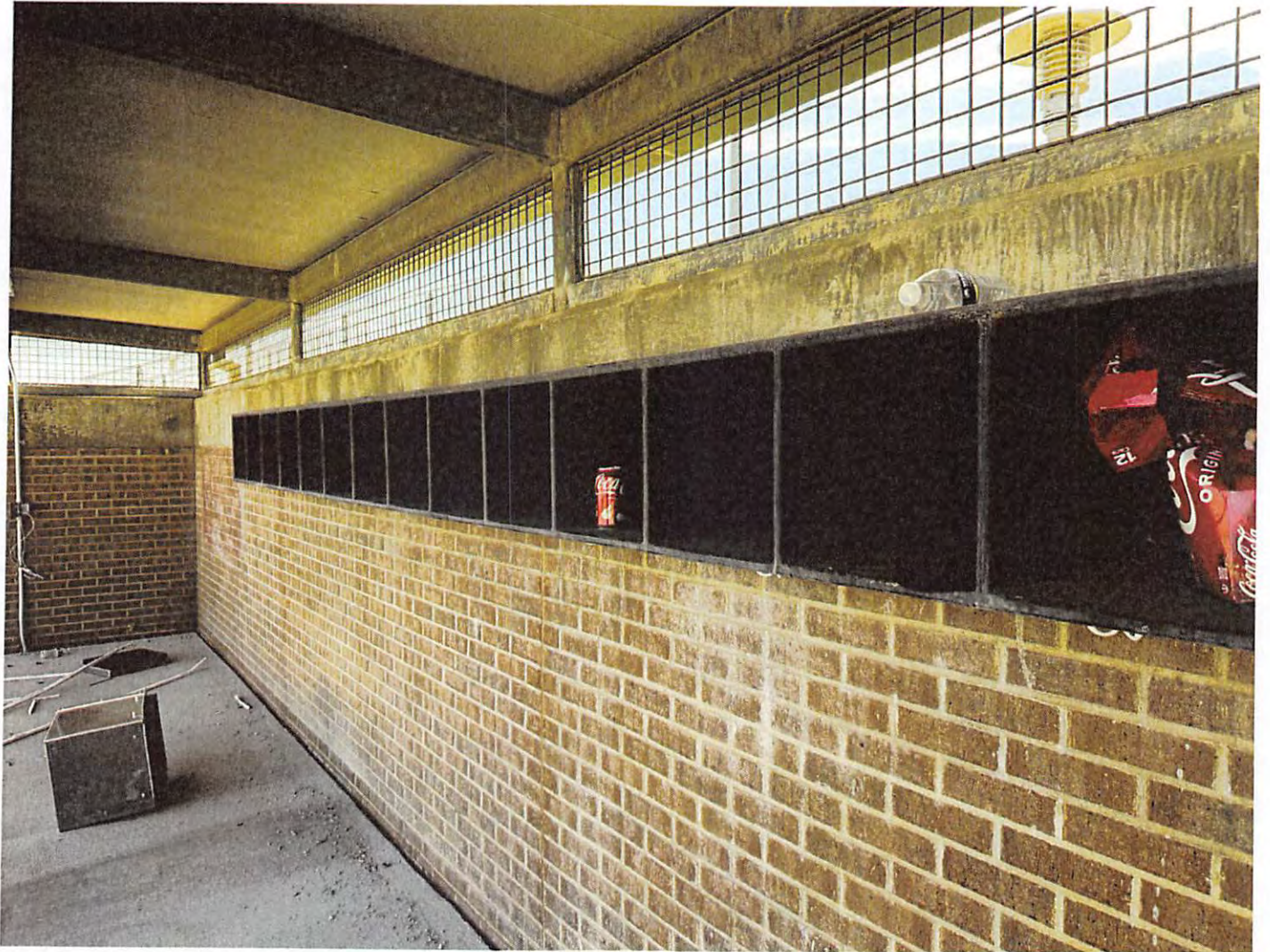
Reference: Attached Photo, A1.01

Per MISD direction, the existing storage cubbies located in each of the dugouts are to remain but are to be repainted black. A1.01 also calls out for the dugout canopy, screens, supports to be painted the indicated PNT01 finish. Please confirm if this is an acceptable course of action and to confirm if these storage cubbies should be painted to match the other components that will receive the PNT01 finish.

Attachments

A1.01_MASTER FLOOR PLAN Rev.0 markup (3).pdf, IMG_0745.jpeg

Awaiting an Official Response



Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 1617

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: January 9, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Level Dugouts</u>

Description of Change:

Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ 15,415.500
Total Amount of this CAEA:	\$ 4,364.00
Balance of Owner's Contingency Amount:	\$ 101,743.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

[Signature] Date Jan 20, 2026
Tracy Hardcastle (Jan 20, 2026 16:09:24 CST)
 Huckabee - Construction Observer

[Signature] Date Jan 10, 2026
Ulises Aranda (Jan 10, 2026 07:25:20 CST)
 General Contractor

[Signature] Date Jan 20, 2026
Lacy Beckler (Jan 20, 2026 16:19:19 CST)
 Mansfield ISD - Project Manager

[Signature] Date Jan 20, 2026
[Signature]
 Mansfield ISD - Bond Program Manager

[Signature] Date Jan 21, 2026
Jeffrey Brogen (Jan 21, 2026 09:53:14 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs

865.5



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	-9
Weeks until Sub Com (1):	-1.29
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$101,744.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$100,644.00

Status:	Total Change Orders	\$13,115.00
A	Proposals Approved:	\$13,115.00
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$13,115.00

% Contingency Used	10.79%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.23%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Ksinter suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25	12/08/25	Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	14	30	\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05	12/08/25	Changes made to light pole bases per owner indication, engineered plans, bases.
	15	31	\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05	12/08/25	Add on to softball scoreboard to add Hits and Errors w Olen Williams
	16	34	\$1,500.00	\$1,500.00		Clean and repaint dugout cubbies per owner direction	A	12/12/25	12/12/25	12/15/25	Clean and repaint dugout cubbies per owner direction and RFI #35
	17	41	\$800.00	\$800.00		Relocate	A	01/09/26	01/09/26		
			\$4,364.00	\$4,364.00							
RFP Total				\$19,779.00	0						



PCO #045

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #045: CE #050 - Existing Concrete Repairs

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	045 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/6/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #050 - Existing Concrete Repairs

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #050 - Existing Concrete Repairs

Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be pour adjacent per onsite direction by Mansfield ISD.

ATTACHMENTS:

[KNK Concrete Express - PC# 3 Dugout Demo and Pour Back .pdf](#)

#	Budget Code	Description	Amount
1	03-3000.O CAST-IN-PLACE CONCRETE	Repair Existing concrete behind BB & SB Dugout	\$4,364.00
2	01-1700.O CM CONTINGENCY.Other	Repair Existing concrete behind BB & SB Dugout	\$(4,364.00)
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 18

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: January 9, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<table style="width:100%; border-collapse: collapse;"> <tr><td style="width:20px; border: 1px solid black;"></td><td>Error or Omission</td></tr> <tr><td style="border: 1px solid black;"></td><td>Unknown / Unforeseen Conditions</td></tr> <tr><td style="border: 1px solid black; text-align: center;">x</td><td>Owner Requested Change</td></tr> <tr><td style="border: 1px solid black;"></td><td>Other (specify)</td></tr> </table>		Error or Omission		Unknown / Unforeseen Conditions	x	Owner Requested Change		Other (specify)	Name of Requester: Nataly Ballesteros (ABG) Reason: Level Dugouts
	Error or Omission								
	Unknown / Unforeseen Conditions								
x	Owner Requested Change								
	Other (specify)								

Description of Change:

Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.

Original Owner's Contingency Amount per contra	\$	121,523.00
Additional Project Contingency:	\$	-
Revised Contingency Total:	\$	121,523.00
<i>(Adjustments to Owner's Contingency)</i>		
Net Change by previously authorized CAEA's:	\$	15,415.500
Total Amount of this CAEA:	\$	4,364.00
Balance of Owner's Contingency Amount:	\$	101,743.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

_____ Date Apr 15, 2026
Tracy Hardcastle (Apr 15, 2026 15:49:49 CDT)
 Huckabee - Construction Observer

_____ Date Apr 15, 2026
Ulises Aranda (Apr 15, 2026 15:43:32 CDT)
 General Contractor

_____ Date Apr 15, 2026
Lacy Beckler (Apr 15, 2026 15:50:26 CDT)
 Mansfield ISD - Project Manager

_____ Date Apr 16, 2026
 Mansfield ISD - Bond Program Manager

_____ Date Apr 17, 2026
Jeffrey Brogden (Apr 17, 2026 09:54:48 CDT)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



PCO #045

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #045: CE #050 - Existing Concrete Repairs

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	045 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/6/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	Yes	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #050 - Existing Concrete Repairs

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #050 - Existing Concrete Repairs

Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be pour adjacent per onsite direction by Mansfield ISD.

ATTACHMENTS:

KNK Concrete Express - PC# 3 Dugout Demo and Pour Back .pdf

#	Budget Code	Description	Amount
1	03-3000.O CAST-IN-PLACE CONCRETE	Repair Existing concrete behind BB & SB Dugout	\$4,364.00
2	01-1700.O CM CONTINGENCY.Other	Repair Existing concrete behind BB & SB Dugout	\$(4,364.00)
Grand Total:			\$0.00

Mansfield Independent School District ABG
 605 East Broad Street
 Mansfield, Texas 76063 Texas

 SIGNATURE DATE SIGNATURE DATE SIGNATURE DATE



PROPOSED CHANGE: 3
 DESCRIPTION: Dugout Demo and Pour Backs
 SOURCE:

JOB NAME: MISD Timberview
 ADDRESS: 7700 S Watson Rd
 CITY, STATE: Arlington, TX

KNK CONCRETE EXPRESS, Inc.

DATE: 1/6/2026

DESCRIPTION OF WORK	QTY	UNIT	DIRECT LABOR		DIRECT MATERIAL		SUBCONTRACTS		TOTAL AMOUNT
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
Demo 2'x17' & 2'x20'	75	sf	11.00	\$ 825	\$0.00	\$ -	\$0.00	\$ -	\$ 825
Form Prep & Pour	75	sf	18.00	\$ 1,350	\$3.80	\$ 285	\$0.00	\$ -	\$ 1,635
Haul Off	75	sf	0.00	\$ -	\$12.00	\$ 900	\$0.00	\$ -	\$ 900
Project Management/Estimating	0	hr	75.00	0.00		\$ -			\$ -
Engineering/Layout	0	hr	35.00	\$ -	12.00	\$ -			\$ -
Progress Clean-up	0	ls	125.00	\$ -	250.00	\$ -			\$ -
Plans/Specs	0	ls			150.00	\$ -			\$ -
Postage/Delivery	0	ls			35.00	\$ -			\$ -
Rentals	0	wk			500.00	\$ -			\$ -
Subtotal				\$ 2,175		\$ 1,185		\$ -	\$ 3,360
Labor Burden/ Sales Tax	1	ls	20%	\$ 435	0.00%	\$ -			\$ 435
Subtotal									\$ 3,795
Association Dues	0.00%	ls							\$ -
Builders Risk	0.00%	ls							\$ -
P & P Bond	0.00%	ls							\$ -
General Liability Insurance	0.00%	ls							\$ -
Subtotal									\$ 3,795
Sub Bonds	1.5%	ls							\$ -
Subtotal									\$ 3,795
Fee on Subcontracted work	0%	ls							\$ -
Fee on KNK work	15%	ls							\$ 569
Total									\$ 4,364

Submitted By: **Karl Bontrager - KNK Concrete Express, Inc.**

Owner approval/rejection req by _____

Schedule Impact: add / delete 0 days
 Note:

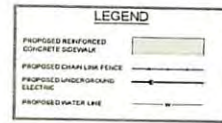
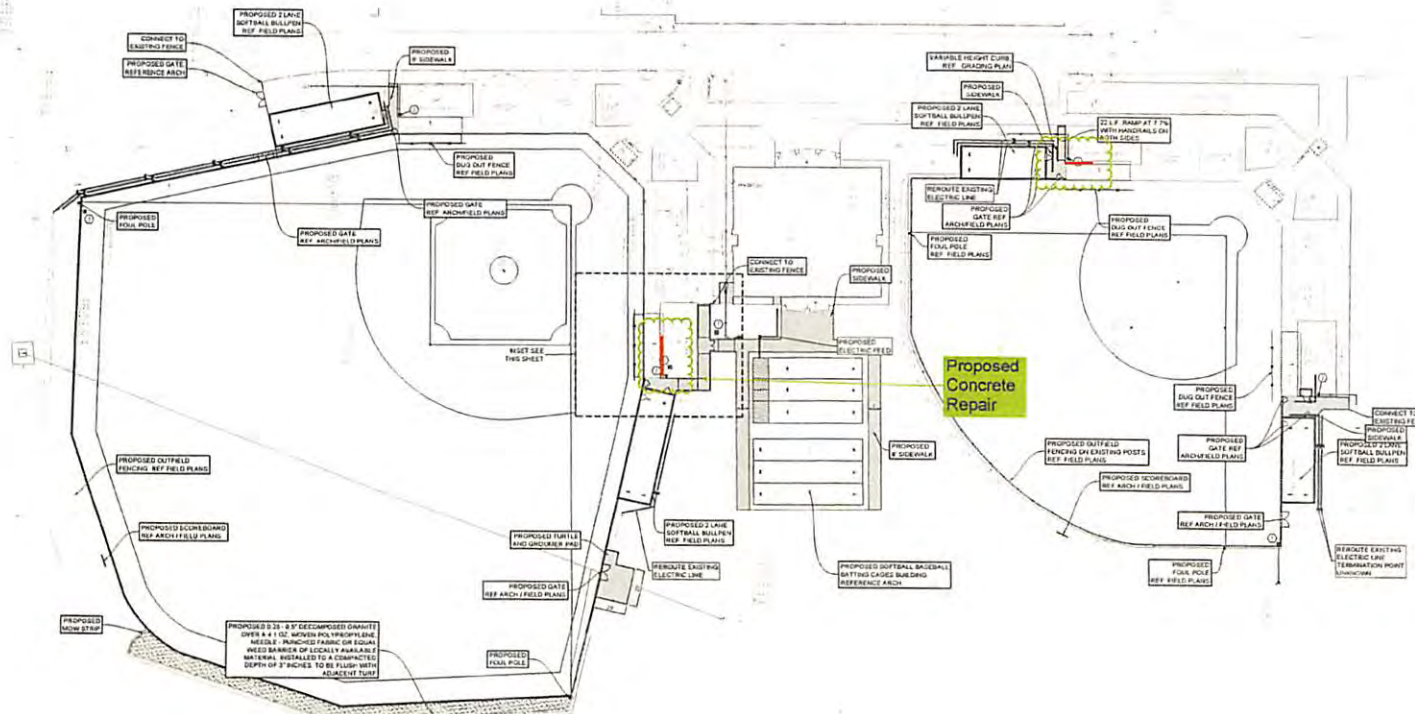
Please indicate your approval to proceed with this change.

Date:

Ulises Aranda - Authurs Building Group

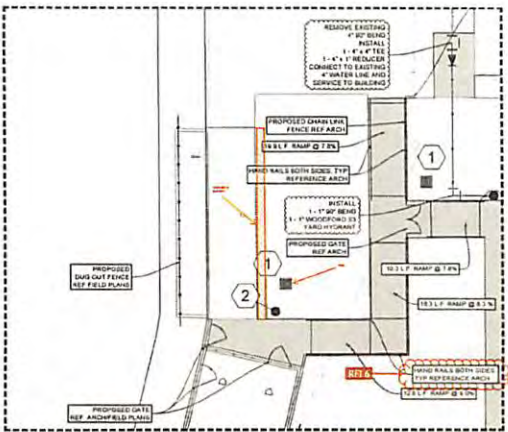
Owners Approval

Date: _____



Proposed Concrete Repair

PROPOSED 33" x 8" DECOMPOSED GRANITE OVER 4" 1/2" FIBER POLYPROPYLENE MESH - FINISHED FABRIC OR EQUAL. NEED BARRIER OF LOOSELY AVAILABLE MATERIAL. INSTALLED TO A COMPACTED DEPTH OF 3" INCHES TO BE TYP. WITH RELUCTANT TURT.



INSET

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES BY THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTENTIAL TECHNIQUES.

SYMBOL KEY
 1 PROPOSED DRAINAGE STRUCTURE. REFER TO DRAINAGE PLAN (DTP).
 2 UTILIZE EXISTING IRRIGATION SYSTEM TO PROVIDE BELOW GRADE CHUCK COUPLER IN PURPLE VALVE BOX FOR WASH DOWN PURPOSES. ENSURE CHUCK COUPLER CAN BE PRESURIZED ON ISSUED CONDITIONS. NECESSARY PARTS AND PROPER INSTALLATION WITH IRRIGATION SYSTEM MANUFACTURER, TYP. EACH EXISTING.

"NOTICE TO CONTRACTORS - UTILITIES"
 THE CONTRACTOR IS SPECIFICALLY EMPLOYED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE SURVEYING, MUNICIPALITY AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD DATA ON UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ALLOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED APPROXIMATIONS SHOWN ON THESE PLANS.

"NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY"
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY LANGAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONCRETE PIPES AND STRUCTURES (OTHER THAN SANITARY SEWER, WATER, GAS, TELEPHONE, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTORS SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION/HORIZONTAL/VERTICAL OF SAID CABLES, CONCRETE PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR IS TO NOTIFY THE OWNER AND ENGINEER IF ANY ORIGINAL UNDERGROUND UTILITIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (SPALLS) WHICH NEARLY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INFORMED OF PROBLEMS THROUGH COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

811
Know what's below.
Call before you dig.
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL OFFICES.

STANDARD ACCESSIBILITY REQUIREMENTS

1. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.
2. EXISTING CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.
3. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.
4. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.
5. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.
6. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, COGNITIVE, AND HEARING IMPAIRMENTS.

DATE: _____
 REVISION: _____
TIMBERVIEW HIGH SCHOOL
BB - SS RENOVATIONS
FOR
MANSFIELD I.S.D.
ARLINGTON, TEXAS

LANGAN
 ENGINEERS, ARCHITECTS, PLANNERS
 1108 KATHERINE A. DICKINSON

Huckabee
 CONSULTING ENGINEERS
 1108 KATHERINE A. DICKINSON

SITE & UTILITY PLAN

Sheet No. **C3.00**

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 19

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: January 28, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 15px;"></td><td>Error or Omission</td></tr> <tr><td style="width: 20px; height: 15px;"></td><td>Unknown / Unforeseen Conditions</td></tr> <tr><td style="width: 20px; height: 15px; text-align: center;">x</td><td>Owner Requested Change</td></tr> <tr><td style="width: 20px; height: 15px;"></td><td>Other (specify)</td></tr> </table>		Error or Omission		Unknown / Unforeseen Conditions	x	Owner Requested Change		Other (specify)	Name of Requester: <u>Nataly Ballesteros (ABG)</u> Reason: <u>Level Dugouts</u>
	Error or Omission								
	Unknown / Unforeseen Conditions								
x	Owner Requested Change								
	Other (specify)								

Description of Change:

Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ 19,779.500
Total Amount of this CAEA:	\$ 3,849.00
Balance of Owner's Contingency Amount:	\$ 97,894.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

[Signature] Date Jan 29, 2026
Tracy Huckabee (Jan 29, 2026 08:40:12 CST)
 Huckabee - Construction Observer

[Signature] Date Jan 29, 2026
Ulises Aranda (Jan 29, 2026 08:02:56 CST)
 General Contractor

[Signature] Date Jan 29, 2026
Lacy Beckler (Jan 29, 2026 09:48:26 CST)
 Mansfield ISD - Project Manager

[Signature] Date 1/29/2026
Garry Walker (Jan 29, 2026 14:21:04 CST)
 Mansfield ISD - Bond Program Manager

[Signature] Date Jan 30, 2026
Jeffrey Brogren (Jan 30, 2026 08:36:31 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT: \$5,652,763

GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	-28
Weeks until Sub Com (1):	-4.00
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$97,895.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$96,795.00

Status:	Total Change Orders	\$13,115.00
A	Proposals Approved:	\$13,115.00
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$13,115.00

% Contingency Used	10.79%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.23%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
01	01		(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
02	02		\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
03	03		(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
04	04		\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
05	05		\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
06	06		\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
07	07		\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
09	28		\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
10	26		(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
11	25		(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Kisnter suggestion to cease after chemical getting into adjacent structure.
12	26		\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25	12/08/25	Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 16SLF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
14	30		\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05	12/08/25	Changes made to light pole bases per owner indication, engineered plans, bases.
15	31		\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05	12/08/25	Add on to softball scoreboard to add Hits and Errors w Olen Williams
16	34		\$1,500.00	\$1,500.00	0	Clean and repaint dugout cubbies per owner direction	A	12/12/25	12/12/25	12/15/25	Clean and repaint dugout cubbies per owner direction and RFI #35
17	41		\$800.00	\$800.00	0	Relocate	A	01/09/26	01/09/26	01/16/26	
18			\$4,364.00	\$4,364.00	0	Concrete sidewalk behind dugouts were unleveled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.	A	01/09/26	01/09/26		Concrete sidewalk behind dugouts were unleveled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.
19	48		\$3,849.00	\$3,849.00	0	Demolition of fence of softball bullpen, gate, concrete, and concrete pour back	A	01/28/26	01/28/26		Gate demo, etc
20	49		\$12,500.00		0	Additional field groomer for field	A	01/28/26	01/28/26		Additional field groomer
RFP Total				\$23,628.00	0						



PCO #048

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #048: CE #054 - Demo of Fence by SB Bullpen

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	048 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Ulises Aranda (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/21/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Softball Field	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #054 - Demo of Fence by SB Bullpen

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #054 - Demo of Fence, Gate & Concrete by Softball Bull pen

Demolition of fence located by the softball bullpen. Scope of work includes the following:

- Demolition of existing fence
- Demolition of existing gate
- Demolition existing concrete
- Pour back of new concrete
- Debris and trash haul off

ATTACHMENTS:

KNK Concrete Express - PC# 4 Post Removal Demo and Pour Back Min.pdf

#	Budget Code	Description	Amount
1	01-1702.O OWNER CONTINGENCY	Demolition of gate by SB bullpen	\$(3,849.00)
2	03-3000.O CAST-IN-PLACE CONCRETE	Demolition of gate by SB Bullpen	\$3,849.00
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
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SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



PROPOSED CHANGE: 4
 DESCRIPTION: Post Removal Demo and PourBack Min
 SOURCE:

JOB NAME: MISD Timberview
 ADDRESS: 7700 S Watson Rd
 CITY, STATE: Arlington, TX
 DATE: 1/16/2025

KNK CONCRETE EXPRESS, Inc.

DESCRIPTION OF WORK	QTY	UNIT	DIRECT LABOR		DIRECT MATERIAL		SUBCONTRACTS		TOTAL AMOUNT
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
Demo - 3 guys	3	ea	350.00	\$ 1,050	\$0.00	\$ -	\$0.00	\$ -	\$ 1,050
Concrete (Short Load Fee)	4	cy	0.00	\$ -	\$175.00	\$ 700	\$0.00	\$ -	\$ 700
Prep and Pour - 3 guys	3	ea	418.00	\$ 1,254	\$0.00	\$ -	\$0.00	\$ -	\$ 1,254
Supt. Supervision	1	ea	50.00	\$ 50	\$0.00	\$ -	\$0.00	\$ -	\$ 50
			0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
			0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
Project Management/Estimating	1	hr	70.00	70.00	\$ -	\$ -			\$ 70
Engineering/Layout	0	hr	35.00	\$ -	12.00	\$ -			\$ -
Progress Clean-up	1	ls	125.00	\$ 125	250.00	\$ 250			\$ 375
Plans/Specs	0	ls			150.00	\$ -			\$ -
Postage/Delivery	0	ls			35.00	\$ -			\$ -
Rentals	0	wk			500.00	\$ -			\$ -
Subtotal				\$ 2,549		\$ 950		\$ -	\$ 3,499
Labor Burden/ Sales Tax	1	ls	0%	\$ -	0.00%	\$ -			\$ -
Subtotal									\$ 3,499
Association Dues	0.00%	ls							\$ -
Builders Risk	0.00%	ls							\$ -
P & P Bond	0.00%	ls							\$ -
General Liability Insurance	0.00%	ls							\$ -
Subtotal									\$ 3,499
Sub Bonds	1.5%	ls							\$ -
Subtotal									\$ 3,499
Fee on Subcontracted work	0%	ls							\$ -
Fee on KNK work	10%	ls							\$ 350
								Total	\$ 3,849

Submitted By: **Karl Bontrager - KNK Concrete Express, Inc.**

Owner approval/rejection req by _____

Schedule Impact: add / delete 0 days
 Note:

Please indicate your approval to proceed with this change.

Date: **Ulises Aranda - Authurs Building Group**

_____ Owners Approval Date: _____

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 20

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: January 28, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission
<input type="checkbox"/>	Unknown / Unforeseen Conditions
<input checked="" type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify)

Name of Requester: Nataly Ballesteros (ABG)
Reason: Groomer

Description of Change:

Additional field groomer for softball field

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ 23,628.500
Total Amount of this CAEA:	\$ 12,500.00
Balance of Owner's Contingency Amount:	\$ 85,394.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Jan 29, 2026
Tracy Hardcastle (Jan 29, 2026 08:13:32 CST)
 Huckabee - Construction Observer

Date Jan 29, 2026
Ulises Aranda (Jan 29, 2026 06:01:34 CST)
 General Contractor

Date Jan 29, 2026
Lacy Beckler (Jan 29, 2026 09:49:00 CST)
 Mansfield ISD - Project Manager

Date Jan 29, 2026
Garry Walker (Jan 29, 2026 14:19:02 CST)
 Mansfield ISD - Bond Program Manager

Date Jan 30, 2026
Jeffrey Brogren (Jan 30, 2026 08:36:53 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	-28
Weeks until Sub Com (1):	-4.00
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$85,395.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$84,295.00

Status:	Total Change Orders	\$13,115.00
A	Proposals Approved:	\$13,115.00
B	Rejected:	\$0.00
C	Pending CFS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$13,115.00

% Contingency Used	10.79%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.23%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
01	01		(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
02	02		\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
03	03		(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
04	04		\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
05	05		\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
06	06		\$1,965.00	\$1,965.00	0	Turtle Gate Site Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
07	07		\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
09	28		\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
10	26		(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
11	25		(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Kinsler suggestion to cease after chemical getting into adjacent structure.
12	26		\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25	12/08/25	Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
14	30		\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05	12/08/25	Changes made to light pole bases per owner indication, engineered plans, bases.
15	31		\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05	12/08/25	Add on to softball scoreboard to add Hits and Errors w Olen Williams
16	34		\$1,500.00	\$1,500.00	0	Clean and repaint dugout cubbies per owner direction	A	12/12/25	12/12/25	12/15/25	Clean and repaint dugout cubbies per owner direction and RFI #35
17	41		\$800.00	\$800.00	0	Relocate	A	01/09/26	01/09/26	01/16/26	
18			\$4,364.00	\$4,364.00	0	Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.	A	01/09/26	01/09/26		Concrete sidewalk behind dugouts were unlevelled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.
19	48		\$3,849.00	\$3,849.00	0	Demolition of fence of softball bullpen, gate, concrete, and concrete pour back	A	01/28/26	01/28/26		Gate demo, etc
20	49		\$12,500.00	\$12,500.00	0	Additional field groomer for field	A	01/28/26	01/28/26		Additional field groomer
RFP Total				\$36,128.00	0						



PCO #049

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #049: CE #055 - Additional Field Groomer

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	049 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/26/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Softball Field	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #055 - Additional Field Groomer

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #055 - Additional Field Groomer

The district has requested an additional field groomer for the Softball Field.

ATTACHMENTS:

[25-049 Timberview HS - Additional Turf Groomer.pdf](#)

#	Budget Code	Description	Amount
1	32-1800.O ATHLETIC & RECREATIONAL SURFACING	ADDITIONAL FIELD GROOMER	\$12,500.00
2	01-1702.O OWNER CONTINGENCY	ADDITIONAL FIELD GROOMER	\$(12,500.00)
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
--	--------------

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Change Order Request due to Unforeseen Change Order

Date: 1/23/2026
Owner: Mansfield ISD
Contact: Ulises Aranda

Project: Mansfield ISD – Timberview HS
Address: 7700 S Watson Rd, Arlington, TX 76002

SCOPE OF WORK: Additional Turf Groomer

PSC to provide an additional turf groomer

Baseball Cost: \$12,500.00

Material: \$12,500.00

EXCLUSIONS

1. Sales Taxes
2. Liquidated Damages
3. Payment and performance bond fees (see add above)
4. Demolition and earthwork (outside of work listed above)
5. Subgrade stabilization
6. Locating and marking of any underground
7. All concrete including but not limited to mow curbs, aprons, retaining walls, fence curbs, etc.
8. Backstop walls and netting
9. Fencing
10. Bleachers
11. Dugouts
12. Scoreboards
13. All sports equipment not specifically noted above
14. New irrigation systems
15. New utilities or water lines
16. Rock excavation
17. Lighting
18. Electrical
19. Conduit
20. Permits and fees

Office Address
5001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 21

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: February 9, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/> Error or Omission	Name of Requester: <u>Nataly Ballesteros (ABG)</u>
<input type="checkbox"/> Unknown / Unforeseen Conditions	Reason: <u>Owner Generated</u>
<input checked="" type="checkbox"/> Owner Requested Change	
<input type="checkbox"/> Other (specify)	

Description of Change:

Per onsite walk through at beginning of project additional sod, irrigation, and repairs not included in base scope

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ 36,128.500
Total Amount of this CAEA:	\$ 5,000.00
Balance of Owner's Contingency Amount:	\$ 80,394.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Feb 10, 2026
Tracy Hardcastle (Feb 10, 2026 13:48:31 CST)
 Huckabee - Construction Observer

Date Feb 9, 2026
Ulises Aranda (Feb 9, 2026 16:07:27 CST)
 General Contractor

Date Feb 10, 2026
Lacy Beckler (Feb 10, 2026 14:08:34 CST)
 Mansfield ISD - Project Manager

Date Feb 17, 2026
 Mansfield ISD - Bond Program Manager

Date Feb 17, 2026
Jeffrey Brogden (Feb 17, 2026 10:21:49 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT:	\$5,652,763
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	-40
Weeks until Sub Com (1):	-5.71
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com	
SF:	

Original Const. Contingency:	2.54% (% of CCAP)	\$121,523.00
Current Contingency Balance:		\$80,395.00
Original Allowance:		\$250,000.00
Current Allowance Balance:		(\$1,100.00)
Contingency/ Allowance Combined Balance		\$79,295.00

Status:	Total Change Orders	\$13,115.00
A	Proposals Approved:	\$13,115.00
B	Rejected:	\$0.00
C	Pending CPS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00
Total Pending Changes: (C + D)		\$0.00
Total Estimated Changes: (CO + A + C + D)		\$13,115.00

% Contingency Used	10.79%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.23%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
Total Expended:			\$0.00		0

CO #	CAEA #	PCE #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
	01	01	(\$65,249.50)	(\$65,249.50)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$65,249.50 to Owner's Contingency in accordance with AERA 02.	A	08/11/25	08/12/25	08/15/25	
	02	02	\$7,500.00	\$7,500.00	0		A	08/15/25	08/15/25	09/03/25	Change order to relocate conduit that was discovered during a utility site survey. The conduit will prevent chemical injection at the softball field.
	03	03	(\$1,100.00)	(\$1,100.00)	0	Scoreboard Brand Change Credit	A	08/15/25	08/15/25	09/03/25	District is going with Fairplay across the board rather than Daktronics, rec'd Credit.
	04	04	\$6,500.00	\$6,500.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the softball field at THS
	05	05	\$10,830.00	\$10,830.00	0	Abandoned Drain Line	A	09/11/25	09/11/25	09/18/25	This CAEA is to remove an unknown abandoned drain line in the baseball field at THS
	06	06	\$1,965.00	\$1,965.00	0	Turtle Gate Size Increase	A	09/26/25	09/26/25	10/15/25	Fence gate had to be accommodated to allow turtle to move out of turtle pad properly
	07	07	\$2,765.00	\$2,765.00	0	Stamp from Engineer for Foul Pole Submittal required by City	A	10/15/25	10/15/25	10/21/25	
	09	28	\$11,484.00	\$11,484.00	0	Softball/Baseball Dugout Concrete Cap	A	11/14/25	11/14/25	11/18/25	Changes made to the softball and baseball dugouts to add a concrete cap
	10	26	(\$1,200.00)	(\$1,200.00)	0	Batters Eye Credit	A	11/14/25	11/14/25	11/25/25	Provide material and labor credit for removing batters eye at softball field per owner request.
	11	25	(\$2,062.50)	(\$2,062.50)	0	Chemical Injection Credit	A	11/14/25	11/14/25	11/25/25	Credit for the remaining work of chemical injection that did not occur due to Raba Kistner suggestion to cease after chemical getting into adjacent structure.
	12	26	\$34,712.00	\$34,712.00	0	Softball OF Curb	A	12/05/25	12/05/25	12/08/25	Changes needed to existing curb to demo and pour new curb at LF and CF of softball. Remove and replace 165LF of curb along outfield fence from RC to RF corner. Modify existing fence posts as needed (Sleeve and weld extension). Move existing fence rail where need to accommodate new curb elevation and fence post height.
	14	30	\$2,476.00	\$2,476.00	0	Light Pole Bases	A	12/05/05	12/05/05	12/08/25	Changes made to light pole bases per owner indication, engineered plans, bases.
	15	31	\$4,495.00	\$4,495.00	0	Scoreboard Add On	A	12/05/05	12/05/05	12/08/25	Add on to softball scoreboard to add Hits and Errors w Olen Williams
	16	34	\$1,500.00	\$1,500.00	0	Clean and repaint dugout cubbies per owner direction	A	12/12/25	12/12/25	12/15/25	Clean and repaint dugout cubbies per owner direction and RFI #35
	17	41	\$800.00	\$800.00	0	Relocate	A	01/09/26	01/09/26	02/01/26	
	18		\$4,364.00	\$4,364.00	0	Concrete sidewalk behind dugouts were unleveled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.	A	01/09/26	01/09/26		Concrete sidewalk behind dugouts were unleveled. Proposal to demo and repour concrete aligned with new adjacent concrete to be poured adjacent per onsite direction to eliminate trip hazard.
	19	48	\$3,849.00	\$3,849.00	0	Demolition of fence of softball bullpen, gate, concrete, and concrete pour back	A	01/28/26	01/28/26	01/30/26	Gate demo, etc
	20	49	\$12,500.00	\$12,500.00	0	Additional field groomer for field	A	01/28/26	01/28/26	01/30/26	Additional field groomer
	21	47	\$5,000.00	\$5,000.00	0	Additional SOD	A	02/09/26	02/09/26		Additional Sod
RFP Total			\$41,128.00	\$41,128.00	0						



PCO #047

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #047: CE #053 - Landscaping Requests

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	047 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Macy Roe (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/20/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #053 - Landscaping Requests

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #053 - Landscaping Requests

Per and onsite walk through with MISD, additional sod, irrigation, and irrigation repairs were requested that was not included in the base scope.

ATTACHMENTS:

MISD Timberview_CO Additional Sod.pdf

#	Budget Code	Description	Amount
1	32-7000.O IRRIGATION	ADDITIONAL SOD	\$5,000.00
2	01-1702.O OWNER CONTINGENCY	ADDITIONAL SOD	\$(5,000.00)
Grand Total:			\$0.00

Mansfield Independent School District
 605 East Broad Street
 Mansfield, Texas 76063

ABG
 Texas

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____



Proposal

Bedrock Landscaping

Client Name: Authers Building Group
 Project Name: Timberview High School BB-SB Renovations
 Jobsite Address: 7700 South Watson Road Arlington, Texas 76002 Billing Address: 500 Industry Way Prosper, Texas 75078
 Estimate ID: EST5939762 Drawing #: C03 - Additional Sod Areas
 Date: Jan 19, 2026

Exclusions:

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- Water meter & associated impact fees
- Damage to existing irrigation lines during construction is considered to be an additional cost.
- Drainage
- Pavers
- Site Furnishings
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

Landscape	\$5,000.00
Bermuda Sod	\$2,684.50
Landscape Labor	\$2,315.50
Subtotal	\$5,000.00
Taxes	\$0.00
Estimate Total	\$5,000.00

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Competence:** the Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation in Schedule 1, and may require changes in design and construction to overcome such problems - all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site,

and to secure additional required site information from appropriate government and other authorities. The cost(s) of such additional work is not included in the Quotation in Schedule 1 attachment.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities.
- **Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client.**
- **Building/Window/Vehicle Washing:** Buildings, windows, or vehicles of the Client, including neighbors, are not intended to be kept clean due to dust during Construction or Work performed by the Contractor. Any necessary cleaning due to Construction or Work by the Contractor will be the responsibility of the Client.

Estimate authorized by: _____
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: _____

Signature Date: _____



Approved sod areas
Original proposed
(Estimate Review)



Extra / Additional
sod areas



DG Original
proposed (estimate
review)



Left Over DG
Dropped area



Concrete

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 22

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: February 9, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

	Error or Omission
x	Unknown / Unforeseen Conditions
	Owner Requested Change
	Other (specify)

Name of Requester:	Nataly Ballesteros (ABG)
Reason:	Unforeseen

Description of Change:

During the course of construction, the Softball Scoreboard underground wiring was damaged and buried. AS a result the conduite needed to be rewired to J Box and was moved further than on drawings.

Original Owner's Contingency Amount per contra	\$	121,523.00
Additional Project Contingency:	\$	-
Revised Contingency Total:	\$	121,523.00

<i>(Adjustments to Owner's Contingency)</i>		
Net Change by previously authorized CAEA's:	\$	41,128.500
Total Amount of this CAEA:	\$	1,550.00

Balance of Owner's Contingency Amount:	\$	78,844.50
--	----	-----------

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Feb 10, 2026
Tracy Hardcastle (Feb 10, 2026 13:36:52 CST)
 Huckabee - Construction Observer

Date Feb 9, 2026
Ulises Aranda (Feb 9, 2026 16:22:59 CST)
 General Contractor

Date Feb 10, 2026
Lacy Beckler (Feb 10, 2026 19:56:49 CST)
 Mansfield ISD - Project Manager

Date Feb 17, 2026
Lacy Beckler (Feb 17, 2026 10:22:16 CST)
 Mansfield ISD - Bond Program Manager

Date Feb 17, 2026
Jeffrey Brogden (Feb 17, 2026 10:22:16 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



PCO #046

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #046: CM - SB Scoreboard Power

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	046 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Nataly Ballesteros (ABG)
STATUS:	Pending - In Review	CREATED DATE:	1/19/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CM - SB Scoreboard Power

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #052 - SB Scoreboard Power

During the course of construction, the Softball Scoreboard underground wiring got damaged and buried. As result, the conduit and wiring needed to be located and pulled back to intercept to install a new J-box for power.

ATTACHMENTS:

[LNC Change Order Request ABG-2507-4.pdf](#)

#	Budget Code	Description	Amount
1	01-1700.O CM CONTINGENCY.Other	SB SCOREBOARD POWER	\$(1,550.00)
2	26-0500.O ELECTRICAL	SB SCOREBOARD POWER	\$1,550.00
Grand Total:			\$0.00

Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	ABG Texas
--	--------------

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



LumaNation
— ELECTRIC —

CHANGE ORDER REQUEST

Attention: Authers Building Group 500 Industry Way Suite 10 Prosper, TX 75078	Project Location: Timberview High School Mansfield ISD Ballfield Renovations 7700 Watson Rd. Arlington, TX 76002
Change Order ID: ABG-2507-4	Date: 1/14/2026
Change Order Amount: \$1,550.00	Approved Changer Order #

SCOPE OF WORK

RELOCATE SOFTBALL SCOREBOARD POWER

- Softball scoreboard conduit and wiring was extended to new location

SCHEDULE IMPACT

- This work added approximately one day to the schedule

Submitted By: John Kingsolver Vice President – Operations 1/14/2026	Accepted By:
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Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 23

Owner's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: February 19, 2026
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input type="checkbox"/>	Error or Omission
<input type="checkbox"/>	Unknown / Unforeseen Conditions
<input checked="" type="checkbox"/>	Owner Requested Change
<input type="checkbox"/>	Other (specify)

Name of Requester:	Nataly Ballesteros (ABG)
Reason:	Unforeseen

Description of Change:

Requested Chain Link Fence to close in site by baseball first base line. Pricing includes 21 LF credit for run/double gates that was called out in original drawings

Original Owner's Contingency Amount per contra	\$ 121,523.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 121,523.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ 42,678.500
Total Amount of this CAEA:	\$ 12,000.00
Balance of Owner's Contingency Amount:	\$ 66,844.50

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date **Mar 3, 2026**
Tracy Hardcastle (Mar 3, 2026 17:11:01 CST)
Huckabee - Construction Observer

Date **Mar 3, 2026**
Brandon Knight (Mar 3, 2026 17:07:10 CST)
General Contractor

Date **Mar 3, 2026**
Lacy Beckler (Mar 3, 2026 17:17:13 CST)
Mansfield ISD - Project Manager

Date **Mar 4, 2026**
Garry Walker (Mar 4, 2026 11:19:40 CST)
Mansfield ISD - Bond Program Manager

Date **Mar 4, 2026**
Jeffrey Brodgen (Mar 4, 2026 12:57:32 CST)
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Project: Summit HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-04-02
 Purchase Order: #9582500303
 Permit #:

CMR INFORMATION:

Lee Lewis Construction
 17177 Preston Road, Suite 160
 Dallas, TX 79423
 Ph: (972) 818-0700
www.leelewis.com

ORIGINAL CONTRACT:	\$6,626,421
GMP Amendment Date:	Wednesday, May 28, 2025
Notice to Proceed:	Thursday, May 29, 2025
Sub Completion (1):	Wednesday, December 31, 2025
Days until Sub Com (1):	-62
Weeks until Sub Com (1):	-8.86
Sub Completion (2):	
Days until Sub Com (2):	
Weeks until Sub Com (2):	
SF:	

Original Const. Contingency:	2.13% (% of CCAP)	\$121,155.00
Current Contingency Balance:		\$16,668.00
Original Allowance:		\$323,000.00
Current Allowance Balance:		\$1,500.00
Contingency/ Allowance Combined Balance		\$18,168.00

Status:	Total Change Orders	\$0.00
A	Proposals Approved:	\$0.00
B	Rejected:	\$0.00
C	Pending CFS/AE Review:	\$0.00
D	Pending GC Proposal:	\$0.00

Total Pending Changes: (C + D)	\$0.00
Total Estimated Changes: (CO + A + C + D)	\$0.00

% Contingency Used	0.00%	CO #01	\$0.00	Days Added CO:	0
% Contingency Used of CCAP	0.00%	CO #02	\$0.00		0
Cost per SF	#DIV/0!	CO #03	\$0.00		0
		CO #04	\$0.00		0
		Total Expended:	\$0.00		0

CO #	CAEA #	PCCO #	CAEA AMOUNT	APPROVED AMOUNT	DAYS ADDED	DESCRIPTION	STATUS	DATE STARTED	ISSUED FOR SIGNATURES	FULLY EXECUTED	REASON FOR CHANGE
01	01		\$13,390.00	\$13,390.00	0	Added Fire Hydrant per the City of Arlington in accordance with RFP 02 dated 06/30/2025.	Approved	07/16/25	08/15/25	08/18/25	PCCO2:RFP02 was issued base on the City of Arlington's Plan Review comments. This RFP adds a fire hydrant assembly and associated piping/valves east of the third base softball field
02	02		\$1,925.00	\$1,925.00	0	Turtle Pad Enlargement	Approved	10/02/25	10/02/25	10/09/25	PCCO2: PCCO5 was issued in response to RFI 08 where a need for a double roller gate to span 24' opening be swapped for originally scheduled gate.
03	03		\$13,550.00	\$13,550.00	0	Softball Bleacher Canopy	Approved	10/02/25	10/02/25	10/15/25	PCCO 3, labeled PCO 06 by LLCI per discussions between LLCI, MISD, and Huckabee, there is interest in replacing the softball bleacher canopy netting. This cost is to replace the existing canopy netting in order to be effectively tied into the alternate 2 netting replacement already part of original scope of work.
04	04		\$9,407.00	\$9,407.00	0	Conduit Size Change	Approved	10/02/25	10/02/25	10/09/25	PCCO 04 Labeled LLCI PCO 08 per e-mail and continued discussion, MISD is requesting the conduit be upsized from 1" to 2" for the bunnings. To allow for future use, Able Electric is proposing 2" conduit with quazite box at owners request (GW) at each bullpen light location for easier future use access to conduit. This change event & price is to formalize that request.
05	05		\$9,337.00	\$9,337.00	0	4" and 10" West Tie In Location	Approved	10/02/25	10/02/25	10/14/25	PCCO 05, LLCI PCO for proposed new tie in location for chem injection
06	10		(\$1,200.00)	(\$1,200.00)	0	Credit for Batters Eye, Softball	Approved	10/24/25	10/24/25	10/27/25	PCCO 10 provides credit for batters eye not needed at softball
07	11		\$2,765.00		0	City Charge for Foul Pole Structural Design	Cancelled	10/24/25	10/24/25	10/28/25	PCCO 11 is for required deferred submittal by the City of Arlington
08	12		\$2,408.00	\$2,408.00	0	Kotter Fire Opening and Closing Valves	Approved	11/07/25	11/07/25	11/25/25	PCCO 12 had to close fire sprinkler valves for fire line switch over
09	15		\$13,124.00	\$13,124.00	0	Paving Conflict	Approved	11/17/25	11/17/25	11/18/25	PCCO 15 RFI 23 was issued showing there would not be enough clearance to properly backfill at the trench where the storm drain is crossing the paving and connecting with the existing curb inlet. To correct, the pipe installed must be removed and replaced with RCP for the area under vehicular pavement and bedding material can remain as previously submitted up to the bottom of the pavement section. This contingency use covers the cost to address this correction.
10	16		\$4,995.00	\$4,995.00	0	Scoreboard Panel to be added to softball scoreboard	Approved	11/20/25	11/20/25	12/01/25	Panel to be added to the bottom of the scoreboard showing hits and error for both home and visitor. This pricing is to cover the additional cost.
11	17		\$4,018.00	\$4,018.00	0	Light Pole Disconnects	Approved	12/05/25	12/05/25	12/15/25	Per conversations at OAC on 11/12 and a site review by the district electrician on 11/13, the disconnects one the below drawing page green clouds must be replaced. Lugs that are corroded have binding screws when tightened to put pressure on the wire and this makes the electrical part of the disconnects. Lug screws are corroded and will not move.
12	19		\$1,540.00	\$1,540.00	0	Existing Light Pole Concrete Chipping & Patching	Approved	01/09/26	01/09/26	01/30/26	Patching Light Pole Concrete Chipping at Base
13	20		\$1,408.00	\$1,408.00	0	Turtle Pad Enlargement	Approved	01/28/26	01/28/26	01/30/26	Turtle Pad Enlargement
14	21		\$12,500.00	\$12,500.00	0	Additional Groomer	Approved	01/28/26	01/28/26	01/30/26	Additional Groomer
15	22		(\$4,421.00)	(\$4,421.00)	0	Credit for removal of CMU wall, labor	Approved	01/28/26	01/28/26	01/30/26	Credit for removal of CMU wall, labor
16	24		\$4,614.00	\$4,614.00	0	CMU Reinforcement Design Change	Approved	02/23/26	02/23/26		
17	25		\$15,967.00	\$15,967.00	0	Padding to right field concrete wall	Approved	03/02/26	03/02/26		
18	26		\$1,925.00	\$1,925.00	0	Added gate to bullpen, Baseball for access to lighting	Approved	03/02/26	03/02/26		
RFP Total				\$104,487.00	0						



Handwritten Signature
PCO #050

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #050: CE #056 - Additional chain link fence outside of base scope

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	050 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Ulises Aranda (ABG)
STATUS:	Pending - Revised	CREATED DATE:	1/30/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #056 - Additional chain link fence outside of base scope

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #056 - Additional Chain Link Fence

Additional chain link site fencing per OAC 2-5-2026 site walk to not include irrigation adjustments.
150 LF of new fencing, 21LF of credit for the Gate

ATTACHMENTS:

Fence Mark up Rev.0 markup.pdf , Timberview - Chainlink CO r2.pdf

#	Budget Code	Description	Amount
1	01-1702.O OWNER CONTINGENCY	ADDITIONAL SITE FENCING	\$(12,000.00)
2	32-7000.O IRRIGATION	ADDITIONAL SITE FENCING	\$12,000.00
Grand Total:			\$0.00

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ABG
Texas

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Estimate Review

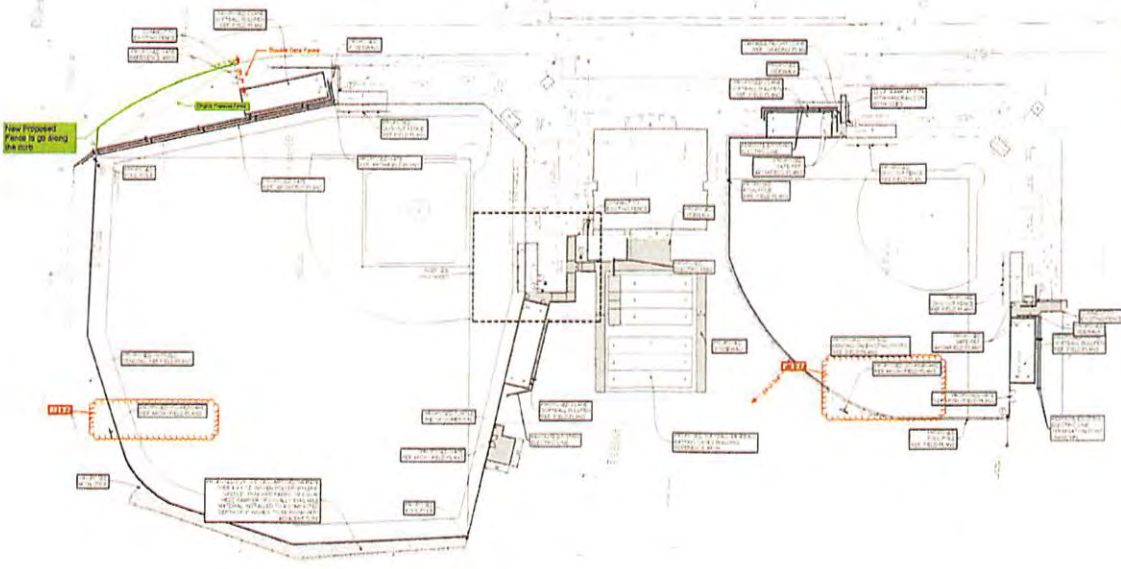
Bedrock Landscaping
Client Name: Authers Building Group
Project Name: Timberview High School BB-SB Renovations
Jobsite Address: 7700 South Watson Road Arlington, Texas 76002 500 Industry Way Prosper, Texas 75078
Estimate ID: CO2 - Chain Link Fence Installation_BreakOut
Date: EST6009117 Feb 27, 2026

Hardscape	Cost Code	Total Cost	Total Price	Tax	Tax Amt.
		\$11,500.00	\$12,000.00		\$0.00
Name	Units	Unit Price	Total Price	Tax	Tax Amt.
New Chain Link Fence - Materials	Linear Feet	\$36.67	\$5,500.00	EXMT	\$0.00
New Chain Link Fence - Labor	Lump Sum	\$5,800.00	\$5,800.00	EXMT	\$0.00
Equipment Fee	Lump Sum	\$2,500.00	\$2,500.00	EXMT	\$0.00
Double Gate Fence Credit	Linear Feet	-\$85.72	-\$1,800.00	EXMT	\$0.00
				Total Costs	\$11,500.00
				Profit Margin	5%
				Total Price	\$12,000.00
				Taxes	\$0.00
				Estimate Total	\$12,000.00

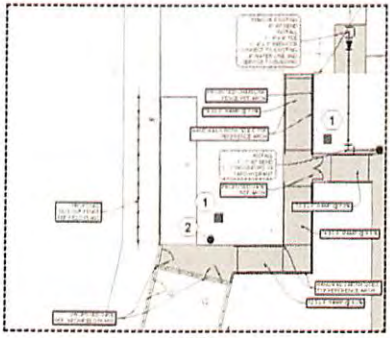


LEGEND

Proposed New Work	(Symbol)
Existing Conditions	(Symbol)
As-Built Conditions	(Symbol)
Utility Lines	(Symbol)
Structural Elements	(Symbol)



New Proposed Fence to go along the street



INSET

CAUTION
 This drawing is a preliminary drawing and is not to be used for construction without the approval of the architect.

811
 Know what's below
 Call before you dig
 Call 811 for utility location information.

SYMBOL KEY
 This drawing uses the following symbols to indicate the location of utility lines and structural elements. The symbols are defined in the legend.

NOTICE TO CONTRACTOR - GENERAL
 The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed work. The contractor shall also be responsible for coordinating with the utility companies to locate and mark all underground utilities before any excavation or construction begins.

NOTICE TO CONTRACTOR - TOPOGRAPHIC SURVEY
 The contractor shall be responsible for obtaining a topographic survey of the site before any construction begins. The survey shall show the existing ground conditions, including the location of all trees, shrubs, and other vegetation. The contractor shall also be responsible for coordinating with the surveyor to ensure that the survey is accurate and up-to-date.

- PERMITS AND APPROVALS REQUIRED**
- Obtain all necessary permits and approvals from the local government.
 - Obtain a topographic survey of the site.
 - Coordinate with the utility companies to locate and mark all underground utilities.
 - Obtain approval from the architect for any proposed changes to the drawing.

THUNDERBOLT HIGH SCHOOL
 85-50100
 MANSFIELD, TEXAS



REVISION

No.	Description
1	Issue
2	Revised
3	Final

C3.00

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 1

Construction Manager at Risk's Contingency

To be completed separately for each school / facility within the construction contract

Contractor: Authers Building Group	PM Firm: MISD Bond	Date: September 18, 2025
School Name: Timberview HS BB & SB Renovations	Project #: 01885-05-02	PO#: 9582500299

<input checked="" type="checkbox"/> Error or Omission	Name of Requester: <u>Macy Nix/Ulisses Aranda</u>
<input type="checkbox"/> Unknown / Unforeseen Conditions	
<input type="checkbox"/> Owner Requested Change	
<input type="checkbox"/> Other (specify)	
	Reason: <u>Missed in Pre-Con</u>

Description of Change:

Additional railing identified through RFI in construction process. Railing was listed on the C4 pages. Overlooked by ABG in precon. RFI was written to provide detail, rail was identified in original C4 drawing.

Original Owner's Contingency Amount per contract	\$ 95,544.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 95,544.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ 10,905.00
Balance of Owner's Contingency Amount:	\$ 84,639.00

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Sep 19, 2025
Tracy Hardcastle (Sep 19, 2025 08:39:49 CDT)
Huckabee - Construction Observer

Date Sep 18, 2025
Ulisses Aranda (Sep 18, 2025 15:26:35 CDT)
General Contractor

Date Sep 19, 2025
Lacy Beckler (Sep 19, 2025 08:53:09 CDT)
Mansfield ISD - Project Manager

Date Sep 22, 2025
Mansfield ISD - Bond Program Manager

Date Sep 22, 2025
Jeff Brogden (Sep 22, 2025 08:38:59 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



PCO #010

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #010: CE #011 - Additional Railing for Ramps - RFI #6

TO:	Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	FROM:	ABG Texas
PCO NUMBER/REVISION:	010 / 0	CONTRACT:	PC-2423-001 - CMAR for Multiple Projects
REQUEST RECEIVED FROM:		CREATED BY:	Macy Nix (ABG)
STATUS:	Pending - In Review	CREATED DATE:	8/19/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #011 - Additional Railing for Ramps - RFI #6

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #011 - Additional Railing for Ramps - RFI #6

This is for the additional railing that was missing from the original drawing set.

ATTACHMENTS:

[Notice of additional services \(NAS-01-2\).pdf](#)

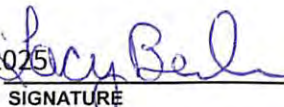
#	Budget Code	Description	Amount
1	05-3000.O METAL DECKING		\$10,905.00
2	01-1702.O OWNER CONTINGENCY	Contractors	\$(10,905.00)
Grand Total:			\$0.00

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063


ABG
Texas


Tracy Aranda (Sep 19, 2025 08:39:49 CDT)
SIGNATURE

Sep 19, 2025
DATE


SIGNATURE

9/18/25
DATE


Ulises Aranda (Sep 18, 2025 16:25:35 CDT)
SIGNATURE

Sep 18, 2025
DATE

Notice of Additional Services

Project: MISD-Timberview Ref Number: SC-2423-008

Notice Information: NAS-01-2

Customer: ABG

Sub-Contractor: LoTec Inc

Select as appropriate:

ADDITIONAL SERVICES THAT REQUIRE THE OWNER'S WRITTEN AUTHORIZATION TO PROCEED

LoTec hereby notifies the Customer of the need, and requests the Customer's authorization, to perform the following additional services:

- *(37) additional linear foot of galvanized exterior steel handrail at ramps.*

Compensation Adjustment: Labor \$8,724

Compensation Adjustment: Material \$2,181

Compensation Adjustment: Total \$10,905

Schedule Adjustment: Approximately 2 weeks

ADDITIONAL SERVICES TO AVOID DELAY IN CONSTRUCTION

LoTec hereby notifies the Customer of the need, and requests the Owner's authorization, to perform the following additional services:

Compensation Adjustment:

Schedule Adjustment:

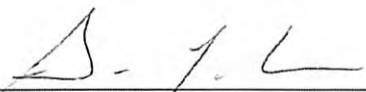


Issued By:

Authorization:

LoTec Inc
Company

Customer


Signature

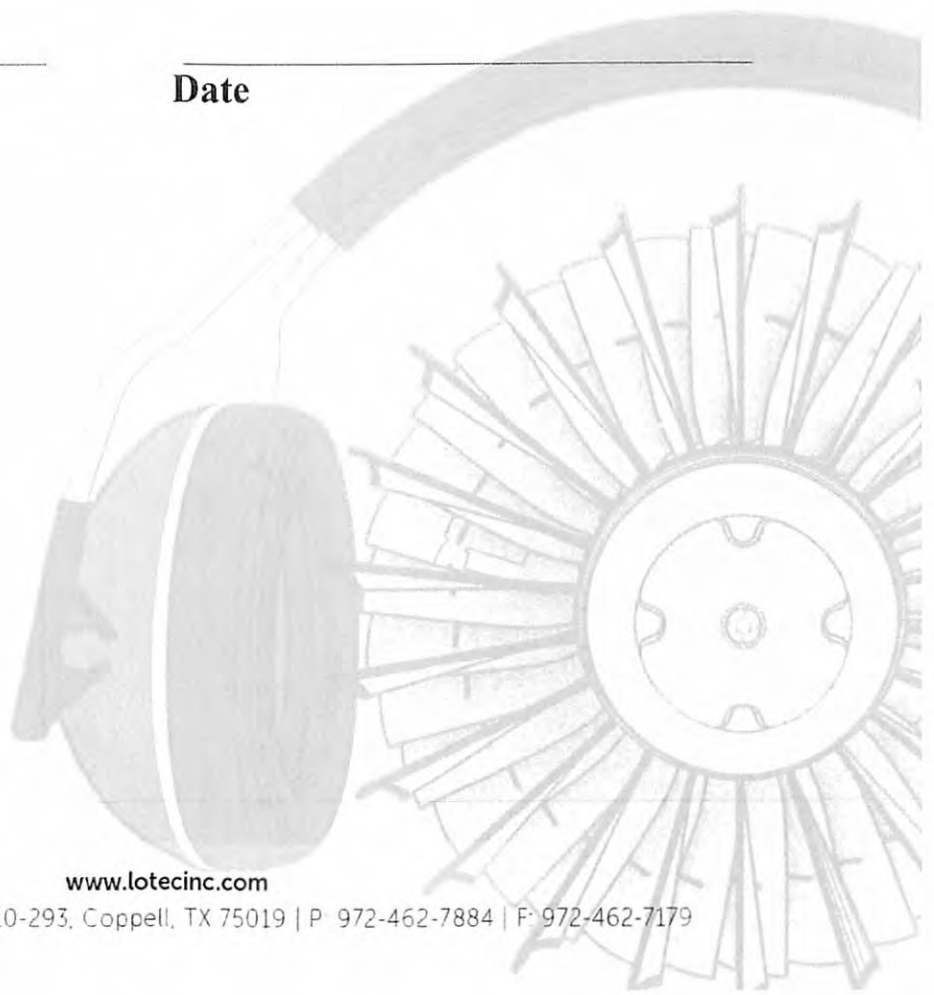
Signature

Samuel LoCascio
Printed Name

Printed Name

8/19/2025
Date

Date





Authers Building Group
 500 Industry Way
 Suite 10
 Prosper, Texas 75078
 P: +14693073485

**Project: 2423 Mansfield ISD-Timbervlew BB/SB
 Fields**
 7700 So. Watson Road
 Arlington, Texas 76002

RFI #6: Railing Install Details

Revision	0	Status	Closed on 08/13/25
To	Macy Nix (ABG)	From	Macy Nix (ABG) 500 Industry Way Suite 10 Prosper, Texas 75078
Date Initiated	Aug 8, 2025	Due Date	Aug 11, 2025
Location		Project Stage	Course of Construction
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings	<u>C3.00</u>		
Received From	Macy Nix (ABG)		
Copies To	Ulises Aranda (ABG), Nataly Ballesteros (ABG), David Couch (ABG), Sam LoCascio (LoTec Inc.), Macy Nix (ABG)		

Activity

Question **Question from Macy Nix ABG on Friday, Aug 8, 2025 at 01:45 PM EDT**
 Reference: Inset/C3.00 - Site & Utility Plan

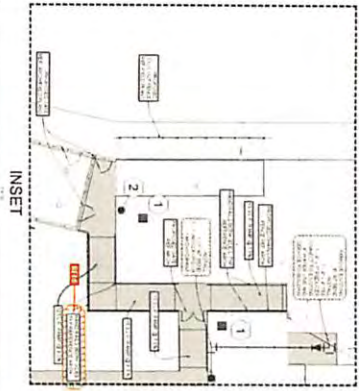
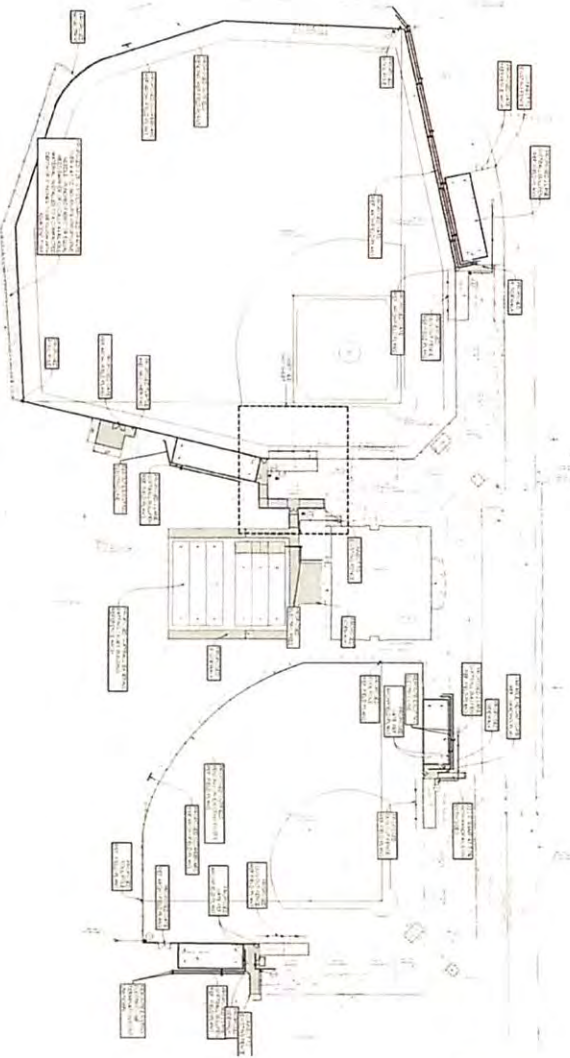
C3.00 shows hand rails on both sides of each ramp for the softball and baseball field. The inset calls out that the typical railing details are included in the Architectural drawings, however these are not included in the provided Architectural drawings. Please provide the necessary details for the railing dimensions and installation details.

Attachments
 C3.00_ SITE & UTILITY PLAN Rev.0 markup.pdf

Official Response

Response from Macy Nix ABG on Wednesday, Aug 13, 2025 at 11:55 AM EDT
 Joshua Cogburn (Huckabee): See attached railing details requested

Attachments
 RFI-6 A3.01.pdf



SYMBOL KEY

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

CAUTION!!!

DO NOT REMOVE OR ALTER ANY EXISTING STRUCTURE OR FINISHES UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STANDARD EXHIBIT REQUIREMENTS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

LANGSAM

ARCHITECTS

1100 W. WILSON ST. SUITE 100
MANSFIELD, TEXAS 76063
PHONE: 817.466.1111
WWW.LANGSAMARCHITECTS.COM

Huckabee

CONSTRUCTION MANAGEMENT

1100 W. WILSON ST. SUITE 100
MANSFIELD, TEXAS 76063
PHONE: 817.466.1111
WWW.HUCKABEECONSTRUCTION.COM

311

ARCHITECTURE

1100 W. WILSON ST. SUITE 100
MANSFIELD, TEXAS 76063
PHONE: 817.466.1111
WWW.311ARCHITECTURE.COM

3100

TIMBERVIEW HIGH SCHOOL
BB - SB RENOVATIONS
FOR
MANSFIELD I.S.D.
ARLINGTON, TEXAS

LEGEND

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 2

Construction Manager at Risk's Contingency

To be completed separately for each school / facility within the construction contract

| | | |
|---|-------------------------------|--------------------------------|
| Contractor: Authers Building Group | PM Firm: MISD Bond | Date: November 20, 2025 |
| School Name: Timberview HS BB & SB Renovations | Project #: 01885-05-02 | PO#: 9582500299 |

| | | |
|-------------------------------------|---------------------------------|--|
| <input type="checkbox"/> | Error or Omission | Name of Requester: Nataly Ballesteros (ABG) |
| <input type="checkbox"/> | Unknown / Unforeseen Conditions | |
| <input type="checkbox"/> | Owner Requested Change | |
| <input checked="" type="checkbox"/> | Other (specify) | |
| | | Reason: Supervision |

Description of Change:

Proposal to reinstall 3 damaged inlet protections

| | |
|---|---------------------|
| Original Owner's Contingency Amount per contract: | \$ 95,544.00 |
| Additional Project Contingency: | \$ - |
| Revised Contingency Total: | \$ 95,544.00 |
| (Adjustments to Owner's Contingency) | |
| Net Change by previously authorized CAEA's: | \$ 10,905.00 |
| Total Amount of this CAEA: | \$ 815.00 |
| Balance of Owner's Contingency Amount: | \$ 83,824.00 |

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Tracy Hardcastle (Nov 25, 2025 10:42:31 CST) Date Nov 25, 2025
 Huckabee - Construction Observer

Brandon Knight (Nov 25, 2025 10:42:31 CST) Date Nov 25, 2025
 General Contractor

Lacy Beckler (Nov 25, 2025 11:44:02 CST) Date Nov 25, 2025
 Mansfield ISD - Project Manager

Brandon Knight (Nov 25, 2025 10:42:31 CST) Date Nov 25, 2025
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden (Dec 1, 2025 09:04:26 CST) Date Dec 1, 2025
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

| | |
|--------------------------|------------------------------|
| ORIGINAL CONTRACT: | \$5,652,763 |
| GMP Amendment Date: | Wednesday, May 28, 2025 |
| Notice to Proceed: | Thursday, May 29, 2025 |
| Sub Completion (1): | Wednesday, December 31, 2025 |
| Days until Sub Com (1): | 41 |
| Weeks until Sub Com (1): | 5.86 |
| Sub Completion (2): | |
| Days until Sub Com (2): | |
| Weeks until Sub Com | |
| SF: | 0 |

| | | |
|--|-------------------|--------------------|
| Original Const. Contingency: | 2.00% (% of CCAP) | \$95,544.00 |
| Current Contingency Balance: | | \$83,824.00 |
| Original Allowance: | | \$0.00 |
| Current Allowance Balance: | | \$0.00 |
| Contingency/ Allowance Combined Balance | | \$83,824.00 |

| | | |
|---|------------------------|-------------|
| Status: | Total Change Orders | \$11,720.00 |
| A | Proposals Approved: | \$11,720.00 |
| B | Rejected: | \$0.00 |
| C | Pending CPS/AE Review: | \$0.00 |
| D | Pending GC Proposal: | \$0.00 |
| Total Pending Changes: (C + D) | | \$0.00 |
| Total Estimated Changes: (CO + A + C + D) | | \$11,720.00 |

| | | | | | |
|----------------------------|---------|--------|--------|----------------|---|
| % Contingency Used | 12.27% | CO #01 | \$0.00 | Days Added CO: | 0 |
| % Contingency Used of CCAP | 0.21% | CO #02 | \$0.00 | | 0 |
| Cost per SF | #DIV/0! | CO #03 | \$0.00 | | 0 |
| | | CO #04 | \$0.00 | | 0 |
| Total Expended: | | | \$0.00 | | 0 |

| CO # | CAEA # | PCE # | CAEA AMOUNT | APPROVED AMOUNT | DAYS ADDED | DESCRIPTION | STATUS | DATE STARTED | ISSUED FOR SIGNATURES | FULLY EXECUTED | REASON FOR CHANGE |
|-----------|--------|-------|-------------|-----------------|------------|---|--------|--------------|-----------------------|----------------|--|
| | 01 | 01 | \$10,905.00 | \$10,905.00 | 0 | Hand Rail missed by contractor in pre-conin | A | 09/18/25 | 09/18/25 | 09/22/25 | Missed in PreCon, Detail provided through RFI, was on original set on C4 sheet |
| | 08 | 29 | \$815.00 | \$815.00 | 0 | SWPP Inlet Protection | A | 11/14/25 | 11/14/25 | | Reinstall 3 inlet protections |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| RFP Total | | | | \$11,720.00 | 0 | | | | | | |



MEADE SERVING GROUP INC.
 ROCKWALL, TX 75087
 469-757-3094
sdavis@meadegroup.net

CHANGE ORDER

HUB #1202908174700
 (HUB CERTIFICATE PROVIDED UPON REQUEST)



International Erosion Control Association

| JOB NAME | DATE | JOB NUMBER | CHANGE ORDER # |
|-------------------------------------|-----------|-------------|----------------|
| MISD Timberview HS BB-SB Renovation | 9/18/2025 | SC-2423-001 | 3 |

| BID ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TAX | AMOUNT | SALES TAX | FINAL AMOUNT |
|----------|--|------|----------|------------|-----|----------|-----------|--------------|
| | Wrapped (2) grate inlet protectors 8-21-2025 | EA | 2 | \$155.00 | NO | \$310.00 | \$0.00 | \$310.00 |
| | Installed (1) Y-inlet protector | EA | 1 | \$155.00 | NO | \$155.00 | \$0.00 | \$155.00 |
| | Mobilization | EA | 1 | \$350.00 | NO | \$350.00 | \$0.00 | \$350.00 |

| | |
|-------------------------|-------------|
| THIS CHANGE ORDER TOTAL | \$815.00 |
| CONTRACT AMOUNT | \$9,665.00 |
| PREVIOUS CHANGE ORDERS | \$4,400.00 |
| CURRENT CONTRACT AMOUNT | \$14,880.00 |

Exclusions

Clearing, cleaning, repair, maintenance, hand digging, rocky soil, inspections, re-vegetation of disturbed ground due to removal of erosion control items, seedbed preparation, emulsified asphalt, water sources, water pump, water cost, debris/root/rock removal, back-filling & grading of any soil other than the imported compost for (BOS) & (PB) bid items, soil analysis, traffic control, mowing, removal of erosion control items, and jobsite badging. Quotes for these items are available upon request. Please call 469.578.0525.

Date

Signature

Date

MEADE Signature

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 3

Construction Manager at Risk's Contingency

To be completed separately for each school / facility within the construction contract

| | | |
|---|-------------------------------|--------------------------------|
| Contractor: Authers Building Group | PM Firm: MISD Bond | Date: December 12, 2025 |
| School Name: Timberview HS BB & SB Renovations | Project #: 01885-05-02 | PO#: 9582500299 |

| | | |
|-------------------------------------|---------------------------------|--|
| <input type="checkbox"/> | Error or Omission | Name of Requester: <u>Nataly Ballesteros (ABG)</u> |
| <input type="checkbox"/> | Unknown / Unforeseen Conditions | |
| <input type="checkbox"/> | Owner Requested Change | |
| <input checked="" type="checkbox"/> | Other (specify) | |
| | | Reason: <u>Access</u> |

Description of Change:

Replace and install new fencing for the new dirt road entrance behind softball field

| | |
|--|---------------------|
| Original Owner's Contingency Amount per contract | \$ 95,544.00 |
| Additional Project Contingency: | \$ - |
| Revised Contingency Total: | \$ 95,544.00 |
| (Adjustments to Owner's Contingency) | |
| Net Change by previously authorized CAEA's: | \$ 11,720.00 |
| Total Amount of this CAEA: | \$ 2,547.50 |
| Balance of Owner's Contingency Amount: | \$ 81,276.50 |

Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.

Date Dec 15, 2025
Tracy Hardcastle (Dec 15, 2025 05:32:00 CST)
 Huckabee - Construction Observer

Date Dec 14, 2025
Ulises Aranda (Dec 14, 2025 06:51:09 CST)
 General Contractor

Date Dec 15, 2025
Lacy Beckler (Dec 15, 2025 10:26:13 CST)
 Mansfield ISD - Project Manager

Date Dec 15, 2025
 Mansfield ISD - Bond Program Manager

Date Dec 15, 2025
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Project: Timberview HS BB & SB Renovations

PROJECT INFORMATION:

Project No.: 01885-05-02
 Purchase Order: #9582500299
 Permit #:

CMR INFORMATION:

Authers Building Group
 500 Industry Way, Ste 10
 Prosper, TX 75078
 Ph: (469) 965-9884
www.authersbuildinggroup.com

ORIGINAL CONTRACT: \$5,652,763

| | |
|--------------------------|------------------------------|
| GMP Amendment Date: | Wednesday, May 28, 2025 |
| Notice to Proceed: | Thursday, May 29, 2025 |
| Sub Completion (1): | Wednesday, December 31, 2025 |
| Days until Sub Com (1): | 19 |
| Weeks until Sub Com (1): | 2.71 |
| Sub Completion (2): | |
| Days until Sub Com (2): | |
| Weeks until Sub Com | |
| SF: | 0 |

Original Const. Contingency: 2.00% (% of CCAP) \$95,544.00
 Current Contingency Balance: \$81,276.50
 Original Allowance: \$0.00
 Current Allowance Balance: \$0.00
Contingency/ Allowance Combined Balance \$81,276.50

Status: Total Change Orders **\$14,267.50**
 A Proposals Approved: \$14,267.50
 B Rejected: \$0.00
 C Pending CPS/AE Review: \$0.00
 D Pending GC Proposal: \$0.00

Total Pending Changes: (C + D) \$0.00
 Total Estimated Changes: (CO + A + C + D) \$14,267.50

| | | | Days Added CO: |
|----------------------------|--------|--------|----------------|
| % Contingency Used | 14.93% | CO #01 | \$0.00 |
| % Contingency Used of CCAP | 0.25% | CO #02 | \$0.00 |
| Cost per SF | #DN/01 | CO #03 | \$0.00 |
| | | CO #04 | \$0.00 |
| Total Expended: | | | \$0.00 |

| CO # | CAEA # | PCE # | CAEA AMOUNT | APPROVED AMOUNT | DAYS ADDED | DESCRIPTION | STATUS | DATE STARTED | ISSUED FOR SIGNATURES | FULLY EXECUTED | REASON FOR CHANGE |
|-----------|--------|-------|-------------|-----------------|------------|--|--------|--------------|-----------------------|----------------|--|
| | 01 | 01 | \$10,905.00 | \$10,905.00 | 0 | Hand Rail missed by contractor in pre-conm | A | 09/18/25 | 09/18/25 | 09/22/25 | Missed in PreCon, Detail provided through RFI, was on original set on C4 sheet |
| | 02 | 29 | \$815.00 | \$815.00 | 0 | SWPP Inlet Protection | A | 11/14/25 | 11/14/25 | 12/01/25 | Reinstall 3 inlet protections |
| | 03 | 33 | \$2,547.50 | \$2,547.50 | 0 | SWPP Fencing | A | 12/12/25 | 12/12/25 | | Replace and install new fencing for the new dirt road entrance behind softball field |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| | | | \$0.00 | \$0.00 | 0 | | | | | | |
| RFP Total | | | | \$14,267.50 | 0 | | | | | | |



PCO #031

Authers Building Group
500 Industry Way Suite 10
Prosper, Texas 75078
Phone: +14693073485

- Contractor

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
7700 So. Watson Road
Arlington, Texas 76002

Prime Contract Potential Change Order #031: CE #033 - SWPPP FENCE FOR DIRT ROAD

| | | | |
|-------------------------------|--|---|--|
| TO: | Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063 | FROM: | ABG
Texas |
| PCO NUMBER/REVISION: | 031 / 0 | CONTRACT: | PC-2423-001 - CMAR for Multiple Projects |
| REQUEST RECEIVED FROM: | | CREATED BY: | Nataly Ballesteros (ABG) |
| STATUS: | Pending - In Review | CREATED DATE: | 11/25/2025 |
| REFERENCE: | | PRIME CONTRACT CHANGE ORDER: | None |
| FIELD CHANGE: | No | ACCOUNTING METHOD: | Amount Based |
| LOCATION: | | PAID IN FULL: | No |
| SCHEDULE IMPACT: | | SIGNED CHANGE ORDER RECEIVED DATE: | |
| EXECUTED: | No | TOTAL AMOUNT: | \$0.00 |

POTENTIAL CHANGE ORDER TITLE: CE #033 - SWPPP FENCE FOR DIRT ROAD

CHANGE REASON: 3. Supervision

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #033 - SWPPP FENCE FOR DIRT ROAD

Replace and install new fencing for the new dirt road entrance behind the softball field.

ATTACHMENTS:

Meade CO#4 Nov 2025.pdf

| # | Budget Code | Description | Amount |
|---------------------|--------------------------------|---------------------------|---------------|
| 1 | 01-1290.O SWPPP | SWPPP FENCE FOR DIRT ROAD | \$2,547.50 |
| 2 | 01-1700.O CM CONTINGENCY.Other | SWPPP FENCE FOR DIRT ROAD | \$(2,547.50) |
| Grand Total: | | | \$0.00 |

Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ABG
Texas

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



MEADE SERVICING GROUP INC.
 ROCKWALL, TX 75087
 469-757-3094
adavis@meadesvcgrp.net

CHANGE ORDER

HUB #1202908174700
 (HUB CERTIFICATE PROVIDED UPON REQUEST)



International Erosion Control Association

| JOB NAME | DATE | JOB NUMBER | CHANGE ORDER # |
|-------------------------------------|------------|-------------|----------------|
| MISD Timberview HS BB-SB Renovation | 11/17/2025 | SC-2423-001 | 4 |

| BID ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TAX | AMOUNT | SALES TAX | FINAL AMOUNT |
|----------|--|------|----------|------------|-----|----------|-----------|--------------|
| | Installed 250 ft of silt fence 10-17-2025 | LF | 250 | \$1.55 | NO | \$387.50 | \$0.00 | \$387.50 |
| | Mobilization | EA | 1 | \$250.00 | NO | \$250.00 | \$0.00 | \$250.00 |
| | Removed & reinstalled 350 ft of silt fence 11-4-2025 | LF | 1 | \$350.00 | NO | \$350.00 | \$0.00 | \$350.00 |
| | Repaired 380 ft of silt fence | LF | 380 | \$1.00 | NO | \$380.00 | \$0.00 | \$380.00 |
| | Wrapped (6) grate inlet protectors | EA | 6 | \$155.00 | NO | \$930.00 | \$0.00 | \$930.00 |
| | Mobilization | EA | 1 | \$250.00 | NO | \$250.00 | \$0.00 | \$250.00 |

| | |
|-------------------------|-------------|
| THIS CHANGE ORDER TOTAL | \$2,547.50 |
| CONTRACT AMOUNT | \$9,665.00 |
| PREVIOUS CHANGE ORDERS | \$5,215.00 |
| CURRENT CONTRACT AMOUNT | \$17,427.50 |

Exclusions:

Clearing, cleaning, repair, maintenance, hand digging, rocky soil, inspections, re-vegetation of disturbed ground due to removal of erosion control items, seedbed preparation, emulsified asphalt, water sources, water pump, water cost, debris/root/rock removal, back-filling & grading of any soil other than the imported compost for (BOS) & (PB) bid items, soil analysis, traffic control, mowing, removal of erosion control items, and jobsite badging. Quotes for these items are available upon request. Please call 469.578.0525.

Notes:

- 1) Inspection will be billed monthly and performed weekly.
- 2) Add \$225.00 for NOI Fee if site is greater than 5 AC through STEERS.
- 3) 1 Free Mobilization - Additional Mobilization @ \$250.00/ EA
- 4) The client is responsible for providing a water source (including water & meter fees) for hydromulch seeding and sod , and is also responsible for the maintaining and watering of seed and or sod after install.

 Date Signature

 Date MEADE Signature

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 4

Construction Manager at Risk's Contingency

To be completed separately for each school / facility within the construction contract

| | | |
|---|-------------------------------|--------------------------------|
| Contractor: Authers Building Group | PM Firm: MISD Bond | Date: February 19, 2026 |
| School Name: Timberview HS BB & SB Renovations | Project #: 01885-05-02 | PO#: 9582500299 |

| | |
|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | Error or Omission |
| <input type="checkbox"/> | Unknown / Unforeseen Conditions |
| <input checked="" type="checkbox"/> | Owner Requested Change |
| <input type="checkbox"/> | Other (specify) |


| | |
|---------------------------|--------------------------|
| Name of Requester: | Nataly Ballesteros (ABG) |
| Reason: | Owner Generated |

Description of Change:


Per RFI 40 and OAC 15 is has been requested to re-seed per indications from RFI 40 the rear construction entrance and the northernmost dirt area of the outside baseball outfield.

| | |
|---|---------------------|
| Original Owner's Contingency Amount per contrac | \$ 95,544.00 |
| Additional Project Contingency: | \$ - |
| Revised Contingency Total: | \$ 95,544.00 |
| (Adjustments to Owner's Contingency) | |
| Net Change by previously authorized CAEA's: | \$ 14,267.50 |
| Total Amount of this CAEA: | \$ 7,496.00 |
| Balance of Owner's Contingency Amount: | \$ 73,780.50 |


Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this C.A.E.A.


Tracy Hardcastle (Feb 27, 2026 09:52:10 CST) Date Feb 27, 2026
 Huckabee - Construction Observer


Brandon Knight (Feb 19, 2026 15:03:04 CST) Date Feb 19, 2026
 General Contractor


Lacy Beckler (Feb 27, 2026 09:53:39 CST) Date Feb 27, 2026
 Mansfield ISD - Project Manager


 Date Mar 3, 2026
 Mansfield ISD - Bond Program Manager


Jeffrey Brogden (Mar 4, 2026 10:45:00 CST) Date Mar 4, 2026
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



PCO #052

Authers Building Group
 500 Industry Way Suite 10
 Prosper, Texas 75078
 Phone: +14693073485

Project: 2423 - Mansfield ISD-Timberview BB/SB Fields
 7700 So. Watson Road
 Arlington, Texas 76002

Prime Contract Potential Change Order #052: CE #058 - Request to Seed New Dirt Areas

| | | | |
|-------------------------------|--|---|--|
| TO: | Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063 | FROM: | ABG
Texas |
| PCO NUMBER/REVISION: | 052 / 0 | CONTRACT: | PC-2423-001 - CMAR for Multiple Projects |
| REQUEST RECEIVED FROM: | | CREATED BY: | Nataly Ballesteros (ABG) |
| STATUS: | Pending - In Review | CREATED DATE: | 2/6/2026 |
| REFERENCE: | | PRIME CONTRACT CHANGE ORDER: | None |
| FIELD CHANGE: | No | | |
| LOCATION: | | ACCOUNTING METHOD: | Amount Based |
| SCHEDULE IMPACT: | | PAID IN FULL: | No |
| EXECUTED: | No | SIGNED CHANGE ORDER RECEIVED DATE: | |
| | | TOTAL AMOUNT: | \$0.00 |

POTENTIAL CHANGE ORDER TITLE: CE #058 - Request to Seed New Dirt Areas

CHANGE REASON: 4. Owner Generated

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #058 - Request to Seed New Areas

Per RFI 40 and OAC #15, it has been requested to seed, per indications from RFI 40, the rear construction entrance and the northern-most dirt area of the outside baseball outfield.

ATTACHMENTS:

[Markup.pdf](#) , [_Timberview_Sod-Seed Pricing Breakout.pdf](#)

| # | Budget Code | Description | Amount |
|---------------------|--------------------------------|---------------------------------|---------------|
| 1 | 01-1700.O CM CONTINGENCY.Other | Requested Seeding in Dirt Areas | \$(7,496.00) |
| 2 | 32-7000.O IRRIGATION | Requested Seeding in Dirt Areas | \$7,496.00 |
| Grand Total: | | | \$0.00 |

| | |
|--|--------------|
| Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063 | ABG
Texas |
|--|--------------|

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Proposal

Bedrock Landscaping

Client Name: Authers Building Group
 Project Name: Timberview High School BB-SB Renovations
 Jobsite Address: 7700 South Watson Road Arlington, Texas 76002 Billing Address: 500 Industry Way Prosper, Texas 75078
 Estimate ID: EST5969189 Drawing #: Additional Hydromulch
 Date: Feb 05, 2026

Exclusions:

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- Water meter & associated impact fees
- Damage to existing irrigation lines during construction is considered to be an additional cost.
- Drainage
- Pavers
- Site Furnishings
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

| | | | | |
|------------------|---------------------------------|--------------------------------|----------------|-------------------|
| Landscape | | | | \$7,496.00 |
| 11000 Sq. Ft. | Bermuda/Rye Seed Mix Hydromulch | *Installed north of BB field | \$0.13 | \$1,430.00 |
| 25000 Sq. Ft. | Bermuda/Rye Seed Mix Hydromulch | *Installed on rear access road | \$0.13 | \$3,250.00 |
| | Landscape Labor | | | \$2,816.00 |
| | | | Subtotal | \$7,496.00 |
| | | | Taxes | \$0.00 |
| | | | Estimate Total | \$7,496.00 |

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Competence:** the Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not

Included in the Quotation in Schedule 1, and may require changes in design and construction to overcome such problems - all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities. The cost(s) of such additional work is not included in the Quotation in Schedule 1 attachment.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities.
- **Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client.**
- **Building/Window/Vehicle Washing:** Buildings, windows, or vehicles of the Client, including neighbors, are not intended to be kept clean due to dust during Construction or Work performed by the Contractor. Any necessary cleaning due to Construction or Work by the Contractor will be the responsibility of the Client.

Estimate authorized by: _____
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: _____

Signature Date: _____