



**Meeting Date:** March 26, 2026

**Submitted By:** Daniel Brooks  
**Title:** Assistant Superintendent

**Agenda Item:** Consider and take action approving the construction services contract amendment, supporting the Cibolo Creek Middle School project in Bond 2022.

## CONSENT ITEM

### **RECOMMENDATION:**

It is recommended that the Board approve the construction services contract amendment, supporting the Cibolo Creek Middle School project in Bond 2022 and that the Board of Trustees delegate the authority to the Superintendent to execute all contracts and related documents necessary to complete this project based on the documents provided.

### **IMPACT/RATIONALE:**

These construction services contracts and related contract amendments support the development and construction of approved projects in the Bond 2022 program. The proposed contract amendment would increase the contract amount by \$641,000.00. The total revised contract amount will be \$81,212,000.00. The contract will be for a specific project and will expire upon completion of all related services. Expenditures will be made from Bond 2022 funds.

### **BOARD ACTION REQUESTED:**

**Approval/Disapproval**



**Date:** March 26, 2026

**To:** Lynnette Trevino, Director of Purchasing

**From:** Benjamin S. Mora, Executive Director of Facilities Planning

**Project:** Cibolo Creek Middle School Project

It is recommended that the Board of Trustees approve the construction services contract amendment supporting the Cibolo Creek MS project in Bond 2022.

Spawglass Contractors, Inc. were selected from a pool of general contractors that had submitted to RFCSP 22-24 Middle School #6 and were approved by the Board of Trustees to provide general contractor services during the March 28, 2023, Special Board meeting.

The expenditure approved by the Board at that time was \$80,321,000.00.

Change Order (CO) #001 requested an additional \$250,000.00 to be added to the contingency amount and was approved by the Board during the June 26, 2025, Board meeting. The total revised contract amount at the time was \$80,571,000.00.

Per the attached documentation, Change Order #002 has been submitted, requesting an additional \$641,000.00 to be added to increase the maximum contract amount.

The scope of the amendment includes the following:

- An addition to the owner contingency allowance (\$641,000.00).

The total revised contract amount will be \$81,212,000.00.

Expenditures will be made from Bond 2022.

**CC:** Cecilia Davis, Deputy Superintendent of Operations  
Daniel Brooks, Assistant Superintendent of Operations

**Construction Services Contract Amendment**

**Board Meeting Date - March 26, 2026**

Item No.	Bond Program	Project	Contract Date	CO#	Original Contract Value	Current Contract Value	Contract Amendment Value	New Contract Value
1	2022	Cibolo Creek MS	4/14/2023	002	\$ 80,321,000.00	\$ 80,571,000.00	\$ 641,000.00	\$ 81,212,000.00
2								
3								
4								
5								
6								
7								
8								
9								
10								
<b>Bond Program Contract Adjustments (This Period)</b>					<b>\$ 80,321,000.00</b>	<b>\$ 80,571,000.00</b>	<b>\$ 641,000.00</b>	<b>\$ 81,212,000.00</b>

# DRAFT AIA® Document G701® - 2017

## Change Order

**PROJECT:** *(Name and address)*  
Judson MS # 6 21-032

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date:

**CHANGE ORDER INFORMATION:**  
Change Order Number: 002  
Date: March 27, 2026

**OWNER:** *(Name and address)*  
Judson ISD  
8012 Shin Oak Drive  
San Antonio, Texas 78233

**ARCHITECT:** *(Name and address)*  
Pfluger Architects  
200 E. Grayson, Ste. 115  
San Antonio, Texas 78215

**CONTRACTOR:** *(Name and address)*  
SpawGlass  
9331 Corporate Drive  
Selma, TX 78154

**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.)*

Add funds to the contract for contingency allowance.

The original Contract Sum was  
The net change by previously authorized Change Orders  
The Contract Sum prior to this Change Order was  
The Contract Sum will be increased by this Change Order in the amount of  
The new Contract Sum including this Change Order will be

\$	80,321,000.00
\$	250,000.00
\$	80,571,000.00
\$	641,000.00
\$	81,212,000.00

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.**

Pfluger Architects  
\_\_\_\_\_  
**ARCHITECT** *(Firm name)*

SpawGlass  
\_\_\_\_\_  
**CONTRACTOR** *(Firm name)*

Judson ISD  
\_\_\_\_\_  
**OWNER** *(Firm name)*

**SIGNATURE**  
\_\_\_\_\_  
Frank Amaro, AIA

**SIGNATURE**  
\_\_\_\_\_  
Ryan Chavez

**SIGNATURE**  
\_\_\_\_\_  
Benjamin S. Mora, Executive

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**

PR NUMBER	Description	Recommended Cost	Notes
95	MODIFICATIONS TO ROOF PARAPET	\$5,696.88	
99	EXTENDED WARRANTY FOR CHILLERS	\$36,800.00	
101	INSTALL 24 GA SS FLASHING & HIGH TEMP UNDERLAYMENT AT PLAZA DECK	\$1,529.00	
109	ADD FOR FINAL CLEAN	\$10,000.00	
110	ADDITIONAL CIVIL WORK DUE TO EXISTING UTILITY LOCATION	\$25,380.00	
104	PAINT FIRE HYDRANTS (4)	\$460.00	
91	GRAVEL AT RETAINING WALL		Included in AEA # 20
92	REMOBILIZATION TO INSTALL COBRA LOGO IN ORIGINAL LOCATION		Included in AEA # 20
97	ADDED FRAMING FOR AC OPENINGS PER RFI #130	\$18,243.46	
98	ADDITIONAL FIBER FROM MDF TO NOC ROOM	\$13,271.00	
100	MODIFY 15/16 FOR HILTI ANCHORS ALONG GRIDS F3 AND F13 IN SEG F	\$4,067.00	
101	INSTALL 24 GA SS FLASHING & HIGH TEMP UNDERLAYMENT AT PLAZA DECK	\$1,529.00	
102	QUARRY TILE @ WALK IN COOLERS	\$7,105.00	
103	PATCH CORDS FOR SECURITY CAMERAS & TIME CLOCKS - NOT IN SPECS OR DRAWINGS	\$768.39	
105	TICKET WORK TO REMOVE CEMENT BOARD FROM B2 BALCONY PER RFI #292	\$1,284.00	
106	ROOF CURBS FOR ELECTRICAL PENETRATIONS - AEROHEAD	\$2,417.35	
107	3 HARDWARE SETS FOR THE WENGR DOORS A107, D107 & D108	\$3,468.36	
108	INSTALL ADDRESS NUMBERS PER JISD REQUEST	\$575.00	
93	ERRC SYSTEM - SG SUPERVISION	\$44,869.00	
69	TRANSFORMER RELOCATION IN AREA A	\$56,892.00	
112	REWORK ROOF CURBS - RFI 251	\$19,580.00	
113	MISC. SITE CONCRETE ADDS	\$27,357.75	
94	SCHOOL WATER USAGE FROM AUG. 11 TO DATE	\$155,371.04	Includes \$65K Allowance
111R1	GRAVEL AT RETAINING WALL REVISION	\$30,000.00	Estimate. No pricing received from subcontractor at this time
114	FENCE MESH SWAP AT RETAINING WALL & CUL DE SAC	\$30,069.00	
115	EXTERIOR HANDRAIL ADDS AND ADJUSTMENT	\$27,588.00	
117	AED CORRECTION	\$12,795.00	
118	INDIRECTS & FEE FOR PROJECT TOTAL ADJUSTMENT	\$56,463.00	
119	PLUMBING VENT TEST	\$50,000.00	
	CONTINGENCY	\$50,127.29	
	TOTAL	\$693,706.52	
	CURRENT CONTINGENCY	(\$52,706.52)	
	TOTAL REQUEST NEEDED	\$641,000.00	