



**Board of School Trustees  
Mansfield Independent School District**

**TITLE:** Consideration and Approval of Changes Orders for Package P3 Jones Middle School and Wester Middle School with Reeder Construction      **DATE:** March 24, 2026

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**ACTION**

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**BACKGROUND:**

The District has adopted a Request for Proposal (RFP) procedure for identifying change to the Construction Documents Scope of Work between a Construction Contractor, Architect/Engineer (A/E), Construction Program Supervisor (CPS) and MISD’s designated representative. The intent of the RFP process is to document changes when they occur, validate the necessity of the change before it is implemented, obtain rapid cost and time proposals from the contractor, and jointly document a timely agreement on the change’s cost and time impact in order to avoid higher cost claims by the Contractor. RFPs are administered at the lowest feasible working level. Delays in handling changes can result in Contractor delay claims for extended overhead costs and time delays.

Once RFPs have accumulated to an extent that an increase or decrease to the Contract Value is needed, the RFPs are consolidated into a formal Change Order for Approval as required to adjust the Contract Value. Change Order #1 for Early GMP – Wester Middle School Abatement and Demolition, Change Order #1 Jones Middle Early Flooring Package, and Change Order #1 Jones Middle School for the 2024 Bond Package P3 are submitted herein.

**CONSIDERATIONS:**

Change Order #1 to Package P3 Early GMP for Flooring at Jones Middle is a deductive change order for unused allowances and contingencies in the amount of \$25,771.26 resulting in a new Early GMP total contract amount of \$884,930.74.

Change Order #1 to Package P3 Early GMP for Abatement and Demolition at Wester Middle School is a deductive change order for unused contingencies and buyout savings in the amount of \$191,054.27 resulting in a new Early GMP 1 total contract amount of \$1,024,152.73.

Change Order #1 to Package P3 Final GMP – Jones Middle School is a deductive change order in the amount of \$2,031,763.50 that results in a new Final GMP contract for Jones Middle in the amount of \$16,187,245.50. The roofing portion of the contract was removed from Reeder Construction’s scope of work and bid separately through TIPS (The Interlocal Purchasing System) and awarded to Durolast.

The contract summaries are as follows:

Package P1 Early GMP – Flooring Jones Middle School

Original Contract Amount:	\$ 910,702.00
Change Order No. 1:	\$ (25,771.26)
New Contract Amount:	\$ 884,930.74

Package P3 Early GMP Wester Middle School – Abatement and Demolition

Original Contract Amount:	\$ 1,215,207.00
Change Order No. 1:	\$ (191,054.27)
New Contract Amount:	\$ 1,024,152.73

Package P3 Jones Middle School

Original Contract Amount: \$18,219,009.00  
Change Order No. 1: \$ (2,031,763.50)  
New Contract Amount: \$16,187,245.50

**RECOMMENDATION:**

The Superintendent recommends approval of Change Orders to 2024 Bond Program Package P3 Early GMP 1 for Abatement and Demolition at Wester Middle School, Change Order #1 Early GMP Package P3 for Flooring at Jones Middles School and Change Order #1 Package P3 for Jones Middle School as presented.

If the Board agrees, the motion would read:

“Move to approve Change Orders as presented for 2024 Bond Program Package P3 Early GMP for Abatement and Demolition Wester Middle School, Early GMP for Flooring Jones Middle School, and Final GMP for Jones Middle School as presented.”