



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mansfield ISD 2024 Bond Ph2 CIP
Package 11 - Timberview High School
Renovation GMP 2
7700 South Watson Road
Arlington, TX 76002

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: February 17, 2026

Date: August 07, 2026

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

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

CONTRACTOR: *(Name and address)*
Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, TX 75248

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 in return of unused funds to Owner.

The original Contract Sum was	\$ 8,344,579.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 8,344,579.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 375,580.00
The new Contract Sum including this Change Order will be	\$ 7,968,999.00

The Contract Time will be unchanged by () days.

The new date of Substantial Completion will be

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: Erin Evans

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

08/10/2026

Date



CONTRACTOR *(Signature)*

Ty Parsons, EVP

(Printed name and title)

08/10/2026

Date

OWNER *(Signature)*

(Printed name and title)

Date

Lee Lewis Construction Inc. - HQ
 7810 Orlando Avenue
 Lubbock, Texas 79423
 Phone: (806) 797-8400

Project: 26-2622 - Mansfield ISD Pckg 11 Timberview HS & Icenhower Int
 7700 S WATSON RD
 ARLINGTON, Texas 76002

Prime Contract Change Order #001: OWNER CO#01 TIMBERVIEW BUYOUT GIVEBACK

TO:	MANSFIELD ISD 203 HILLCREST ST MANSFIELD, Texas 76063	FROM:	Lee Lewis Construction, Inc. - HQ 7810 Orlando Ave. Lubbock , Texas 79423
DATE CREATED:	8/07/2026	CREATED BY:	Carter Rix (Lee Lewis Construction, Inc. - HQ)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Garry Walker	LOCATION:	
DESIGNATED REVIEWER:	Carter Rix (Lee Lewis Construction, Inc. - HQ)	REVIEWED BY:	
DUE DATE:	08/07/2026	REVIEW DATE:	08/07/2026
INVOICED DATE:	08/07/2026	PAID DATE:	08/07/2026
REFERENCE:		CHANGE REASON:	Client Request
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	4:TIMBERVIEW - GMP#02
		TOTAL AMOUNT:	(\$375,580.00)

DESCRIPTION:

CE #023 - OWNER CO#01 TIMBERVIEW BUYOUT GIVEBACK

PER MISD REQUEST, RETURNING BUYOUT FOR TIMBERVIEW TO MISD VIA OWNER CHANGE ORDER.

Timberview:

Savings on demo (switch from Nabors demoing floor to One Source demoing floor) = \$102,754

Savings on steel sub (not doing joist reinforcing at Timberview) = \$272,826

Total Timberview savings: \$375,580

ATTACHMENTS:

[OWNER CO#01 - BUYOUT ON TIMBERVIEW GIVEBACK - BACKUP.pdf](#)

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	1-004.1 OWNERS CONTINGENCY.MATERIALS		\$(375,580.00)
Grand Total:			\$(375,580.00)

The original (Contract Sum)	\$8,344,579.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$8,344,579.00
The contract sum will be decreased by this Change Order in the amount of	(\$375,580.00)
The new contract sum including this Change Order will be	\$7,968,999.00
The contract time will not be changed by this Change Order.	

Tracy Hardcastle (HUCKABEE INC)

MANSFIELD ISD
203 HILLCREST ST
MANSFIELD, Texas 76063

Lee Lewis Construction, Inc. - HQ
7810 Orlando Ave.
Lubbock , Texas 79423

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



8/7/26

Carter Rix

From: Carter Rix
Sent: Thursday, August 6, 2026 11:20 AM
To: MISD Garry Walker; Hardcastle, Tracy; Ty Parsons; Jacob West
Subject: Icenhower and Timberview Buyout

Garry and Tracy -

Icenhower:

Savings on demo (switch from Nabors demoing floor to One Source demoing floor) = \$74,782

Savings on fire alarm sub switch (Summit Fire to Firetronix) = \$132,585

Total Icenhower savings: \$207,367

Since we have owner contingency at Icenhower = \$184,006, I would suggest we leave that be and take the gas line add of \$180,000 from buyout and leave the contingencies.

Timberview:

Savings on demo (switch from Nabors demoing floor to One Source demoing floor) = \$102,754

Savings on steel sub (not doing joist reinforcing at Timberview) = ~~\$269,847~~ **\$272,826**

Total Timberview savings: ~~\$372,601~~ **\$375,580**

We can draft a deductive CO for Timberview savings today.

Let me know if you have any questions, thanks!

Carter Rix
Project Manager



17177 Preston Rd, Suite 160 | Dallas, TX 75248
P 972.818.0700 | M 214.316.6520



leelewis.com

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

BID PROPOSAL#: Q0051003

02/26/2026

TO

LEE LEWIS CONSTRUCTION, INC.
PO BOX 795037
DALLAS, TX 075379
(972) 818 - 0700

PROJECT

MANSFIELD ISD PKG 11 RENOS

Scope of Work	QTY	U/M	Amount
LABOR DEMO FLOORING	70,803.00	SF	\$39,826.68
LABOR DEMO BASE RUBBER/VINYL	12,482.00	LF	\$1,560.25
DUMPSTER DUMPSTER FEE	2.00	EA	\$3,675.00
ICENHOWER DEMO:			\$45,061.93

Scope of Work	QTY	U/M	Amount
LABOR DEMO FLOORING	179,641.00	SF	\$101,048.06
LABOR DEMO BASE RUBBER/VINYL	30,730.00	LF	\$3,841.25
DUMPSTER DUMPSTER FEE	2.00	EA	\$7,275.00
TIMBERVIEW DEMO:			\$112,164.31

Description		Subcontractor/Vendor	Timberview HS
02A	DEMOLITION	Billy Nabors	83,517
	Billy Nabors Best & Final Delta, Including Removal of Flooring Demo	Reallocated Funds	214,918
	MISCELLANEOUS SITE DEMOLITION	LL Construction	10,606

\$214,918 - REALLOCATED DEMO FUNDS
(\$112,164) - ADD FROM ONCE SOURCE FOR DEMO

= \$102,754

Description		Subcontractor/Vendor	Timberview HS
09E	RESILIENT AND CARPET	One Source	1,248,626
	Sub Bond Submitted During GMP	Reallocated Funds	28,412
	One Source Flooring Demo Cost	Reallocated Funds	(112,164)

Lee Lewis Construction Inc. - HQ
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 Lubbock, Texas 79423
 Phone: (806) 797-8400

Project: 26-2622 - Mansfield ISD Pckg 11 Timberview HS & Icenhower Int
 7700 S WATSON RD
 ARLINGTON, Texas 76002

Subcontract Change Order #001: TIMBERVIEW STEEL CREDIT FROM ALAMO

CONTRACT COMPANY:	ALAMO STRUCTURAL STEEL, LLC PO BOX 154849 WACO, Texas 76715-4849	CONTRACT FOR:	262622-SC-05120:STEEL - ALAMO STEEL
DATE CREATED:	7/28/2026	CREATED BY:	Carter Rix (Lee Lewis Construction, Inc. - HQ)
CONTRACT STATUS:	Approved	REVISION:	0
DUE DATE:	07/28/2026	REVIEW DATE:	07/28/2026
REFERENCE:		CHANGE REASON:	Field
ACCOUNTING METHOD:	Amount Based	EXECUTED:	No
FIELD CHANGE:	No	SCHEDULE IMPACT:	

**SIGNED CHANGE ORDER
 RECEIVED DATE:**

DESCRIPTION:

CE #015 - BO - TIMBERVIEW STEEL CREDIT FROM ALAMO
 STEEL JOIST REINFORCEMENT NOT REQUIRED PER DISTRICT, EOR AND HUCKABEE ARCH.
 ALAMO STEEL IS PROVIDING CREDIT FOR THIS SCOPE OF WORK DEDUCT.

Deducted Material and Labor per Timberview Credit (Please reference the attached Vendors Change Orders and Material List)

ATTACHMENTS:

[32-26008 Mansfield ISD #11 - Alamo CR #3.0 - Timberview Credit.pdf](#)

**TERMS AND
 CONDITIONS:**

All terms and conditions from Subcontract Agreement apply to this revised scope of work.

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	5-120.2 STRUCTURAL STEEL.SUBS / POS		\$(272,826.00)
Grand Total:			\$(272,826.00)

The original (Contract Sum)	\$ 1,080,952.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 1,080,952.00
The contract sum will be decreased by this Change Order in the amount of	\$(272,826.00)
The new contract sum including this Change Order will be	\$ 808,126.00
The contract time will not be changed by this Change Order.	

Lee Lewis Construction Inc. - HQ
 7810 Orlando Avenue
 Lubbock, Texas 79423

ALAMO STRUCTURAL STEEL, LLC
 PO BOX 154849
 WACO, Texas 76715-4849



7/28/26

SIGNATURE

DATE

SIGNATURE

DATE



Change Order Request

3.0

Title: **Timberview Credit**

Date: **July 06, 2026**

Project Number: **32-26008**

Project Name: **Mansfield ISD**

Project Address: **7700 S Watson Rd.
Arlington, Tx 76002**

Our Information

Alamo Steel LLC

2784 Old Dallas Road
Lacy Lakeview, TX 76705

Customer Information

Lee Lewis

7700 S Watson Rd.
Arlington, Tx 76002

Change Order Request Acknowledgement Form

Enclosed is Alamo Change Order #3 - Timberview Credit for 32-26008 Mansfield ISD. This change order reflects the agreed modifications to the original contract terms, conditions, and associated costs.

By signing this cover sheet, Lee Lewis hereby provides authorization to proceed with the changes as detailed in the accompanying Change Order. Lee Lewis confirms that it has reviewed all information, including the revised scope of work and associated costs. Lee Lewis understands that its signature represents a binding commitment to the terms of the Change Order and the associated financial obligations.

The total cost associated with this Change Order is: **(\$272,826.00)**

*Time / Schedule Impact for this Change Request is: **1 Day***

ACKNOWLEDGEMENT AND CONSENT:

Lee Lewis, through its duly authorized representative, does hereby consent to the terms and conditions set forth in Change Order #3 and authorizes the necessary adjustments to the project.

Alamo:

Signature:

Print Name: Shaun McCue

Date: July 06, 2026

Lee Lewis:

Signature:

Print Name:

Date:

To ensure timely processing and implementation of the changes.

Alamo will provide a discount of: **\$0.00**

If the approved and signed copy of this change request is received by: **Jul. 13, 2026**

No discount will be applied if return after the date noted above. No retainage may be held in the change if a discount is applied.

NOTE: WORK WILL NOT PROCEED UNTIL THE EXECUTED COPY OF THIS FORM HAS BEEN RECEIVED.

Please issue an additive change order for the amount noted. All previous bid notes, clarifications, exclusions and qualifications are still in effect.



Change Order Request

3.0

Title: **Timberview Credit**
Date: **July 06, 2026**

Project Number: **32-26008**
Project Name: **Mansfield ISD**
Project Address: **7700 S Watson Rd.
Arlington, Tx 76002**

Our Information

Alamo Steel LLC
2784 Old Dallas Road
Lacy Lakeview, TX 76705

Customer Information

Lee Lewis
7700 S Watson Rd.
Arlington, Tx 76002

Description of Change Order Request

Timberview Credit

Deducted Material and Labor per Timberview Credit (Please reference the attached Vendors Change Orders and Material List)

Exclusions: Anything not specifically called out in the material list or vendor change orders of this Change Request.

Description	Reference / Notes	Total Cost
Supply and Install of Joist Reinforcement Steel at Timberview		-\$272,826.00

Subtotal	(\$272,826.00)
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Subtotal	
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Total	(\$272,826.00)
Bond	N/A

Change Order Requested Total:

(\$272,826.00)

*NOTE: WORK WILL NOT PROCEED UNTIL THE EXECUTED COPY OF THE ACKNOWLEDGEMENT FORM HAS BEEN RECEIVED.
Please issue an additive change order for the amount noted. All previous bid notes, clarifications, exclusions and qualifications are still in effect.*