

# AIA® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Mansfield ISD 2024 Bond Program - A4 Lake Ridge High School Baseball/Softball Turf & Batting Cages 101 N. Day Miar Rd. Mansfield, TX 76063	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: May 28, 2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 001  Date: March 05, 2026
<b>OWNER:</b> <i>(Name and address)</i> Mansfield Independent School District 605 East Broad Street Mansfield, Texas 76063	<b>ARCHITECT:</b> <i>(Name and address)</i> Huckabee & Associates, Inc. 800 Cherry Street, Suite 500 Fort Worth, Texas 76102	<b>CONTRACTOR:</b> <i>(Name and address)</i> Crossland Construction Company, Inc. 13601 N. Freeway, Ste. 130 Fort Worth, Texas 76177

**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	\$ 5,812,794.00
The net change by previously authorized Change Orders	\$ 0.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 5,812,794.00
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$ 333,323.78
The new Guaranteed Maximum Price including this Change Order will be	\$ 5,479,470.22

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.**

 _____ <b>ARCHITECT</b> <i>(Signature)</i>	 _____ <b>CONTRACTOR</b> <i>(Signature)</i>	_____ <b>OWNER</b> <i>(Signature)</i>
BY: Joshua Cogburn, Principal, 28423 <i>(Printed name, title, and license number if required)</i>	BY: Bailey McDonald SPM <i>(Printed name and title)</i>	BY: Dr. Benita Reed <i>(Printed name and title)</i>
03.05.26 _____ Date	 _____ Date	_____ Date



**Contingency Requests**

	Approved
	Under Review
	Void

**MISD Lake Ridge HS BB/SB Renovations**

NUMBER	DESCRIPTION	STATUS	ESTIMATED (\$)	PROPOSED (\$)	APPROVED (\$)	APP DAYS
<b>Allowance No. 1 - Owner's Contingency</b>		<b>APPROVED</b>			<b>\$116,256.00</b>	
9001	RFP-1 Lake Ridge Field Prep Revision Credit	APPROVED	\$0.00		-\$143,240.32	
9002	RFP-3 Reroute 18in Storm Line	APPROVED	\$0.00		\$11,771.10	
9003	Daktronics Scoreboard Credit	APPROVED	\$0.00		-\$2,818.00	
9007	Raised Mow Curb at Baseball Outfield	APPROVED	\$0.00		\$29,300.00	
9008	Batters Eye Credit	APPROVED	\$0.00		-\$1,200.00	
9009	Overhead Recepticles	APPROVED	\$0.00		\$3,200.00	
9010	Scoreboard Additions (Revised)	APPROVED	\$0.00		\$7,640.00	
9012	Gutters & Downspouts at Lake Ridge	APPROVED	\$0.00		\$1,775.00	
9014	RFI#07 Turtle Pad Clearance Lake Ridge	APPROVED	\$0.00		\$1,925.00	
9016	New Cubbies at Dugout	APPROVED	\$0.00		\$3,045.00	
9017	Overhead Door Credit for Operators	APPROVED	\$0.00		-\$2,826.00	
9018	LR Concrete & Drainage Additions around Batting Cages	APPROVED	\$0.00		\$37,884.26	
9020	Turf Groomer	APPROVED	\$0.00		\$12,500.00	
9022	Additional Gates and Removal of Poles	APPROVED	\$0.00		\$18,575.00	
<b>Owner's Contingency</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$22,468.96</b>	<b>0</b>
<b>REMAINING BALANCE:</b>					<b>\$138,724.96</b>	
<b>Allowance No. 2 - Contractor's Contingency</b>		<b>APPROVED</b>			<b>\$116,256.00</b>	
9015	Additional Chain Link around Site	APPROVED	\$0.00		\$32,512.00	
<b>Contractor's Contingency</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,512.00</b>	<b>0</b>
<b>REMAINING BALANCE:</b>					<b>\$83,744.00</b>	
<b>Allowance No. 3 - Project Identification Sign</b>		<b>APPROVED</b>			<b>\$1,500.00</b>	
<b>Project Identification Sign</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0</b>
<b>REMAINING BALANCE:</b>					<b>\$1,500.00</b>	
<b>Allowance No. 4 - Post Bid Add #1 Field Mods</b>		<b>APPROVED</b>			<b>\$250,000.00</b>	
9001A	Field Prep Mod. Allowance Relocation to Owners Cont.	APPROVED	\$0.00		\$143,240.32	
9001B	RFP-1 Lake Ridge Field Prep	APPROVED	\$0.00		\$106,759.68	
<b>Possible Field Modifications</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$250,000.00</b>	<b>0</b>
<b>REMAINING BALANCE:</b>					<b>\$0.00</b>	
<b>Allowance No. 5 - Landscaping &amp; Irrigation</b>		<b>APPROVED</b>			<b>\$25,000.00</b>	
9011	Moving Landscape & Irrigation Allow into Cont. Cont.	APPROVED	\$0.00		\$25,000.00	

Landscaping & Irrigation					\$0.00	\$0.00	\$25,000.00	0
REMAINING BALANCE:					\$0.00			
DESCRIPTION		STATUS	ESTIMATED (\$)	PROPOSED (\$)	APPROVED (\$)	APP DAYS		
Allowance No. 6 - Structural & Misc Steel		APPROVED			\$5,000.00			
Landscaping & Irrigation					\$0.00	\$0.00	\$0.00	0
REMAINING BALANCE:					\$5,000.00			

**TOTAL REMAINING ALLOWANCE BALANCE:**

**\$228,968.96**

**Additional Savings Items**

Remaining General Requirements	\$	9,448.60
Construction Phase Fee Reconciliation	\$	10,391.00
Buyout Savings	\$	78,015.22
Erosion Control	\$	5,600.00
Pavement Markings	\$	900.00
<b>Total:</b>	\$	<b>104,354.82</b>

**Total Project Reconciliation Deductive CO:**

**\$333,323.78**

**Allowance Expenditure/ Reconciliation Authorization Form**



**Mansfield Independent School District**  
2024 Bond Program

AERA # 1

**Owner's Allowance (Subgrade Field Prep)**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> July 23, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

*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:**

PCE 01: Revised subgrade treatment for the baseball and softball fields in accordance with field specific geotechnical report ADA25 013-04 prepared by Raba Kistner dated 06/19/2025.

During the Design and Bidding phases, soil sampling could not be performed due to ongoing baseball and softball field activities through the end of May 2025. Therefore, the design team utilized the geotechnical report previously generated for the adjacent football field turf replacement project in order to provide field subgrade preparation requirements for bidding purposes, knowing a site-specific report would be provided at a later date. An allowance in the amount of \$250,000 was included in the GMP to cover potential added cost as a result of the geotechnical engineers' findings and recommendations. Site-specific report ADA25-013-04 received on June 19, 2025, modified the field prep requirements included in the bid docs, resulting in added cost. These modifications include chemical injection to a depth of 15' near existing structures and all areas of the baseball and softball fields, and both fields will be lime treated to a depth of 6". The geotechnical engineer's revised field preparation recommendations are imperative to mitigate the likelihood of soil movement on the baseball and softball fields. The remaining \$143,240.32 from the Subgrade Field Prep allowance will be reallocated to owner's contingency by 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): \$ 106,759.68

**Balance of Owner's Allowance Amount:** \$ 143,240.32

*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 Date 07/24/25  
Tracy Hardcastle (Jul 24, 2025 06:27:23 CDT)  
 Huckabee - Construction Observer

Cameron Boudreaux Date 07/24/25  
Cameron Boudreaux (Jul 24, 2025 16:23:38 CDT)  
 General Contractor

Lacy Beckler Date 07/24/25  
Lacy Beckler (Jul 24, 2025 21:36:06 CDT)  
 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

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

07/15/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 001** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consist of the following:

RFP-1 Lake Ridge Field Preparation Revision

1. Provide material, labor and equipment to prepare the subgrade per RFP-1.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$106,759.68 (One Hundred Six Thousand Seven Hundred Fifty-Nine Dollars and 68/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

Bailey McDonald

Crossland Construction Co

7/15/25

Date

Bruce Morris

Recommended by: Huckabee

07/16/2025

Date

Lacy Beckel

Approved by: Mansfield ISD

7/16/2025

Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: This contingency expenditure we are proposing to pull from the field modifications allowance that was carried in the GMP. Additionally, within this PCE we are not including haul off of excess dirt from the chemical injection swelling. Once chemical injection swelling is completed, we will topo the grades and get the total CY that needs to be hauled off, if any. There is a not to exceed of \$50,000 in haul off resulting from this excess dirt.



1350 N. Loop 1604 E. #104  
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Taylor@sstexas.com

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**POTASSIUM INJECTION PROPOSAL:**

**Project: Mansfield ISD – Lake Ridge High School, Mansfield, TX  
7/1/2025**

To: Bailey McDonald, Crossland Construction Company, Inc., BMcdonald@crossland.com

Services: Subgrade Improvement (reduction of PVR to 2%) via In-situ Potassium Solution Pressure Injection of Expansive Clay Subgrades.

Reference: Raba Kistner Geotechnical Report Proposal No. PDA25-020-0  
Braun Intertec Geotechnical Report Project B2500237

Priced Separate for the scope outside of the fields at bullpen and batting cages (not included in this PCO)

**Injection Scope, Depth, Area, and Price:**

Pricing based off RFP-1 for Lake Ridge

**Potassium Solution Injection**

<p><b><u>Baseball and Softball Fields:</u></b></p> <p>Depth: <b>15 feet or until obstructions encountered</b>  Injection Area Including Overbuild: <b>170,658 sf</b>  Pricing: 170,658 @ \$1.70 per sf = <b>\$290,118.60</b>  Water Cost for Fields: <b>\$17,552.20</b></p>	<p><b><u>Batting Cages and Bullpens:</u></b></p> <p>Depth: <b>8 feet or until obstructions encountered</b>  Injection Area Including Overbuild: <b>14,072 sf</b>  Pricing: 14,072 sf @ \$1.30 per sf = <b>\$18,293.60</b>  Water Cost for Batting Cages and Pens: <b>\$1,447.80</b></p>
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Total Injection Area: **184,730 sf**

Total Price: **\$308,412.20 plus combined water cost @ \$19,000.00 = \$327,412.20**

**Exclusions:**

Site work of any kind, locating and marking of any underground obstructions, injection boundaries, permits, the cost and performance of geotechnical lab testing and pulling of samples, 3<sup>rd</sup> party observation if any, more than one mobilization.



### **Time Frame & Water Consumption Estimates:**

- One mobilization: 3 day(s).
- Estimated injection days: 15, dependent upon actual subgrade conditions.
- Estimated start date: We request at least a 60 day notice to proceed.
- A minimum of two injection passes will be required. Additional passes are at no cost.
- Soil testing results and timeframes are controlled by the geotechnical testing lab.
- Gallons of water needed for the mixing & injection process: 1,108,400 gallons.

### **Important Notes:**

1. Prior to injection, the preparation of the injection areas is crucial to our scope. If there are any obstructions, i.e. roots, debris of any kind, including old concrete, asphalt, compacted base, it needs to be removed by others. All injection areas must be clearly defined and cleared of any debris that would impede SOIL SOLUTIONS's injection rods.
2. Once injection starts, if obstructions, of any kind, are encountered that cannot be penetrated by our injection rods, this area will be deemed stabilized and no credit issued.
3. This proposal will be made part of any contract with SOIL SOLUTIONS and SOIL SOLUTIONS requests that no retainage be withheld after swell test specifications are met.
4. SOIL SOLUTIONS will require unobstructed access to a 2-inch water source (fire hydrant) within 400 feet of the areas to be injected.
5. As a courtesy to the geotechnical lab, SOIL SOLUTIONS will pull soil samples for testing under the geotechnical engineer's supervision, at no cost.
6. After injection, the treated areas must cure for 48 to 72 hours (dependent upon engineering specifications).
7. Post injection, site work contractor's work shall not proceed until the geotechnical engineer has tested the injected area, the swell test criteria met, and the area released by the engineer.
8. Based upon our experience and the specific site conditions, and in our sole discretion, SOIL SOLUTIONS may elect to perform one (1) quick injection pass with water to soften the site and assist the chemical reaction with our potassium solution. This will NOT decrease or dilute the amount or concentration of potassium with which we will treat the site.
9. This Proposal presumes only one mobilization will be necessary. If SOIL SOLUTIONS's equipment needs to be re-mobilized at the jobsite, and/or back and forth to the jobsite, to access any of the injection areas and/or to complete the scope of the project, there could be a \$5,000.00 charge or higher per additional mobilization.



Address: 2507 Interstate Highway 30 East  
Greenville, TX 75402

Contact: Garrett Yates  
[gyates@ctexcavatinginc.com](mailto:gyates@ctexcavatinginc.com)  
 (903) 303-9220

PAGE 1 OF 1

General Contractor: Crossland Construction Company  
 Project: Mansfield ISD - Lake Ridge High School Baseball & Softball Renovations  
 Location: Mansfield, Texas  
 Date: Thursday, July 10, 2025

SCOPE		RFP #1 - REVISED FIELD PREPARATION		TOTAL	UNIT	QUANTITY	UNIT PRICE	TOTAL
ITEM	DESCRIPTION							
1	REGRADE FIELDS AFTER CHEMICAL INJECTION IS COMPLETE				SF	168,336	\$ 0.08	\$ 13,466.88
2	ADDITIONAL LIME REQUIRED FOR 6" DEPTH AT 9% (40.5 LBS PER SY)				SY	19,386	\$ 1.78	\$ 34,445.00
3	CREDIT EXPORT EXCESS DIRT FROM SWELL FROM MOISTURE CONDITIONING				CY	3,948	\$ (17.00)	\$ (67,116.00)
4	CREDIT FOR MOISTURE CONDITIONING AT FIELDS				CY	40,987	\$ (4.43)	\$ (181,707.00)
5	<b>CO TOTAL</b>			<b>-\$200,911.00</b>				<b>\$ (200,911.12)</b>

UNIT COST	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	EXPORT EXCESS DIRT FROM CHEMICAL INJECTION SWELL	CY	1	\$ 18.00	\$ 18.00

CO BASED ON RABA KISTNER GEOTECHNICAL REPORT DATED 6/19/2025

*Garrett Yates*  
 \_\_\_\_\_  
 Garrett Yates

Total not to exceed \$50,000 if additional haul off is needed from swelling. BM CCC.



MORE THAN ARCHITECTS

## PRICE REQUEST (RFP)

NO. 001

**PROJECT NAME:** Lake Ridge HS BB/SB Renovations

**CLIENT NAME:** Mansfield ISD

**LOCATION:** Mansfield, Texas

**PROJECT NUMBER:** 01885-07-02

**ISSUE DATE:** 06.20.2025

### SUMMARY OF CHANGES:

Issue Raba Kistner's Geotech report specific to the baseball and softball fields. Also included is a summary of the recommendations provided by Raba Kistner.

### UPDATED DOCUMENTS ATTACHED:

Project Manual:	Geotechnical Report
Civil Sheets:	--
Landscape Sheets:	--
Structural Sheets:	--
Architectural Sheets:	--
Foodservice Sheets:	--
Plumbing Sheets:	--
Mechanical Sheets:	--
Electrical Sheets:	--
Technology Sheets:	--

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Project Name: Lake Ridge High School BB/SB Renovations  
Client: Mansfield ISD  
Mansfield, Texas  
Project Number: 01885-07-02



06.20.25

## ARCHITECTURAL ITEMS FOR RFP NO. 001

### 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. Upon owner acceptance of the pricing, 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.

REFERENCE IS MADE TO THE DRAWINGS AND THE MANUAL PROJECT AS NOTED:

### PROJECT MANUAL:

**RFP 001, Arch Item 1: To the Project Manual, Section 00 3132, "GEOTECHNICAL DATA,"**

- 1) Add Geotechnical Report (ADA25-013-04) by Raba Kistner to the project manual. This report provides specific recommendations for prep of the baseball and softball fields.

END OF ARCHITECTURAL RFP

**Huckabee**

Architectural Items For  
RFP No. 001  
Page 1 of 1

Project Location	Water Injection	Chemical Injection	Lime Treatment	Select Fill Cap
Mansfield High School	10 ft	10 ft near existing structures	6 inches	
Summit High School		15 ft		6 inches
Legacy High School				6 inches
Lake Ridge High School		15 ft	6 inches	
Timberview High School		15 ft	6 inches	

**Notes:**

1. No injection in the active earth pressure zone of retaining walls.
2. At MISD's discretion, the Timberview baseball field will not undergo chemical injection treatment. However, the upper 6 inches of the baseball field will be lime treated.



**GEOTECHNICAL ENGINEERING REPORT**

**FOR**

**BASEBALL AND SOFTBALL FIELDS**

**LAKE RIDGE HIGH SCHOOL**

**MANSFIELD, TEXAS**

**ADA25-013-04**

---



4407 N. Beltwood, Suite 102  
Dallas, Texas 75244  
www.rkci.com

P 214.393.9022  
TBPE Firm F-3257

Project No. ADA25-013-04  
June 19, 2025

Ms. Lacy Beckler  
Bond Project Manager  
Mansfield Independent School District (MISD)  
MISD Maintenance Complex  
203 Hillcrest Street, Suite 111  
Mansfield, Texas 76063

**RE: Geotechnical Engineering Report  
Baseball and Softball Fields  
Lake Ridge High School  
101 Day Miar Road  
Mansfield, Texas 76063**

Dear Ms. Beckler:

**RABA KISTNER, Inc. (RKI)** is pleased to submit the report of our Geotechnical Engineering Study for the above-referenced project. This study was performed in accordance with RKI Proposal No. PDA25-020-00, dated April 21, 2025, and the Purchase Order Number 9582500243.

The purpose of this study was to drill and sample borings, perform laboratory tests on selected samples, and prepare an engineering report presenting geotechnical engineering recommendations for the design and construction of the project.

We appreciate the opportunity to be of service to you on this project. Please call us if you have any questions about the information presented in this report.

Very truly yours,

**RABA KISTNER, INC.**

Shafquat Alam, E.I.T.  
Graduate Engineer



Segu Ifham, P.E.  
Senior Principal Engineer

6/19/2025

**GEOTECHNICAL ENGINEERING STUDY**

For

**BASEBALL AND SOFTBALL FIELDS  
LAKE RIDGE HIGH SCHOOL  
101 DAY MIAR ROAD  
MANSFIELD, TEXAS 76063**

Prepared for

**MANSFIELD INDEPENDENT SCHOOL DISTRICT**  
Mansfield, Texas

Prepared by

**RABA KISTNER, INC.**  
Dallas, Texas

**PROJECT NO. ADA25-013-04**

June 19, 2025

**R A B A K I S T N E R**

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**APPENDICES**

- Appendix A – Plans*
- Appendix B – Boring Logs*
- Appendix C – Laboratory Test Results*

## INTRODUCTION

**RABA KISTNER, Inc. (RKI)** has completed a geotechnical study for the proposed baseball and softball field improvement project at Lake Ridge High School in Mansfield, Texas. This report briefly describes the exploration procedures utilized in this study and presents our findings and recommendations for the project.

## PROJECT DESCRIPTION

The project site is located at the existing Summit High School at 101 Day Miar Road, Texas. The approximate location of the project site is shown in Figure A-1, Site Location Map.

The project will consist of replacing the existing natural grass baseball and softball fields with artificial turf.

## SCOPE OF SERVICES

Our scope of services includes:

- Drilling and sampling four borings,
- Performing laboratory testing on selected samples, and
- Providing geotechnical engineering recommendations for designing and constructing the proposed fields.

## LIMITATIONS

This engineering report has been prepared in accordance with accepted geotechnical engineering practices in the region of North Texas for the CLIENT and its representatives' design purposes. This report may not contain sufficient information for other parties or other uses. This report is not intended for use in determining construction means and methods. Any party that relies on the information presented in this report must read the entire report. The text and attachments must not be used separately.

The recommendations submitted in this report are based on the data obtained from a limited number of discrete exploration points and our understanding of the project. If the project information described in this report is incorrect, is altered, if new information is available, or if final profile elevations are different from existing grades by 2 feet, we should be retained to review and modify our recommendations.

This report may not reflect the actual variations of the subsurface conditions across the site. The nature and extent of variations across the site may not become evident until construction commences. The construction process itself may also alter subsurface conditions. If variations appear evident at the time of construction, it may be necessary to reevaluate our recommendations.

Our services do not include an environmental assessment of the air, soil, rock, or water conditions on or adjacent to the site. Therefore, no environmental opinions are presented in this report. In addition, RKI's scope of services does not include the investigation, detection, or design related to the prevention of any

biological pollutants. The term "biological pollutants" includes, but is not limited to, mold, fungi, spores, bacteria, viruses, and the byproduct of any such biological organisms.

## SITE EXPLORATION AND LABORATORY TESTING

### DRILLING AND SAMPLING

Subsurface conditions at the site were explored by advancing four borings to a depth of 10 feet below the existing grade, one boring in the infield and one boring in center field for both baseball and softball fields. The locations of the borings were measured using a hand-held, recreational-grade GPS device. The approximate locations of the borings are shown in Figure A-2, Boring Location Map.

Soil samples were collected using tube samplers. Soil samples were visually classified and sealed in plastic bags to prevent moisture loss during their transfer to the laboratory.

Upon completion of drilling, the borings were backfilled with soil cuttings. The logs of the borings are presented in Figures B-1 through B-4. Keys to the terms and symbols used on the boring logs are presented in Figures B-5 through B-7.

### LABORATORY TESTING

The samples were visually classified in the laboratory to confirm the field classification. We performed the following tests on selected samples.

- Moisture content,
- Atterberg limits,
- Percent passing No. 200 sieve,
- Overburden swell,
- Soluble sulfate content, and
- Gradation and hydrometer test.

The results of the index tests and strength are presented in the Logs of the Boring in Appendix B and summarized in Appendix C. The results of gradation tests are graphically presented in Appendix C. The results of the sulfate tests and swell tests are presented below:

Table 1: Results of Soluble Sulfate Tests

Boring No.	Depth (ft.)	Soluble Sulfate Concentration (ppm)
B-17	0 to 2	653
B-18	0 to 2	687

Table 2: Results of Swell Tests

Boring No.	Depth (ft.)	Initial Moisture	Final Moisture	Swell (%)
B-17	4 to 6	26.8	27.7	0.4
B-18	6 to 8	28.6	29.4	0.8
B-19	2 to 4	26.1	27.5	1.0
B-20	0 to 2	35.0	37.0	1.7
B-20	8 to 10	24.0	25.9	0.5

## GENERAL SUBSURFACE CONDITIONS

### GEOLOGY

According to published geologic maps, the site is located near the interface of the Eagle Ford Formation of the Cretaceous Age and Terrace Deposits of Quaternary Age.

The Eagle Ford is dark gray to gray shale with occasional seams and thin layers of limestone. Calcareous concretions, often exceeding 12 inches in diameter, are found throughout the Eagle Ford Formation, as well as occasional thin layers and nodules of pyrite and chert.

Residual clays of high plasticity are generally encountered above the shale. The residual clays vary in color from dark brown to brown, gray, and tan. They are highly expansive and undergo large volumetric changes with fluctuations in their moisture content. The deeper clays are jointed and may contain silt and sand seams and parings, as well as bentonite seams.

Terrace Deposits are formed by the historical flow of the Trinity River and its former tributaries prior to their realignment and channelization. These deposits typically consist of clays, silty to sandy clays, sands, silts, and gravel. The deeper low-terrace deposits are marked by varying thicknesses of sandy clay, silty and clayey sand, coarse sand, and gravel.

Due to the intermittent and overlapping nature of deposition, the native subsurface materials exhibit varying compositions and behaviors. The overlying clays and silty clays are considered potentially active, while the sandy clays are moderately active. Sand and gravel layers can function as aquifers during wet seasons, transmitting significant amounts of subsurface water. Perched groundwater is also commonly found within these terrace deposits.

### STRATIGRAPHY

The native soils at the site generally consisted of light brown to brown, stiff to very stiff fat clay.

The boring logs should be consulted for detailed stratigraphy at the individual boring locations. The lines dividing the subsurface soils and rocks represent the approximate boundaries of the adjacent strata. The

transition between layers may be gradual and indistinct. Each stratum has been designated by grouping samples with similar physical and engineering characteristics.

The information presented in the boring logs describes the subsurface conditions only at the specific boring locations and when sampling was conducted. The stratification presented on the boring logs, or described herein, is for use by RKI in its analyses and should not be used as the basis of design or construction cost estimates without realizing that there can be variation from that shown or described.

### **GROUNDWATER**

Groundwater was not observed in any of the borings during drilling or immediately upon completion of the drilling.

It is important to note that the short-term depth-to-water measurements presented in this section may not represent the groundwater table. Groundwater can exist beneath this site temporarily, and groundwater seepage should be anticipated during construction. Fluctuations in groundwater levels occur due to variations in rainfall, surface water runoff, and other factors. The construction process itself may also cause variations in the groundwater level. If a noticeable change in the conditions is observed before construction, we should be notified immediately to review its effect on our recommendations.

## **ANALYSIS AND RECOMMENDATIONS**

### **EXPANSIVE SOILS**

The near-surface clay soils encountered in the borings exhibited plasticity indices ranging between 44 and 56. In addition, swell tests performed on selected clay samples indicated potential swells up to 1.7 percent when permitted free access to water at the in-situ moisture conditions and under the approximate existing overburden pressure. Therefore, the on-site clay can be considered highly expansive.

Potential vertical movement (PVM) of the surficial clay soils was estimated using swell test results and the Texas Department of Transportation (TxDOT) Method Tex-124-E. Swell test results are based on the in-situ moisture profile of the subsurface soils at the time of our field and laboratory testing. TxDOT Method Tex-124-E is empirical, and the estimate is based on index test results. The PVMs estimated using the above methods are in the range of 1.5 to 6 inches.

The PVM will depend on the moisture content and depth of active soils within the zone of moisture changes. The drier and the deeper (thicker) the expansive soil is, the higher the PVM. Considerably more movements greater than the estimation will occur in areas where water ponding is allowed at the ground surface. For this reason, water should not be allowed to pond adjacent to the structures during or after construction.

### **PERMEABILITY**

Performing a permeability test is not within the scope of our services. Based on the classification of the subsurface soils, we estimate the permeability of near-surface soils on the order of  $1 \times 10^{-11}$  to  $1 \times 10^{-9}$  m/s.

## **GROUND IMPROVEMENT**

We understand that an allowable PVM of 2 inch is preferred. This can be achieved by chemical injection.

### **CHEMICAL INJECTION**

Chemical injection is a proprietary construction method. Therefore, we do not specify the chemical solution to be used or the means of injection. However, in our experience, potassium-based solutions seem to be effective in reducing the swell potential of soils. We recommend the contractor provide a warranty for their product. The contractor should confirm that they can meet the above criteria before bidding for this project.

Chemical injection should extend to a depth of 15 feet below the final grades. Swelling of active clay should be anticipated during the injection process. As a result, grading of the site may be required after injection.

Initial penetration with the injection rods may be difficult for soils in a dry condition. It is not possible to predict the actual number of injection passes required to properly treat the active clay soils. Multiple injections should be anticipated. Both time and cost associated with the possibility of multiple injections should be considered in the project schedule and budget. The injection process should be observed on a full-time basis by qualified personnel.

The ground modification process should be extended at least 5 feet beyond the field limits.

A vapor barrier of polyethylene sheeting or similar material should be placed between the surface cover and the treated subgrade soils to retard moisture or vapor migration through the pavement. We also recommend vertical barriers to contain the moisture levels of the treated soils.

Structures such as batting cages, pavements, and retaining walls are located adjacent to the baseball and softball fields. Care must be taken to avoid disturbing the foundation systems of these structures or undermining the support of nearby slabs and pavements. We recommend avoiding any injection within the active pressure zone of the retaining walls, which can be approximated as a horizontal distance equal to the wall height.

### **LIME TREATMENT**

We recommend lime stabilization of the top 6 inches of the treated soil to create a stable working platform for the contractor installing the artificial turf. Nine percent hydrated lime (TxDOT Item 260) by dry soil weight (40.5 pounds per square yard) is estimated for the treatment. The actual percentage of lime required should be verified by lime series tests performed at the time of grading operations.

Lime-treated subgrade soils should be compacted to a minimum of 95 percent of the maximum density at a moisture content within the range of optimum moisture content to 3 percentage points above the optimum moisture content as determined by ASTM D698.

Lime treatment of the subgrade soils should be performed in accordance with the TxDOT Standard Specifications, Item 260. Lime should be applied uniformly using the dry or slurry placement method. Lime

should be thoroughly mixed within six hours of application. Based on the plasticity index of the tested soil samples, we estimate 5 days for curing.

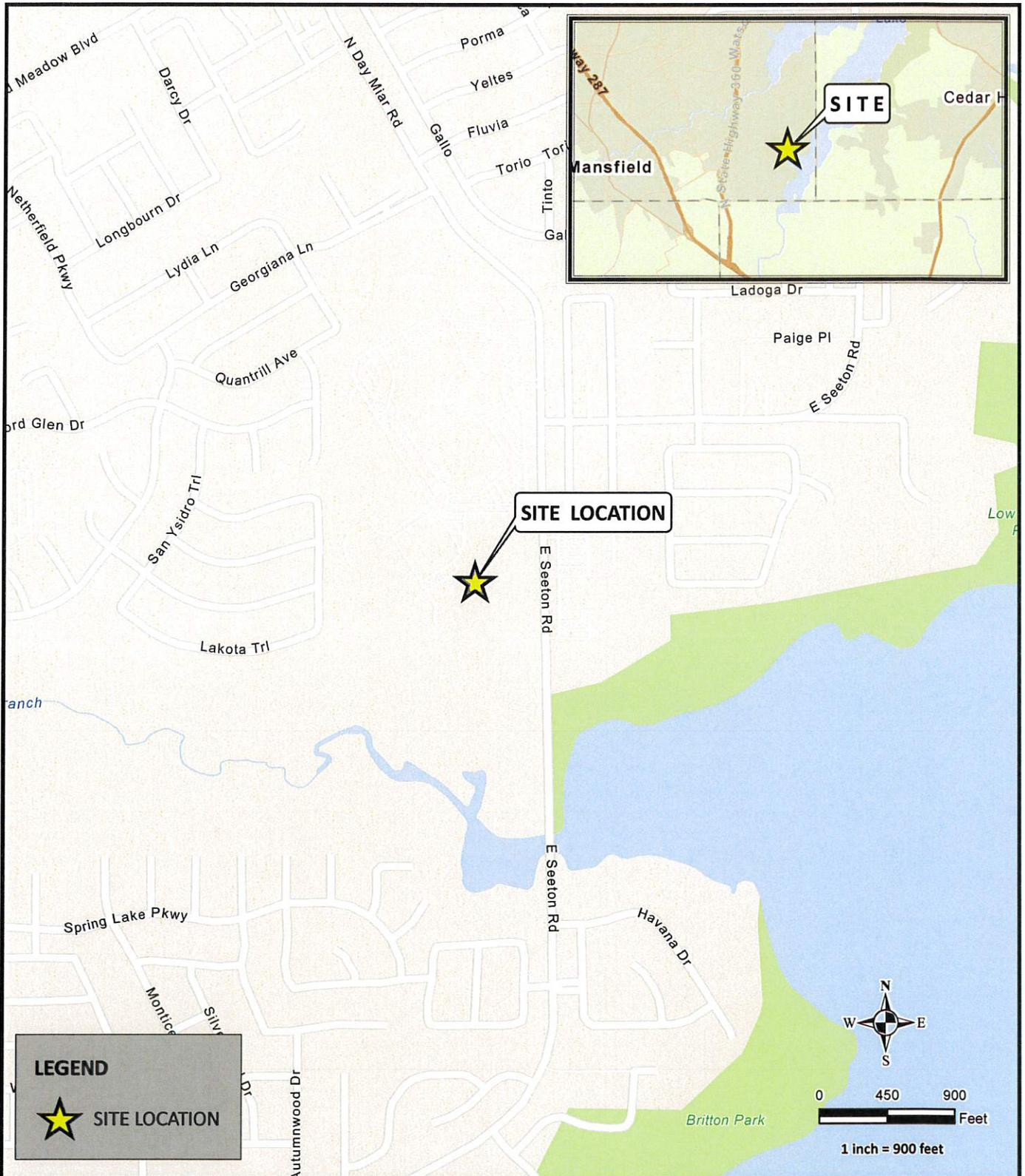
**VERIFICATION**

The effectiveness of the ground modification process should be assessed by soil borings and laboratory tests following a minimum of a 48-hour curing period. The following table describes our recommended testing program to evaluate the ground modification process. Areas not meeting these requirements should be re-injected until compliance is achieved. Additional borings and testing will be required to evaluate the re-injected areas.

**Table 3: Verification Program**

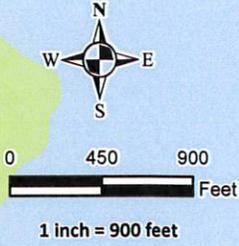
Item	Requirement
Borings	Eight borings to a depth of 15 feet in the baseball field. Four borings to a depth of 15 feet in the softball field.
Sampling	Laboratory tests should be performed on one-foot tube samples, sampled to 15 feet.
Testing	Moisture content and hand penetrometer tests at 1-foot intervals. A minimum of four free swell tests should be performed per 15-foot test boring.
Criteria	For 2-inch PVM, the average swell in each boring shall not exceed 1.0%. No individual test results exceed 2.0%.

## **Appendix A – Plans**



**LEGEND**

 **SITE LOCATION**



0 450 900 Feet  
1 inch = 900 feet



4407 N. Beltwood Parkway  
Suite 102  
Dallas, Texas 75244  
  
(214)393-9022 TEL  
[www.rkci.com](http://www.rkci.com)  
TBPE Firm Number 3257

World Navigation Map Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**SITE LOCATION MAP**

BASEBALL AND SOFTBALL FIELDS  
LAKE RIDGE HIGH SCHOOL  
MANSFIELD, TEXAS



Tarrant County

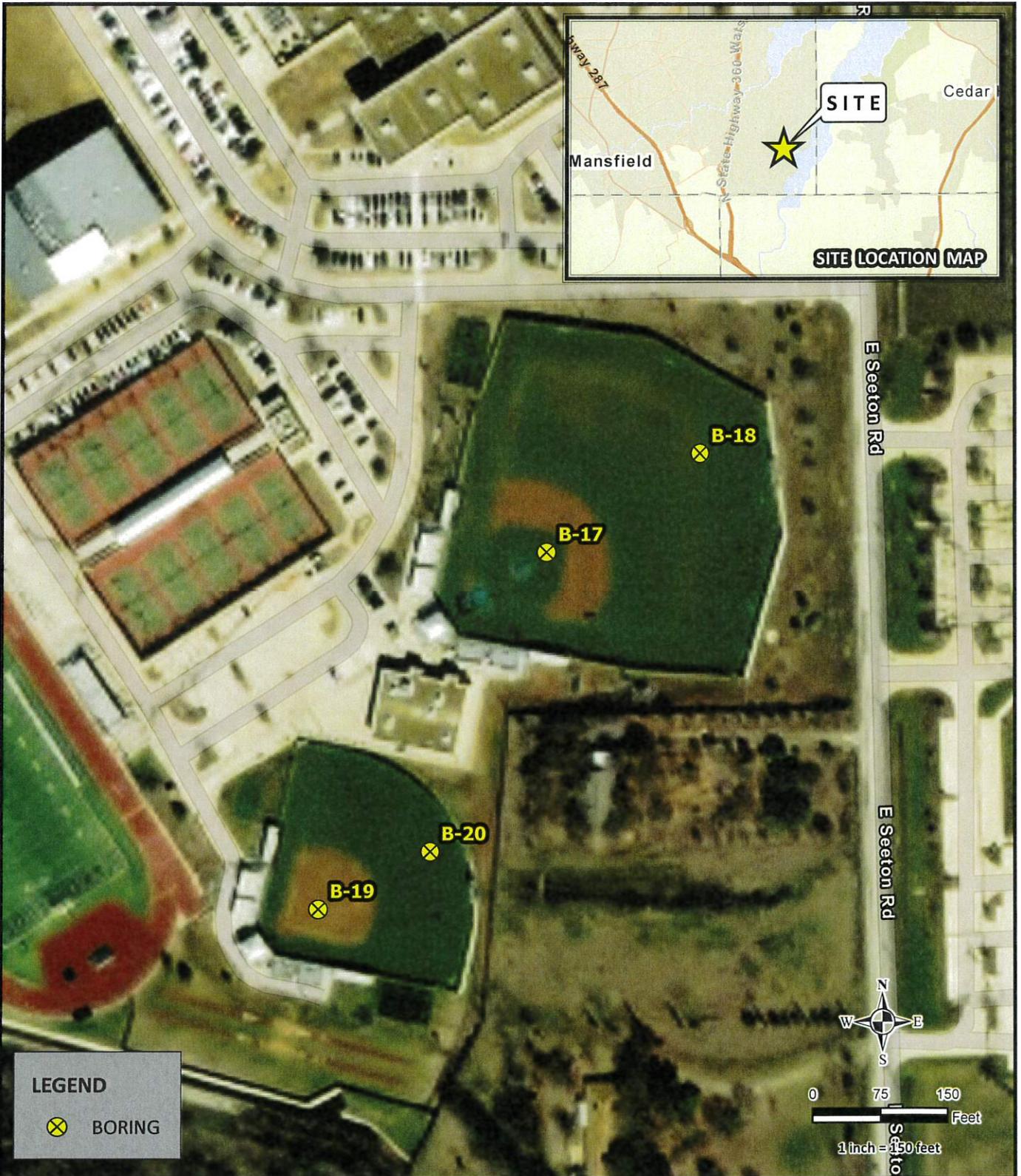
PROJECT No.: ADA25-013-00

ISSUE DATE:	5/8/2025
DRAWN BY:	BM
CHECKED BY:	SSA
REVIEWED BY:	OJ

**FIGURE**

**A-1**

NOTE: This Drawing is Provided for illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes



**LEGEND**

⊗ BORING

**RABA KISTNER**

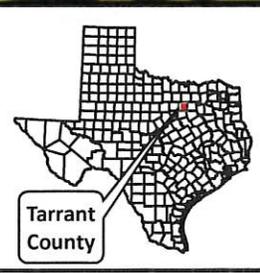
4407 N. Beltwood Parkway  
Suite 102  
Dallas, Texas 75244

(214)393-9022 TEL  
[www.rkci.com](http://www.rkci.com)  
TBPE Firm Number 3257

World Imagery: Maxar, Microsoft  
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors.

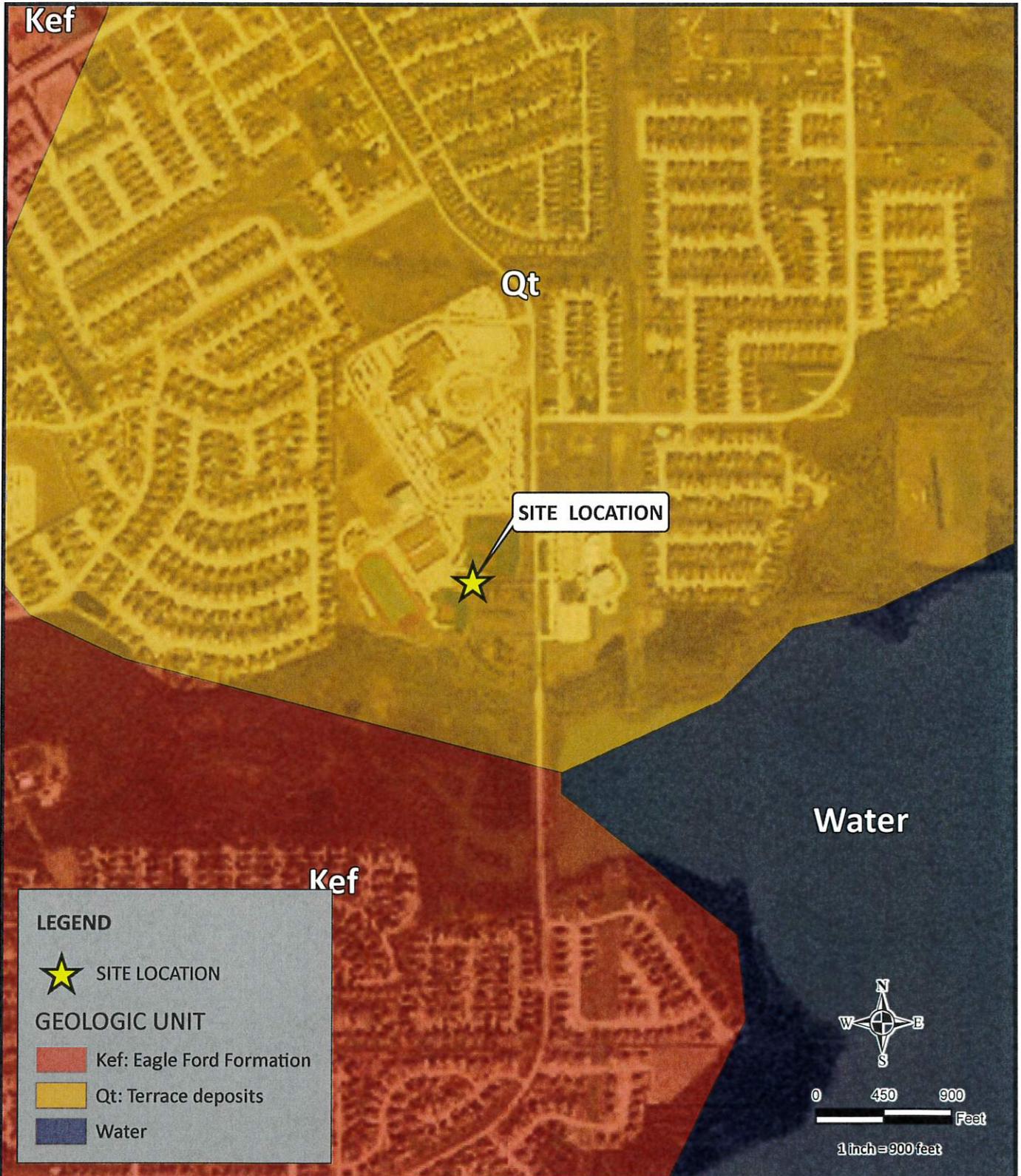
**BORING LOCATION MAP**

BASEBALL AND SOFTBALL FIELDS  
LAKE RIDGE HIGH SCHOOL  
MANSFIELD, TEXAS



PROJECT No.:	ADA25-013-00
ISSUE DATE:	5/8/2025
DRAWN BY:	BM
CHECKED BY:	SSA
REVIEWED BY:	OJ
<b>FIGURE</b>	<b>A-2</b>

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

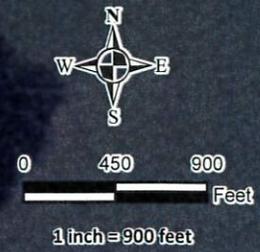


**LEGEND**

-  SITE LOCATION

**GEOLOGIC UNIT**

-  Kef: Eagle Ford Formation
-  Qt: Terrace deposits
-  Water



0 450 900 Feet

1 inch = 900 feet



4407 N. Beltwood Parkway  
Suite 102  
Dallas, Texas 75244

(214)393-9022 TEL  
[www.rkci.com](http://www.rkci.com)  
TBPE Firm Number 3257

World Imagery: Maxar

**GEOLOGY MAP**

BASEBALL AND SOFTBALL FIELDS  
LAKE RIDGE HIGH SCHOOL  
MANSFIELD, TEXAS



Tarrant County

PROJECT No.:	ADA25-013-00
ISSUE DATE:	5/8/2025
DRAWN BY:	BM
CHECKED BY:	SSA
REVIEWED BY:	OJ

**FIGURE**

**A-3**

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

## **Appendix B – Boring Logs**



### LOG OF BORING B-17

Project: Baseball and Softball Fields  
 Project No: ADA25-013-04  
 Address: Lake Ridge High School  
 City: Mansfield, Texas

Boring No: B-17  
 Latitude: 32.56882  
 Longitude: -97.0548  
 GW Depth:

Start Date: 5/10/2025  
 Driller: GGFS  
 Logger: S. Alam  
 SPT Efficiency:

DEPTH, FT	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	UNCORRECTED SPT VALUE	TCP BLOWCOUNT	RECOVERY/ RQD	POCKET PEN READING (tsf)	WATER CONTENT	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	% -200	UNCONFINED COMPRESSIVE STRENGTH, psi	UNIT DRY WEIGHT, pcf	
0			FAT CLAY (CH) , stiff to very stiff, moist, dark brown to brown , with ferrous staining				2.00	30	70	22	48	90			
2.50									27						
5									2.50	27	68	20	48		
7.5										26					
10										2.50	26				
10			Boring Terminated at 10 ft.												
15															





## LOG OF BORING B-19

Project: Baseball and Softball Fields  
 Project No: ADA25-013-04  
 Address: Lake Ridge High School  
 City: Mansfield, Texas

Boring No: B-19  
 Latitude: 32.56882  
 Longitude: -97.0549  
 GW Depth:

Start Date: 5/10/2025  
 Driller: GGFS  
 Logger: S. Alam  
 SPT Efficiency:

DEPTH, FT	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	UNCORRECTED SPT VALUE	TCP BLOWCOUNT	RECOVERY/ ROD	POCKET PEN READING (tsf)	WATER CONTENT	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	%-200	UNCONFINED COMPRESSIVE STRENGTH, psi	UNIT DRY WEIGHT, pcf
	•••••		FILL: POORLY GRADED SAND (SP) , moist, reddish brown , with gravel											
	/ / / / /		FAT CLAY (CH) , very stiff , moist, dark brown to brown , with ferrous staining				3.00	29						
							3.00	26	66	22	44			
5							2.50	26						
							2.50	27						
10			Boring Terminated at 10 ft.				2.50	27						
15														



## LOG OF BORING B-20

Project: Baseball and Softball Fields  
 Project No: ADA25-013-04  
 Address: Lake Ridge High School  
 City: Mansfield, Texas

Boring No: B-20  
 Latitude: 32.56816  
 Longitude: -97.055  
 GW Depth:

Start Date: 5/10/2025  
 Driller: GGFS  
 Logger: S. Alam  
 SPT Efficiency:

DEPTH, FT	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	UNCORRECTED SPT VALUE	TCP BLOWCOUNT	RECOVERY/ RQD	POCKET PEN READING (tsf)	WATER CONTENT	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	%-200	UNCONFINED COMPRESSIVE STRENGTH, psi	UNIT DRY WEIGHT, pcf	
5			FAT CLAY (CH) , stiff to very stiff, moist, dark brown to brown , with ferrous staining				2.00	35	80	24	56				
							2.00	34							
							2.50	29							
							2.50	23							
							3.00	24	63	19	44				
10			Boring Terminated at 10 ft.												
15															

## Appendix C – Laboratory Test Results

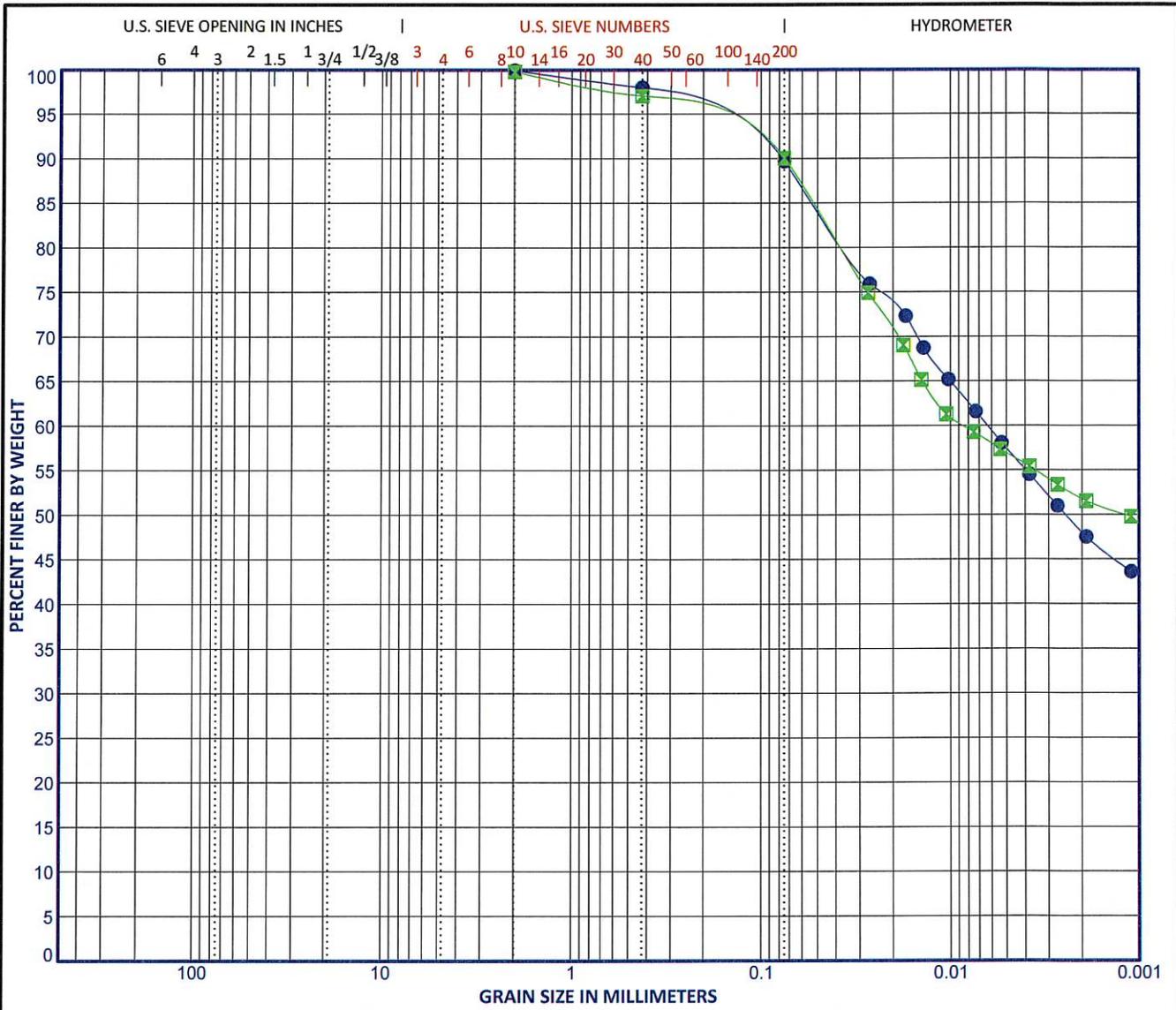
## SUMMARY OF LABORATORY TEST RESULTS

Boring No.	Sample Depth (ft)	Water Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	USCS	Dry Unit Weight (pcf)	% Passing No. 200 Sieve	Unconfined Compressive Strength (tsf)
B-17	0.0 to 2.0	30	70	22	48	CH		90	
	2.0 to 4.0	27							
	4.0 to 6.0	27	68	20	48				
	6.0 to 8.0	26							
	8.0 to 10.0	26							
B-18	0.0 to 2.0	28	72	22	50	CH		90	
	2.0 to 4.0	28							
	4.0 to 6.0	28							
	6.0 to 8.0	29	77	24	53				
	8.0 to 10.0	24							
B-19	0.0 to 2.0	29							
	2.0 to 4.0	26	66	22	44				
	4.0 to 6.0	26							
	6.0 to 8.0	27							
	8.0 to 10.0	27							
B-20	0.0 to 2.0	35	80	24	56				
	2.0 to 4.0	34							
	4.0 to 6.0	29							
	6.0 to 8.0	23							
	8.0 to 10.0	24	63	19	44				



### SUMMARY OF LABORATORY TEST RESULTS

Baseball and Softball Fields  
Mansfield, Texas  
RKI Project No.: ADA25-013-04



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen ID	Classification	LL	PL	PI	Cc	Cu
● B-17	FAT CLAY(CH)	70	22	48		
☒ B-18	FAT CLAY(CH)	72	22	50		
▲						
★						
◎						

Specimen ID	D100	D95	D50	D30	%Gravel	%Sand	%Silt	%Clay
● B-17	2	0.226	0.002		0.0	10.2	32.2	57.5
☒ B-18	2	0.255	0.001		0.0	9.7	33.1	56.9
▲								
★								
◎								

	<b>GRAIN SIZE DISTRIBUTION</b>
	Baseball and Softball Fields Mansfield, Texas RKI Project No.: ADA25-013-04

**Allowance Expenditure/ Reconciliation Authorization Form**



**Mansfield Independent School District**  
2024 Bond Program

AERA # 2

**Owner's Allowance (Subgrade Field Prep)**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> July 23, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

*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:**

PCE 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 \$143,240.32 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: \$ 106,759.68  
 Total New A.E.R.A. amount (this allowance change request): \$ 143,240.32

**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.*

Tracy Hardcastle Date 07/24/25  
Tracy Hardcastle (Jul 24, 2025 06:21:20 CDT)  
 Huckabee - Construction Observer

Cameron Boudreaux Date 07/24/25  
Cameron Boudreaux (Jul 24, 2025 16:23:05 CDT)  
 General Contractor

Lacy Beckler Date 07/24/25  
Lacy Beckler (Jul 24, 2025 16:27:27 CDT)  
 Mansfield ISD - Project Manager

[Signature] Date 07/27/25  
 Mansfield ISD - Bond Program Manager

[Signature] Date 07/27/25  
Jeff Hogden (Jul 27, 2025 22:41:32 CDT)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130  
Fort Worth, Texas 76177  
tel 817.717.4900  
fax 972.347.5684

## Proposed Contingency Expenditure

07/10/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 002** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

Field Modifications Allowance Reallocation

1. Reallocating the field modifications allowance at Lake Ridge into Owner's Contingency.

After review of this change by Crossland and our Subcontractors, we find the total **CREDIT** to be **(\$0.00) (Zero Dollars and 0/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co  
7/10/2025  
Date

Bruce Morris  
Recommended by: Huckabee  
07/15/2025  
Date

[Signature]  
Approved by: Mansfield ISD  
7/14/25  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: We are reallocating the remaining \$143,240.32 from the possible field modifications allowance into owner's contingency resulting in a zero dollar change.

**Allowance Expenditure/ Reconciliation Authorization Form**



**Mansfield Independent School District**  
2024 Bond Program

AERA # 3

**Owner's Allowance (Irrigation Cost Use)**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> December 12, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

*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:**

Use allowance to provide material, labor, and equipment to repaid the Sod and Irrigation at Lake Ridge

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

*(Adjustments to Owner's Allowances)*

Net Change by previous Adjustments to Allowance: \$ 106,759.68  
 Total New A.E.R.A. amount (this allowance change request): \$ 25,000.00

**Balance of Owner's Allowance Amount:** \$ 118,240.32

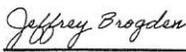
*Approval by the District will constitute authorization to proceed with this change. The Contract amount and Contractual Substantial Completion Date will not be altered by this A.E.R.A.*

  
Tracy Hardcastle (Dec 15, 2025 05:35:07 CST)      Date Dec 15, 2025  
 Huckabee - Construction Observer

  
Bailey McDonald (Dec 12, 2025 17:28:34 CST)      Date Dec 12, 2025  
 General Contractor

  
Lacy Beckler (Dec 15, 2025 10:25:10 CST)      Date Dec 15, 2025  
 Mansfield ISD - Project Manager

  
Mansfield ISD - Bond Program Manager      Date Dec 15, 2025

  
Jeffrey Brogden      Date Dec 15, 2025  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

✓

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 12/10/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 11** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

Irrigation & Sod Fixes Lake Ridge

1. Provide material, labor and equipment to repair the Sod and Irrigation at Lake Ridge.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$25,000 (Twenty-Five Thousand Dollars and 0/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

*Bailey McDonald*

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

12/10/2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: This Contingency Expenditure is for Crossland to Repair the Irrigation and Sod at Lake Ridge High School. We are utilizing the full \$25,000 landscaping and irrigation allowance to help pay for the cost.



Superscapes Inc.  
 1500 Capital Drive.  
 Carrollton, TX 75006  
 Office 972.712.0353  
 Fax 972.668.5604

BID PROPOSAL - Sod and Irrigation Repair  
 12/4/2025

Bid Name: Lake Ridge High School  
 Plan Date: Field Request  
 Location: Mansfield, TX

<u>Qty.</u>	<u>Unit</u>	<u>Landscape Items</u>	<u>Unit Material Cost</u>	<u>Unit Labor Cost</u>	<u>Unit Cost</u>	<u>Total Cost</u>
44,252	SF	Sod - Bermuda Grass	\$0.30	\$0.37	\$0.67	\$29,648.84
1	LS	Mobilization / Delivery Fees	\$1,037.71	-	\$1,037.71	\$1,037.71
						<b>\$30,686.55</b>
		<b><u>Irrigation Items</u></b>				
1	LS	Irrigation System	\$9,548.93	\$11,670.91	\$21,219.84	\$21,219.84
1	LS	Mobilization / Delivery Fees	\$742.70	-	\$742.70	\$742.70
						<b>\$21,962.54</b>
					<b>Sub-Total:</b>	<b>\$52,649.09</b>
					<b>Sales Tax:</b>	<b>\$0.00</b>
					<b>Base Bid Total:</b>	<b>\$52,649.09</b>

Project Specific Notes:

- Proposal excludes anything not specifically listed above.



## 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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> January 28, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input checked="" type="checkbox"/> Error or Omission			
<input type="checkbox"/> Unknown / Unforeseen Conditions			
<input type="checkbox"/> Owner Requested Change		<b>Name of Requester:</b> Bailey McDonald	
<input type="checkbox"/> Other (specify)		<b>Reason:</b> Chain Link Fence Missed Scope	

**Description of Change:**

Provide labor, material, and equipment to install additional site chain link fencing missed in scope.

Original Contractor's Contingency Amount per cc	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Contractor's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ 32,512.00
<b>Balance of Contractor's Contingency Amount:</b>	<b>\$ 83,744.00</b>

*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 08:54:57 CST)  
 Huckabee - Construction Observer

Date Jan 29, 2026  
Bailey McDonald (Jan 29, 2026 07:38:20 CST)  
 General Contractor

Date Jan 29, 2026  
Lacy Beckler (Jan 29, 2026 09:44:34 CST)  
 Mansfield ISD - Project Manager

Date Feb 2, 2026  
 Mansfield ISD - Bond Program Manager

Date Feb 2, 2026  
Jeffrey Brogden (Feb 2, 2026 07:43:39 CST)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs



## Proposed Contingency Expenditure

Date: 1/08/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 15** for Mansfield ISD Lake Ridge BB/SB Field Renovations:

Pricing for this proposed expenditure consist of the following:

PCO#015 Additional Chain Link

1. Provide material, labor and equipment to install additional Site chain link fencing.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **(\$32,512.00) (Thirty Two Thousand Five Hundred Twelve Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

  
\_\_\_\_\_  
Approved by: Mansfield ISD

1/08/2026  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Beckler, Lacy**

---

**From:** Bailey McDonald <bmcDonald@crossland.com>  
**Sent:** Friday, January 9, 2026 11:27 AM  
**To:** Isaac George; Beckler, Lacy; Hardcastle, Tracy  
**Subject:** Re: MISD Lake Ridge - PCO#015 Additional Chain Link

**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 all black vinyl chain link to match the other fencing.

Thanks

**Bailey McDonald**

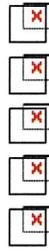
**Senior Project Manager**

13601 North Freeway, Ste. 130  
Fort Worth, TX 76177

t: 817.717.4900 c: 817.366.9014

[bmcDonald@crossland.com](mailto:bmcDonald@crossland.com)

[www.crossland.com](http://www.crossland.com)



*Trust – Responsibility – Integrity – Passion*

---

**From:** Bailey McDonald

**Sent:** Thursday, January 8, 2026 4:30:56 PM

**To:** Isaac George <igeorge@crossland.com>; Beckler, Lacy <lacybeckler@misdmail.org>; Tracy Hardcastle <tracy.hardcastle@huckabee-inc.com>

**Subject:** RE: MISD Lake Ridge - PCO#015 Additional Chain Link

# **CROSSLAND**

**CONSTRUCTION COMPANY, INC.**

**Isaac George**

**Assistant Project Manager**

13601 North Freeway, Ste. 130

Fort Worth, TX 76177

t: 817.717.4900

C: 214.425.3844

[igeorge@crossland.com](mailto:igeorge@crossland.com)

[www.crossland.com](http://www.crossland.com)



*Trust – Responsibility – Integrity – Passion*

**IMPORTANT!!!** Crossland will never request to change ACH/wire transfer information by email. If you receive such a request, please contact the Legal Department at 620-429-1414.



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS:



**Change Order Request due to Unforeseen Change Order**

Date: 12/17/2025  
Owner: Mansfield ISD  
Contact: Bailey McDonald

Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**SCOPE OF WORK: Existing Baseball & Softball Turf Replacement**

PSC to provide and install 643 LF of 6' black vinyl coated chain link with 3" terminal post, 2- 3/8" line post, 1 5/8" top and bottom rail. Also, will install 75 LF of 4' black vinyl coated chain link with 3" terminal post, 2- 3/8" line post, 1 5/8" top and bottom rail around the turtle pad. This does not include any gates.

**Total Cost: \$32,512**

**Material: \$17,556.48**

**Labor: \$11,704.32**

**OH&P: \$3,251.20**

**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

---

**Office Address**  
5001 Saunders Rd  
Fort Worth, TX 76119

**Website**  
paragon-sports.com

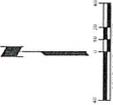
**Office Number**  
817.916.5000



CONTRACT NO. \_\_\_\_\_

**LEGEND**

[Symbol]	PROPOSED FACE AND BACK OF CURB
[Symbol]	PROPOSED HEAVY DUTY CONCRETE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED CHAIN LINK FENCE
[Symbol]	PROPOSED UNDERGROUND ELECTRICAL
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING POWER LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING WATER LINE



PROPOSED CHAIN LINK FENCE

PROPOSED UNDERGROUND ELECTRICAL

EXISTING SANITARY SEWER

EXISTING POWER LINE

EXISTING TELEPHONE LINE

EXISTING WATER LINE

**811**

Know it - Below.  
 Call before you dig.

THESE ARE SUBJECT TO REVISIONS APPROVAL BY JURISDICTIONAL ENTITIES

**STANDARD ACCESSIBILITY REQUIREMENTS**

1. ALL NEW CONCRETE SHALL BE CURABLE TO A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT THE TIME OF CURING. ALL NEW CONCRETE SHALL BE CURABLE TO A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT THE TIME OF CURING. ALL NEW CONCRETE SHALL BE CURABLE TO A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT THE TIME OF CURING.
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**!!CAUTION!!**

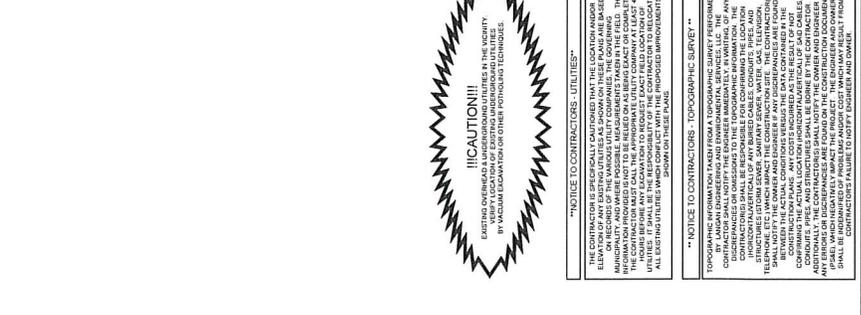
EXISTING UTILITIES ARE SHOWN IN THIS PLAN. VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES BY VISUAL EXAMINATION OR OTHER PROVEN TECHNIQUES.

**"NOTICE TO CONTRACTORS - UTILITIES"**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, DEPTH, AND ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

**"NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY"**

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY THE CONTRACTOR SHALL BE IMMEDIATELY FURNISHED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.



PROPOSED CHAIN LINK FENCE

PROPOSED UNDERGROUND ELECTRICAL

EXISTING SANITARY SEWER

EXISTING POWER LINE

EXISTING TELEPHONE LINE

EXISTING WATER LINE

PROPOSED CHAIN LINK FENCE

PROPOSED UNDERGROUND ELECTRICAL

EXISTING SANITARY SEWER

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EXISTING SANITARY SEWER

EXISTING POWER LINE

EXISTING TELEPHONE LINE

EXISTING WATER LINE

# CAEA 01 CMAR LRHS BBSB

Final Audit Report

2026-02-02

Created:	2026-01-29
By:	Lacy Beckler (lacybeckler@misdmail.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXrdgSLqImfg8Ur3zu_07KBQwWnztyeC5

## "CAEA 01 CMAR LRHS BBSB" History

-  Document created by Lacy Beckler (lacybeckler@misdmail.org)  
2026-01-29 - 12:09:55 PM GMT- IP address: 216.213.215.218
-  Document emailed to bmcdonald@crossland.com for signature  
2026-01-29 - 12:11:08 PM GMT
-  Email viewed by bmcdonald@crossland.com  
2026-01-29 - 12:11:45 PM GMT- IP address: 54.242.33.102
-  Signer bmcdonald@crossland.com entered name at signing as Bailey McDonald  
2026-01-29 - 1:38:18 PM GMT- IP address: 108.244.82.105
-  Document e-signed by Bailey McDonald (bmcdonald@crossland.com)  
Signature Date: 2026-01-29 - 1:38:20 PM GMT - Time Source: server- IP address: 108.244.82.105
-  Document emailed to Tracy Hardcastle (tracy.hardcastle@huckabee-inc.com) for signature  
2026-01-29 - 1:38:23 PM GMT
-  Email viewed by Tracy Hardcastle (tracy.hardcastle@huckabee-inc.com)  
2026-01-29 - 2:54:09 PM GMT- IP address: 104.47.66.126
-  Document e-signed by Tracy Hardcastle (tracy.hardcastle@huckabee-inc.com)  
Signature Date: 2026-01-29 - 2:54:57 PM GMT - Time Source: server- IP address: 38.32.80.162
-  Document emailed to Lacy Beckler (lacybeckler@misdmail.org) for signature  
2026-01-29 - 2:54:59 PM GMT
-  Email viewed by Lacy Beckler (lacybeckler@misdmail.org)  
2026-01-29 - 3:43:31 PM GMT- IP address: 216.213.215.218
-  Document e-signed by Lacy Beckler (lacybeckler@misdmail.org)  
Signature Date: 2026-01-29 - 3:44:34 PM GMT - Time Source: server- IP address: 216.213.215.218

 Document emailed to Garry Walker (garrywalker@misdmail.org) for signature  
2026-01-29 - 3:44:39 PM GMT

 Email viewed by Garry Walker (garrywalker@misdmail.org)  
2026-02-02 - 5:49:22 AM GMT- IP address: 104.28.97.19

 Document e-signed by Garry Walker (garrywalker@misdmail.org)  
Signature Date: 2026-02-02 - 9:40:52 AM GMT - Time Source: server- IP address: 156.146.173.115

 Document emailed to Jeffrey Brogden (jeffreybrogden@misdmail.org) for signature  
2026-02-02 - 9:40:56 AM GMT

 Email viewed by Jeffrey Brogden (jeffreybrogden@misdmail.org)  
2026-02-02 - 12:22:07 PM GMT- IP address: 146.75.164.1

 Document e-signed by Jeffrey Brogden (jeffreybrogden@misdmail.org)  
Signature Date: 2026-02-02 - 1:43:39 PM GMT - Time Source: server- IP address: 216.213.215.218

 Agreement completed.  
2026-02-02 - 1:43:39 PM GMT

## 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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> August 29, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

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

**Description of Change:**

Due to 18" storm being shown own drawings to connect under bullpen on 3rd base line an RFP was issued to determine the necessity to relocate the 18" storm to enable lime treatment to the subgrade. Storm drain was re-routed around bullpen.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (143,240.32)
Total Amount of this CAEA:	\$ 11,771.10
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 247,725.22</b>

*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 Aug 31, 2025  
Tracy Hardcastle (Aug 31, 2025 08:06:29 CDT)  
Huckabee - Construction Observer

Date Aug 30, 2025  
Cameron Boudreaux (Aug 30, 2025 09:44:31 CDT)  
General Contractor

Date Aug 31, 2025  
Lacy Beckler (Aug 31, 2025 08:15:38 CDT)  
Mansfield ISD - Project Manager

Date Sep 4, 2025  
Mansfield ISD - Bond Program Manager

Date Sep 8, 2025  
Jeff Brogden (Sep 8, 2025 08:10:14 CDT)  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

08/27/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 003** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

RFP-3 Reroute 18in Storm Line

1. Provide material, labor and equipment to reroute 18" storm line.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$11,771.10 (Eleven Thousand, Seven Hundred Seventy-One Dollars and 10/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- Allowance:

This change approved by:

Cameron Boudreaux  
Crossland Construction Co  
  
08/27/2025  
Date

TH  
Tracy Hardcastle (Aug 31, 2025 08:06:29 CDT)  
Recommended by: Huckabee  
Aug 31, 2025  
Date

Lacy Beck  
Approved by Mansfield ISD  
8/29/25  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: With the response to RFI #03 Proposed Storm Connection to Existing, we are proposing an **ADD** for the reroute of Line C. This is derived from the added linear feet of storm line install and demo.

# MANSFIELD ISD LAKE RIDGE CHANGE ORDER # 1

OWNER'S REPRESENTATIVE INFORMATION



CONTRACTOR INFORMATION



COMPANY CROSSLAND CONSTRUCTION  
 NAME BAILEY McDONALD  
 ADDRESS 731 INDUSTRY WAY  
 CITY, STATE ZIP PROSPER, TX 75078  
 PHONE 972-347-5659  
 EMAIL BMC DONALD@CROSSLAND.COM  
 PROJECT NAME MANSFIELD ISD LAKE RIDGE CHANGE ORDER # 1

COMPANY MX CONSTRUCTION SERVICES, INC  
 NAME CARLOS CAMPA  
 ADDRESS 8951 COLLIN MCKINNEY PARKWAY  
 CITY, STATE ZIP MCKINNEY, TX 75070  
 PHONE 972-907-8920  
 EMAIL CARLOS@MXCONSTRUCTIONSERVICES.COM

**SCOPE OF WORK**

THIS CHANGE ORDER INCLUDES ALL THE WORK ASSOCIATED WITH THE ADDITIONAL MATERIALS AND LABOR

REROUTE 18" STORM LINE PER RFI 03 PAGE C4.00

**NOT INCLUDED**

PERMITS	TRAFFIC CONTROL	CLEARING	INLET PROTECTION
ENGINEERING FEES	STRIPING	IMPACT/METER FEES	LANDSCAPING/EROSION CONTROL
DIRT HAUL OFF OR DEBRIS	INSPECTION	TAP PERMITS/FEES	TAX, SALES, CONSUMER, USE, ETC ON PUBLIC
CREATED BY OTHERS	MATERIAL TESTING COST	WATER METERS	PORTION OF PROJECT

**PROPOSAL**

DESCRIPTION	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL
<b>STORM ADDITIONS</b>				
ADDITIONAL - CONNECT TO EXISTING STORM DRAIN	1	EA	\$ 1,000.00	\$ 1,000.00
ADDITIONAL - CUT & REMOVE EXISTING STORM DRAIN	54	LF	\$ 35.00	\$ 1,890.00
ADDITIONAL - 18" RCP PIPE	70	LF	\$ 95.00	\$ 6,650.00
ADDITIONAL - 3 FT. SQUARE CATCH BASIN	1	EA	\$ 3,500.00	\$ 3,500.00
DEDUCTION - 2 FT. SQUARE CATCH BASIN	(1)	EA	\$ 2,500.00	\$ (2,500.00)
TRENCH SAFETY	124	LF	\$ 1.00	\$ 124.00
CCTV	70	LF	\$ 1.00	\$ 70.00
SURVEYING / STAKING	1	LS	\$ 750.00	\$ 750.00
<b>SUBTOTAL</b>			<b>\$</b>	<b>11,484.00</b>
<b>BONDS (2.5%)</b>			<b>\$</b>	<b>287.10</b>
MX CONSTRUCTION SERVICES PROPOSE THE ABOVE SCOPE OF WORK FOR THE AMOUNT OF			<b>\$</b>	<b>11,771.10</b>

SUBMITTED BY \_\_\_\_\_

DATE \_\_\_\_\_

OWNER ACCEPTANCE \_\_\_\_\_

SUBMITTED BY \_\_\_\_\_

DATE \_\_\_\_\_



**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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> September 11, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

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

**Description of Change:**

District is receiving a credit on for changing scoreboard manufacturers from Daktronics to Fairplay.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Owner's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ (131,469.22)
Total Amount of this CAEA:	\$ (2,818.00)
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 250,543.22</b>

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 Sep 18, 2025  
Tracy Hardcastle (Sep 18, 2025 04:34:39 CDT)  
 Huckabee - Construction Observer

Cameron Boudreaux Date Sep 12, 2025  
Cameron Boudreaux (Sep 12, 2025 09:39:05 CDT)  
 General Contractor

[Signature] Date Sep 18, 2025  
Lacy Beckler (Sep 18, 2025 07:05:20 CDT)  
 Mansfield ISD - Project Manager

[Signature] Date Oct 2, 2025  
Garry Walker (Oct 2, 2025 16:15:55 CDT)  
 Mansfield ISD - Bond Program Manager

[Signature] Date Oct 7, 2025  
Jeffrey Brogden (Oct 7, 2025 08:07:05 CDT)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

## Proposed Contingency Expenditure

Date: 9/9/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 4** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

Daktronics Scoreboard Credit

1. Material credit for changing scoreboard manufacturers from Daktronics to Fair Play

After review of this change by Crossland and our Subcontractors, we find the total **CREDIT** to be **(-\$2,818.00) (Two Thousand Eight Hundred Eighteen Dollars and 0/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

Cameron Boudreaux  
Crossland Construction Co  
09/09/2025  
Date

Tracy Hardcastle  
Tracy Hardcastle (Sep 18, 2025 04:34:39 CDT)  
Recommended by: Huckabee  
Sep 18, 2025  
Date

Larry Becker  
Approved by: Mansfield ISD  
September 9, 2025  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: We are proposing a credit for the Lake Ridge SB/BB Scoreboard Change to be allocated to Owner's Contingency. This is derived from the material cost difference between the Daktronic and Fair Play scoreboards.



## Request for Change Order

To: Crossland Construction Company  
420 S. 145th East Ave Suite K  
Tulsa, OK 74108

Project: Lake Ridge 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: Crossland Construction Company  
420 S. 145th East Ave Suite K  
Tulsa, OK 74108  
Project: Lake Ridge HS BB & SB

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

Upon approval the amount of \$-2,818.00 will be added to the contract price.

This Request                      \$-2,818.00

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Game Court Services, Inc.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Crossland Construction Company

**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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> November 7, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<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: Lacy Beckler  
Reason: Electrical Change

**Description of Change:**

Provide material, labor, and equipment to change the (8) floor weather resistant GFCI with in use cover to ceiling receptacles fed from the new GFCI breakers for the pitching machines and equipment for BBSB.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Owner's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ (134,287.22)
Total Amount of this CAEA:	\$ 3,200.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 247,343.22</b>

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 17, 2025  
Tracy Hardcastle (Dec 17, 2025 15:05:50 CST)  
Huckabee - Construction Observer

Date Dec 10, 2025  
Bailey McDonald (Dec 10, 2025 08:03:37 CST)  
General Contractor

Date Dec 17, 2025  
Lacy Beckler (Dec 17, 2025 15:06:32 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

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

10/28/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 009** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consists of the following:

PCO#009 Lake Ridge Batting Cage Overhead Receptacles

1. Provide material, labor and equipment to change the (8) floor weather resistant GFCI with in use cover to ceiling receptacles fed from the new GFCI breakers for the pitching machines.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **(\$3,200) (Three Thousand Two Hundred Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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.

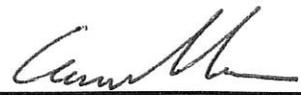
The cost for this change shall be funded from:

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

This change approved by:

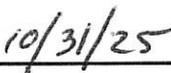
\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

  
\_\_\_\_\_  
Approved by: Mansfield ISD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: Due to RFI#7's response we are proposing this add to change the proposed batting cage floor receptacles to overhead receptacles fed from new GFCI breakers for the pitching machines. This cost is derived from the cost difference in equipment, material, and labor to change the floor receptacles to overhead.



# R & L Electric, Inc.

2318 Fort Worth Hwy  
Weatherford, TX 76087

Phone: 817-613-0819 Fax: 817-613-1349

Email: Eric@rlelectricinc.com

www.rlelectricinc.com

## Change Order

Date	Change Order #
9/26/2025	18692

### Customer

Crossland Construction  
861 N. Coleman, Suite 100  
P.O. Box 279  
Prosper, TX 75078

### Project

MISD Lake Ridge C/O #1

Description	Total
Quote for the below listed electrical items.	
Credit (8) total Weather Resistant GFCI with in use cover at BB and SB field.	-1,590.00
Add (6) total Ceiling receptacles fed from new GFCI Breakers for pitching machines.	4,810.00
Schedule Impact: Add 1 Day.	
Notes and Exclusions:	
1. Due to market changes in materials, price good for 30 days.	
2. Based on normal working hours.	
3. Excludes any work not listed in scope and the following below.	
4. Cost for painting, patching, replacement of ceiling tiles and/or grid, repairs to final finishes.	
5. Loose motor starters and controllers for equipment provided by others.	
6. Concrete or asphalt work of any kind.	
7. Providing and installing Cord Reels.	
8. Repair of landscaping and irrigation.	
9. Repair of unseen/unmarked utilities.	
10. Excludes rock trenching.	
11. R&L assumes Electrical plans encompass all lighting required, and therefore take precedence over other sets. Written notice must be given prior that details if lighting is to be picked up outside of the electrical plans. R&L is not responsible for inconsistencies found between plan disciplines.	
Change Order Prepared by Eric Auge	<b>Total</b> \$3,220.00

### TECL 20145

Regulated by The Texas Department of Licensing and Regulation  
PO Box 12157, Austin, TX 78711  
800-803-9202 or 512-463-6599 www.tdlr.texas.gov

Job ID: JOB-4153  
Project: Mansfield ISD BB/SB Reno

Add



CO: CO-0001: Floor Outlet Change

### Top Sheet Report

Vendor: ELLIOT Labor Level: R&L LABOR 26 Sep 2025 10:37:23  
Tax Rate status: Default Bid Name: BASE BID Bid Template: NEW CHANGE ORDER

Description	Column 1	Column 2
DIRECT LABOR HRS	17.40	
DIRECT LABOR DOLLARS		1,305.12
INDIRECT LABOR HRS	2.00	
INDIRECT LABOR DOLLARS		190.00
LABOR TAX		
MATERIAL DOLLARS		1,966.49
QUOTES DOLLARS		
MATERIAL & QUOTE TAX		
TOOLS EXPENDABLE		26.10
SUBCONTRACTS TOTAL		
EQUIPMENT TOTAL		821.60
EQUIP/SUBCONTRACT TAX		
OVERHEAD TOTAL		215.47
PROFIT TOTAL		215.47
BOND TOTAL		67.31

Bid Memo: Bid Total: 4,807.55

Job ID: JOB-4153  
Project: Mansfield ISD BB/SB Reno

Credit



CO: CO-0001: Floor Outlet Change

### Top Sheet Report

Vendor: ELLIOT Labor Level: R&L LABOR 26 Sep 2025 10:36:38

Tax Rate status: Default Bid Name: BASE BID Bid Template: NEW CHANGE ORDER

Description	Column 1	Column 2
DIRECT LABOR HRS	-14.66	
DIRECT LABOR DOLLARS		-1,099.82
INDIRECT LABOR HRS	2.00	
INDIRECT LABOR DOLLARS		190.00
LABOR TAX		
MATERIAL DOLLARS		-493.82
QUOTES DOLLARS		
MATERIAL & QUOTE TAX		
TOOLS EXPENDABLE		-22.00
SUBCONTRACTS TOTAL		
EQUIPMENT TOTAL		
EQUIP/SUBCONTRACT TAX		
OVERHEAD TOTAL		-71.28
PROFIT TOTAL		-71.28
BOND TOTAL		-22.27

Bid Memo: Bid Total: -1,590.47

## 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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> November 7, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input type="checkbox"/>	Error or Omission	<b>Name of Requester:</b>	<input type="text" value="Lacy Beckler"/>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	<b>Reason:</b>	<input type="text" value="Batters Eye Removal"/>
<input checked="" type="checkbox"/>	Owner Requested Change		
<input type="checkbox"/>	Other (specify)		

**Description of Change:**

Material and labor credit for the softballs batters eye height reduction going from 15' down to 8'

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
<b>Revised Contingency Total:</b>	<b>\$ 116,256.00</b>
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (131,087.22)
Total Amount of this CAEA:	\$ (1,200.00)
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 248,543.22</b>

*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 06:27:59 CST)  
 Huckabee - Construction Observer

Date Nov 14, 2025  
Cameron Boudreaux (Nov 14, 2025 16:18:46 CST)  
 General Contractor

Date Nov 17, 2025  
Lacy Beckler (Nov 17, 2025 09:07:36 CST)  
 Mansfield ISD - Project Manager

Date Nov 20, 2025  
Jeff Brogden (Nov 20, 2025 08:03:53 CST)  
 Mansfield ISD - Bond Program Manager

Date Nov 25, 2025  
Jeff Brogden (Nov 25, 2025 08:03:53 CST)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 10/28/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 008** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consist of the following:

PCO#008 Softball Batter's Eye Credit

1. Material and labor credit for the Softball Batter's Eye height reduction going from 15ft down to 8ft.

After review of this change by Crossland and our Subcontractors, we find the total **CREDIT** to be **(-\$1,200.00) (One Thousand Two Hundred Dollars and 0/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 to:

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

This change approved by:

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: We are proposing a credit for the reduction of the Lake Ridge Softball Batter's Eye height. This credit derives from the material and labor cost of the reduced square footage of the wall. Proposed credit is to be allocated to Owner's Contingency.



**Change Order Request due to Unforeseen Change Order**

Date: 10/21/2025  
Owner: Mansfield ISD  
Contact: Cameron Boudreaux  
  
Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**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 # 6

**Owner's Contingency**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> December 5, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input type="checkbox"/>	Error or Omission	<b>Name of Requester:</b> <u>Lacy Beckler</u>
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions	
<input type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		<b>Reason:</b> <u>Raised Mow Curb</u>

**Description of Change:**

Provide material, labor and equipment to raise the baseball field mow curb to gain curb face height needed for proper installation.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Owner's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ (132,287.22)
Total Amount of this CAEA:	\$ 29,300.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 219,243.22</b>

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 Dec 15, 2025  
Tracy Hardcastle (Dec 15, 2025 14:35:15 CST)  
 Huckabee - Construction Observer

[Signature] Date Dec 10, 2025  
Bailey McDonald (Dec 10, 2025 08:02:18 CST)  
 General Contractor

[Signature] Date Dec 15, 2025  
Lacy Beckler (Dec 15, 2025 14:45:15 CST)  
 Mansfield ISD - Project Manager

[Signature] Date Dec 17, 2025  
 Mansfield ISD - Bond Program Manager

[Signature] Date Dec 18, 2025  
 Mansfield ISD  
 Asst Superintendent of Facilities & Bond Programs



**Project: Lake Ridge HS BB & SB Renovations**

**PROJECT INFORMATION:**

Project No.: 01885-07-02  
 Purchase Order: #9582500302  
 Permit #:

**CMR INFORMATION:**

Crossland Construction Company  
 13601 North Freeway, Ste. 130  
 Fort Worth, TX 76177  
 Ph: (817) 717-4900  
[www.crossland.com](http://www.crossland.com)

**ORIGINAL CONTRACT:** \$5,812,794

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 (2):	
Sub Completion (3):	
Days until Sub Com (3):	
Weeks until Sub Com (3):	

Original Const. Contingency: \$116,256.00  
 Current Contingency Balance: \$219,243.22  
 Original Allowance: \$281,500.00  
 Current Allowance Balance: \$31,500.00  
 Contingency/ Allowance Combined Balance: \$250,743.22

Status: Total Change Orders  
 A Proposals Approved: (\$102,987.22)  
 B Rejected: (\$102,987.22)  
 C Pending C/S/A/E Review: \$0.00  
 D Pending GC Proposal: \$0.00  
 Total Pending Changes: ( C + D ) \$0.00  
 Total Estimated Changes: ( CO + A + C + D ) (\$102,987.22)

% Contingency Used: -88.59%  
 % Contingency Used of CCAP: -1.77%  
 Cost per SF: #DIV/0!  
 Days Added CO: 0  
 CO #01: \$0.00  
 CO #02: \$0.00  
 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	01	(\$145,240.32)	(\$145,240.32)	0	PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$145,240.32 to Owner's Contingency in accordance with AED04.02.	A	07/10/25	07/23/25	07/27/25	
02	02	02	\$11,771.10	\$11,771.10	0	RFP 03 Response lead to change in storm drain location	A	08/29/25	08/29/25	09/08/25	Due to 18" storm being shown own drawings to connect under lullpen on 3rd base line an RFP was issued to determine the necessity to relocate the 18" storm to enable line treatment
03	03	03	(\$2,818.00)	(\$2,818.00)	0	Scoreboard Credit	A	09/11/25	09/11/25	10/27/25	District is receiving a credit for going from Daktronics to Fairplay scoreboard
04	04	04	\$3,200.00	\$3,200.00	0	Overhead Conduit	A	11/03/25			
05	05	05	(\$1,200.00)	(\$1,200.00)	0	Batters Eye	A	11/14/25	11/14/25	11/25/25	Material and labor credit for the softballs batters eye height reduction going from 15" down
06	06	07	\$29,300.00	\$29,300.00	0	Raised Mow Curb at Baseball Outfield	A	12/04/25	12/04/25		Provide material, labor and equipment to raise the baseball field mow curb to gain curb face height needed for proper installation.
07	07	07	\$0.00	\$0.00	0						
08	08	08	\$0.00	\$0.00	0						
09	09	09	\$0.00	\$0.00	0						
10	10	10	\$0.00	\$0.00	0						
11	11	11	\$0.00	\$0.00	0						
12	12	12	\$0.00	\$0.00	0						
13	13	13	\$0.00	\$0.00	0						
14	14	14	\$0.00	\$0.00	0						
15	15	15	\$0.00	\$0.00	0						
RFP Total				(\$102,987.22)	0						

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

# Proposed Contingency Expenditure

10/28/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 007** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consists of the following:

PCO-007 Lake Ridge Raised Mow Curb at Baseball Outfield

- 1. Provide material, labor and equipment to raise the baseball field mow curb to gain the curb face height needed for proper installation.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **(\$29,300.00) (Twenty- Nine Thousand Three Hundred Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: We are proposing this add due to the existing BB outfield mow curb and the finished BB field subgrade being the same elevation. Adding onto the existing mow curb's width and height will allow for proper outfield wall and field installation. This cost is derived from equipment, material, and labor to install the additional mow strips.

**Beckler, Lacy**

---

**From:** JOHN SCHEDLER <John@sportsdesigngroup.com>  
**Sent:** Tuesday, November 4, 2025 7:07 AM  
**To:** Beckler, Lacy  
**Subject:** Re: PCO#007 Raised Mow Curb at Baseball Outfield

**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

The OF curb at Lake Ridge baseball has a grade issue as well as a construction "re use" issue. In trying to salvage and "make work" it has been discovered that the existing curb is much like if not identical to Timberviews curb issue  
The existing curb is 3-4" in many locations with similar as built conditions are Timberview's curb that should be replaced. However in Lake Ridge's case the curb is able to be "re used" with a cap rather than demolished and replaced. This solves the grade issue and the longevity issue with the same fix.

In the one pic you can see where the curb is actually missing at the form in front of the fence pole.

The costs seem reasonable but the scope should be more defined.

1. The new curb shall have 2 sticks #4 rebar as described in the details for a new curb in the documents.
2. There shall be a vertical doweled bar tied into the existing curb and tied to the rebar of the new curb every 2 feet or as the existing poles allow staggered between the two new horizontal bars.
3. Any deviations from the scope need to be discussed prior to execution.

V/r

John Schedler  
Sports Design Group  
503.929.8996  
john@sportsdesigngroup.com

**CONFIDENTIALITY NOTICE:** This e-mail message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

**Beckler, Lacy**

---

**From:** John Schedler <John@sportsdesigngroup.com>  
**Sent:** Tuesday, November 4, 2025 7:34 AM  
**To:** Beckler, Lacy  
**Subject:** PCOS explained

**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

I just wanted you to know that both PCOs were discussed in the field with paragon and the situations and potential fixes were as discussed but with little detail. The rebar verticals installed at LR BB outfield curb were actually double what we discussed in the field which was approx 4' apart.

Just an FYI.

Sent from my iPhone



**Change Order Request due to Unforeseen Change Order**

Date: 10/23/2025  
Owner: Mansfield ISD  
Contact: Cameron Boudreaux  
  
Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**SCOPE OF WORK : Baseball Outfield Raised Curb**

PSC will cap the existing curb 12" wide by 6" tall in order to gain the 6" curb face with 2 #4 rebar running through the curb top and bottom and around each post and doweling in a L shape (90 degree) every 4' tying it to the rebar. Will re-install bottom rail for fence after curb has been raised.

**Total Cost: \$29,300.00**  
**Material: \$17,580.00**  
**Labor: \$8,790**  
**Overhead & Profit: \$2,930.00**

**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

---

**Office Address**  
5001 Saunders Rd  
Fort Worth, TX 76119

**Website**  
paragon-sports.com

**Office Number**  
817.916.5000



- 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

**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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> December 12, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<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)	<b>Name of Requester:</b> Lacy Beckler <b>Reason:</b> Added Scoreboard
	Error or Omission								
	Unknown / Unforeseen Conditions								
x	Owner Requested Change								
	Other (specify)								

**Description of Change:**

Provide Labor and material to add hit and error panel at softball scoreboard.

Original Owner's Contingency Amount per contract	\$	116,256.00
Additional Project Contingency:	\$	-
Revised Contingency Total:	\$	116,256.00
<i>(Adjustments to Owner's Contingency)</i>		
Net Change by previously authorized CAEA's:	\$	(102,987.22)
Total Amount of this CAEA:	\$	7,640.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$</b>	<b>211,603.22</b>

*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 05:33:41 CST)  
 Huckabee - Construction Observer

Date Dec 12, 2025  
Bailey McDonald (Dec 12, 2025 17:28:05 CST)  
 General Contractor

Date Dec 15, 2025  
Lacy Beckler (Dec 15, 2025 10:25:51 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

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 12/12/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 10** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

PCO#010 Scoreboard Additions

1. Provide material, labor and equipment to add hit and error panel to the softball Scoreboard.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **(\$7,640.00) (Seven Thousand Six Hundred Forty Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

*Bailey McDonald*

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

12/12/2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

COMMENTS: This change is due to the below directive from the district. The cost for the board panels is \$4,995. Gamecourt services cost to do the remobilization and install is the delta \$2,645.



## Request for Change Order

To: Crossland Construction Company  
420 S. 145th East Ave Suite K  
Tulsa, OK 74108  
Project: Lake Ridge HS BB & SB

---

RFC No: 03  
Date: 11/20/2025  
Description: Cost to provide and install additional hit and error panel to the softball scoreboard.

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

Upon approval the amount of \$7,640.00 will be added to the contract price.

This Request                      \$7,640.00

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Game Court Services, Inc.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Crossland Construction Company

**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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> December 18, 2025
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Lacy Beckler</u>
<input checked="" type="checkbox"/>	Unknown / Unforeseen Conditions	
<input type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Added Scoreboard</u>

**Description of Change:**

Material, Labor, and equipment to remove existing gutters and down spouts and replace with one single gutter and downspout to prevent runoff of water directly onto bullpen

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Owner's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ (95,347.22)
Total Amount of this CAEA:	\$ 1,775.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 209,828.22</b>

*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 21, 2025  
Tracy Hardcastle (Dec 21, 2025 11:52:31 CST)  
Huckabee - Construction Observer

Date Dec 19, 2025  
Bailey McDonald (Dec 19, 2025 06:17:05 CST)  
General Contractor

Date Dec 21, 2025  
Lacy Beckler (Dec 21, 2025 17:56:42 CST)  
Mansfield ISD - Project Manager

Date Dec 31, 2025  
Mansfield ISD - Bond Program Manager

Date Jan 5, 2026  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 12/18/2025

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 12** for Mansfield **ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

PCO#012 Dugout Gutters & Downspouts

1. Provide material, labor and equipment to remove existing gutters and down spouts and replace with new single gutter and downspouts.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **(\$1,775.00) (One Thousand Seven Hundred Seventy-Five Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co  
12/18/2025  
Date

\_\_\_\_\_  
Recommended by: Huckabee  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by: Mansfield ISD  
\_\_\_\_\_  
Date



HeritageOne  
Roofing, Inc.

December 16, 2025

Bailey McDonald  
Crossland Construction

**RE: Mansfield ISD – Lake Ridge High School BB SB Turf Batting  
Gutter and Downspout Modifications**

Listed below is a summary of our scope of work and pricing.

**SCOPE OF WORK/BID INCLUSIONS:**

- Remove existing downspouts – return cast-iron boots to owner
- Patch gutter where downspouts were removed
- Provide and install ~~two (2)~~ cast iron downspout boots one (1)
  - Prime and paint to match existing downspout color
  - Connection to underground piping by others

**TOTAL PRICE**

Three Thousand Five Hundred Fifty Dollars

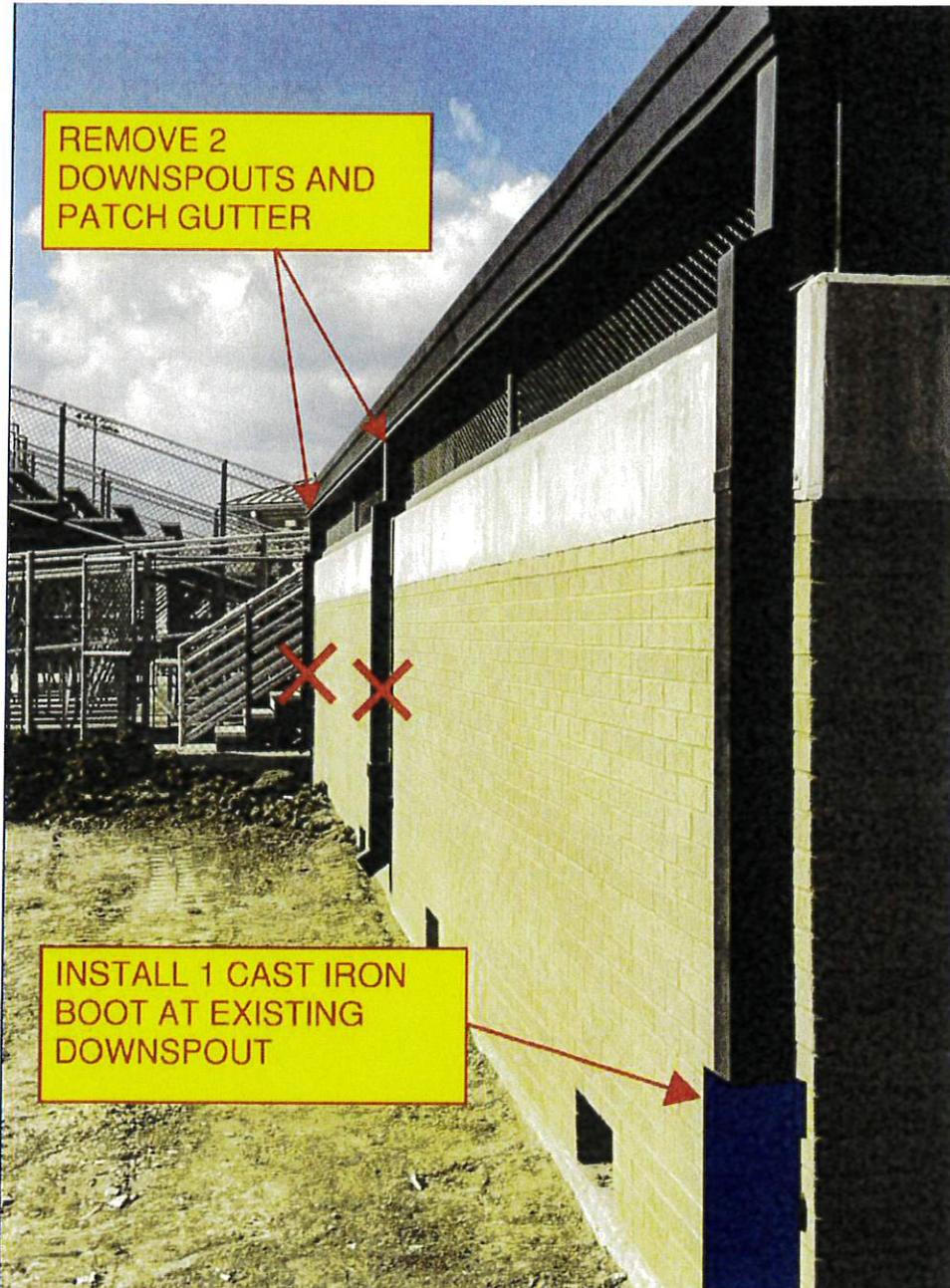
~~\$3,550~~  
\$1,775

**NOTES:** Proposal includes work on ~~two (2)~~ dugouts.  
one (1)

We appreciate the opportunity of providing our proposal. Should you have any questions, please feel free to contact me at 214-395-6168.

Respectfully,

Nick Riski





**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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> February 28, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Lacy Beckler</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input type="checkbox"/>	Owner Requested Change	
<input checked="" type="checkbox"/>	Other (specify)	
		Reason: <u>Credit Door Operator</u>

**Description of Change:**

Credit for the removal of the overhead door operator

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00

*(Adjustments to Owner's Contingency)*

Net Change by previously authorized CAEA's:	\$ (94,172.22)
Total Amount of this CAEA:	\$ (2,826.00)

**Balance of Owner's Contingency Amount:** \$ 213,254.22

*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 08:53:55 CST)  
Huckabee - Construction Observer

Date Jan 29, 2026  
Bailey McDonald (Jan 29, 2026 07:39:03 CST)  
General Contractor

Date Jan 29, 2026  
Lacy Beckler (Jan 29, 2026 09:45:13 CST)  
Mansfield ISD - Project Manager

Date Feb 2, 2026  
Mansfield ISD - Bond Program Manager

Date Feb 2, 2026  
Jeffrey Brogden (Feb 2, 2026 07:43:13 CST)  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 1/19/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 17** for Mansfield ISD Lake Ridge BB/SB Field Renovations:

Pricing for this proposed expenditure consist of the following:

PCO#017 Overhead Door Operator Credit

1. Credit for the removal of the Overhead Door Operator.

After review of this change by Crossland and our Subcontractors, we find the total **CREDIT** to be **(\$2,826.00) (Two Thousand Eight Hundred Twenty Six Dollars and 00/100.)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

  
\_\_\_\_\_  
Approved by: Mansfield ISD

1/19/2026  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

4555 Forest Hill Circle  
 Fort Worth, TX 76140  
 817-478-2808

2401 Worthington Dr., Ste 100  
 Denton, TX 76207  
 940-427-4115



Contact: Alex Martin  
 214-422-4279  
 a.martin@accessoverheaddoor.com  
 Quote Date: 1/16/2026

<b>Customer:</b> Crossland	<b>Project:</b> Mansfield - Lakeridge CO
<b>Attention:</b> Drew Worth	<b>Quote #:</b> A-050625-003
<b>Email:</b>	<b>Phone:</b>
<b>Job address:</b> Mansfield, Tx	<b>Delivery:</b> 4 Weeks

Quantity	Description	Price	Total
	<b>Coiling Overhead Door</b> 22 Ga. Flat Slats, Polyurethane Insulation, Guides/Headplates & Bottom Safety Edge <b>Weatherstripping:</b> Yes <b>Color:</b> Powder-Coated Finish (RAL #9005)		
2	6' w x 10' h CHI Model 6222		\$22,346.00
	<b>Operator</b>		
2	Cornell MGH (1/3 HP) Motor <b>Specs:</b> Photo-Eyes, 3-Button Station & Chainhoist <b>Voltage:</b> 115v - Single Phase - 60hz		(\$2,826.00) deduction
2	7 Pin Key'd Control Station		
2	Chainhoist		no add cost
	<b>Total</b>		\$19,520.00



What's important to you, is important to us.



4555 Forest Hill Circle  
Fort Worth, TX 76140  
817-478-2808

2401 Worthington Dr., Ste 100  
Denton, TX 76207  
940-427-4115



Contact: Alex Martin  
214-422-4279  
a.martin@accessoverheaddoor.com  
Quote Date: 1/16/2026

### Installation and Work Terms:

- **Installation Personnel:** Unless explicitly noted, all installations will be carried out by our factory-trained, non-union personnel.
- **Electrical and Wiring:** All wire, wiring, conduit, electrical hook-up, control wiring, mounting of control panels, and outside lights are the responsibility of the customer or others. Access Overhead Door will install low-voltage control and photo eye wiring inside conduit up to 10' above the finished floor if it has been included as part of this quote. If low voltage wiring is not included in this quote, additional charges to add wiring will be incurred.
- **Pricing and Hours:** Pricing is based on the installation of equipment during regular business hours and a normal business week. Any work conducted outside these hours will incur additional charges.
- **Site Expectations:** Unless otherwise specified, pricing is contingent upon one mobilization with fully ready opening to include access TO the opening with necessary equipment. Additional charges apply if the site does not meet these expectations or if additional trips are necessitated due to site conditions.
- **Site Preparation:** Site preparation, including finished floor and ceiling, removal of obstructions to accommodate equipment, cutting, patching, painting, ensuring interior surfaces are flush and plumb, door frames, extensions, plating for track, and spring pads are the responsibility of the customer or others unless otherwise stated. Mounting surface should be free of paint/foam/debris.
- **Obstructions and Modifications:** Obstructions, including but not limited to sprinkler pipes added before or after installation that require door modifications or additional mobilizations, will be subject to additional charges.
- **Concrete Chipping:** Access assumes no responsibility for concrete chipping. The finished floor should be complete before installation. Any necessary concrete chipping will be subject to additional charges.
- **Job Site Readiness:** Access does not guarantee a specific timeframe for rescheduled installations if the job site is not ready due to factors beyond Access OHD's control. It may take up to 30 days for rescheduling.
  
- **Special Orders and Payment:**
- **Payment Upfront:** Special orders necessitate 100% upfront payment.
- **Cancellation and Material Ordering:** If an invoice is canceled after materials have been ordered, an invoice for materials will be sent immediately and must be paid upon receipt.
- **Permits, Certificates, and Training:** Access is not responsible for any permits, special certificates, or training unless these requirements have been explicitly discussed and agreed upon before the initial quote.
- **Interior Painting and Foaming:** Any interior painting or foaming conducted after installation that results in contact with the door will void the warranty.
- **Payment Terms:** If payment is not received within 30 days of the invoice date, the warranty period is voided.
- **Quotes:** Quotes are valid for 30 days from the date of issuance.
- **Warranty:** Service work carries a 90-day warranty upon completion of the work, while new construction installation work is covered for 1 year. Warranty work is only provided during regular business hours; any warranty service required after regular business hours will incur additional charges. Please note that photo eye misalignment is not covered under warranty, and any issues stemming from use beyond normal usage of doors and/or operators will not be covered under warranty.

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

P.O. (if applicable): \_\_\_\_\_

<b>Project Total:</b>	<b>\$19,520.00</b>
<b>Tax if applicable:</b>	<b>\$0.00</b>
<b>Total with tax:</b>	<b>\$19,520.00</b>



*What's important to you, is important to us.*



**Contingency Allowance Expenditure Authorization Form**

	<b>Mansfield Independent School District</b> 2024 Bond Program	CAEA # <u>10</u>
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**Owner's Contingency**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> February 28, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<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;"> </td><td>Owner Requested Change</td></tr> <tr><td style="border: 1px solid black; text-align: center;">x</td><td>Other (specify)</td></tr> </table>		Error or Omission		Unknown / Unforeseen Conditions		Owner Requested Change	x	Other (specify)	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"><b>Name of Requester:</b></td> <td>Lacy Beckler</td> </tr> <tr> <td><b>Reason:</b></td> <td>Credit Door Operator</td> </tr> </table>	<b>Name of Requester:</b>	Lacy Beckler	<b>Reason:</b>	Credit Door Operator
	Error or Omission												
	Unknown / Unforeseen Conditions												
	Owner Requested Change												
x	Other (specify)												
<b>Name of Requester:</b>	Lacy Beckler												
<b>Reason:</b>	Credit Door Operator												

**Description of Change:**

Material, Labor, and equipment to install concrete and drainage around the batting cages at Lake Ridge based on site/civil walks and mark ups from Huckabee. Irrigation and sod credit included

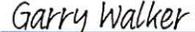
Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (96,398.22)
Total Amount of this CAEA:	\$ 37,884.26
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 174,769.96</b>

*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 08:46:14 CST)  
 Huckabee - Construction Observer

  
 \_\_\_\_\_ Date Jan 29, 2026  
Billy McDonald (Jan 29, 2026 07:40:25 CST)  
 General Contractor

  
 \_\_\_\_\_ Date Jan 29, 2026  
Lacy Beckler (Jan 29, 2026 09:47:56 CST)  
 Mansfield ISD - Project Manager

  
 \_\_\_\_\_ Date Jan 29, 2026  
Garry Walker (Jan 29, 2026 14:22:31 CST)  
 Mansfield ISD - Bond Program Manager

  
 \_\_\_\_\_ Date Jan 30, 2026  
Jeffrey Brogden (Jan 30, 2026 08:35:53 CST)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130  
Fort Worth, Texas 76177  
tel 817.717.4900  
fax 972.347.5684

# Proposed Contingency Expenditure

Date: 01/23/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 18** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

LR Concrete & Drainage Additions Around Batting Cage

- 1. Material, Labor and equipment to install concrete and drainage around the batting cages at Lake Ridge based off of site walks and markups from Huckabee.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$37,884.26 (Thirty-Seven Thousand Eight Hundred Eighty-Four and 26/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co

Recommended by: Huckabee

Approved by: Mansfield ISD

1/23/2026  
Date

Date

Date



Superscapes Inc.  
1500 Capital Drive.  
Carrollton, TX 75006  
Office 972.712.0353  
Fax 972.668.5604

PCO 1 - Sod and Irrigation Deduct  
1/23/2026

Bid Name: Lake Ridge High School  
Plan Date: Field Request  
Location: Mansfield, TX

<u>Qty.</u>	<u>Unit</u>	<u>Landscape Items</u>
-811	SF	Sod - Bermuda Grass

---

**-\$543.37**

<u>Irrigation Items</u>		
1	LS	Irrigation System

---

**-\$527.37**

**Sub-Total: -\$1,070.74**

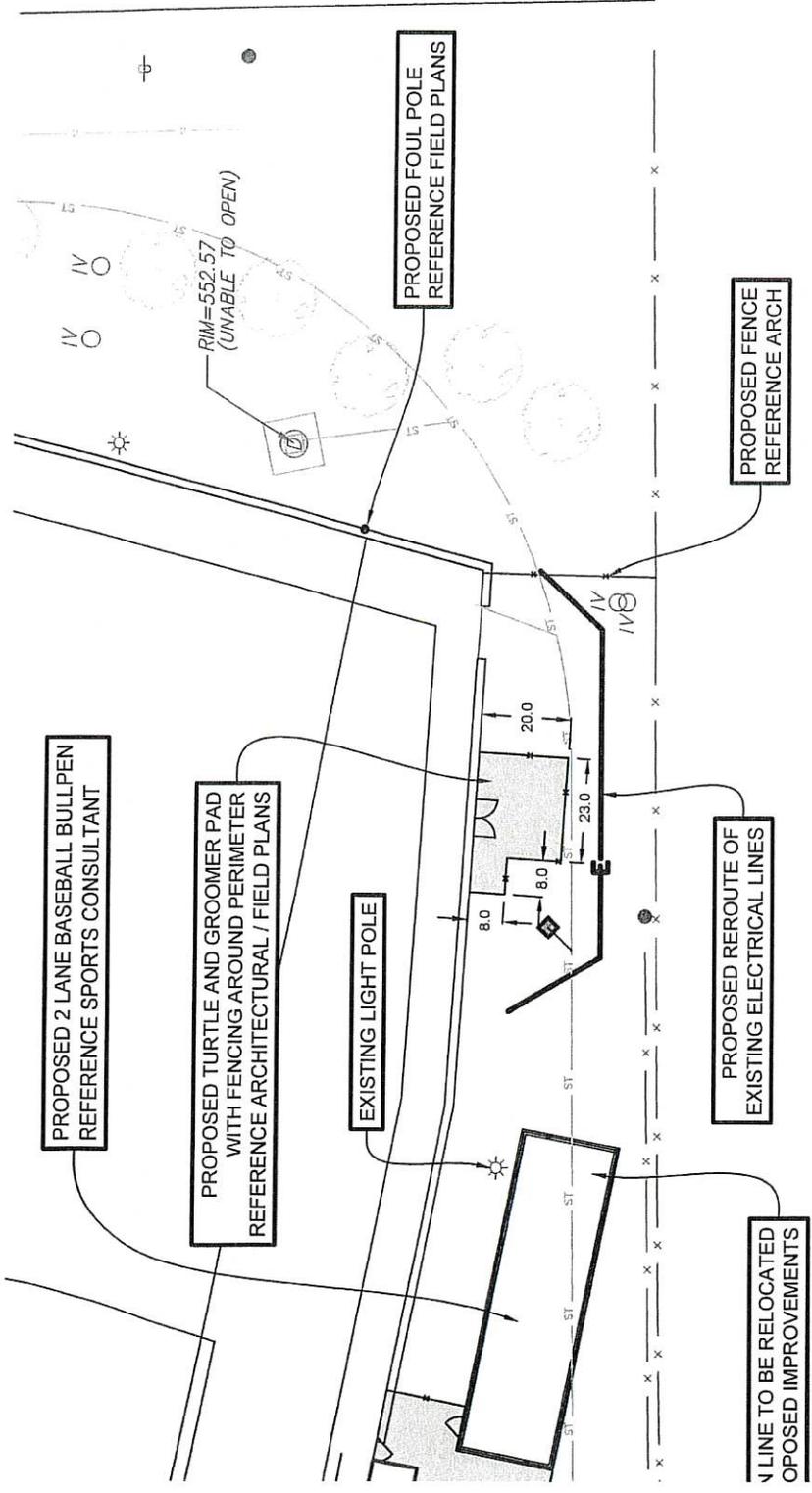
**Sales Tax: \$0.00**

---

**Base Bid Total: -\$1,070.74**

**Project Specific Notes:**

- Proposal excludes anything not specifically listed above.



PROPOSED 2 LANE BASEBALL BULLPEN  
REFERENCE SPORTS CONSULTANT

PROPOSED TURTLE AND GROOMER PAD  
WITH FENCING AROUND PERIMETER  
REFERENCE ARCHITECTURAL / FIELD PLANS

EXISTING LIGHT POLE

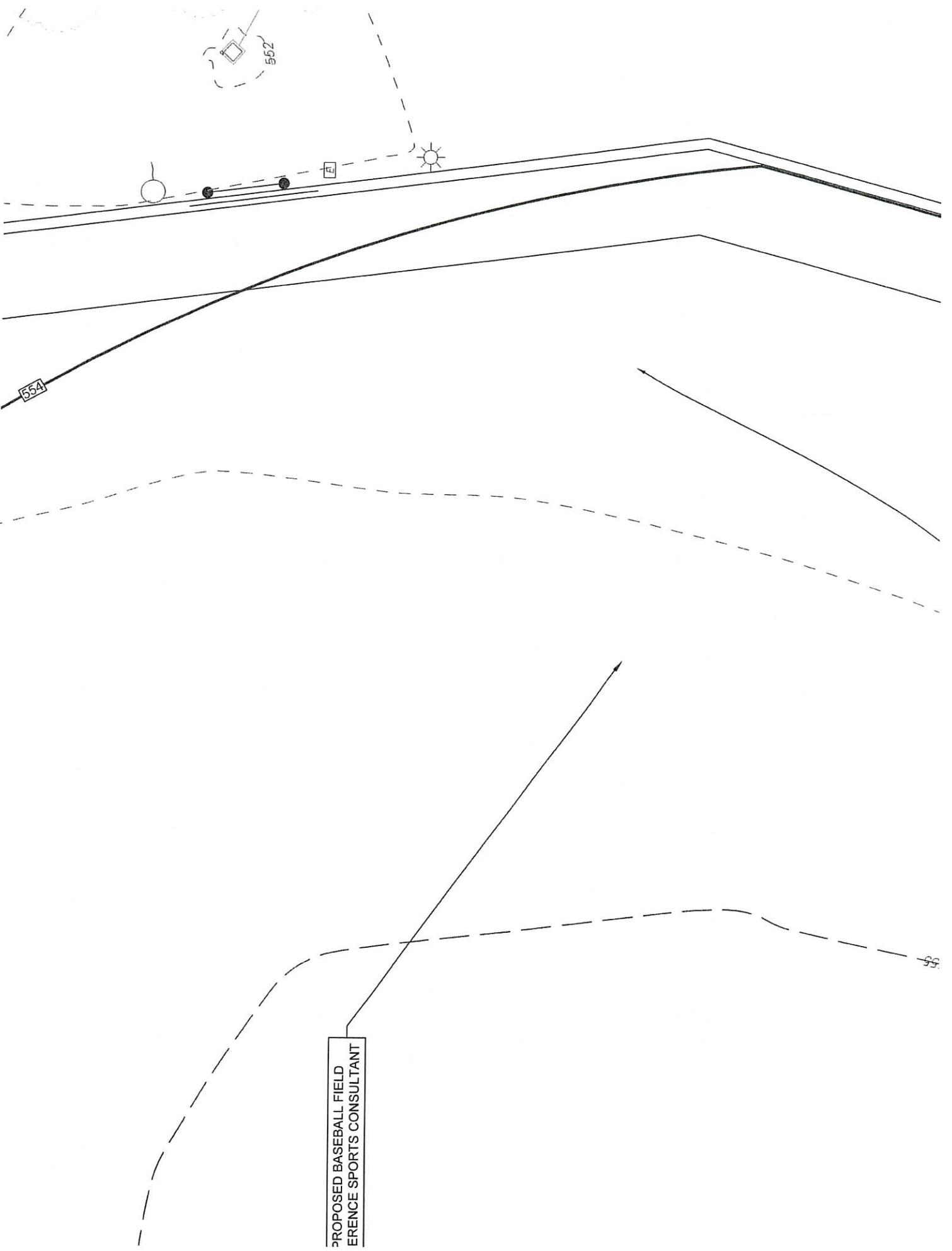
PROPOSED FOUL POLE  
REFERENCE FIELD PLANS

PROPOSED FENCE  
REFERENCE ARCH

PROPOSED REROUTE OF  
EXISTING ELECTRICAL LINES

LINE TO BE RELOCATED  
PROPOSED IMPROVEMENTS

JLTANT

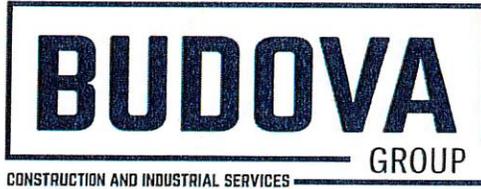
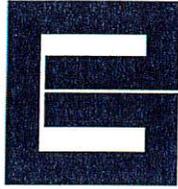


PROPOSED BASEBALL FIELD  
ERENICE SPORTS CONSULTANT

554

562

55



**CHANGE ORDER**

<b>PROJECT:</b> <i>(name and address)</i> MISD Lake Ridge BB-SB	<b>CONTRACT INFORMATION:</b> Contract For: CIP Concrete	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002
<b>GENERAL CONTRACTOR:</b> <i>(name and address)</i> Crossland Construction, Inc 13601 North Freeway, STE 130 Fort Worth, TX 76177	Date: 07/04/2025	Date: 01/09/25
	<b>TRADE PARTNER:</b> <i>(name and address)</i> Budova Group, LLC PO BOX 464 Haslet, TX 76052	

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.)*

Mow Strips at Batting Cages: 365 LF of 12"D X 16"W fence curb, 59 LF of 30"D X 16"W fence curb. 811SF of 4" thick conc. sidewalk  
Labor: \$17,750  
Material: \$12,205  
Equipment: \$4,900

The original (Contract Sum) (Guaranteed Maximum Price) was	\$ 353,280.00
The net change by previously authorized Change Orders	\$ 7,641.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$ 360,921.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ 34,855.00
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will	\$ 395,776.00
be The Contract Time will be (increased) (decreased) (unchanged) by	7 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 General Contractor and Trade Partner, in which case a Change Order is executed to supersede the Construction Change Directive.*

NOT VALID UNTIL SIGNED BY THE GENERAL CONTRACTOR AND TRADE PARTNER.

Budova Group, LLC  
\_\_\_\_\_  
TRADE PARTNER *(Firm name)*

Crossland Construction, Inc  
\_\_\_\_\_  
GENERAL CONTRACTOR *(Firm name)*

SIGNATURE  
\_\_\_\_\_  
Grant Kopycinski, President  
\_\_\_\_\_  
PRINTED NAME AND TITLE

SIGNATURE  
\_\_\_\_\_  
\_\_\_\_\_  
PRINTED NAME AND TITLE

12"x16" Fence curb  
Labor: \$9,600  
Conc. 20 cyds \$3,200  
Rebar: 1975 LBS \$1,200  
Forms: \$310

30"x16" Fence curb  
Labor: \$2,500  
Conc. 8 cyds \$1,300  
Rebar: 637 LBS \$383  
Forms: \$525 (need plywood due to depth)

Epoxy and dowels to existing: \$1,000 (dowels from batting cage to fence curb)

Flatwork (sidewalk)  
Labor; \$3,800  
Conc: 13 CYDS \$2,106  
Rebar: 1013 LBS \$608  
Forms: \$450

Equipment:  
Skid Steer, mini ex, and buggies for placements  
\$4,500 total

Plus 10% OH/P  
Some of these numbers are rounded a bit but gets you within \$200.

Let me know if you need something more.

---

**GRANT KOPYCINSKI** | *President*  
e: [gkopycinski@budovagroup.com](mailto:gkopycinski@budovagroup.com)  
o: 682-281-2025  
m: 682-281-2468



Built on Trust | Budova Group, LLC

# MANSFIELD ISD LAKE RIDGE CHANGE ORDER #3

OWNER'S REPRESENTATIVE INFORMATION



CONTRACTOR INFORMATION



COMPANY	<u>CROSSLAND CONSTRUCTION</u>	COMPANY	<u>MX CONSTRUCTION SERVICES, INC</u>
NAME	<u>BAILEY McDONALD</u>	NAME	<u>CARLOS CAMPA</u>
ADDRESS	<u>731 INDUSTRY WAY</u>	ADDRESS	<u>8951 COLLIN MCKINNEY PARKWAY</u>
CITY, STATE ZIP	<u>PROSPER, TX 75078</u>	CITY, STATE ZIP	<u>MCKINNEY, TX 75070</u>
PHONE	<u>972-347-5659</u>	PHONE	<u>817-907-8920</u>
EMAIL	<u>BMCDONALD@CROSSLAND.COM</u>	EMAIL	<u>CARLOS@MXCONSTRUCTIONSERVICES.COM</u>
PROJECT NAME	<u>MANSFIELD ISD LAKE RIDGE CHANGE ORDER #3</u>		

**SCOPE OF WORK**

THIS CHANGE ORDER INCLUDES ALL THE WORK ASSOCIATED WITH THE ADDITIONAL MATERIALS AND LABOR

ADD x1 2FT SQUARE CATCH BASIN  
ADD x1 12X12 AREA DRAIN

**NOT INCLUDED**

PERMITS	TRAFFIC CONTROL	CLEARING	INLET PROTECTION
ENGINEERING FEES	STRIPING	IMPACT/METER FEES	LANDSCAPING/EROSION CONTROL
DIRT HAUL OFF OR DEBRIS CREATED BY OTHERS	INSPECTION	TAP PERMITS/FEES	TAX, SALES, CONSUMER, USE, ETC ON PUBLIC PORTION OF PROJECT
	MATERIAL TESTING COST	WATER METERS	

**PROPOSAL**

DESCRIPTION	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL
<b>STORM ADDITIONS</b>				
ADDITIONAL - 2 FT. SQUARE CATCH BASIN	1	EA	\$ 2,500.00	\$ 2,500.00
ADDITIONAL - 12X12 AREA DRAIN	1	EA	\$ 1,500.00	\$ 1,500.00
<b>SUBTOTAL</b>			\$	<b>4,000.00</b>
<b>BONDS (2.5%)</b>			\$	<b>100.00</b>
MX CONSTRUCTION SERVICES PROPOSE THE ABOVE SCOPE OF WORK FOR THE AMOUNT OF			\$	<b>4,100.00</b>

\_\_\_\_\_  
SUBMITTED BY

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER ACCEPTANCE

\_\_\_\_\_  
SUBMITTED BY

\_\_\_\_\_  
DATE

## 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: Crossland Construction Company	PM Firm: MISD Bond	Date: February 28, 2026
School Name: Lake Ridge HS BB & SB Renovations	Project #: 01885-07-02	PO#: 9582500302

<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>Lacy Beckler</u> Reason: <u>Credit Door Operator</u>
	Error or Omission								
	Unknown / Unforeseen Conditions								
x	Owner Requested Change								
	Other (specify)								

**Description of Change:**

Additional field groomer ordered

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00

*(Adjustments to Owner's Contingency)*

Net Change by previously authorized CAEA's:	\$ (58,513.96)
Total Amount of this CAEA:	\$ 12,500.00

**Balance of Owner's Contingency Amount:** \$ 162,269.96

*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 08:52:42 CST)  
 Huckabee - Construction Observer

Date Jan 29, 2026  
Bailey McDonald (Jan 29, 2026 07:39:45 CST)  
 General Contractor

Date Jan 29, 2026  
Lacy Beckler (Jan 29, 2026 09:45:46 CST)  
 Mansfield ISD - Project Manager

Date Feb 2, 2026  
 Mansfield ISD - Bond Program Manager

Date Feb 2, 2026  
Jeffrey Brogden (Feb 2, 2026 07:41:51 CST)  
 Mansfield ISD  
 Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 01/26/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 20** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

LR Turf Groomer

1. Labor and equipment to provide and deliver an additional turf groomer to Lake Ridge.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$12,500 (Twelve Thousand Five Hundred and 00/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

1/26/2026  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

COMMENTS:



**Change Order Request due to Unforeseen Change Order**

Date: 1/23/2026  
Owner: Mansfield ISD  
Contact: Bailey McDonald  
  
Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Mirar Rd, Mansfield, TX 76063

**SCOPE OF WORK: Additional Turf Groomer**

PSC to provide additional Turf Groomer for Lake Ridge HS.

**Total 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 # 12

**Owner's Contingency**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> February 3, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

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

**Description of Change:**

Labor and equipment to provide and install new cubbies at BB Field dugout

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00

*(Adjustments to Owner's Contingency)*

Net Change by previously authorized CAEA's:	\$ (46,013.96)
Total Amount of this CAEA:	\$ 3,045.00

**Balance of Owner's Contingency Amount:** \$ 159,224.96

*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 3, 2026  
Tracy Hardcastle (Feb 3, 2026 11:40:42 CST)  
Huckabee - Construction Observer

Date Feb 3, 2026  
Bailey McDonald (Feb 3, 2026 11:39:36 CST)  
General Contractor

Date Feb 3, 2026  
Lacy Beckler (Feb 3, 2026 21:18:58 CST)  
Mansfield ISD - Project Manager

Date Feb 7, 2026  
Mansfield ISD - Bond Program Manager

Date Feb 8, 2026  
Jeffrey Brogden (Feb 8, 2026 11:36:41 EST)  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 02/03/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 16** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consist of the following:

New Cubbies at BB Field

1. Labor and equipment to provide and install new cubbies at the BB field dugout.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$3,045 (Three Thousand Forty Five and 00/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

*Bailey McDonald*

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

2/03/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

COMMENTS:



**BASEBALLRACKS.COM, INC.**  
 3126 UNION AVENUE  
 STEGER, IL 60475  
 +17086361047  
 www.baseballracks.com

**Estimate**

**ADDRESS**

Crossland Construction  
 13601 N Freeway, Ste 130  
 Fort Worth, TX 76177

**SHIP TO**

Crossland Construction  
 Mansfield High School  
 3001 E Broad St  
 Mansfield, Texas 76063

ESTIMATE #	DATE
------------	------

10626	01/16/2026
-------	------------

**SHIP VIA**  
 LTL

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

<b>Players Rack</b>	6	395.00	2,370.00
Above Bench Storage Rack (77 1/4" x 13 1/2" x 11 3/4" ), 55 lbs. 6 Cubbies=12" x 12" ea Painted in Color(s) of Choice, SKU: CPLYR 3 RACKS = 19FT 3IN PER DUGOUT			

\*\*\*\* ESTIMATES GOOD FOR 30 DAYS \*\*\*\*

SUBTOTAL	2,370.00
SHIPPING	675.00
<b>TOTAL</b>	<b>\$3,045.00</b>

ORDERS \$4,000.00 OR MORE REQUIRE A 25%  
 DOWN PAYMENT.

SHIPPING COSTS ARE ESTIMATES ONLY!!!!

Accepted By

Accepted Date

OUR PRODUCT ARE HANDMADE IN THE USA !!!

**Contingency Allowance Expenditure Authorization Form**



Mansfield Independent School District  
2024 Bond Program

CAEA # 13

**Owner's Contingency**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> February 11, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

x

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

Name of Requester: Lacy Beckler  
Reason: Fencing/Pole Removal

**Description of Change:**

Material, labor, and equipment to provide and install additional double gate at baseball batting cages, install gate to access bullpen lights, and remove (2) 8"x40' poles and fill with concrete.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (42,968.96)
Total Amount of this CAEA:	\$ 18,575.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 140,649.96</b>

*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 12, 2026  
Tracy Hardcastle (Feb 12, 2026 09:29:35 CST)  
Huckabee - Construction Observer

Date Feb 12, 2026  
Isaac George (Feb 12, 2026 09:26:07 CST)  
General Contractor

Date Feb 12, 2026  
Lacy Beckler (Feb 12, 2026 10:10:40 CST)  
Mansfield ISD - Project Manager

Date Feb 17, 2026  
Mansfield ISD - Bond Program Manager

Date Feb 17, 2026  
Jeffrey Brogden (Feb 17, 2026 10:23:47 CST)  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 02/10/2026

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 22** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations:**

Pricing for this proposed expenditure consists of the following:

Additional Gates and Removal of Poles

1. Material, Labor, and equipment to provide and install additional double gate at baseball batting cages, install gate to access lights, and remove (2) 8"x40' poles.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$18,575 (Eighteen Thousand Five Hundred Seventy-Five and 00/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- Allowance:

This change approved by:

Bailey McDonald  
Crossland Construction Co

2/10/2026  
Date

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Date

Lacy Beckel  
Approved by: Mansfield ISD

2/10/2026  
Date

COMMENTS:

**CROSSLAND**  
**CONSTRUCTION COMPANY, INC.**

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684



**Change Order Request due to Unforeseen Change Order**

Date: 2/10/2026  
Owner: Mansfield ISD  
Contact: Bailey McDonald

Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**SCOPE OF WORK: Removal of Netting Poles and Additional Gate**

PSC will remove Two (2) 8"x40" poles. We will saw cut concrete cut and cap and then pour back concrete. We will pull back fence to remove poles and re-install fence back. PSC will also install addition gate baseball bullpen for access for lights as requested by the district.

**Total Cost: \$15,770.00**  
**Material: \$5,908.00**  
**Labor: \$9,862.00**  
**OH&P: \$.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





**Change Order Request due to Unforeseen Change Order**

Date: 2/5/2026  
Owner: Mansfield ISD  
Contact: Bailey McDonald  
  
Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**SCOPE OF WORK: Added Gate Baseball Batting Cage**

PSC will add Additional 6'x12' wide gate in fence at baseball batting cages

**Total Cost: \$2,805.00**  
**Material: \$1,530.00**  
**Labor: \$1,020.00**  
**OH&P: \$255.00**

**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 # 14

**Owner's Contingency**

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

<b>Contractor:</b> Crossland Construction Company	<b>PM Firm:</b> MISD Bond	<b>Date:</b> March 5, 2026
<b>School Name:</b> Lake Ridge HS BB & SB Renovations	<b>Project #:</b> 01885-07-02	<b>PO#:</b> 9582500302

<input type="checkbox"/>	Error or Omission	Name of Requester: <u>Lacy Beckler</u>
<input type="checkbox"/>	Unknown / Unforeseen Conditions	
<input checked="" type="checkbox"/>	Owner Requested Change	
<input type="checkbox"/>	Other (specify)	
		Reason: <u>Turtle Gate</u>

**Description of Change:**

Material and labor per RFI 07 to make the turtle pad gates doubles in lieu of a single gate to provide the clearance needed for the turtle pad.

Original Owner's Contingency Amount per contract	\$ 116,256.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 116,256.00
<b>(Adjustments to Owner's Contingency)</b>	
Net Change by previously authorized CAEA's:	\$ (24,393.96)
Total Amount of this CAEA:	\$ 1,925.00
<b>Balance of Owner's Contingency Amount:</b>	<b>\$ 138,724.96</b>

*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 Mar 5, 2026  
Tracy Hardcastle (Mar 5, 2026 10:37:56 CST)  
Huckabee - Construction Observer

[Signature] Date Mar 5, 2026  
Bailey McDonald (Mar 5, 2026 10:36:58 CST)  
General Contractor

[Signature] Date Mar 5, 2026  
Lacy Beckler (Mar 5, 2026 10:38:25 CST)  
Mansfield ISD - Project Manager

[Signature] Date Mar 5, 2026  
Mansfield ISD - Bond Program Manager

[Signature] Date Mar 5, 2026  
Jeffrey Brogden (Mar 5, 2026 14:55:01 CST)  
Mansfield ISD  
Ass. Superintendent of Facilities & Bond Programs

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

13601 North Fwy Ste 130

Fort Worth, Texas 76177

tel 817.717.4900

fax 972.347.5684

## Proposed Contingency Expenditure

Date: 3/4/26

Joshua Cogburn  
Huckabee & Associates, Inc.  
801 Cherry St, Ste 500  
Fort Worth, Texas 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 14** for the **Mansfield ISD Lake Ridge BB/SB Field Renovations**:

Pricing for this proposed expenditure consist of the following:

RFI#07 Turtle Pad Clearance Lake Ridge

1. Material and labor per RFI#07 to make the turtle pad gates double gates in lieu of a single gate to provide the clearance needed for the turtle pad.

After review of this change by Crossland and our Subcontractors, we find the total **ADD** to be **\$1,925 (One Thousand Nine Hundred Twenty-Five Dollars and 0/100)** and to cause an increase of **0 days** to the project schedule. Crossland 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 Approval
- € Allowance:

This change approved by:

*Bailey McDonald*

\_\_\_\_\_  
Crossland Construction Co

\_\_\_\_\_  
Recommended by: Huckabee

\_\_\_\_\_  
Approved by: Mansfield ISD

3/4/26

Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**Change Order Request due to Unforeseen Change Order**

Date: 9/22/2025  
Owner: Mansfield ISD  
Contact: Cameron Boudreaux  
  
Project: Mansfield ISD – Lake Ridge HS  
Address: 101 Day Miar Rd, Mansfield, TX 76063

**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)**  
**Materials: \$1,750.00**  
**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

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**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:**

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

RFI detail

# #7 Turtle Pad Gate Clearance RFI




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<b>Status</b>	<b>Closed</b>
<b>Created on</b>	Sep 2, 2025 by <b>Isaac George</b> (Crossland Construction Company)
<b>RFI type</b>	RFI COORDINATOR WORKFLOW
<b>Ball in court</b>	<b>Isaac George</b> (Crossland Construction Company)
<b>Answered</b>	Sep 5, 2025 by <b>tracy hardcastle</b> (Huckabee)

## Question

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The gate for the turtle pad is not wide enough for clearance of the turtle that MISD is purchasing. See attached specs showing the turtle to be 21' and the gate to be 16'. Please advise.

## Official response

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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 5, 2025, 12:26 PM CDT*

## References and Attachments

### Files (1)

- CAG100 Spec Sheet.pdf

## Impact

Cost impact -

Schedule impact -

**Other attributes**

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Priority High

Discipline -

Category -

Location -

Location details -

External ID -

Co-reviewer(s)  **CSA North** (Huckabee)

**Comments**

**By**

**At**

No comments were added to this RFI.



## CAG100 – “The Professional Cage”

- \* Aluminum Frame Inside Dimensions Are Approximately 18' Wide x 14' 6" Deep x 10' High. Cage Frame Joints Are All Welded Except For Shipping Joints. Outside Dimensions Of The Frame Including Wheels Are Approximately 21' Wide x 17' Deep x 10' 3" High.
- \* Cage Frame Is Fabricated Out Of 2" Schedule 40 Aluminum Pipe 6061 Stiffness (2.375" O.D. – 2.067" I.D.). The 2" sch 40 6061 Alum pipe is bent to a 4' radius.
- \* Cage Is Mounted On Three 18" x 8.5" x 8" Pneumatic Tires
- \* Two Outside Wheels Supported By Two 2" Schedule 40 6063 Pipe Bent To Brace And Support Wheels Both Vertically and Horizontally. These braces have a 1 ½" sch 40 pipe welded inside of the 2" pipe for added strength.
- \* Steering Mechanism with a Nylon Bearing to Support Weight of the Cage While Preventing Metal Abrasion and Provide Smooth Steering.
- \* Steering Mechanism Is Reinforced with Two Triangular Shaped 3/8" x 3" Flat Bar Bent, Welded On To A 2 ½" Schedule 40 Aluminum Steering Column. This Is Bolted To The Frame In Four Places.
- \* Brake System, Unique to C&H Baseball's cages, Automatically Engages When The Steering Wheel is Released. The steering bar is bent 1" Schedule 40 Aluminum Pipe looped to both sides of the wheels
- \* 2" O.D. X 7" Long x 1/8" Thick Tube Inserts Plug Welded In Place For Joining All Non-Welded Joints. These Joints Are To Be Held Together With Either Through Bolts Or Stainless Steel Rods That Hold Joints In Compression.
- \* Wheel Axle Consists of 5/8" thick Solid Stainless Steel Rod, with spacers, washers, and pins
- \* Wheel Hubs Are Four Stud 5/8" Ball Bearing x 3" LG 4" BC
- \* Cage Frame Has An Oval Shape With 4' Radius Corners, Sides, and Rear. This radius design allows the cage to fit on a typical home plate circle. The Spreader Bars Between The 45 Degree Bow and the Adjacent Bows Are Built With A Four-Foot Radius Of Curvature To Increase The Headroom And Provide More Usable Cage Area. The Cage Frame Is Designed To Be Dismantled and Shipped Via Common Carrier
- \* #36 Knotted Nylon Netting; UV Treated Black;  
1 ¾" Square Mesh; Bound with 5/16" Black Polypropylene Rope; Custom Fit
- \* Spreader Bars Consist of Double Pipe Welded To Half Pipe, Then Through-Bolted to Bows
- \* Spreader Bars Centered Down The Middle Of The Cage Approximately 12" Apart To Prevent Cage Folding In A Strong Wind.
- \* Shipping Weight Is Approximately 500 lbs., Shipped Unassembled.