



MEETING MINUTES

BRW PROJECT NO: 216061.00
RE: WILLIAM LIPSCOMB ELEMENTARY SCHOOL RENOVATION
COMMUNITY MEETING #3
DATE: APRIL 29, 2024 **TIME:** 6:00 PM
LOCATION: 5801 WORTH ST, DALLAS, TX 75214 (AUDITORIUM)

ATTENDEES:	REPRESENTING:	EMAIL:
Brent Alfred	Dallas ISD Chief Construction Officer	balfred@dallasisd.org
Katy Lenihan	Dallas ISD Design Director	klenihan@dallasisd.org
Katie Eska	Dallas ISD Executive Director	kwarserski@dallasisd.org
Abhi Nugudkar	Dallas ISD Bond	c366@dallasisd.org
Marcelo Peres	Dallas ISD Jacobs PM	c83516@dallasisd.org
Akash Patnaik	Dallas ISD Jacobs	akash.patnaik@jacobs.com
Sarah Welnock	Board	
Dr. Mick Sandoval	Lipscomb Principal	micsandoval@dallasisd.org
Isaac Carter	Upcoming Principal	
Ryan Walton-King	Lipscomb SBDM/President	
Michael Kamowski	Lipscomb SBDM/Parent	
Alex Enriquez	Lipscomb SBDM/Parent	
John Karnowski	Lipscomb SBDM/Parent	
Ann Karnowski	Lipscomb SBDM/Grandparent	
Davis Cornell	Lipscomb SBDM/Parent	
Monica Moreno	Lipscomb SBDM/Parent	
Colleen Mayernoff	Lipscomb SBDM/Parent	
Kristine Ford	Lipscomb SBDM/Parent	
Siotty Reese	Lipscomb SBDM/Parent	
George Wright	Lipscomb SBDM/Parent	
Lisa Wright	Lipscomb SBDM/Parent	
Ebony Brock	Lipscomb SBDM/Parent	
Bill Trotter	Lipscomb SBDM/Parent	
Cox Clark	Lipscomb SBDM/Parent	
Lee Owens	Community Member	
Lora Owens	Teacher/Community Member	
Diane Alexander	Lipscomb Admin	
Brennan Greef	Lipscomb SBDM/Parent	
Anne Hildenbrand, AIA	BRW	ahildenbrand@brwarch.com
Brian Van	BRW	bvan@brwarch.com
Claudia Varela	BRW	cvarela@brwarch.com

DISCUSSION:

1. Dr. Sandoval provides introduction to meeting.
2. School Trustee Sarah Weinberg thanks Staff and Community for involvement and voicing deficiency items to be included in project.
3. Brent Alfred introduces Anne Hildenbrand with BRW Architects presenting project scope of work.
4. Anne Hildenbrand with BRW begins presentation covering the following:
 - Projects scope items.
 - New exterior and interior renders.
 - Items covered by DISD in addition to original scope including: Auditorium Speaker system (Winter break) and Prototype Classroom (Summer of 2024)

5. Q&A from the Community:

Q: Is playground drain in scope? If so, when is it scheduled to be completed?

A: Lake Lipscomb drainage solution is still in scope of work and will be completed when site work Permit is approved, hopefully on or before summer of 2025.

Q: Is there any outdoor cover space by proposed Addition?

A: Shading will be provided by trees over playground waiting area. A canopy has been added by addition main entrance and lobby area.

Q: Where is Main student drop off located? By renovation or Addition?

A: Student drop off location is to be decided by principal. The primary entrance for visitor check in with secured vestibule will be at new sunken courtyard along Worth Street.

6. Brent Alfred thanks BRW for Project and community for their continuous feedback
7. Katie Eska, announces new school principal, Mr. Isaac Carter.
8. Mr. Isaac Carter introduces himself to the community.

The previous minutes are our recollection of the project discussion. Should there be any discrepancies, please notify our office within seven days of receiving this report.

CLAUDIA VARELA
ASSOCIATE

ATTACHMENTS:

Lipscomb Community Meeting_2024 0429_Sign-In Sheet
Community Meeting #3 PPT presentation

CC:

BRW File

Brent Alfred

Katy Lenihan, RA

Hui-Ling Huang

Abhi Nigudkar, Jacobs

Marcelo Peres, Jacobs

Lisa Lamkin, BRW Architects

Anne Hildenbrand, BRW Architects

Chris Sano, BRW Architects

Brian Van, BRW Architects

Claudia Varela, BRW Architects

Dallas ISD, Chief Construction Officer balfred@dallasisd.orgDallas ISD Design Director klenihan@dallasisd.orgDallas ISD Contract Manager hhuang@dallasisd.org



Community Meeting Sign-In Sheet
April 29, 2024

Name	Parent/Organization Representative	Email	Phone Number
ABHI NIGUDKAR	DISD BOND	c366@dallasisd.org	972-925-7268
AKASH PATNAIK	DISD BOND	akash.patnaik@jacobson.com	734-846-0983
OMAH WENK	BOND		
Am Karouh	grandparent	Karouh@sbccglobal.net	214-789-1237
Brennan Greet	parent	brennangreet@gmail.com	
Alex Enriquez	parent	alexander.enriquez@gmail.com	
MEHAEL KARWOWSKI	PARENT	Michael.Karowski@gmail.com	(214)789-6216
Monica Moreno	Parent		682-597-1651
Colleen Mayernoff	parent	ColleenEliseM@yahoo.com	
Kristina Ford	parent	Kbford1315@gmail.com	972-922-2841
Lisa Wright	parent/teacher	lisakwright3@gmail.com	
Lora Owens	teacher, comm. member	lorawense	214-671-2857
George Wright	parent	dallasisd.org grwright321@...	469-578-3288
Lee Jones	Neighbor	leejones@comcast.net	214-205-2082
marcelo peres	DISD BOND	83516@...	774-386-7982
Mick Sandoval	Princ	micsandoval@dallasisd.org	972-794-7302
Ebony Brock	Parent	brock.ebony@gmail.com	713-582-5453
Bill Trotter	Parent	bill.trotter77@gmail.com	214-601-0655



MISSION



To provide quality sustainable facilities to enhance student achievement.



William Lipscomb ES

Community Meeting | April 29, 2024



COMMUNITY MEETING UPDATE

Agenda



Introductions



Approved Scope



Design Updates



Schedule



Next Steps



COMMUNITY FEEDBACK

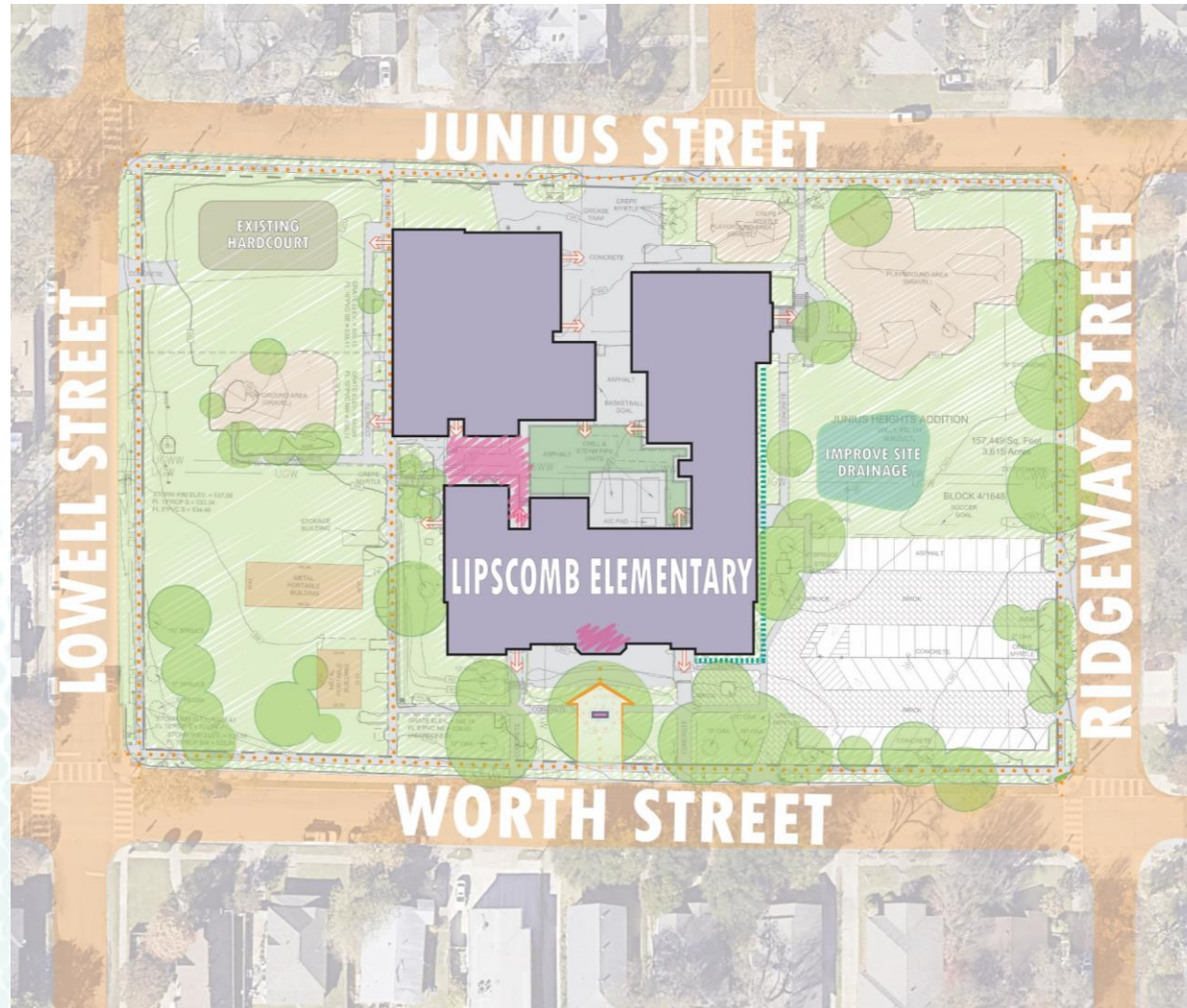
Questions from Past Meetings

- What is the project schedule?
- Is the scope funded?
- Are we losing classrooms?
- Will students be relocated during construction?
- Is furniture included?
- How will work be phased?
- Is there work planned for the HVAC system?
- Can any work be expedited?
- Can we see visuals of what the new work will look like?
- Will existing electrical panel be replaced?
- Will existing transformer be replaced?



SCOPE OF WORK

Site Improvements



- Provide secure vestibule and reception with adjacent admin
- Provide enclosed connector to Cafeteria/Gym
- Address site drainage
- Remove and replace damaged concrete sidewalks and pavement





SCOPE OF WORK

Educational Environment

- Paint all previously painted interior surfaces in Classrooms, Corridors and Cafeteria
- Replace ceilings in Classrooms, Corridors, Media Center, Gym and Cafeteria
- Provide interior LED lighting and lighting controls in Classrooms, Corridors, Media Center, Gym and Cafeteria
- Replace flooring in Classrooms, Corridors, Auditorium and Cafeteria
- Replace teaching surfaces
- Remove millwork and replace with furniture
- Provide closet for IDF equipment
- Refurbish existing stairs and replace associated stair nosing



SCOPE OF WORK

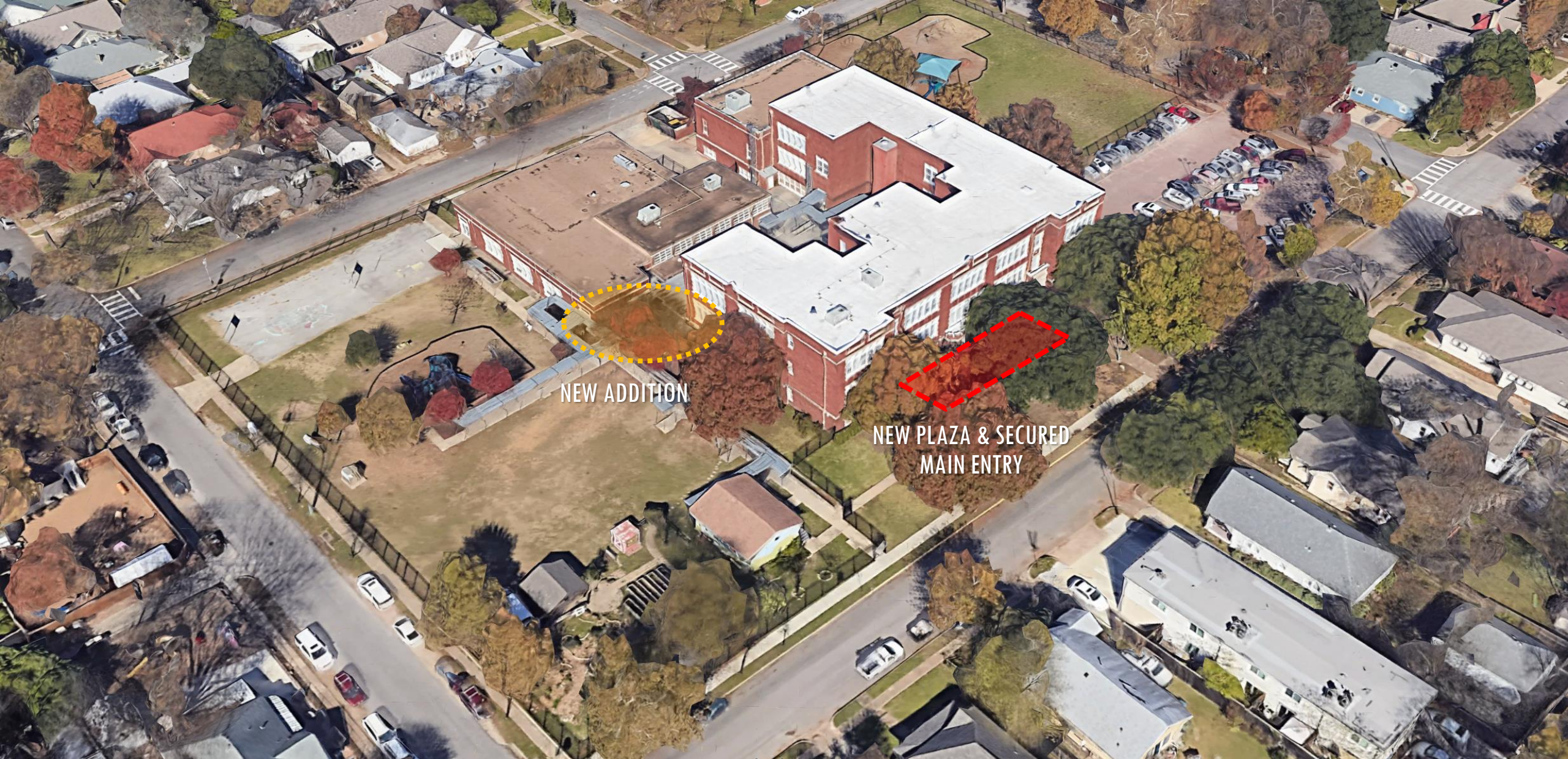
Safety & Security

- Provide security updates including card access readers
- Replace Fire Alarm system
- Replace Public Address system
- Temporary canopy to Cafeteria during construction
- Pressure wash of exterior building with mild detergent
- Repoint cast stone mortar joints



AERIAL | EXISTING CONDITION





NEW ADDITION

NEW PLAZA & SECURED
MAIN ENTRY

AERIAL | EXISTING CONDITION





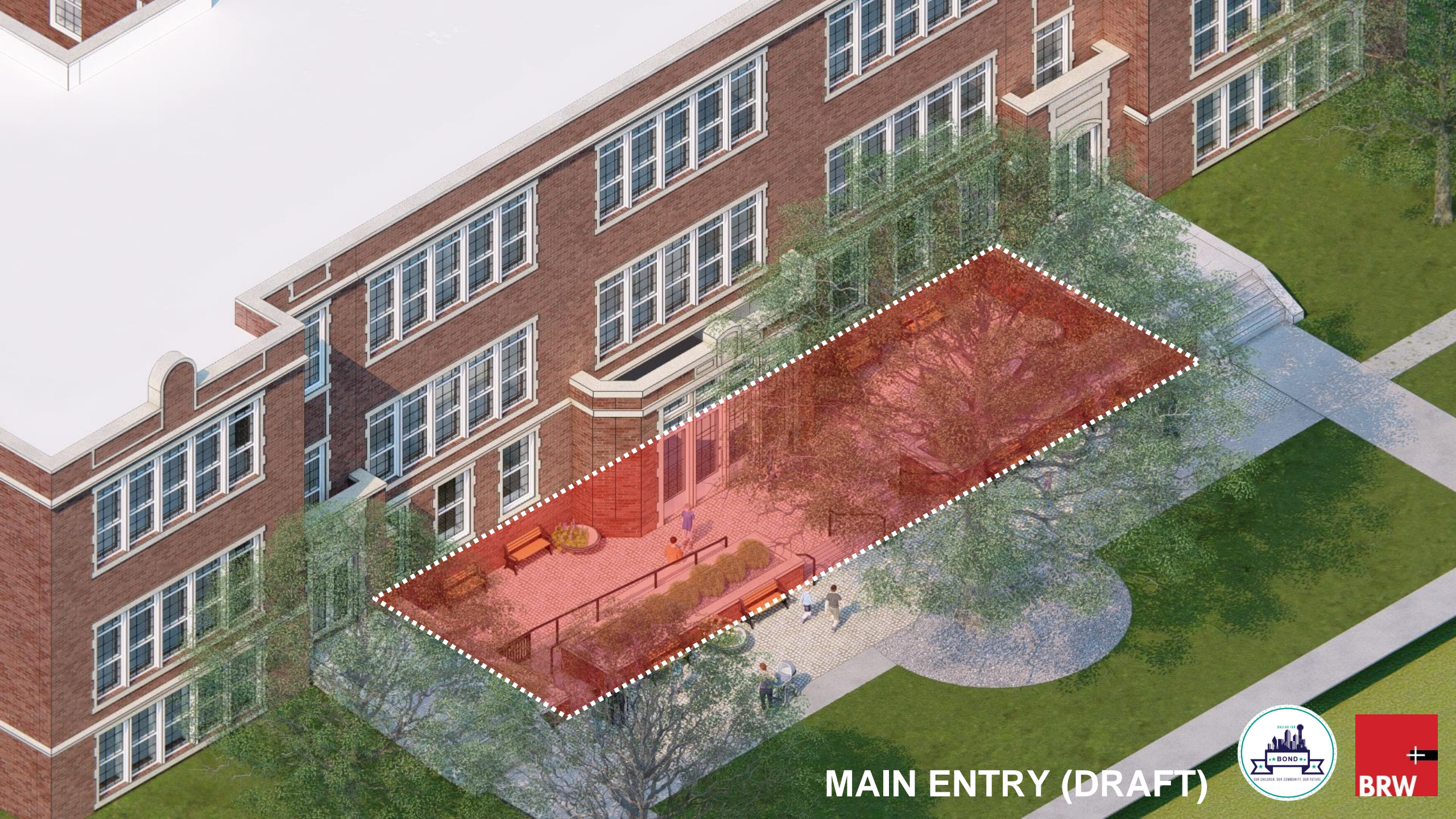
MAIN ENTRY | EXISTING CONDITION





MAIN ENTRY | EXISTING CONDITION





MAIN ENTRY (DRAFT)





MAIN ENTRY (DRAFT)





MAIN ENTRY (DRAFT)





MAIN ENTRY (DRAFT)





MAIN ENTRY (DRAFT)





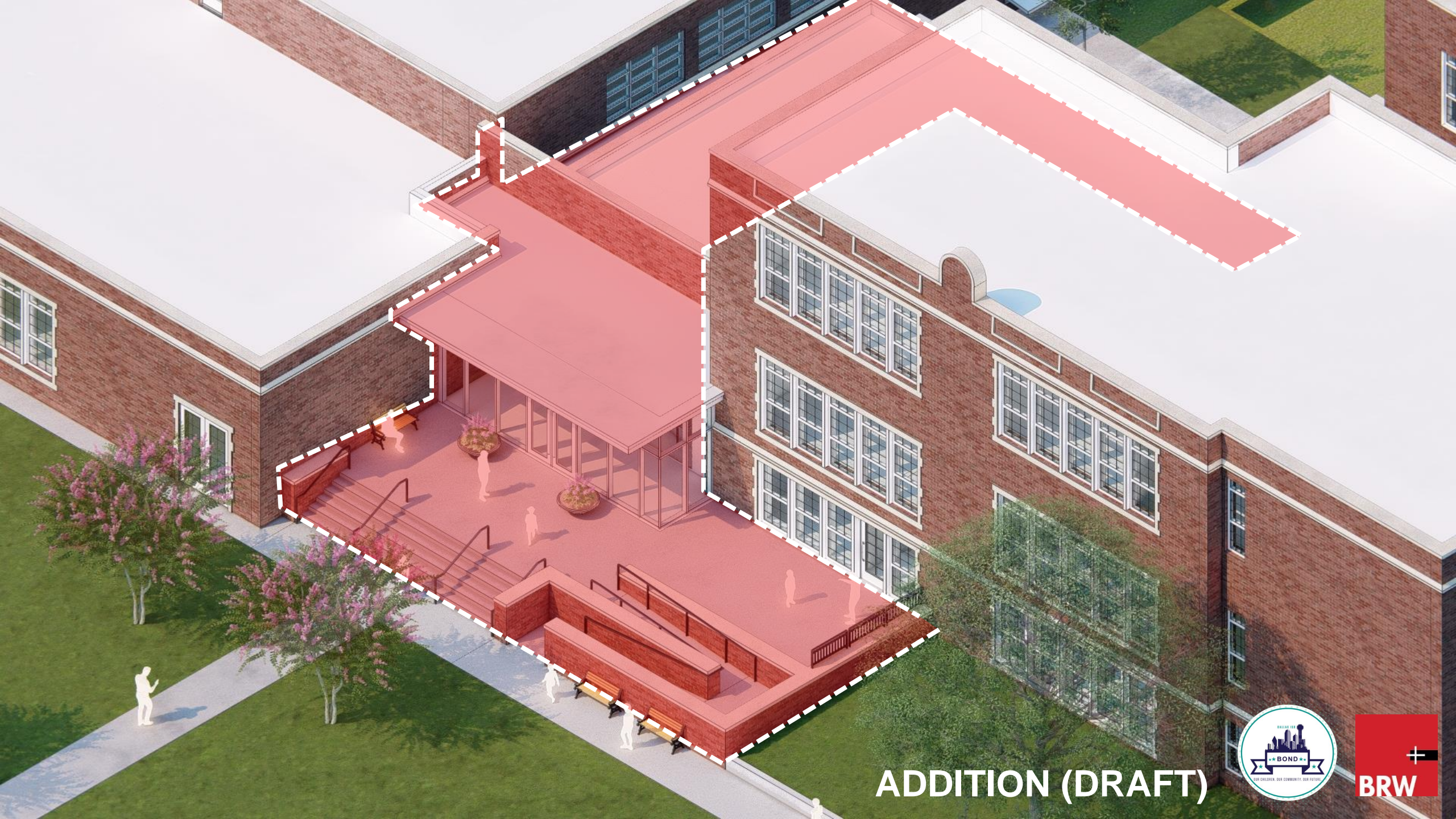
MAIN ENTRY (DRAFT)





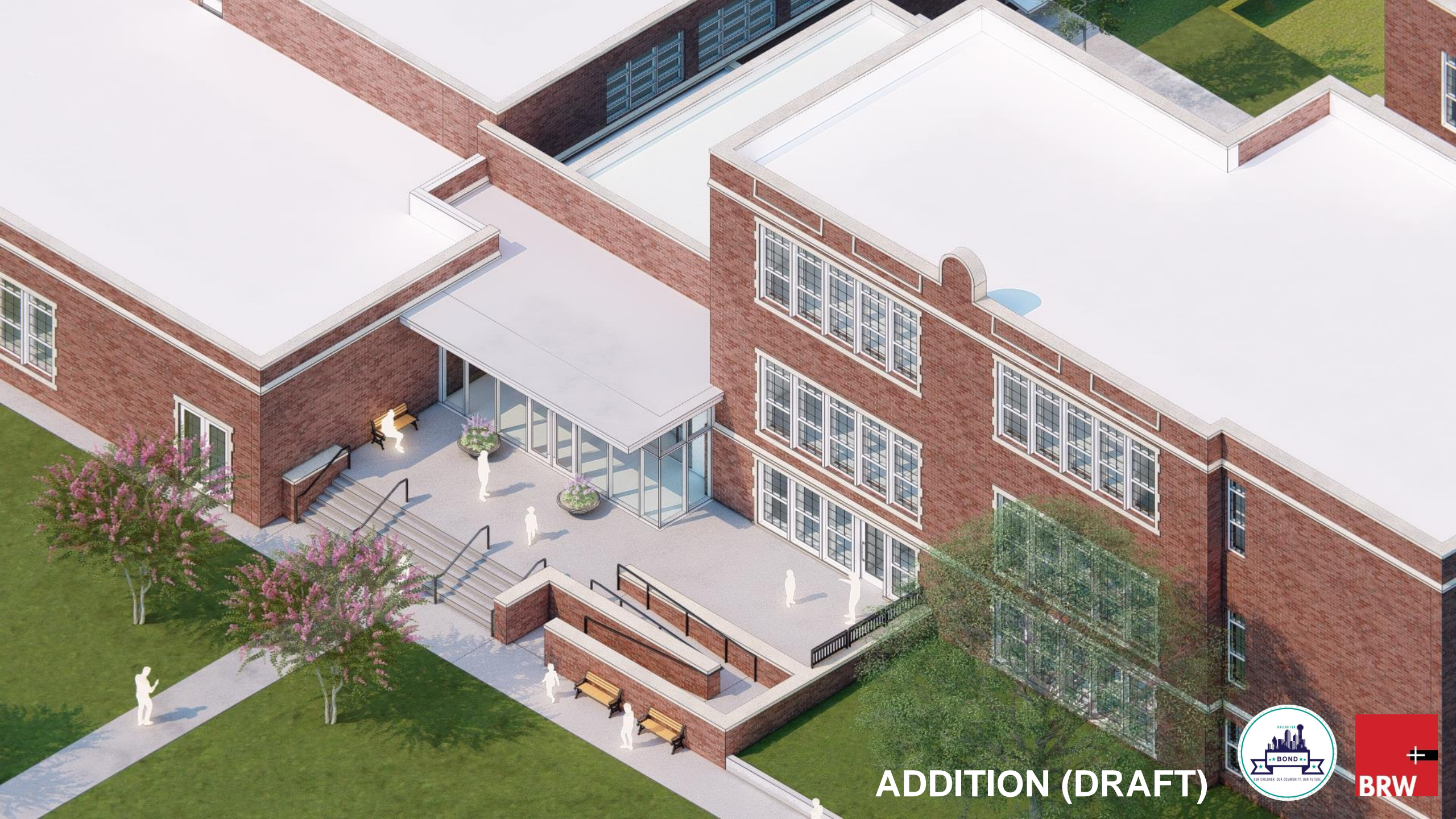
WEST ENTRY | EXISTING CONDITION





ADDITION (DRAFT)





ADDITION (DRAFT)





ADDITION (DRAFT)





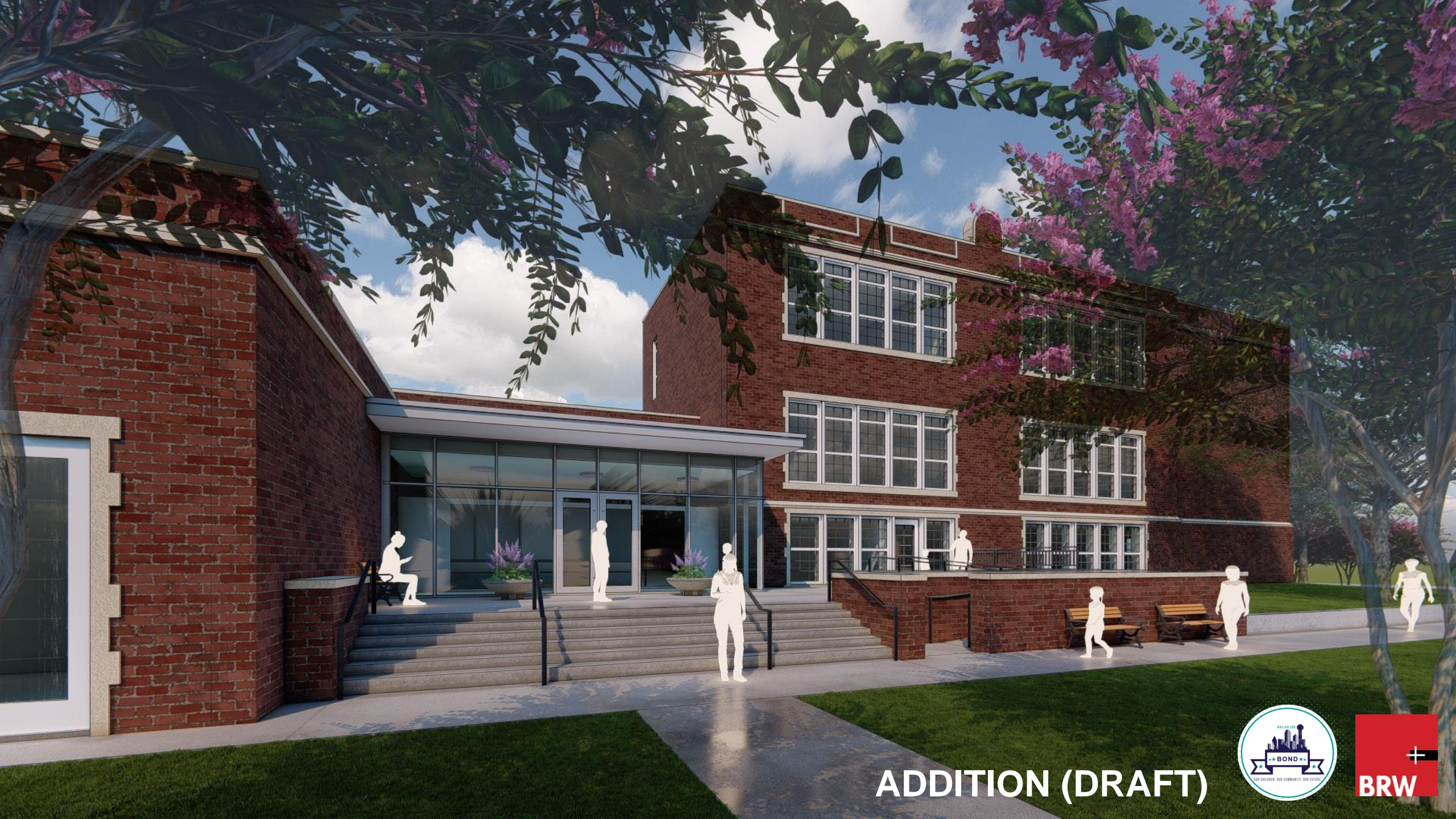
ADDITION (DRAFT)





ADDITION (DRAFT)



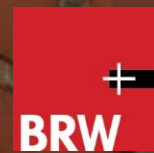


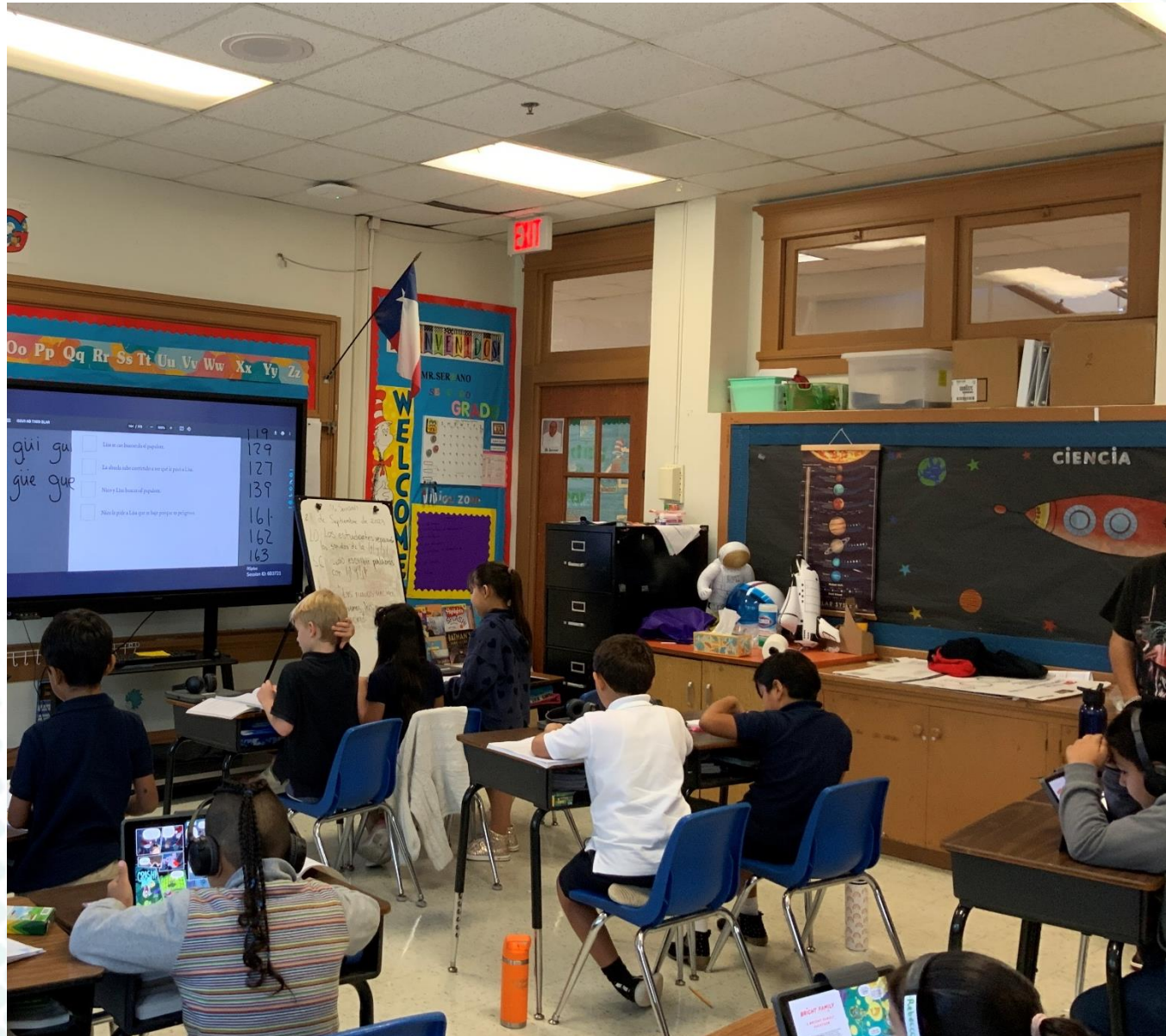
ADDITION (DRAFT)





LOBBY AT ADDITION (DRAFT)





EXISTING CLASSROOM





CLASSROOM (DRAFT)





EXISTING CORRIDOR





CORRIDOR (DRAFT)





RECEPTION (DRAFT)





**WILLIAM LIPSCOMB
ELEMENTARY SCHOOL**

RECEPTION (DRAFT)





Reduce Heat
Island



Recycled
Materials

Native Plants



Construction
Waste



Community
Garden
Partnership with
Cool Schools





Enhanced Acoustic
Performance



High Performance
Lighting



Views and
Daylight



Low Emitting
Materials



ANTICIPATED PROJECT SCHEDULE

DESIGN

- August 23, 2023
- November 9, 2023
- April 29, 2024
- April 2024

Community Meeting Scope of Work
Community Meeting Design Update
Community Meeting Design Update
Design Complete

PERMITTING

- Interior Renovation Permit
- Building Addition + Site Permit

4 months
9 months



ANTICIPATED PROJECT SCHEDULE

CONSTRUCTION

- Summer 2024 Begin Interior Renovation + Complete Prototype Classroom
- December 2024 Start Addition and Sitework
- Summer 2025 Administration Renovation and Secure Entry Complete
- December 2025 Project Substantial Completion



SCOPE OF WORK

Completed by DISD as Separate Contracts with Non-Bond Funds

WINTER BREAK 2023

- Replace Auditorium sound system (Completed)

JANUARY 2024

- Review HVAC Test and Balance Report (Completed)

WINTER BREAK 2025

- Refurbish existing marquee sign

SUMMER 2025

- Remove existing Portable
- Refinish existing Lockers
- Provide Roller Shades Throughout
- Provide new room signage
- Replace Play Court
- Improve Courtyard
- Replace select AC units
- IDF HVAC
- Replace two Air Cooled Chiller in Courtyard and associated controls (if required)



SCOPE TO BUDGET ESTIMATE

Bond Scope of Work	\$7,200,000
DISD Scope with non-bonded funds	\$2,500,000
GRAND TOTAL	\$9,700,000



Questions?



COMMUNICATION

Stay Updated!



Dallas ISD



@DallasISDBond



@MyNewDallasISD



bondcom@dallasisd.org

Let's Talk!®



