



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mansfield ISD Jobe Middle School
GMP 1 - Flooring Renovations
2491 Gertie Barrett Road
Mansfield, Texas 76063

CONTRACT INFORMATION:
Contract For: General Construction
Date: May 28, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: March 05, 2026

OWNER: *(Name and address)*
Mansfield Independent School District
605 East Broad Street
Mansfield, Texas 76063

ARCHITECT: *(Name and address)*
Huckabee & Associates, Inc.
801 Cherry Street, Suite 500
Fort Worth, Texas 76102

CONTRACTOR: *(Name and address)*
Reeder General Contractors
6600 Hawks Creek Avenue, Suite 200
Fort Worth, Texas 76109

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.)

Final project reconciliation deductive change order.

The original Guaranteed Maximum Price was	\$	914,345.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	914,345.00
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$	73,838.81
The new Guaranteed Maximum Price including this Change Order will be	\$	840,506.19

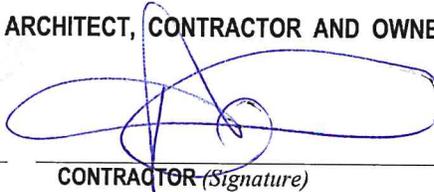
The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*



CONTRACTOR *(Signature)*

OWNER *(Signature)*

BY: Joshua Cogburn, Principal, 28423

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

Lane Reeder, CEO

(Printed name and title)

BY: Dr. Benita Reed

(Printed name and title)

03.05.26

Date

03.09.26

Date

Date





FINAL RECONCILIATION

Mansfield ISD - Jobe MS Early Flooring
Jobe Middle School - GMP1
PO# 9582500293

Jobe MS - GMP1

Original Contract Amount

\$ 914,345.00

Change Order #1

Change Order #2

Change Order #3

Current Contract Amount

\$ 914,345.00

Final Balance Project Contingency

\$ (33,897.38)

Final Balance Construction Contingency

\$ (10,638.00)

Unused Buyout/Support

\$ (29,303.43)

Negative Change Order Amount

\$ (73,838.81)

Projected Final Contract Amount (Per G702)

\$ 840,506.19

Approved by Reeder General Contractor:


Eric Hernandez, Senior Project Manager

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: Reeder General Contractors	PM Firm: MISD Bond	Date: July 24, 2025
School Name: Jobe MS Early Flooring Replacement	Project #: 01885-11-01	PO#: 9582500293

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

Name of Requester:	
Reason:	Uncaptured Scope of Work

Description of Change:
 PR 01: This PR represents the additional labor and material required for installation of new flooring in various rooms throughout the building not originally captured in the Bid Doc's. (RFP 01 dated 06/13/2025) In addition, credit for costs associated with removal of all rubber tile flooring scope currently included in the Early Flooring Package. This scope of work will be captured in GMP #2 Linda Jobe MS Addition & Renovations.

Original Owner's Contingency Amount per contract:	\$ 10,638.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 10,638.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ (23,259.38)
Balance of Owner's Contingency Amount:	\$ 33,897.38

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
Bruce Morris (Jul 24, 2025 18:00:14 CDT)
 Date 07/24/25
 Huckabee - Construction Observer

Reid Stewart
Reid Stewart (Jul 25, 2025 10:02:29 CDT)
 Date 07/25/25
 General Contractor

Lacy Beckler
Lacy Beckler (Jul 25, 2025 10:08:14 CDT)
 Date 07/25/25
 Mansfield ISD - Project Manager

[Signature]
 Date 07/25/25
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden
 Date 07/27/25
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



PROPOSAL

No. 001 - RFP 001

Document Reference: RFP 001 dated 6/12/25
(attached hereto)

To: Bruce Morris

DATE: 7/23/2025

PROJECT: MISD - Linda Jobe Middle School Early Package Flooring Replacement

REASON FOR REQUEST: The demolition and replacement of LVT flooring, carpet tile, and rubber base, as indicated in RFP 001.

Our quote on the following is in the amount of:

Negative Twenty-Three Thousand Two Hundred Fifty-Nine Dollars and Thirty-Eight Cents - (\$23,259.38)

This Change Order is based on the following:

Work associated with RFP 001 will be completed upon formal approval and confirmation that materials can be delivered in accordance with MISD schedule requirements. All rubber tile scope of work will be removed from the Linda Jobe MS Early Flooring Package GMP #1 (PO #9582500293). This scope will be captured in GMP #2 for Linda Jobe MS. Additionally, the coaches' offices with existing terrazzo flooring will not receive new flooring. The following rooms will not receive new flooring or rubber base: B103, B105, B102, B111, B106, B107, B108, B109, B114, E115, and E129.

FUNDING SOURCE: Owner's Contingency

Sincerely,

REEDER GENERAL Contractors Inc.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. Reeder General Contractors is authorized to proceed with the additional work as specified by this this proposal and all "Doc. Reference" as listed above. Payment to be made 30days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order .

By: _____

Date: _____

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
1	LABOR					
2	Detailing & Document Preparation	0.00	HR	\$120.00	\$0.00	
3	Overtime Supervision	0.00	HR	\$87.00	\$0.00	
4	Supervision	0.00	HR	\$58.00	\$0.00	
5	Equipment Operator	0.00	HR	\$34.00	\$0.00	
6	Carpenter	0.00	HR	\$34.00	\$0.00	
7	Labor Forman	0.00	HR	\$29.00	\$0.00	
8	Labor - Moving	0.00	HR	\$23.00	\$0.00	
9	Labor - Clean Up Ex Entry	0.00	HR	\$35.00	\$0.00	
10	Private Property Underground Utility Locating	0.00	HR	\$125.00	\$0.00	
11	Surveying and Layout	0.00	HR	\$125.00	\$0.00	
12		0.00			\$0.00	
13				Labor Burden	\$0.00	
14					LABOR TOTAL	\$0.00
16	MATERIALS / EQUIPMENT / RENTALS					
17	Disposal	1.00	DR	\$750.00	\$750.00	
18	Small Tools	0.00	LS	\$50.00	\$0.00	
19	Safety Supplies	0.00	EA	\$50.00	\$0.00	
20	Barricades	0.00	EA	\$45.00	\$0.00	
21	Scaffolding & Ladders	0.00	Day	\$57.00	\$0.00	
22	Dust Control	0.00	Day	\$47.00	\$0.00	
23	Trailer	0.00	Day	\$75.00	\$0.00	
24	Truck	0.00	Day	\$185.00	\$0.00	
25	Skid Steer/Fork Lift/ Mini Excavator	0.00	Day	\$193.00	\$0.00	
26	Plans & Specs-Min Charge	0.00	LS	\$50.00	\$0.00	
26				MATERIALS / EQUIPMENT / RENTALS TOTAL		\$750.00
28	SUBCONTRACTORS & OTHER SUPPORT					
29	OneSource	1.00	LS	(\$24,009.38)	-\$24,009.38	
30		0.00	LS		\$0.00	
31		0.00	LS		\$0.00	
32		0.00	LS		\$0.00	
33		0.00	LS		\$0.00	
34		0.00	LS		\$0.00	
35		0.00	LS		\$0.00	
36		0.00	LS		\$0.00	
37				SUBCONTRACTORS & OTHER SUPPORT TOTALS		(\$24,009.38)
38						
39	Additional Calendar Days To Be Added:	0	DAYS			

COMMENTS:	SUB-TOTAL	
		(\$23,259.38)
	4% OH&P	\$0.00
	SUB-TOTAL	(\$23,259.38)
	.017% Bond	
	.0038% GL Ins	
	BR Ins	
	GRAND TOTAL	(\$23,259.38)

LEGEND:

MH Man-hours

DR Dump & Return

EA EACH

LS Lump Sum

By: _____



One Source Commercial Flooring, LLC
 1701 Summit Ave., STE #10
 Plano, TX 75074
 Ph. (972) 422-2438
 www.onesourcefloors.com

CHANGE REQUEST#: Q0050564 - 1

07/23/2025

TO

REEDER GENERAL CONTRACTORS
 6600 HAWKS CREEK AVE
 WESTWORTH VILLAGE, TX 076114
 (817) 694 - 3014

PROJECT

MANSFIELD ISD JOBE MS

RFP-001 - ADDED CARPET & LVT

SCOPE OF WORK	QTY	U/M	AMOUNT
. CT01 JOBE - MILLIKEN FREE THINKERS 10X40 DR#01432522 P25	300.00	SY	\$13,024.00
. ADHCPTT JOBE - ADHESIVE MILLIKEN OBEX NON REACTIVE 4 GAL	2.00	EA	\$341.33
. WBASE JOBE - ROPPE WALL BASE (TS) 4" COVE COILS LUNAR DUST 114	240.00	LF	\$386.66
. ADHBASE JOBE - ADHESIVE - BASE1 TAG ADHESIVE - BASE 4GAL	1.00	EA	\$77.33
. LVT JOBE - MILLIKEN LUMENOLOGY LIGHT STITCH 10"X40" 5MM DIM LLS13	2,021.00	SF	\$13,191.38
. ADHLVT JOBE - ADHESIVE MILLIEKN LVT STANDARD 4GAL	3.00	EA	\$512.00
. PREP JOBE - SL - SMOOTHING COMPOUND SCHONOX SL - SMOOTHING COMPOUND n/a	12.00	EA	\$543.84
. LABOR JOBE - DEMO FLOORING	-145.00	SF	(\$81.56)
. RT JOBE - MONDO ZEUS 39"X39" MOON Z669	-5,066.00	SF	(\$49,330.56)
. ADHRT JOBE - ADHESIVE MONDO MP-1000 ACRYLIC 4GAL	-7.00	EA	(\$1,925.50)
. METAL TRIM JOBE - SCHLUTER RENO TK EBTK 80 BRUSHED STAINLESS STEEL	-13.00	EA	(\$748.30)

RFP-001 - ADDED CARPET & LVT TOTAL: (\$24,009.38)

BUDGET PRICING ONLY-NOT FOR CONTRACT AWARD

One Source Commercial Flooring, LLC is not responsible for determining if there are concrete sealers or concrete curing compounds, for determining the slab thickness, for determining if there is an intact vapor retarder correctly in place, for determining if there is hydrostatic pressure present in the concrete, or if there are any hazardous or dangerous substances either concealed or exposed on the jobsite. This information must be provided to One Source via written notice from the owner, architect, or general contractor for the project prior to work commencement.

RH testing in concrete can take place once the building is enclosed and has attained service conditions via permanent powered HVAC units in accordance with ASTM F-2170.

Project Qualifications:

Project Exclusions:

MATERIALS TARIFF CONTINGENCY QUALIFICATION

As a result of the well-publicized trade dispute between the United States government and several other countries, substantial tariffs on manufactured goods and materials have been imposed, and additional tariffs may be imposed in the future. One Source Commercial Flooring, LLC qualifies the pricing contained in this quotation is accurate as of the date of submission. One Source Commercial Flooring, LLC reserves the right to modify its price, be entitled to additional cost for material or withdraw its bid if not compensated, in the event of a vendor price increase due to tariffs or if subsequent government action yields a material increase in the price of required materials or serves to interrupt the supply of required materials.

One Source Commercial Flooring, LLC will furnish, deliver, and install the included materials in accordance with all transmitted plans, specifications, and general project conditions for the scope of work outlined in this proposal for the listed prices. One Source will not accept any charge backs related to damage or cleaning without first receiving written notice advising the explanation of the nature and related costs AND allowing One Source the option to discuss the charge back with the customer and time to make agreed upon corrections. Site conditions must be maintained before, during, and after installation per manufacturers written requirements and industry standards.

Material safety data sheets and installation requirements provided upon request. All floor and wall substrates have been inspected by the customer and have met specifications and industry requirements for tolerances prior to One Source being released or scheduled for installation. Areas have been broom swept, cleared out, and substrates free of foreign contaminants. Adequate lighting is provided to ensure quality installation.

Disclaimer:

One Source Commercial Flooring, LLC is not responsible for determining adhesive compatibility to any concrete curing compounds. It has been our experience that many flooring manufacturers have deemed curing compounds are unacceptable for bonding floor finishes to slabs. All recommendations thus far have been to mechanically remove curing compounds after curing has completed. This scope of work is not included in our proposal. Project proposals are valid for 60 days from bid date shown above.

Warranty:

One Source Commercial Flooring, LLC will furnish, deliver, and install the above material in accordance with all transmitted plans, specifications, and general conditions for the listed project.

This warranty covers the flooring product and installation for a period of 1 year from the substantial completion date or 1 year from the date of material installation. The warranty covers defects in material and workmanship under normal use and service conditions. If a defect arises and a valid claim is received by us within the warranty period, we will replace or repair the product at our discretion.

This warranty does not cover damage caused by improperly kept jobsites, trade damage, accidents, abuse, misuse, or natural disasters. This warranty does not cover normal wear and tear or damage caused by lack of maintenance or proper cleaning. This warranty does not cover any product that has been altered or modified in any way.

Signature:

Name:

Title: Salesperson

Date: 7/23/2025

Signature

Authorized Agent 7/23/2025

Title:

Date:



MORE THAN ARCHITECTS

REQUEST FOR PRICING (RFP)

NO. 1

PROJECT NAME: Linda Jobe Middle School

OWNER NAME: Mansfield ISD

CONTRACTOR NAME: Reeder Construction

LOCATION: Mansfield, Texas

PROJECT NUMBER: 01885-11-01

ISSUE DATE: June 12, 2025

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) calendar days, ten (10) business days or notify the Architect in writing of the anticipated date of submission. The contractor shall submit a Schedule of Values (using the breakdown of the Construction Schedule activities) for review by the Owner's Representative of the allocated dollar value (cost) of each item listed below. Each activity cost allocation shall include a labor, equipment, and material cost. This is not a change order, a construction change directive, or a direction to proceed with the Work described in the proposed modifications.

SUMMARY OF CHANGES:

Per site visit verification, additional rooms have been included in the scope for flooring replacement.

UPDATED DOCUMENTS ATTACHED:

Project Manual:	--
Civil Sheets:	--
Landscape Sheets:	--
Structural Sheets:	--
Architectural Sheets:	6
Foodservice Sheets:	--
Plumbing Sheets:	--
Mechanical Sheets:	--
Electrical Sheets:	--
Technology Sheets:	--
Technology Specs:	--

Huckabee



06.13.25

ARCHITECTURAL ITEMS FOR RFP NO. 01

NOTICE TO PROPOSERS:

- A. This RFP shall be considered part of the contract documents for the above-mentioned project as though it had been issued at the same time and incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original contract documents, this RFP shall govern and take precedence.
- B. Proposers are hereby notified that they shall make any necessary adjustments in their estimate on account of this RFP. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein. Acknowledge receipt of this RFP in the space provided on the proposal form. Failure to do so may subject Proposer to disqualification.

REFERENCE IS MADE TO THE DRAWINGS AS NOTED:

DRAWINGS:

RFP No 1, Arch Item 1: To the Drawings, Sheet AD1-05, "DEMOLITION FLOOR PLAN – AREA C,"

- 1) Included RM C138, C139, C140 & C141 in flooring scope.

RFP No 1, Arch Item 2: To the Drawings, Sheet AD1-07, "DEMOLITION FLOOR PLAN – AREA E,"

- 1) Included RM E129 & E115 in flooring scope.

RFP No 1, Arch Item 3: To the Drawings, Sheet AD1-08, "DEMO FLOOR PLAN – AREA C – SECOND FLOOR,"

- 1) Included RM C238, C206, C207, C208 in flooring scope.

RFP No 1, Arch Item 4: To the Drawings, Sheet A4-03, "FINISH PLAN – AREA C,"

- 1) Included RM C138, C139, C140 & C141 in flooring scope.

RFP No 1, Arch Item 5: To the Drawings, Sheet A4-05, "FINISH PLAN – AREA E,"

- 1) Included RM E129 & E115 in flooring scope.

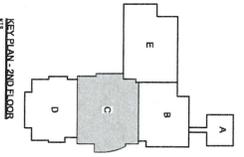
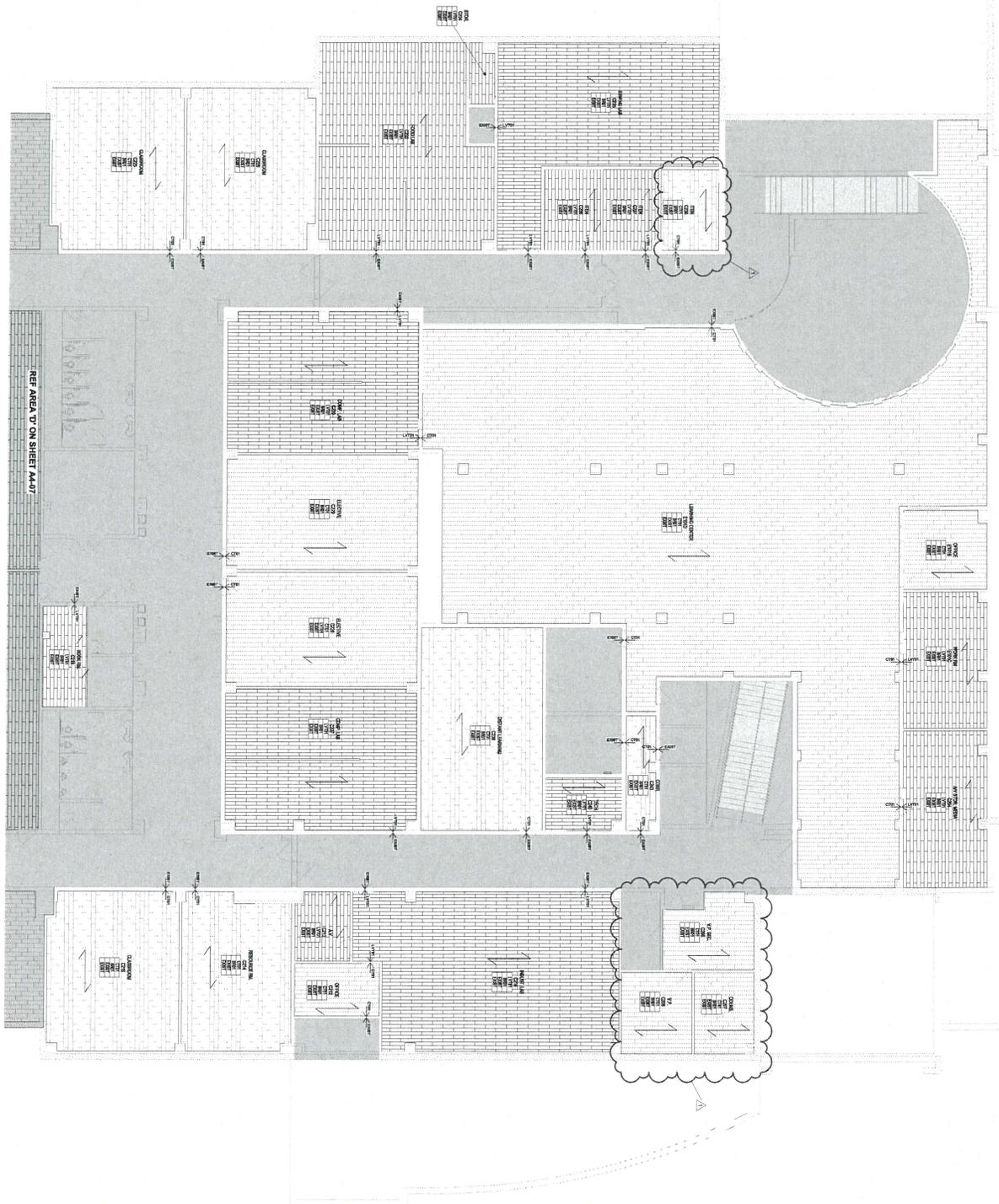
RFP No 1, Arch Item 6: To the Drawings, Sheet A4-06, "FINISH PLAN – AREA C – SECOND FLOOR,"

- 1) Included RM C238, C206, C207, C208 in flooring scope.

END OF ARCHITECTURAL RFP

Huckabee

1 FINISH PLAN - AREA C - SECOND FLOOR - PHASE 1A



PLAN

CLASSROOM - ROOM NAME
 023 - ROOM NAME
 LVT01 - FLOOR FINISH
 BR01 - WALL FINISH
 PR01 - PARTITION

FINISH KEY

FINISH GENERAL NOTES

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
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PACKAGE 1A
 SHEET NO. AA-06



Project: ADDITIONS AND RENOVATIONS TO LINDA JOBE MIDDLE SCHOOL FOR MANSFIELD I.S.D., 2491 GERTIE BARRETT RD, MANSFIELD, TEXAS 76063

Revision / 1 Date 6.12.25 RFP #1