



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mansfield ISD 2024 Bond Program P2
Coble and Howard Middle Schools Final
GMP
Mansfield, Texas

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: April 24, 2025

Date: March 04, 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)*
Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, TX 75248

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.)

Zero dollar change order to add days to contract per the Notice of Delay letter from the contractor.

The original Guaranteed Maximum Price was	\$	28,818,152.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	28,818,152.00
The Guaranteed Maximum Price will be unchanged by this Change Order in the amount of	\$	0.00
The new Guaranteed Maximum Price including this Change Order will be	\$	28,818,152.00

The Contract Time will be increased by Thirty-One (31) days.
The new date of Substantial Completion will be July 31, 2027

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)*

Ty Parsons - EVP
(Printed name and title)

03/06/2026
Date

OWNER *(Signature)*

BY: Dr. Benita Reed
(Printed name and title)

Date



October 31, 2025

Ms. Erin Evans
Huckabee
801 Cherry St. Suite 500
Fort Worth, Texas 76102

Mr. Brad Barker
MISD
203 Hillcrest St. 111
Mansfield, Tx. 76063

RE: TA Howard and James Coble MS
Additions and Renovations

Subject: Notice of Claim

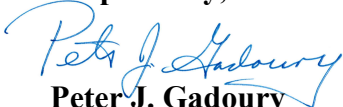
Dear Erin, Brad,

Please accept this letter as formal notice of a delay. Work on this Project was delayed due the City of Arlington delay in issuing the Permit for TA Howard MS until September 18, 2025, and James Coble MS until October 10, 2025. Lee Lewis Construction is requesting consideration for the delay incurred due to the delay in permitting this project, not allowing work to proceed per the Notice to Proceed issued on July 30, 2025.

Lee Lewis Construction is submitting this Notice of Delay to Erin Evans, of Huckabee Architects and Brad Barker of MISD. This delay was discussed in the Owner Meeting on October 30, 2025, within 21 days of the occurrence of the event giving rise to the claim, in accordance with A201 Article 8.3, 15.1.3, 15.1.6.1 of the contract. This is a request per governmental delay per 8.3.1.

The delay is 81 days total until the issue of the James Coble Permit allowing all work to proceed on the Project. We are requesting consideration for this delay out of Lee Lewis Constructions control. Lee Lewis Construction will do everything possible to complete all work on the storm shelter additions by the original end of June 2027 date, however we would request additional time until July 31 to complete the HVAC and Fire Alarm retrofit work to complete the contract scope.

Respectfully,


Peter J. Gadoury
Project Manager

cc: Erin Evans
Brad Barker
Ty Parsons
Jose Fernandez

**17177 Preston Road
Suite 160
Dallas, Texas 75248
972/818-0700
FAX 972/818-0706**

**7810 Orlando Avenue
P.O. Box 65197
Lubbock, Texas 79464
806/797-8400
FAX 806/797-8492**

Amarillo, Texas



Facilities & Operations, 203 Hillcrest St., Mansfield, TX 76063
Phone (817) 299-4343 Fax (817) 473-5737

(Via email with Original to follow)

July 30, 2025

Lee Lewis Construction
Attn: Ty Parsons
17177 Preston Rd., Ste. 160
Dallas, TX 75248

Re: Notice To Proceed
**P2 – Coble Middle School and Howard Middle School Orchestra Addition and
Capital Improvements**
Mansfield Independent School District
Mansfield, Texas

Dear Mr. Parsons:

In accordance with the executed Agreement between Owner and Contractor and in consideration of your having provided General Liability Insurance, Payment Bond and Performance Bond requirements stipulated in the Agreement, you are herewith provided Notice To Proceed with the Work. The date of commencement under Article 6 of the Agreement is July 30, 2025.

Sincerely,

Garry Walker
MISD Bond Program Manager

xc: Joshua Cogburn, Huckabee & Associates, Inc.
Paul Thompson, Huckabee & Associates, Inc.
Bruce Morris, Huckabee & Associates, Inc.
Jeff Brogden, MISD
Cameron Mason, MISD

File Copy:



City of Arlington

Permit No. 2025-038964-CP



Permit For: Educational
Work Type: Addition

PERMIT SHALL BE POSTED AT JOB SITE AT ALL TIMES

Issue Date: 10/10/2025 **Permit Print Date:** 10/10/2025
Property Address: 1200 BALLWEG RD Bldg ARLINGTON TX 76002
Legal Description: RIDGE POINT 9 15 0002
 BLK 9 LOT 15
Zoning District: , , **Enterprise Zone:** 0
Land Use: **Main Use** School (ISD) **Occupancy Group** Educational: Group E
Construction Valuation-Declared 10000000 **Accessory Use** **Incidental Use**
Mixed Occupancy **Type of Construction** Type II - B **Sprinkler System Provided**
Number of Stories 1 **Standpipe Provided**
Fire Alarm System Provided

Contacts

Issued to: Lee Lewis Const (Peter Gadoury) **Phone Number:** (214) 998-3096
Owner: MANSFIELD, ISD **Phone Number:**

Payment Details

Fee Description	Amount	Paid Date
CD&P Plan Review Fee	\$10945.50	06/06/2025
Commercial Building Permit Fee	\$31272.86	10/08/2025
Roadway Impact Fee Area I	\$2247.59	10/08/2025
Total	\$44,465.95	

Pre-Pour Foundation / Grade Beam Framing Fire Final
 Building Final Electrical Final

**Certain Permits may require additional inspections.

Permit Conditions

Addition of storm shelter/library - to include all MEPs
 ACCESS LADDER AND CANOPY DEFERRED. NOT PERMITTED ON SITE, OR TO BE CONSTRUCTED UNTIL REVISION IS SUBMITTED, REVIEWED, AND APPROVED.
 2021 I Codes / 2020 NEC
 Fire alarms/sprinklers/locking systems, signage, racking, retaining walls, paint booths, generators, fences, pools, irrigation, and certificate of occupancy through separate permit.

This permit expires if the building or work authorized by such permit is not commenced within 180 days from the issue date, or if the building or work authorized is suspended or abandoned for a period of 180 days at any time after the work is commenced. Before such work can be recommenced, a new permit is required.
 Contractors will request all inspections online at www.ArlingtonPermits.com. To request an inspection for the same day, your request must be received before 7:00 am. Requests received after 7:00 am are scheduled for the next business day.
[Click here to get a copy of the Technical bulletins for the Phased Commercial and Residential Inspections.](#)



City of Arlington

Permit No. 2025-038964-CP



TECHNICAL BULLETIN
Planning & Development Services
Building Inspections Division
TOPIC: Phased Commercial Inspections
Updated: September 27, 2022

Request all inspections online at ArlingtonPermits.com. These inspections are set up in phases to streamline the display for the contractor's ease of use and quickly identify required inspections. Each construction project is unique; therefore, not all of these typical inspections are required. Inspections that are Required to Pass, must be passed to move forward to the next Phase. To ensure that all necessary inspection for your project are performed, or for additional information, please contact a Building Inspector between the hours of 8 AM - 9 AM, Monday-Friday at 817-459-6502.

Log in to arlingtonpermits.com to request inspections.

Phased Commercial Inspections

Phases:	Typical Inspections	Inspections Required to Pass
Phase 1	Pre-Pour Foundation/Grade Beam/Piers/Footing, Pre-Pour Drive Approach, Concrete Pour Back, Pre-Pour Sidewalk, Electrical Underground, Temporary Pole Inspection, Plumbing Outside Water/Sewer/Gas, Plumbing Rough-In, Plumbing Gas Line, Plumbing Grease/Sand Trap Interceptor, Plumbing Sample Well, Plumbing Misc..	Pre-Pour Foundation/Grade Beam/Piers/Footing, Plumbing Outside Water/Sewer/Gas, Plumbing Rough-In
Phase 2	Framing, Wind Bracing, Framing, Bond Beam, Lath Inspection, Brick Ties, Building Misc., Fire-Rated Construction, Electrical Wall Rough-In, Electrical Ceiling Rough- In, Change/Repair Electric Service, Electrical Misc., Mechanical Equipment/Specialized Systems, Mechanical Duct Rough-In, Mechanical Misc., Kitchen Duct /Hood, Kitchen Duct Enclosure/Wrap, Plumbing Gray Water System, Plumbing Top- out, Plumbing Roof Drain.	Framing, Electrical Wall Rough-In, Electrical Ceiling Rough-In, Mechanical Equipment/Specialized Systems, Mechanical Duct Rough-In, Plumbing Top-Out
Phase 3	Insulation, Mechanical Boiler, Plumbing Backflow Device	Insulation
Phase 4	Electrical Final, Mechanical Final, Plumbing Final, Plumbing Backflow Device, Landscape Final, Engineering Final, Fire Final, Temp Release Gas, Temp Release Electric	Electrical Final, Mechanical Final, Plumbing Final, Plumbing Backflow Device, Temp Release Electric, Landscape Final, Engineering Final, Fire Final
Phase 5	Building Final, Move/Demolition	Building Final, Move/Demolition
As required	Health Final	Health Final
As required	Certificate of Occupancy	Certificate of Occupancy



City of Arlington

Permit No. 2025-038950-CP



Permit For: Educational
Work Type: Addition

PERMIT SHALL BE POSTED AT JOB SITE AT ALL TIMES

Issue Date: 09/18/2025
Property Address: 7501 CALENDER RD ARLINGTON TX 76001

Permit Print Date: 09/18/2025

Legal Description:

Zoning District: , ,

Land Use:

Enterprise Zone: 0

Construction Valuation-Declared 10000000

Main Use School (ISD)

Occupancy Group Educational: Group E

Mixed Occupancy

Accessory Use

Incidental Use

Number of Stories 1

Type of Construction Type II - B

Sprinkler System Provided

Fire Alarm System Provided

Standpipe Provided

Contacts

Issued to: Huckabee Architects (CRYSTAL VASQUEZ)

Phone Number: (817) 377-2969

Owner: MANSFIELD, ISD

Phone Number:

Payment Details

Fee Description	Amount	Paid Date
CD&P Plan Review Fee	\$10945.50	06/06/2025
Commercial Building Permit Fee	\$31272.86	09/17/2025
Roadway Impact Fee Area H	\$2012.68	09/17/2025
Total	\$44,231.04	

Pre-Pour Foundation / Grade Beam Framing Fire Final
Building Final Electrical Final

**Certain Permits may require additional inspections.

Permit Conditions

Addition of Storm Shelter/Music hall - to include MEPs

Remodel of existing - plumbing replacements

BLEACHERS AND CANOPY DEFERRED. NOT PERMITTED ON SITE OR TO BE CONSTRUCTED UNTIL REVISION IS SUBMITTED, REVIEWED, AND APPROVED.

2021 I Codes / 2020 NEC

Fire alarms/sprinklers/locking systems, signage, racking, retaining walls, paint booths, generators, fences, pools, irrigation, and certificate of occupancy through separate permit.

This permit expires if the building or work authorized by such permit is not commenced within 180 days from the issue date, or if the building or work authorized is suspended or abandoned for a period of 180 days at any time after the work is commenced. Before such work can be recommenced, a new permit is required.

Contractors will request all inspections online at www.ArlingtonPermits.com. To request an inspection for the same day, your request must be received before 7:00 am. Requests received after 7:00 am are scheduled for the next business day.

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City of Arlington

Permit No. 2025-038950-CP



TECHNICAL BULLETIN
Planning & Development Services
Building Inspections Division
TOPIC: Phased Commercial Inspections
Updated: September 27, 2022

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Phase 3	Insulation, Mechanical Boiler, Plumbing Backflow Device	Insulation
Phase 4	Electrical Final, Mechanical Final, Plumbing Final, Plumbing Backflow Device, Landscape Final, Engineering Final, Fire Final, Temp Release Gas, Temp Release Electric	Electrical Final, Mechanical Final, Plumbing Final, Plumbing Backflow Device, Temp Release Electric, Landscape Final, Engineering Final, Fire Final
Phase 5	Building Final, Move/Demolition	Building Final, Move/Demolition
As required	Health Final	Health Final
As required	Certificate of Occupancy	Certificate of Occupancy