

Board Information Item

Information
Packet

Board Agenda
Information

Board Agenda
Action

Board Agenda
Consent

05/18/2026

Subject: Consider and Approve Change Order Number 001 to Replace the Deteriorated Metal Decking Under the Roofing Material on the Facility Service/Warehouse Building

Contact Person: Paula Barbaroux, Chief Operations Officer
Patty Iuen, Senior Program Construction Manager

Policy/Code:

Priority and Performance Objective: Priority 4: Strong Financial Stewardship and Internal System Efficiency
Objective 4.1: Transparent Financial Stewardship
Objective 4.2: Effective and Efficient District Operations
Objective 4.3: Long Range Facility and Capital Management Plan

Summary: After beginning demolition of the roofing at the Facility Services/Warehouse Building, significant portions of the metal roof decking were found to be corroded and rusted through. Huckabee and their structural engineer completed a roof investigation, and the structural engineer determined that, due to the level of deterioration, the metal decking had to be replaced. Additionally, replacement is needed to meet industry and wind code standards, ensure the structural integrity of the roof system, and comply with the manufacturer's warranty and insurance requirements. There is approximately 9,400 square feet of decking, and its replacement was not in the project scope of work.

This project came in under budget, so funding is available in the bond program for this work and expense. All work on the roof has ceased until a change order can be approved.

Attachments:

AIA G701-2017 Change Order No. 001

Recommendation:

The recommendation is for the Board of Trustees to approve Change Order Number 001 in the amount of \$175,718.46, which adds replacing approximately 9,400 square feet of metal decking to the construction project replacing the roof on the Facility Services/Warehouse Building.

Change Order

PROJECT: <i>(Name and address)</i> GCISD 2026 Bond Work -Package 3 - CHHS CTE and Facilities Grapevine, Texas	CONTRACT INFORMATION: Contract For: General Construction Date: March 13, 2026	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: May 05, 2026
OWNER: <i>(Name and address)</i> Grapevine Colleyville Independent School District 3051 Ira East Woods Avenue Colleyville, Texas 76051	ARCHITECT: <i>(Name and address)</i> Huckabee and Associates, Inc. 801 Cherry Street, Suite 500 Fort Worth, Texas 76102	CONTRACTOR: <i>(Name and address)</i> Lee Lewis Construction, Inc - Head Quarters 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.)

This change order is to replace the entire deck over the Facilities Building after discovering that the deck was corroded. The deck must be replaced in order to continue with the roof replacement.

The original Contract Sum was	\$ 2,948,210.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 2,948,210.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 175,718.46
The new Contract Sum including this Change Order will be	\$ 3,123,928.46

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.

 <hr/> ARCHITECT <i>(Signature)</i>	 <hr/> CONTRACTOR <i>(Signature)</i>	<hr/> OWNER <i>(Signature)</i>
BY: Huckabee and Associates, Inc. <i>(Printed name, title, and license number if required)</i>	BY: Lee Lewis Construction, Inc. Head Quarters <i>(Printed name and title)</i>	BY: Grapevine- Colleyville Independent School District <i>(Printed name and title)</i>
05/06/2026 <hr/> Date	05/06/2026 <hr/> Date	<hr/> Date



05/06/2026