



# DUNCANVILLE ISD

*Writing success stories, one student at a time.*

Regular Board Meeting

April 20, 2026

AGENDA SECTION: Action

SUBJECT: Central Fine Arts Academy & Brandenburg Elementary – Change Orders #1

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

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

FISCAL NOTE: Bond Funds

PREPARED/PRESENTED BY: Mari Zamora, Chief Operations Officer

## **Background Information**

On July 21, 2025, the Board of Trustees authorized the District to negotiate and enter into an agreement with Northridge Construction Group, LLC. for renovations at Central Fine Arts Academy. During construction, unforeseen conditions were discovered that require additional scope of work.

On December 15, 2025, the Board of Trustees authorized the District to negotiate and enter into an agreement with Sedalco Inc,. for renovations at Brandenburg Elementary School. During construction, unforeseen conditions were discovered that require additional scope of work.

Change Orders #1 will authorize increases of a Not to Exceed amount of \$500,000.00 to the General Contractor’s Contract for Central Fine Arts Academy and a Not to Exceed amount of \$300,000 to the General Contractor’s Contract for Brandenburg Elementary.

<b>Central Fine Arts Academy</b>	
Original Contract Amount	\$12,860,000
<b>Change Order #1</b>	<b>\$500,000 (Not to Exceed)</b>
Proposed Revised Contract Amount	\$13,360,000

<b>Brandenburg Elementary</b>	
Original Contract Amount	\$4,768,470
<b>Change Order #1</b>	<b>\$300,000 (Not to Exceed)</b>
Proposed Revised Contract Amount	\$5,068,470

Change Order #1 provides funding for additional scope of work due to unforeseen conditions as described below:

### Central:

- Additional abatement discovered during demolition (\$150,000.00)
- Additional demolition and reconstruction of exterior windows and soffits, interior walls, ceiling and concrete slabs, and lighting and plumbing fixtures due to abatement (\$350,000)

### Brandenburg:

- Floor plan updates to revise campus program from middle school to elementary school (\$250,000)
- Additional electrical work required to replace existing light fixtures (\$50,000)



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**Recommendation**

It is recommended that the board take possible action to approve Change Orders #1 for Central Fine Arts Academy & Brandenburg Elementary.

**Communication Deployment**

Board meeting minutes

**Suggested Motion**

Consider and take possible action to approve Change Orders #1 for Central Fine Arts Academy & Brandenburg Elementary.

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Respectfully submitted,  
Dr. T. Lamar Goree  
Superintendent