



***DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT***

Facility Committee Meeting

***Monday, October 17, 2011
5:00 PM***

The Vision of Dripping Springs I.S.D.

To inspire and equip students to be
life long learners and positive contributors to the world.

The Mission of Dripping Springs I.S.D.

We partner with parents and the community
to provide a superior education for every student.

DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT

510 W. Mercer Street
P.O. Box 479
Dripping Springs, Tx 78620-0479
(512) 858-3000
www.dsisd.txed.net



BOARD OF TRUSTEES Facility Committee Meeting AGENDA

Monday, October 17, 2011
510 West Mercer Street, Dripping Springs, Board Room
5:00 PM

As authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., the Board during the course of the meeting covered by this notice may enter into closed or executive session to discuss personnel, legal and/or real estate matters.

I. (5:00pm) Call to Order and Determination of Quorum

A. Approve Minutes:

1. September 12, 2011 Minutes 3

B. Discussion/Possible Action Item(s):

1. Discuss the District Facility Use Agreement
2. Discuss Dripping Springs Elementary School Waste Water 4
3. Discuss and Recommend to the Full Board to Instruct Administration to Develop a Transition Plan for Relocating Educational Broadband Services
4. Status Report on Current Construction, Projects, Engineering, and Contracts 5
5. Project Priorities 6

C. Closed Session

1. Discussion of Real Estate Matters
 - a. Property Acquisition/Sale

D. Open Session

1. Possible Action on Real Estate Matters Pursuant to Discussion in Closed Session
 - a. Property Acquisition/Sale

E. Adjournment.

**Meeting Minutes of the Facility Committee Board of Trustees
DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT**



A Facility Committee of the Board of Trustees of DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT was held Monday, September 12, 2011, beginning at 5:00 PM in the 510 West Mercer Street, Dripping Springs, Board Room.

- I. On **September 12, 2011**, the Facility Committee Chair, Barbara Stroud, called the meeting to order and determined a **quorum** was present at the Administration Building, Board Room 510 West Mercer Street, Dripping Springs, Texas, 78620 at 5:04pm. Member present were Barbara Stroud, Caroline Pekarek, John Adams (arrived at 5:19pm), and Shelly Reeves. Also present were Dr. Herrick, Chuck Rainey, Dwane Shropshire, Greg Jung, Dan Davis, Debby Theis, Adam Bernstein, Diane Tyree, and Howard Ballard.

A. Approve Minutes:

1. Following Discussion, John Adams made the motion, Second by Barbara Stroud to August 15, 2011 Minutes.

MOTION CARRIED UNANIMOUSLY

B. Discussion/Possible Action Item(s):

1. Following Discussion, Caroline Pekarek made the motion, Second by Barbara Stroud to Recommend to the Full Board to Approve a Resolution Granting Dripping Springs Water Supply Corporation Water Line Easements.

MOTION CARRIED UNANIMOUSLY

2. Following Discussion, Caroline Pekarek made the motion, Second by Barbara Stroud to Recommend to the Full Board to Accept the Proposal for IESI Waste Services for Trash Removal.

MOTION CARRIED UNANIMOUSLY

Following Discussion, Caroline Pekarek made the motion, Second by Barbara Stroud to Recommend to the Full Board to Accept the Proposal for AbiBow Recycling.

MOTION CARRIED UNANIMOUSLY

3. Discussed Release of Asbestos Remediation Proposal for Central Administration Building 100.
4. Discussed the District Facility Use Agreement.
5. Status Report on Current Construction, Projects, Engineering, and Contracts.
6. Project Priorities.

C. Committee did not go into Closed Session and did not discuss the following:

1. Discussion of Real Estate Matters
a. Property Acquisition/Sale

D. The Committee Remained in Open Session with no action taken:

1. Possible Action on Real Estate Matters Pursuant to Discussion in Closed Session
a. Property Acquisition/Sale

E. Caroline Pekarek made the motion, Second by John Adams to **Adjourned at 6:22pm.**

MOTION CARRIED UNANIMOUSLY

October 17, 2011

Chairperson, DSISD Facility Committee



City of Dripping Springs

P.O. Box 384
Dripping Springs, Texas 78620

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September 15, 2011

Mr. Dwane Shropshire
Assistant Superintendent
Dripping Springs Independent School District
P.O. Box 479
Dripping Springs, TX 78620-0479

RE: Request for Wastewater Service at Dripping Springs Elementary

Dear Mr. Shropshire:

This letter is in response to your letter dated August 31, 2011 in which you request wastewater service for the Dripping Springs Elementary School campus.

On September 13th the City Council authorized City Staff to negotiate a Wastewater Utility Agreement with the District for service to the property. The City Council indicated that they would prefer for the City's engineer to design the line, and that the District would be responsible for reimbursing the City for those engineering fees. Other terms that will be negotiated in the Wastewater Utility Agreement, include but are not limited to the determination of LUEs needed to service the property and payment of impact fees. Contingent on executing a mutually acceptable utility agreement, the City will agree to serve the school.

Once the City receives \$2500.00 as an escrow for professional fees (to be used to reimburse the City for professional fees incurred during drafting of the Wastewater Utility Agreement), we will start work on the Utility Agreement.

Please contact me should you have any questions. We look forward to working with you.

Sincerely,

Ginger Faught
Deputy City Administrator



October 14, 2011

New Middle School

Water intrusion issues occurred from the first really heavy rain on Sunday 10-9-2011. Four areas of concern were identified to B-C, to the Architects, and Engineer. These areas must be corrected ASAP. Portable buildings are moved from the campus and area is being finished out. We are on hold for planting any new or replacement vegetation until all landscape grading solutions are provided. Security intrusion system work is ongoing. As-built corrections are still ongoing. Tennis court resurfacing has been completed.

New High School

We had no water intrusions into the building from the aforementioned rain. Punch list / warranty items continue to be reviewed and worked. The District has now taken over all watering for all areas other than phase 5, the box culvert. We have not watered any landscape areas since Sunday 10-9-2011 At 4:00 AM. We will evaluate when watering will resume and try to extend no watering as long as possible. However, watering will resume when needed to maintain current vegetation investment. The DSWSC is still in the phase II drought contingency plan. When we spoke to them last week, I was informed that DSWSC is considering phase III drought contingency actions if rains are not forthcoming. The test and balance report is completed and has been reviewed by DSISD, MEP Eng. and ACI. Some deficiencies remain. The District has notified all parties of deficiency requirements and various items are being worked.

Box Culvert – The box culvert work is currently at 85% completion. All the structural concrete for the box culvert is completed. The Draper house is totally gone. The finish out of the Ag Barn is nearing completion.

Dripping Springs Elementary School

Waste water system replacement is being pursued by Cunningham Allen Engineering to begin the process moving forward with a possible lift station to the City Wastewater System. I will meet with Elias Hadad With C/A Eng. at the DSES site to show him how the current collection system works. Elias is in contact with the City of Dripping Springs (COD). The COD has responded to our request for service in a positive manner. I am providing C/A with updated waste water flow numbers and school population numbers for LUE estimates.

DSISD FACILITY COMMITTEE
PROJECTS FOR CONSIDERATION

Items/Facility	Notes	Type Project	Status	M&O	Bond	P O Priority
Dripping Springs Middle School						
Track	Structural Overspray 2011-2012	Contract	Review after track season this year. Looks fine now.	X		M
Parking - Crack Seal/Seal Coat/Re-stripe	This will need to take place summer of 2011	Contract	Seal coat deferred to summer 2012.	X		M
Tennis Courts	Resurface - 2011 - 2012	Contract	Work to begin Monday 9-12-2011.	X		H
Roof for B,C, & D	These roof areas are over 20 years old.	Contract/ Maintenance	Made more minor repairs. Have performed more repairs and they appear to be working at this time. This could become a major repair and renovation project down the road.	X		M
Energy Conservation - Relamp "A" gym with fluorescent lighting.	T-22 lighting would be used as the ones in the newly remodeled "B" gym.	In House	Develop proposal with payback / savings schedule.	X		M
Energy Conservation - Reuse of cooling tower water for irrigation	Have permit request.	In House	Rehabilitation of plant is now complete.	X		M
Energy Conservation - Install all lighting throughout the facility on the DDC system.	Parking lot lights and various canopy lighting are on DDC. All lighting needs to be placed on the DDC system.	In House	Develop proposal with payback / savings schedule.	X		M
Energy Conservation - Relamp exterior wall packs and parking lot lighting.	Replace lighting with new fluorescent lighting fixtures and bulbs throughout the campus.	In House	Develop proposal with payback / savings schedule.	X		M
Dripping Springs High School						
Security system	The new high school keying system has been incorporated into the old middle school system with new card entry access.	Contract	99.9% complete and in progress.		X	H
Energy Conservation - replace all units not replaced by the bond program that serve the A, B, C, & old PE, gym, counselor & hall /common areas that were installed when it was the Middle School in 1995-96	These units are 15+ years old and have begun to fail as they have lived out their life cycle and are not as efficient to the newer units of today's models.	Contract	This project is hopefully going to come to fruition through the grant just released by SECO. TASBY and the District are currently putting together the grant information in order to try to secure the funding available up to \$2mil. The grant application was submitted on 9/1/2011. Grant results are in and DSISD received no funding through this grant opportunity. Certain criteria factors in the funding eligibility requirements did not fit as well as some other districts.			H
Baseball Lights	Will require Re-lamping by Summer 2009	Contract	With out the possibility of a new field this may require being done this summer at the cost of 6-8 thousand dollars.	X		M
Baseball , Softball, Tennis seating	Replace wood seating with aluminum. OK for now but, will need to revisit depending on growth. We do have portable bleachers.	Additional/ Renovate	Last season bleachers were provided with handrails and screening to bring them into safety compliance. They remain problematic for ADA compliance rules.		X	H
Softball field lights	Old lights are currently in use- system is not up to standard of Baseball field, made repairs last season and are inspecting periodically. PEC to help with one pole.	Contract	Two poles were reworked by PEC and District staff have placed clamps on lights frames to the poles of the other lights. Situation is safer but still not optimal. With out the possibility of a new field this must be reviewed in the light of how much longer these poles can continue. Many of the poles have twisted and been hit by lightning at the top and deteriorated showing cracks and dry rot. Some poles may need to be replaced this summer. Will observe pole conditions in August 2011 for final decision. Inspected poles last month. There are 2 existing poles that are in need of replacing before the next season begins. Will contact PEC again to see how they can assist us in replacing the poles. I have spoken with PEC and they are willing to assist us in replacing the most serious pole issue and will set up a time to meet in the next two weeks.	X		H

DSISD FACILITY COMMITTEE
PROJECTS FOR CONSIDERATION

Dripping Springs Elementary School						
Shuttle Mold	This still needs to be addressed	Contract	Met with Principal and PTA last year. No action since that time.	X		M
Parking - Crack Seal/Seal Coat/Restripe	This will need to take place summer of 2011. This may also incorporate some other site work issues i.e.: landscaping and flatwork.	Contract	Deferring until summer of 2012.	X		H
ADA door handles retrofit.	Mostly all twist type handles This will need to be addressed at some point .	Contract	No action	X		M
Roof work -	Roof work has been identified as a necessity in some areas of the school. The roof is over 25+ years old.		I have two proposals one is a yearly maintenance proposal for approximately \$20,000.00 / year. I have a proposal for \$265,518.00 from another roofing company that provides a full five year warranty on materials and workmanship. Spoke with the roof materials manufacturer and they recommend actions by Parsons Roofing as does another roofer that I brought in for an estimate.	X		H
Wastewater renovation. Complete new system, however, need to replace control boards, various pumps, valves, and complete field line system.	This system is 20+ years old and will need to be replaced at some point in time. Any new system will require considerable expense to meet current TCEQ code requirements.	Contract	Currently pursuing City Waste Water System option. Lift Station is the most practical and affordable solution to this pressing problem right now. Cunningham/Allen Eng. is working on the lay out of the piping through the RR12 ROW. Cost estimate is forthcoming from C/A Eng. Met with C/A Eng. on site to provide current information on the internal collection system and providing current flow and population numbers for LUE estimation. The City has responded positively to the collaboration on this much needed project.	X		H
Kitchen Sanitary / grease drain line renovation.	The two drain lines that takes the waste from the kitchen at DSES have been an ongoing problem. The line periodically stops up and must be jetted for use This is required most drastically after periods of non use.	Contract	This project is completed.	X		H
Energy Conservation - Relamp exterior wall packs and parking lot lighting	Replace lighting with new fluorescent lighting fixtures and bulbs throughout the campus.	Contract/Main tenance	Develop proposal with payback / savings schedule.	X		M
Energy Conservation - Install all lighting throughout the facility on the DDC system.	Parking lot lights and wall packs are on DDC. All interior lighting needs to be placed on DDC and system should be updated to energy saving lights as the current T12 lighting is obsolete.	Contract/Main tenance	The existing lighting is obsolete and functions poorly. Maintenance is currently upgrading ballasts and bulbs as they fail. Pricing the installation of new ballasts and bulbs for the remaining areas of the building with T-12 lighting. Materials have been purchased and we will be changing out ballasts and bulbs during school next fall with our night crew. Night crew is replacing ballasts and lights now.	X		H

DSISD FACILITY COMMITTEE
PROJECTS FOR CONSIDERATION

Walnut Springs Elementary School						
Parking - Crack Seal/Seal Coat/Re-stripe	This will need to take place summer of 2011. This may be rolled into new parking and drive work to facilitate traffic control, loading and unloading students.	Contract	Repainted Summer 2011 traffic lanes etc. Seal coating is deferred until next summer of 2012,	X		H
Interior Re-painting	Maintenance	Maintenance is addressing now and will re-evaluate.	Currently painting hallways and other prioritized areas through the late shift crew. We are now focusing on completing this project with custodial help. Interior painting 99% complete.	X		
Exterior Painting	Maintenance	Maintenance is addressing now and will evaluate steel members.	Prioritizing areas. Exterior canopy and doors were repainted over the summer of 2010. This will be performed as needed.	X		M
Roof work	Review from contractor was poor installation/roof material. No warranty enforcement	Maintenance is addressing now and will re-evaluate.	Plant Operations is continuing to work leaks on this roof as time allows and as rain dictates, This roof is in poor condition due to original installation poor design and materials. To replace the roof as two roofing organizations have recommended would cost hundreds of thousands of dollars.	X		M
Energy Conservation - Relamp exterior wall packs and parking lot lighting	Replace lighting with new fluorescent lighting fixtures and bulbs throughout the campus.	In House	Develop proposal with payback / savings schedule.	X		M
Energy Conservation - Install all lighting throughout the facility on the DDC system.	Parking lot lights and wall packs are on DDC. All interior lighting needs to be placed on DDC and system should be updated.	In House	Develop proposal with payback / savings schedule.	X		M
Retrofit new design HVAC heat pumps on various classrooms.	The old HVAC heat pump design is obsolete, discontinued, 12 years old, and do not function well in conditions of extreme -prolonged cold weather. This has been a problem since the original installation. All exterior wall units need to be replaced. Approximately 37 units.	Contract	This project is hopefully going to come to fruition through the grant submitted to SECO on 9/1/2011 for \$1,376,250.00. The engineering firm, TASBY, and the District made the decision not to include WSE in grant request to try to make the point evaluation for the high school work (old middle school portion) high enough for consideration. Grant money not available.			H
Rooster Springs Elementary School						
Parking - Crack Seal/Seal Coat/Re-stripe	This will need to take place summer of 2011	Contract	Deferring until summer of 2012.	X		H
Interior Re-painting	Plant Operations will begin painting the hallways where needed during night crew maintenance when possible.	In House	Deferring until summer of 2012.	X		M

DSISD FACILITY COMMITTEE
PROJECTS FOR CONSIDERATION

Miscellaneous/Support Facilities						
Administration - Fire protection. 100, 200 building, and "A & B" Gyms	There is currently no updated fire alarm system that meets code in these buildings.	Contract	Architectural assessment completed		X	H
Administration - 100, 200, 400 building. Asbestos abatement new flooring	This needs to be addressed soon. Carpet in 100 building hallway is wearing thin. Carpet is glued down to 9x9 asbestos tile	Contract	Architectural assessment completed. Budget pricing is being procured now for the replacement of the 100 Building hallway carpet which would require abating the floor tile underneath. Preparations for this project is underway. Testing is in progress.		X	H
Administration - 100, 200, 400 building. Asbestos abatement.	Various windows have asbestos containing material in the glazing	Contract	Must move forward with the 400 building floor abatement. Tiles are showing some excessive wear.		X	H
Administration - 100, 200 building. Doors	Doors need Major repair/replacement.	Contract	Architectural assessment completed		X	H
Administration - 100, 200 building. Exterior Walls	Exterior Walls need repair and paint.	Contract	Architectural assessment completed		X	H
Administration - 100, 200 building. Roof condition on both buildings are poor.	Both are flat roofs and need complete replacement. We have observed areas that are weakening and should be repaired immediately.	Contract	Architectural assessment completed		X	H
Old "A" gym at Admin. Needs total renovation.	Building needs new floor and possible sub floor, doors, windows, plumbing, electrical service, dungeon excavation, HVAC, fire protection.	Contract	Architectural assessment completed		X	H
"B" Gym - roof, walls, flooring, doors, windows, HVAC System.	This building continues to get use. It is in need of new doors, has no air conditioning, the roof has small leaks which will grow, the interior needs paint and ceiling, it has no fire alarm system, and the floor is carpet.	Contract	Architectural assessment completed		X	H
Security system	Entry system	Contract	Architectural assessment completed		X	L
Drainage issues at the Administration Bldg.	Rain floods west end - Board room vulnerable. Site work needed	Contract	Architectural assessment completed		X	H
Parking lot issues	Overlay/Seal coat/drainage\paint	Contract	No action		X	H
Administration Building Roof work on 100, 200, 400	Roofs will all need some patching soon. Some areas may need complete renovations	Contract	Architectural assessment completed		X	H
Service Center						
Transportation	Carbon Monoxide removal system for Mechanic's area	Contract	Looking at options with Transportation Director.		X	H
Plant Operations	Relocate Plant Operations to relieve growth pressure at the current facility. This will involve some remodeling and retrofitting various facilities including the lights and DDC development along with security enhancements that are not currently present.	Plant Operations	Some shops have been relocated no offices yet.		X	H