



CORGAN 

Dripping Springs
INDEPENDENT SCHOOL DISTRICT

Aligning Learning and Leadership through Administrative Space

APRIL 9TH, 2025

1

EARLY PLANNING

Bond planning strategies
for gaining support for
non-school facilities
projects

2

GOAL ALIGNMENT

Investing in **elevated
professional spaces** as a
tool to attract talent to key
administrative roles

3

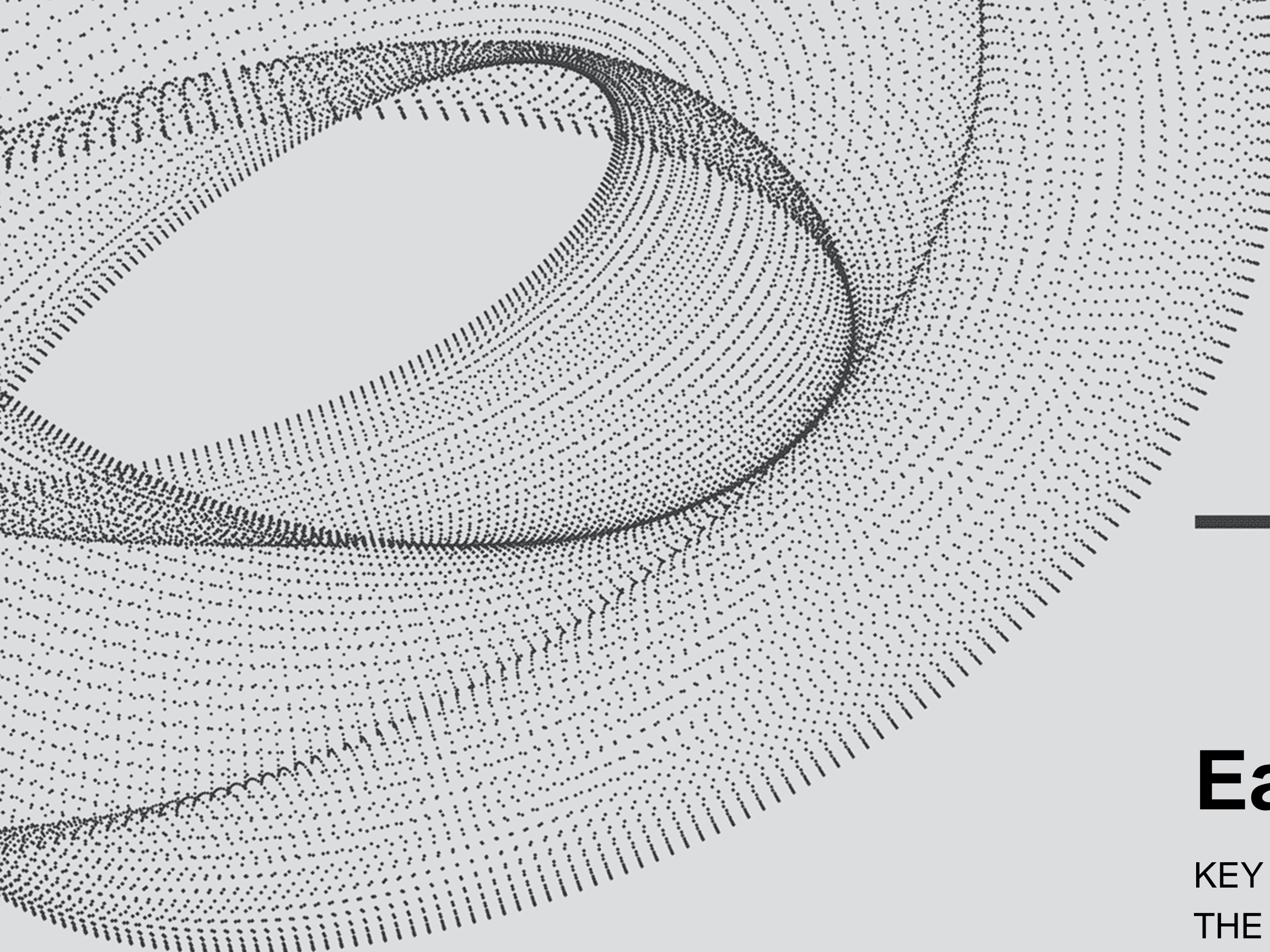
FISCAL RESPONSIBILITY

Creative renovation
**solutions for tight
budgets**

4

COMMUNITY BUY-IN

Tangible **design
opportunities for
community-driven
collaboration**,
developed with the
district's historical
committee



Early Planning

KEY DECISIONS & COORDINATION TO KEEP
THE PROJECT IN THE BOND

2018 Bond at a Glance



SCHOOLS/GROWTH

New Construction (\$72,200,000)

- » New Elementary School #5 to serve 850 students
- » Construction of new Walnut Springs Elementary adjacent to Dripping Springs Middle School to serve 850 students

Existing Facility Renovations & Improvements (\$33,500,000)

- » Dripping Springs High School additions and expansion to serve 2,500 students
- » Renovations at Dripping Springs Middle School, Dripping Springs Elementary, and Rooster Springs Elementary
- » Turf replacement and track improvements at Dripping Springs High School and Dripping Springs Middle School
- » Furniture replacement at Dripping Springs Elementary School
- » District-wide maintenance improvements at all locations

Land Acquisition (\$9,000,000)

- » For future school sites



SUPPORT FACILITIES

(\$7,200,000)

- » Conversion of current Walnut Springs Elementary Campus to District Administration and Daycare facility
- » Transportation site and building improvements to accommodate growing bus fleet



TECHNOLOGY

(\$7,600,000)

- » Network refresh
- » Replacement of firewalls
- » Wireless refresh and density improvements
- » Phone replacement
- » Campus AV improvements



ESCALATION COST

(\$2,500,000)

PROPOSED BOND AMOUNT

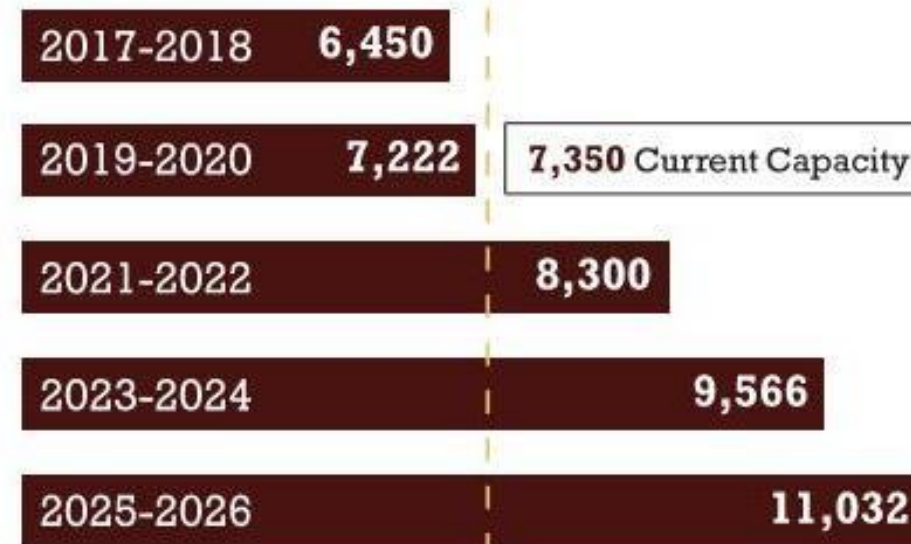
\$132,000,000

Early Planning in the 2018 Bond

- More students means **more staff**
- **Attracting key leadership** as well as campus teachers & support
- **Existing facilities were not adequate**



WE ARE GROWING



DRIPPING SPRINGS ISD ENROLLMENT PROJECTIONS

Based on demographer's moderate growth projections



DRIPPING SPRINGS ISD PROJECTED TO NEARLY **DOUBLE IN SIZE** IN THE NEXT 8-10 YEARS

**Focus on
collaboration and
expanded
pathways in new
educational
space**



Aligning Learning and Leadership through Administrative Space

Schools as a Workplace

PRIVACY & QUIET

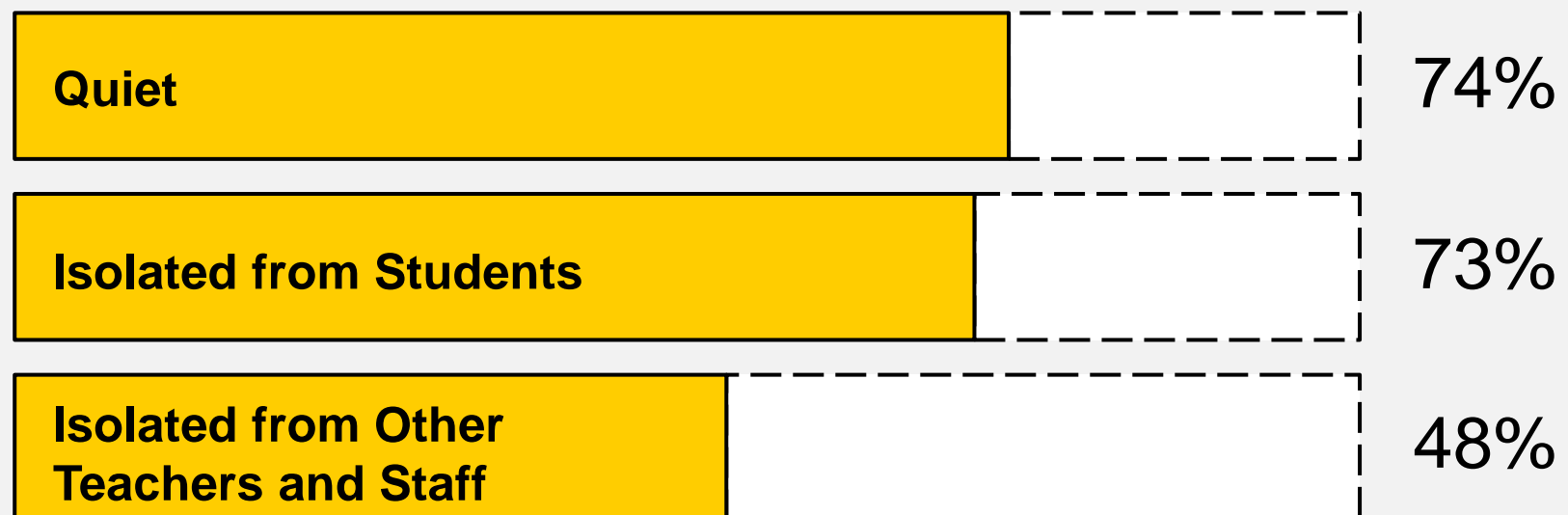
” I don’t really need many things. I need a desk that’s mine and I’m fine... I just need to feel planted, and my work contained.

MIDDLE SCHOOL TEACHER

” There’s no space that is fully dedicated to teachers except the desk/chair. That’s it.

ELEMENTARY SCHOOL TEACHER

Top 3 Spatial Qualities Educators Desire for Focused Work



Aligning Learning and Leadership through Administrative Space

Schools as a Workplace

DESIGN RESPONSE

Professional Settings

- Spaces geared for focused, professional work
- Support focus and productivity- mitigate sources of distraction
- An environment geared for educators

Variety of Spaces

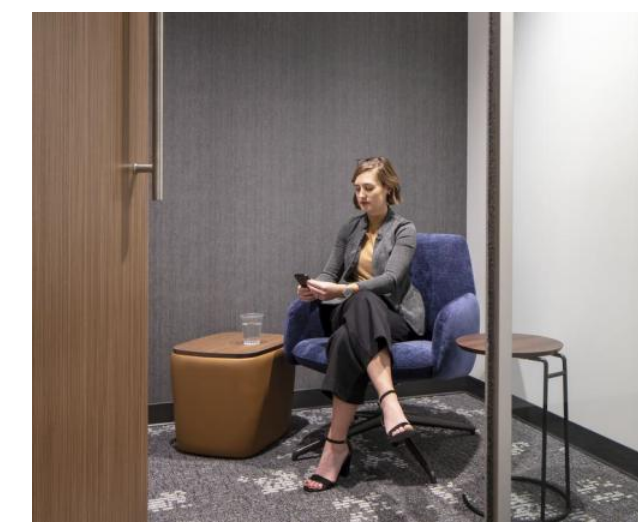
- Options: align workspace with the task at hand
- Focus, collaboration, social interaction, wellness
- Strategic locations

Private and Quiet vs. Shared

- Quiet spaces for focused work
- “Hoteling” opportunities
- Spaces for professional mentorship, support, and connections

Amenities

- Make work easier and more pleasant
- Efficiency and convenience



Aligning Learning and Leadership through Administrative Space

Early Planning in the 2018 Bond *Challenges with Existing Facilities*

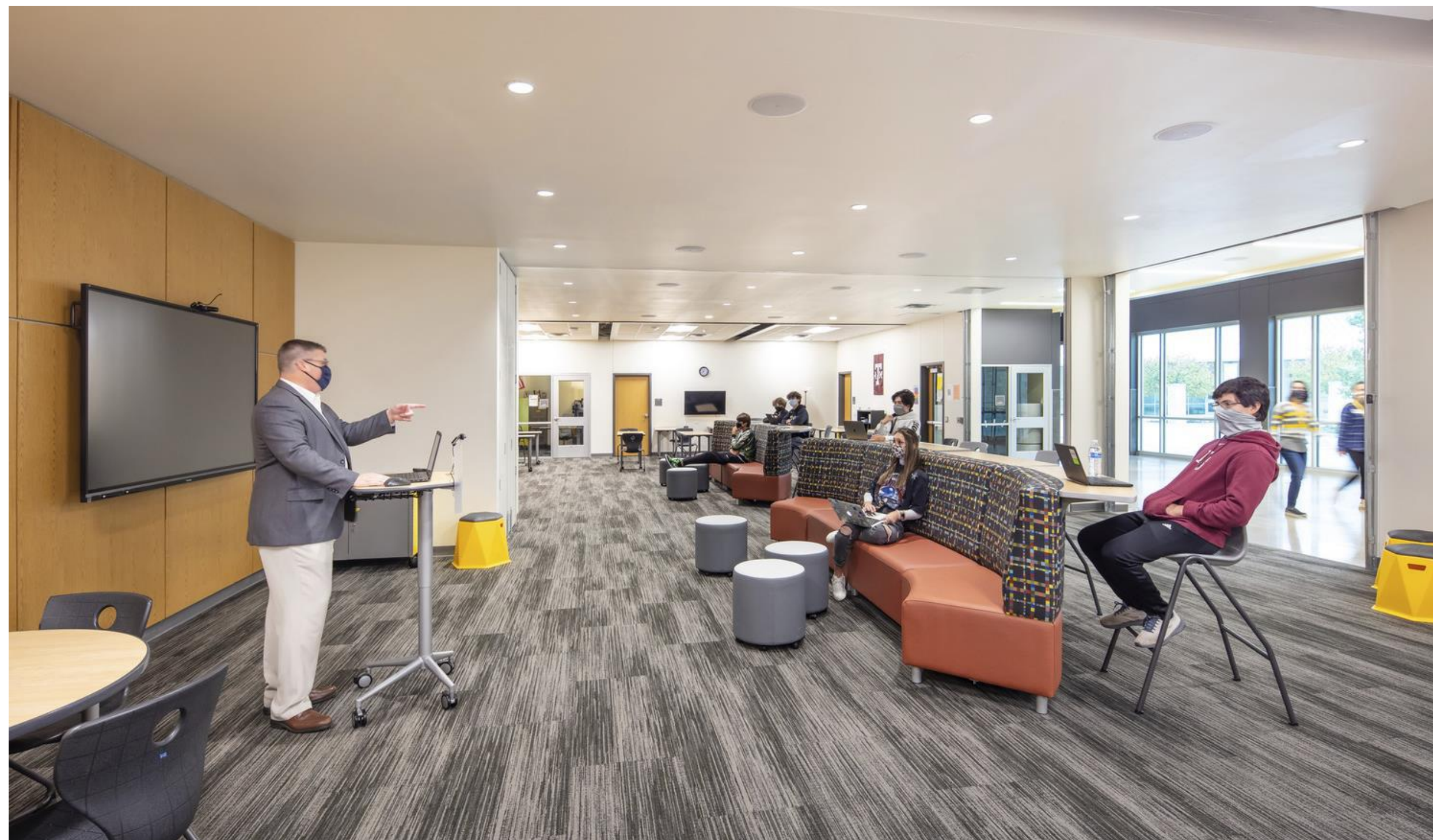


- **Outdated** systems, materials and **safety considerations**
- Departments in **silos**
- No room for **growth**
- **Lead and asbestos** created barriers for any improvements

Aligning Learning and Leadership through Administrative Space

Modeling Collaboration at All Levels

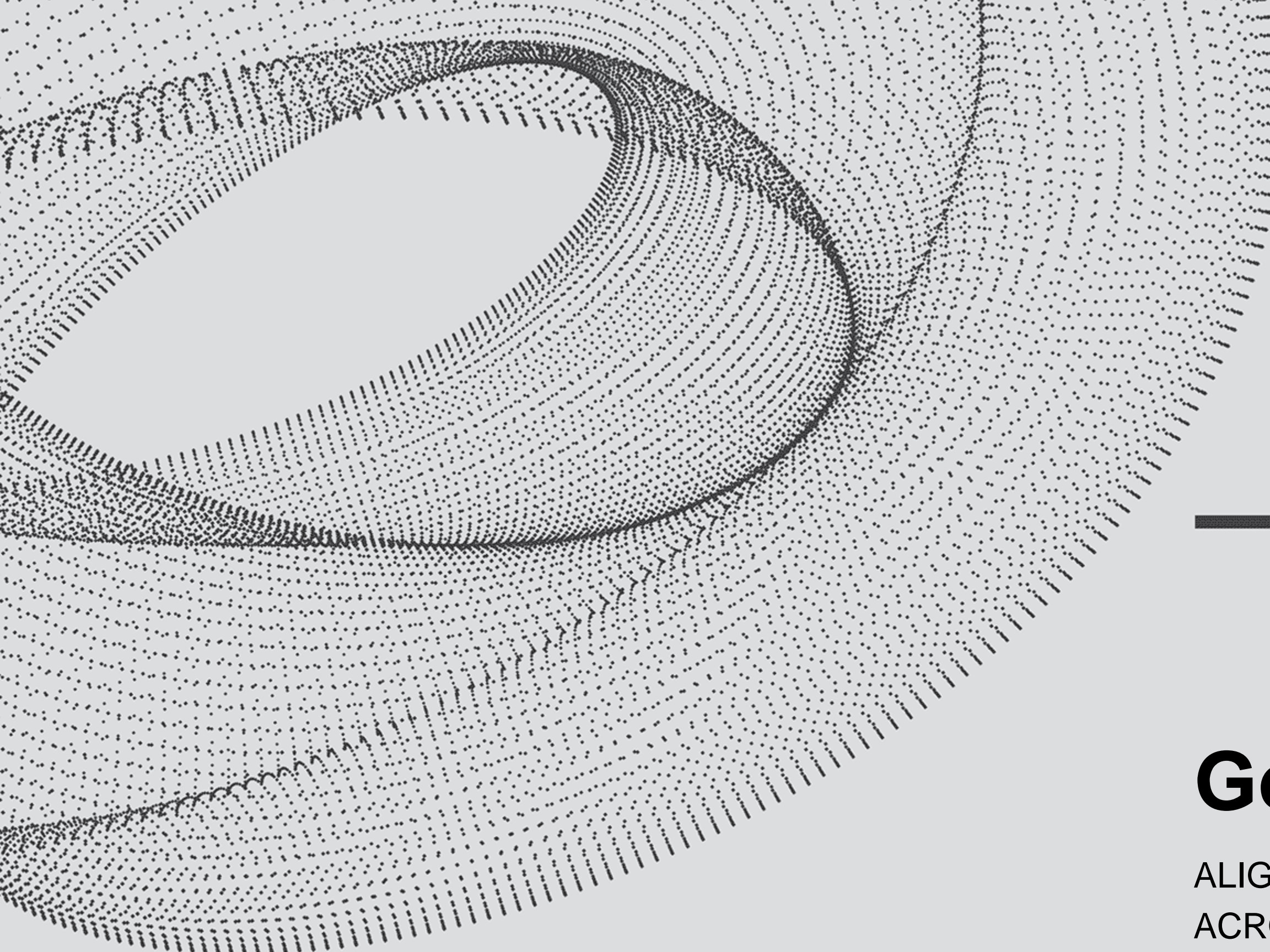
How do teachers & staff **model life-long learning** if we continue to silo them into old, outdated spaces without flexible work options?





Key Planning Decisions to Maximize this Project's Funding:

- **Right-size funding allocated** by pushing this project to the end of the bond
\$3.6 million >>> \$8.7 million
- Relocate elementary to **create an open seat for construction** without disrupting departmental workflow
- **Renovate an existing facility** to maximize value vs new build



Goal Alignment

ALIGNING GOALS FOR NOW AND LATER
ACROSS 12 DISTINCT DEPARTMENTS

Essential Goals Common to All Departments

1

ROOM TO GROW

2

**DEDICATED
MEETING SPACE**

3

**BUILDING FOR THE
COMMUNITY**

4

**PROFESSIONAL
ATMOSPHERE**

5

**PRIVACY WHERE
NEEDED**

Secondary Goals

1 WELCOMING TO VISITORS

2 SECURITY

3 PUBLIC VS. PRIVATE USES

4 TECHNOLOGY NOW AND LATER

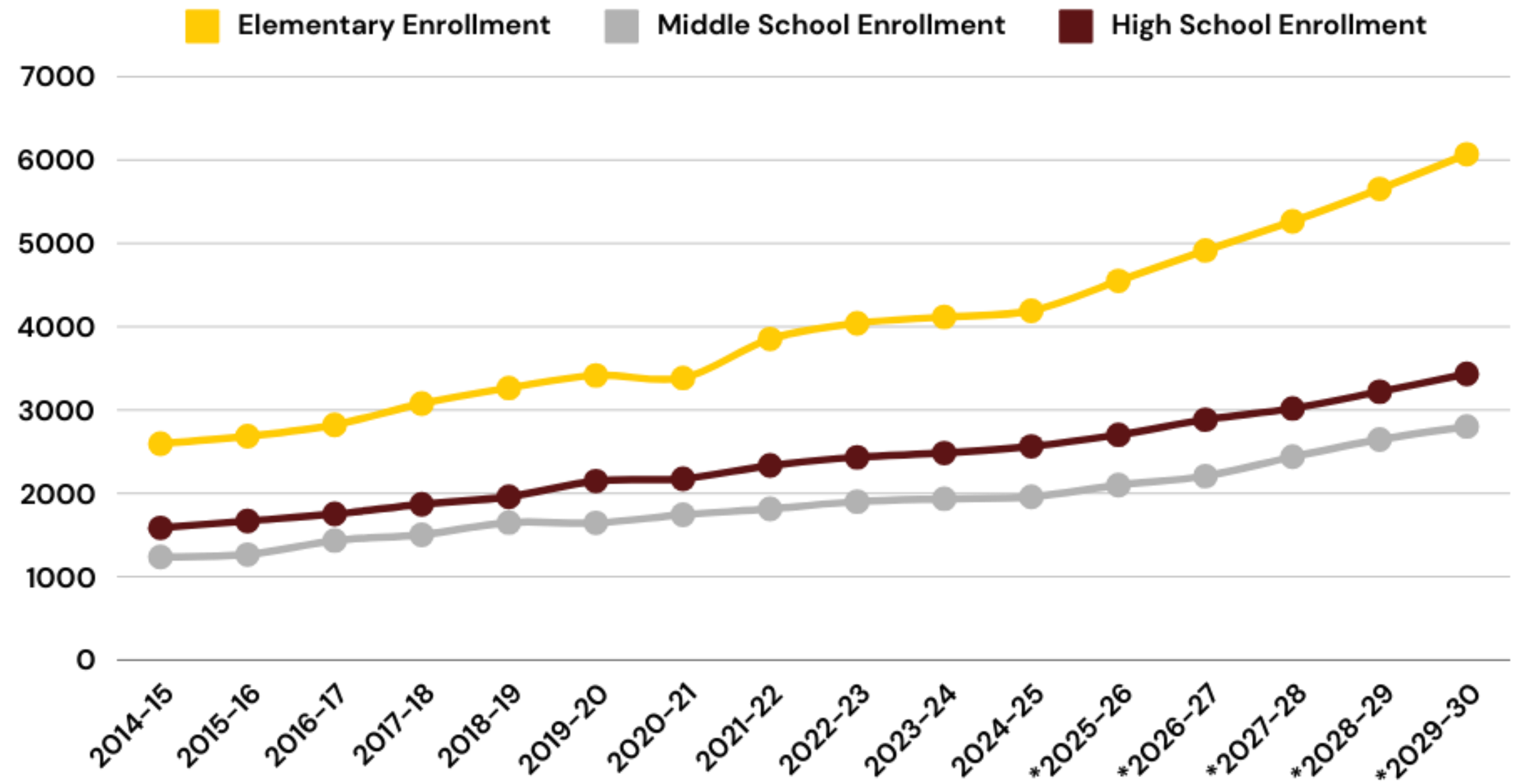
5 STORAGE, STORAGE, STORAGE

Planning for Growth

Departmental projections of their growth over the next 10 years.

Some grow proportionally with student counts while others do not.

DSISD Enrollment

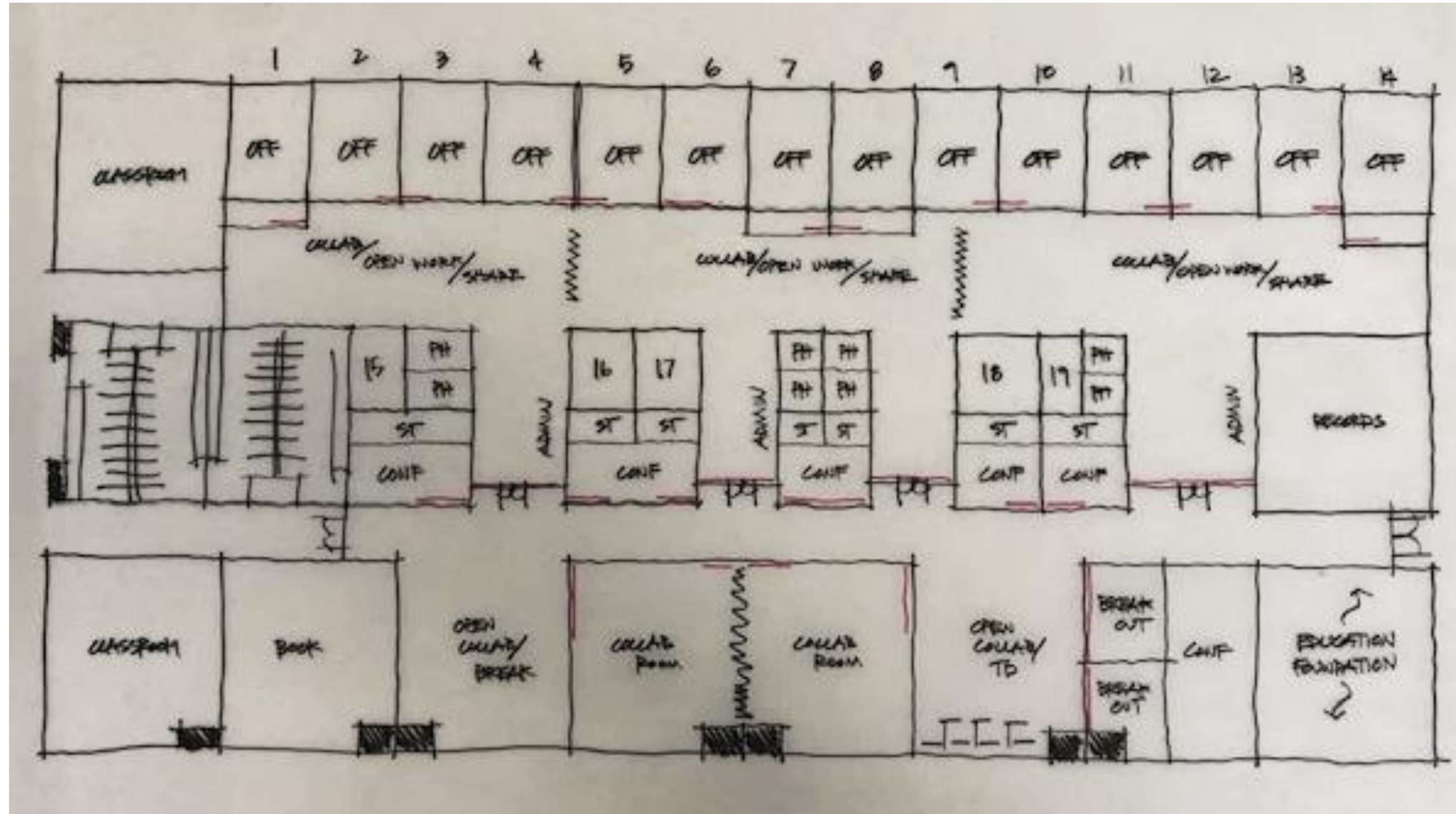


*Projected Enrollment

Planning for Growth

Departmental projections of their growth over the next 10 years.

Some grow proportionally with student counts while others do not.



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Planning for Growth

Allow flexibility in fixed office and open seating space to reduce renovation needs later.

Soften "edges" between departments to allow natural growth



Public vs. Private

Growth projections and **varying levels of departmental need for privacy or public access** were critical aspects to create secure separation.

Community-Facing

Board Room

Training Suite

CDC**

Mixed

Superintendent's Office**

Human Resources

Business & Finance

Curriculum & Instruction

Special Services

Ed Foundation

Internal-Facing

IT

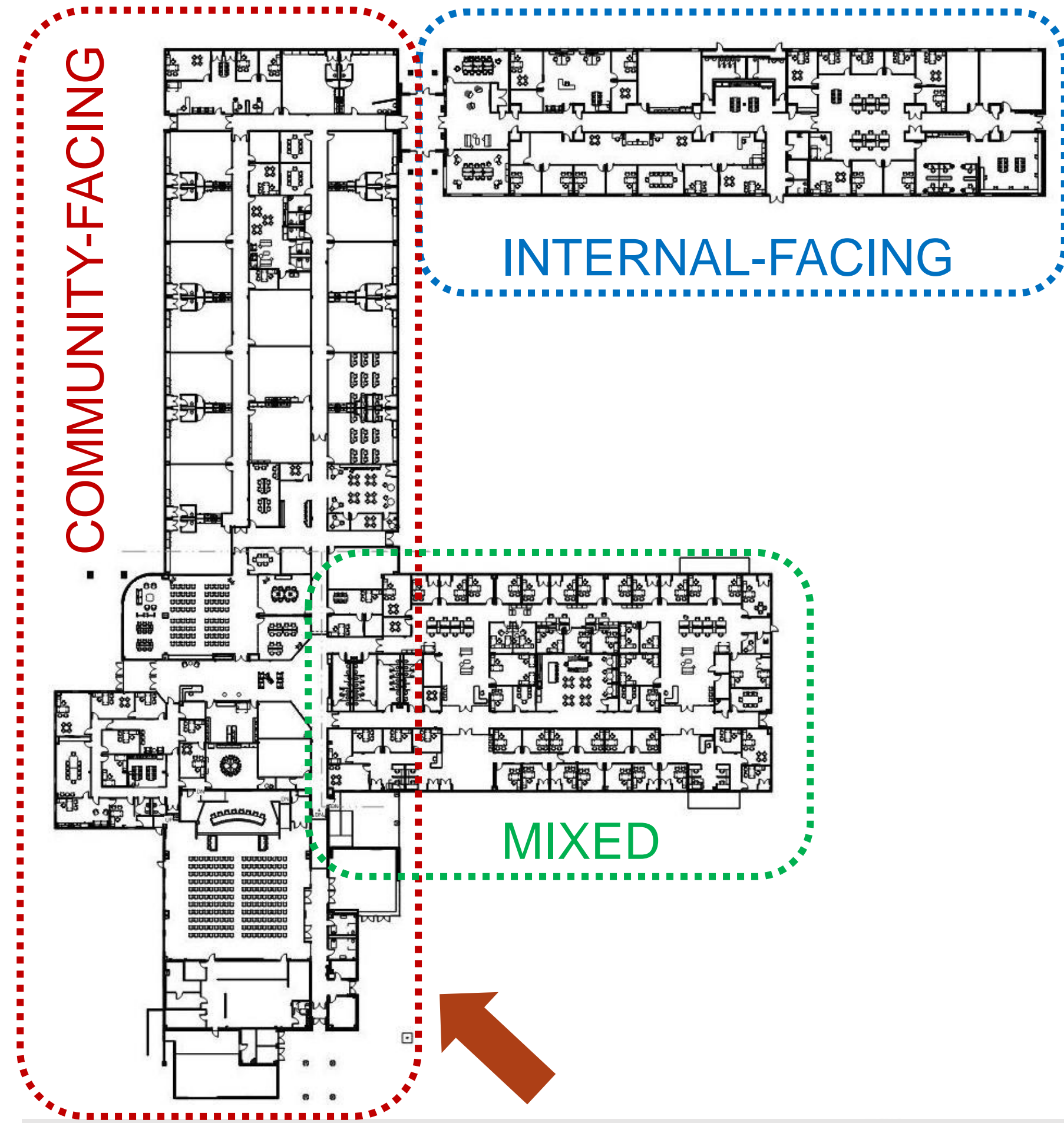
Food Service

Facilities & Construction

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Public vs. Private

Community-facing departments were located closest to the site entry and parking areas.



Aligning Learning and Leadership through Administrative Space

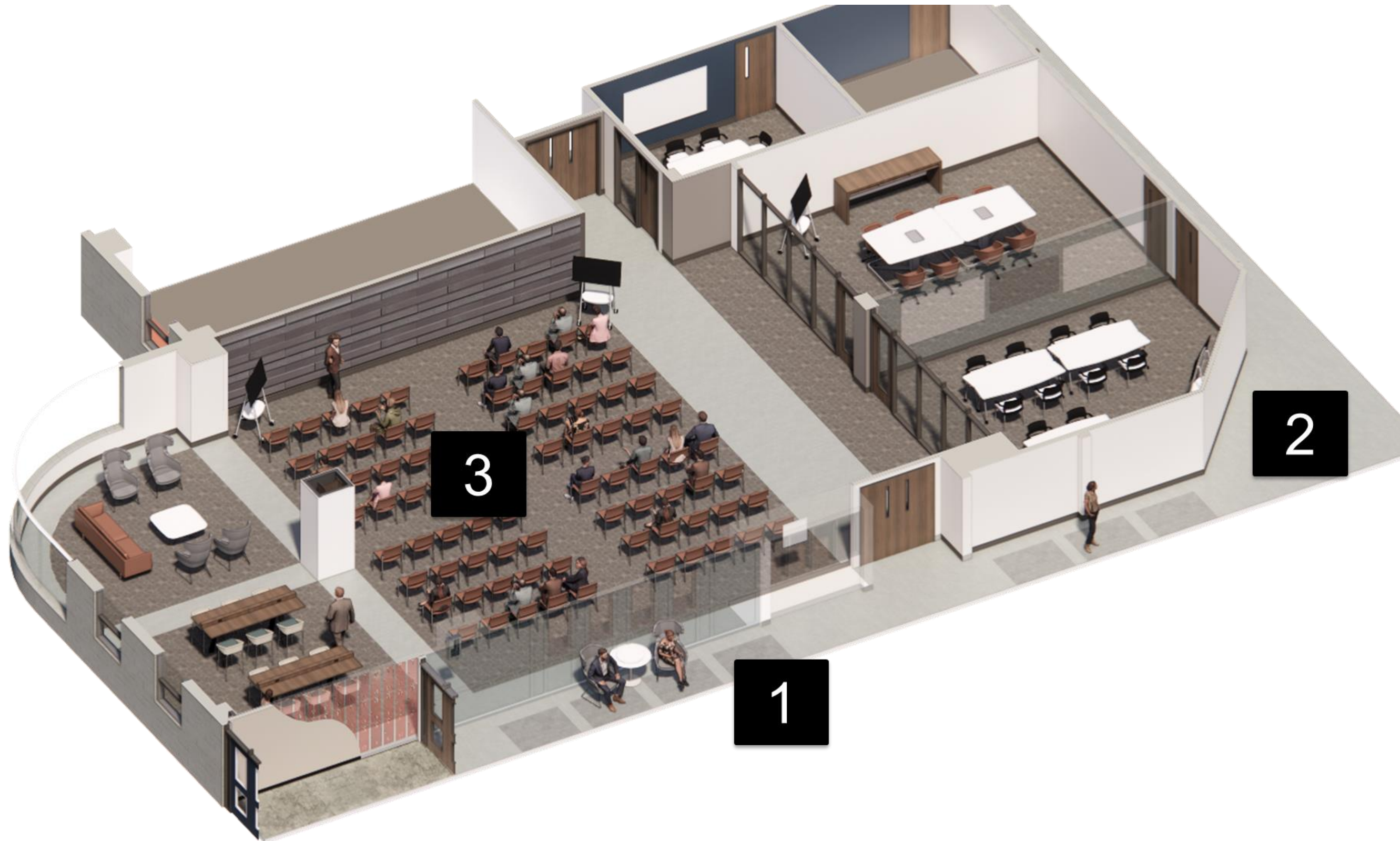
A New Space for Professionalism, Growth, and Leadership



BEFORE

Aligning Learning and Leadership through Administrative Space

Welcome Entry for Community – Day Use



1. Daytime Entry Procession
2. Node between Public and Private Departments
3. Training Suite

Creating an Inviting Space that Embodies Dripping Springs



Add warmth and modern flair

Align with the existing "blue" palette for consistency in minimally improved areas

Allow flexibility for future district standards and palette

Aligning Learning and Leadership through Administrative Space

Featured Spaces:
Daytime Entry



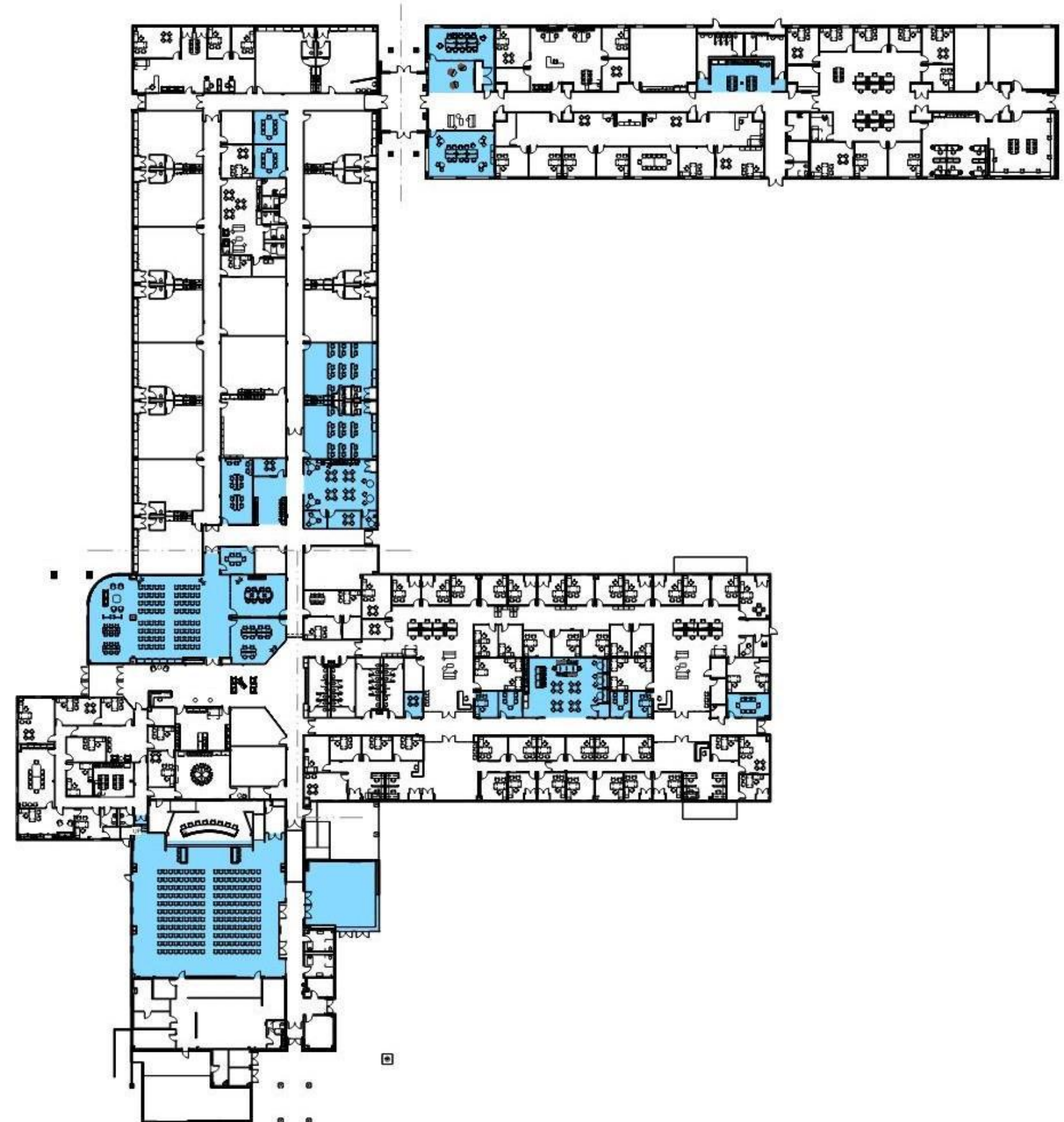
- **Transforming** an elementary school into a **professional space**
- Create an entry that **welcomes the community**



**Daytime
Entry**

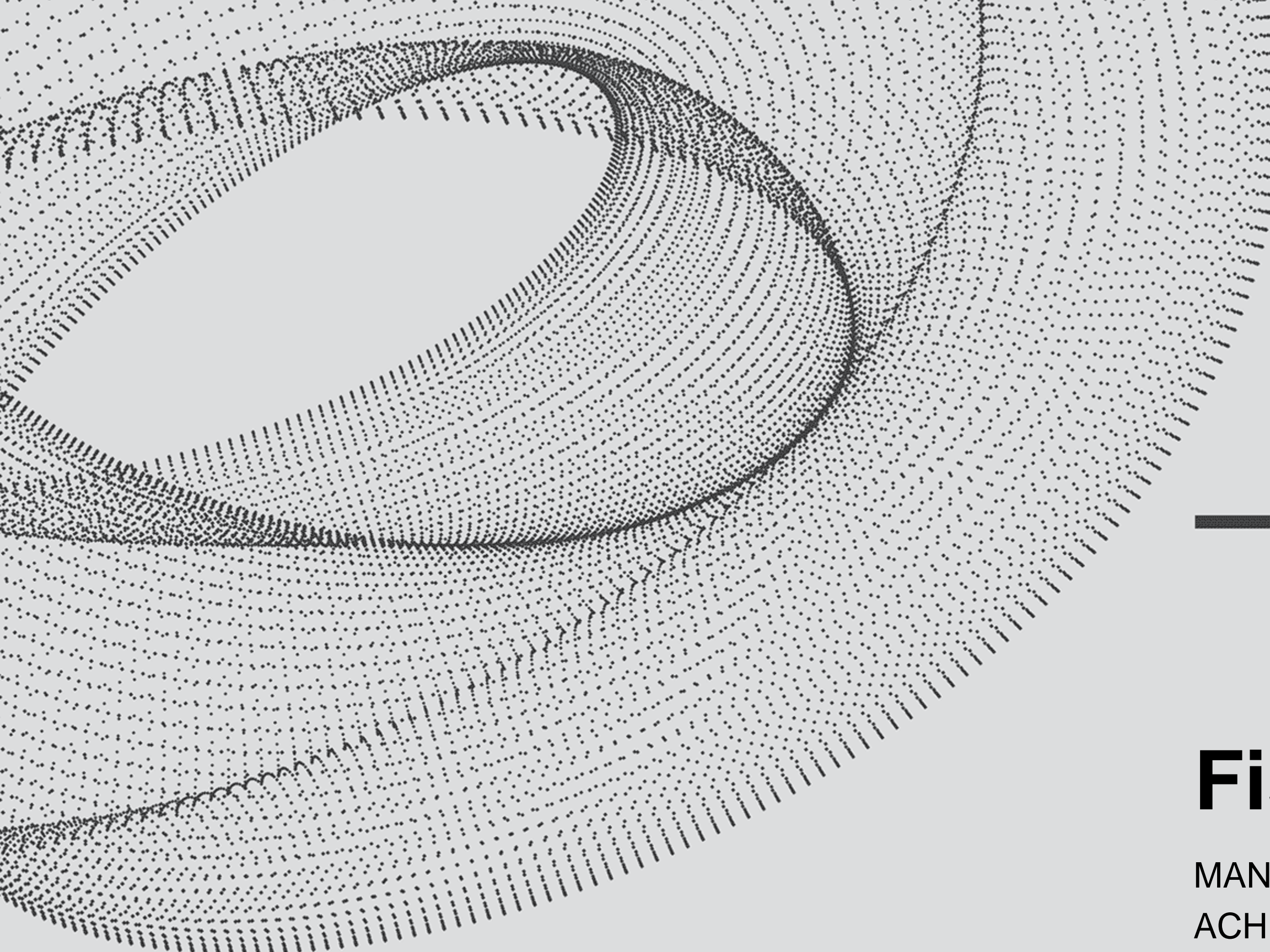
Featured Spaces:
Breakrooms

- Central breakroom spaces **shared by multiple departments**
- **Encourage collaboration and interaction across departments**
- Open feel to create a **welcoming** space for all
- **Touch down space** for teachers and administrators
- Three breakrooms – one in each wing





**Central
Breakroom**



Fiscal Responsibility

MANAGING EXPECTATIONS AND COST TO
ACHIEVE THE NEEDS OF DAY 1 AND PLAN FOR
THE GOALS OF TOMORROW

Fiscal Responsibility & Creative Solutions

- 1 Initial project budget of 4.2 million was not enough to achieve all the high priority scope
- 2 Close coordination with district leadership to establish the base needs, secondary and tertiary scope to present to the Bond Oversight Committee for review
- 3 Added funding based on performance of the bond program to date and savings from earlier campus projects



Right-Sizing the Budget

1

MINIMAL SCOPE **\$**

- Departmental move-in to existing classrooms only
- Interior finish refresh, but almost no wall changes
- Lacking the professional upgrades that feel like an office building

2

DEPARTMENTAL SUITES **\$\$**

- Create suites for each department with mix of open and dedicated offices
- Additional meeting rooms
- Site improvements to meet AHJ requirements

3

FULL IMPROVEMENTS **\$\$\$**

- Restroom upgrades from elementary style
- Acoustic separation
- MEP upgrades
- Expand Child Development Center
- Transition to a professional environment

Aligning Learning and Leadership through Administrative Space



Revised Budget

- Improved construction budget from \$3.1 to \$8.7 million
- 106,000 Sf renovation = **\$82/ SF**

Aligning Learning and Leadership through Administrative Space

Featured Spaces: **Boardroom**



- Converted the cafeteria
- Focused on **integrating future-ready technology** to ensure everyone can see the information being presented
- Provide a functional and comfortable meeting space to **engage the community**

Dripping Springs
INDEPENDENT SCHOOL DISTRICT

**DSISD
Boardroom**

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Featured Spaces: Training Suite



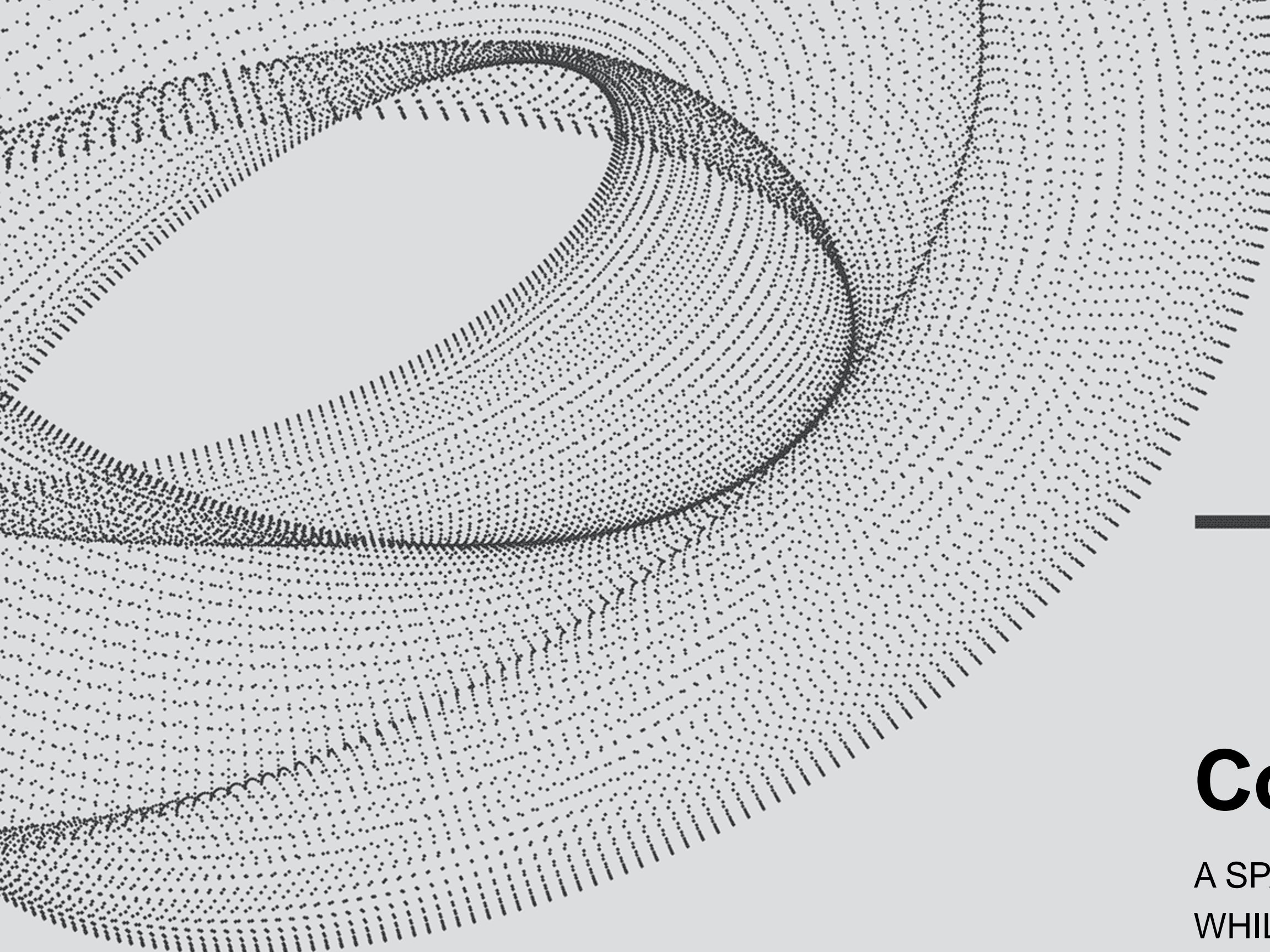
- Transformed the **existing library**
- Designed for **flexible use**
- The training room and the boardroom are the **largest meeting and training spaces in the district** – they will be used for a variety of functions



**Training
Room**



**Training
Room**

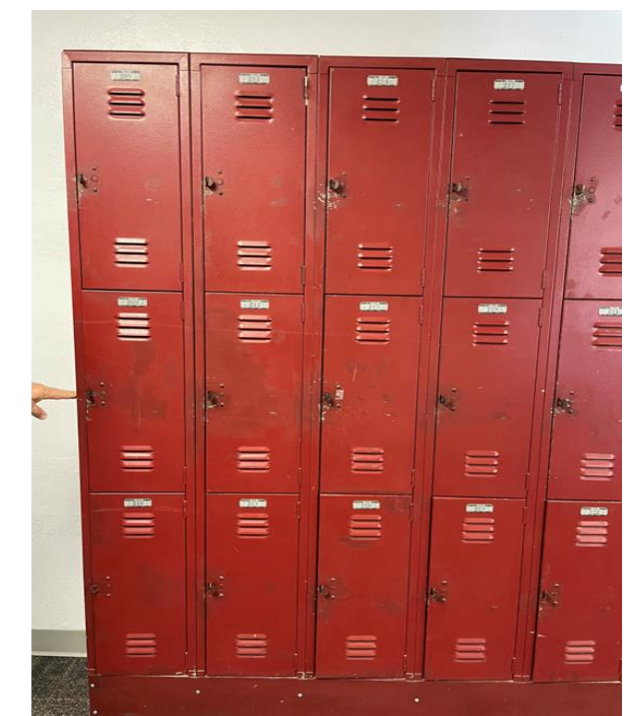
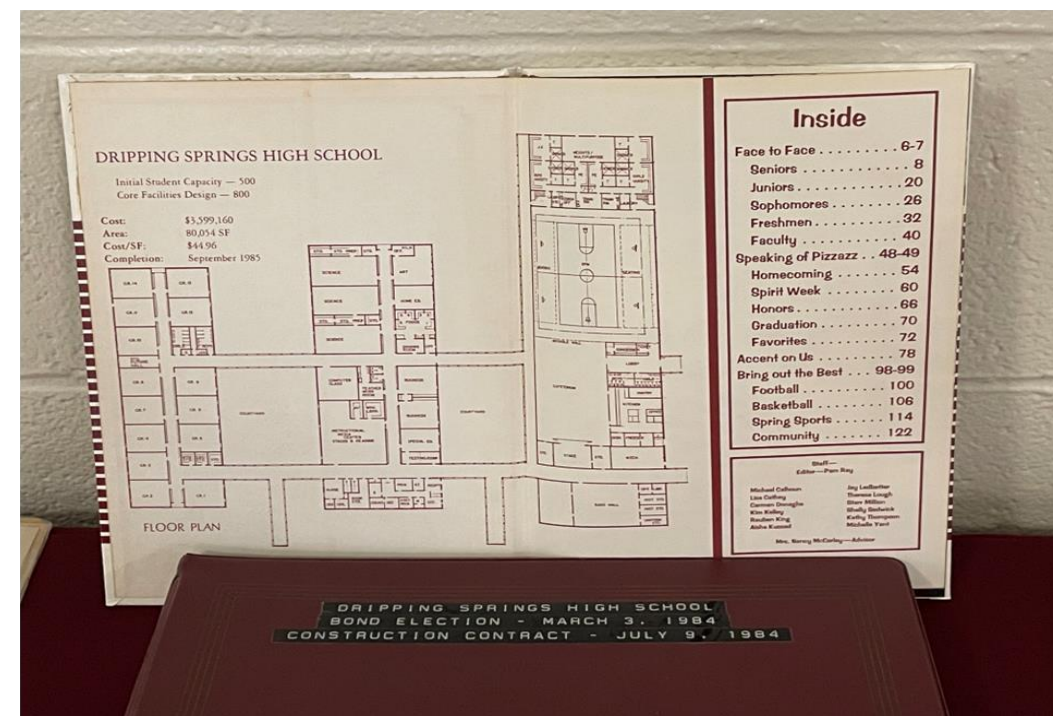
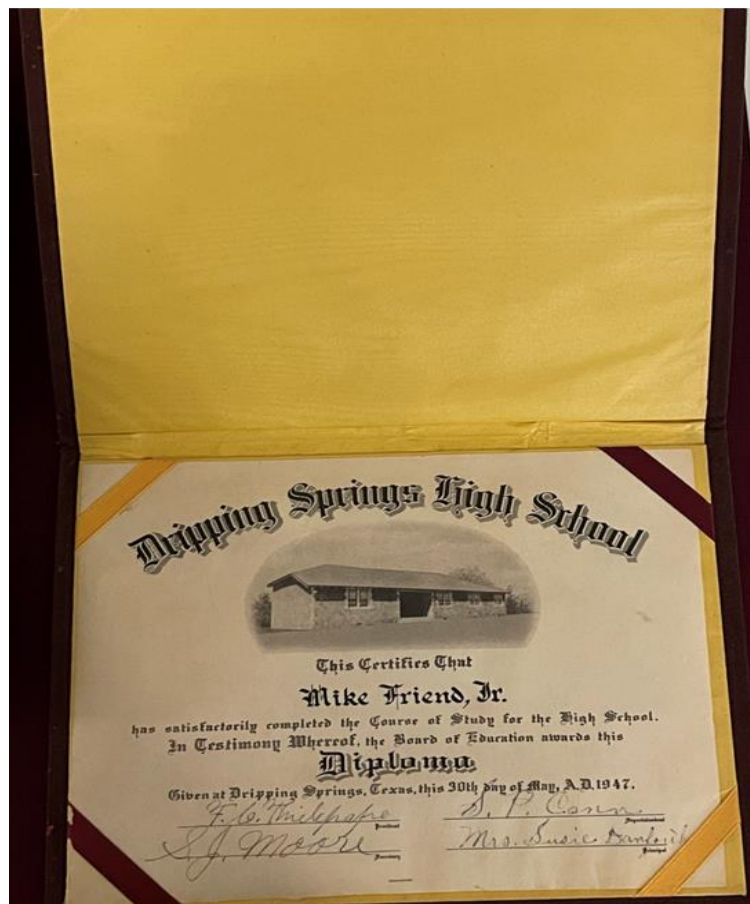
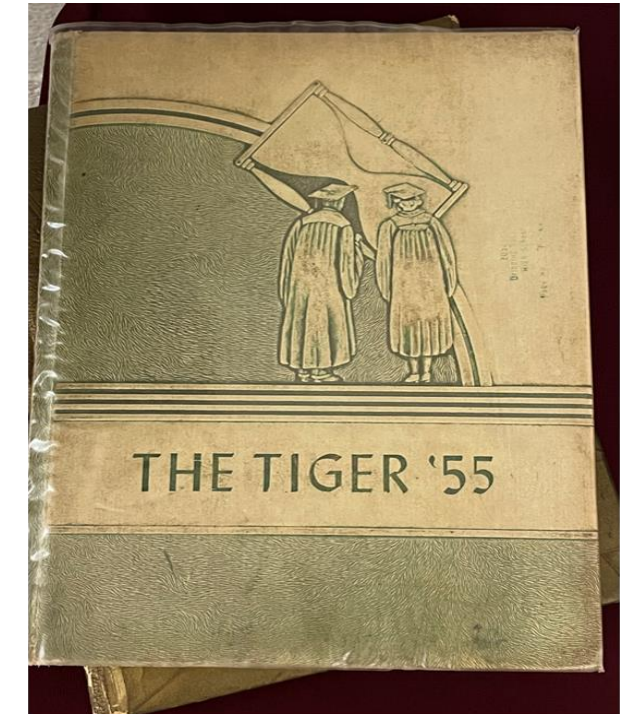


Community Buy-In

A SPACE THAT BRIDGES PAST AND FUTURE,
WHILE PROVIDING ADDITIONAL COMMUNITY
SUPPORT FOR A GROWING DISTRICT

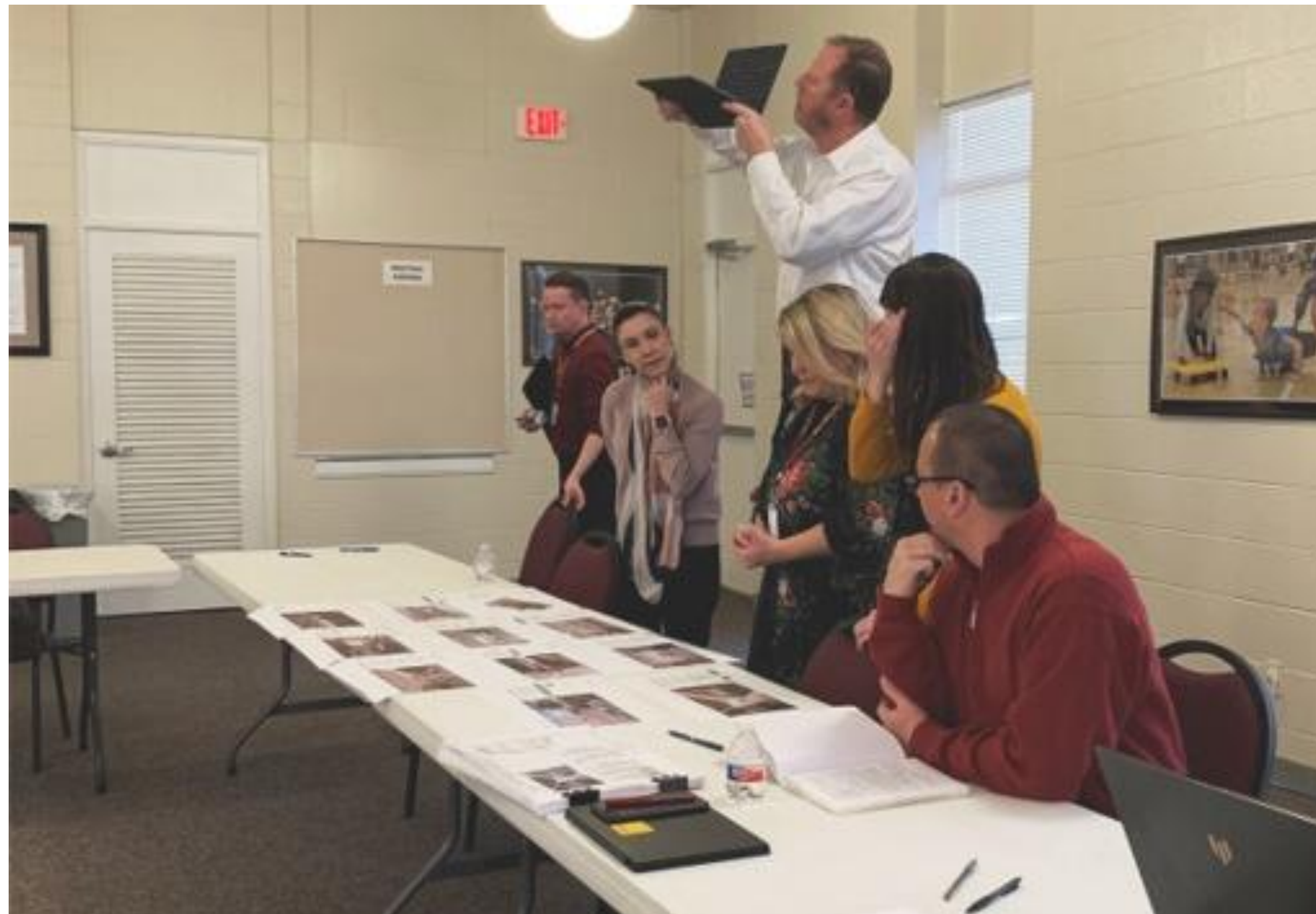
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A Tribute to the Past as the District Continues to Look Forward



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Gathering Community Input



ONCEPTUAL RENDERINGS

CLASS PHOTOS DISPLA

- RE-FRAME CLASS PHOTOS FROM THE FIRST "2" YEARS FOR DISPLAY
- "DECADE WALLS"
- QUESTION FOR THE GROUP: WHAT HAPPENS WHEN A 2ND HIGH SCHOOL IS BUILT?

Should the class photos be for maximum display capab

MAIN HALL

ONCEPTUAL R

DISPLAY SHELVES

- GAME LEDGER
- DIPLOMAS
- SCHOOL BELLS
- YEARBOOKS
- ETC

RECEPTION

ONCEPTUAL REN

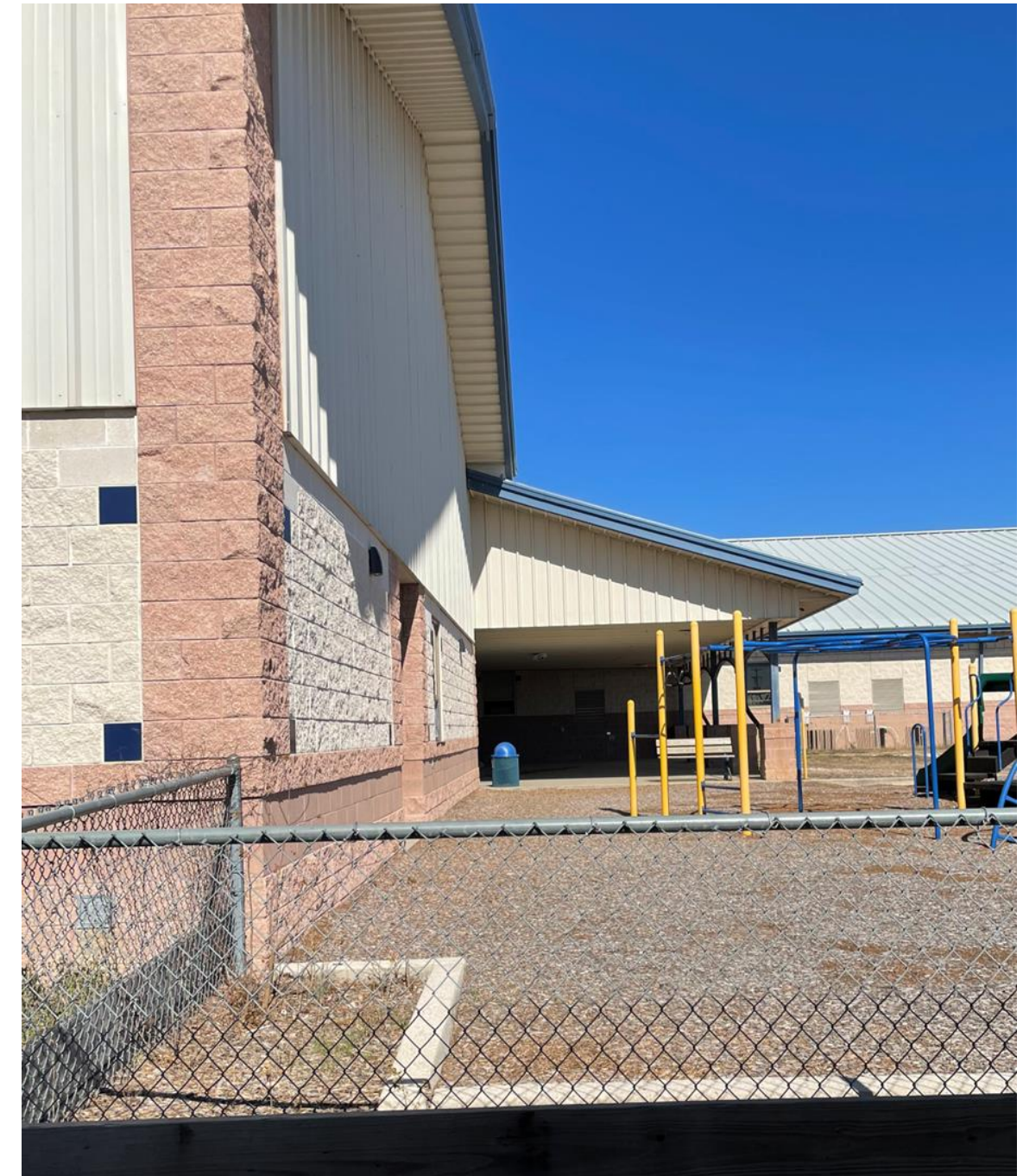
PURPOSED GYM BLEACHERS AS WALL FINISH

- HISTORICAL DISPLAY

Timeline & Wall Graphic Relocated to this area

PRE-FUNCTION ATRIL

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BEFORE

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**Integrating
history and
celebrating
legacy**

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Key Insights

- ——— UNDERSTAND DISTRICT GOALS AND UTILIZE THEM TO GUIDE DECISION-MAKING
- ——— CONSIDER FUTURE PLANNING NEEDS
- ——— THIS IS A BUILDING FOR THE COMMUNITY





Questions?

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