

## CASE STUDY

# HOW PURPOSEFUL PLANNING SET UP SUMMER-ONLY WORK FOR SUCCESS

### SUMMARY OF WORK COMPLETED

*Both the elementary and middle school scopes included the replacement of ceilings, electrical and lighting, windows, and flooring; HVAC replacement; new energy-efficient insulation; and plumbing repair and replacement. Additional scope included:*

#### Elementary School

- New Fire Sprinkler System & Fire Loop
- New Basketball Courts
- Building Wastewater Line Repair
- Remodel Exterior Flex Room into Classroom
- Install Wall Tile to All Interior Hallway Walls

#### Middle School

- Restrooms (Fixtures, Partitions, Wall Tile)
- Replace Lockers & Auxiliary Gym Bleachers
- Lift Station Monitoring System with Call Out
- Repair Foundation & Courtyard Drainage

When the 2023 bond for Dripping Springs ISD called for renovations at both its middle and elementary schools, there was one major constraint: all work had to happen in the summer. That gave RO just 24 working weeks across two summers to demo, upgrade, and modernize two campuses. The tight window shaped everything. Extensive pre-planning allowed trades to hit the ground running, and by staying on the critical path, we delivered both schools in time for the first day of class.

### SETTING THE PACE FROM DAY ONE

With no time to spare, demolition at the middle school began at 7 AM on day one. Clean canvassing and pre-task planning enabled us to clear ceilings and floors in just over a week, which typically takes twice the time. On this campus, we tackled more than 120,000 square feet of interior renovation across three classroom buildings. Heavy mechanical, electrical, and plumbing (MEP) upgrades drove the scope, backed by tight coordination across multiple trades.

Simultaneously, at the elementary school, we fully gutted and rebuilt the administration area in 18 days, with five trades working side-by-side in tight sequencing. This required early and clear communication with multiple trade partners. Also, despite a less than accurate weather radar, we poured a new fire lane and two new basketball courts.

## \$1.6 M DEMOLITION BETWEEN 2 SCHOOLS IN 6 DAYS



*Demolished ceilings and floors make way for renovated classrooms.*



*The entry vestibule at the Dripping Springs Middle School was gutted and rebuilt with lockdown features and bulletproof glass.*

keeping every trade moving. Even when adding in a new public announcement (PA) system was introduced mid-project, we folded it in without shifting turnover dates.

mean it was the easiest; he means the team showed up for each other and worked together to get both schools ready for students on time.

### **SHARPER THE SECOND TIME**

The first summer tested us. The second summer rewarded that effort. After working through early design changes and compressed procurement timelines in the first year, we entered the second year even more prepared, aligned, and equipped. We purchased long-lead equipment before the holidays to stay ahead of tariff changes and price escalation. We brought back the same project leadership team to maintain momentum and clarity on goals. And we updated our shift approach by replacing 6 AM to midnight rotations with a more sustainable 6 AM to 5:30 PM schedule, with Saturdays on an as-needed basis. The second summer brought fewer surprises, tighter coordination, and quieter progress.

### **ONE TEAM FROM START TO FINISH**

Delivering on a timeline takes trust among a team, not just good planning. We built strong working relationships with PBK Architects, the school district, and the City of Dripping Springs. From field walks to daily check-ins, everyone aligned early and stayed informed.

If field conditions didn't match drawings, we solved them on the spot. One of our superintendents calls Dripping Springs ISD Renovations his favorite project. He doesn't

### **THE OUTCOME**

Over two summers, Dripping Springs ISD gained two fully upgraded campuses with modern MEP systems, enhanced safety features, and refreshed interiors. There were no major delays, no deferred scope, and no disruption to the school year. We planned well, worked smart, and followed through. **That's how we build.**



*A newly remodeled library serves as a quiet place to learn.*