

AIA[®] Document G701[®] – 2017

Change Order

PROJECT: <i>(Name and address)</i> Mansfield ISD 2024 Bond Program P1 Jobe Middle School Addition and Renovation; Final GMP	CONTRACT INFORMATION: Contract For: General Construction Date: 08-01-2025	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 03-04-2026
OWNER: <i>(Name and address)</i> Mansfield Independent School District 605 East Bond Street Mansfield, TX 76063	ARCHITECT: <i>(Name and address)</i> Huckabee & Associates 801 Cherry Street, Suite 500 Fort Worth, TX 76102	CONTRACTOR: <i>(Name and address)</i> Reeder Construction 6600 Hawks Creek Ave., Suite 200 Fort Worth, TX 76109

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.)

The roofing scope was removed from the GMP and the CMaR shall still manage the Owners roofing Contractor.

The original Guaranteed Maximum Price was	\$	15,767,159.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	15,767,159.00
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$	212,949.75
The new Guaranteed Maximum Price including this Change Order will be	\$	15,554,209.25

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

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

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



ARCHITECT *(Signature)*

BY: Erin Evans

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

03/05/2026

Date



CONTRACTOR *(Signature)*

J. Teague Whitson

(Printed name and title)

3/6/26

Date

OWNER *(Signature)*

BY: Dr. Benita Reed

(Printed name and title)

Date

PROPOSAL No. 010 - RFP 10 Roofing Descope

Document Reference: RFP 10 Roofing Descope; Contract JB1-WO-10; Exhibit A Scope of Work; Typical Jobsite (attached hereto) Conduct, Health, & Safety Requirements;

To: Bruce Morris/Tristan Baker

DATE: 2/25/2026

PROJECT: MISD - Linda Jobe MS Additions and Renovations

REASON FOR REQUEST: This proposal provides a credit for roofing scope as indicated in the attached RFP 10.

Our quote on the following is in the amount of:

Two Hundred Twelve Thousand, Nine Hundred Fourty Nine Dollars and 75/100(-\$212,949.75)

This Change Order is based on the following:

Upon approval of this proposal all roofing related scope as indicated in the attached "Exhibit A- Scope of Work" will be considered as being performed by a Separate Contractor as provided for in Article 6 of the A201.
The Separate Contractor performing roofing work should follow the requirements in the attached "Typical Jobsite Conduct, Health, & Safety Requirements" to maintain a safe and coordinated project.

FUNDING SOURCE: Project Contingency

Sincerely,
REEDER GENERAL Contractors Inc.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. Reeder General Contractors is authorized to proceed with the additional work as specified by this this proposal and all "Doc. Reference" as listed above. Payment to be made 30days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order .

By: _____

Date: _____

Itemization Sheet

Proposal No: 010 - RFP 10 Roofing Desclope

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
1	LABOR					
2	Detailing & Document Preparation	0.00	HR	\$120.00	\$0.00	
3	Overtime Supervision	0.00	HR	\$87.00	\$0.00	
4	Supervision	0.00	HR	\$58.00	\$0.00	
5	Equipment Operator	0.00	HR	\$34.00	\$0.00	
6	Carpenter	0.00	HR	\$34.00	\$0.00	
7	Labor Forman	0.00	HR	\$29.00	\$0.00	
8	Labor - Moving	0.00	HR	\$23.00	\$0.00	
9	Labor - Clean Up Ex Entry	0.00	HR	\$35.00	\$0.00	
10	Private Property Underground Utility Locating	0.00	HR	\$125.00	\$0.00	
11	Surveying and Layout	0.00	HR	\$125.00	\$0.00	
12		0.00			\$0.00	
13				Labor Burden	\$0.00	
14					LABOR TOTAL	\$0.00
16	MATERIALS / EQUIPMENT / RENTALS					
17	Disposal	0.00	DR	\$750.00	\$0.00	
18	Small Tools	0.00	LS	\$50.00	\$0.00	
19	Safety Supplies	0.00	EA	\$50.00	\$0.00	
20	Barricades	0.00	EA	\$45.00	\$0.00	
21	Scaffolding & Ladders	0.00	Day	\$57.00	\$0.00	
22	Dust Control	0.00	Day	\$47.00	\$0.00	
23	Trailer	0.00	Day	\$75.00	\$0.00	
24	Truck	0.00	Day	\$185.00	\$0.00	
25	Skid Steer/Fork Lift/ Mini Excavator	0.00	Day	\$193.00	\$0.00	
26	Plans & Specs-Min Charge	0.00	LS	\$50.00	\$0.00	
26				MATERIALS / EQUIPMENT / RENTALS TOTAL		\$0.00
28	SUBCONTRACTORS & OTHER SUPPORT					
29	Paragon Roofing Subcontract Desclope	1.00	LS	(\$218,410.00)	-\$218,410.00	
30	Contractor Fee	1.00	LS	\$5,460.25	\$5,460.25	
31		0.00	LS		\$0.00	
32		0.00	LS		\$0.00	
33		0.00	LS		\$0.00	
34		0.00	LS		\$0.00	
35		0.00	LS		\$0.00	
36		0.00	LS		\$0.00	
37				SUBCONTRACTORS & OTHER SUPPORT TOTALS		(\$212,949.75)
38						
39	Additional Calendar Days To Be Added:	0	DAYS			

COMMENTS:	SUB-TOTAL	(\$212,949.75)
	OH&P	\$0.00
	SUB-TOTAL	(\$212,949.75)
	Bond	
	GL Ins	
	BR Ins	
	GRAND TOTAL	(\$212,949.75)

LEGEND:

MH Man-hours

DR Dump & Return

EA EACH

LS Lump Sum

By: _____



**EXHIBIT A
SCOPE OF WORK**

Subcontractor:	

Project:	
	MISD - Linda Jobe Middle School Renovations and Addition

Architect:	
	Huckabee Architects

Drawing Issue Date:	
	05.22.2025

Specifications Issue Date:	
	05.22.2025

Issue Date:	Addenda No.:
06.03.2025	No. 1
06.23.2025	No. 2
06.23.025	No. 3

Issue Date:	Drawing Set Name:
05.22.2025	Additions and Renovations For Linda Jobe Middle School For Mansfield ISD Mansfield, Texas Package 1B

Unit Cost Amount:	Unit Cost Description

Specifications Included in this Scope of Work:	
Sec. #:	Specification Section Title:
07 41 13	Standing-Seam Metal Roof Panels
07 54 19	Polyvinyl-Chloride (PVC) Roofing
07 62 00	Sheet Metal Flashing and Trim

This exhibit is not to be considered or construed to be the entire contracted Scope of Work. The subcontractor represents that by accepting this awarded project, they have carefully examined all contract documents, and they have satisfied themselves as to the nature of all requirements needed to successfully perform the awarded Scope in its entirety.

Item #:	Description of Standard Scope Inclusions:
1	Provide all labor, materials, equipment, tools, supplies, supervision, insurance and all other incidentals required to perform all ROOFING WORK as described herein in a "TURNKEY" manner for this project. All Work shall be performed in accordance with the plans and specifications, and all amendments. Items not specifically shown but considered standard requirements in the completion of this scope are included.
2	This Scope of Work is intended to provide bidders with general direction of the work to be proposed and shall not be considered a complete listing of all requirements included in the contract documents. In no event shall this Scope of Work be misconstrued to limit the obligations of this subcontractor to provide a complete and functioning system as defined by the contract documents. All items necessary, reasonably incidental, and/or customarily included by industry standards, even those items that may not be specifically shown on the drawings, shall be included as part of this subcontract.
3	Contractor acknowledges that the contract documents may contain occasional contradictions of product/performance locations, quantities, requirements, etc. pertaining to this scope of work. As required by project specifications, in the event of such discrepancies not identified prior to bidding, this subcontractor shall be responsible for the more stringent requirement or more expensive product/installation method. In no event will a change order be written for discrepancies not caught prior to bid time.



**EXHIBIT A
SCOPE OF WORK**

4	Provide sufficient manpower to meet the construction schedule dates as noted. Although the start date of individual activities may change, the durations of those individual activities for work performed under this subcontract shall not change. This subcontractor shall be responsible for performing the work in accordance to these durations and any acceleration, overtime, or additional costs incurred to maintain the schedule shall be the responsibility of the subcontractor.
5	Foreman &/or Project Manager to attend all weekly site coordination meetings starting 2 weeks before mobilization
6	Maintain a clean and orderly work environment and keep all trash picked up after each task is completed/daily cleanup as a minimum. Dust area and wet mop floors after each shift in area of work and path from outside to work area.
7	All site personnel shall wear proper PPE at all times. None compliance warrants removal from project site
8	Provide Job Hazard Analysis Sheets (JHAs) at the start of each work day or at the start of a new task
9	Shall provide an English speaking competent Forman with a minimum of 10hr OSHA & CPR training that will be onsite at all times while crew is onsite
10	This subcontractor shall provide a full-time 3rd party safety consultant while 50 or more workers are onsite or this contractor fails to meet OSHA and/or REEDER safety requirements.
11	Provide all layout for this scope of work installed under this subcontract.
12	Provide all receiving, unloading, distributing, hoisting (including crane rental if needed) and installation of all material provided under this agreement.
13	All workers shall Attend the Mandatory REEDER Safety Orientation. Each worker will receive a badge sticker at completion and must display this sticker at all times while on site. No workers will be allowed to work onsite with the proper badging and safety orientation. This a zero tolerance policy.
14	Subcontractor is responsible for providing a competent person onsite at all times as required by REEDER or Mansfield ISD. Each subcontractor will provide documentation for each competent person prior to the start of work. Subcontractor to provide all safety required documentation to REEDER prior to commencing work.
15	All workers shall sign in and out of Reeder's Job Site Office each day.
16	Protect surfaces adjacent to work that is required to be installed by this subcontract.
17	This project will use Procore software for all field and office document distribution. Make all necessary arrangements for all staff associated with this project to utilize this software.
18	SALES TAX: This project is tax exempt therefore all applicable sales and use taxes are excluded.
19	SCHEDULE: Subcontractor agrees to follow the Project Schedule and meet the milestone dates. Certain areas may be made earlier than originally indicated on Schedule. Subcontractor must be prepared for any adjustments to the Schedule as work progresses.
20	INSURANCE: Subcontractor shall provide and maintain required standard insurance coverage as required.
21	SURVEYING: All vertical and horizontal layout associated with this work, working from benchmarks and control points established by others, for the work of this subcontract to be performed by this Subcontractor.
22	PROTECTION: Protection of all adjacent existing work that is at risk due to the proximity to this Subcontractor's work. All equipment inside the building used in the completion of this scope shall having non-marking tires and diapers to protect the concrete slab including exhaust scrubbers if required. It is this subcontractor's responsibility to protect the building concrete slabs from material or liquids used in the completion of this scope that may stain.
23	TRAFFIC CONTROL: Traffic control as required by OSHA and/or local municipalities the superintendent. If required by this scope of work
24	CORRECTIONS: Correct any damages caused as a result of the work by this subcontractor acceptable to REEDER and Owner. Subcontractor shall be responsible for costs incurred for re-testing or re-inspections due to failure of Subcontractors work to meet local building codes, and/or the specifications contained in the Contract Documents.
25	CLEAN UP: Provide daily clean up of all debris generated by this scope of work (including Lunch trash) to a REEDER provided dumpster. Failure to comply will result in a back charge for the actual cost incurred by REEDER to provide clean up of this subcontractor's debris and trash. Any mud, dirt, or debris deposited onto a public street or the existing paving during the performance of this scope, including due to employee, delivery or hauling vehicular traffic, shall be cleaned up during the course of daily operations and again prior to work stoppage for that day. Any fines issued by AHJ's as a result of this Subcontractors negligence in complying with the above is to be paid for by this subcontractor.
26	EXCESS MATERIAL: Subcontractor shall haul off and legally dispose of all spoil material off-site.
27	TESTING AND INSPECTIONS: Coordinate all material testing as required for this scope of work with REEDER and the Testing Agency.



**EXHIBIT A
SCOPE OF WORK**

28	COORDINATION OF DOCUMENTS: Coordination between all drawing disciplines is the responsibility of this subcontractor. Should discrepancies occur in the Contract Documents, the more stringent requirements will be followed and REEDER should be notified immediately.
29	PUNCH LIST: All punch lists must be completed within 2 weeks of receipt. Items to be verified by REEDER personnel upon completion. Failure comply may result in a back charge to ensure punch list is complete on time.
30	CLOSEOUT: Provide all closeout documents no later than 15 calendar days prior to the original substantial completion date of the project.
31	DELIVERIES: All material delivery is to be between 9am and 3:45pm. No exceptions will be made and all deliveries are to be scheduled with REEDER 2 weeks in advance.
32	BADGING: All workers must obtain a Mansfield ISD Badge and comply with MISD National Criminal History Background Check Instructions. All workers must attend the mandatory REEDER safety orientation and display the hardhat sticker received upon completion at all times while onsite. No workers will be allowed to work onsite without displaying the proper badge and safety orientation sticker. This is a zero-tolerance policy.
	Description of Specific Scope Inclusions:
33	Provide Submittals/Shop drawings within (14 days) of contract
34	Provide and install all standing seam metal roofing as required.
35	Provide and install all of the following but not limited to the following; anchors, attachments, screws, escutcheon plates, rubber backer, caulk, beds of mastic, sealant at perimeter of flanges, wind clips, hook strips, prefinished metal fascia, termination bars, pitch pans, protective pads at pipe stands, clips, precast attachments (shown in shop drawings to be installed in precast wall assembly by pre-cast contractor), cast in place attachments, butyl sealant, panel end stiffeners, panel clips, Z Closures between ribs, sealant tape, self tapping sheet metal screws, etc. as required by the single ply roof assembly
36	Provide and install all walk pads as required.
37	Provide and install all crickets as required.
38	Provide and install all pre-finished metal coping/parapet caps as required.
39	Provide and install all perforated soffit panels as required.
40	Provide and install flashing at all scuppers as required in openings provided by pre-cast contractor to achieve a complete and fully warranted roof system.
41	Provide and install all down spouts as required.
42	Provide and install all flexible parapet membrane, removable 24ga galvanized sheet metal counter flashing, perimeter drip edge flashing, flexible sheet membrane flashing at roof openings,
43	Provide and install all hot air welds, and other roof system welds on roof as required.
44	Provide and install all roof blocking as required including but not limited to Nailers, treated plywood deck with #30 felt, parapet blocking, as required.
45	Provide and install all bird screen at scuppers as required.
46	Provide and install all underlayment membranes as required.
	The following, but not limited to the following is a list of general items to be included:
47	R104 - Standing Seam Metal Roof
48	R107 - PVC Roof over concrete topping slab
49	Crickets
50	Prefinished Metal Gutter
51	Downspout
52	Fascia and Wood Blocking
53	1" Perforated Metal Panel
54	Prefinished Metal Coping Cap
55	2x wood blocking at coping cap
56	22GA Galvanized Wind Clips, 9/A6.05TS
57	3/8" fasteners at coping cap
58	Fasteners for wood Nailers
59	Roof membrane extends over parapet and coping cap
60	Termination Bars and fasteners at roofing
61	2X wood blocking anchored to steel bent plate 5/A6.05TS
62	Roof Walk Pad



EXHIBIT A
SCOPE OF WORK

63	Counter Flashing at walkway roof tie into existing
68	All wood material at roof to be fire treated



Contract JB1-WO-10

REEDER Construction
6600 Hawks Creek Ave
Suite 200
Westworth Village, Texas 76114
Phone: (817) 439-2022

Project: MISD-JB1 - MISD-JB1 Linda Jobe MS GMP#1 & GMP#2
2491 Gertie Barrett Road
Mansfield, Texas 76063
Phone: 682-314-4400

Merit - Roofing - JB1

DATE CREATED:	08/15/2025		
CONTRACT COMPANY:	Merit Roofing Systems, Inc. 500 Industry Way #40 Prosper, Texas 75078 Phone: (972) 664-0672	CREATED BY:	Danielle Collins (REEDER Construction)
CONTRACT STATUS:	Out for Signature	EXECUTED:	No
START DATE:	08/15/2025	SIGNED CONTRACT RECEIVED DATE:	
ESTIMATED COMPLETION DATE:	07/07/2027	ACTUAL COMPLETION DATE:	
CONTRACT DATE:		ISSUED ON DATE:	08/19/2025
EXECUTION DATE:		RETURNED DATE:	
LETTER OF INTENT DATE:	08/14/2025		
DEFAULT RETAINAGE:	5.0%		

ATTACHMENTS:

[Work Order-Merit-JB1.pdf](#), [Master Subcontractor Agreement - RGC.pdf](#), [Exhibit C - VE Post Bid Addendum - JB1.pdf](#), [Exhibit F - Workplace Policy.pdf](#), [Exhibit D - Sample COI & Bond Forms.pdf](#), [Exhibit B - List of Plans and Specs - GMP #2 - JWP1 Jobe.pdf](#), [Exhibit J - ACH Form & Notice.pdf](#), [Exhibit H - Health & Safety.pdf](#), [Exhibit I - Project Information Sheet.docx](#), [Exhibit G - Background Checks.pdf](#), [Exhibit K - Tax Use & Resale - MISD.pdf](#), [Exhibit A - Roofing - JB1.pdf](#)

#	Budget Code	Description	Amount
1	07-07.52.00.0.G2 Roofing.GMP2	Roofing	\$218,410.00
Grand Total:			\$218,410.00

REEDER Construction
6600 Hawks Creek Ave
Suite 200
Westworth Village, Texas 76114

Merit Roofing Systems, Inc.
500 Industry Way #40
Prosper, Texas 75078



SIGNATURE DATE 9/9/2025



SIGNATURE DATE 9/9/2025

WORK ORDER

REEDER GENERAL CONTRACTORS, INC.

6600 Hawks Creek Ave, Suite 200

Fort Worth, TX 76114

Telephone: 817-439-2022

WORK ORDER TO MASTER AGREEMENT BETWEEN CONTRACTOR AND SUBCONTRACTOR

This Work Order is made and entered into between **REEDER GENERAL CONTRACTORS, INC.** and **MERIT ROOFING SYSTEMS, INC.** pursuant to the terms and conditions of the Master Agreement between Contractor and Subcontractor (the "Master Agreement") identified below, the terms and conditions of which are incorporated herein by reference.

Master Agreement Number: MS2025-830081425

Work Order Number: JB1-WO-10 **Work Order Date:** 08/15/2025

Subcontractor:

Merit Roofing Systems, Inc.
500 Industry Way #40
Prosper, TX 75078
Telephone: 972-664-0672
E-Mail: info@meritroofing.com

Owner:

Mansfield Independent School District
605 E. Broad St.
Mansfield, TX 76063

Architect/Engineer:

Huckabee Architects
801 Cherry St., Ste. 500
Fort Worth, TX 76102

Project:

MISD – GMP 2 – Jobe MS Additions and Renovations
2491 Gertie Barrett Rd.
Mansfield, TX 76063

Subcontract Work: Furnish and pay for all labor, materials, fuel, equipment, transportation, tools, machinery, and supplies; perform all work; obtain and pay for all necessary approvals, permits, licenses, and fees; pay all state sales taxes, state and federal unemployment taxes, and all other taxes and fees associated with the subcontract labor or materials; provide all required construction layout and surveying; and do all things necessary required by the Prime Agreement to complete the Scope of Work attached as Exhibit A in accordance with the Plans and Specifications identified in Exhibit B.

Performance Schedule: The Subcontract Work shall be completed pursuant to the requirements of this Work Order and the Master Agreement and the Project Schedule. The Subcontract Work shall be completed no later than **07/07/2027**

Subcontract Price: (Check one)

Lump Sum - The Subcontract Price shall be the lump sum of **Two Hundred Eighteen Thousand Four Hundred Ten Dollars (\$218,410.00)** which sum may be subject to adjustment but only per the terms provided in the Master Agreement.

Unit Price - The Subcontract Price shall be the total sum of the extensions of the unit prices (as contained on the unit price schedule below), multiplied by the units approved by the Owner under the basis for measurement provided by the terms of the Prime Agreement (i.e. in-place quantities vs. excavated quantities, weight vs. volume, plan quantities vs. actual quantities, etc.) which sum shall be subject to adjustment only as provided in the Master Agreement.

Retainage: Pursuant to Section 4.3 of the Master Agreement, withheld retainage shall be 5% of each progress payment made under this Work Order.

Payment Terms: Pursuant to Article IV of the Master Agreement, with monthly progress payment applications due not later than the 20th day of each month. All payments are processed through GCPay and pay applications must be submitted for processing through <https://ww3.gcpay.com/>. Applications received after the 20th day of the month will be considered for payment during the next period. If you have any questions, please contact rgcpay@reedergeneral.com.

Required Insurance: Per Master Agreement.

Named Additional Insured(s):

Contractor – REEDER GENERAL CONTRACTORS, INC.
Owner – [OWNER'S NAME]
Other – _____

Certificates of Insurance sent to:

Contractor – REEDER GENERAL CONTRACTORS, INC.
Other - _____

Required Coverage and Policy Limits: Subcontractor shall procure and maintain insurance per Article VI of the Master Agreement, the terms and conditions of which are incorporated herein.

Bond Requirements: Per Master Agreement.

Subcontractor Performance & Payment Bonds

- Required by Contractor
- Not required

Required Bonds: Subcontractor shall furnish Performance and Payment Bonds per terms of Article VII of the Master Agreement.

Other Special Provisions: _____

SUBCONTRACTOR:

MERIT ROOFING SYSTEMS, INC.
By: Shelly Ellinghausen
Name: Shelly Ellinghausen
Title: Corp. Sec.
Date: 9/9/2025

CONTRACTOR:

REEDER GENERAL CONTRACTORS, INC.
A Texas corporation
By: 
Lane Reeder, CEO
Date: 9/11/2025

GUARANTOR:

By: _____
Printed Name: _____
Date: _____

Typical Jobsite Conduct, Health, & Safety Requirements

Workplace Policy Requirements

I. ONSITE PROJECT REQUIREMENTS

1. **Mandatory Participation:** All Reeder projects require the lead foreman or superintendent of any Subcontractor, actively working on-site to participate in the Daily Huddle. Attendance is mandatory and must take place in the jobsite trailer or another designated area as determined by Reeder.
2. **Schedule and Timing:**
 - a. Daily Huddles are held every morning before work begins and no later than 8:30AM.
 - b. The meetings are in-person only, unless previously approved prior to meeting and are scheduled as follows:
 - i. Monday through Thursday: 10-15 minutes.
 - ii. Friday: Up to 45 minutes, incorporating a comprehensive "wipe-down" review.
3. **Purpose and Agenda:** The Daily Huddles aim to ensure effective coordination and communication among all project teams. Key agenda items include, but are not limited to:
 - a. Scheduling efforts with a focus on a three-week look-ahead plan.
 - b. Identifying and addressing issues or constraints impacting the project lifecycle.
 - c. Collaborative planning with the entire project team to enhance efficiency.
4. **Friday Responsibilities:** Every Friday, the lead foreman from each Subcontractor is required to:
 - a. Collaborate on a committed three-week look-ahead schedule.
 - b. Evaluate and score progress with the project team.
5. **Team Collaboration Goal:** Reeder Construction emphasizes teamwork to ensure the successful completion of every project. Active participation in Daily Huddles fosters a collaborative environment where each Subcontractor can operate effectively and efficiently.

II. QUALITY CONTROL

Quality Control is an essential tool to catch and address quality issues before they are installed, preventing the need for costly rework. Rework consumes valuable time, money, and materials, none of which are budgeted for. Rework is one of the biggest drains on a budget and resources, and it directly impacts the impression left on our clients. By prioritizing Quality, we can ensure smoother operations, protect our reputations, and deliver exceptional results every time.

REEDER will require a copy of each Subcontractor Quality Control Manual and Weekly Quality Control Inspections to review and verify it is being adhered to once they are approved by REEDER Quality Control Department.

Weekly Quality Control Inspections are to be turned in weekly to the Site Superintendent and reviewed by the REEDER Project Team along with the REEDER Quality Control Department. Any deficiencies found by the Subcontractor need to have a written plan of corrective action turned in with the report and follow up documentation of corrective action.

1. **Observations:** The purpose of the Observations is to document and identify deficiencies in the work. Observation items shall be completed within 5 calendar days of receiving an Observation. Observations will be distributed via REEDER's Procore project management software to the Subcontractor's project team. Upon completion of each Observation item Subcontractor, using REEDER's Procore project management software, shall mark complete and include pictures for all items on the date that the item was corrected. Upon completion of the entire Observation the Subcontractor shall notify, in writing, to REEDER that the work has been completed and schedule a final walk through to verify the completion of the Observation list. Any deficiencies on A/E, 3rd party, AHJ, Subcontractor's Weekly Quality Control Inspections, REEDER Weekly and Monthly Quality Control Inspections will be documented in the Observations distributed via REEDER's Procore project management software.

General Health, Safety & Regulations Policy

To help ensure a safe, healthy and productive work environment for the employees and subcontractors of REEDER, others on REEDER property, to protect REEDER property and assets, and to assure efficient operations, REEDER has adopted the following Health, Safety & Regulations policies.

For purposes of this policy the terms REEDER Property or REEDER Premises is used in its broadest sense and includes all property, facilities, land offices, building, structures, equipment, automobiles, trucks, all other vehicles, parking areas, jobsites of a customer or to and from those locations while in course of REEDER project.

Typical Jobsite Conduct, Health, & Safety Requirements

I. SAFETY & OTHER COMPLIANCE REQUIREMENTS

COMPLIANCE WITH LAWS AND REGULATIONS Subcontractors and suppliers shall comply with all applicable federal, state, and local environmental, safety, and health laws, regulations, and standards, including but not limited to the Occupational Safety and Health Act (OSHA), the Environmental Protection Agency (EPA) regulations, and any other relevant construction industry standards. The Subcontractor further understands and agrees to conform and abide by OSHA regulations regarding the storage and use of hazardous materials and provide any and all information and materials required by such regulations to the Contractor at least five (5) days prior to beginning any work on the project site.

ENVIRONMENTAL PROTECTION Subcontractors and suppliers shall take all necessary precautions to prevent environmental contamination and pollution. This includes, but is not limited to, proper disposal of hazardous materials, adherence to waste management protocols, and implementation of spill prevention and response procedures. Any violation or potential violation of environmental regulations must be reported immediately to REEDER General Contractors, Inc.

SAFETY PROGRAMS AND TRAINING Subcontractors and suppliers must establish and maintain an effective safety program that includes regular training for all employees on workplace safety, environmental hazards, and emergency procedures. Training records must be maintained and made available to REEDER General Contractors, Inc. upon request.

PERSONNEL PROTECTION EQUIPMENT (PPE) Subcontractors and suppliers are required to ensure that all employees are provided with, and use, appropriate personal protective equipment (PPE) at all times when on-site. This includes, but is not limited to, hard hats, safety glasses, gloves, high-visibility clothing, and respiratory protection as necessary.

INCIDENTS REPORTING AND INVESTIGATION All environmental, safety and health incidents, including near misses, must be reported to REEDER General Contractors, Inc. immediately. Subcontractors and suppliers shall cooperate fully with any investigations conducted by REEDER General Contractors, Inc. and shall implement corrective actions to prevent recurrence. Subcontractors shall provide REEDER General Contractors, Inc. with an incident report and root cause analysis, upon request.

AUDITS AND INSPECTIONS REEDER General Contractors, Inc. reserves the right to conduct audits and inspections of subcontractor and supplier operations to ensure compliance with this section. Subcontractors and suppliers must provide full access to their facilities and records upon request.

CORRECTIVE ACTIONS Subcontractors and suppliers are required to take immediate corrective actions upon identification of any environmental or safety non-compliance issues. Failure to implement such corrective actions promptly may result in the suspension of work or termination of the agreement. In the event of non-compliance to correct violation or deficiencies, REEDER may, at its sole discretion, mandate the Subcontractor supply a qualified and dedicated safety representative on-site. This safety representative shall be full-time or at intervals otherwise specified by REEDER

SAFETY ORIENTATION All site workers are required to complete a one-time per project safety orientation with a REEDER supervisor before starting any work on site. This orientation will cover site-specific safety protocols, emergency procedures, and any other relevant safety information. Upon completion of the site-specific safety orientation, each worker will be issued a hard hat sticker. This sticker must be worn at all times while on REEDER's job site as proof of orientation completion.

All on-site workers are also required to sign in at the REEDER General Contractors, Inc. job site office at the beginning of each workday. The sign-in process ensures that REEDER supervisors are aware of who is on-site for safety and accountability purposes. Failure to comply with the sign-in requirement may result in restricted access to the job site and potential disciplinary action.

COMPETENT PERSON The Subcontractor shall staff the project with adequate manpower, which may comprise a single crew or multiple crews, as required by the Contractor to meet the project schedule. The Subcontractor shall provide at least one (1) qualified Foreman to supervise the Subcontractor's crew(s). The Foreman must, at a minimum, be English-speaking, knowledgeable, and experienced in the current scope of work, including all changes and modifications as published on REEDER's Procore project management software. The Foreman shall also meet the requirements of a competent person as defined by OSHA.

The Foreman must be solely dedicated to the project site while work is being performed and shall remain on-site the entire time that work is being carried out. The Foreman's continuous on-site presence is essential to ensure proper

Typical Jobsite Conduct, Health, & Safety Requirements

supervision, coordination, and adherence to safety protocols. Any exceptions to this requirement must be pre-approved by the Contractor.

RISK ASSESSMENT The Subcontractor is required to conduct a daily risk assessment and job hazard analysis (JHA) for each task performed on the REEDER jobsite. These assessments must be completed at the start of each workday and prior to commencing any new task. The risk assessment and JHA shall identify potential hazards associated with the tasks, evaluate the risks, and outline necessary control measures to mitigate these risks. The completed risk assessment and JHA form must be reviewed and signed by the Foreman and submitted to the REEDER site supervisor before any work begins each day. Subcontractors must ensure that all crew members are informed of the findings and the safety measures to be implemented. Failure to conduct and submit these daily assessments may result in work stoppages and potential disciplinary actions.

SITE CLEAN-UP The Subcontractor shall follow the Contractor's clean up and safety directions and (a) allocate no more than four hours for one worker for every five workers (minimum one worker) to job site cleanup at the Contractor's discretion (b) at all times keep the building and premises free from debris and unsafe conditions resulting from the Subcontractor's Work; and (c) broom clean each work area prior to discontinuing work in the same. If the subcontractor fails to immediately commence compliance with such safety duties or commence clean up duties within 24 hours after receipt from the Contractor of written notice of noncompliance the Contractor may implement such safety or cleanup measures without further notice and deduct the cost thereof from any amounts due or to become due to the Subcontractor.

II. DRUGS, ALCOHOL & OTHER PROHIBITED ITEMS:

REEDER maintains the following policies on drugs, alcohol, and other prohibited items. This policy restricts certain items and substances from being brought on or being present on any REEDER property or workplace, prohibits REEDER employees and others working or being present on REEDER property from having detectable levels or identifiable traces/quantities of certain drugs and other substances, and prohibits the unauthorized possession, by employees or others, of property, equipment, materials or proprietary information belonging to REEDER or others.

REEDER prohibits the use, possession, transportation, concealment, selling or distribution on its premises, facilities or workplaces of any of the following:

1. Illegal or unauthorized drugs, controlled substances, marijuana, mood- or mind-altering substances, "look alike" substances, designer or synthetic drugs, and certain inhalants;
2. Unauthorized alcoholic beverages, intoxicating substances;
3. Unauthorized firearms, ammunition, explosives and weapons;
4. Equipment, paraphernalia and literature pertaining to illegal drug or substance use; or
5. Unauthorized prescription drugs and "over the counter" medications, which may affect the individuals safe performance of duties, except under the following conditions:
 - a. The drugs have been prescribed by a licensed physician for the person in possession of the drugs.
 - b. The prescription was filled by a registered/licensed pharmacist within the last (12) months for the person possessing the drug/medication and the drug/medication is in the original container from the pharmacy.
 - c. A "Prescription Drug Form" for the drug/medications completed by employee and appropriated supervisor with a copy of the signed form on file with REEDER records; and REEDER at all times, reserves the right to have a physician determine if a prescription drug or medication produces hazardous effects and may restrict the use of any such drug or medication accordingly. This may also include restricting the employee's work activity.

REEDER reserves the right, at all times, while on REEDER premises and property described above as circumstances warrant, to have REEDER supervisors and/or search & inspection specialists conduct reasonable and voluntary searches and inspections of employees, or other persons, and their personal property and effects, to include but not be limited to the vehicles, lockers, baggage, office, desk, tool boxes, clothing, living quarters for the purposes of determining if such employees or other persons are using, possessing, selling, distributing, concealing, or transporting any of the prohibited items and substances contained in the policy. These searches may include but are not limited to the use of electronic detection devices, scent trained dogs, or the taking of urine or blood samples for testing.

If the employee's supervisor(s) have reasonable suspicion that employees, or others, are in direct violation of any part of this policy, supervisor has the right to conduct an on-the-spot search and inspection of employees, or others, and their

Typical Jobsite Conduct, Health, & Safety Requirements

personal property and effects as described above. All searches and inspections conducted by outside authorized specialists will be in the presence of a REEDER representative. A search and inspection as defined in this policy may also require employees, and others present on REEDER property, to submit to a urine drug screen test and/or blood test. These tests may be utilized under the following circumstances:

1. Pre-employment examinations;
2. Part of an overall Search and Inspection of an employee, or other persons work area or location, of employment;
3. When two an employee's supervisor(s) have reasonable suspicion that an employee is intoxicated, using or under the influence of drugs or alcohol;
4. When an employee or person is found in possession of suspected illicit unauthorized drugs or and/or alcohol or when any of these items are found in the area controlled or used exclusively by designated employees; or
5. Following an on-the-job injury requiring transportation to a medical facility for treatment, or following a serious or potentially serious accident or incident involving damage to REEDER property, including but not limited to vehicles and other equipment. All persons involved and within the immediate vicinity of the incident may have their urine and blood tested and screened.

Searches (including urine and/or blood drug screening) and inspection by REEDER supervisors and specialists are voluntary and may be conducted from time-to-time without prior announcement. Searches will be performed with concern for the personal privacy of each employee or other individual.

(*Reasonable suspicion is a belief based on objective, articulate facts sufficient to lead a prudent supervisor to suspect that the employee is using or under the influence of drugs or alcohol.)

Any person found using, possessing, selling, distributing, concealing, or transporting any of the items or substances prohibited by this policy, or who refuses to submit to a search, urine and/or blood analysis, or other detection procedure, shall be removed from REEDER property and be subject to disciplinary action, up to and including termination of employment.

Any person who, as a result of drug testing and screening, is found to have detectable levels or identifiable traces of prohibited drug or substance in his or her system, regardless of why or where the drug entered the persons system, without an explanation satisfactory to REEDER will be considered in violation of this policy, will be removed from REEDER property and will be subject to disciplinary action, up to and including termination of employment.

All subcontractors and suppliers personnel and other third parties on REEDER premises will be subject to the policy. Any such individual found in violation of this policy, or who refuses to be searched, will be subject to removal from the premises. Violation of this policy by subcontractors or suppliers employees may also cause cancellation of the contract between REEDER and such subcontractors and suppliers and may result in the subcontractor or supplier losing the right to do business with REEDER

REEDER has the right, in its discretion, to report use, possession, transportation, concealing or selling, distributing of any substance named in this policy to law enforcement officials any and such substances.

All subcontractors and suppliers should inform your employees that this policy is in effect. New employees hired should be informed of this Policy. A copy of the Policy, which explains consequences for noncompliance, will be posted at all of our operational facilities. The Subcontractor hereby understands the obligation to conduct operations in a safe manner and in accordance with his scope of work during construction. The Subcontractor agrees to conform to and abide by the established health & safety policies and procedures of the Contractor



MORE THAN ARCHITECTS

REQUEST FOR PRICING (RFP)

NO. 10

PROJECT NAME: Linda Jobe Middle School

OWNER NAME: Mansfield ISD

CONTRACTOR NAME: Reeder Construction

LOCATION: Mansfield, Texas

PROJECT NUMBER: 01885-11-01

ISSUE DATE: January 28, 2026



01/29/2026

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) calendar days, ten (10) business days or notify the Architect in writing of the anticipated date of submission. The contractor shall submit a Schedule of Values (using the breakdown of the Construction Schedule activities) for review by the Owner's Representative of the allocated dollar value (cost) of each item listed below. Each activity cost allocation shall include a labor, equipment, and material cost. This is not a change order, a construction change directive, or a direction to proceed with the Work described in the proposed modifications.

SUMMARY OF CHANGES:

Per MISD, clarification on roof scope.

UPDATED DOCUMENTS ATTACHED:

Project Manual:	--
Civil Sheets:	--
Landscape Sheets:	--
Structural Sheets:	--
Architectural Sheets:	01
Foodservice Sheets:	--
Plumbing Sheets:	--
Mechanical Sheets:	--
Electrical Sheets:	--
Technology Sheets:	--
Technology Specs:	--

Huckabee

Project Name: Linda Jobe Middle School
Client: Mansfield ISD
Mansfield, Texas
Project Number: 01885-11-01



01/29/2026

ARCHITECTURAL ITEMS FOR RFP NO. 10

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. Proposers are hereby notified that they shall make any necessary adjustments in their estimate on account of this RFP. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein. Acknowledge receipt of this RFP in the space provided on the proposal form. Failure to do so may subject Proposer to disqualification.

REFERENCE IS MADE TO THE DRAWINGS AS NOTED:

CLARIFICATION:

Per MISD, roofing scope for this project shall be removed from GC's contract and issued as a deductive change order. This cost shall include the full roofing scope cost, include downspouts, coping, and associated flashing at roof edge, penetrations and curbs, as well as associated insurance. GC shall keep all management, including scheduling, coordination and submittal processing and review in their scope

END OF ARCHITECTURAL RFP

Huckabee