



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mansfield ISD 2024 Bond Program - A1
Mansfield High School Baseball/Softball
Turf & Batting Cages
3001 East Broad St.
Mansfield, 76063

CONTRACT INFORMATION:
Contract For: General Construction

Date: May 28, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: March 18, 2026

OWNER: *(Name and address)*
Mansfield Independent School District

605 East Broad Street
Mansfield, TX 76063

ARCHITECT: *(Name and address)*
Huckabee & Associates, Inc.

801 Cherry Street, Suite 500
Fort Worth, TX 76102

CONTRACTOR: *(Name and address)*
CORE Construction Services of Texas,
Inc.
6320 Research Road
Frisco, TX 75033

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Project Reconciliation - Unused funds returned to Owner.

The original Guaranteed Maximum Price was	\$	5,976,120.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	5,976,120.00
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$	282,221.80
The new Guaranteed Maximum Price including this Change Order will be	\$	5,693,898.20

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

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

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



ARCHITECT *(Signature)*

BY: Joshua Cogburn, Principal, 28423

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



CONTRACTOR *(Signature)*

Brandon Ruez, Project Director

(Printed name and title)

OWNER *(Signature)*

BY: Dr. Benita Reed

(Printed name and title)

03.30.26

Date

3.30/2026

Date

Date





6320 Research Rd.
Frisco, TX 75033
Ph: 972-668-9340

Final Reconciliation

To: Bruce Morris
Huckabee

From: Brandon Ruez
Date: 03/05/2026
Project: 25-01-014 - Mansfield ISD - Mansfield HS
Baseball & Softball Fields

Final Reconciliation of cost is outlined below:

Original Contract Amount		\$5,976,120.00
Change Orders		\$0.00
Current Contract Amount		\$5,976,120.00

Unused General Requirements		(\$9,026.00)
SOW Remaining to Buy		(\$62,610.80)
Final Balance Contractors Contingency		(\$90,616.00)
Final Balance Owner Contingency		(\$119,969.00)

Negative Change Order Sub Total	(\$282,221.80)
Final GMP Total	\$5,693,898.20

Approved by CORE Construction: Brandon Ruez
Brandon Ruez, Project Director

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: July 23, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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:

PCO 01: Revised subgrade treatment for the baseball and softball fields in accordance with field specific geotechnical report ADA25-013-01 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 ADA25-013-01 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 10' near existing structures, water injection to a depth of 10' in 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 \$86,781 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): \$ 163,219.00

Balance of Owner's Allowance Amount: \$ 86,781.00

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.

Bruce Morris Date 07/23/25
Bruce Morris (Jul 23, 2025 22:43:59 CDT)
 Huckabee - Construction Observer

Kevin Sassaman Date 07/25/25
Kevin Sassaman (Jul 25, 2025 15:17:02 CDT)
 General Contractor

Lacy Beckler Date 07/25/25
Lacy Beckler (Jul 25, 2025 15:18:06 CDT)
 Mansfield ISD - Project Manager

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

Jeff Hogden Date 07/27/25
Jeff Hogden (Jul 27, 2025 15:47:47 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

06/27/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 001**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:
Revised Geotechnical report from Raba Kistner

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$163,219.00 ONE HUNDRED SIXTY THREE THOUSAND TWO HUNDRED NINETEEN & 0/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

- Owner's Contingency Acknowledgement
- Contractor's Contingency Acknowledgement
- Allowance: Subgrade Chemical Injection

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

6/27/25
Date

Date

Date

Notes:



MANSFIELD ISD MANSFIELD HIGH SCHOOL
BASEBALL & SOFTBALL FIELD NEW SUBGRADE RECOMMENDATION PRICING

Date: June 27, 2025
Owner: Mansfield Independent School District
Contact: Core Construction

Project: Baseball & Softball Field Subgrade Pricing
Address: 3001 E Broad St, Mansfield, TX 76063

Geotech Report: Raba Kistner ADA25-013-01 Dated June 19, 2025

Total LOI Amount: \$2,973,801.00

Base Bid	\$2,420,417
BB & SB Subgrade	\$553,384

Exclusions:	P&P Bond Fees	
	Game On	\$45,100
	BB Netting	\$95,698
	SB Netting	\$70,630

NEW SUBGRADE TREATMENT RECOMMENDATION

1. PSC will conduct deep potassium injection 10' deep along the existing dugouts and backstop walls at both fields.
2. PSC will conduct deep potassium injection 10' deep along the existing softball outfield fencing.
3. PSC will conduct deep water injection 10' deep in all other areas of the baseball and softball fields.
4. PSC will re-grade the subgrade to match the proposed elevations in areas affected by water injection where soil swelling has occurred. Any excess excavated material will be removed from the site and properly disposed of off-site.
5. PSC will lime stabilize both fields with a lime slurry at a rate of 40.5 lbs / sy to a 6" depth. PSC will compact to proper density and moisture per the geotechnical report.
6. Note: vertical vapor barriers excluded. The field impermeable liner will serve as the vapor barrier placed over the lime cap.
7. Performance and payment bonds excluded.

New Subgrade Recommendation Pricing: \$716,603.00

Net Add to LOI \$163,219.00

Office Address
S001 Saunders Rd
Fort Worth, TX 76119

Website
paragon-sports.com

Office Number
817.916.5000



MORE THAN ARCHITECTS

PRICE REQUEST (RFP)

NO. 001

PROJECT NAME: Mansfield HS BB/SB Renovations

CLIENT NAME: Mansfield ISD

LOCATION: Mansfield, Texas

PROJECT NUMBER: 01885-03-02

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:	--

Huckabee

AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com

Project Name: Mansfield High School BB/SB Renovations
Client: Mansfield ISD
Mansfield, Texas
Project Number: 01885-03-02



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 (ADA25-013-01) 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
MANSFIELD HIGH SCHOOL
MANSFIELD, TEXAS
ADA25-013-01**



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

P 214.393.9022
TBPE Firm F-3257

Project No. ADA25-013-01
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
Mansfield High School
3001 E Broad Street
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 9582500240.

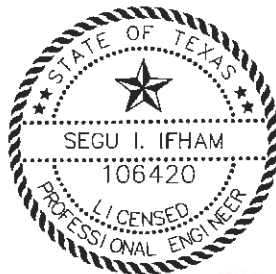
The purpose of this study was to drill and sample borings, perform laboratory tests on selected samples, and prepare an engineering report presenting geotechnical engineering recommendations for the design and construction of the project.

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
MANSFIELD HIGH SCHOOL
3001 E BROAD STREET
MANSFIELD, TEXAS 76063**

Prepared for

MANSFIELD INDEPENDENT SCHOOL DISTRICT
Mansfield, Texas

Prepared by

RABA KISTNER, INC.
Dallas, Texas

PROJECT NO. ADA25-013-01

June 19, 2025

R A B A K I S T N E R

TABLE OF CONTENTS

INTRODUCTION..... 1
PROJECT DESCRIPTION 1
SCOPE OF SERVICES..... 1
LIMITATIONS..... 1
SITE EXPLORATION AND LABORATORY TESTING..... 2
 DRILLING AND SAMPLING..... 2
 LABORATORY TESTING..... 2
GENERAL SUBSURFACE CONDITIONS..... 3
 GEOLOGY..... 3
 STRATIGRAPHY..... 3
 GROUNDWATER..... 4
ANALYSIS AND RECOMMENDATIONS..... 4
 EXPANSIVE SOILS..... 4
 PERMEABILITY..... 4
GROUND IMPROVEMENT..... 5
 WATER PRESSURE / CHEMICAL INJECTION..... 5
 LIME TREATMENT..... 5
 VERIFICATION..... 6

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 Mansfield 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 Mansfield High School at 3001 E Broad Street in Mansfield, Texas 76063. 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-13	0 to 2	667
B-14	0 to 2	613

Table 2: Results of Swell Tests

Boring No.	Depth (ft.)	Initial Moisture	Final Moisture	Swell (%)
B-13	2 to 4	26.0	26.6	0.7
B-14	6 to 8	24.2	25.2	0.6
B-15	8 to 10	18.3	19.3	0.6
B-16	4 to 6	20.1	20.6	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 dark brown to brown, stiff to hard, fat clay and fat clay with sand.

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 33 and 46. In addition, swell tests performed on selected clay samples indicated potential swells up to 0.7 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 1.25 to 5 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 1×10^{-9} to 1×10^{-7} m/s.

GROUND IMPROVEMENT

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

WATER PRESSURE / CHEMICAL INJECTION

Water pressure or chemical injection should extend to a depth of 10 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.

Injection rods should be spaced at 5-foot intervals or less. The injection rods should be capable of exerting a minimum pressure of 10,000 psi. Injection of fluid should continue until refusal at all probes (i.e., until soil will not take any more fluid and it is running freely on the surface, either out of previous injection holes or has fractured the ground in several places around refusal). If this occurs around any probe, cut this probe off so that the fluid can be properly injected through the remaining probes until refusal occurs for all probes. The injection process should be observed on a full-time basis by qualified personnel.

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 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.

If water pressure injection is selected, we recommend using a potassium-based chemical injection near existing structures to minimize the risk of movement and potential damage.

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

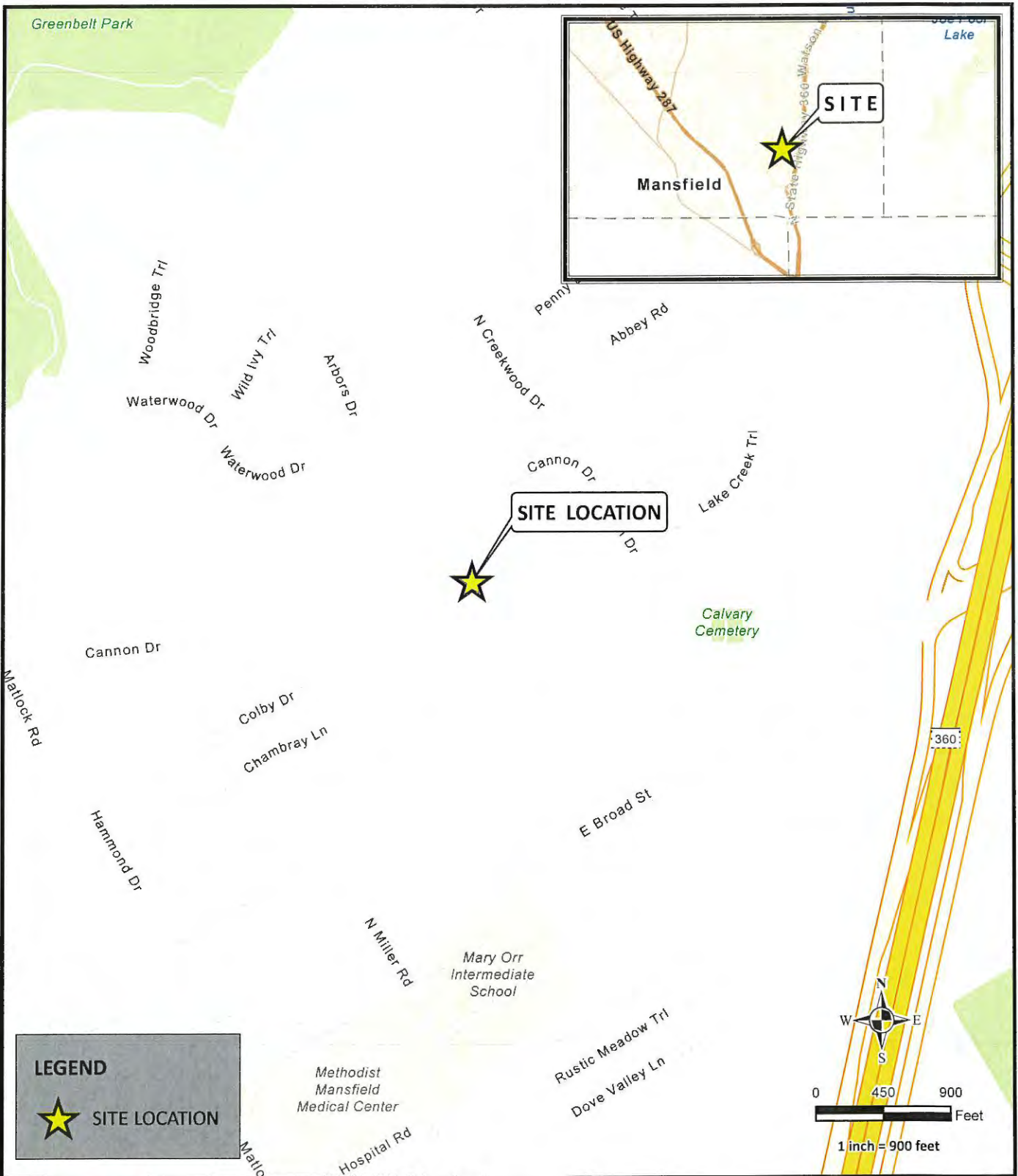
The effectiveness of the ground modification process should be assessed by soil borings and laboratory tests following a minimum of a 48-hour curing period. The following table describes our recommended testing program to evaluate the ground modification process. Areas not meeting these requirements 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 10 feet in the baseball field. Four borings to a depth of 10 feet in the softball field.
Sampling	Laboratory tests should be performed on one-foot tube samples, sampled to 10 feet.
Testing	Moisture content and hand penetrometer tests at 1-foot intervals. A minimum of three free swell tests should be performed per 10-foot test boring.
Criteria	For 2-inch PVM, the average swell in each boring shall not exceed 1.25%. No individual test results exceed 2.5%.

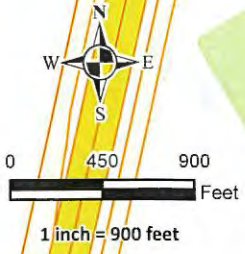
Chemical injection is a proprietary construction method. Therefore, we do not specify the chemical solution to be used or the means of injection. However, in our experience, potassium-based solutions seem to be effective in reducing the swell potential of soils. We recommend the contractor provide a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

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
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
MANSFIELD HIGH SCHOOL
MANSFIELD, TEXAS

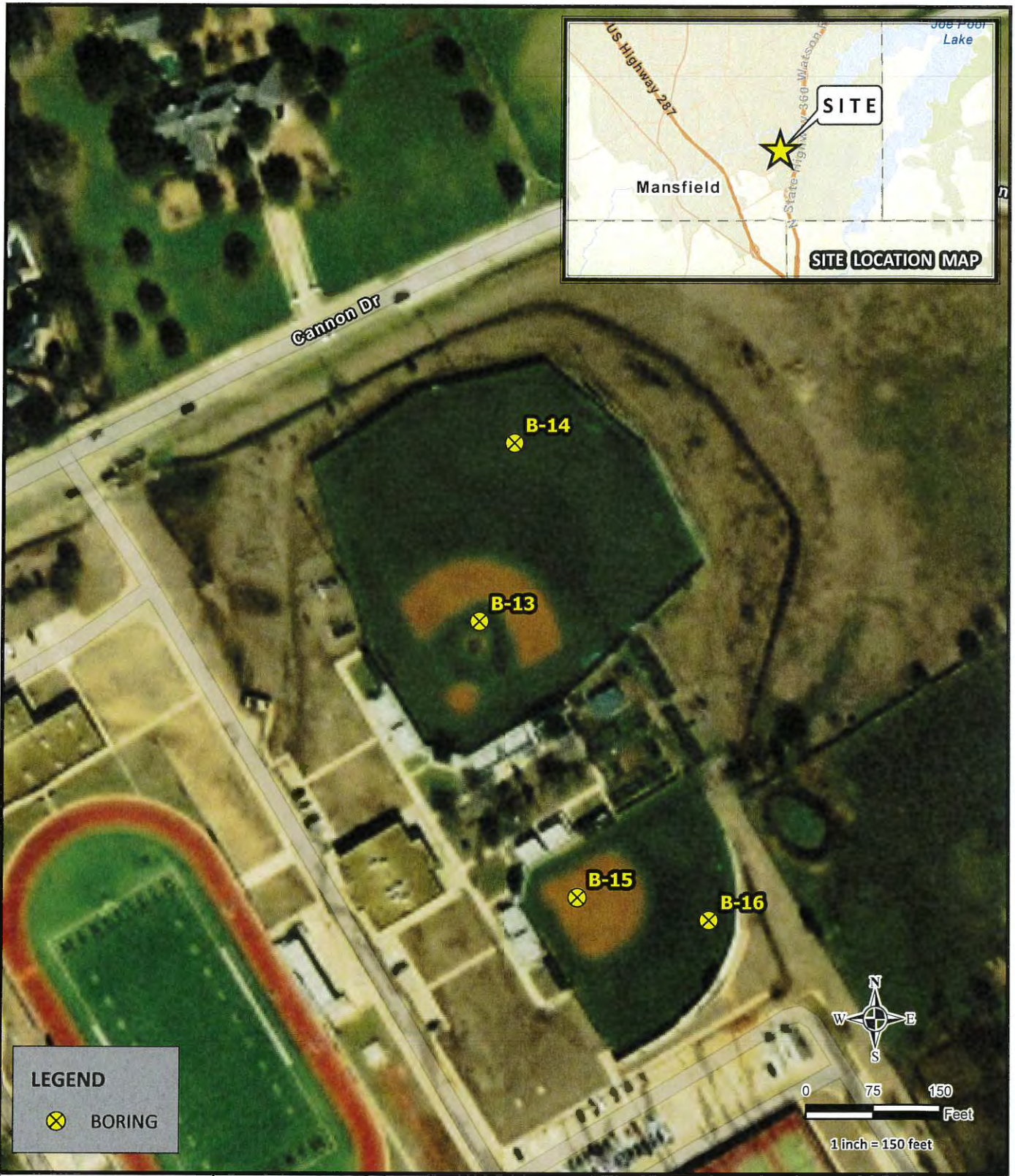


PROJECT No.: ADA25-013-00

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

RADA KISTNER

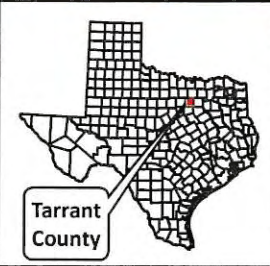
4407 N. Beltwood Parkway
Suite 102
Dallas, Texas 75244

(214)393-9022 TEL
www.rkci.com
TBPE Firm Number 3257

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

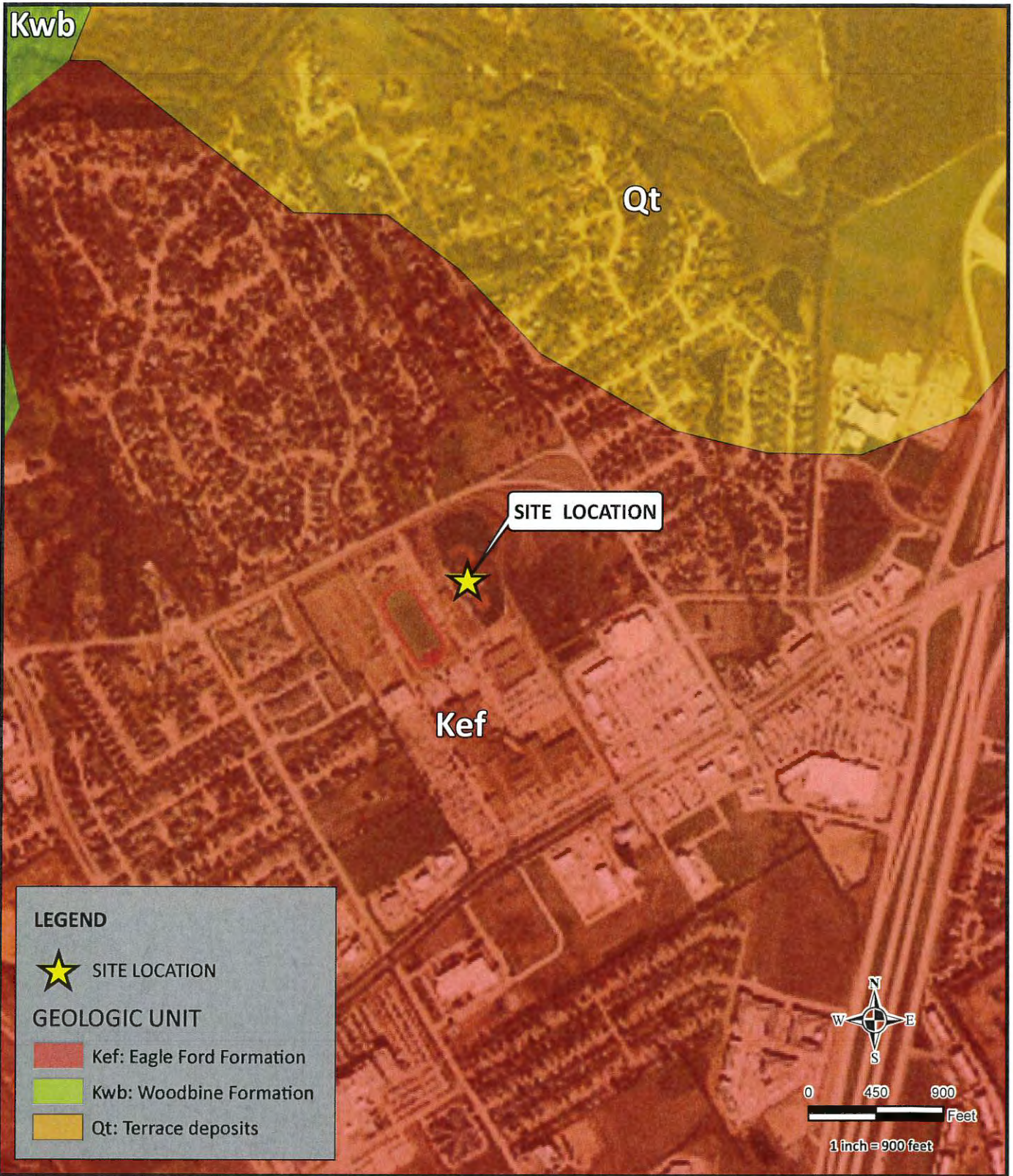
BORING LOCATION MAP

BASEBALL AND SOFTBALL FIELDS
MANSFIELD HIGH SCHOOL
MANSFIELD, TEXAS



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

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



RADA KISTNER

4407 N. Beltwood Parkway
Suite 102
Dallas, Texas 75244

(214)393-9022 TEL
www.rkci.com
TBPE Firm Number 3257

World Imagery: Maxar

GEOLOGY MAP

BASEBALL AND SOFTBALL FIELDS
MANSFIELD HIGH SCHOOL
MANSFIELD, TEXAS



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



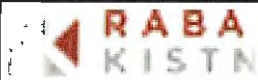
LOG OF BORING B-13

Project: Baseball and Softball Fields
 Project No: ADA25-013-01
 Address: Mansfield High School
 City: Mansfield, Texas

Boring No: B-13
 Latitude: 32.56691
 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
5			FAT CLAY (CH) , stiff to very stiff, moist, dark brown , with ferrous staining				2.00	28						
								2.50	26	56	20	36		
								2.50	27					
								2.50	28					
								3.00	27					
10			Boring Terminated at 10 ft.											
15														



LOG OF BORING B-15

Project: Baseball and Softball Fields
 Project No: ADA25-013-01
 Address: Mansfield High School
 City: Mansfield, Texas

Boring No: B-15
 Latitude: 32.56644
 Longitude: -97.0547
 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
	Hatched		FAT CLAY (CH) - with SAND, very stiff, moist, reddish brown, with ferrous staining				3.00	27	62	20	42	82		
	Hatched		FAT CLAY (CH), very stiff to hard, moist, dark brown to brown, with ferrous staining				3.00	25						
5	Hatched						4.00	20						
	Hatched						4.00	19						
	Hatched						4.50	18	52	17	35			
10	Hatched		Boring Terminated at 10 ft.											
15	Hatched													



LOG OF BORING B-16

Project: Baseball and Softball Fields
 Project No: ADA25-013-01
 Address: Mansfield High School
 City: Mansfield, Texas

Boring No: B-16
 Latitude: 32.56882
 Longitude: -97.0547
 GW Depth:

Start Date: 5/10/2025
 Driller: GGF5
 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
	Hatched		FAT CLAY (CH) - with SAND, very stiff , moist, dark brown to brown , with ferrous staining				2.50	25	66	20	46	83		
	Hatched		FAT CLAY (CH) , very stiff , moist, brown , with ferrous staining				2.00	41						
5	Hatched		FAT CLAY (CH) , very stiff , moist, brown , with ferrous staining				4.00	20	50	17	33			
	Hatched		FAT CLAY (CH) , very stiff , moist, brown , with ferrous staining				3.50	19						
10	Hatched		Boring Terminated at 10 ft.				4.00	19						
15														

Appendix C – Laboratory Test Results

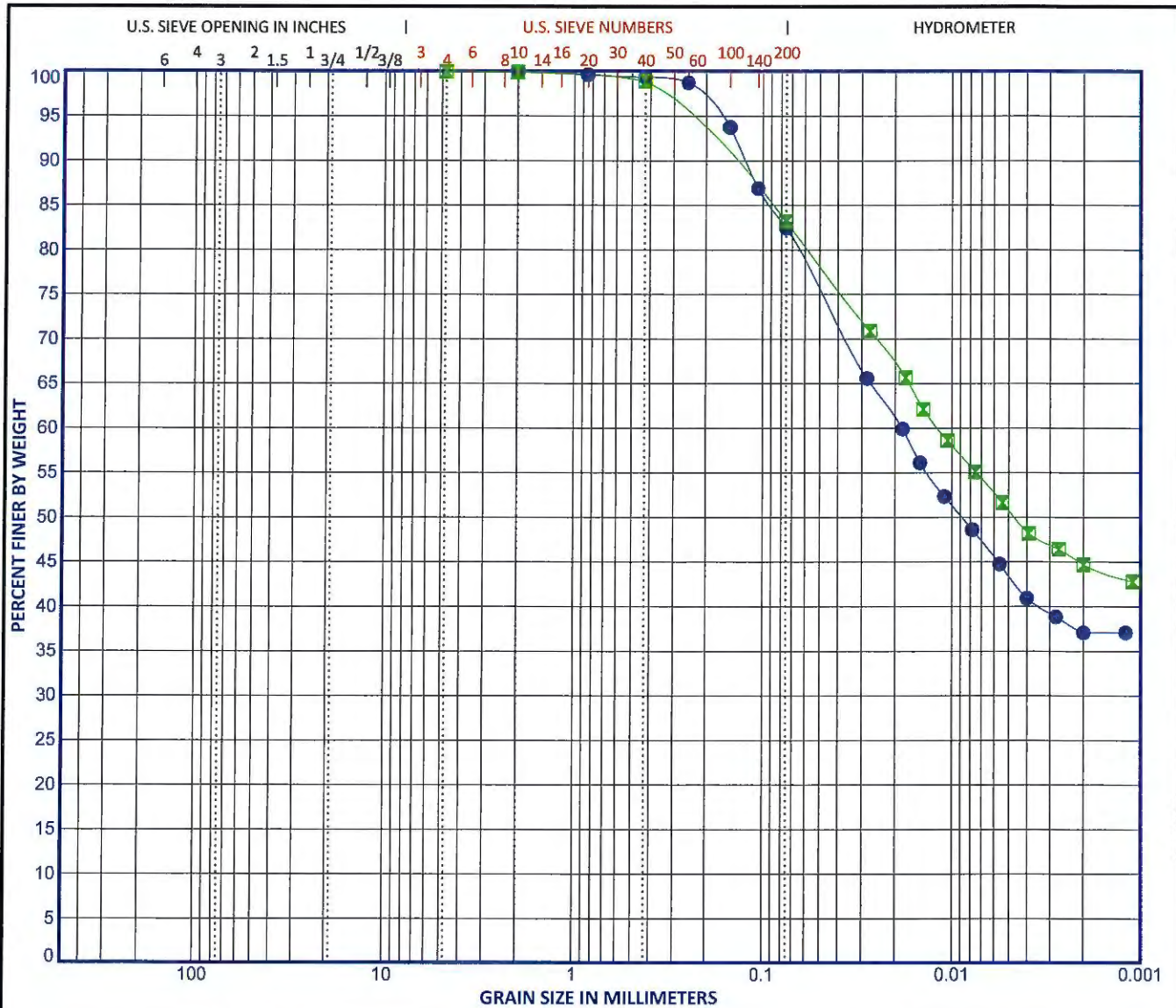
SUMMARY OF LABORATORY TEST RESULTS

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-13	0.0 to 2.0	28							
	2.0 to 4.0	26	56	20	36				
	4.0 to 6.0	27							
	6.0 to 8.0	28							
	8.0 to 10.0	27							
B-14	0.0 to 2.0	26							
	2.0 to 4.0	26							
	4.0 to 6.0	25							
	6.0 to 8.0	24	66	20	46				
	8.0 to 10.0	24							
B-15	0.0 to 2.0	27	62	20	42	CH		82	
	2.0 to 4.0	25							
	4.0 to 6.0	20							
	6.0 to 8.0	19							
	8.0 to 10.0	18	52	17	35				
B-16	0.0 to 2.0	25	66	20	46	CH		83	
	2.0 to 4.0	41							
	4.0 to 6.0	20	50	17	33				
	6.0 to 8.0	19							
	8.0 to 10.0	19							



SUMMARY OF LABORATORY TEST RESULTS


Baseball and Softball Fields
Mansfield, Texas
RKI Project No.: ADA25-013-01



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen ID	Classification	LL	PL	PI	Cc	Cu
● B-15 0.0	FAT CLAY with SAND(CH)	62	20	42		
■ B-16 0.0	FAT CLAY with SAND(CH)	66	20	46		
▲						
★						
◎						

Specimen ID	D100	D95	D50	D30	%Gravel	%Sand	%Silt	%Clay
● B-15 0.0	2	0.171	0.009		0.0	17.5	39.0	43.4
■ B-16 0.0	4.75	0.278	0.005		0.0	16.8	32.3	50.8
▲								
★								
◎								

	GRAIN SIZE DISTRIBUTION
	Baseball and Softball Fields Mansfield, Texas RKI Project No.: ADA25-013-01

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: July 23, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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:

PCO 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 \$86,781.00 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: \$ 163,219.00
 Total New A.E.R.A. amount (this allowance change request): \$ 86,781.00

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.

Bruce Morris Date 07/23/25
Bruce Morris (Jul 23, 2025 13:30:49 CDT)
 Huckabee - Construction Observer

Kevin Sassaman Date 07/25/25
Kevin Sassaman (Jul 25, 2025 15:26:40 CDT)
 General Contractor

Lacy Beckler Date 07/28/25
Lacy Beckler (Jul 28, 2025 16:03:22 CDT)
 Mansfield ISD - Project Manager

[Signature] Date 07/28/25
 Mansfield ISD - Bond Program Manager

[Signature] Date 07/30/25
Jeffrey Brogden (Jul 30, 2025 08:58:58 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

07/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 002**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Balance forward from Allowance #1 for Geotechnical revisions to be moved into Owner's Contingency

Owner Controlled Allowances	
1st Allowance - Subgrade Chemical Injection	\$250,000.00
PCO 01 - Revised Geotechnical Report	(\$163,219.00)
Deduct to Owner Contingency	(\$86,781.00)
Balance	\$0.00
Owner's Contingency	\$111,969.00
PCO 01 - Allowance #1 Balance	\$86,781.00
Balance	\$188,750.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Credit** to be **\$86,781.00** **EIGHTY SIX THOUSAND SEVEN HUNDRED EIGHTY ONE DOLLARS 0/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

7/21/25
Date

Date

Date

Notes:

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 6, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Add additional catch basin not shown on civil drawings. Field drawings call for a basin but it was excluded from the scope of work for Paragon. Remobilization of excavator for placement.

Original CMARS's Contingency Amount per contr	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to CMARS's Contingency)	
Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ 8,635.00
Balance of CMARS's Contingency Amount:	\$ 103,334.00

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

Bruce Morris Date Oct 9, 2025
Bruce Morris (Oct 9, 2025 15:59:55 CDT)
 Huckabee - Construction Observer

Kevin Sassaman Date Oct 9, 2025
Kevin Sassaman (Oct 9, 2025 15:20:10 CDT)
 General Contractor

Lacy Beckler Date Oct 9, 2025
Lacy Beckler (Oct 9, 2025 16:22:58 CDT)
 Mansfield ISD - Project Manager

Garry Walker Date Oct 15, 2025
Garry Walker (Oct 15, 2025 09:52:01 CDT)
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Oct 15, 2025
Jeffrey Brogden (Oct 15, 2025 13:44:46 CDT)
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

09/03/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 010**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Add additional catch basin not shown on the civil drawings. Field drawings call for a basin but it was excluded from the scope of work for Paragon. Remobilization of excavator for placement (\$8,307.00)

RE: RFI 10 3.95% Fee added for additional cost of work. (\$328.00)

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$8,635.00** **EIGHT THOUSAND SIX HUNDRED THIRTY FIVE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

9/3/25
Date

Bruce Morris
Bruce Morris (Oct 9, 2025 15:38:55 CDT)
Recommended By:
Huckabee

Oct 9, 2025
Date

Lacy Beckler
Approved By:
Mansfield ISD

Oct 9, 2025
Date

Notes:

Wildstone Construction, LLC

12850 Hwy 287
Fort Worth, Texas 76052
Phone: 817-847-8660
Fax: 817-847-8019



Quote To: Core Construction
6320 Research Road
Frisco TX 75033
Phone: -
Fax: -

Date: 8/27/2025

Attn: Kevin Sassaman

Project: Mansfield HS Baseball & Softball Reno
Mansfield TX

CO #3 - Catch Basin Addition

Item No.	Quantity	Unit	Description	Unit Price	Extension
1	1	EA	2'x2' Square Catch Basin	\$5,307.00	5,307.00
2	1	LS	Layout	\$1,000.00	1,000.00
Subtotal -					\$6,307.00

TOTAL QUOTE:

~~\$6,307.00~~

\$8,307.00

NOTES:

- 1. This adds 1 additional day
- 2. This is priced as we are on site, if we need to remob, there will be a partial mob fee for **\$2,000 per equipment** or full mob of \$5,500. Whichever is cheapest.

Respectfully Submitted,

Greg Smyers

Greg Smyers
Wildstone Construction, LLC
Office (817) 847-8660
Cell (682) 430-2237

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 2

Construction Manager at Risk's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: December 12, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Name of Requester: Kevin Sassaman
Reason: Detail provided later

Description of Change:

Provide concrete light pole bases in lieu of bolting the light pole directly to the concrete foundation.

Original CMARS's Contingency Amount per cont	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
<i>(Adjustments to CMARS's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ 8,635.00
Total Amount of this CAEA:	\$ 7,612.00
Balance of CMARS's Contingency Amount:	\$ 95,722.00

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

Bruce Morris Date Dec 15, 2025
Bruce Morris (Dec 15, 2025 13:08:22 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Dec 15, 2025
Kevin Sassaman (Dec 15, 2025 09:19:39 CST)
General Contractor

Lacy Beckler Date Dec 15, 2025
Lacy Beckler (Dec 15, 2025 14:35:21 CST)
Mansfield ISD - Project Manager

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

Jeffrey Brogden Date Dec 18, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

09/03/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 008**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide concrete light pole bases in lieu of bolting the light pole directly to the concrete foundation
\$7,612.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be \$7,612.00 **SEVEN THOUSAND NINE HUNDRED TWELVE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

12/12/25
Date

Date

Date

Notes:

PROJECT NAME Mansfield High School - BB-SB Renovations
 PROJECT NO _____
 GENERAL CONTRACTOR CORE Construction

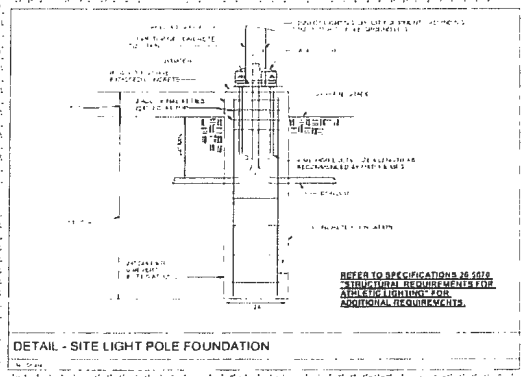
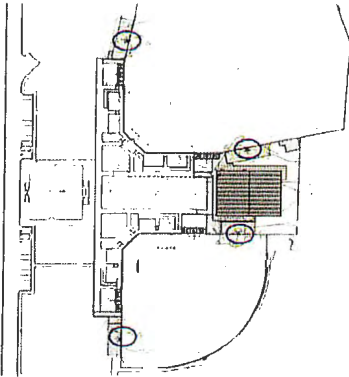
C.O.R. NO 1
 CRB/FI REF _____
 DATE 8/11/2025

DESCRIPTION OF CHANGE 1. Added (4) Light Pole bases per sheet ES1.1 and detail "Site Light Pole Foundation" on page E1.02

Item No.	Description	Quantity	Unit	Unit Rate	Unit Cost	Material Rate	Material Cost	Equip Rate	Equip Cost	Subs	Total Cost
1	Labor										
	Labor	30	HRS	\$ 45.00	\$ 1,350.00						\$ 1,350.00
2	Material										
	24" Sonotube	1	EA			\$ 350.00	\$ 350.00				\$ 350.00
	Concrete	8	CY			\$ 190.00	\$ 1,520.00				\$ 1,520.00
	Rebar	1	LS			\$ 650.00	\$ 650.00				\$ 650.00
	Wheel spacers, pier boots	1	LS			\$ 200.00	\$ 200.00				\$ 200.00
3	Equipment										
	Skid Steer	1	DY					\$ 550.00	\$ 550.00		\$ 550.00
4	Subcontractor										
	Drill Rig - Minimum Charge									\$ 2,300.00	\$ 2,300.00
	Uprate Hand-Out, minimum Charge									\$ 700.00	\$ 700.00

A	Total SubContractor Direct Cost										\$ 7,020.00 \$6,920.00
B	Contractor Overhead & Profit										\$ 702.00 \$692.00
	<i>subtotal as follows: 10% Overhead & Profit for Self performed work</i>										
C	Contractor's Mark-up										\$ -
	<i>5% Profit for Subcontract work</i>										
D	Total Contractor Change Request (Line A+B+C)										\$ 0,302.00 \$7,612.00

Disclaimer: Trinity Commercial Concrete assumes no responsibility for damage to underground utilities not shown on or inaccurately shown in plans, locales, or as-built drawings. For existing sites, current as-built drawings must be provided before drilling or excavation. Unmarked or undisclosed utilities remain the responsibility of the owner/general contractor.





CORE CONSTRUCTION SERVICES OF TX, Inc.
 6320 Research Rd. #200
 Frisco, Texas 75033
 P: (972) 668-9340
 F: (972) 668-9351

Project: 7-25-01-014 Mansfield HS Baseball - Softball
Renovations
 3001 E Broad St.,
 Mansfield, Texas 76063

RFI #3: Fixture D&E Locations

Revision	0	Status	Open
To	Gerardo De La O (CORE Construction Services of TX, Inc.)	From	Kevin Sassaman (CORE Construction Services of TX, Inc.) 6320 Research Road Frisco, Texas 75033
Date Initiated	Jul 29, 2025	Due Date	Aug 1, 2025
Location	Baseball Field	Project Stage	
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Joseph Morgan (Intex Electrical Contractors Inc)		
Copies To			

Activity

Question

Question from Kevin Sassaman CORE Construction Services of TX, Inc. on Tuesday, Jul 29, 2025 at 09:25 AM CDT

Per sheet ES1.1, the locations for the light poles serving the bullpens will be within the footprint of the bullpens. There is a 4' fence on the field side of these light poles, but there is concern the baseplate and post will fall within one of the pitching lanes. Additionally, there is no foundation detail shown for the light pole. Are the light poles meant to anchor directly the foundation of the bullpens as shown in note 15 of ES1.1?

Would the engineer like to relocate the light pole outside of the footprint and possibly move it to the other side of the bullpens?

Please provide additional foundation detail for the light poles if they are to be moved and placed on a pier.

Attachments

ES1.1_ SITE PLAN -MECHANICAL& ELECTRICAL Rev.1 (1).pdf

Awaiting an Official Response

See attached revised drawing for new location of pole at each bullpen.

Lance Morrow, RRB, 09/02/25

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 3

Construction Manager at Risk's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 9, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Scoreboard location was moved further than anticipated due to Athletics specification of where they wanted. RFI 24 will require trenching, labor, and materials to power.

Original CMARS's Contingency Amount per cont	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
 <i>(Adjustments to CMARS's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ 16,247.00
Total Amount of this CAEA:	\$ 5,106.00
 Balance of CMARS's Contingency Amount:	 \$ 90,616.00

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

Bruce Morris Date Jan 12, 2026
Bruce Morris (Jan 12, 2026 15:31:53 CST)

Huckabee - Construction Observer

Kevin Sassaman Date Jan 12, 2026
Kevin Sassaman (Jan 12, 2026 15:14:41 CST)

General Contractor

Lacy Beckler Date Jan 12, 2026
Lacy Beckler (Jan 12, 2026 15:53:43 CST)

Mansfield ISD - Project Manager

[Signature] Date Jan 12, 2026

Mansfield ISD - Bond Program Manager

Jeffrey Brogan Date Jan 13, 2026
Jeffrey Brogan (Jan 13, 2026 09:14:10 CST)

Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

12/12/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 02**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Location of the new scoreboard location was unknown. Drawings did not indicate final location.
Relocation to the area shown on RFI 24 will require trenching, labor/materials to power.
\$4,912.00 3.95% Fee added for additional cost of work. \$194.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be
\$5,106.00 ONE THOUSAND SIX HUNDRED TWENTY ONE DOLLARS & 00/100
and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

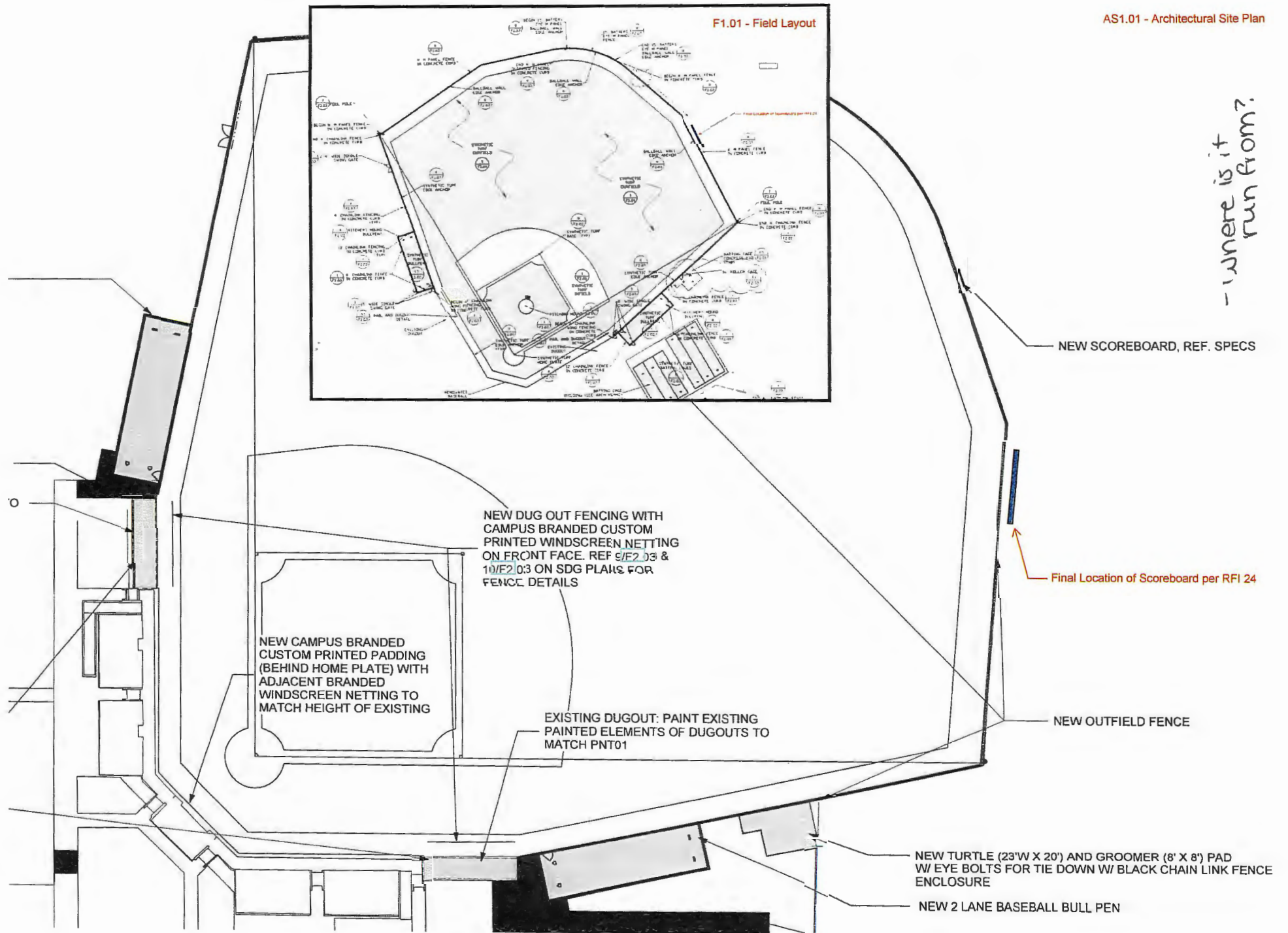
Approved By:
Mansfield ISD

12/12/25
Date

Date

Date

Notes:



F1.01 - Field Layout

Where is it run from?

NEW SCOREBOARD, REF. SPECS

Final Location of Scoreboard per RFI 24

NEW DUG OUT FENCING WITH CAMPUS BRANDED CUSTOM PRINTED WINDSCREEN NETTING ON FRONT FACE. REF 9/E2.03 & 10/E2.03 ON SDG PLANS FOR FENCE DETAILS

NEW CAMPUS BRANDED CUSTOM PRINTED PADDING (BEHIND HOME PLATE) WITH ADJACENT BRANDED WINDSCREEN NETTING TO MATCH HEIGHT OF EXISTING

EXISTING DUGOUT: PAINT EXISTING PAINTED ELEMENTS OF DUGOUTS TO MATCH PNT01

NEW OUTFIELD FENCE

NEW TURTLE (23'W X 20') AND GROOMER (8' X 8') PAD W/ EYE BOLTS FOR TIE DOWN W/ BLACK CHAIN LINK FENCE ENCLOSURE

NEW 2 LANE BASEBALL BULL PEN





PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	4
Date:	12/4/2025
Project:	Mansfield BB-SB Field
Project #:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 4 BASEBALL FIELD SCOREBOARD RELOCATION

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.
This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on **CR# 4**.

Final Price \$ 4,912.49

Inclusions & Clarifications:

1. EXTEND BASEBALL FIELD SCOREBOARD FEEDER
- 2.
- 3.
- 4.
- 5.
- 6.

Exclusions:

1. TAX
2. OVERTIME / AFTERHOURS WORK
- 3.

TONY MCFARLAND
Project Manager

903-340-0880 - Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 4
Date: 12/4/2025
Project: Mansfield BB-SB Field
Project #: Mansfield BB-SB Field
Page Number: 2

Electrical, Engineering/Design Assistance,
24 Hour Service & Maintenance

972.288.8041 Office
972.288.7206 Fax

TECL 17024
Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711
1-800-803-9202, 512-463-6599
website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
1 1/2" STEEL LOCKNUT	2	0.42	0.15
1 1/2" PVC	140	56.59	33.60
1 1/2" PVC T.A.	2	0.87	0.18
1 1/2" PVC COUPLING	2	0.67	0.18
1 1/2" PVC 90 ELBOW	2	2.35	0.54
#10 THHN	154	56.22	1.31
#8 THHN	308	208.67	3.24
Totals	610	325.79	39.20

Summary

General Materials		325.79
Material Total		325.79
Direct Labor		2,443.07
EXPENDABLE TOOLS		73.29
EQUIPMENT		
MINI EXCAVATOR 6000-6799LB *(PER WEEK)		1,623.75
Total Equipment		1,623.75
Markup (@ 10.000 %)		446.59
Subtotal		4,912.49
Final Amount		\$4,912.49

RFI detail

#24 New Scoreboard Location



Status	Closed
Created on	Nov 25, 2025 by Kevin Sassaman (Core Construction)
RFI type	RFI workflow with Coord.
Ball in court	Kevin Sassaman (Core Construction)
Answered	Nov 26, 2025 by Bruce Morris (Huckabee)

Question

Suggested answer

We are proposing to move the baseball scoreboard to a new location that offers several benefits. It is positioned essential just between the existing light poles, which aligns visually with them and creates a more balanced and clean look for the a The new spot also provides a clear view of the scoreboard from both the home and visitor stands, with no obstructions. Additionally, the shorter distance between the new location and the current electrical connection would reduce the amour conduit and wiring needed, lowering installation costs. (View attachment)

Official response

Lacy Beckler (Mansfield ISD): Location shown is the preferred location by Athletics department. Proceed
 By *Bruce Morris* (Huckabee) - Nov 26, 2025, 8:19 AM CST

References and Attachments

Files (1)

- RFI 24 - New Scoreboard Location.pdf

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-
External ID	-
Co-reviewer(s)	-

Activities

	By	At
Bruce Morris changed the status from Open Answered to Closed	Bruce Morris	Nov 26, 2025, 8:19 AM CST
Bruce Morris changed the status from Open Answered to Open Answered Official response: Lacy Beckler (Mansfield ISD): Location shown is the preferred location by Athletics department. Proceed set Ball in court to Kevin Sassaman (Core Construction)	Bruce Morris	Nov 26, 2025, 8:19 AM CST
Lacy Beckler changed the status from Open In Review to Open Answered set Ball in court to Bruce Morris (Huckabee)	Lacy Beckler	Nov 25, 2025, 9:51 PM CST
Lacy Beckler added a response: Location shown is the preferred location by Athletics department. Proceed	Lacy Beckler	Nov 25, 2025, 9:51 PM CST
Alex Green changed the status from Open In Review to Open In Review set Ball in court to Lacy Beckler (Mansfield ISD)	Alex Green	Nov 25, 2025, 4:08 PM CST
Kevin Sassaman added a reference to a File RFI 24 - New Scoreboard Location.pdf	Kevin Sassaman	Nov 25, 2025, 2:20 PM CST
Kevin Sassaman (Core Construction) created this RFI in Open In Review status and set Ball in court to Bruce Morris (Huckabee).	Kevin Sassaman	Nov 25, 2025, 2:20 PM CST



CORE CONSTRUCTION SERVICES OF TX, Inc.
 6320 Research Rd. #200
 Frisco, Texas 75033
 P: (972) 668-9340
 F: (972) 668-9351

Project: 7-25-01-014 Mansfield HS Baseball - Softball
 Renovations
 3001 E Broad St.,
 Mansfield, Texas 76063

RFI #24: New Scoreboard Location

Revision	0	Status	Open
To	Gerardo De La O (CORE Construction Services of TX, Inc.)	From	Gerardo De La O (CORE Construction Services of TX, Inc.)
Date Initiated	Nov 6, 2025	Due Date	Nov 9, 2025
Location	Courtyard Between Bleachers	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section	116843 - SCOREBOARDS	Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Jose Mondragon (CORE Construction Services of TX, Inc.)		
Copies To	Chris DuPree (Olen Williams Inc.), Gary Dupree (Olen Williams Inc.), Jose Mondragon (CORE Construction Services of TX, Inc.), Kevin Sassaman (CORE Construction Services of TX, Inc.)		

Activity

Question **Question from Gerardo De La O CORE Construction Services of TX, Inc. on Thursday, Nov 6, 2025 at 12:03 PM CST**

We are proposing to move the baseball scoreboard to a new location that offers several benefits. It is positioned essentially just between the existing light poles, which aligns visually with them and creates a more balanced and clean look for the area. The new spot also provides a clear view of the scoreboard from both the home and visitor stands, with no obstructions. Additionally, the shorter distance between the new location and the current electrical connection would reduce the amount of conduit and wiring needed, lowering installation costs. (View attachment)

Attachments
 New Scoreboard Location BB.JPG

Awaiting an Official Response



New Scoreboard Location

CL

SCORE BOARD

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 1

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: July 23, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

Reason for Change:

X

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

Name of Requester: _____
Reason: _____

Description of Change:

PCE 02: Transfer remaining subgrade field prep allowance in the amount of \$86,781 to Owner's Contingency in accordance with AERA 02.

Original Owner's Contingency Amount per contract:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00

(Adjustments to Owner's Contingency)

Net Change by previously authorized CAEA's:	\$ -
Total Amount of this CAEA:	\$ (86,781.00)

Balance of Owner's Contingency Amount:	\$ 198,750.00
--	---------------

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

Bruce Morris Date 07/23/25
Bruce Morris (Jul 23, 2025 23:20:49 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date 07/25/25
Kevin Sassaman (Jul 25, 2025 15:26:40 CDT)
General Contractor

Lacy Beckler Date 07/28/25
Lacy Beckler (Jul 28, 2025 16:03:22 CDT)
Mansfield ISD - Project Manager

[Signature] Date 07/28/25
Mansfield ISD - Bond Program Manager

[Signature] Date 07/30/25
Jeffrey Brogden (Jul 30, 2025 08:58:58 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: July 23, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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:

PCO 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 \$86,781.00 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: \$ 163,219.00
 Total New A.E.R.A. amount (this allowance change request): \$ 86,781.00

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.

Bruce Morris
Bruce Morris (Jul 23, 2025 23:20:49 CDT)
 Date 07/23/25
 Huckabee - Construction Observer

Kevin Sassaman
Kevin Sassaman (Jul 25, 2025 15:26:40 CDT)
 Date 07/25/25
 General Contractor

Lacy Beckler
Lacy Beckler (Jul 28, 2025 16:03:22 CDT)
 Date 07/28/25
 Mansfield ISD - Project Manager

[Signature]
 Date 07/28/25
 Mansfield ISD - Bond Program Manager

[Signature]
Jeff Brogden (Jul 30, 2025 08:58:58 CDT)
 Date 07/30/25
 Mansfield ISD
 Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

07/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 002**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Balance forward from Allowance #1 for Geotechnical revisions to be moved into Owner's Contingency

Owner Controlled Allowances	
#1 Allowance - Subgrade Chemical Injection	\$250,000.00
PCO 01 - Revised Geotechnical Report	(\$163,219.00)
Deduct to Owner's Contingency	(\$86,781.00)
Balance	\$0.00
Owner's Contingency	\$111,988.00
PCO 01 - Allowance #1 Balance	\$86,781.00
Balance	\$188,769.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Credit** to be **\$86,781.00** **EIGHTY SIX THOUSAND SEVEN HUNDRED EIGHTY ONE DOLLARS 0/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

7/21/25
Date

Date

Date

Notes:

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 2, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Name of Requester: Kevin Sassaman
Reason: Missed Fee

Description of Change:

This PCO is for the correction of missing GC fees associated with PCO 01. Balance on cost of work was increased and fee was not recalculated. Additional fee is based on the increase in cost of work in the amount of \$163,219.00

Original Owner's Contingency Amount per contr:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00

(Adjustments to Owner's Contingency)

Net Change by previously authorized CAEA's:	\$ (86,781.00)
Total Amount of this CAEA:	\$ 6,447.00

Balance of Owner's Contingency Amount: \$ 192,303.00

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

Bruce Morris Date Oct 7, 2025
Bruce Morris (Oct 7, 2025 14:33:15 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date Oct 3, 2025
Kevin Sassaman (Oct 3, 2025 08:38:09 CDT)
General Contractor

Lacy Beckler Date Oct 7, 2025
Lacy Beckler (Oct 7, 2025 14:41:25 CDT)
Mansfield ISD - Project Manager

Garry Walker Date Oct 8, 2025
Mansfield ISD - Bond Program Manager

Jeff Brogden Date Oct 9, 2025
Jeff Brogden (Oct 9, 2025 07:59:26 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

08/02/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 005**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

This PCO is for the correction of missing GC fees associated with PCO 01. Balance on cost of work was increased and fee was not recalculated. Additional fee is based on the increase in cost of work in the amount of \$163,219.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** ⁺ to be **\$6,447.00** **SIX THOUSAND FOUR HUNDRED FORTY SEVEN DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Bruce Morris
Bruce Morris (0-17, 7025 14-33-15 COT)

Recommended By:
Huckabee

Approved By:
Mansfield ISD

8/4/25
Date

Oct 7, 2025
Date

Date

Notes:



MISD - Baseball/Softball Turf and Batting Cages

GMP 5/16/25

LOCATION: Mansfield ISD

ARCHITECT: Huckabee Architects

DURATION(mnths): 8

#	Description		Base Price	\$/SF (direct cost)
GENERAL REQUIREMENTS			\$291,849	
GR1	General Requirements		\$291,849	
DEMOLITION/ OFF-SITE INFRASTRUCTURE			\$29,562	
1	Demolition		\$29,562	
SITE WORK (ROUGH)			\$399,312	
6	Surveying/Staking		\$5,000	
7	Earthwork		\$230,776	
8	Site Utilities		\$164,036	
SITE WORK (FINISH)			\$3,191,710	
15	Landscaping & Irrigation		\$86,500	
16	Artificial Turf/Athletic Surfaces		\$2,973,801	
17	Scoreboards		\$61,080	
20	Masonry		\$70,329	
STRUCTURE			\$525,841	
27	Building & Site Concrete		\$309,384	
31	Misc. Metals		\$8,000	
32	Pre-Engineered Metal Building		\$208,457	
INTERIOR FINISHES			\$67,228	
56	HM Frames, Doors, & Hardware		\$6,349	
57	Overhead Coiling Doors		\$23,303	
61	Painting		\$37,576	
MEP SYSTEMS			\$245,700	
102	Electrical Systems		\$245,700	
CONTINGENCIES & ALLOWANCES			\$473,937	
2.0%	Construction Contingency		\$111,969	
2.0%	Owner Contingency		\$111,969	
AL1	Subgrade Chemical Injection	CORE	\$250,000	

Subtotal		\$5,225,639
-----------------	--	--------------------

GENERAL CONDITIONS		SUB TOTAL
REQUIRED General Conditions		\$372,797

Subtotal (with General Conditions)		\$5,598,436
---	--	--------------------

INSURANCE, BONDS, AND BUILDERS RISK			SUB TOTAL
REQUIRED	General Liability	\$5,976,120	\$59,761
REQUIRED	Subcontractor Insurance	\$4,933,790	\$74,007
REQUIRED	Payment and Performance Bond	\$5,976,120	\$40,040
REQUIRED	Builders Risk Insurance	\$5,976,120	\$8,964

Subtotal (with GC's & Insurance)		\$5,781,209
---	--	--------------------

RATE	CONTRACTOR'S FEE		SUB TOTAL
3.95%	Construction Manager At Risk Fee	\$4,934,474	\$194,912

Subtotal (GC's, Insurance & Fee)		\$5,976,120
---	--	--------------------

	GMP Amount	
GMP Total	\$5,976,120	

	PCO 01	PCO 02
Construction Contingency	\$5,781,209.00	
Owner Contingency	\$111,969.00	\$66,781.00
Allowance #1	\$250,000.00	(\$66,781.00)
General Conditions	\$372,797.00	
	\$194,912	\$6,417
		\$0

Signature:

Email: garrywalker@misdmail.org

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 2, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Excavate and install poly around the grade beam extending below the excavated portions of earth where electrical conduits were installed. Raba Kistner involved.

Original Owner's Contingency Amount per contr:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00

(Adjustments to Owner's Contingency)

Net Change by previously authorized CAEA's:	\$ (80,334.00)
Total Amount of this CAEA:	\$ 4,887.00

Balance of Owner's Contingency Amount: \$ 187,416.00

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

Bruce Morris Date Oct 7, 2025
Bruce Morris (Oct 7, 2025 14:46:43 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date Oct 3, 2025
Kevin Sassaman (Oct 3, 2025 08:31:35 CDT)
General Contractor

Lacy Beckler Date Oct 7, 2025
Lacy Beckler (Oct 7, 2025 14:53:10 CDT)
Mansfield ISD - Project Manager

Garry Walker Date Oct 8, 2025
Garry Walker (Oct 8, 2025 16:30:33 CDT)
Mansfield ISD - Bond Program Manager

Jenny Brogden Date Oct 9, 2025
Jenny Brogden (Oct 9, 2025 07:58:50 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

09/03/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 007**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Excavate and install poly around the grade beam extending below the excavated portions of earth where the electrical conduits were installed. (\$4,702.00)

3.95% Fee added for additional cost of work. (\$186.00)

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$4,887.00** **FOUR THOUSAND EIGHT HUNDRED EIGHTY SEVEN DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

9/3/25
Date


Bruce Morris (Oct 7, 2025 14:46:43 CDT)
Recommended By:
Huckabee

Oct 7, 2025
Date

Lacy Beckler
Approved By:
Mansfield ISD

Oct 7, 2025
Date

Notes:

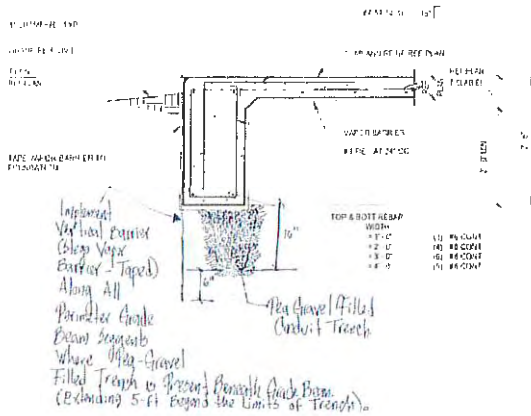
PROJECT NAME: Manfield High School - BB-69 Renovations
 PROJECT NO: _____
 GENERAL CONTRACTOR: CORE Construction

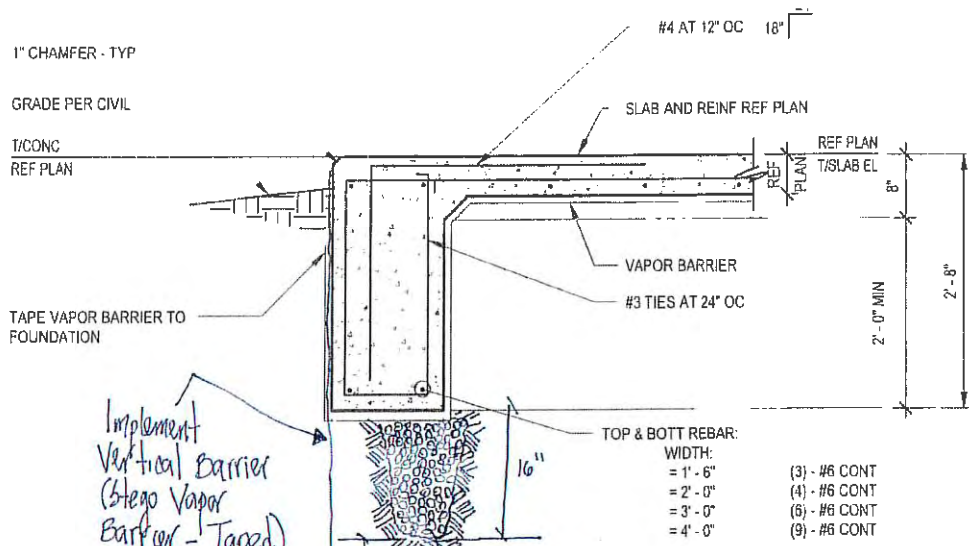
COR NO: 2
 CRSF/REF: _____
 DATE: 8/28/2015

DESCRIPTION OF CHANGE: Labor and material associated with the installation of vertical barrier and pea gravel backfill at the electrical conduit trenches, including trench modification beneath the grade beams, as requested by Huskabe per attached sketch.

Item No.	Description	Quantity	Unit	Unit Rate	Unit Cost	Material Rate	Material Cost	Equip Rate	Equip Cost	Subs	Total Cost
1	Labor Labor: Monday - 4 crew members 5 hrs ea / Tuesday - 9 crew members 5 hrs ea	65	HRS	\$ 45.00	\$ 2,925.00						\$ 2,925.00
2	Material Steggo Vapor Barrier Tape	1	LS			\$ 300.00	\$ 300.00				\$ 300.00
	Pea Gravel - Mn. Charge	1	LD			\$ 1,050.00	\$ 1,050.00				\$ 1,050.00

A	Total SubContractor Direct Cost										\$ 4,275.00
B	Contractor Overhead & Profit subtotal are as follows: 10% Overhead & Profit for Self performed work.										\$ 427.50
C	Contractor's Mark-up 5% Profit for Subcontract work										\$ -
D	Total Contractor Change Request (Line A+B+C)										\$ 4,702.50





Implement Vertical Barrier (Steep Vapor Barrier - Taped) Along All Perimeter Grade Beam segments Where Pea-Gravel Filled Trench is Present Beneath Grade Beam. (Extending 5-ft Beyond the Limits of Trench).

Pea Gravel Filled Conduit Trench.

16"

6"

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 2, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

x

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

Name of Requester: Mansfield ISD
Reason: Overhead Cord Reels

Description of Change:

Provide additional conduits and equipment to install overhead electrical circuits for the installation of electrical cord reels.

Original Owner's Contingency Amount per contr:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (75,447.00)
Total Amount of this CAEA:	\$ 15,045.00
Balance of Owner's Contingency Amount:	\$ 172,371.00

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

Bruce Morris Date Oct 13, 2025
Bruce Morris (Oct 13, 2025 13:05:59 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date Oct 9, 2025
Kevin Sassaman (Oct 9, 2025 08:35:38 CDT)
General Contractor

Lacy Beckler Date Oct 13, 2025
Lacy Beckler (Oct 13, 2025 13:07:07 CDT)
Mansfield ISD - Project Manager

[Signature] Date Oct 15, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Oct 15, 2025
Jeff Brogden (Oct 15, 2025 13:45:25 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/02/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 011**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide additional conduits and equipment to install overhead electrical circuits for the installation of electrical cord reels. (Cord reels provided by MISD)
(\$14,474.00), 3.95% Fee added for additional cost of work. (\$572.00)


After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$15,045.00 FIFTEEN THOUSAND FORTY FIVE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

10/2/25
Date

Bruce Morris
Bruce Morris (Oct 13, 2025 13:05:59 CDT)
Recommended By:
Huckabee

Oct 13, 2025
Date

Lacy Beckler
Approved By:
Mansfield ISD

Oct 13, 2025
Date

Notes:



PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	2
Date:	9/4/2025
Project:	Mansfield BB-SB Field
Project#:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 2 BATTING CAGE POWER REVISIONS

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs. This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 2.

Final Price \$ 14,474.85

Inclusions & Clarifications:

1. RELOCATE ALL BRANCH WIRING TO OVERHEAD
2. INSTALL 20AMP 120V CORD DROP AT EACH OUTLET LOCATION IN CAGES
- 3.
- 4.
- 5.
- 6.

Exclusions:

1. OVERTIME / AFTERHOURS WORK
2. CONCRETE CUTTING, REMOVAL, POURBACK
3. CORD REELS

TONY MCFARLAND
Project Manager

903-340-0880 - Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 2
Date: 9/4/2025
Project: Mansfield BB-SB Field
Project #: Mansfield BB-SB Field
Page Number: 2

*Electrical, Engineering/Design Assistance,
 24 Hour Service & Maintenance*

972.288.8041 Office
 972.288.7206 Fax

TECL 17024
 Regulated by The Texas Department of Licensing and Regulation
 P.O. Box 12157, Austin, Texas 78711
 1-800-803-9202, 512-463-6599
 website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
3/4" EMT	295	248.77	15.58
3/4" EMT STL COMP CONN	16	15.42	2.40
3/4" EMT STL COMP CPLG	30	35.10	2.76
#12 THHN	688	0.00	0.00
#10 THHN	1,584	0.00	0.00
#12/3C SO CORD	240	876.00	14.36
#12-3 SO CORD CONN-3/4"HUB	16	1,084.32	10.30
073-03-1202 SR (.40- .54)	16	1,104.00	10.30
4" SQ BOX 1-1/2 D 1/2 KO	8	41.01	1.38
4" SQ BOX 1-1/2 D COMBO	16	83.93	2.76
4" SQ BLANK COVER	16	31.20	0.60
8365 4" SQ DPLX COVER	8	15.84	0.30
15A 125V DUPLEX REC (GP)	8	30.94	1.80
P-4000 13/16" STRUT	80	248.95	8.40
1/4" SPRING NUT	16	26.24	0.96
1/4" BOLT (PLATED)	8	0.98	0.24
3/16" TOGGLE BOLT	16	13.07	1.44
BC-8-12M BEAM CLAMP	37	56.79	2.22
M58S BEAM CLMP HAMR-ON	8	11.26	0.36
4WN WING NUT	8	3.03	0.18
Totals	3,114	3,926.85	76.33

Summary

General Materials	3,926.85
Material Total	3,926.85
Direct Labor	8,364.02
EXPENDABLE TOOLS	271.62
EQUIPMENT	
SCISSOR 19FT ELEC MINI * (PER MONTH)	596.46
Total Equipment	596.46

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 2
Date: 9/4/2025
Project: Mansfield BB-SB Field
Project #: Mansfield BB-SB Field
Page Number: 3

Summary (Cont'd)

Markup	(@ 10.000 %)	1,315.90
Subtotal		<u>14,474.85</u>
Final Amount		<u>\$14,474.85</u>

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 2, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

<input checked="" 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 type="checkbox"/>	Other (specify)	
		Reason: <u>Turtle Pad Gate</u>

Description of Change:

Provide & Install 4'x24' Double Slide Gate Instead of 4'x16' Single Slide gate per RFI 13

Original Owner's Contingency Amount per contr:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (60,402.00)
Total Amount of this CAEA:	\$ 2,001.00
Balance of Owner's Contingency Amount:	\$ 170,370.00

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

Bruce Morris Date Oct 9, 2025
Bruce Morris (Oct 9, 2025 16:10:27 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date Oct 9, 2025
Kevin Sassaman (Oct 9, 2025 08:48:34 CDT)
General Contractor

Lacy Beckler Date Oct 9, 2025
Lacy Beckler (Oct 9, 2025 16:21:15 CDT)
Mansfield ISD - Project Manager

[Signature] Date Oct 15, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Oct 15, 2025
Jeffrey Brogden (Oct 15, 2025 13:44:23 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/02/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 012**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide & Install 4'x24' Double Slide Gate instead of 4'x16' Single Slide gate per RFI 13.
(\$1,925.00)

3.95% Fee added for additional cost of work.

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be

\$2,001.00 TWO THOUSAND ONE DOLLARS & 00/100

and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
 Kevin Sassaman

10/2/25
 Date

Bruce Morris
Bruce Morris: Oct 9, 2025 16:10:37 CDT
 Recommended By:
 Huckabee

Oct 9, 2025
 Date

Lacy Beckler
 Approved By:
 Mansfield ISD

Oct 9, 2025
 Date

Notes:



Change Order Request due to Unforeseen Change Order

Date: 9/22/2025
Owner: Mansfield ISD
Contact: Kevin Sassaman

Project: Mansfield ISD – Mansfield HS
Address: 3001 E Broad St, 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

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



CORE CONSTRUCTION SERVICES OF TX, Inc.
 8320 Research Rd. #200
 Frisco, Texas 75033
 P: (972) 668-9340
 F: (972) 668-9351

Project: 7-25-01-014 Mansfield HS Baseball - Softball
 Renovations
 3001 E Broad St.,
 Mansfield, Texas 76063

RFI #13: Turtle Pads

Revision	0	Status	Closed on 09/10/25
To	Gerardo De La O (CORE Construction Services of TX, Inc.)	From	Kevin Sassaman (CORE Construction Services of TX, Inc.) 6320 Research Road Frisco, Texas 75033
Date Initiated	Sep 5, 2025	Due Date	Sep 8, 2025
Location	Courtyard Between Bleachers	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Lacy Beckler		
Copies To	Jose Mondragon (CORE Construction Services of TX, Inc.)		

Activity

Question **Question from Kevin Sassaman CORE Construction Services of TX, Inc. on Friday, Sep 5, 2025 at 01:32 PM CDT**
 It has come to my attention that the gate for the turtle pad is not wide enough for clearance of the turtle we are purchasing.

 See below specs where the turtle is 21' and the gate is only 18':
chrome-extension://efaldnbmnnnlbpcalpcgiclfndmkaj/https://www.chbaseball.com/wp-content/uploads/2020/01/CAG-100_PROFILE.pdf

 This will need to be adjusted.

Attachments
 CAG100 Spec Sheet.pdf

Official Response

Response from Gerardo De La O CORE Construction Services of TX, Inc. on Wednesday, Sep 10, 2025 at 01:27 PM CDT

John M Schedler (Sports Design Group): 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

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 20, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Name of Requester: Lacy Beckler
Reason: Conduit, BBSB Scoreboards

Description of Change:

After completing subgrade preparation with water injection and lime stabilization, existing conduits through the field center were able to be salvaged. Circuit feeders were removed to prevent equipment damage during work. New wiring was provided for both scoreboards, and existing wiring from the circuit was removed.

Original Owner's Contingency Amount per contr:	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00

(Adjustments to Owner's Contingency)

Net Change by previously authorized CAEA's:	\$ (58,401.00)
Total Amount of this CAEA:	\$ 8,203.00

Balance of Owner's Contingency Amount:	\$ 162,167.00
---	----------------------

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

Bruce Morris Date Oct 21, 2025
Huckabee - Construction Observer

Kevin Sassaman Date Oct 21, 2025
General Contractor

Lacy Beckler Date Oct 21, 2025
Mansfield ISD - Project Manager

Cameron Mason Date Oct 28, 2025
Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Oct 28, 2025
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/02/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 09**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

After completing subgrade preparation with water injection and lime stabilization, existing conduits through the field center were able to be salvaged. Circuit feeders were removed to prevent equipment damage during work. New wiring was provided for both scoreboards, and existing wiring from the circuit was removed. Additional cost: \$7,892.00 + 3.95% fee (\$311.00).

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$8,203.00** **EIGHT THOUSAND TWO HUNDRED THREE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.


The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Bruce Morris
Recommended By:
Huckabee


Approved By:
Mansfield ISD

10/2/25
Date

Oct 21, 2025
Date

10/20/25
Date

Notes:



PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	1
Date:	10/14/2025
Project:	Mansfield BB-SB Field
Project #:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 1 RFI-2 SCOREBOARD POWER

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs. This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 1.

Final Price \$ 7,892.29

Inclusions & Clarifications:

1. DEMO EXISTING FEEDER WIRE BETWEEN PRESSBOX AND SCOREBOARD
2. PULL 3-#8 CONDUCTORS TO BASEBALL SCOREBOARD LOCATION
3. PULL 3-#8 CONDUCTORS TO SOFTBALL SCOREBOARD LOCATION
- 4.
- 5.
- 6.

Exclusions:

1. OVERTIME / AFTERHOURS WORK
2. CONCRETE CUTTING, REMOVAL, POURBACK
3. ANY WIRING @ SCOREBOARD OTHER THAN SINGLE POINT CONNECTION FROM PANEL A

TONY MCFARLAND

Project Manager

903-340-0880 - Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 1
Date: 10/14/2025
Project: Mansfield BB-SB Field
Project #: Mansfield BB-SB Field
Page Number: 2

Electrical, Engineering/Design Assistance,
24 Hour Service & Maintenance

972.288.8041 Office
972.288.7206 Fax

TECL 17024
Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711
1-800-803-9202, 512-463-6599
website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
#8 THHN	2,550	1,727.63	26.85
DEMO EMT/WIRE 1"	600	0.00	18.00
Totals	3,150	1,727.63	44.85

Summary

General Materials		1,727.63
Material Total		1,727.63
Direct Labor		4,915.12
EXPENDABLE TOOLS		532.06
Markup	(@ 10.000 %)	717.48
Subtotal		7,892.29
Final Amount		\$7,892.29

RFI detail

#14.2 RFI 02 - Scoreboard Conduits_Softball



Status	Closed
Created on	Sep 11, 2025 by Kevin Sassaman (Core Construction)
RFI type	Default RFI workflow
Ball in court	Kevin Sassaman (Core Construction)
Answered	Sep 19, 2025 by Romine, Romine & Burgess, Inc. (Romine Romine & Burgess)

Question

Please clarify whether we are permitted to run the softball scoreboard conduit within the field's perimeter, given the presence of a concrete mow strip and existing utility lines outside the fence line.

Official response

Romine, Romine & Burgess, Inc. (Romine Romine & Burgess): The routes shown for each scoreboard in the new marked up drawing are acceptable. **Verify the existing conduit being reused crossing the softball field is intact and not damaged from the site work.**

By Romine, Romine & Burgess, Inc. (Romine Romine & Burgess) - Sep 19, 2025, 10:55 AM CDT

References and Attachments

Files (3)

- ES1.1 _RFI 11_issued 9.2.25.pdf
- Softball Reroute.jpeg
- Softball perimeter.png

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority Normal





Discipline -

Category -

Location -

Location details -

External ID -

- Co-reviewer(s)**
-  **Joshua Cogburn** (Huckabee)
 -  **Romine, Romine & Burgess, Inc.** (Romine Romine & Burgess)
 -  **Lance Morrow** (Romine Romine & Burgess)
 -  **Alex Green** (Huckabee)

Activities	By	At
<p>Bruce Morris changed the status from Open Answered to Closed changed the watchers to Lacy Beckler (Mansfield ISD), Garry Walker (Mansfield ISD)</p>	<p>Bruce Morris</p>	<p>Sep 21, 2025, 11:34 AM CDT</p>
<p>Core to verify the existing conduit being reused crossing the softball field is intact and not damaged from the site work.</p>	<p>Bruce Morris</p>	<p>Sep 21, 2025, 11:34 AM CDT</p>
<p>Bruce Morris cleared watchers</p>	<p>Bruce Morris</p>	<p>Sep 21, 2025, 11:25 AM CDT</p>
<p>Kevin Sassaman changed the status from Closed to Open Answered changed the ID to 14.2</p>	<p>Kevin Sassaman</p>	<p>Sep 19, 2025, 1:33 PM CDT</p>
<p>MISD/Huckabee, please verify the engineer's question on response.</p>	<p>Kevin Sassaman</p>	<p>Sep 19, 2025, 1:33 PM CDT</p>
<p>Bruce Morris changed the status from Open Answered to Closed Official response: Romine, Romine & Burgess, Inc. (Romine Romine & Burgess): The routes shown for each scoreboard in the new marked up drawing are acceptable. Verify the existing conduit being reused crossing the softball field is intact and not damaged from the site work.</p>	<p>Bruce Morris</p>	<p>Sep 19, 2025, 11:18 AM CDT</p>
<p>Romine, Romine & Burgess, Inc. changed the status from Open In Review to Open Answered set Ball in court to Kevin Sassaman (Core Construction)</p>	<p>Romine, Romine & Burgess, Inc.</p>	<p>Sep 19, 2025, 10:55 AM CDT</p>
<p>Romine, Romine & Burgess, Inc. added a response: The routes shown for each scoreboard in the new marked up drawing are acceptable. Verify the existing conduit being reused crossing the softball field is intact and not damaged from the site work.</p>	<p>Romine, Romine & Burgess, Inc.</p>	<p>Sep 19, 2025, 10:55 AM CDT</p>
<p>changed the due date to Sep 24, 2025</p>	<p>Bruce Morris</p>	<p>Sep 18, 2025, 5:37 PM CDT</p>
<p>changed the watchers to Lacy Beckler (Mansfield ISD)</p>	<p>Bruce Morris</p>	<p>Sep 18, 2025, 5:30 PM CDT</p>
<p>changed the co-reviewer(s) to Joshua Cogburn (Huckabee), Romine, Romine & Burgess, Inc. (Romine Romine & Burgess), Lance Morrow (Romine Romine & Burgess), Alex Green (Huckabee)</p>	<p>Bruce Morris</p>	<p>Sep 18, 2025, 5:29 PM CDT</p>
<p>set Ball in court to Romine, Romine & Burgess, Inc. (Romine Romine & Burgess)</p>	<p>Bruce Morris</p>	<p>Sep 18, 2025, 5:29 PM CDT</p>
<p>Kevin Sassaman changed the status from Open Answered to Open In Review</p>	<p>Kevin Sassaman</p>	<p>Sep 18, 2025, 2:10 PM CDT</p>

set Ball in court to **Bruce Morris** (Huckabee)

Added site plan showing new locations for pathways to scoreboards. Softball will utilize an existing pathway and baseball will has a new line excavated and routed to the scoreboard.

Kevin Sassaman Sep 18, 2025, 2:10 PM CDT

Kevin Sassaman added a reference to a File **ES1.1_RFI 11_issued 9.2.25.pdf**

Kevin Sassaman Sep 18, 2025, 2:08 PM CDT

Kevin Sassaman changed the status from **Closed** to **Open** Answered

Kevin Sassaman Sep 18, 2025, 2:08 PM CDT

See attached proposed plan revisions for conduit locations to scoreboards.

Kevin Sassaman Sep 18, 2025, 2:08 PM CDT

Bruce Morris changed the status from **Open** Answered to **Closed**

Bruce Morris Sep 17, 2025, 6:27 PM CDT

Per Kevin's 09/17/2025 Response in the Activity Log: The existing conduit on the softball field appears to be re-usable. Will update the drawings to reflect the new routing for both fields.

Bruce Morris Sep 17, 2025, 6:27 PM CDT

Kevin Sassaman changed the status from **Closed** to **Open** Answered changed the ID to 14.1

Kevin Sassaman Sep 17, 2025, 1:39 PM CDT

The existing conduit on the softball field appears to be re-usable. Will update the drawings to reflect the new routing for both fields.

Kevin Sassaman Sep 17, 2025, 1:39 PM CDT

Bruce Morris changed the status from **Open** Answered to **Closed**

Official response: Bruce Morris (Huckabee): Following our conversation 09/12/2025, please update the RFI based on your discussion with the electrician about alternative conduit routing for the softball scoreboard and whether the existing conduit pathway running under outfield fencing to scoreboard can be utilized in lieu of removing concrete. Drawing provided needs to be revised as well.

Bruce Morris Sep 14, 2025, 10:43 PM CDT

Bruce Morris changed the status from **Open** In Review to **Open** Answered set Ball in court to **Kevin Sassaman** (Core Construction)

Bruce Morris Sep 14, 2025, 10:42 PM CDT

Bruce Morris added a response: Following our conversation 09/12/2025, please update the RFI based on your discussion with the electrician about alternative conduit routing for the softball scoreboard and whether the existing conduit pathway running under outfield fencing to scoreboard can be utilized in lieu of removing concrete. Drawing provided needs to be revised as well.

Bruce Morris Sep 14, 2025, 10:42 PM CDT

changed the **co-reviewer(s)** to **Joshua Cogburn** (Huckabee), **Romine, Romine & Burgess, Inc.** (Romine Romine & Burgess)

Bruce Morris Sep 14, 2025, 10:36 PM CDT

set Ball in court to Bruce Morris (Huckabee)	Bruce Morris	Sep 14, 2025, 10:35 PM CDT
Kevin Sassaman Lance Morrow Following our conversation this morning, please update the RFI based on your discussion with the electrician about alternative conduit routing for the softball scoreboard and whether the existing outfield fencing conduit can be used. We will respond once the revision is complete.	Bruce Morris	Sep 12, 2025, 3:05 PM CDT
changed the due date to Sep 17, 2025	Bruce Morris	Sep 12, 2025, 11:03 AM CDT
set Ball in court to Romine, Romine & Burgess, Inc. (Romine Romine & Burgess)	Bruce Morris	Sep 11, 2025, 2:58 PM CDT
changed the co-reviewer(s) to Joshua Cogburn (Huckabee)	Bruce Morris	Sep 11, 2025, 2:58 PM CDT
set Ball in court to Bruce Morris (Huckabee), Romine, Romine & Burgess, Inc. (Romine Romine & Burgess)	Bruce Morris	Sep 11, 2025, 2:58 PM CDT
Kevin Sassaman added a reference to a File Softball Reroute.jpeg	Kevin Sassaman	Sep 11, 2025, 1:51 PM CDT
Kevin Sassaman added a reference to a File Softball perimeter.png	Kevin Sassaman	Sep 11, 2025, 1:51 PM CDT
Kevin Sassaman (Core Construction) created this RFI in Open In Review status and set Ball in court to Bruce Morris (Huckabee).	Kevin Sassaman	Sep 11, 2025, 1:51 PM CDT



CORE CONSTRUCTION SERVICES OF TX, Inc.
 6320 Research Rd. #200
 Frisco, Texas 75033
 P: (972) 668-9340
 F: (972) 668-9351

Project: 7-25-01-014 Mansfield HS Baseball - Softball
 Renovations
 3001 E Broad St.,
 Mansfield, Texas 76063

RFI #2: Scoreboard Conduits

Revision	0	Status	Open
To	Gerardo De La O (CORE Construction Services of TX, Inc.)	From	Kevin Sassaman (CORE Construction Services of TX, Inc.) 6320 Research Road Frisco, Texas 75033
Date Initiated	Jul 28, 2025	Due Date	Jul 31, 2025
Location	Perimeter	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	10 days
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To			

Activity

Question

Question from Kevin Sassaman CORE Construction Services of TX, Inc. on Monday, Jul 28, 2025 at 04:26 PM CDT

Q:

After a preconstruction meeting to discuss the upcoming scope for water injection and lime stabilization work, it was discovered that existing conduits below the baseball and softball fields would not allow for work to commence. The power feeding both of the scoreboards runs directly through the middle of each field.

- The wiring feeding the scoreboards would have to be removed in order not to damage the lime mixer and reinstalled.
- The chemical injection may also cause the line to rise and be damaged. The chemical injection company would need to stay 5' away from the line on either side, cause this pathway to be untreated for soils improvement.

Where would the engineer like us to re-route the power feeding both scoreboards?

Proposed Solution:

Pull the existing circuit wiring and provide new pathways and circuits feeding scoreboards outside of the field footprints.

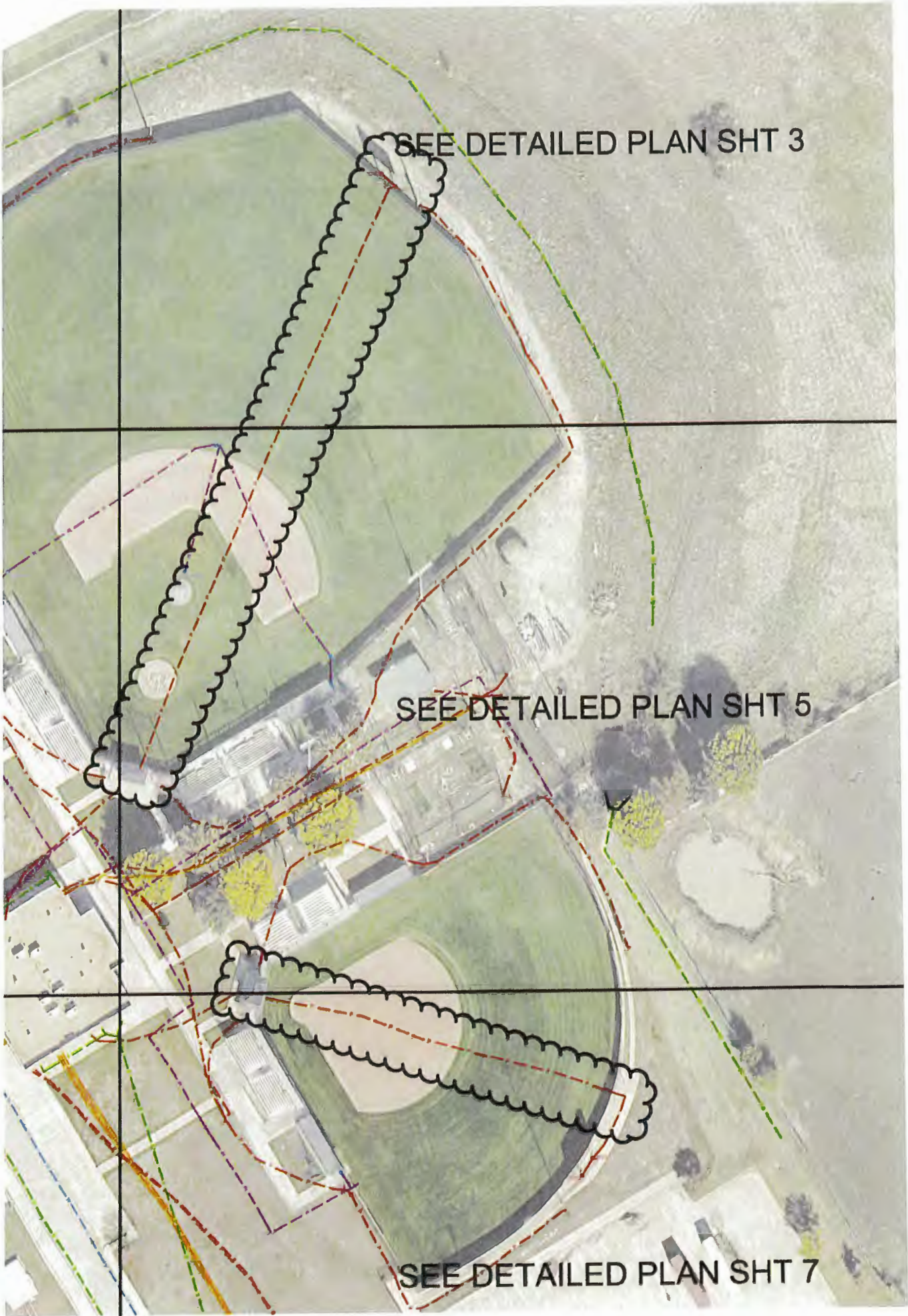
Attachments

Utility Locates - MUSD BB&SB.pdf

Awaiting an Official Response

Run 2 #8, #8G in 1" conduit from 20A, 1P spare breaker in Panel "A" to each scoreboard. Route new conduit around outside of fence, with care to avoid all existing underground utilities, including electrical feeder interconnecting light poles. Remove existing scoreboard conductors.

Lance Morrow, RRB, 07/30/25



SEE DETAILED PLAN SHT 3

SEE DETAILED PLAN SHT 5

SEE DETAILED PLAN SHT 7

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 24, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Cost to reduce the softball outfield fence from 15' tall to 8' tall over 40' length. This includes labor only. M Panel materlas had been ordered prior to request.

Original Owner's Contingency Amount per contr:	\$	111,969.00
Additional Project Contingency:	\$	-
Revised Contingency Total:	\$	111,969.00
(Adjustments to Owner's Contingency)		
Net Change by previously authorized CAEA's:	\$	(50,198.00)
Total Amount of this CAEA:	\$	(1,559.00)
Balance of Owner's Contingency Amount:	\$	163,726.00

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

Bruce Morris Date Oct 28, 2025
Bruce Morris (Oct 28, 2025 09:48:00 CDT)
Huckabee - Construction Observer

Kevin Sassaman Date Oct 24, 2025
Kevin Sassaman (Oct 24, 2025 14:46:19 CDT)
General Contractor

Lacy Beckler Date Oct 28, 2025
Lacy Beckler (Oct 28, 2025 10:00:52 CDT)
Mansfield ISD - Project Manager

[Signature] Date Oct 28, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Oct 28, 2025
Jeff Brogden (Oct 28, 2025 10:08:48 CDT)
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 016**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Cost to reduce the softball outfield fence from 15' tall to 8' tall over 40' length. This includes labor only. M-panel materials had been ordered prior to request. (\$1,500) 3.95% Fee added for additional cost of work. (\$59.00)

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **-\$1,559.00** **NEGATIVE ONE THOUSAND FIVE HUNDRED FIFTY NINE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

10/21/25
Date

Date

Date

Notes:



Change Order Request due to Unforeseen Change Order

Date: 10/21/2025
Owner: Mansfield ISD
Contact: Kevin Sassaman

Project: Mansfield ISD – Mansfield HS
Address: 3001E Broad St. 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 # 8

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: October 24, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

<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)	Name of Requester: <u>Kevin Sassaman</u> Reason: <u>Re use of conduit</u>
	Error or Omission								
	Unknown / Unforeseen Conditions								
	Owner Requested Change								
x	Other (specify)								

Description of Change:

Re-use existing conduit being fed from the locker room to building. Credit for not excavating and routing to press-box. Additional wire from the locker room to planned location of new panel "A". Approximately -84 LF wires to panel location (336LF Total). Subcontractor agreed to provide at no additional cost to owner.

Original Owner's Contingency Amount per contract	\$	111,969.00
Additional Project Contingency:	\$	-
Revised Contingency Total:	\$	111,969.00
(Adjustments to Owner's Contingency)		
Net Change by previously authorized CAEA's:	\$	(51,757.00)
Total Amount of this CAEA:	\$	-
Balance of Owner's Contingency Amount:	\$	163,726.00

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

Bruce Morris
Bruce Morris (Nov 20, 2025 07:10:53 CST)
Date Nov 20, 2025
Huckabee - Construction Observer

Kevin Sassaman
Kevin Sassaman (Oct 24, 2025 14:44:46 CDT)
Date Oct 24, 2025
General Contractor

Lacy Beckler
Lacy Beckler (Nov 20, 2025 07:17:29 CST)
Date Nov 20, 2025
Mansfield ISD - Project Manager

[Signature]
Date Dec 1, 2025
Mansfield ISD - Bond Program Manager

[Signature]
Jerry Brogden (Dec 1, 2025 09:47:54 CST)
Date Dec 1, 2025
Mansfield ISD
Ass. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 017**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Re-use existing conduit being feed from the locker room building. Credit for not excavating and routing to press-box. Additional wire from the locker room to planned location of new panel "A". Approximately ~84LF (3-#3 and 1-#8, 336LF Total) wires to panel location. Subcontractor agreed to provide at no additional cost to owner.

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$0.00** **ZERO DOLLARS & 00/100**

and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

10/21/25
Date

Date

Date

Notes:



PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	3
Date:	10/14/2025
Project:	Mansfield BB-SB Field
Project#:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 3 Panel feeder offset

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs. This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 3.

Final Price ~~\$ 804.07~~

Inclusions & Clarifications:

1. CREDIT FOR PLANNED 1 1/2' CONDUIT AND WIRE INSTALLED TO PRESS BOX
2. ADD FOR REUSING EXISTING 2" FEEDER FROM FIELD HOUSE

NOTE:

THIS IS A \$0 COST CHANGE ORDER TO REUSE THE EXISTING 2" CONDUIT FED FROM THE FIELD HOUSE PANEL. THE OFFSET IS ACTUALLY IN THE MISC BENEFIT AS MY COST IS ACTUALLY ALMOST \$1300 ADDITIONAL. THIS CHANGE SAVED TIME, CONCRETE REMOVAL AND POURBACK AROUND THE EXISTING PRESSBOX PAVING.

Exclusions:

- 1.
- 2.
- 3.

TONY MCFARLAND
Project Manager

- Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CR# 3
Date: 10/14/2025
Project: Mansfield BB-SB Field
Project #: Mansfield BB-SB Field
Page Number: 2

CORE CONSTRUCTION

Electrical, Engineering/Design Assistance,
24 Hour Service & Maintenance

972.288.8041 Office
972.288.7206 Fax

TECL 17024
Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711
1-800-803-9202, 512-463-6599
website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
1 1/2" STEEL LOCKNUT	-2	-0.60	-0.15
2" STEEL LOCKNUT	2	0.82	0.18
1 1/2" PVC	-200	-176.22	-18.00
2" PVC	85	93.42	5.95
1 1/2" PVC T.A.	-2	-0.93	-0.18
2" PVC T.A.	2	1.34	0.18
1 1/2" PVC COUPLING	-2	-0.72	-0.18
2" PVC COUPLING	3	1.40	0.27
1 1/2" PVC 90 ELBOW	-2	-2.44	-0.54
2" PVC 90 ELBOW	2	3.34	0.60
#8 THHN	115	77.91	1.21
#3 THHN	400 336	925.40	8.20 ~\$675
COND MEASURING TAPE (M)	-115	-0.00	-0.52
Totals	346	922.71	-2.98

Summary

General Materials	922.71
Material Total	922.71
Direct Labor	-185.71
EXPENDABLE TOOLS	-6.03
Markup (@ 10.000 %)	73.10
Subtotal	804.07
Final Amount	\$804.07 \$0.00

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: November 20, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Not to exceed cost to replace damaged sidewalk that was pre-existing by softball field. Sidewalk was recognized to be in bad condition and in need of replacement to put back to better condition with the rest of the project.

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (51,757.00)
Total Amount of this CAEA:	\$ 3,326.00
Balance of Owner's Contingency Amount:	\$ 160,400.00

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

Bruce Morris Date Nov 21, 2025
Bruce Morris (Nov 21, 2025 16:42:52 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Nov 21, 2025
Kevin Sassaman (Nov 21, 2025 16:19:54 CST)
General Contractor

Lacy Beckler Date Nov 21, 2025
Lacy Beckler (Nov 21, 2025 17:20:10 CST)
Mansfield ISD - Project Manager

[Signature] Date Dec 1, 2025
Mansfield ISD - Bond Program Manager

[Signature] Date Dec 1, 2025
Jeffrey Brogden (Dec 1, 2025 09:48:44 CST)
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 015**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Not To Exceed cost to replace existing damaged concrete.

Proposal covers trade partner cost to replace 184sf and/or replace damaged existing concrete for the cost of up to \$3,200. 3.95% Fee added for additional cost of work. \$126.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$3,326.00** **THREE THOUSAND THREE HUNDRED TWENTY SIX DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

10/19/25
Date

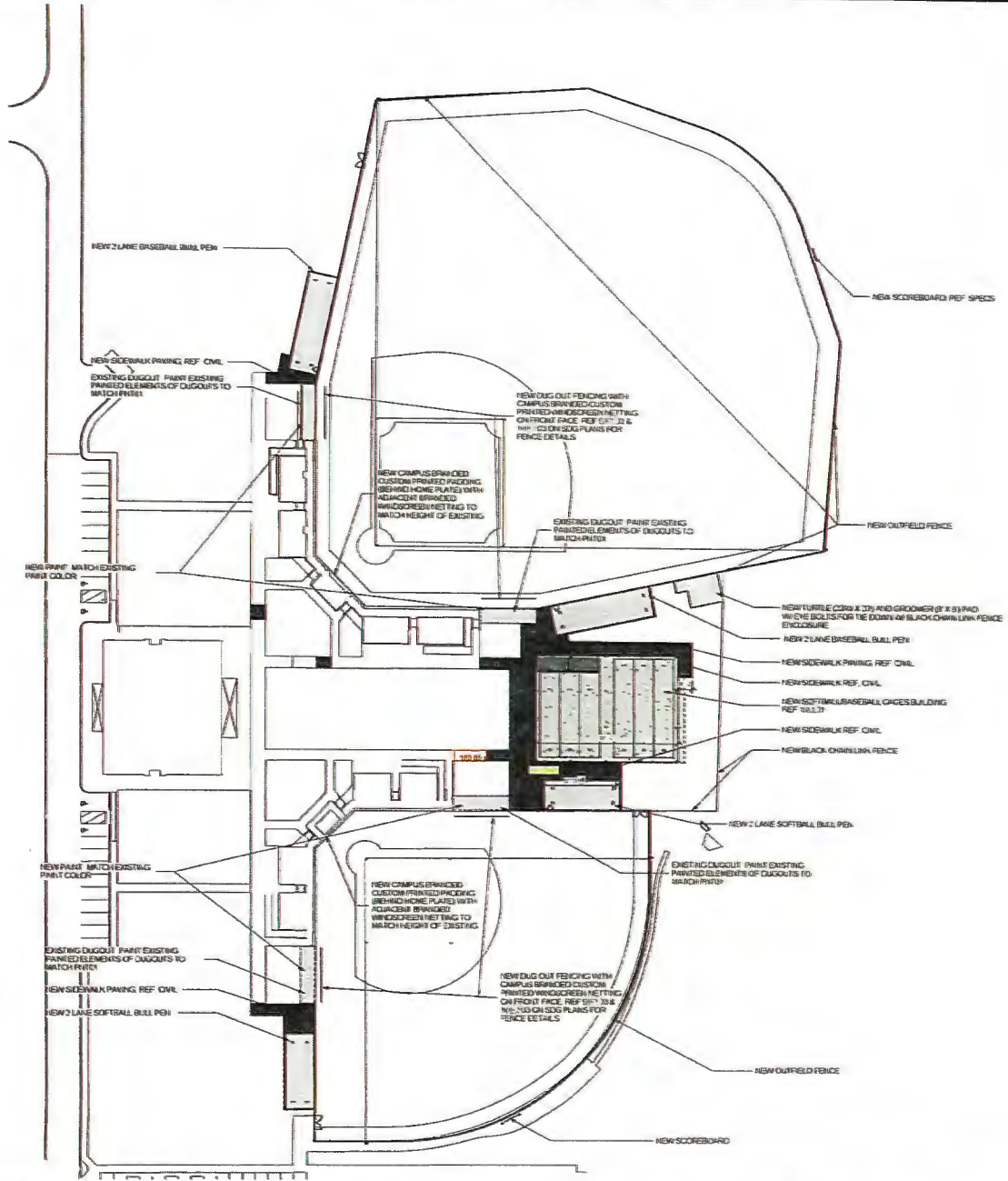
Date

Date

Notes:

11/15/2018 10:30 AM
 Mansfield High School BB-SB Renovations - 11/15/2018

1 SITE PLAN



1. ALL NEW CONSTRUCTION SHALL BE SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

GENERAL SITE NOTES

PROPERTY DESCRIPTION

1. GENERAL NOTES
2. PROPERTY NOTES
3. PROPERTY NOTES
4. PROPERTY NOTES
5. PROPERTY NOTES
6. PROPERTY NOTES
7. PROPERTY NOTES
8. PROPERTY NOTES
9. PROPERTY NOTES
10. PROPERTY NOTES

MANSFIELD HIGH SCHOOL
 BB-SB RENOVATIONS
 FOR
 MANSFIELD I.S.D.
 MANSFIELD, TEXAS



Huckabee

ARCHITECTURAL SITE PLAN

Sheet No.
AST.01

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 10

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: November 20, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

<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)	Name of Requester: <u>Kevin Sassaman</u> Reason: <u>Softball Scoreboard Add-On</u>
	Error or Omission								
	Unknown / Unforeseen Conditions								
X	Owner Requested Change								
	Other (specify)								

Description of Change:

Provide and install additional hit/error counter for both visitor and home. Trade partner to install the panel below the newly installed scoreboard for softball field. Shop drawing approval for owner final approval pending.

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (48,431.00)
Total Amount of this CAEA:	\$ 5,192.00
 Balance of Owner's Contingency Amount:	 \$ 155,208.00

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

Bruce Morris Date Nov 25, 2025
Bruce Morris (Nov 25, 2025 14:06:22 CST)
 Huckabee - Construction Observer

Kevin Sassaman Date Nov 25, 2025
Kevin Sassaman (Nov 25, 2025 14:35:17 CST)
 General Contractor

Lacy Beckler Date Nov 25, 2025
Lacy Beckler (Nov 25, 2025 16:30:44 CST)
 Mansfield ISD - Project Manager

[Signature] Date Dec 3, 2025
 Mansfield ISD - Bond Program Manager

[Signature] Date Dec 3, 2025
Jeffrey Brogden (Dec 3, 2025 14:05:11 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

11/19/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 019**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide and install additional hit/error counter for both visitor and home. Trade partner to install the panel below the newly installed scoreboard for softball field. Shop drawing approval for owner final approval pending. \$4,995.00 3.95% Fee added for additional cost of work. \$197.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$5,192.00 FIVE THOUSAND ONE HUNDRED NINETY TWO DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

11/19/25
Date

Date

Date

Notes:

Nov 18, 2025



1123 S. Airport Circle
Euless, TX 76040



QUOTE 3224 Hits & Errors Panel

Bill To

Core Construction
10625 N.COUNTY ROAD
FRISCO, TX 75034

Ship To

10625 N.COUNTY ROAD
FRISCO, TX 75034

Terms:

ATTN: Kevin Sassaman
Kevinassaman@coreconstruction.com

Location: Softball Field
Sport: Softball
Sales Person: Gary DuPree

Item & Description	Qty	Unit Price	Amount
01-7120-144-1 Hits & Errors section below BA 7120-2	1	\$ 4,495.00	\$ 4,495.00
Freight	1	\$ 500.00	\$ 500.00

APPROVAL _____

Sub Total \$ 4,995.00

TITLE _____

Tax \$ 0.00

Grand Total \$ 4,995.00

Terms & Conditions

PAYMENT WILL BE DUE UPON RECEIPT OF INVOICE.
PRICES QUOTED ARE CASH/CHECK DISCOUNT PRICES.
ALL PRICES QUOTED ARE VALID FOR 30 DAYS FROM THE DATE ON THE QUOTE.
THE CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL,
STATE AND LOCAL TAXES LEVIED ON THE TRANSACTION IN THIS QUOTE
UNLESS A TAX EXEMPTION FORM IS PROVIDED TO OLEN WILLIAMS INC.
BuyBoard Contract #678-22, 665-22

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: Core Construction Services	PM Firm: MISD Bond	Date: December 5, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

<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="width:20px; border: 1px solid black; text-align: center;">x</td><td>Unknown / Unforeseen Conditions</td></tr> <tr><td style="width:20px; border: 1px solid black;"> </td><td>Owner Requested Change</td></tr> <tr><td style="width:20px; border: 1px solid black;"> </td><td>Other (specify)</td></tr> </table>		Error or Omission	x	Unknown / Unforeseen Conditions		Owner Requested Change		Other (specify)	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Name of Requester:</td> <td style="border: 1px solid black;">Kevin Sassaman</td> </tr> <tr> <td>Reason:</td> <td style="border: 1px solid black;">Dugout Grading</td> </tr> </table>	Name of Requester:	Kevin Sassaman	Reason:	Dugout Grading
	Error or Omission												
x	Unknown / Unforeseen Conditions												
	Owner Requested Change												
	Other (specify)												
Name of Requester:	Kevin Sassaman												
Reason:	Dugout Grading												

Description of Change:

Provide 100 tons of rock at softball and 150 tons of rock at the baseball field to correct the grade issue at the dugouts and the backstop. This will be used to match the existing elevations and transition the top of the drainage stone 1" every 3' to slowly match the designated finished grade.

Original Owner's Contingency Amount per contract	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (43,239.00)
Total Amount of this CAEA:	\$ 4,287.00
Balance of Owner's Contingency Amount:	\$ 150,921.00

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

Bruce Morris Date Dec 9, 2025
Bruce Morris (Dec 9, 2025 14:20:52 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Dec 9, 2025
Kevin Sassaman (Dec 9, 2025 08:57:56 CST)
General Contractor

Lacy Beckler Date Dec 9, 2025
Lacy Beckler (Dec 9, 2025 14:25:58 CST)
Mansfield ISD - Project Manager

[Signature] Date Dec 10, 2025
Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Dec 10, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/23/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 018**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide 100 tons of rock at softball and 150 tons of rock at the baseball to correct the grade issue at the dugouts and the backstop. This will be used to match the existing elevations and transition the top of the drainage stone 1" every 3' feet to slowly match the designated finish grade. \$4,125.00
3.95% Fee added for additional cost of work. \$162.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$4,287.00** **FOUR THOUSAND TWO HUNDRED EIGHTY SEVEN DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

12/4/25
Date

Date

Date

Notes:



Change Order Request due to Unforeseen Change Order

Date: 11/25/2025
Owner: Mansfield ISD
Contact: Kevin Sassaman

Project: Mansfield ISD – Mansfield HS
Address: 3001E Broad St. Mansfield, TX 76063

SCOPE OF WORK: Baseball & Softball Additional Rock

PSC to provide 100 tons of rock at softball and 150 tons of rock at the baseball to correct the grade issue at the dugouts and the backstop. This will be used to match the existing elevations and transition the top of the drainage stone 1" every 3' feet to slowly match the designated finish grade. Price includes labor, material, and equipment needed to complete work described.

Total Cost: \$4,125.00

Material: \$3,712.50

Overhead & Profit: \$412.50

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

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: December 5, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Name of Requester: Kevin Sassaman
Reason: Bullpen Grading

Description of Change:

Per RFI 18.3 response and due to revisions of "C4.00-Grading Plan," there is an additional concrete curb needed between the softball fencing mow-strip and the bullpen.

Original Owner's Contingency Amount per contract	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (38,952.00)
Total Amount of this CAEA:	\$ 5,182.00
Balance of Owner's Contingency Amount:	\$ 145,739.00

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

Bruce Morris Date Dec 9, 2025
Bruce Morris (Dec 9, 2025 14:22:29 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Dec 9, 2025
Kevin Sassaman (Dec 9, 2025 08:56:37 CST)
General Contractor

Lacy Beckler Date Dec 9, 2025
Lacy Beckler (Dec 9, 2025 14:25:33 CST)
Mansfield ISD - Project Manager

[Signature] Date Dec 10, 2025
Mansfield ISD - Bond Program Manager

Jaffrey Brogden Date Dec 10, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

12/02/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 020**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Per RFI 18.3 response and due to revisions of "C4.00 - Grading Plan," there is an additional concrete curb needed between the softball fencing mow-strip and the bullpen. \$4,986.00 3.95% Fee added for additional cost of work. \$196.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$5,182.00 FIVE THOUSAND ONE HUNDRED EIGHTY TWO DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

12/2/25
Date

Date

Date

Notes:



Change Order Request due to Unforeseen Change Order

Date: 11/6/2025
Owner: Mansfield ISD
Contact: Kevin Sassaman

Project: Mansfield ISD – Mansfield HS
Address: 3001E Broad St. Mansfield, TX 76063

SCOPE OF WORK: Softball Bullpen Mow Curb

PSC to add additional curb next to existing mow curb and adjust the mow curb in the softball bullpen.

Total Cost: \$4,986.00 (add \$83.00 for bond)
Material: \$2,750.00
Labor: \$1,783.00
Overhead and Profit: \$453.00

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 # 13

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: December 12, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Name of Requester: Kevin Sassaman
Reason: Mastic Requested, Raba Kistner

Description of Change:

Excavate and install mastic around all conduits entering and leaving the exterior slab. Re-inspect and compact earth to be inspected by Raba Kistner.

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
 <i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (33,770.00)
Total Amount of this CAEA:	\$ 2,086.00
 Balance of Owner's Contingency Amount:	 \$ 143,653.00

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

Bruce Morris Date Dec 15, 2025
Bruce Morris (Dec 15, 2025 13:04:02 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Dec 15, 2025
Kevin Sassaman (Dec 15, 2025 08:44:39 CST)
General Contractor

Lacy Beckler Date Dec 15, 2025
Lacy Beckler (Dec 15, 2025 15:10:01 CST)
Mansfield ISD - Project Manager

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

Jeffrey Brogden Date Dec 18, 2025
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/21/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 013**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Excavate and install mastic around all conduits entering and leaving the exterior slab. Re-inspect and compact earth to be inspected by Raba Kistner

\$2,007.00 3.95% Fee added for additional cost of work. \$79.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$2,086.00 TWO THOUSAND EIGHTY SIX DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:


CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

11/12/25

Date

Date

Date

Notes:

PROJECT NAME: Mansfield High School - BB-SB Renovations
 PROJECT NO.: _____
 GENERAL CONTRACTOR: CORE Construction

C O R NO: 3
 CRBFI REF: _____
 DATE: 10/02/2025

DESCRIPTION OF CHANGE: Repairing the damaged vapor barrier at the electrical conduit penetrations with the use of Stego Mastik. Change Order also includes the backfilling performed by Trinity at the interior electrical conduit near the storage area.

Item No	Description	Quantity	Unit	Unit Rate	Unit Cost	Material Rate	Material Cost	Equip Rate	Equip Cost	Subs	Total Cost
1	Labor										
	Labor	30	HRS	\$ 45.00	\$ 1,350.00						\$ 1,350.00
2	Material										
	Stegger Mastik	1	EA			\$ 350.00	\$ 350.00				\$ 350.00
	Stegger Vapor Barrier & Tape	1	EA			\$ 125.00	\$ 125.00				\$ 125.00

A **Total SubContractor Direct Cost** \$ 1,825.00

B Contractor Overhead & Profit
subtotal are as follows: 10% Overhead & Profit for Self performed work. \$ 182.50

C Contractor's Mark-up
5% Profit for Subcontract work. \$ -

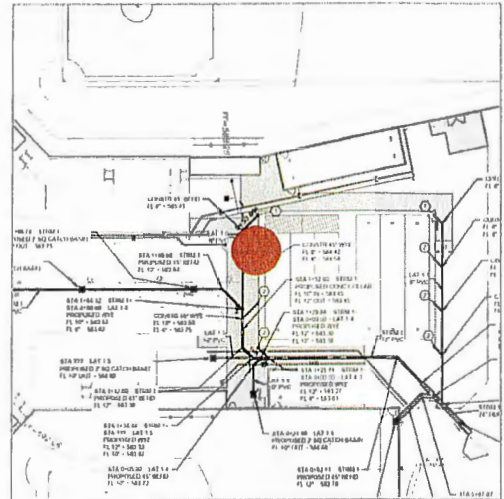
D **Total Contractor Change Request (Line A+B+C)** \$ 2,007.50

Issue detail

#39: Non-Conforming Work



Status	Closed
Type	NON Observation > Non-Conforming Work



Standard fields

Description	The damaged vapor barrier must be repaired before backfilling. Proper installation of the vapor barrier is necessary to prevent water infiltration into the underside of the building foundation and the gravel trench for underground electrical installations. The repair should be reviewed by the architect/engineer and the testing laboratory prior to backfill. 08/29/2025 - Spoke to Jose to confirm that these penetrations are sufficiently covered/ protected to prevent water from infiltrating the underside of the foundation, considering the forecasted rain over the next few days.
Assigned to	Kevin Sassaman (Core Construction)
Created by	Bruce Morris (Huckabee)
Created on	Aug 29, 2025
Location	—
Location details	—
Due date	—
Start date	Aug 28, 2025
Placement	C5.00 (DRAINAGE PLAN)

Root cause —

References and Attachments

Files (1)

Attachments (1)

- ADD25-051-00 Mansfield HS BB SB Renovations_20250923080352_Batch.pdf

Photos (6)



D12F138D-2281-4EBA-A4A0-3F573BEA38BD.jpeg

Added as Attachment

Added on Sep 5, 2025, 9:05 AM CDT

Added by Kevin Sassaman



IMG_9875.jpeg

Added as Attachment

Added on Sep 5, 2025, 9:50 AM CDT

Added by Bruce Morris



IMG_0035.jpeg
Added as Attachment
Added on Sep 13, 2025, 12:12 PM CDT
Added by Bruce Morris



IMG_0034.jpeg
Added as Attachment
Added on Sep 13, 2025, 12:12 PM CDT
Added by Bruce Morris



IMG_0036.jpeg
Added as Attachment
Added on Sep 13, 2025, 12:12 PM CDT
Added by Bruce Morris



4FF7EB48-0B1B-4839-83DC-34837ED84199_1_105_c.jpg
Added as Attachment
Added on Aug 29, 2025, 8:04 AM CDT
Added by Bruce Morris

Comments



Kevin Sassaman

Sep 5, 2025, 9:11 AM CDT

The vapor barrier has been tightly secured around the conduit. During Raba Kistner's CMU inspection on 09/04, we asked the inspector to review the vapor barrier repair as well. He mentioned he would contact Jason for guidance on how to proceed. We are currently awaiting their report.



Bruce Morris

Sep 5, 2025, 9:49 AM CDT

Following my consultation with Raba Kistner (Ali & Jason) on 09/04/2025, repairing the damaged vapor barrier and electrical conduit penetrations with tape is unacceptable. Stego mastic should be applied to all conduit penetrations and areas requiring vapor barrier repair in accordance with the manufacturer's guidelines. Please verify that the vapor barrier installed six inches beneath the one-foot pea gravel trench remains intact and undamaged.



Bruce Morris

Sep 13, 2025, 12:21 PM CDT

Core Construction applied Stego mastic to the conduit penetration and to areas needing repair on the vapor barrier and has verified that the vapor barrier located six inches below the bottom of the one-foot pea gravel trench is intact and undamaged. Inspection and reporting from Raba Kistner are pending.



Kevin Sassaman

Sep 26, 2025, 9:08 AM CDT

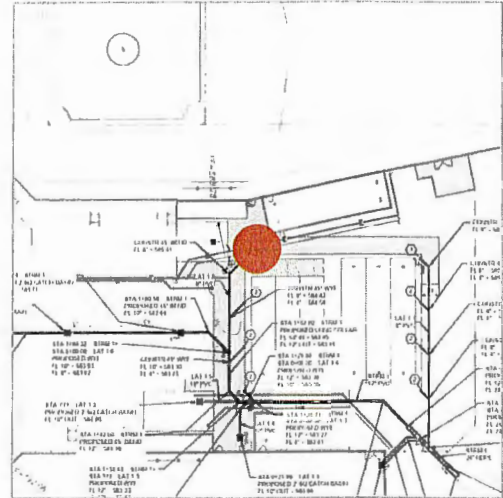
On 09/22, Raba Kistner observed the vapor barrier installed along the building pad for the batting cages. The vapor barrier meets project specifications. All observations were generally in accordance with the project documents. View document attached.

Issue detail

#40: Field Verification



Status	Closed
Type	FV Field Verification > Field Verification



Standard fields

Description	Electrical conduit entering the underside of the building foundation to be uncovered to verify the water tightness of the conduit penetration at the vapor barrier. 08/29/2025 - Spoke to Jose to confirm that these penetrations are sufficiently covered/protected to prevent water from infiltrating the underside of the foundation, considering the forecasted rain over the next few days.
Assigned to	Kevin Sassaman (Core Construction)
Created by	Bruce Morris (Huckabee)
Created on	Aug 29, 2025
Location	—
Location details	—
Due date	—
Start date	Aug 28, 2025
Placement	C5.00 (DRAINAGE PLAN)
Root cause	—

References and Attachments

Photos (3)



0C23E2F3-BB16-465A-8512-59077FC70374.jpeg

Added as Attachment

Added on Sep 26, 2025, 1:57 PM CDT

Added by Kevin Sassaman



CD792601-18EF-41CB-8326-E1D7FE85F816.jpeg

Added as Attachment

Added on Sep 26, 2025, 1:59 PM CDT

Added by Kevin Sassaman



3976B521-19BA-4BF1-89D7-94031B8F07FA_1_105_c.jp

eg

Added as Attachment

Added on Aug 29, 2025, 3:19 PM CDT

Added by Bruce Morris

Comments



Bruce Morris

Sep 5, 2025, 1:24 PM CDT

This area requires further exposure for verification; however, the installation of masons' scaffolding at this location is currently preventing access. Following my consultation with Raba Kistner (Ali & Jason) on 09/04/2025, repairing the damaged vapor barrier and electrical conduit penetrations with tape is unacceptable. Stego mastic should be applied to all conduit penetrations and areas requiring vapor barrier repair in accordance with the manufacturer's guidelines. Please verify that the vapor barrier installed six inches beneath the one-foot pea gravel trench remains intact and undamaged.



Kevin Sassaman

Sep 26, 2025, 1:42 PM CDT

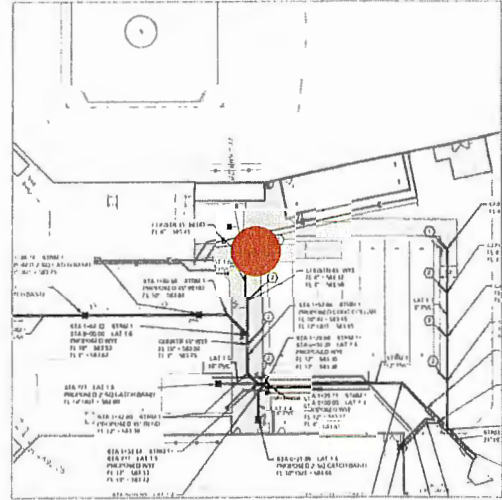
To address this issue, the electrical conduit entering the building's foundation below was exposed to verify its tightness in the vapor barrier. The penetrations were covered, as required by HUCKABBE and inspected and approved by RABA KITSNER. The penetrations were sufficiently covered/protected to prevent water from seeping through the foundation below

Issue detail

#41: Field Verification



Status	Closed
Type	FV Field Verification > Field Verification

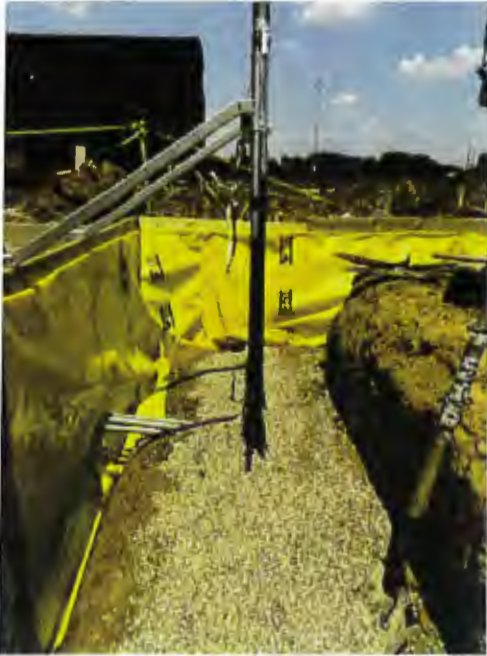


Standard fields

Description	Electrical conduit entering the underside of the building foundation to be uncovered to verify the water tightness of the conduit penetration at the vapor barrier. 08/29/2025 - Spoke to Jose to confirm that these penetrations are sufficiently covered/protected to prevent water from infiltrating the underside of the foundation, considering the forecasted rain over the next few days.
Assigned to	Kevin Sassaman (Core Construction)
Created by	Bruce Morris (Huckabee)
Created on	Aug 29, 2025
Location	—
Location details	—
Due date	—
Start date	Aug 28, 2025
Placement	C5.00 (DRAINAGE PLAN)
Root cause	—

References and Attachments

Photos (4)



IMG_9197.jpeg

Added as Attachment

Added on Sep 5, 2025, 9:59 AM CDT

Added by Bruce Morris



A9F17389-C131-43CE-B1FF-DDAD0CB0CA13.jpeg

Added as Attachment

Added on Sep 26, 2025, 1:57 PM CDT

Added by Kevin Sassaman



3C47E2D7-4658-4136-B133-FBE7213395BE.jpeg
Added as Attachment
Added on Sep 26, 2025, 1:58 PM CDT
Added by Kevin Sassaman

CD792601-18EF-41CB-8326-E1D7FE85F816.jpeg
Added as Attachment
Added on Sep 26, 2025, 1:58 PM CDT
Added by Kevin Sassaman

Comments



Bruce Morris
Sep 5, 2025, 10:04 AM CDT

This area requires further exposure for verification; however, the installation of masons' scaffolding at this location is currently preventing access. Following my consultation with Raba Kistner (Ali & Jason) on 09/04/2025, repairing the damaged vapor barrier and electrical conduit penetrations with tape is unacceptable. Stego mastic should be applied to all conduit penetrations and areas requiring vapor barrier repair in accordance with the manufacturer's guidelines. Please verify that the vapor barrier installed six inches beneath the one-foot pea gravel trench remains intact and undamaged.



Kevin Sassaman
Sep 5, 2025, 11:06 AM CDT

CORE is aware and will verify.



Kevin Sassaman
Sep 26, 2025, 1:42 PM CDT

To address this issue, the electrical conduit entering the building's foundation below was exposed to verify its tightness in the vapor barrier. The penetrations were covered, as required by HUCKABBE and inspected and approved by RABA KITSNER. The penetrations were sufficiently covered/protected to prevent water from seeping through the foundation below

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: December 12, 2025
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Demo and remove existing concrete behind baseball/softball dugouts to provide new concrete. Existing was cracked and crumbling.

Original Owner's Contingency Amount per contract	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (31,684.00)
Total Amount of this CAEA:	\$ 1,621.00
Balance of Owner's Contingency Amount:	\$ 142,032.00

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

Bruce Morris Date Dec 15, 2025
Bruce Morris (Dec 15, 2025 13:01:29 CST)
 Huckabee - Construction Observer

Kevin Sassaman Date Dec 15, 2025
Kevin Sassaman (Dec 15, 2025 08:43:03 CST)
 General Contractor

Lacy Beckler Date Dec 15, 2025
Lacy Beckler (Dec 15, 2025 15:10:32 CST)
 Mansfield ISD - Project Manager

[Signature] Date 12/17/2025
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Dec 18, 2025
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

12/12/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 022**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Demo and remove existing concrete behind baseball/softball dugouts and provide new concrete.
\$1,560.0 3.95% Fee added for additional cost of work. \$61.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be
\$1,621.00 ONE THOUSAND SIX HUNDRED TWENTY ONE DOLLARS & 00/100
and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

12/12/25
Date

Date

Date

Notes:

PROJECT NAME: Manfield High School - BB-SB Renovations
 PROJECT NO: _____
 GENERAL CONTRACTOR: CORE Construction

COR NO: 8
 CRBFI REF: _____
 DATE: 12/11/2025

DESCRIPTION OF CHANGE Approx. 130 SF of flatwork added to the back of the dugouts.

Item No	Description	Quantity	Unit	Unit Rate	Unit Cost	Material Rate	Material Cost	Sub Rate	Sub Cost	Total Cost
1	Sidewalk 4" flatwork #3 at 18" OC	130	SF	\$ 12.00	\$ 1,560.00					\$ 1,560.00

A **Total SubContractor Direct Cost** \$ 1,560.00

B Contractor Overhead & Profit
subtotal are as follows: 10% Overhead & Profit for Self performed work. \$

C Contractor's Mark-up
5% Profit for Subcontract work \$ -

D **Total Contractor Change Request (Line A+B+C)** \$ 1,560.00



Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 15

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 9, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Relocate cord reels of the baseball hitting tunnels to the opposing side. E2.01 shows the locations for rough in on the South Side and the turf layout plans on F2.05 call for the pitching mounds to be on the North Side

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (30,063.00)
Total Amount of this CAEA:	\$ 3,439.00
Balance of Owner's Contingency Amount:	\$ 138,593.00

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

Bruce Morris Date Jan 12, 2026
Bruce Morris (Jan 12, 2026 15:15:52 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Jan 12, 2026
Kevin Sassaman (Jan 12, 2026 1:50:38 CST)
General Contractor

Lacy Beckler Date Jan 12, 2026
Lacy Beckler (Jan 12, 2026 15:54:18 CST)
Mansfield ISD - Project Manager

[Signature] Date Jan 12, 2026
Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Jan 13, 2026
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

12/23/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 026**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Relocate the cord reels of the baseball hitting tunnels to the opposing side. E2.01 shows the locations for rough in on the South side and the turf layout plans on F2.05 call for the pitching mounds to be on the North side. \$3,309.00 3.95% Fee added for additional cost of work. \$130.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$3,439.00 THREE THOUSAND FOUR HUNDRED THITY NINE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee



Approved By:
Mansfield ISD

12/23/25
Date

Date

Date

Notes:



PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	5
Date:	12/17/2025
Project:	Mansfield BB-SB Field
Project#:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 5 CORD REEL RELOCATION

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs. This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 5.

Final Price \$ 3,039.00

Inclusions & Clarifications:

1. RELOCATE 3 CORD DROPS IN BATTING CAGES
- 2.
- 3.
- 4.
- 5.
- 6.

Exclusions:

- 1.
- 2.
- 3.

TONY MCFARLAND
Project Manager

903-340-0880 - Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 5
Date: 12/17/2025
Project: Mansfield BB-SB Field
Project#: Mansfield BB-SB Field
Page Number: 2

*Electrical, Engineering/Design Assistance,
 24 Hour Service & Maintenance*

972.288.8041 Office
 972.288.7206 Fax

TECL 17024
 Regulated by The Texas Department of Licensing and Regulation
 P.O. Box 12157, Austin, Texas 78711
 1-800-803-9202, 512-463-6599
 website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
3/4" EMT	60	51.44	3.17
3/4" EMT STL SS CONN	9	3.57	1.35
3/4" EMT STL SS CPLG	3	1.47	0.17
3/4" EMT STRUT CLAMP	20	18.73	1.50
#10 THHN	360	131.42	3.06
B2-1 RED WIRE CONN	6	2.50	0.54
4" SQ BOX 1-1/2 D COMBO	6	20.98	1.03
4" SQ BLANK COVER	3	3.90	0.11
4" SQ 1G PL-RING 5/8	3	5.79	0.11
P-1000 1 5/8" STRUT	30	118.44	4.95
3/8" PLATED T-ROD	60	77.88	2.70
3/8" HEX NUT (PLATED)	10	1.15	0.30
3/8" FLAT WASHER (PLT)	10	1.20	0.15
1/2"x8 S-TAP SCREW	18	7.07	0.54
6T124 3/8 ROD 1/4 FLG	20	22.50	3.00
H23 QK/MTD BOX SUPP	3	4.20	0.23
K-8 KON CLIP (1/2")	6	2.32	0.36
Totals	627	474.56	23.28

Summary

General Materials		474.56
Material Total		474.56
Direct Labor		1,939.21
EXPENDABLE TOOLS		62.98
EQUIPMENT		
SCISSOR 19FT ELEC MINI * (PER DAY)		285.78
Total Equipment		285.78
Markup (@ 10.000 %)		276.25
Subtotal		3,038.78

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 5
Date: 12/17/2025
Project: Mansfield BB-SB Field
Project#: Mansfield BB-SB Field
Page Number: 3

Summary (Cont'd)

Final Adjustment

0.22

Final Amount

\$3,039.00

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 16

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 23, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Remove existing rotted wood from aluminum benches and replace with new pressure treated lumber. Sand, smooth, stain, and seal wood benches.

Original Owner's Contingency Amount per contract	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (26,624.00)
Total Amount of this CAEA:	\$ 3,987.00
Balance of Owner's Contingency Amount:	\$ 134,606.00

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

Bruce Morris Date Jan 26, 2026
Bruce Morris (Jan 26, 2026 09:13:20 CST)
 Huckabee - Construction Observer

Kevin Sassaman Date Jan 26, 2026
Kevin Sassaman (Jan 26, 2026 09:09:41 CST)
 General Contractor

Lacy Beckler Date Jan 26, 2026
Lacy Beckler (Jan 26, 2026 09:19:04 CST)
 Mansfield ISD - Project Manager

[Signature] Date Jan 30, 2026
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Jan 30, 2026
Jeffrey Brogden (Jan 30, 2026 09:01:40 CST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

12/12/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 021**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Remove existing rotted wood from aluminum benches and replace with new pressure treated lumber.
Sand smooth, stain and seal wood benches. Sample to be provided for final approval.
\$3,836.00 3.95% Fee added for additional cost of work. \$151.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be
\$3,987.00 THREE THOUSAND NINE HUNDRED EIGHTY SEVEN DOLLARS & 00/100
and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

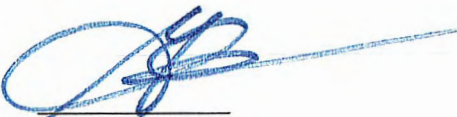
- Owner's Contingency Acknowledgement
- Contractor's Contingency Acknowledgement
- Allowance:

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee



Approved By:
Mansfield ISD

12/12/25
Date

Date

Date

Notes:

CHANGE ORDER REQUEST

3



Title: Staining of bench

Project Name: Mansfield ISD - Mansfield HS Baseball & Softball

Project Address: 3001 East Broad Street
Mansfield, TX 76063

COR Date: 01/14/2026

Cherry Painting Company, LLC dba Cherry Coatings - Painting

Job Number: 5291P

Customer Job Number:

Customer Reference Number:

Our Information

Cherry Painting Company, LLC dba Cherry Coatings - Painting
4630 Olin Road
Farmers Branch, TX 75244
Phone: (972)-242-4287

Customer Information

Core Construction
6320 Research Rd #200
Frisco, TX 75033
Phone: (972)-668-9340

Description of Change Order Request

Per conversation with PM. Asked us to price staining of a bench.

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Journeyman Painter	8.00	ST	\$50.00	\$400.00
Foreman	1.00	ST	\$65.00	\$65.00
Hours Subtotals: ST: 9.00			Total Labor:	\$465.00

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Stain	9.00	1 GAL	\$65.00	\$585.00
Sundries	1.00	Lump Sum	\$100.00	\$100.00
			Total Material:	\$685.00

Subtotal		\$1,150.00
OH (Subtotal)	5.000%	\$57.50
Total		\$1,207.50
Profit	5.000%	\$60.38
Requested Total		\$1,268.00

Terms & Conditions

CSP

INVOICE

DATE: December 10, 2025
INVOICE # 251200110
FOR: Kevin Sassaman
Project: Mansfield ISD
Ordered Kevin Sassaman

BILL TO:
 Kevin Sassaman
 CORE Construction
 6320 Research Road #200
 Frisco, TX 75033
 972-668-9340

This includes labor burden costs.

Carpenter

DESCRIPTION	Quantity	DAY/WK/MO	RATE	AMOUNT
Dugout Repairs	1		\$0.00	\$ -
Labor 2 men/8 hrs each	19	hrs	\$75.00	\$1,425.00
Materials	1	LS	\$1,215.00	1,215.00
	1		\$0.00	\$ -
10 @ 2x6x12 - PT Lumber	10		\$ 13.00	\$ 130.00
Sanding pads 120/200	2		\$ 10.00	\$ 20.00
Screws	2		\$ 30.00	\$ 60.00
Misc Small tools	1		\$ 250.00	\$ 250.00
Gas/Mobilization/Trailer/Delivery	1		\$ 755.00	\$ 755.00
				\$ 1,215.00
			SUBTOTAL	\$2,640.00
			OH/P %	15.00% 10%
			OH/P	\$ 396.00
			OTHER	
			TOTAL	3,036.00 \$2,568.00

Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.



Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 17

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 23, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

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

Description of Change:

Upon final electrical inspection with the City of Mansfield, the building inspector requested that all interior receptacles to be GFCI. Core Replaced all of these and added a different lockable cover for the exterior GFCI based on the desires of AHJ.

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (22,637.00)
Total Amount of this CAEA:	\$ 831.00
Balance of Owner's Contingency Amount:	\$ 133,775.00

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

Bruce Morris Date Jan 26, 2026
Bruce Morris (Jan 26, 2026 09:16:11 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Jan 26, 2026
Kevin Sassaman (Jan 26, 2026 09:05:06 CST)
General Contractor

Lacy Beckler Date Jan 26, 2026
Lacy Beckler (Jan 26, 2026 09:18:40 CST)
Mansfield ISD - Project Manager

[Signature] Date Jan 26, 2026
Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Jan 30, 2026
Jeffrey Brogden (Jan 30, 2026 09:05:00 CST)
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

01/15/2026

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 027**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Upon final electrical inspection with the city of Mansfield, the building inspector requested that all interior receptacles to be GFIs. We replaced all of these and added a different lockable cover for the exterior GFI base on the desires of the AHJ. \$800.00 3.95% Fee added for additional cost of work.
\$31.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be **\$831.00** **EIGHT HUNDRED THIRTY ONE DOLLARS & 00/100** and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:


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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee



Approved By:
Mansfield ISD

12/23/25
Date

Date

Date

Notes:



PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR#	6
Date:	12/23/2025
Project:	Mansfield BB-SB Field
Project #:	Mansfield BB-SB Field
Page Number:	1

Work Description

Subject: 6 INSPECTOR REVISIONS

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs. This price is good for acceptance within 10 days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 6.

Final Price \$ 800.00

Inclusions & Clarifications:

1. CHANGE OUT 8 RECEPTACLES IN 101/102 STORAGE ROOMS
2. INSTALL LOCKABLE COVER ON EXTERIOR CMU WALL
- 3.
- 4.
- 5.
- 6.

Exclusions:

- 1.
- 2.
- 3.

TONY MCFARLAND
Project Manager

- Mobile

www.intelectric.com



11981 Classic Lane PO Box 1886 Forney, TX 75126
 (972) 288-8041 Phone (972) 288-7206 Fax TECL 17024

www.intelectric.com



New Construction Design Build Design Assist Engineering 24 Hour Service & Maintenance

PROPOSED CHANGE REQUEST

CORE CONSTRUCTION

CR# 6
Date: 12/23/2025
Project: Mansfield BB-SB Field
Project#: Mansfield BB-SB Field
Page Number: 2

Electrical, Engineering/Design Assistance,
24 Hour Service & Maintenance

972.288.8041 Office
972.288.7206 Fax

TECL 17024
Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711
1-800-803-9202, 512-463-6599
website: www.tdlr.texas.gov

Itemized Breakdown

Description	Qty	Total Mat.	Total Hrs.
20A 125V GFI REC (SG)	8	240.00	2.64
1G SECURITY DUPLEX PLATE	1	24.00	0.12
Totals	9	264.00	2.76

Summary

General Materials		264.00
Material Total		264.00
Direct Labor		448.00
EXPENDABLE TOOLS		14.55
Markup	(@ 10.000 %)	72.66
Subtotal		799.21
Final Adjustment		0.79
Final Amount		\$800.00

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 18

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 28, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

<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: <u>Kevin Sassaman</u> Reason: <u>Crepe Myrtle</u>
--	---

Description of Change:

Install new crepe myrtle where tree was removed by MISD

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
<i>(Adjustments to Owner's Contingency)</i>	
Net Change by previously authorized CAEA's:	\$ (21,806.00)
Total Amount of this CAEA:	\$ 883.00
Balance of Owner's Contingency Amount:	\$ 132,892.00

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

Bruce Morris Date Feb 2, 2026
Bruce Morris (Feb 2, 2026 13:23:42 CST)
 Huckabee - Construction Observer

Kevin Sassaman Date Feb 2, 2026
Kevin Sassaman (Feb 2, 2026 13:14:42 CST)
 General Contractor

Lacy Beckler Date Feb 2, 2026
Lacy Beckler (Feb 2, 2026 20:54:43 CST)
 Mansfield ISD - Project Manager

[Signature] Date Feb 7, 2026
 Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Feb 8, 2026
Jeffrey Brogden (Feb 8, 2026 11:36:02 EST)
 Mansfield ISD
 Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

10/22/2025

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 014**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide and install new crepe myrtle where tree was removed by MISD. \$850.00

3.95% Fee added for additional cost of work.

\$33.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be

\$883.00 **EIGHT HUNDRED EIGHTY THREE DOLLARS & 00/100**

and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

10/22/25
Date

Date

Date

Notes:

From: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Sent: Thursday, October 2, 2025 2:10 PM
To: Kevin <kevinw@dfwlegacy.com>
Subject: RE: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Kevin,

Can you send me updated pricing to include a drip line for this tree?

Kevin Sassaman
Project Manager

CORE Construction | Texas
C: 817-733-4223

From: Kevin <kevinw@dfwlegacy.com>
Sent: Tuesday, September 9, 2025 8:26 AM
To: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Subject: Re: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Assuming we can plant wen we are out there doing other work and wont need to drive out there for just this one tree we can do **\$850.00**

Thanks,

Kevin Wiljanen
VP – Landscape Construction
Legacy Landscaping
C:972-922-0179
O:972-509-9500
1219 K Ave.
Plano, TX 75074



From: Kevin Sassaman <kevinsassaman@coreconstruction.com>
Sent: Wednesday, September 3, 2025 9:56 AM
To: Kevin <kevinw@dfwlegacy.com>
Subject: RE: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Kevin,


I still need pricing for this crepe myrtle.

Kevin Sassaman
Project Manager

CORE Construction | Texas
C: 817-733-4223

From: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Sent: Tuesday, August 12, 2025 11:13 AM
To: Kevin <kevinw@dfwlegacy.com>
Subject: RE: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

I was talking about the crepe myrtle tree type that was in the request for pricing.

Plant Material List									
SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	CM	1	Crape Myrtle 'Natchez' Lagerstroemia indica 'Natchez'	N/A	Cont.	60 gal	12' min.	8' min.	Full Canopy, Healthy, Gr Multi-trunk, 3 cane minin

Kevin Sassaman
Project Manager

CORE Construction | Texas

C: 817-733-4223

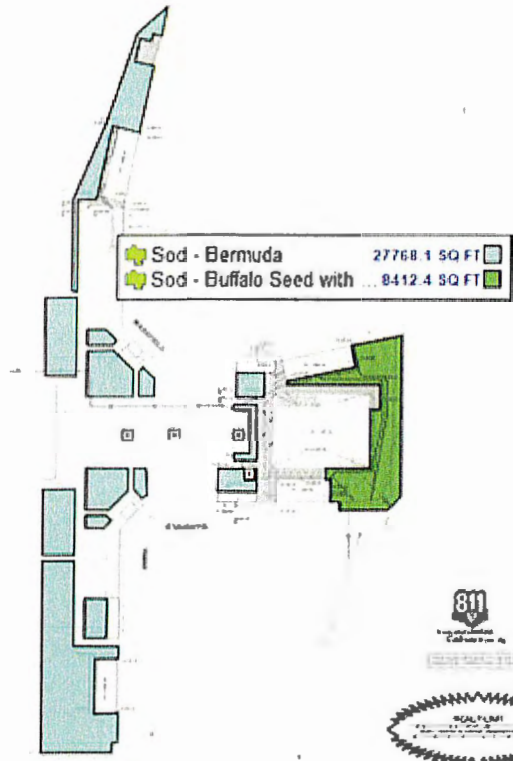
From: Kevin <kevinw@dfwlegacy.com>

Sent: Tuesday, August 12, 2025 11:06 AM

To: Kevin Sassaman <Ke vinsassaman@coreconstruction.com>

Subject: Re: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

No sir, all we covered and discussed with precon was the following sod work.



From: Kevin Sassaman <Ke vinsassaman@coreconstruction.com>

Sent: Friday, August 1, 2025 4:34 PM

To: Kevin <kevinw@dfwlegacy.com>

Subject: FW: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Is this not with the RFP?

Kevin Sassaman

Project Manager

CORE Construction | Texas

C: 817-733-4223


From: Bruce Morris <bruce.morris@huckabee-inc.com>

Sent: Wednesday, July 30, 2025 4:32 PM

To: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Subject: Re: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Kevin,

The info is on the drawing submitted with the RFP.

Plant Material List									
SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	CM	1	Grape Myrtle 'Natchez' Lagerstroemia indica 'Natchez'	N/A	Cont.	60 gal	12' min.	8' min.	Full Canopy, Healthy, Gr Multi-trunk, 3 cane minin

Bruce Morris
Senior Construction Observer
Huckabee
[o] 888.801.6673

From: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Date: Tuesday, July 29, 2025 at 4:32 PM
To: Bruce Morris <bruce.morris@huckabee-inc.com>
Subject: -EXTERNAL-FW: Mansfield HS BB & SBRenovations - RFP 02

Bruce,

You have any idea on what size and variety of crepe myrtle?

Kevin Sassaman
Project Manager

CORE Construction | Texas
C: 817-733-4223

From: Kevin <kevinw@dfwlegacy.com>
Sent: Tuesday, July 29, 2025 4:12 PM
To: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Cc: Gerardo De La O <gerardodelao@coreconstruction.com>
Subject: Re: Mansfield HS BB & SBRenovations - RFP 02

Any idea on a size or specific variety?

Kevin Wiljanen

VP – Landscape Construction
Legacy Landscaping
C:972-922-0179
O:972-509-9500
1219 K Ave.
Plano, TX 75074



From: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Sent: Tuesday, July 29, 2025 10:17 AM
To: Bobby Killion <bkillion@paragon-sports.com>; Kevin <kevinw@dfwlegacy.com>
Cc: Tim Cain <tcain@paragon-sports.com>; Greg Smyers <gsmyers@wildstoneconstruction.com>; Gerardo De La O <gerardodelao@coreconstruction.com>
Subject: FW: Mansfield HS BB & SB Renovations - RFP 02

Bobby,

See attached request for pricing on some changes to the foul poles and first bases.

Kevin,

The district is wanting pricing to plant a crepe myrtle.

Let me know if you have questions.

Kevin Sassaman
Project Manager

CORE Construction | Texas
C: 817-733-4223

From: Bruce Morris <bruce.morris@huckabee-inc.com>
Sent: Tuesday, July 29, 2025 8:46 AM
To: Kevin Sassaman <Kevinsassaman@coreconstruction.com>
Cc: Tracy Hardcastle <tracy.hardcastle@huckabee-inc.com>; Joshua Cogburn <joshua.cogburn@huckabee-inc.com>; Lacy Beckler <lacybeckler@misdmail.org>; Garry Walker <garrywalker@misdmail.org>; HA ACC_Mansfield HS BB & SB Renovations <mansfield_isd_mansfield_hs_lake_ridge_hs_basebal-65ghujkfrx63.4lj@corr.acc.autodesk.com>
Subject: Mansfield HS BB & SB Renovations - RFP 02

Kevin,

Refer to attached RFP 02 for the switch to a Hollywood double first base and corrected color specifications for the foul poles and fence cap at the BB/SB fields. This also includes the requested crepe myrtle to be planted where the tree was removed

Thank you,
Huckabee

Bruce Morris

Senior Construction Observer

[o] 888.801.6673

huckabee-inc.com

wearemore.com

RFI detail

#1 Existing Irrigation Audit



Status	Closed
Created on	Jul 22, 2025 by Kevin Sassaman (Core Construction)
RFI type	Default RFI workflow
Ball in court	Kevin Sassaman (Core Construction)
Answered	Jul 24, 2025 by Bruce Morris (Huckabee)

Question

The existing irrigation audit revealed existing areas where sprinklers were not working. In addition, the station valves controlling the branch lines for the fields were capped outside the fence line. During the investigation process, MISD provided some information in the form of drawings, a 4" line was capped on either side of the new location for the PEMB. There are no drawings for re-work of the existing sprinkler systems or installation of new around the PEMB for disturbed areas. Does MISD want a new sprinkler systems between the two fields?

Official response

Bruce Morris (Huckabee): The Mansfield ISD does want a working system covering areas outside the footprint of the new batting cage. Please send a copy of the site audit performed on the irrigation system prior to commencement of work.

By Bruce Morris (Huckabee) - Jul 24, 2025, 6:59 AM CDT

References and Attachments

Files (1)





- RFI 01 - Existing Irrigation Audit.pdf

Impact

Cost impact	Unknown
Schedule impact	Unknown

Other attributes

Priority	Normal
Discipline	Landscaping
Category	-
Location	-
Location details	-
External ID	-
Co-reviewer(s)	 Lacy Beckler (Mansfield ISD)

Activities	By	At
<p>Bruce Morris changed the status from  Open Answered to Closed</p> <p>Official response: Bruce Morris (Huckabee): The Mansfield ISD does want a working system covering areas outside the footprint of the new batting cage. Please send a copy of the site audit performed on the irrigation system prior to commencement of work.</p>	Bruce Morris	Jul 24, 2025, 7:00 AM CDT
<p>Bruce Morris changed the status from  Open In Review to  Open Answered set Ball in court to Kevin Sassaman (Core Construction)</p>	Bruce Morris	Jul 24, 2025, 6:59 AM CDT
<p>Bruce Morris added a response: The Mansfield ISD does want a working system covering areas outside the footprint of the new batting cage. Please send a copy of the site audit performed on the irrigation system prior to commencement of work.</p>	Bruce Morris	Jul 24, 2025, 6:59 AM CDT
<p>changed the watchers to Garry Walker (Mansfield ISD)</p>	Bruce Morris	Jul 23, 2025, 4:17 PM CDT
<p>changed the co-reviewer(s) to Lacy Beckler (Mansfield ISD)</p>	Bruce Morris	Jul 23, 2025, 2:56 PM CDT
<p>Kevin Sassaman added a reference to a File RFI 01 - Existing Irrigation Audit.pdf</p>	Kevin Sassaman	Jul 22, 2025, 2:16 PM CDT
<p>Kevin Sassaman (Core Construction) created this RFI in  Open In Review status and set Ball in court to Bruce Morris (Huckabee).</p>	Kevin Sassaman	Jul 22, 2025, 2:16 PM CDT



CORE CONSTRUCTION SERVICES OF TX, Inc.
 6320 Research Rd. #200
 Frisco, Texas 75033
 P: (972) 668-9340
 F: (972) 668-9351

Project: 7-25-01-014 Mansfield HS Baseball - Softball
 Renovations
 3001 E Broad St.,
 Mansfield, Texas 76063

RFI #1: Existing Irrigation Audit

Revision	0	Status	Open
To	Gerardo De La O (CORE Construction Services of TX, Inc.)	From	Kevin Sassaman (CORE Construction Services of TX, Inc.) 6320 Research Road Frisco, Texas 75033
Date Initiated	Jul 22, 2025	Due Date	Jul 25, 2025
Location	Court Yard	Project Stage	
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number	C2.00	Reference	
Linked Drawings			
Received From			
Copies To	Gerardo De La O (CORE Construction Services of TX, Inc.)		

Activity

Question

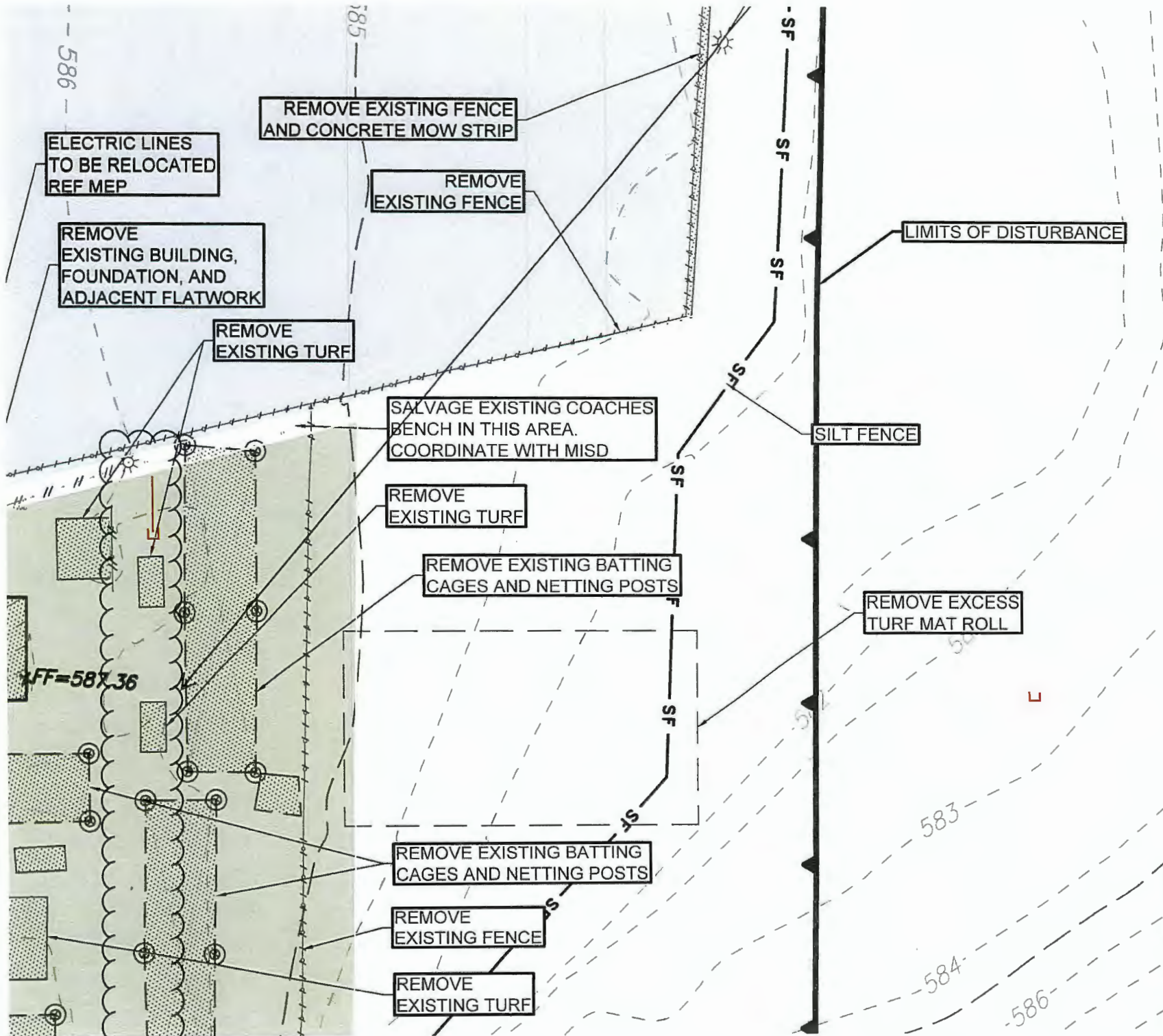
Question from Kevin Sassaman CORE Construction Services of TX, Inc. on Tuesday, Jul 22, 2025 at 02:10 PM CDT

The existing irrigation audit revealed existing areas where sprinklers were not working. In addition, the station valves controlling the branch lines for the fields were capped outside the fence line. During the investigation process, MISD provided some information in the form of drawings, a 4" line was capped on either side of the new location for the PEMB. There are no drawings for re-work of the existing sprinkler systems or installation of new around the PEMB for disturbed areas. Does MISD want a new sprinkler systems between the two fields?

Attachments

[Existing Irrigation Audit.pdf](#)

Awaiting an Official Response



THE
EQUIPM
ANY ON-
(SUCH
MAINTAI

1. ALL
POL
LON
ERC
ON,
REF
- 1.A.
- 1.B.
- 1.C.
- 1.D.
- 1.E.

CONSTRUC

1. STABILIZATI
IMMEDIATELY
THE NEXT DA
WITHIN 14 DA
OF THE STA

Contingency Allowance Expenditure Authorization Form



Mansfield Independent School District
2024 Bond Program

CAEA # 19

Owner's Contingency

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

Contractor: Core Construction Services	PM Firm: MISD Bond	Date: January 28, 2026
School Name: Mansfield HS BB & SB Renovations	Project #: 01885-03-02	PO#: 9582500300

	Error or Omission	Name of Requester: <u>Kevin Sassaman</u>
	Unknown / Unforeseen Conditions	Reason: <u>Field Groomer</u>
x	Owner Requested Change	
	Other (specify)	

Description of Change:

Order of additional field groomer for turf maintenance

Original Owner's Contingency Amount per conti	\$ 111,969.00
Additional Project Contingency:	\$ -
Revised Contingency Total:	\$ 111,969.00
(Adjustments to Owner's Contingency)	
Net Change by previously authorized CAEA's:	\$ (20,923.00)
Total Amount of this CAEA:	\$ 12,923.00
Balance of Owner's Contingency Amount:	\$ 119,969.00

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

Bruce Morris Date Feb 2, 2026
Bruce Morris (Feb 2, 2026 13:31:28 CST)
Huckabee - Construction Observer

Kevin Sassaman Date Feb 2, 2026
Kevin Sassaman (Feb 2, 2026 13:14:31 CST)
General Contractor

Lacy Beckler Date Feb 2, 2026
Lacy Beckler (Feb 2, 2026 20:54:24 CST)
Mansfield ISD - Project Manager

[Signature] Date Feb 7, 2026
Mansfield ISD - Bond Program Manager

Jeffrey Brogden Date Feb 8, 2026
Jeffrey Brogden (Feb 8, 2026 11:38:27 EST)
Mansfield ISD
Asst. Superintendent of Facilities & Bond Programs



Proposed Change Order

01/26/2026

Huckabee and Associates
801 Cherry Street, Suite 500
Fort Worth, TX 76102

Please find attached pricing for the **Proposed Contingency Expenditure No. 028**
Mansfield ISD - GMP#1 - Baseball/Softball Fields

Pricing for this proposed expenditure consist of the following:

Provide additional groomer for turf maintenance. Lead time forthcoming.

\$12,500.00

3.95% Fee added for additional cost of work.

\$493.00

After review of this change by **CORE Construction** and our Subcontractors, we find the **Total Add** to be
\$12,993.00 TWELVE THOUSAND NINE HUNDRED NINETY THREE DOLLARS & 00/100
and to cause an increase of **0** days to the project schedule.

CORE Construction and associated subcontractors reserve the right to revisit the above-mentioned scope for items not explicitly noted in the subsequent price quotations.

The cost for this change shall be funded from:

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

This change is recommended/approved by:



CORE Construction
Kevin Sassaman

Recommended By:
Huckabee

Approved By:
Mansfield ISD

1/26/26
Date

Date

Date

Notes:



Change Order Request due to Unforeseen Change Order

Date: 1/26/2026
Owner: Mansfield ISD
Contact: Kevin Sassaman

Project: Mansfield ISD – Mansfield HS
Address: 3001E Broad St. Mansfield, TX 76063

SCOPE OF WORK: Additional Turf Groomer

PSC to provide an additional turf groomer

Baseball 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

