



Tomball Independent School District

District Wide Needs

Assessment Study

Renovations and Additions

November 19, 2012

Project: Natatorium

*Historic Inflation Rates as published by the **Associated General Contractors of Houston***

***Projected Inflation Rates**

2002 = 4.92%	2006 = 10.24%	2010 = 2.40%	2014 = 6%*
2003 = 7.60%	2007 = 8.58%	2011 = 3.60%	2015 = 6.5%*
2004 = 10.74%	2008 = 12.08%	2012 = 5%*	2016 = 7 %*
2005 = 12.54%	2009 = 0.00%	2013 = 6%*	2017 = 7%*

Project: Natatorium

The Current TISD Natatorium was built in 2002, with a construction cost of \$ 4,894,805 and an Overall Budget of \$ 6,252,009

Issues associated with the building after completion:

1. Locker rooms are too small
2. Pool deck needs to be larger
3. Tube steel structure requires maintenance and paint peels due to humidity, requiring periodic re-coating. (\$75,000 has been requested in the Scheduled Facility Improvement Program for this project)
4. Pool shell is cracked and requires additional re-plastering (\$225,000 has been requested in the Scheduled Facility Improvement Program for this project)

TISD Natatorium 22,150 SF
Parking for 75 cars
Tube steel structure over pool, with CMU interior
Brick and plaster exterior
Reinforced gunite pool shell
Seating for 267

Construction cost: \$13,397,493
Overall cost: \$16,331,544

Project: Natatorium

Option 1: 25,000 SF (Enlarged locker rooms and Pool Deck)
Parking for 100 cars
Glue laminate structure with CMU interior
Brick and CMU exterior
Structural reinforced pool shell
Seating for 267

Construction cost: \$17,125,328
Overall cost: \$20,875,775

Option 2: 22,250 SF (Enlarged locker rooms and Pool Deck)
Parking for 100 cars
Glue laminate structure with CMU interior
Brick and CMU exterior
Structural reinforced pool shell
No seating provided

Construction cost: \$16,062,795
Overall cost: \$19,623,229

Project: Natatorium

Option 3: 22,150 SF (Locker rooms and pool deck the same size as TISD Natatorium)
Parking for 75 cars
Glue laminate structure with CMU interior
Brick and CMU exterior
Structural reinforced pool shell
Seating for 267

Construction cost: \$15,173,041
Overall cost: \$18,539,559

Option 4: 19,650 SF (Locker rooms and pool deck the same size as TISD Natatorium)
Parking for 75 cars
Glue laminate structure with CMU interior
Brick and CMU exterior
Structural reinforced pool shell
No seating provided

Construction cost: \$14,110,508
Overall cost: \$17,241,277

Project: Natatorium

Option 1A:

25,000 SF (Enlarged locker rooms and Pool Deck)

Parking for 100 cars

Pre-engineered structure with metal wall panel exterior and some architectural CMU at entrance

Metal wall panels on the interior with painted CMU at the locker rooms

Structural reinforced pool shell

Seating for 267

Construction cost: \$13,575,328

Overall cost: \$16,548,325

Option 2A:

22,250 SF (Enlarged locker rooms and Pool Deck)

Parking for 100 cars

Pre-engineered structure with metal wall panel exterior and some architectural CMU at entrance

Metal wall panels on the interior with painted CMU at the locker rooms

Structural reinforced pool shell

No seating provided

Construction cost: \$12,867,795

Overall cost: \$15,722,838

Project: Natatorium

Option 3A:

22,150 SF

Parking for 75 cars

Pre-engineered structure with metal wall panel exterior and some architectural CMU at entrance

Metal wall panels on the interior with painted CMU at the locker rooms

Structural reinforced pool shell

Seating for 267

Construction cost: \$12,027,741

Overall cost: \$14,696,396

Option 4A:

19,650 SF

Parking for 75 cars

Pre-engineered structure with metal wall panel exterior and some architectural CMU at entrance

Metal wall panels on the interior with painted CMU at the locker rooms

Structural reinforced pool shell

No seating provided

Construction cost: \$11,320,208

Overall cost: \$13,831,879

Project: Natatorium

Questions: