

# Board Information Item

Information Packet	Board Agenda Information	Board Agenda Action	Board Agenda Consent
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06/15/2026

**Subject:** Consider and Authorize the Superintendent and Chief Operations Officer to Expend Contingency Funds in the Construction Contract for Grapevine High School for the Treatment or Replacement of the Roof Metal Deck

**Contact Person:** Rick DeMasters, Interim Superintendent  
Paula Barbaroux, Chief Operations Officer  
Patty Iuen, Senior Program Construction Manager

**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:** The Board of Trustees has previously authorized the superintendent and chief operations officer to expend owner's contingency funds that were included in construction contracts. This is necessary to address change items in the field as the construction and renovation process progresses. Contingency funds are utilized for discovered conditions, betterment of the project, and corrections. The named positions are authorized to expend up to \$35,000 for each contingency expenditure. Approved expenditures are reported to the Board at the next regular meeting.

The roofing subcontractor collected roofing samples and discovered several areas (potentially 45,574 square feet) of phenolic foam roof insulation. Phenolic foam insulation was discontinued in the industry around 1992 due to a critical flaw. If the foam insulation was installed over a lightly primed, painted metal deck, any water in the roof system above, moisture from

operations, or humidity within the building could have activated chemicals in the phenolic foam, potentially causing corrosion of the metal deck. The extent cannot be determined until roofing materials are removed.

The discovery of phenolic foam roof insulation at Grapevine High School potentially indicates that there will be a need to clean and treat areas of the metal roof deck with a spray protective coating (rust inhibitor) and/or replace some areas of the deck to inhibit future deterioration and ensure structural integrity. These determinations will have to be made in the field as the roofing materials are removed and as directed by the roofing consultant or structural engineer and approved by District representatives. The repairs could range as explained above, depending on the level of corrosion. The total cost of all potential areas is expected to exceed \$35,000, while individual areas may be lower. As the work progresses, it cannot be delayed. Therefore, Lee Lewis Construction (LLCI) has secured set pricing per square foot, from the roofing subcontractor for treatment and replacement. These costs have been reviewed by Huckabee and District construction personnel and determined to be reasonable.

The owner-controlled contingency for this project is \$512,210. Those funds are to address any needs related to the project. The recommendation is to authorize the superintendent and chief operations officer to expend the contingency funds in the contract without a specific dollar limit when associated with the metal deck. All expenditures will be reported to the Board in updates and at the regular meetings. As a reminder, the bond line for roofing at Grapevine High Schools was under budget, thus there are additional funds to address this and other issues. Unexpended contingency funds are returned to the Owner.

**Attachments:**

**Recommendation:** The recommendation is for the Board of Trustees to authorize the Superintendent and Chief Operations Officer to expend the necessary contingency funds included in the construction contract for Grapevine High School for the treatment or replacement of the roof metal deck.