



Proposed Contingency Expenditure

Wednesday, February 25, 2026

Claycomb Associates, Architects
Dallas, Texas 75240

Please find attached pricing for the **Proposed Contingency Expenditure No. 177** for **Celina High School -Additions & Renovations:**

Pricing for this proposed expenditure consists of the following:

Early Childhood Renovations per CISD direction:

1. See attachment A for breakdown of cost.

Total ADD \$289,925.00

After review of this change by Northstar Builders Group and our Subcontractors, we find the Total **ADD** to be **\$289,925.00 (Two Hundred Eighty-Nine Thousand Nine Hundred Twenty-Five and NO/100)** and to cause an increase of **0** days to the project schedule. Northstar Builders and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations. **After 14 days this price may be voided and repriced if not approved.**

The cost for this change shall be funded from:

- Contractor's Contingency Acknowledgement
- Owner's Contingency Acknowledgement
- Allowance:

This change is approved by:

Northstar Builders

Claycomb

Celina ISD

Date

Date

Date

Attachment A			
1.	Demolition: Early Childhood - Remove 4' A.F.F. of restroom walls, Cafeteria ceiling tile and grid, scrape paint on kitchen floor. 6th Grade Campus - Removal and disposal of raised wood gym flooring and base, remove and disposal of existing telescoping bleachers, saw cut, removal, and disposal of 8'H x 4'LF portion of exterior tilt-panel wall for new opening	ADD	\$ 55,306.00
2.	Plumbing: Provide and install new restroom fixtures, raise drinking fountains	ADD	\$ 41,988.00
3.	Electrical: Make Safe at Early Childhood. Remove existing light fixtures and provide and install new light fixtures in cafeteria and kitchen, relocate power at water fountains	ADD	\$ 31,213.00
4.	Drywall/ Framing: Install blocking for partitions in gang restrooms, new FRP panels at wet walls, new ceiling tiles and grid in cafeteria and kitchen	ADD	\$ 61,465.00
5.	Specialties: Install six additional urinal screens in gang restrooms	ADD	\$ 3,674.00
6.	Door Hardware: Install new cylindrical locksets and electrified hardware kits	ADD	\$ 19,205.00
7.	Paint: Patch and paint hallways, classrooms and administration areas, paint exterior wood fences	ADD	\$ 44,574.00
8.	Provide and cut in steel lintel at 6th Grade Campus new opening	Allowance	\$ 10,000.00
9.	Add Card Access to the North Exterior Opening at Early Childhood	Allowance	\$ 10,000.00
10.	Trimming trees and removal of one oak tree at Early Childhood	Allowance	\$ 7,500.00
11.	Cleaning and caulking of sidewalk to building connection on west side of Early Childhood	Allowance	\$ 5,000.00
Total:			\$ 289,925.00



Interior, Selective, Wrecking Demolition & Asbestos Abatement

Dallas Office
Corporate Headquarters
1125 East State Hwy 121
Lewisville, Texas 75057
972-434-0800

Houston Office
South Texas Region
5909 Gardendale Drive
Houston, Texas 77092
281-846-3809

Austin Office
Central Texas Region
408 West Braker Lane
Austin, Texas 78753
512-942-0306

February 6th, 2026

Attn: Mr. Ryan Brown
Northstar Builders Group
3401 Olympus Boulevard, Suite 510
Coppell, Texas 75019

Phone: (214) 725.1613
rbrown@nstarbuilders.com

Re: Celina ISD Early Childhood Development

We at Precision Demolition are pleased to submit to you our proposal for the above referenced project. In consideration of the pricing listed below we propose to perform the scope described below. We acknowledge no Addenda. Specific clarifications and conditions will be listed below.

Work included in our scope:

Restroom Wall Demolition

- Removal and disposal of restroom walls 4'A.F.F.

Restroom Wall Demolition Total *****\$4,004.00
(Four Thousand, Four US Dollars)

Cafeteria Ceiling Tile & Grid Demolition

- Removal and disposal of ceiling tiles, grid, and light fixtures after made safe by others

Cafeteria Ceiling Tile & Grid Demolition Total *****\$4,950.00
(Four Thousand, Nine Hundred Fifty US Dollars)

Scraping of Floor Paint in Kitchen

- Precision to scrape paint from floors after kitchen equipment is protected / moved by others.

Scraping of Floor Paint in Kitchen Total***\$5,477.00**
(Five Thousand, Four Hundred Seventy-Seven US Dollars)

Gymnasium Flooring Demolition – Auxiliary Building

- Removal and disposal of raised wood gymnasium flooring and base.

Gymnasium Flooring Demolition Total***\$26,875.00**
(Twenty-Six Thousand, Eight Hundred Seventy-Five US Dollars)

Bleacher Demolition

- Removal and disposal of existing telescoping bleachers.

Bleacher Demolition Total***\$9,000.00**
(Nine Thousand US Dollars)

Tilt-Panel Demolition

- Saw cut, removal, and disposal of 8'H x 4'LF portion of exterior tilt-panel wall for new opening.

Tilt-Panel Demolition Total***\$5,000.00**
(Five Thousand US Dollars)



Change Order

Celina Learning Center

Leland Collier Electric

JOB-0086Northstar

3 February 2026
Job ID: JOB-0086

Attention: Caleb O' Dell

Re: Change Order 88 for: Celina HS & Reno

We are pleased to quote on the above Change Order 88 as follows.

1. Adding fixtures and remote GFCI and Demo
- 2.
- 3.

We reserve the right to correct this quote for errors and or omissions. All wiring to meet the requirements of the 2017 National Electrical Code.

Bid Items	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
DIRECT LABOR HRS	145.46					
DIRECT LABOR DOLLARS		7,855.06				
MATERIAL DOLLARS		8,702.15				
OVERHEAD TOTAL		1,655.72				

****Provide and install 16 additional light fixtures in Kitchen.
(\$800 per light fixture)**

**Change Order Amount: ~~\$18,212.92~~
\$31,012.92**

Pricing:

For the Sum of ~~\$18,212.92~~
\$31,012.92

The Change Order expires on 03-Mar-26.

We request an additional 0 days be added to the completion date of the project.

Sincerely,

Mark King
Leland Collier Electric

Job ID: JOB-0086
Project: Celina HS & Reno



CO: 88: Celina Learning Center

Takeoff

Vendor: TRADE/3-COL

Labor Level: CONEST

3 Feb 2026 10:11:16

Phase: FIXTURES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
70341	920.00	FT	M	12/3	MC CABLE - ALUM JKT W/G	1.7143	1,577.14	0.0392	36.06
670073	68.00	EA	M	3/8 (SG380AST)	AC/MC SNAP TITE CONN-INSUL	0.7763	52.79	0.0500	3.40
2	10.00		M		REMOTE GFCI	43.1100	431.10	1.0000	10.00
3	1.00		M		LIGHTING QUOTE	4,966.1200	4,966.12	0.0000	0.00
4	1.00		M		FREIGHT	200.0000	200.00	0.0000	0.00
6	1.00		M		LIFT CHARGE	1,475.0000	1,475.00	0.0000	0.00
5	24.00		M		DEMO AND INSTALL FIXTURES	0.0000	0.00	4.0000	96.00
Phase Totals:							8,702.15		145.46
Job Totals:							8,702.15		145.46



25-Feb-26

341 Hwy 80 East
Mesquite, Texas 75150

To: Northstar Builders
Attn: Jonathon Sovereign

Subject: Early Childhood Summer Work

The following pricing is in reference to the subject noted above:

Labor:	\$22,685.00
Material:	\$33,192.00
Equipment:	\$0.00
Sales tax:	\$0.00
Subtotal:	\$55,877.00
Markup: 10%	<u>\$5,587.70</u>
Subtotal:	\$61,464.70
Total:	\$61,465

Respectfully,

Omar Puente
Project Manager
omar.puente@bakertriangle.com

Baker Drywall
(972) 289-5534
(972) 289-4580 FAX

cc: Job File

SPECTRUM

1101 Pamela Dr

Eules, TX 76040

214-654-0312 v. 214-654-0444 f.

Quotation

Date: 2/5/2026

Sell To:
Northstar

Please send payment to:

1101 Pamela Dr
Eules, TX 76040

Project Name: Celina ISD Early Childhood

Item	Description	Quantity	Total
TP	24x48 Wall Hung, Solid Plastic, Urinal Screer Color to be Black	6	

Total: **\$3,674.00**

Signature

Date

Thank you for the opportunity to earn your business!



Celina Early Childhood Center Budget

Celina, TX

NorthStar Construction

New Cylindrical Locksets Per Site Walk (QTY: 25)	\$	10,750.00
EL Hardware Kits (QTY:2)	\$	6,400.00
Installation	\$	2,055.00
	Sub Total	\$ 19,205.00
Typ Lockset - \$430.00	Tax (If Applicable)	Exempt
	Total	\$ 19,205.00

Turnkey Standards

- Pricing excludes Textura. If required, please add 0.22% of contract value up to a maximum of \$5,000.00 to the contract amount.
- Pricing excludes P&P bonds. If required, please add 2.5% of contract value to the contract amount.
- Pricing excludes permits and inspections.
- Pricing assumes working hours to be M-F 8:00AM - 5:00PM. If any overtime or nightwork is required pricing will vary.
- Payment Terms - Net 30
- Pricing excludes attic stock unless noted otherwise

Project Notes

- Pricing excludes permanent cores. These are assumed by owner.
- Pricing includes EL kits for two exterior doors.
- Pricing includes 25 cylindrical locks (Schlage ND Series).

Please note aluminum storefront doors, frames, hardware, and associated materials are excluded from this bid.

Please note all access doors, roll up doors, roof and floor hatches, and associated materials are excluded from this bid.

Please note this proposal is valid for 60 Days. Please ask the estimator at time of bid about potential escalation pricing.

Tanner Piepenbrok

Senior Estimator

214-901-8599

2/10/2026

Proposal	
Posada's Painting 2746 Alaska Ave. Dallas, TX 75216 Office (214) 792-9580 Fax (214) 792-9274 E-mail: Alexis@Posadas-Painting.com	
Submit to:	Project Name:
Northstar Builders Group 3401 Olympus Blvd STE 510 Coppell, TX 75019 Office: (972)745-6900 Fax:	NISD Early Childhood Center 507 East Malone Street Celina, TX 75009
Attn: Ryan Brown	Architect:
E-mail: rbrown@nstarbuilders.com	Date of plans:
<p>We hereby propose to furnish material and labor necessary for the completion of the above project:</p> <ol style="list-style-type: none"> 1. Patch and repaint entire hallway. 2. Protect existing surfaces like flooring, base and boards. 3. Paint exterior wood fences. <p style="text-align: center;"><u>Base Bid = \$14,828.00</u></p>	
Alternates: Repaint Classrooms (no closets or storage rooms) with admin area add = \$29,746.00	
Addendums: N/A	
Exclusions: doors and frame finishes.	
<p>Material will be as specified and work to be performed in accordance with the specifications submitted and completed in a workmanlike manner. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written order and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All tradesmen painters are covered by workers' compensation and general liability insurance.</p>	
Submitted On 01/21/26 By: Alexis Posada Note: Proposal may be withdrawn if not accepted within 30 days.	