

**Bond Steering Committee  
Recommendation to the  
Board of Trustees  
Dripping Springs Independent School  
District**

**February 10, 2014**

**Co-Chairs  
Alex Vaughn & Jennifer Dodson**

## **I.** **Executive Summary**

In August of 2013, the Long Range Facilities Planning Committee (LRFPC), chartered by the Dripping Springs Independent School District, was reconvened. The group met regularly throughout the fall to assist the district in visualizing and planning for moderate- and long-term instructional and auxiliary facilities. Members studied demographic projections, evaluated the current facilities, and prioritized a list of facility needs totaling \$133,638,325. The work of the LRFPC was then turned over to a Bond Steering Committee. The detailed breakout of the projects prioritized by the LRFPC is attached as Appendix B and is also available on the District website.

On December 17, 2013, a Bond Steering Committee, chartered by the Dripping Spring Independent School District Board of Trustees, began meeting to assess the need for a future bond. The Committee assessed the capital improvements needed by the Dripping Springs Independent School District in the areas of District Growth, Safety and Health, Extracurricular, Technology, and Infrastructure to make recommendations to the Board to address those needs.

The Committee reviewed the work of the LRFPC, evaluated the prioritized project options and cost analysis, along with demographic projections, financial implications and community survey results.

The Committee appointed Co-chairs Alex Vaughn and Jennifer Dodson to lead the effort. The Committee was made up of transitioning LRFPC members and additional community members, staff and administration, representing a diverse demographic makeup of the District and the Dripping Springs community. A complete listing of the members of the Committee is attached as Appendix A.

The Committee met for the last time on January 21, 2014. The Committee unanimously recommended the following list of projects for a potential bond package totaling approximately \$92,410,000:

- Construction of a new elementary school and a new middle school on the District's Sawyer Ranch property, with some shared facilities (kitchen, HVAC, etc.) The elementary will be built to accommodate the maximum capacity of 850 students. The middle school building's core spaces (library, cafeteria, gyms, administration) will be built to accommodate the maximum capacity of 1,200 students, while classroom/lab spaces will be built to current capacity needs of 850 students. Classrooms/labs can be added, as additional space is needed in the future.
- Construction of a new baseball/softball complex at the current high school site.
- Construction of a new multi-purpose, competition stadium at the current high school site.

- District-wide technology upgrades to refresh campus computers and network infrastructure, replace data center equipment, expand and enhance wireless capabilities, and install fiber optic cables to the new campuses.

The Committee recommends that this list of projects be the minimum set of projects to be considered by the Board for a May 2014 bond election. The detailed breakout of projects included in this recommendation is attached as Appendix C.

The District's current debt tax rate is \$1.49. If the proposed projects are pursued, the District will reach its maximum tax rate. The District's current bond taxing capacity is 70 million dollars. The estimated total monthly tax increase to the owner of a home valued at \$100,000 is approximately \$4.00 per month. Based on current and projected property values, the District will be able to raise a maximum of approximately 90 million dollars within the next two years. The estimated total monthly tax increase of a home valued at \$100,000 would remain at approximately \$4.00 per month.

## II. Conclusion

The Committee believes that the passage of this bond is extremely important to the quality of education in Dripping Springs ISD and a failure of this bond would have a long-lasting impact, especially in terms of meeting growth needs which, if not satisfied, results in additional portable structures.

The Committee thanks the Board of Trustees for the opportunity to provide input into this important process. The Committee would also like to express its deep appreciation for the hard work and dedication of the District staff members who supported the work of the Committee. This process could not have been completed without their input and guidance.

The Committee hopes that this report is helpful. Members of the Committee are available to answer any additional questions or concerns that the Board might have.

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Alex Vaughn, Co-Chair, 2014 Bond Steering Committee

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Jennifer Dodson, Co-Chair, 2014 Bond Steering Committee

Attachments:

- Appendix A: List of Committee Members
- Appendix B: LRFPC Prioritized Projects
- Appendix C: Bond Steering Committee Recommended Projects

Appendix A  
**Bond Steering Committee Members**

Position	Name
<b>DSISD</b>	
School Board	Caroline Pekarek
School Board	Shelly Reeves
School Board	Tim Kurpiewski
School Board	Carrie Kroll
Administrators	Bruce Gearing
Administrators	Elaine Cogburn
Administrators	Greg Jung
Administrators	Blake Hays
Administrators	Julie Pryor
Administrators	Dan Davis
Administrators	Jack Modgling
Energy Management	Jaime Dydalewicz
Community Services	Debby Theis
Facilities	Curt Marek
Math Teacher Elementary	Kristen Northup
Math Teacher HS	Sara Freeman
English Teacher HS	Yvonne Kaatz
Ag Coordinator	Michael Norton
Bilingual	Elizabeth Edelen
<b>PARENTS</b>	
PTA HS	Jennifer Timm
DSHS	Alex Vaughn
PTA MS	Martin Garza
DSMS	Ronald Lee Bryant
DSE	Mark Cousins
WSE	John Kroll
Athletic Boosters	Gary Williamson
RSE	Tiffany Roberts

<b>COMMUNITY MEMBERS/TAX PAYERS</b>	
<b>Quadrants</b>	
SE	Chrissy McMullen
SW	Blanche Reynolds
Deerfield Estates	Marcus Tejada
<b>Churches</b>	
Presbyterian	Jennifer Dodson
DSYSA President	Dean Erickson
PTA/Legislative	Kent Willis
Security State Bank	Charles Turner
Broadway Bank	Dave Edwards
Community	John Adams
Community	Ted Lehr
Community	Dennis Lane
Community	Steve Ginsburg
Community	Tracy Ginsburg
Community	Dominique Levens
Community	Andy Hutton
Community	Bruce Turbow

Appendix B  
**LRFPC Prioritized Projects and Cost Analysis**

<b>Summary by Priority</b>	<b>\$86,838,325*- \$133,638,325*</b>
Priority 1 (New ES/MS, Stadium, BB/SB, Pool, Expand Voc. Ag, Sound Panels, Ventilation, Technology, Roofing, HVAC, Paving, Locks, EMS, Radio) *Dependent upon New ES/MS option chosen / Property Acquisition to be added to this value.	\$74,069,175* - \$120,869,175*
Priority 2 (Track Surface, Turf, Multi-purpose, New Voc. Ag, Data Ctr., New Admin, Remote Op Bldg)	\$11,753,850
Priority 3 (MS Dance Studio)	\$172,500
Priority 4 (Resurface Tennis, RSES FAS, Sound System, Painting, Lift)	\$842,800

<b>Instructional Priority 1</b>	<b>Initial Cost to Build</b>	<b>Future Cost to Complete<sup>1</sup></b>
1. Combined PK-8 Campus	<b>\$69,000,000</b>	n/a
2. New 850 Stud. ES and New 850 Stud. MS	\$64,860,000	\$5,630,000 (Assumes completion in 5 yrs)

<b>Extracurricular Priority 1</b>	<b>\$24,284,750</b>
Projection Screen in HS Main Gym	\$15,750
Sound Panels in HS Weight Room	\$22,000
Add Ventilation to HS Locker Rooms	\$22,000
HS Vocational Ag Expansion	\$575,000
New Outdoor Swimming Pool at HS Site	\$2,250,000
New Baseball/Softball Fields at HS Site	\$3,000,000
Multi-Purpose Competition Stadium at HS Site	\$16,000,000
<b>Priority 2</b>	<b>\$3,381,500</b>
Resurface Track at Tiger Stadium	\$69,000
Re-turf Field at Tiger Stadium	\$420,000
New Vocational Ag Facility at HS Site	\$1,150,000
New Multipurpose Training Room Add'n at HS	\$1,742,500
<b>Priority 3</b>	<b>\$172,500</b>
Middle School Dance Studio (relocate Art)	\$172,500



Priority 4	\$517,050
Expand Rooster Springs ES FAS Room	\$87,500
Resurface Tennis Courts at HS	\$88,000
PAC Lighting/Sound Enhancements	\$341,550
Extracurricular Grand Total	\$28,355,800

<b>Technology</b> Priority 1	\$8,549,925
Wireless – District-Wide High Density	\$548,455
Network Refresh	\$1,375,440
New Data Center for District (Equipment)	\$1,454,750
Refresh Campus Computers	\$1,534,680
Fiber Optic Cables to new Campus	\$3,636,600
Priority 2	\$262,350
Redundant Equipment for current Data Center	\$262,350
Technology Grand Total	\$8,812,275

<b>District Facilities, Maintenance &amp; Renovations</b> Priority 1	<b>\$9,834,500*</b>
District-wide Lock Upgrades for ADA	\$138,000
Upgrade Radio System	\$210,000
Upgrade Energy Management System	\$315,000
Repave/Sealcoat Paving District-wide	\$333,000
District-wide Roof Repairs/Replacement	\$1,078,500
District-wide Furniture	\$3,675,000
District-wide HVAC Upgrades	\$4,085,000
Property Acquisition	TBD
<b>Priority 2</b>	<b>\$8,110,000</b>
New Plant Operations Remote Station	\$1,210,000
New Administration Building	\$6,900,000

Priority 4	\$325,750
Paint Exterior of Middle School	\$88,000
New Articulating Lift	\$89,250
Paint Exterior of Dripping Springs ES	\$148,500
District Facilities, Maintenance & Renovations Grand Total	\$18,270,250*

Appendix C  
**Bond Steering Committee Recommended Projects**

<b>Instructional</b>	<b>\$64,860,000</b>
New 850 student ES and New 850 student MS (future cost to complete build out of 1,200 stud. Capacity MS)  A New Elementary School built in its entirety for a capacity of 850 students combined with a New Middle School with core spaces (library, cafeteria, gyms, administration) built for 1,200 students and classrooms/labs built for 850 students with the plan of future classroom expansion when needed.	\$64,860,000 (\$5,630,000)
<b>Extracurricular</b>	<b>\$19,000,000</b>
New Baseball/Softball Complex at HS Site	\$3,000,000
New Multi-Purpose, Competition Stadium at HS Site	\$16,000,000
<b>District-Wide Technology Upgrades</b>	<b>\$8,549,925</b>
Wireless – District-Wide High Density	\$548,455
Network Refresh	\$1,375,440
New Data Center for District (Equipment)	\$1,454,750
Refresh Campus Computers	\$1,534,680
Fiber Optic Cables to new Campus	\$3,636,600