



DUNCANVILLE ISD

Writing success stories, one student at a time.

Regular Board Meeting

January 20, 2026

AGENDA SECTION: Consent

SUBJECT: Clint Q. Smith Early Learning Academy – Change Order #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 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 #1 will authorize an increase of a Not to Exceed amount of \$700,000.00 to the General Contractor's Contract.

Original Contract Amount	\$10,778,701.75
Change Order #1	\$700.000.00 (Not to Exceed)
Proposed Revised Contract Amount	\$11,478,701.75

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

- Additional abatement discovered during demolition (\$255,000)
- Interior Sanitary Sewer Replacement (\$105,000)
- Revisions to Sanitary Sewer requested by City of Duncanville (+/- \$80,000)
- Additional demolition of interior walls due to deteriorating / failing of existing conditions (+/- \$60,000)
- Exterior building upgrades due to existing conditions not providing adequate weather protection (To meet energy code compliance for the exterior building envelope) (+/- \$200,000)

Recommendation

It is recommended that the board take possible action to approve Change Order #1 for Clint Q Smith Early Learning Academy.

Communication Deployment

Board meeting minutes

Suggested Motion

Consider and take possible action to approve Change Order #1 for Clint Q Smith Early Learning Academy.

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Respectfully submitted,
Dr. T. Lamar Goree
Superintendent