



DUNCANVILLE ISD

Writing success stories, one student at a time.

Regular Board Meeting

May 18, 2026

AGENDA SECTION: Action

SUBJECT: Clint Q. Smith Early Learning Academy – Change Order #2

BOARD POLICY: CH (Legal); CH (Local)

STRATEGIC GOAL(S): Strategic Plan Goal 4: Financial Stewardship & Operational Excellence

FISCAL NOTE: Bond Funds

PREPARED/PRESENTED BY: Maria Zamora, Chief Operations Officer

Background Information

On August 18, 2025, the Board of Trustees authorized the District to negotiate and enter into an agreement with Nash Industries Inc for the renovations of Clint Q Smith Early Learning Academy.

Change Order #2 will authorize an increase of a Not to Exceed amount of \$1,600,000.00 to the General Contractor’s Contract.

Original Contract Amount	\$10,778,701.75
Change Order #1	\$700,000.00
Change Order #2	\$1,600,000.00 (Not to Exceed)
Proposed Revised Contract Amount	\$13,078,701.75

Change Order #2 provides funding for unforeseen existing conditions, phased construction discoveries, and post-demolition evaluations:

- **Demolition (Slab) & Build-Back Repairs**
This item reflects the combined cost impact of additional demolition and reconstruction required to address unforeseen slab conditions such as multiple slab overlays and phased construction constraints identified and resolved through the RFI (Request For Information) process and beyond the original scope of work. (\$190,000)
- **Building Envelope Additional Scope & Site Corrections**
Building envelope and site revisions were required after existing grading conditions were discovered to be directing surface water toward the building. (\$290,000)
- **Gym – Slab Retrofit & Fire Riser**
Slab scanning and evaluation were performed to support playground installation. Based on these findings, the Structural Engineer recommended retrofitting the existing slab to provide a thickened section to accommodate loading and installation requirements. Fire Riser at the Gym requested by the City. (\$30,000)
- **Floor Conditions**
Moisture Mitigation: Slab exposure revealed missing vapor barriers in multiple areas, and moisture testing in the gymnasium failed to meet flooring manufacturer requirements. Moisture mitigation is required to receive new finishes and maintain product warranties. (\$120,000)
Floor Leveling: Slab irregularities discovered after demolition require floor leveling (time and material) to meet finish tolerances and flooring installation standards. (\$185,000)



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- **Plumbing – Water Supply Repairs**

Water supply repairs were required after existing water lines were discovered to be non-code compliant during construction. Corrective work was necessary to meet current code requirements. (\$35,000)

- **Owner Contingency Re-Establishment (Risk Management)**

In addition to imminent costs (listed above), part of this Change Order request is to re-establish a limited, controlled contingency appropriate for a project at mid-construction, to responsibly manage these risks through project completion. Any portion of unused funds will be returned to the district.

Recommendation

It is recommended that the board take possible action to approve Change Order #2 for Clint Q Smith Early Learning Academy.

Communication Deployment

Board meeting minutes

Suggested Motion

Consider and take possible action to approve Change Order #2 for Clint Q Smith Early Learning Academy.

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Respectfully submitted,

Dr. T. Lamar Goree
Superintendent