



# Tomball Independent School District

District Wide Needs

Assessment Study

Additions and Renovations

October 29, 2012

# Building Inventory

<u>Building</u>	<u>Year Built</u>	<u>Additions or Renovations</u>
Tomball High School	1974	1975, 1978, 1982, 1986, 1991, 1993, 1994, 1995, 1996, 2003, 2004, 2009
Tomball Memorial High School	2011	
Tomball Alternative Education Center	1960	1975, 1980, 1982, 1983, 1987, 1992, 1994, 1999,
Willow Wood Junior High	2003	2008
Tomball Junior High	1993	2009
Northpointe Intermediate	2003	
Tomball Intermediate	1962	1956*, 1994, 2001, 2003, 2009 (* This is part of the original building not burnt down)
Lakewood Elementary	1983	1992, 1994, 2002, 2008
Decker Prairie Elementary	1983	1992, 1994, 2002, 2008
Tomball Elementary	1998	
Willow Creek Elementary	1998	
Rose Hill Elementary	2003	
Canyon Pointe Elementary	2008	
Creekside Forest Elementary	2010	
Timber Creek Elementary	2012	
Administration Building	2012	
Technology Center	2009	
Ancillary Services Building	2010	
Transportation Center	1989	1992, 2001, 2010
Tomball Stadium		1972                      1993, 2003, 2010
Ag Barn	2010	
Aquatic Center	2004	

# Why?

Projects on this list have been identified because they meet one or more of the following criteria:

1. ***Safety***: Will doing this project increase the safety of students and staff?
2. ***Program Changes***: Has there been a change in the program requiring this project?
3. ***Enrollment Growth***: Has the increased enrollment necessitated this Addition or Renovation?
4. ***Modernization***: Do the buildings need to be brought in line with the current model?

# How is the Project Budget Determined?

Square Footage	Cost Per Square Foot	Budget Code		Budget	Fee %
10,000	\$ 100		Construction	\$1,000,000	
			Architect Fees	\$60,000	6.00%
			Architect Reimbursable	\$5,000	0.50%
			Technology	\$20,000	2.00%
			Furniture/Equipment	\$60,000	6.00%
			Custodial Support		
			Fine Arts		
			Food Service		
			Library Books		
			Library Furniture		
			Nurse		
			Office Supplies		
			Playground		
			Student Furniture		
			Teaching Supplies		
			Fees (Testing, Materials, Etc.)	\$20,000	2.00%
			HVAC -Air Balance	\$6,000	0.600%
			Estimated Project Cost	\$1,171,000	
			Contingency	\$46,8400	4.00%
			Total Projected Budget	\$1,217840	

The cost per square foot is an estimate based on historical information for projects of similar size and scope. Factors for cost escalation are included and are determined by the scheduled bid date.

All other costs are based on a percentage of the construction cost, and will be adjusted based on the bid received from the contractor.

Architect Fees are based on industry standards and can range from 3% for repeat designs to 8% for complex renovations and additions.

Fees range from geotechnical testing for the foundation design, material testing during construction to verify material strength and conformity, and any additional fees we may need to pay for including utility connections.

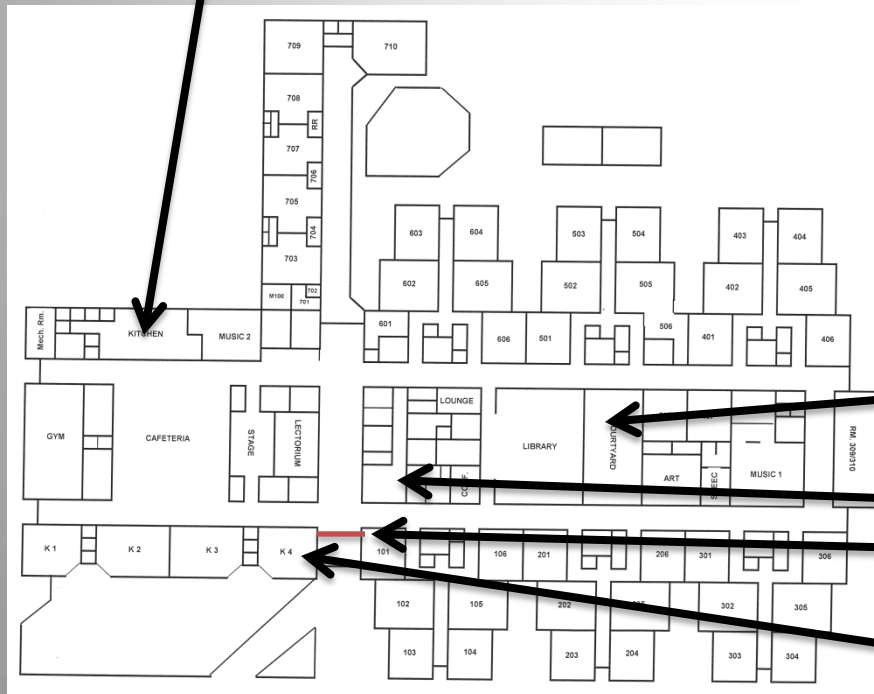
# Project; LES and DPES Modernization

- **Scope:** Remodel LES and DPES to move the front office to the front of the building. This improves security in the buildings and increases administration areas to match the new Tomball Independent School District buildings.
- **Why:** The existing administration areas at LES and DPES built in 1983 are located off of the main corridor, and you have to enter into the building in order to access the reception area. This means that a person could gain access to classrooms without signing in at the reception area. Additionally, the Nurse's Clinic and the staff workroom could be enlarged with the relocation of these offices and reception. The libraries at these campuses are 3.9 SF per student, while current Elementary Schools have 5.1 SF per student. By closing in the courtyards, this area could be used to enlarge the libraries to meet the current model. The kitchens serving these schools are almost 30 years old, and the equipment needs to be replaced, as well as the replacement of waste lines and electrical services to accommodate new equipment . Overall, the serving lines and kitchens need to be modernized. Similarly, HVAC units, Building Automation Systems, ceilings, casework and other building components are being replaced under the Capital Replacement Program.
- **Schedule:** The design and construction of these additions/renovations would begin in 2014 and would be completed in 2017.
- **Project Budget:** \$10,249,938

# Project: District Wide Additions and Renovations

DPES reception area: The location away from the entrance makes securing the building difficult.

Modernization of Kitchen



The court yard would be renovated to allow for the expansion of the library

Current Reception/Admin area

Proposed security vestibule

Proposed reception/Admin area



# Project: District Wide Additions and Renovations

DPES Library and Courtyard. The courtyard would be renovated with a new roof installed to allow for the expansion of the library.



# Project: District Wide Additions and Renovations

The existing single serving line at each campus will be replaced with a double serving line similar to the current model.





# Project: Security Vestibules

- **Scope:** Security vestibules will be added at NIS, TJHS, WWJH and THS. Additionally, security vestibules similar to the one in CPES will be incorporated at RES, TES, WCES.
- **Why:** These campuses where built before the need to control access to be building became an issue. To correct this at TES, RES and WCES security vestibules could be added to match the vestibule designed for CPES and built as part of the 2007 bond. At NIS, TJHS, WWJHS, and THS security vestibules would be added similarly to the vestibule added at TIS during its renovation as part of the 2007 bond and designed and built at TMHS. This would bring all the school up to the current TISD security protocol.
- **Schedule:** The design and construction of these additions/renovations would begin in 2014 and would be completed in 2017.
- **Project Budget:** \$747,180

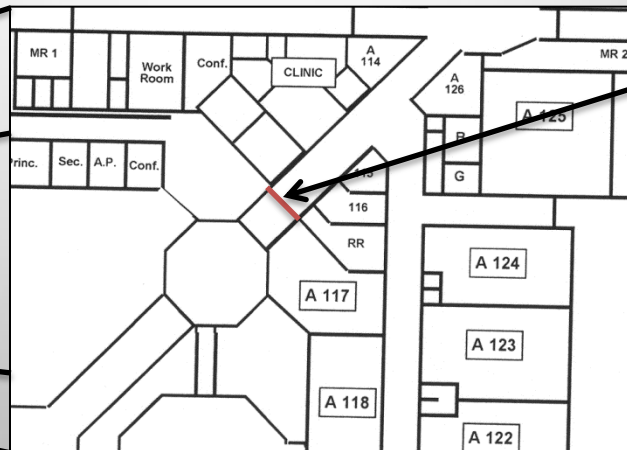
# Project: District Wide Additions and Renovations

At CPES a security vestibule was added to prevent direct access to the building. Visitors are buzzed in by the receptionist. The doors are open in the morning to allow access to the building for students, and are secured once classes start.



# Project: District Wide Additions and Renovations

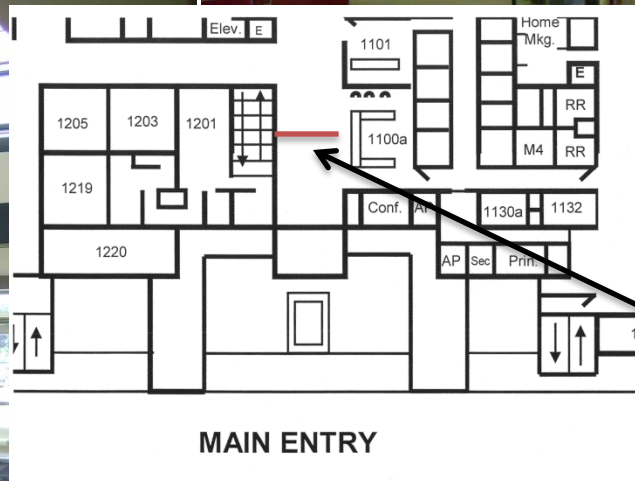
At TES, WCES and RES the entrance hallway is open and nothing prevents access to the building.



Proposed Security vestibule

# Project: District Wide Additions and Renovations

The security vestibule at THS will be configured similarly to TMHS



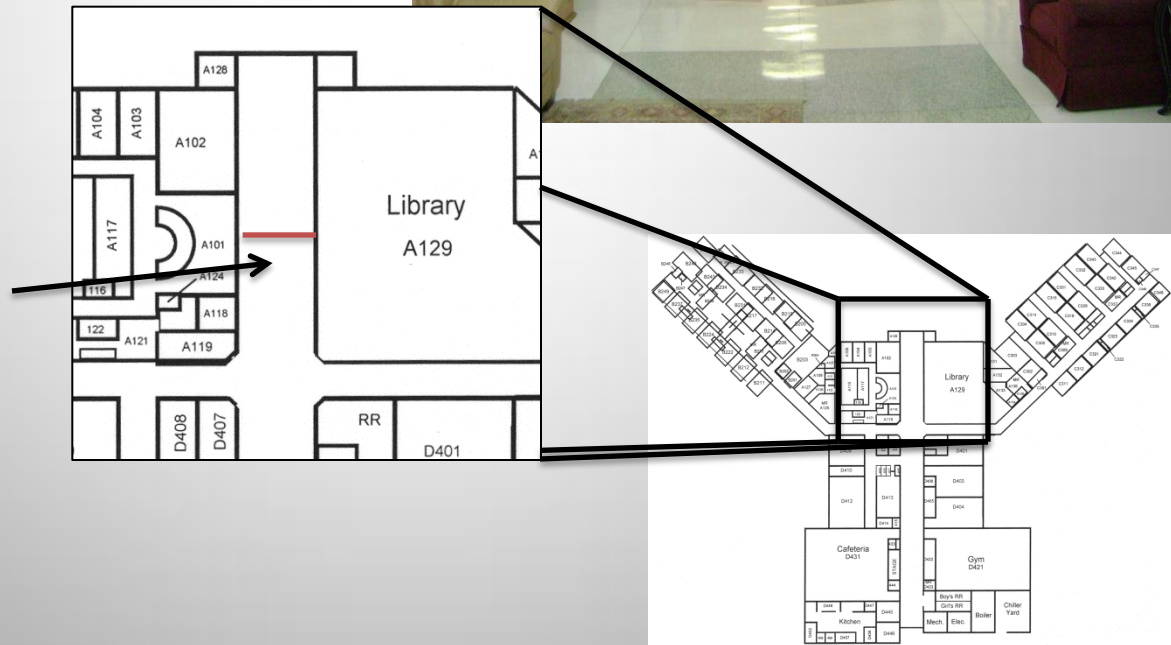


# Project: District Wide Additions and Renovations

At NIS, a security vestibule can be added, and additional work will be required to reconfigure the entrance to the Reception area and library.



Proposed Security vestibule location





# Project: District Wide Additions and Renovations

The security vestibule location at TJH will require the entrance to the reception and registrars' areas to be reconfigured. At WWJH, this area is open and will not require the entrances to be reconfigured.



Proposed Location of Security Vestibule.

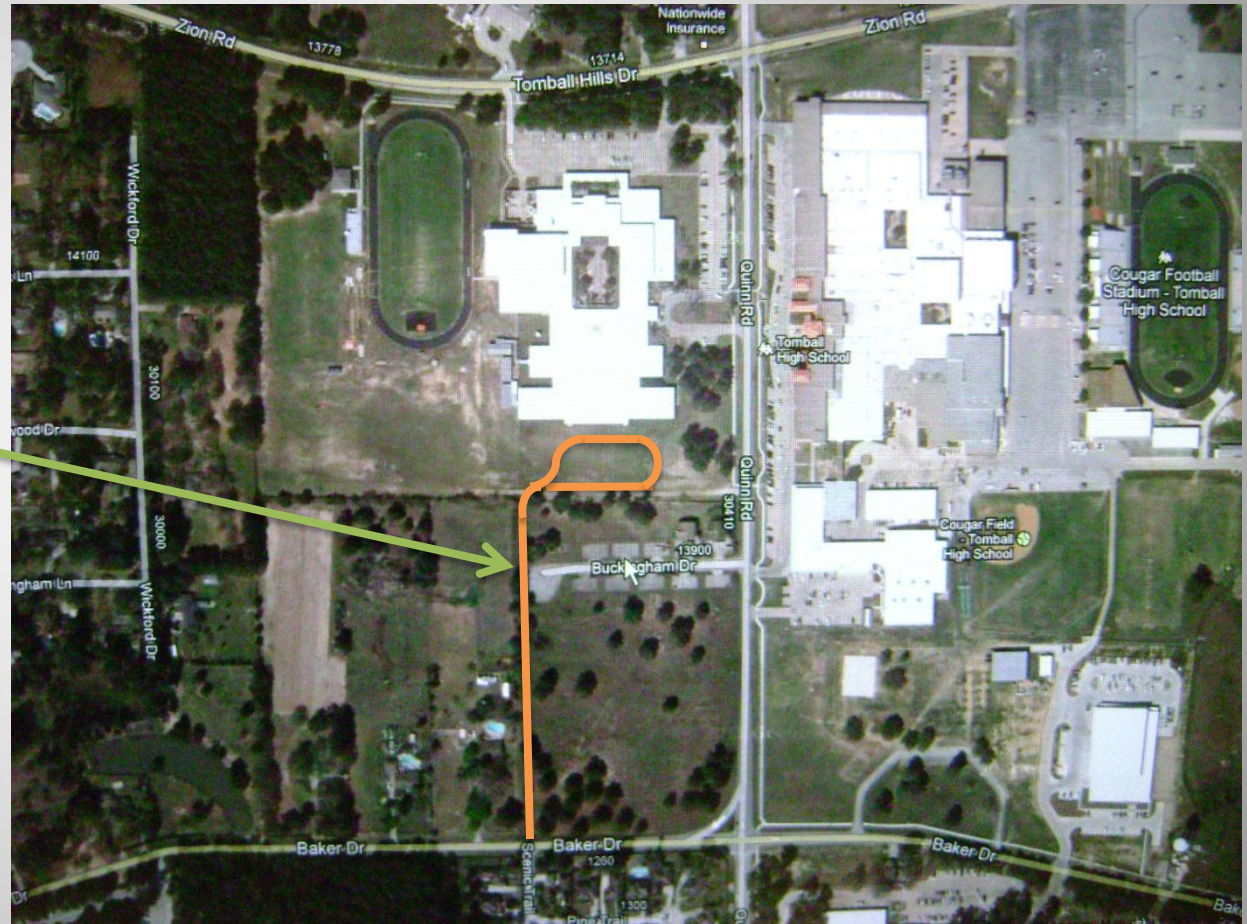
Existing store front to be removed.

# Project: Expansion and Parent Drives

- **Scope:** A bus drive will be added behind NIS to serve NIS and WCES, alleviating the congestion during peak loading and unloading times. Additionally, a parent drive will be added at TJHS to reduce the congestion along Quinn Road.
- **Why:** Currently, there is very little “stack” space at these campuses to accommodate parent pick up and drop off. This is affecting traffic on Northpointe Boulevard. By adding a bus drive at the back of NIS that would go between NIS and WCES, the existing bus drop offs could be used as parent pick up and drop off, alleviating some of the congestion along Northpointe Boulevard. The addition of a parent drop off and pick up drive on the South side of the school connecting to Baker Drive would offer additional stack space, thus reducing the congestion on Quinn Road.
- **Schedule:** The design and construction of this project would begin in 2016 and would be complete in 2017.
- **Project Cost:** \$1,151,102

# Project: Expansion and Parent Drives

Proposed Parent  
drive at TJHS.





## Project: Expansion and Parent Drives

## Proposed Bus drive at WCES/NPI.



# Ancillary Projects



# Project: Athletics Updates

- **Scope:** Replace the existing track at THS which has reached its replacement cycle. Add artificial turf at the Tomball Stadium and TMHS Competition Field.
- **Why:** With TMHS and THS both playing Varsity games at the Tomball Stadium, the need to have artificial turf at this venue has become an necessity. The existing grass field is not able to recover if there is a large rain storm before or during games. The current turf grass field was planted in 1995. There is no under ground drainage, and the field gets saturated on the North east side on the 20 yard line and the north west side at the 30 yard line. This makes conditions less than ideal for teams to practice and compete. The track (originally installed in 1998) was patched, top coated and re-stripped in 2009. This patch and top coat extended the life of the track, but it is now past its life cycle of 10 years. Patching and top coating is no longer an option, and the track will need to be stripped down to the asphalt base and replaced.
- **Schedule:** The design and construction of the track and field turf would begin in 2015 and would be completed at the beginning of the 2016/2017 school year.
- **Project Cost:** \$5,375,009

# Project: Athletics Updates

Tomball Stadium: The track surface needs to be replaced. The track is especially worn on the inside lane.

Tomball Stadium: Artificial turf will allow games to be played even after severe rain.



# Project: Athletics Updates

The grass turf at TMHS will be salvaged to be used elsewhere in the district. The installation of the Artificial turf will help players become accustomed to playing on the surface.



# Project: Athletics Additions

- **Scope:** Add weight rooms at TJHS and WWJHS.
- **Why:** Currently, the Junior High School teams are using modular buildings and store rooms as auxiliary weight rooms. The original weight rooms have become too small to handle the increased demand for training space. These auxiliary facilities are not adequately ventilated or set up to handle the weight equipment. These buildings would be stand alone structures.
- **Schedule:** The design and construction of these facilities would begin in 2015 and would be open at the beginning of the 2016/2017 school year.
- **Project Cost:** \$1,107,197



# Project: Athletics Additions

Proposed Weight Room Location at TJHS.





# Project: Athletics Additions

Proposed Weight  
Room Location at  
WWJH.



# Project: Bus Barn Additions

- **Scope:** Expansion of the driver's lounge and additional parking for drivers and buses.
- **Why:** An increase in student enrollment and the need for additional buses to accommodate 4 new campuses. Overall, an additional 30 buses will be needed for growth until 2018. These buses and the additional parking for staff would be approximately 20,000 SF of 8" paving. The additions made in 2009 allow for an additional 20 Buses, and of these spaces, only 5 are open. Additional space will be needed to accommodate the increase in the number of bus drivers. Drivers also meet at the Bus Barn lounge in the mornings and afternoons to get route assignments and to hold safety and training meetings. The current lounge can seat approximately 130 staff members. The lounge area will be expanded by approximately 2,300 SF. This increased area will increase the seating capacity to accommodate 260 staff.
- **Schedule:** The design and construction of additions to this building would begin in 2014 and would be open in 2016.
- **Project Budget:** \$1,062,863

# Project: Bus Barn Additions

Buss Barn addition: this would handle the increase in drivers.



Bus parking and staff parking location.

# Project: Ag Project Barn Phase 2

- **Scope:** Add a 2<sup>nd</sup> Building at the Ag Project Barn to accommodate additional student projects.
- **Why:** The current Ag Project Barn has reached its maximum capacity. With increased interest in this program and the additional student enrollment, a 2<sup>nd</sup> project barn will need to be added to accommodate the influx of new students. The 2<sup>nd</sup> Barn was allowed for during the planning on phase 1, and this building will be approximately 20,000 SF and house the steers. The existing steer area will be reconfigured to accommodate the small animals (Smaller pens will be installed to accommodate the sheep and hogs).
- **Schedule:** The design and construction of the new building would begin in 2014 and would be open at the beginning of the 2016/2017 school year.
- **Project Cost:** \$ 4,172,697



# Project: Ag Project Barn Phase 2

Proposed location of Future Ag Barn. This barn would accommodate Steers, while the existing barn would be reconfigured to house the Lambs and Hogs.

