



Carroll Independent School District

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Superintendent, David J. Faltys, Ed.D.

October 12, 2007

Durham Staff & Parents

There have been a number of questions regarding the roofing project at Durham Elementary and Intermediate School, and I'm hopeful that this letter will clarify the facts and clear up any misunderstandings. Please know that Carroll ISD did, in fact, completely replace the existing roof on the Durham campus. The district installed a modified bitumen roof, which is more cost-effective, longer lasting and more easily repaired by CISD staff.

Durham's original roof was a built-up, ballast roof that uses a tar-based, flat system. The new roof, however, is a modified bitumen roof. This type of roof has a longer life-span, can be repaired in-house and features an additional layer of insulation for better efficiencies. The school's new chilled water HVAC system also has less roof-top penetrations to help prevent future leaks from occurring.

The modified bitumen roof has a "low" slope to it that would not be visible to the human eye at ground level. This low slope offers a better runoff or drainage process on top of the building, but it is gradual and can only be seen visibly from on top of the roof. Some understood that they would see a significant change by merely looking at the Durham building, but that is not the case. This misunderstanding could have occurred as we communicated our goal to remove some of the green screens from the top of the Durham building. Because we still have rooftop units on the common areas (i.e. gymnasium, cafeteria, etc.) code restrictions prevented us from removing these green screens. Keeping rooftop units over the common areas enables us, however, to better control the climate in non-classroom sections of the building during after hours and weekend events at the Durham campus.

Several of you might have also viewed drawings of a sloped, metal covering as part of a proposed awning or covered walkway at the front of the building. If funds are available after we complete the projects included in the 2006 bond program, we still hope to present this additional project to the Board of Trustees for consideration.

It had been our hope that the roofing project would be complete by the start of school, but it was not. In fact, the district granted the general contractor a 30-day weather extension that they have since exceeded by two additional weeks. While we certainly cannot control the weather, we can ensure that the Durham roof project is done correctly and communicated effectively. A number of publications, newsletters and letters have been published over the past few months to help communicate progress on the Durham project. These publications (i.e. Board Clips, Construction Zone reports, and letters from my office) can be found on the district's website under the Breaking News page as a February 2006 Bond Projects link.

Also completed at DEIS was site drainage work, repairs to the sewer line behind the school and installation of the piping for the new HVAC chilled water system. Final touches on these projects are ongoing, with parking lot striping and painting scheduled this weekend. This paint work will include the ballards rising out of the concrete between the parking lot and school driveway. These allow for free-flow water drainage, but still provide a safe boundary between

the handicapped parking area and the crosswalk. Another project slated for completion in mid-November is construction of a brick wall around the chiller units at the back of the campus near the DIS office entrance. This should help minimize the noise, make the area look nicer and protect pedestrian traffic from the chiller units.

Our overall goal is to enhance the learning environment for Durham students and to ensure more efficient operations of that facility. We believe that the long-term benefits will greatly outweigh the short-term inconveniences, though we also understand the patience required on your part during this time of construction and transition.

I hope this communication addresses concerns about the Durham roof or other aspects of the site project. If it has not, please feel free to contact my office so that we can answer your questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "David J. Faltys". The signature is fluid and cursive, with the first name "David" and last name "Faltys" clearly legible.

David J. Faltys, Ed.D.
Superintendent