



SPRING BRANCH ISD

Athletics and Arts Capital Improvements Plan

Special Board Meeting – January 29, 2025

Purpose

The following information presented is **Scenario #3** for consideration which includes scope of work and associated cost estimates at the High Schools and District-Wide Athletic Facilities.

Agenda – Scenario #3

- High Schools – Interior & Exterior Scope, Design Concepts
- Reggie Grob Stadium – Scope & Design Concepts
- New Natatorium – Design Concepts & Site Considerations
- Don Coleman Coliseum – Scope & Design Concept
- Darrell Tully Stadium – Scope & Design Concepts
- Comprehensive Cost Estimate Summary
- Potential Bond Propositions
- Next Steps

Additional Information – Scenario #3

- High School Exterior Costs Inclusive of Scenario #2 Considerations:
 - Synthetic Turf Practice Field
 - Life-cycle Replacement of Synthetic Turf Practice Field
- Memorial High School Gymnasium Analysis
- Stratford High School Softball & Practice Field Analysis
- Natatorium at Tully Stadium – Site Analysis (*4th Site Option*)
- Tully Stadium – Seating Capacity Levels Analysis

**High Schools:
Interior and Exterior Scope,
Design Concepts**

High School Gymnasium Analysis

Facility	Gymnasium	Square Footage	Court Length (Baseline to Baseline)	Court Width (Sideline to Sideline)	Bleacher Capacity
Memorial High School	Gymnasium 1 – Competition	10,700	84'	50'	830 (8 ADA)
	Gymnasium 2 – Practice	8,950	84'	50'	234 (4 ADA)
	Gymnasium 3 – Auxiliary	6,900	94'	50'	164 (4 ADA)
Northbrook High School	Gymnasium 1 – Competition	12,600	94'	50'	608 (8 ADA)
	Gymnasium 2 – Practice	8,500	94'	50'	312 (6 ADA)
	Gymnasium 3 – Auxiliary	9,400	84'	50'	N/A
Spring Woods High School	Gymnasium 1 – Competition	11,200	94'	50'	704 (4 ADA)
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	Gymnasium 3 – Auxiliary	7,500	94'	50'	N/A
Stratford High School	Gymnasium 1 – Competition	12,600	94'	50'	1032 (11 ADA)
	Gymnasium 2 – Practice	8,400	94'	50'	428 (7 ADA)
	Gymnasium 3 – Auxiliary	9,200	84'	50'	N/A

Memorial High School – Limitations & Challenges

- Consider SBISD current Memorial High School Master Planning
- Campus divided by Echo Lane creating east and west campuses
- Physical site constraints and impact on functionality of campus and exterior athletics fields
- Complexity of construction and cost impact is heightened due to density of site
- Existing utility infrastructure and easements along Gaylord Drive constraining athletics at track & field stadium
- Consider SBISD future CTE Project Planning (2022 Bond)



Memorial High School – Site Aerial (West Campus)



Memorial High School – Site Aerial (East Campus)



Memorial High School – Interior

SCENARIO #3

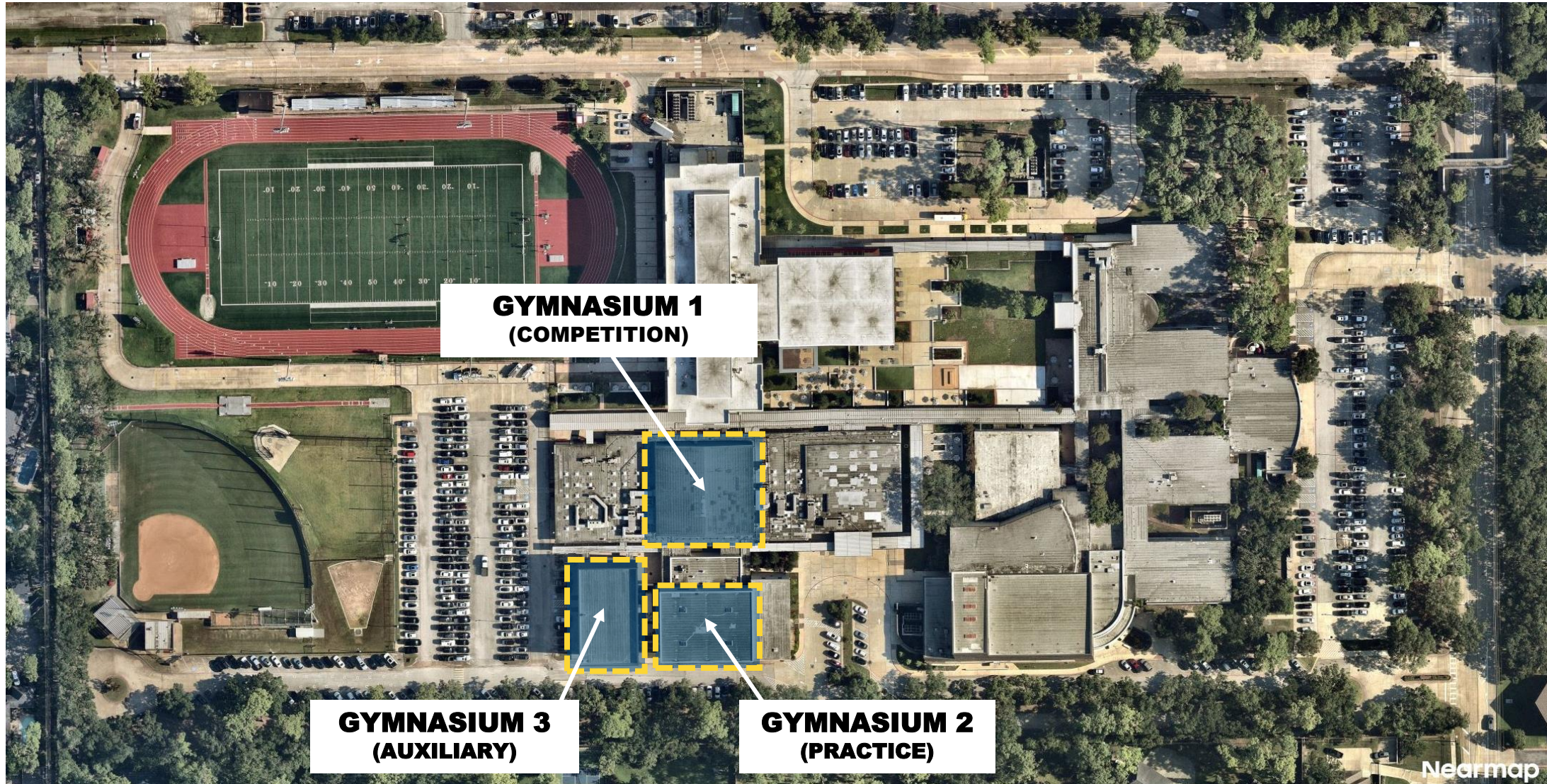
- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate practice gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate auxiliary gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems, (4) additional goals
- Rebuild one gymnasium to 94-foot court length with increased seating capacity
- Upgrade interior lighting to LED at gymnasiums, locker rooms, weight room, and athletic support spaces
- Locker rooms, training rooms, and coaching offices renovations and improvements to include lockers, casework, fixtures and finishes
- New campus wide graphics and branding package

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*

**Further discussion to occur regarding master plan of MHS and future district bond program affecting MHS land utilization and potential athletic facility planning.*



Memorial High School – Gymnasium Locations



Memorial High School - Gymnasium Analysis

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Memorial High School – Gymnasium Considerations

Existing Competition Gymnasium Feasibility – SEVERE IMPACT

- 2-year disruption in utilizing competition gymnasium and adjacent boys' and girls' locker rooms, classrooms, offices, and other support areas
- 2-year disruption will create necessity for temporary swing space (i.e., portable buildings) on site to accommodate locker rooms, offices, and other displaced programs
- Core building utility infrastructure would be severely impacted due to internal location of competition gymnasium
- Internal location creates extreme challenges for construction access and rebuild activity
- No loss of existing parking spaces

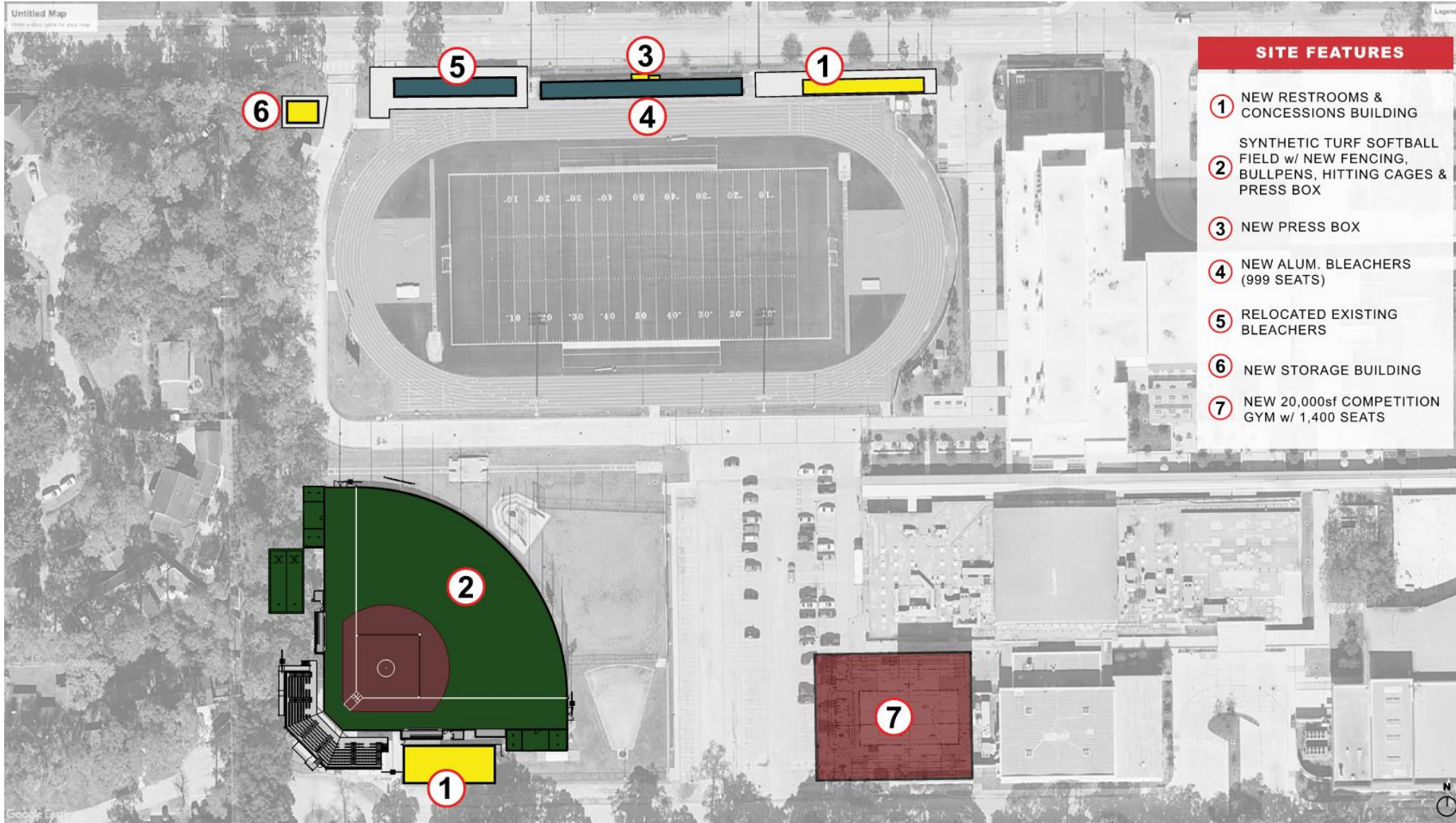
Existing Practice Gymnasium Feasibility – MODERATE IMPACT

- Severely limited space for rebuild of competition gymnasium between auxiliary gymnasium and new parent drop-off
- Inability to relocate parent drop-off, also utilized for emergency vehicle access
- New dance room would have to be relocated
- Loss of existing parking spaces due to rebuild of dance room

Existing Auxiliary Gymnasium Feasibility – MINIMAL IMPACT

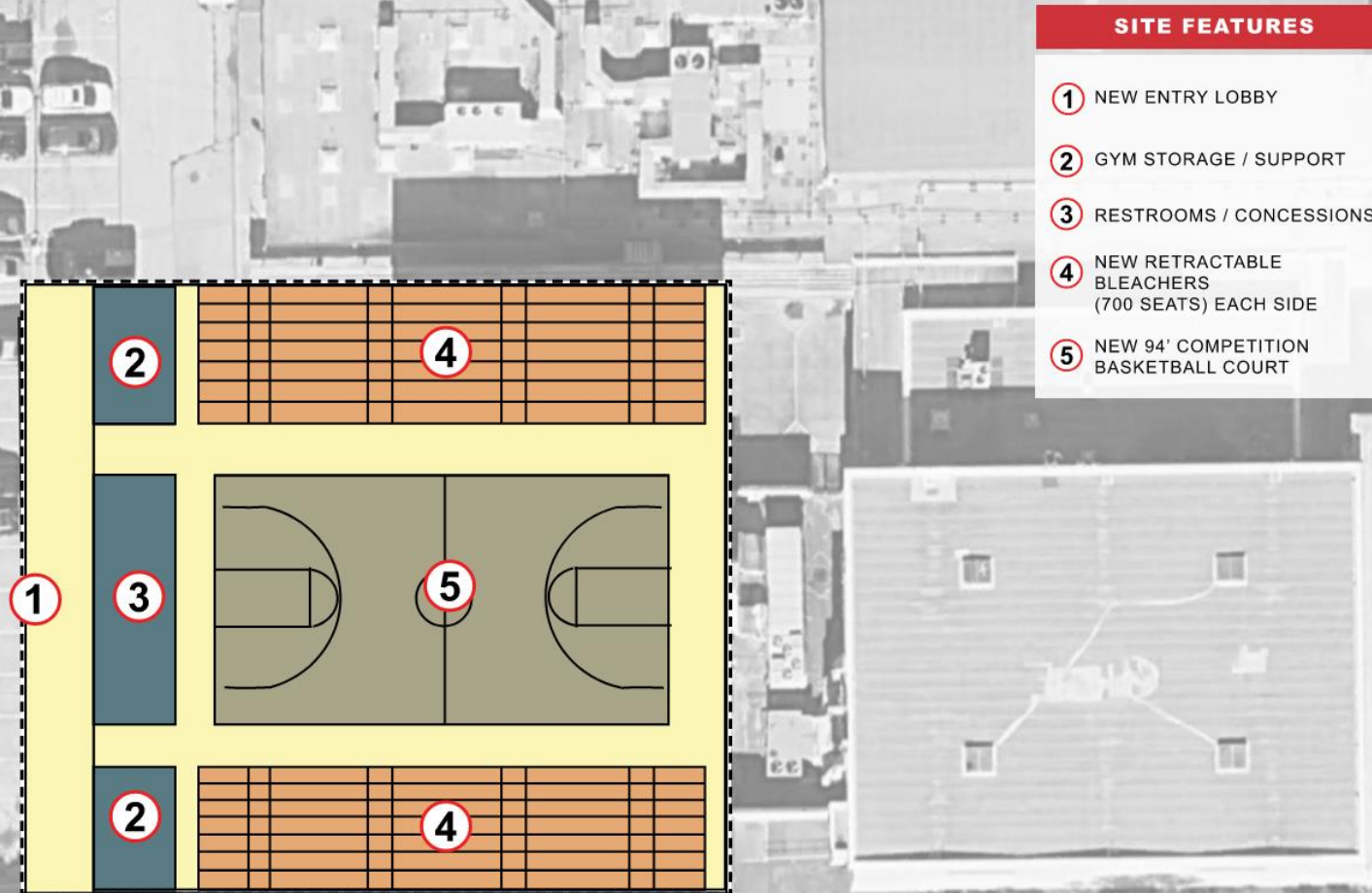
- Building utility infrastructure would be less impacted due to corner location of auxiliary gymnasium
- Optimal for construction access and rebuild activity (i.e., corner of campus, 2 perimeter walls)
- Minimally disruptive to the operation of campus due to functionality of auxiliary gym; no disruption in use of competition gym and associated spaces
- Loss of existing parking spaces

Memorial High School – Gymnasium Location



Memorial High School – Gymnasium Conceptual Plan

Overall Capacity: 1,400



Memorial High School – Exterior

SCENARIO #3

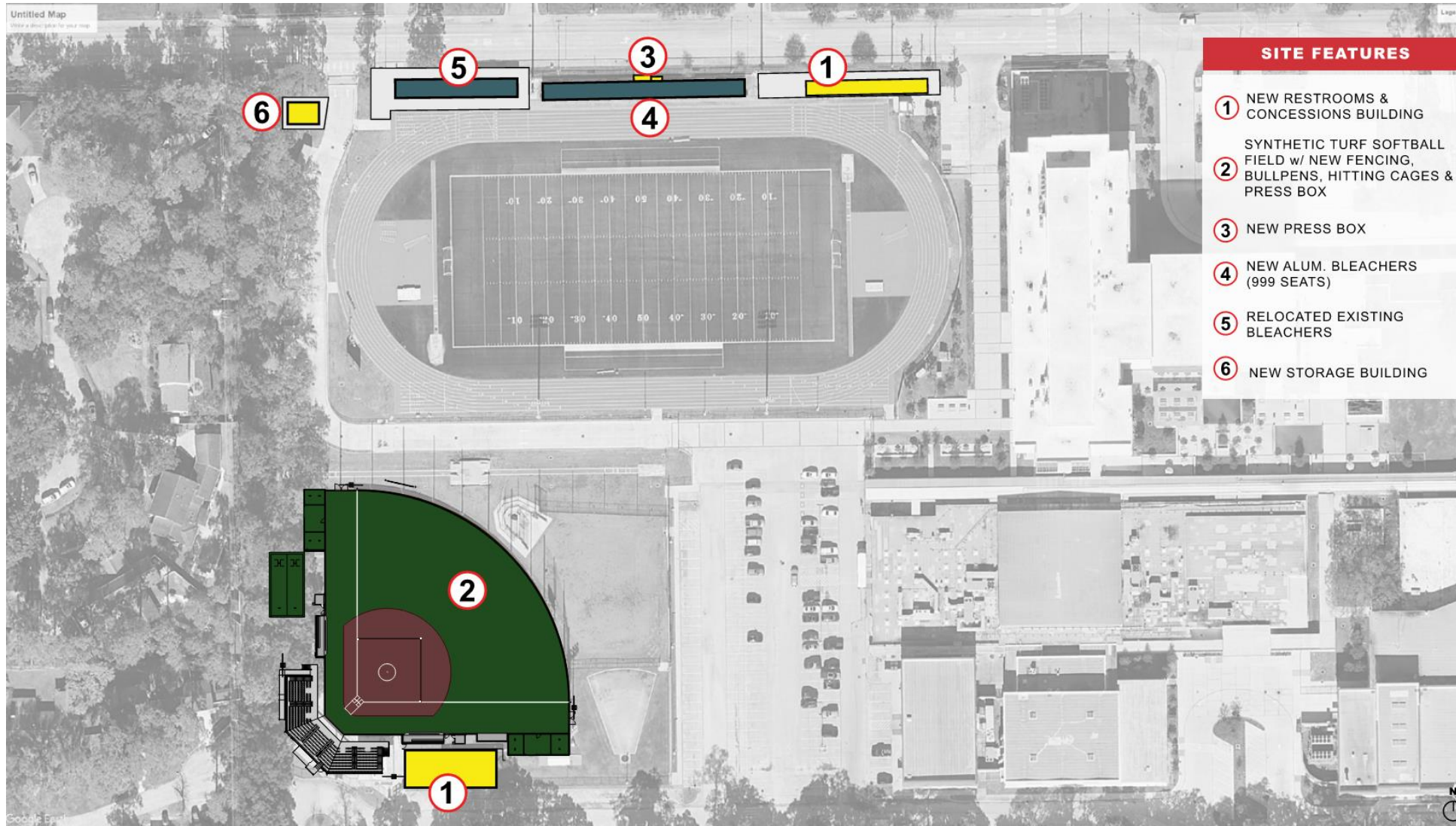
- Installation of new LED sports lighting and supporting audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Synthetic turf baseball & softball field (includes batting cages, dugouts, fencing, netting and pole systems)
- Replace existing baseball press box, finish replacement and upgrades at existing concessions/restrooms
- Provide new softball press box, concession and restroom and storage building, and provide new elevated wrap around bleacher systems
- Provide new press box at football/soccer/track stadium with elevated bleachers and construct new building to include restrooms, concessions, and storage
- Convert existing practice field to synthetic turf
- Life-cycle refresh for track, synthetic turf playing field, synthetic turf baseball and softball fields, and tennis surfacing* (Anticipated prior to 2030)

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



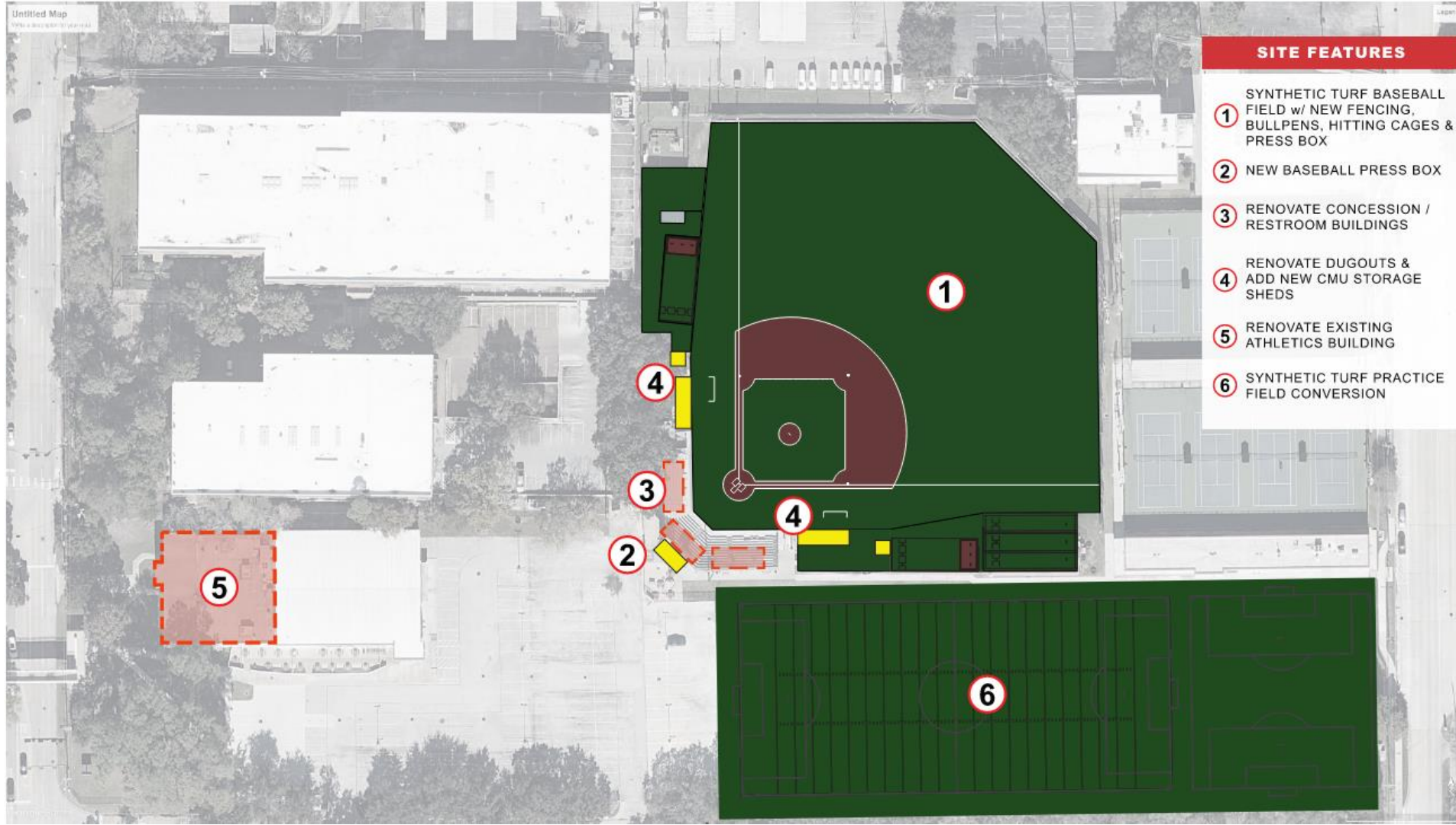
Memorial High School – Conceptual Plan (West)

SCENARIO #3



Memorial High School – Conceptual Plan (East)

SCENARIO #2



Memorial High School – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Memorial High School – Interior	\$18,116,166.60
Memorial High School – Exterior	\$30,979,295.00
Total Construction Cost Estimate*	\$49,095,461.60
Replacement Competition Gymnasium	\$20,000,000.00
Total Construction Cost Estimate*	\$69,095,461.60

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*



Northbrook High School – Limitations & Challenges

- Physical site constraints and impact on functionality of campus and exterior athletics fields
- Constraints at softball (i.e. accessibility, location, limited expansion)
- Number of tennis courts does not meet District standard
- Parking constraints and traffic challenges around Raider Circle
- 2 existing major easements on property (1 gas, 1 power)
- Consider SBISD future CTE Project Planning (2022 Bond)



Northbrook High School – Site Aerial



Northbrook High School – Interior

SCENARIO #3

- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems.
- Renovate practice gymnasium to include: new ceiling system, new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems.
- Renovate auxiliary gymnasium to include: new wood athletic floor, new bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems.
- Upgrade interior lighting to LED at gymnasiums, locker rooms, weight room, and athletic support spaces
- Locker rooms, training rooms, and coaching offices renovations and improvements to include lockers, casework, fixtures and finishes
- New weight room addition (approx. 5000 SF)
- New campus wide graphics and branding package
- Gym concession stand reconfiguration and renovation (approx. 350 SF)

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*

**Further discussion to occur regarding existing 2022 CTE bond program affecting NHS land utilization and potential athletic facility planning.*



Northbrook High School – Gymnasium Locations



Northbrook High School - Gymnasium Analysis

Facility	Gymnasium	Square Footage	Court Length (Baseline to Baseline)	Court Width (Sideline to Sideline)	Bleacher Capacity
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Northbrook High School – Exterior

SCENARIO #3

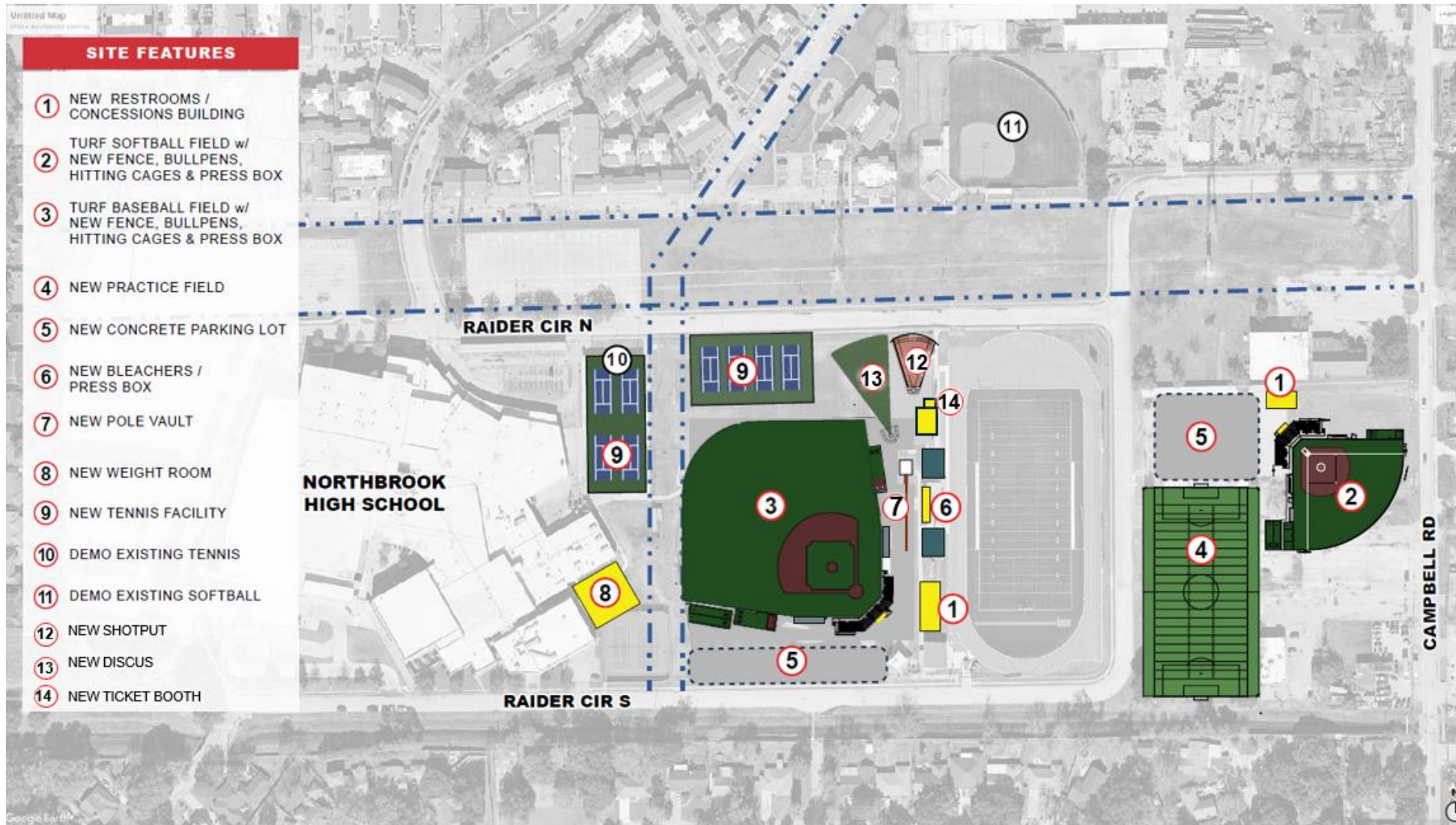
- LED sports lighting and audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Synthetic turf baseball & softball field (includes backstop walls, batting cages, dugouts, fencing, netting and pole systems)
- Provide new press box at football/track/soccer stadium with expanded bleachers and capacity
- Construct two new ticket booths at north and south stadium entrances
- Construct new standalone athletic storage building
- Rebuild and relocate existing tennis courts (6), add two (2) new courts
- Relocate softball field to new location with new support restroom/concession building, press box, parking
- Reconfigure baseball field with new support restroom/concession building, press box, parking
- Provide new band tower
- Construct new practice field adjacent to new softball facility and provide new shot put and discus
- Upgrade new practice field to synthetic turf
- Life-cycle refresh for track, synthetic turf playing field, and synthetic turf baseball and softball fields* (Anticipated prior to 2030)

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



Northbrook High School – Conceptual Plan

SCENARIO #3



Northbrook High School – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Northbrook High School – Interior	\$16,408,699.90
Northbrook High School – Exterior	\$39,620,145.43
Total Construction Cost Estimate*	\$56,028,845.33

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*



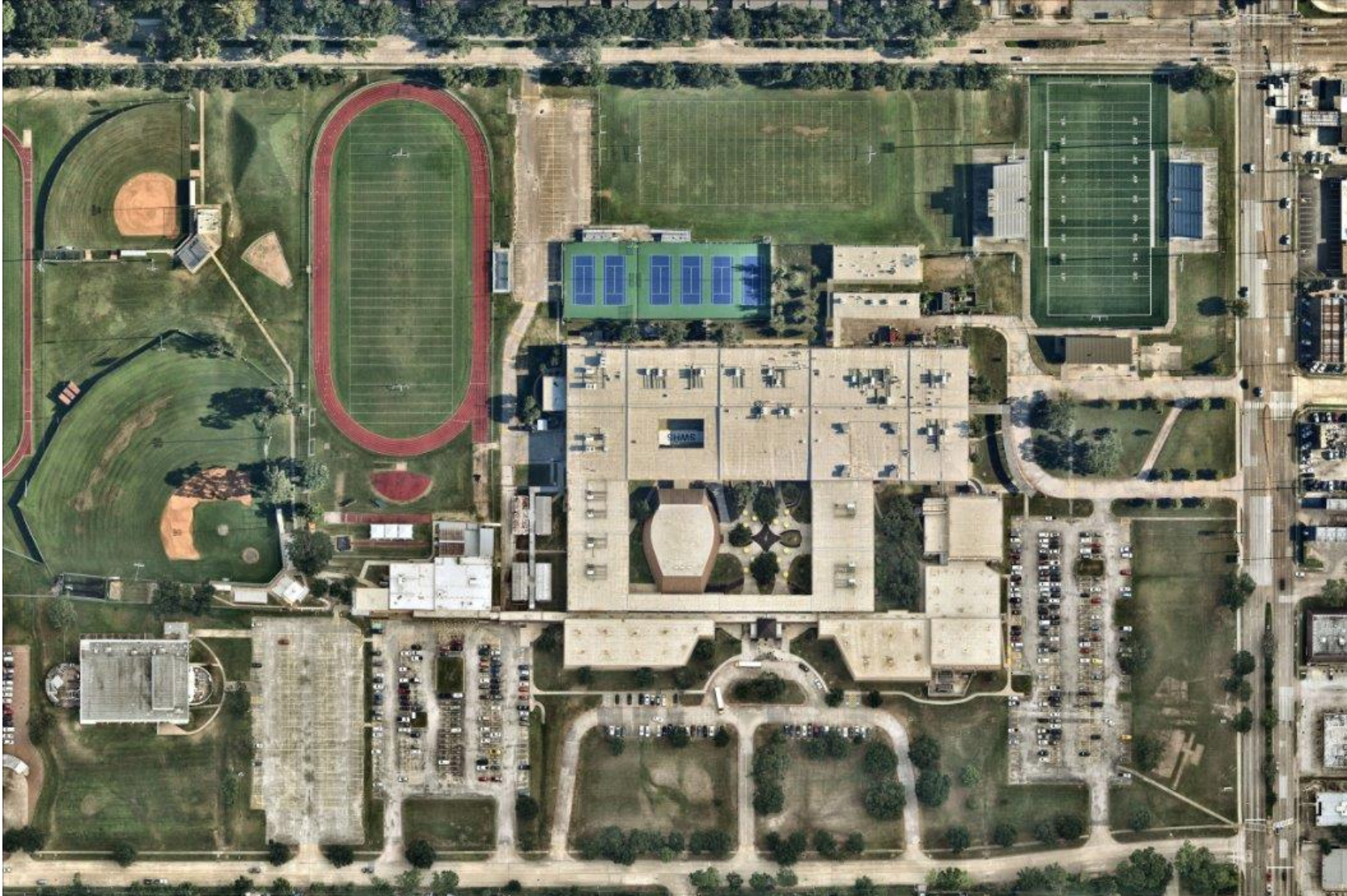
Spring Woods High School – Limitations & Challenges

SCENARIO #3

- District shared-use of onsite football and soccer stadium
- Non-standard track (i.e. condition, shape, lanes)
- Parking limitations (i.e. location and size)
- Number of tennis courts does not meet District standard
- Consider SBISD future CTE Project Planning (2022 Bond)
- Consider SBISD Spring Woods High School Master Planning



Spring Woods High School – Site Aerial



Spring Woods High School – Interior

SCENARIO #3

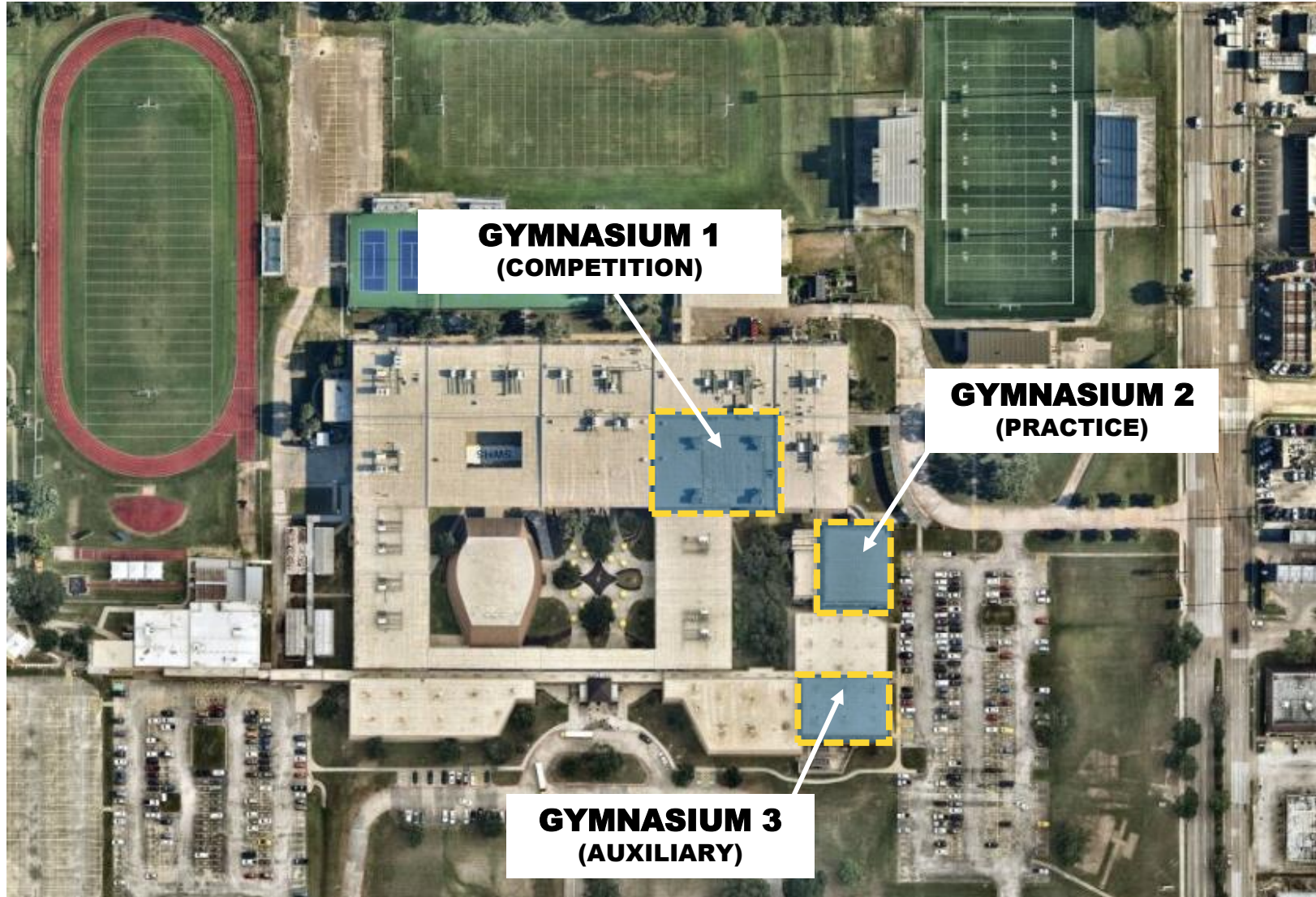
- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to coaches' new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate practice gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate auxiliary gymnasium to include: new wood athletic floor, new bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Provide additional restrooms, visiting dressing rooms, and associated support spaces to serve competition and auxiliary gymnasiums (1 & 2)
- Upgrade interior lighting to LED at gymnasiums, locker rooms, weight room, and athletic support spaces
- Locker rooms, training rooms, and coaching offices renovations and improvements to include lockers, casework, fixtures and finishes
- Reconfiguration, renovation, and expansion of weight room and associated support spaces
- New campus wide graphics and branding package

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*

**Further discussion to occur regarding master plan of SWHS and future district bond program affecting SWHS land utilization and potential athletic facility planning.*



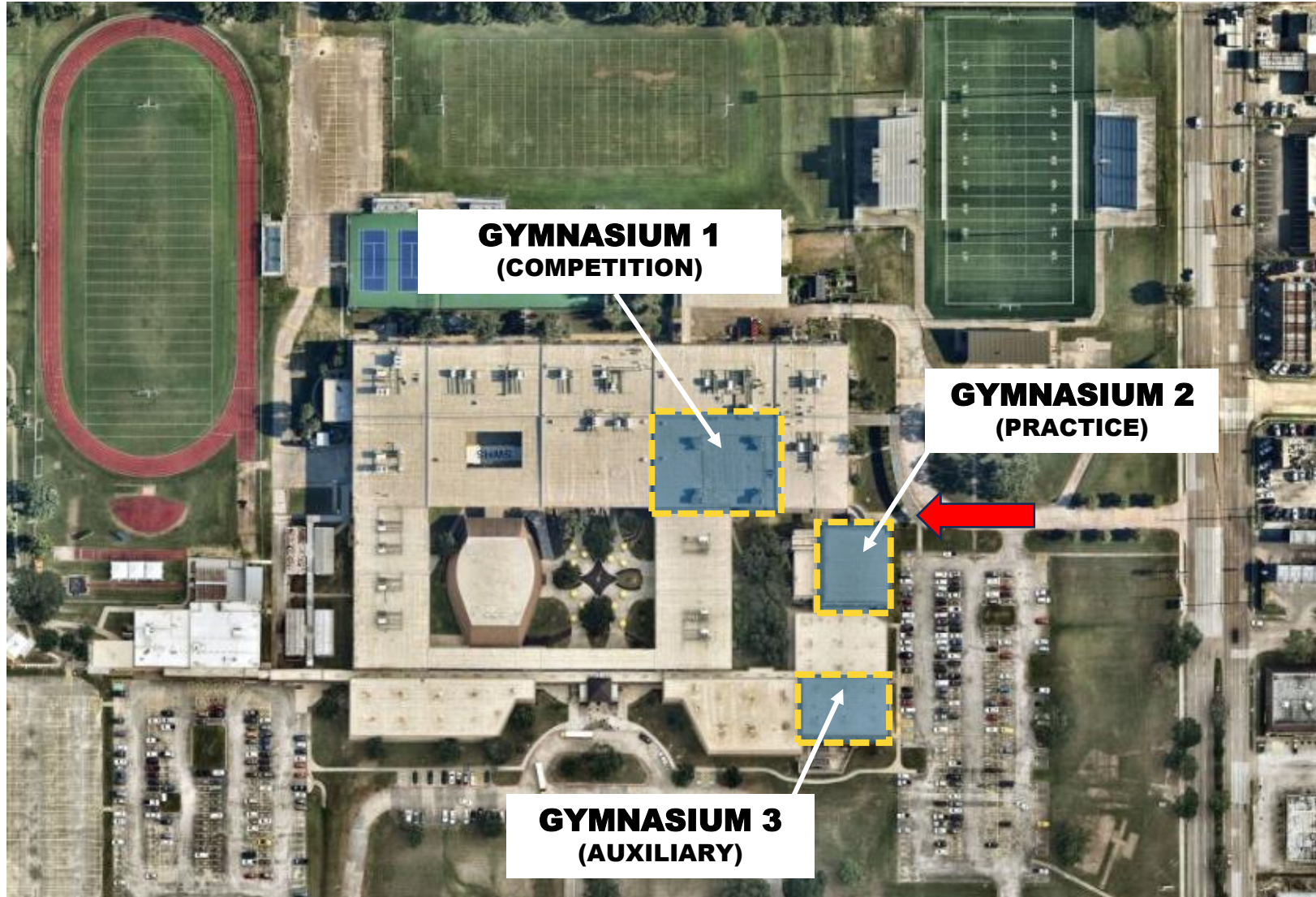
Spring Woods High School – Gymnasium Locations



Spring Woods High School - Gymnasium Analysis

Facility	Gymnasium	Square Footage	Court Length (Baseline to Baseline)	Court Width (Sideline to Sideline)	Bleacher Capacity
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Spring Woods High School – Gymnasium Locations



Spring Woods High School – Exterior

SCENARIO #3 (NATATORIUM TO BE RELOCATED)

- Installation of new LED sports lighting and supporting audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Rebuild and install synthetic turf baseball & softball fields (includes backstop walls, batting cages, dugouts, fencing, netting and pole systems)
- New district standard 8 lane track and competition synthetic turf field
- Provide new press box at football/track stadium with expanded bleachers and new building (shared with softball) to include restrooms, concessions and storage
- Rebuild existing tennis courts (6) and add two (2) new courts
- Re-align existing on-site drive lane and site paving to accommodate athletic improvements
- Construct new standalone athletic storage facility
- Provide new band tower
- Expanded parking to increase capacity at stadium
- Life-cycle refresh for synthetic turf stadium playing field, and synthetic turf baseball and softball fields* (Anticipated prior to 2030)

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**Further discussion to occur regarding master plan of SWHS and future district bond program affecting SWHS land utilization and potential athletic facility planning.*



Spring Woods High School – Exterior

SCENARIO #3 CONTINUED (NATATORIUM TO BE RELOCATED)

- New parking lots for baseball, softball, track, football, and tennis
- Relocate and rebuild new sod practice field
- Provide new shared baseball & softball support building
- Improved efficiency and land use for future SWHS Master Plan

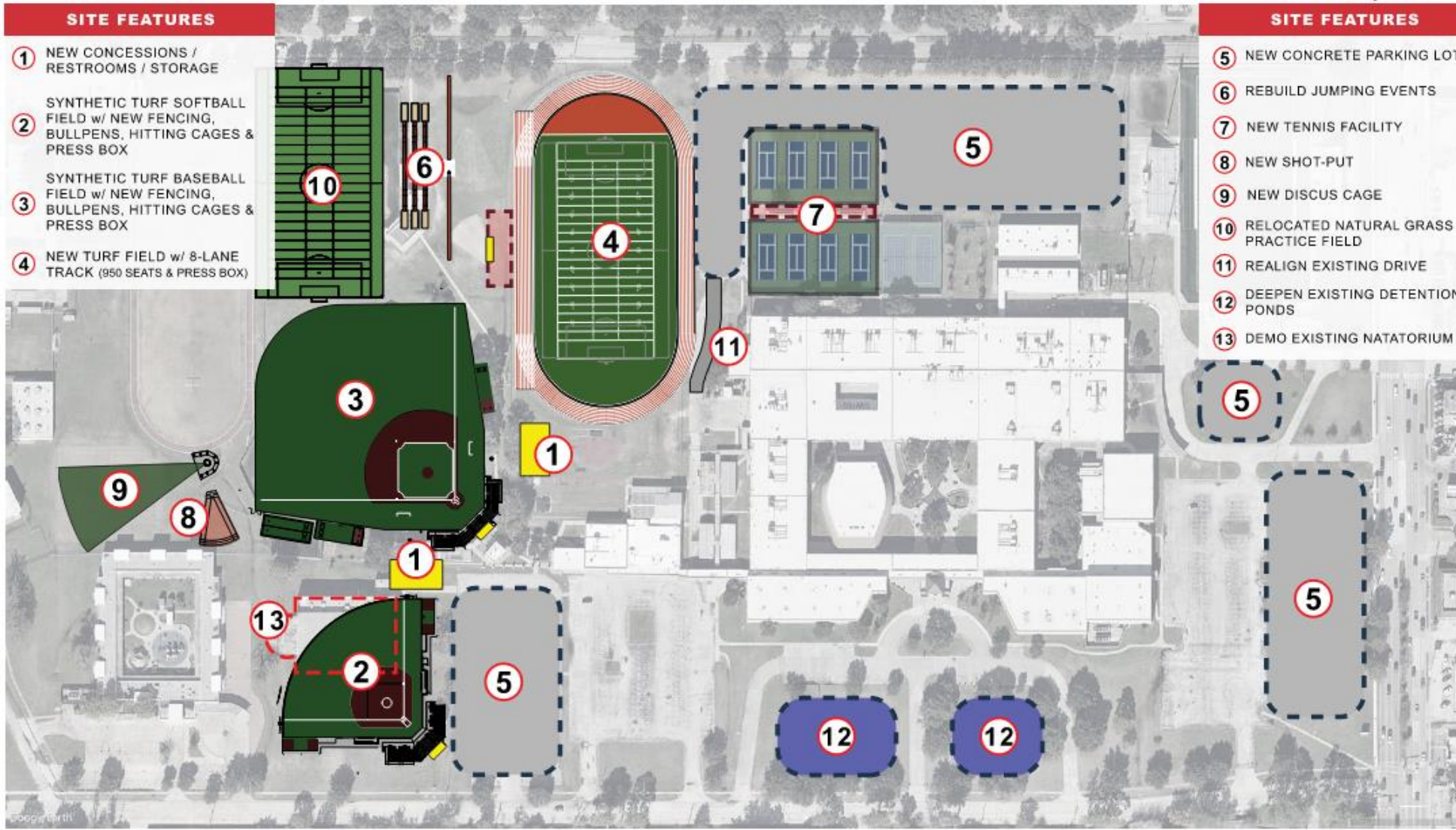
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Spring Woods High School – Conceptual Plan

SCENARIO #3 (New Natatorium at Alternate Location)



Spring Woods High School – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Spring Woods High School – Interior	\$14,487,578.25
Spring Woods High School – Exterior	\$42,328,291.50
Total Construction Cost Estimate*	\$56,815,869.75

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*



Stratford High School – Limitations & Challenges

- Physical site constraints and impact on functionality of campus and exterior athletics fields
- Softball located at Don Coleman Coliseum and constrained (i.e. accessibility, layout, limited expansion)
- Baseball constrained (i.e. accessibility, seating, adjacent spaces)
- Campus is divided by Fern Drive
- Consider SBISD CTE Project Design (2022 Bond)



Stratford High School – Site Aerial



Stratford High School – Interior

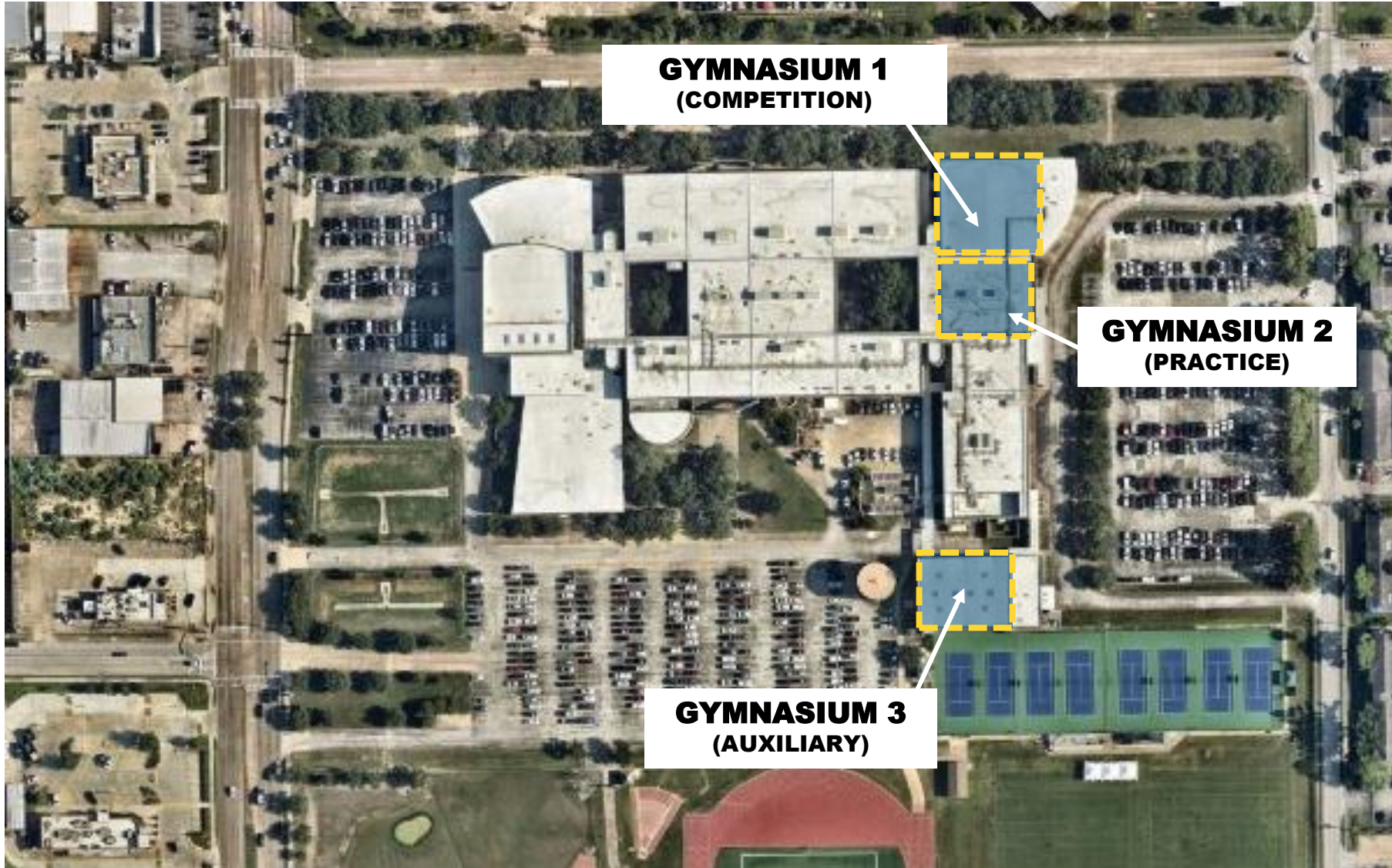
SCENARIO #3

- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to include: updated painting, new glass backboard basketball goal systems
- Renovate practice gymnasium to include: updated painting, new glass backboard basketball goal systems
- Renovate auxiliary gymnasium to include: new gymnasium flooring, new bleacher system, athletic wall padding, updated painting
- Upgrade interior lighting to LED at gymnasiums, locker rooms, weight room, and athletic support spaces
- Locker rooms, training rooms, and coaching offices renovations and improvements to include lockers, casework, fixtures and finishes
- New campus wide graphics and branding package

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Stratford High School – Gymnasium Locations



Stratford High School - Gymnasium Analysis

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Stratford High School – Exterior

SCENARIO #3

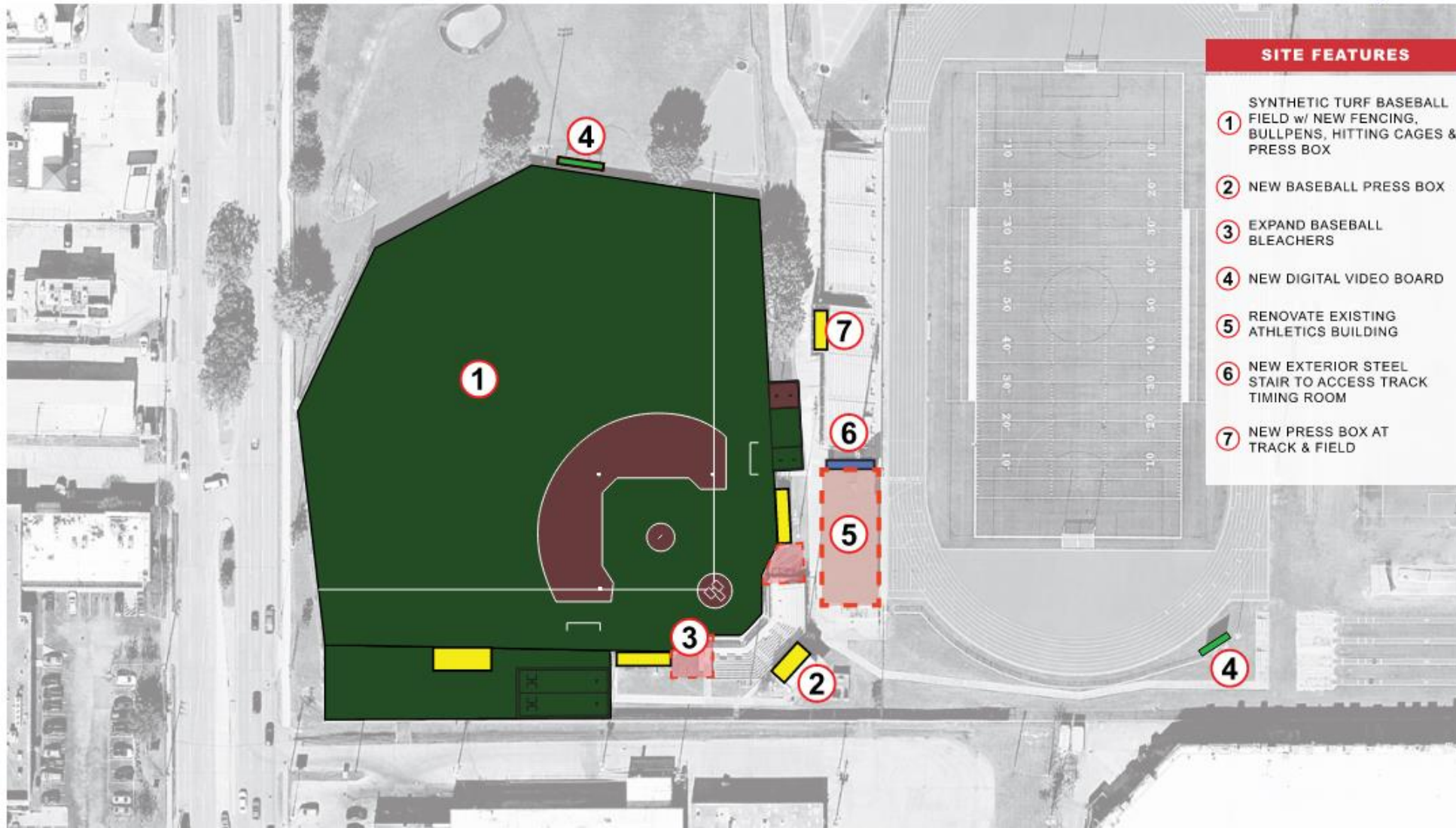
- LED sports lighting and audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Synthetic turf baseball (includes batting cages, dugouts, fencing, netting and pole systems)
- Reconfigured softball field to new location with synthetic turf, renovated existing support restroom/concession building, and new press box
- New press box at football/track stadium
- Renovations at stadium field house including finishes and equipment
- Add stair to existing field house to access film room level
- Provide new band tower
- Consideration to reconfigure two natural grass practice fields to accommodate one synthetic turf practice field and the possible relocation of softball field
- Construct new general use standalone athletic storage facility
- Life-cycle refresh for track, synthetic turf playing field, synthetic turf baseball and softball fields, and tennis surfacing* (Anticipated prior to 2030)

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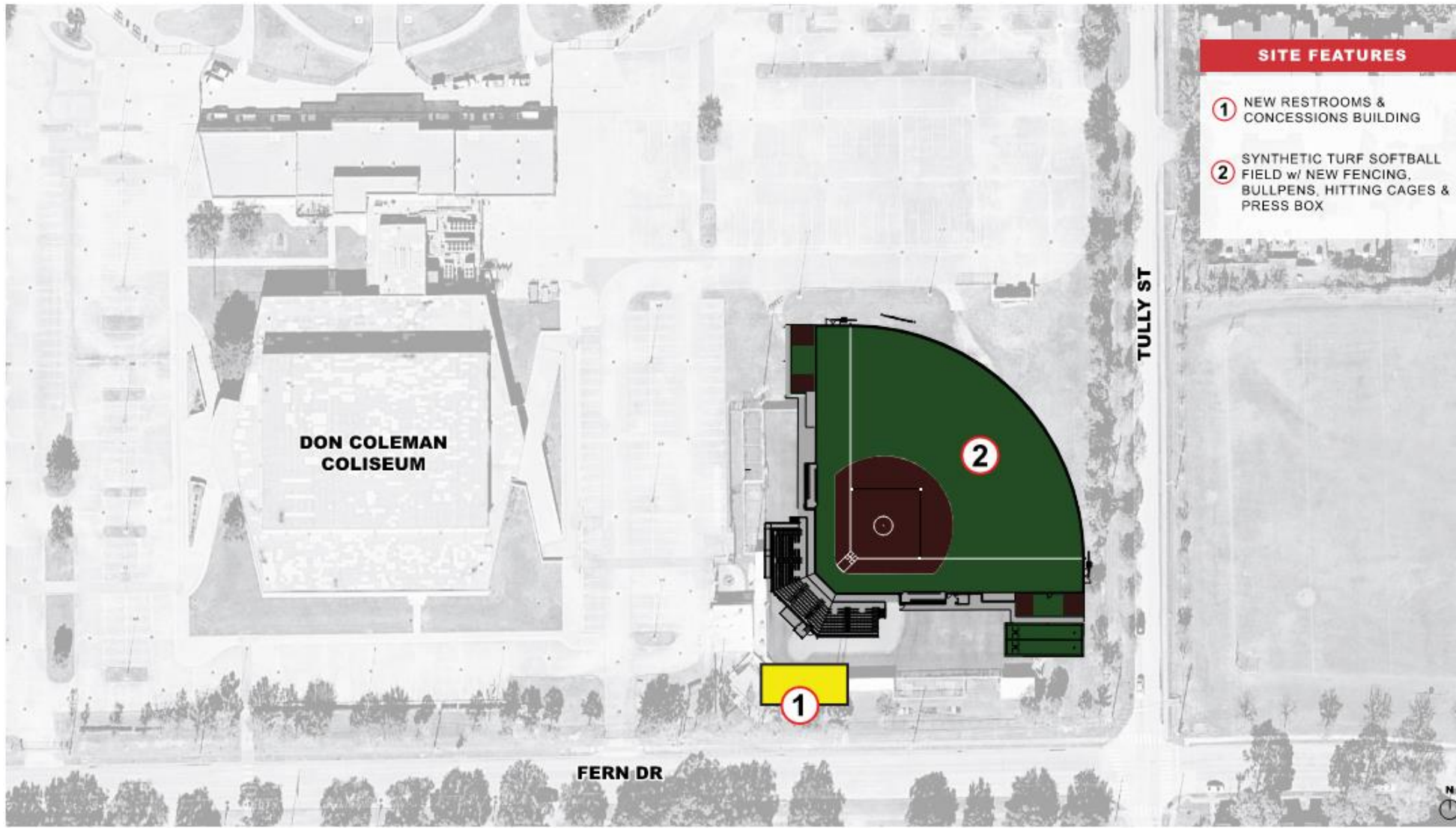
Stratford High School – Partial Conceptual Plan

SCENARIO #3



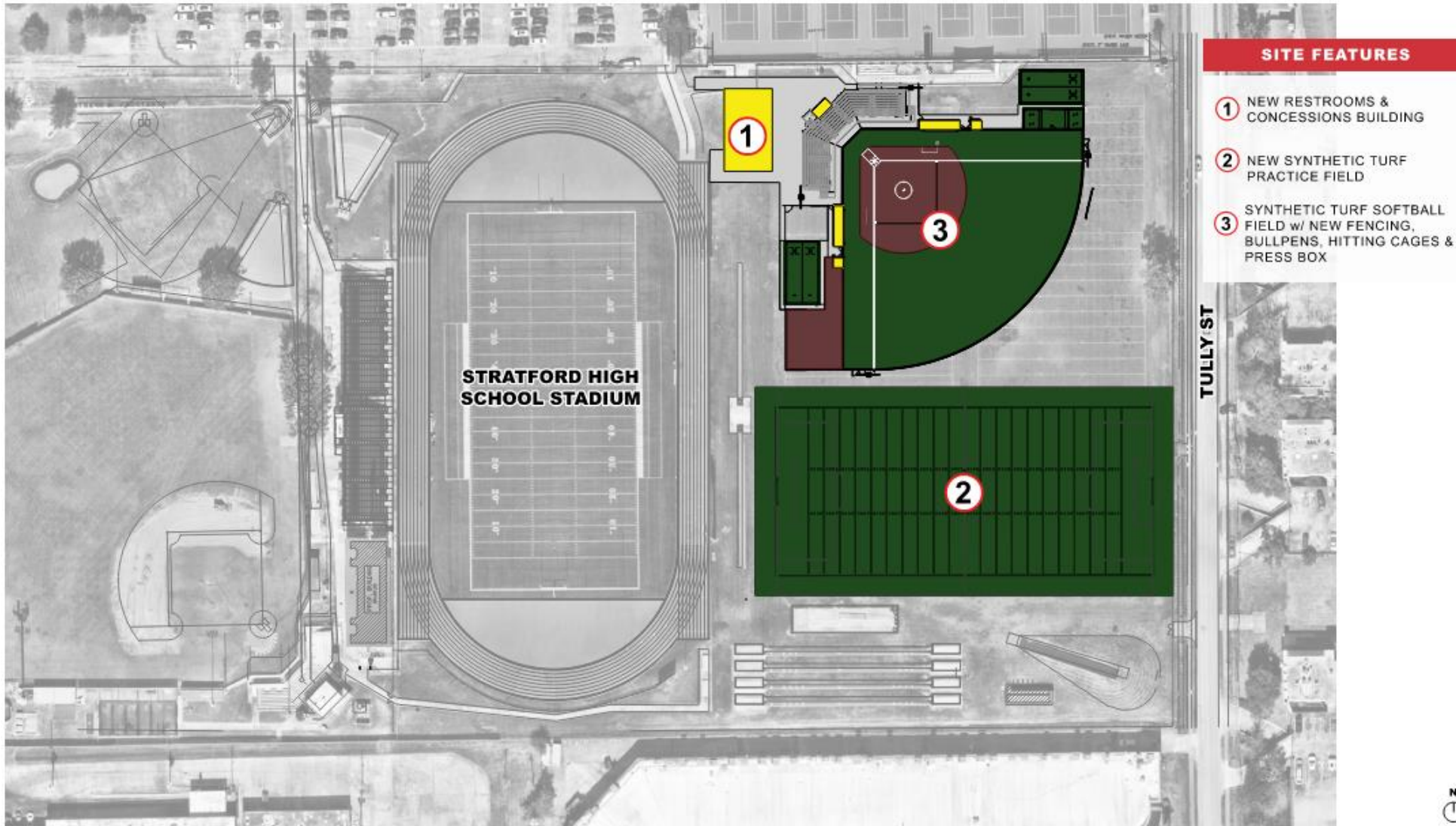
Stratford High School – Partial Conceptual Plan

SCENARIO #3 (OPTION A)



Stratford High School – Partial Conceptual Plan

SCENARIO #3 (OPTION B)



Stratford High School – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Stratford High School – Interior	\$12,102,256.00
Stratford High School – Exterior	\$33,387,104.00
Total Construction Cost Estimate*	\$45,489,360.00
Synthetic Turf Conversion: Practice Field**	\$4,300,000.00
Softball Field Relocation Options	TBD
Total Construction Cost Estimate*	\$49,789,360.00

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*

***Includes life-cycle replacement cost of synthetic turf.*



A wide-angle photograph of Reggie Grob Stadium under a clear blue sky. The stadium's seating bowl is visible, with green-painted concrete tiers. Two tall, silver light towers stand on either side of the stadium. In the background, there are trees and some buildings. The foreground is a green grassy field.

Reggie Grob Stadium: Scope and Design Concepts

Reggie Grob Stadium – Site Aerial



Reggie Grob Stadium – Limitations & Considerations

- Physical site constraints and impact on functionality of facility and exterior athletics field
 - Existing grandstand structure is not code compliant
 - Layout of grandstand structure restricts field width which hinders optimal usage for various sports
 - Recessed field requires storm water lift station
- Limited usage due to lack of locker room and support facilities in comparison to other Districtwide stadiums
- Serves multiple District athletic purposes
- Natural grass field limits frequency of usage and availability
- Limited parking



Reggie Grob Stadium

SCENARIO #3 – Option B (RENOVATION INCLUDING PARTIAL SEATING)

- Provide upgraded exterior sports lighting, audio/visual, and low-voltage systems
- Replace and upgrade to a new digital video board
- Replace existing lift station to include new pump system and enclosure
- New facility graphics and branding package
- Renovate east press box/restroom/storage buildings that may include roof replacement, window replacement, select finishes, LED lighting
- Renovate athletics' grounds building that may include roof replacement, window replacement, upgraded finishes, LED lighting, fire sprinkler system, new doors/openings, upgraded restroom fixtures/partitions, upgraded MEPT systems
- Provide comprehensive security package that may include updated entry infrastructure and security systems (i.e. cameras, alarms)
- Replace perimeter fencing and add fenced-in covered storage area for athletic equipment and vehicles
- Repair/replace existing asphalt parking lots on east and west of stadium to improve drainage, mitigate ponding water/low spots, and extend life-cycle

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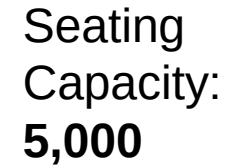
Reggie Grob Stadium

SCENARIO #3 – Option B (RENOVATION INCLUDING PARTIAL SEATING)

- Synthetic turf field
- Expanded field size to accommodate soccer and rugby
- New home side (west)
 - New pressbox
 - New bleacher seating (3,000 seat capacity)
 - New concessions
- Existing visitor side (east) to remain
 - Utilize existing bleacher seating (2,000 seat capacity)
 - Minor renovations to concessions
- Expand field at west wall
- New spectator, bus, and athletic grounds parking areas
- New game day fieldhouse
- New band plaza



SCENARIO #2



Reggie Grob Stadium

SCENARIO #3 – Option C (REBUILD)

- Provide upgraded exterior sports lighting, audio/visual, and low-voltage systems
- Replace and upgrade to a new digital video board
- Replace existing lift station to include new pump system and enclosure
- New facility graphics and branding package
- Renovate athletics' grounds building that may include roof replacement, window replacement, upgraded finishes, LED lighting, fire sprinkler system, new doors/openings, upgraded restroom fixtures/partitions, upgraded MEPT systems
- Provide comprehensive security package that may include updated entry infrastructure and security systems (i.e. cameras, alarms)
- Replace perimeter fencing and add fenced-in covered storage area for athletic equipment and vehicles
- Repair/replace existing asphalt parking lots on east and west of stadium to improve drainage, mitigate ponding water/low spots, and extend life-cycle

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



Reggie Grob Stadium

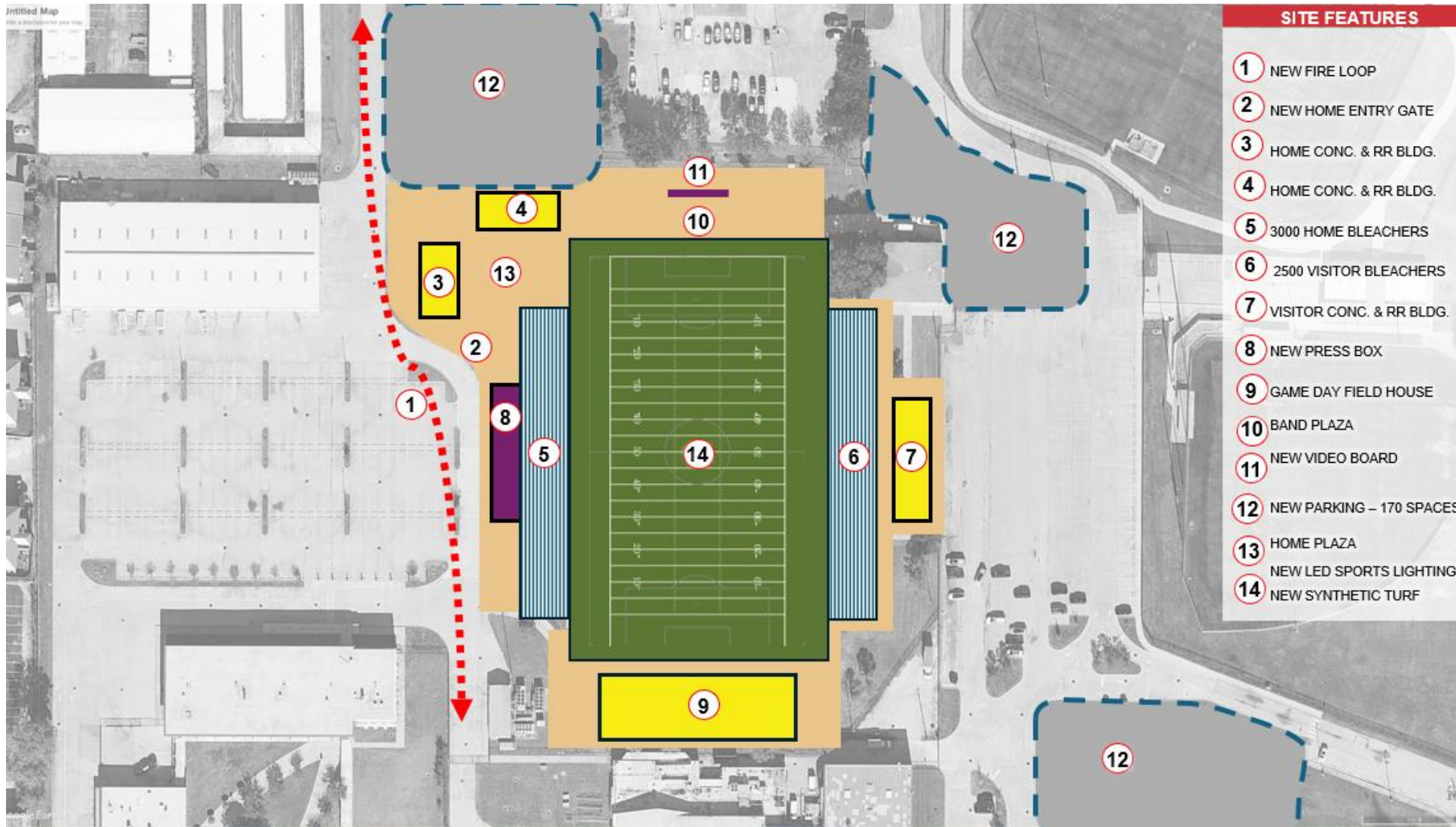
SCENARIO #3 – Option C (REBUILD)

- Synthetic turf field
- Expanded field size to accommodate soccer and rugby
- New home side (west)
 - New pressbox
 - New bleacher seating (3,000 seat capacity)
 - New concessions
- New visitor side construction (east)
 - New bleacher seating (2,500 seat capacity)
 - New visitor side concessions, restrooms, and support space
- Expand field at west wall
- New spectator, bus, and athletic grounds parking areas
- New game day fieldhouse
- New band plaza
- Shifted field location east to minimize impact on west side
- New expanded spectator parking areas (+50 parking spaces minimum) and bus parking



Reggie Grob Stadium – Conceptual Plan (Option C)

SCENARIO #3



Seating
Capacity:
5,500



Reggie Grob Stadium – Scope Comparison

SCENARIO #3

Scope	Option B	Option C
Upgraded Sports Lighting, Audio/Visual Systems, and New Digital Video Board		
Renovated Athletics' Grounds Building		
Synthetic Turf Field		
New Home Side Bleachers		
New Home Side Concessions		
New Home Side Pressbox		
Expanded Field at West Side Wall		
New Visitor Side Bleachers		
New Visitor Side Concessions		
Expanded Field at East Side Wall		
New Game Day Field House		
Additional Spectator Parking		
New Bus Parking		

Reggie Grob Stadium – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Reggie Grob Stadium – Option B	\$39,585,235.10
Reggie Grob Stadium – Option C	\$44,596,926.10
Total Construction Cost Estimate* (Option C)	\$44,596,926.10

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*



A swimmer in a red and black swimsuit is shown from the back, with arms outstretched horizontally. The swimmer is in a pool, and the background is blurred, showing other people and pool equipment. The text "New Natatorium: Scope and Design Concepts" is overlaid on the image, with a yellow vertical bar to the left of the text.

New Natatorium: Scope and Design Concepts

New Natatorium

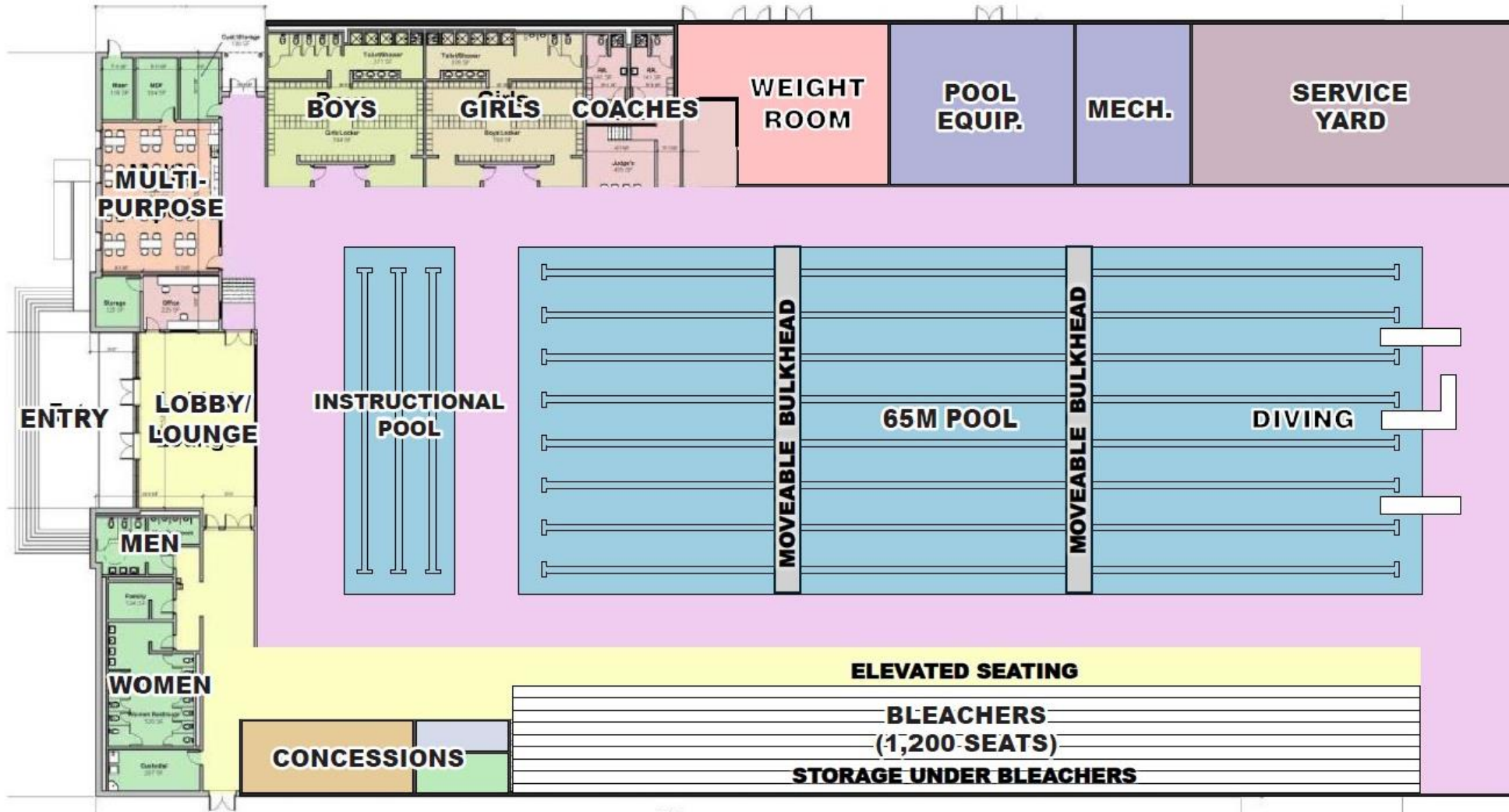
SCENARIO #3

- Single 65-meter pool with diving bulkhead
- Single 25' x 75' pool (3-lane instructional pool)
- 1,200 spectator seats
- 400 parking spaces with underground detention

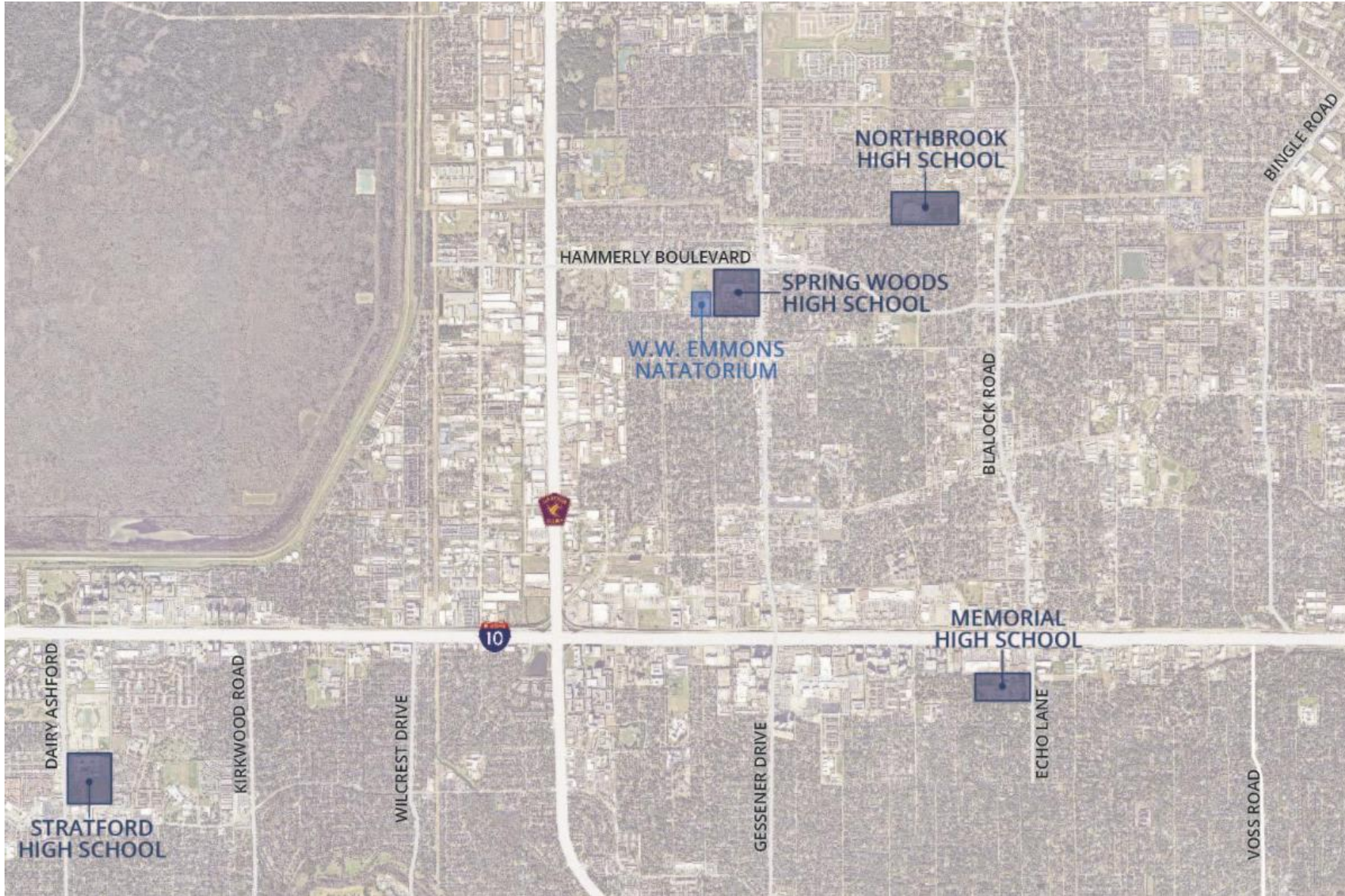


New Natatorium – Conceptual Plan

SCENARIO #3

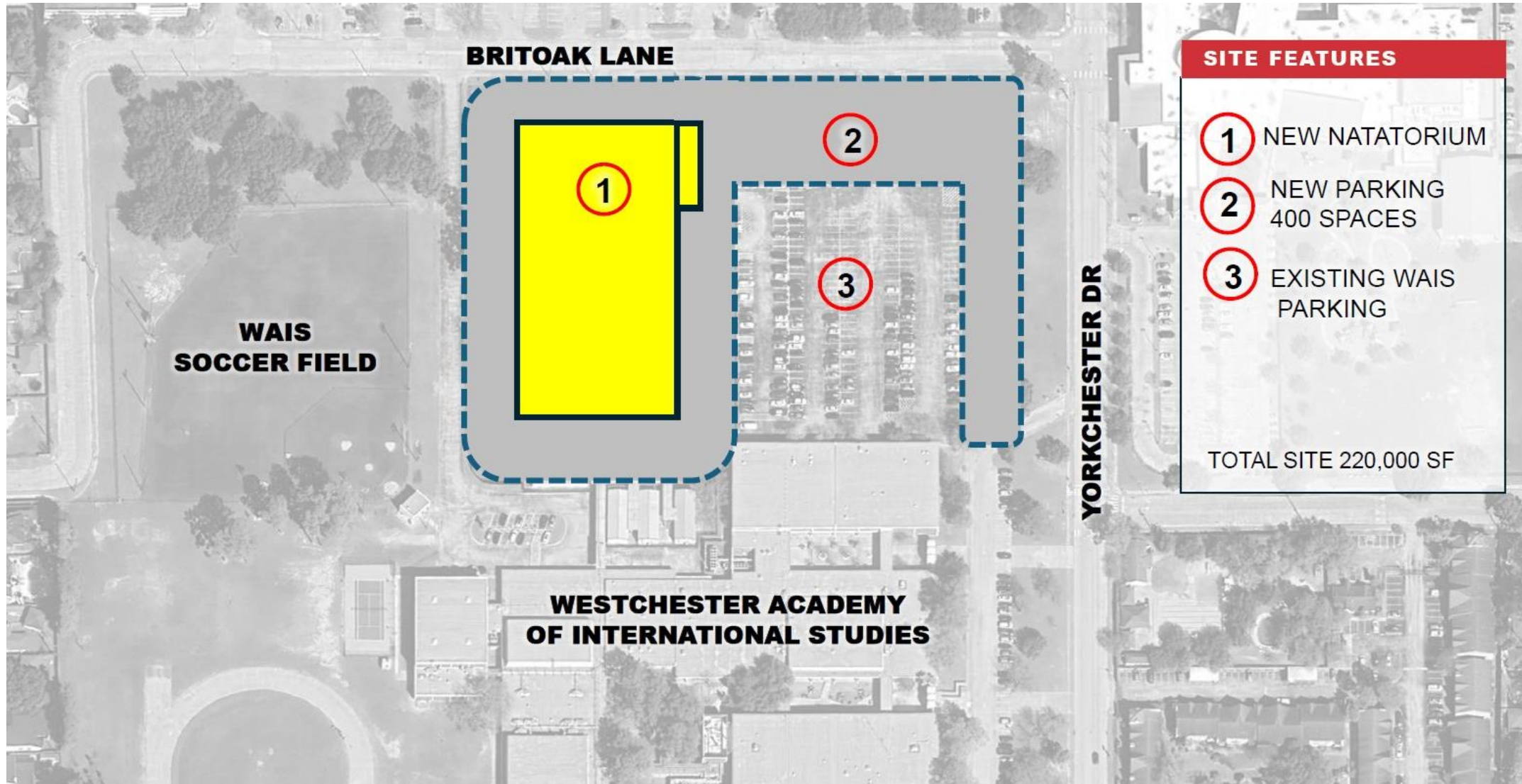


Existing Natatorium – Site Location



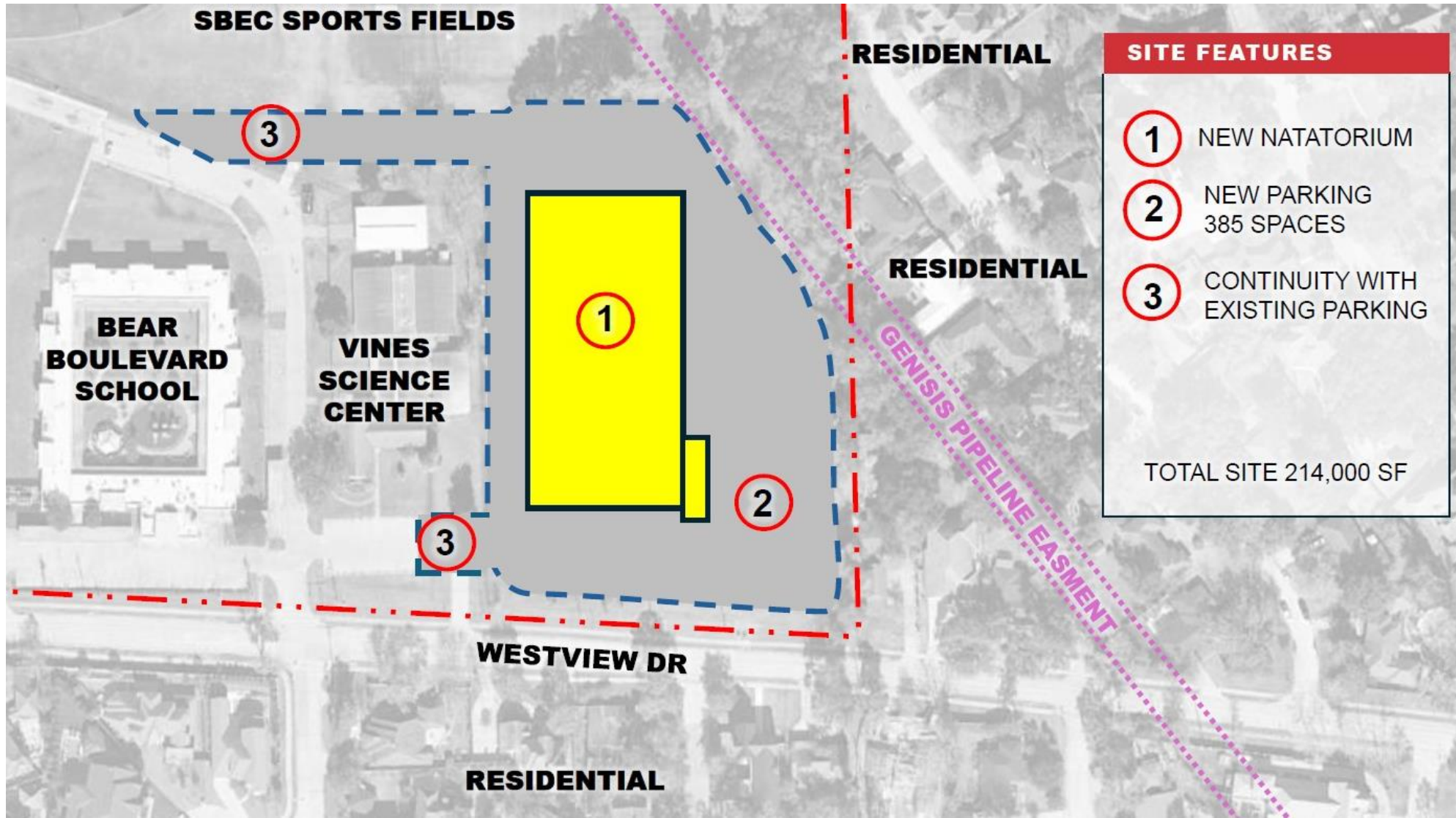
New Natatorium – Site Location #1

SCENARIO #3



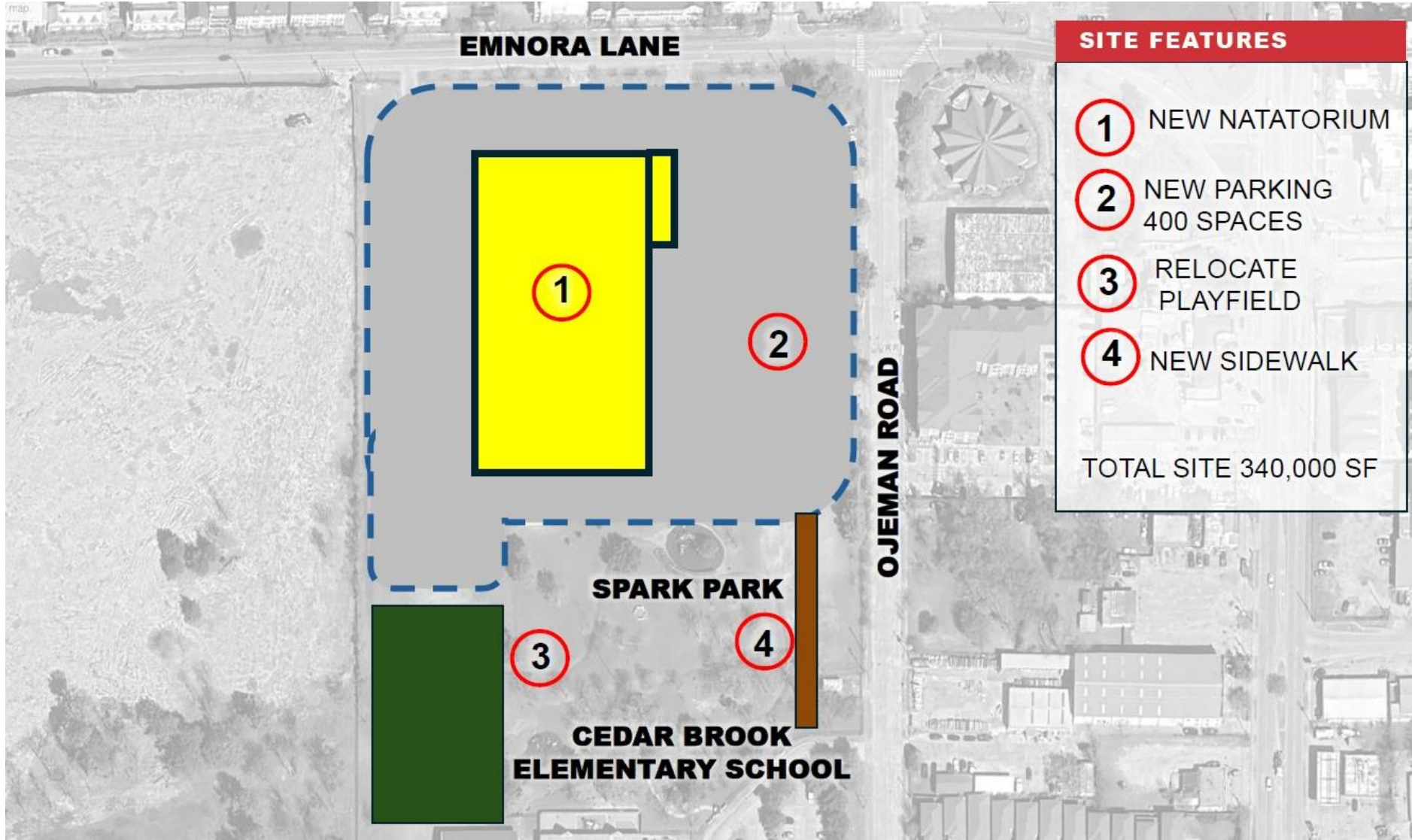
New Natatorium – Site Location #2

SCENARIO #3



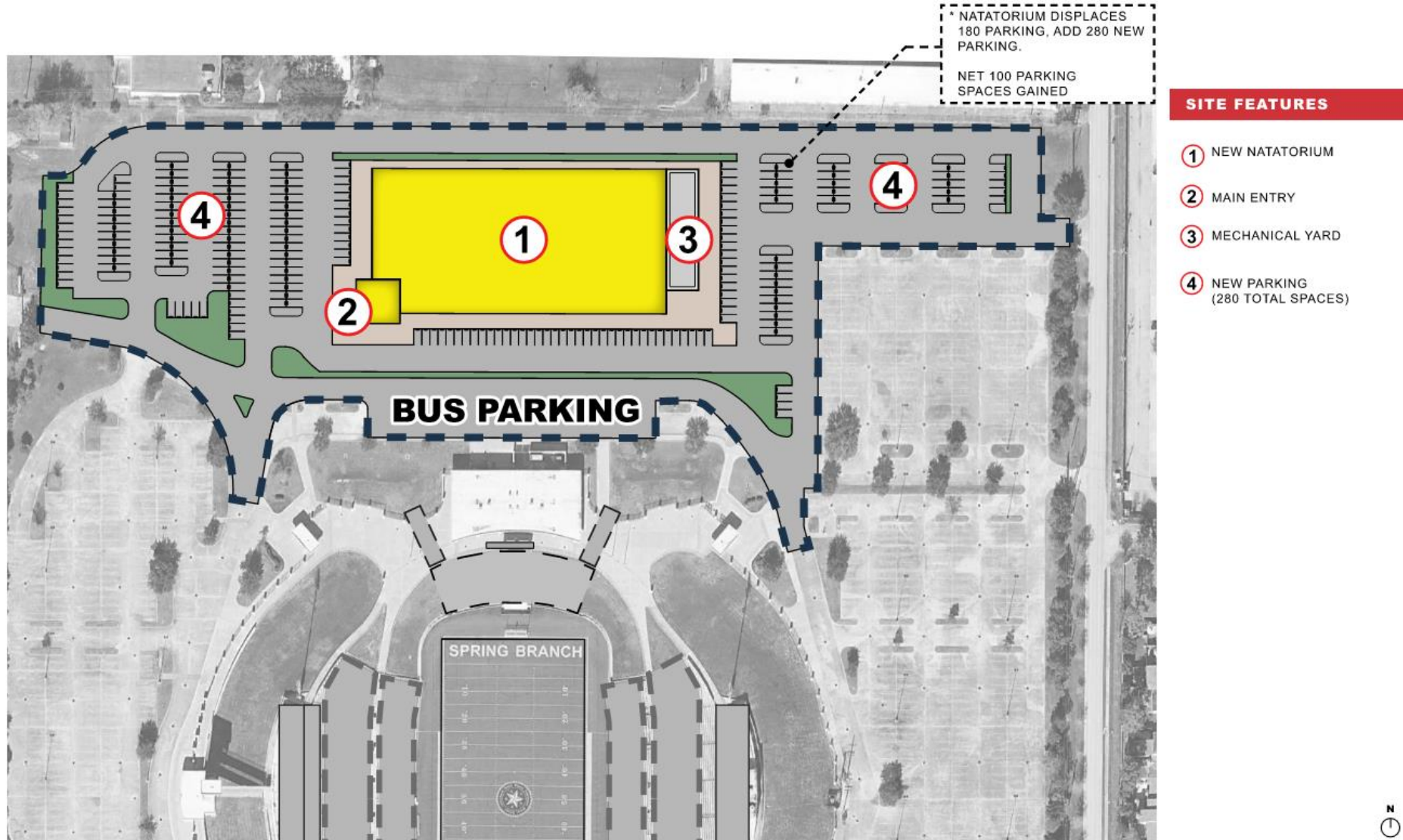
New Natatorium – Site Location #3

SCENARIO #3



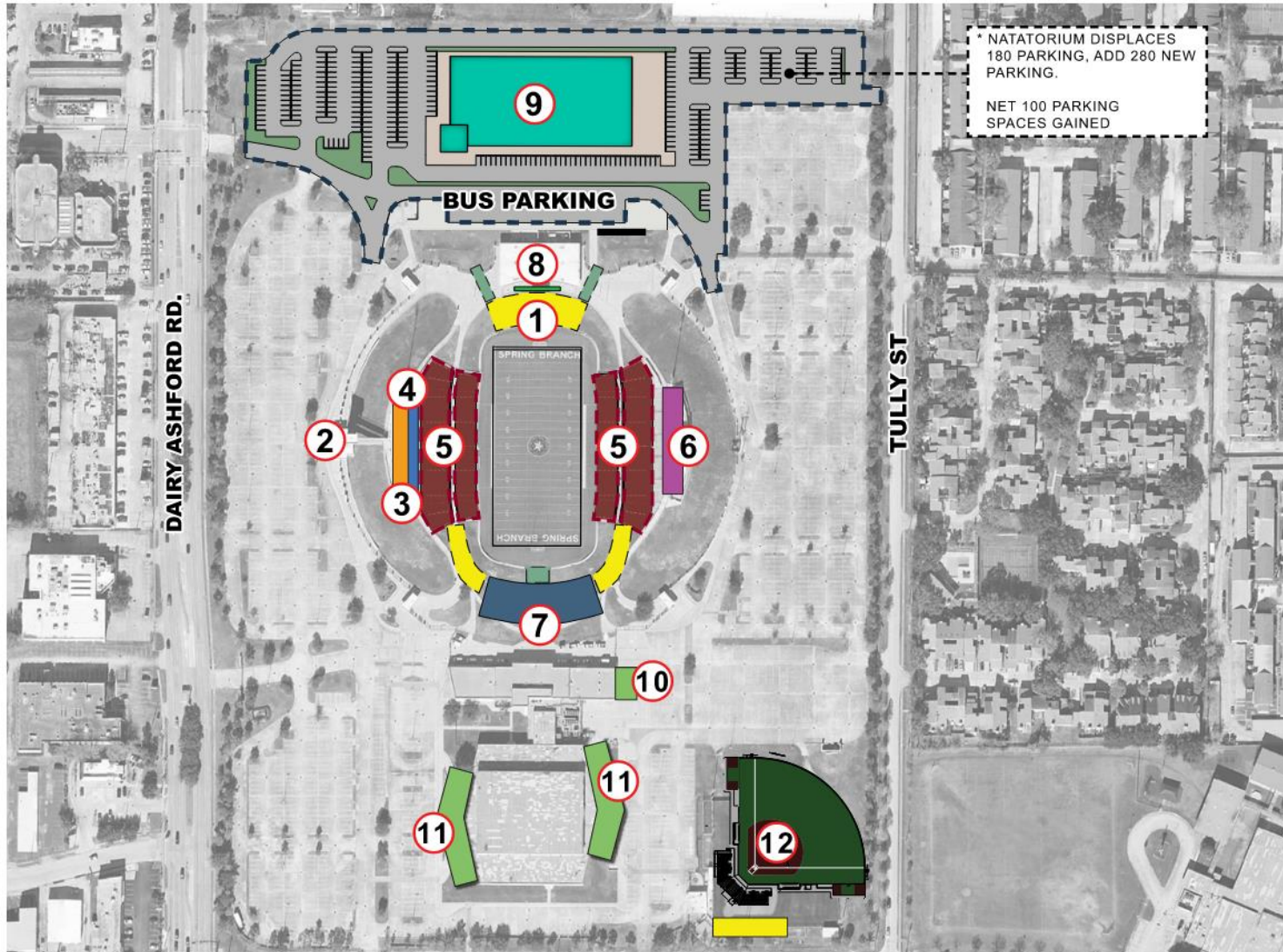
New Natatorium – Site Location #4

SCENARIO #3



Tully Complex with Natatorium (and SHS Option A)

SCENARIO #3



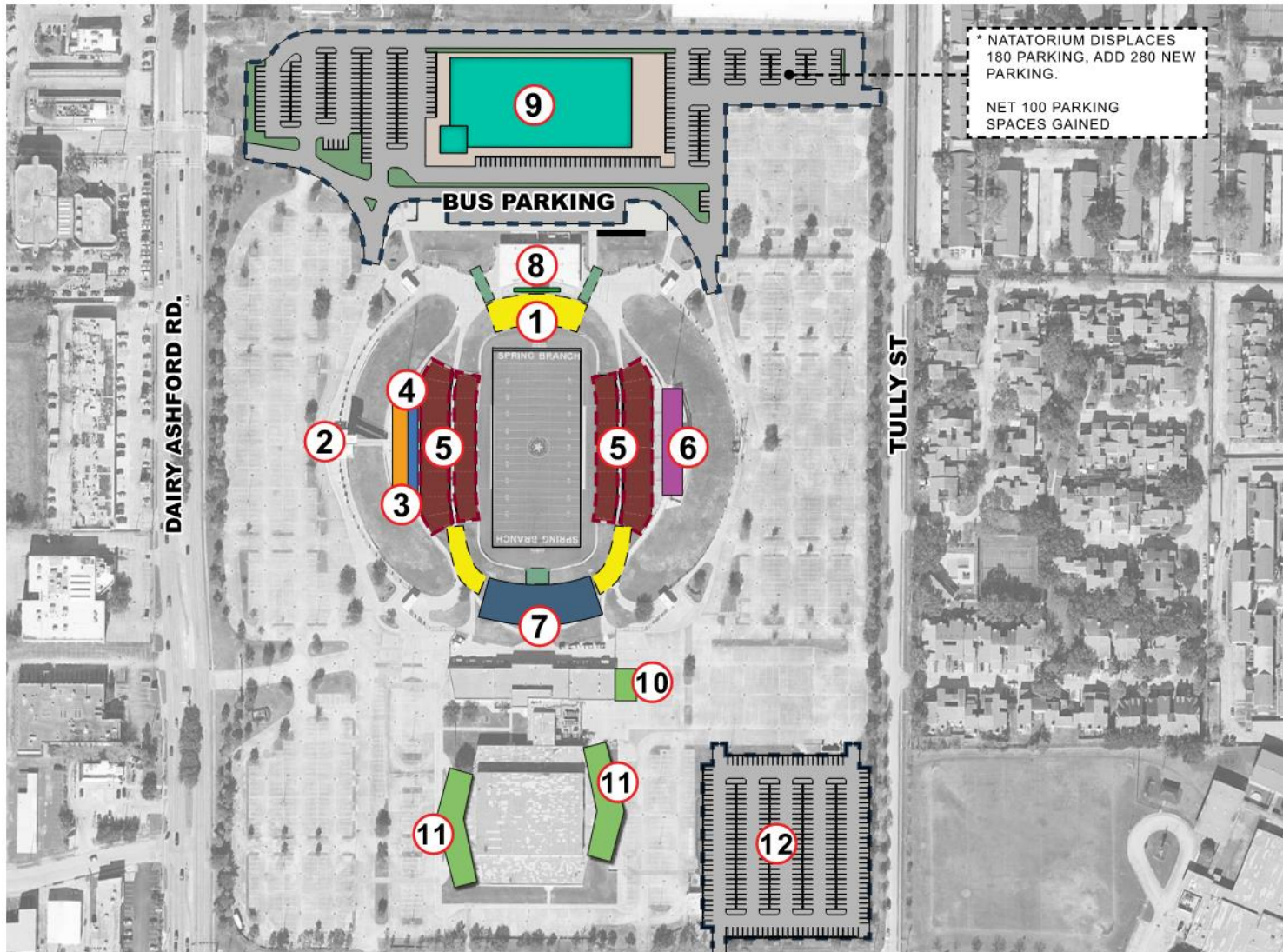
SITE FEATURES

- ① NEW BAND PLAZA AND ACCESS RAMPS
- ② NEW ELEVATOR TOWER
- ③ (WEST) NEW HOME SIDE STADIUM BUILDINGS
- ④ NEW PRESS BOX
- ⑤ NEW LOWER CONCRETE GRANDSTAND, ADD UPPER SEATING BOWL
- ⑥ (EAST) NEW VISITOR SIDE STADIUM BUILDINGS
- ⑦ (SOUTH) NEW SUPPORT BUILDING
- ⑧ NEW DIGITAL VIDEO BOARD
- ⑨ NEW NATATORIUM
- ⑩ ATHLETICS BUILDING ADDITION
- ⑪ NEW ENTRY LOBBY / MEETING SPACE / CONCESSIONS & RESTROOMS
- ⑫ TURF SOFTBALL FIELD w/ NEW FENCE, BULLPENS, HITTING CAGES & PRESS BOX



Tully Complex with Natatorium (and SHS Option B)

SCENARIO #3



SITE FEATURES

- ① NEW BAND PLAZA AND ACCESS RAMPS
- ② NEW ELEVATOR TOWER
- ③ (WEST) NEW HOME SIDE STADIUM BUILDINGS
- ④ NEW PRESS BOX
- ⑤ NEW LOWER CONCRETE GRANDSTAND, ADD UPPER SEATING BOWL
- ⑥ (EAST) NEW VISITOR SIDE STADIUM BUILDINGS
- ⑦ (SOUTH) NEW SUPPORT BUILDING
- ⑧ NEW DIGITAL VIDEO BOARD
- ⑨ NEW NATATORIUM
- ⑩ ATHLETICS BUILDING ADDITION
- ⑪ NEW ENTRY LOBBY / MEETING SPACE / CONCESSIONS & RESTROOMS
- ⑫ NEW PARKING LOT (APPROX. 330 SPACES)



New Natatorium – Site Considerations



New Natatorium – Construction Cost Estimate

SCENARIO #3

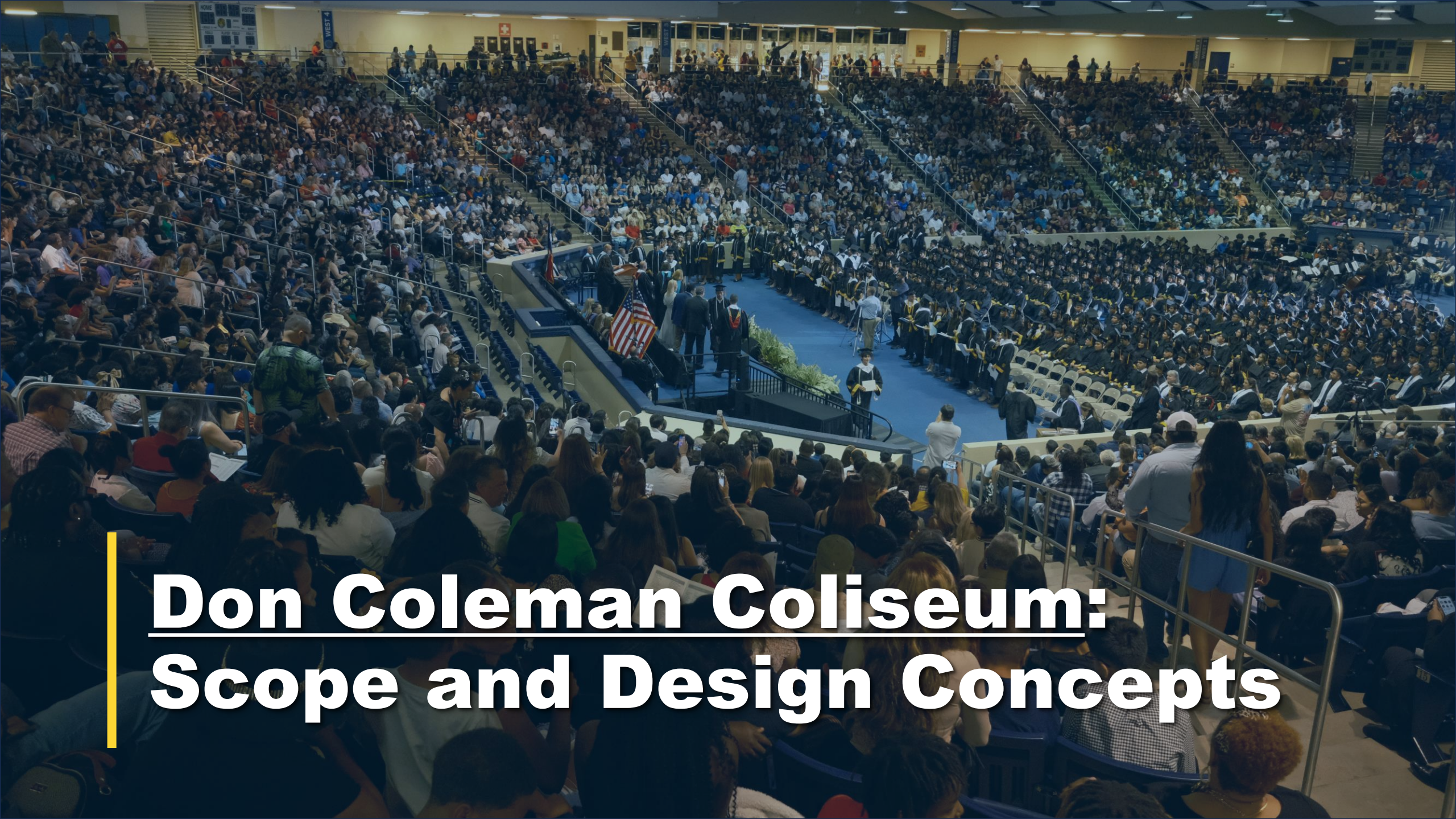
Facility	Construction Cost Estimate
New Natatorium	\$52,520,000.00
Street Modification Allowance**	\$2,000,000.00
Total Construction Cost Estimate*	\$54,520,000.00

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*

**Construction Cost above does not include demolition, site preparation, and misc. costs with a potential new location.*

***Pending final site selection and jurisdictional requirements/determination.*



A wide-angle photograph of a large indoor arena, the Don Coleman Coliseum, filled with people attending a graduation ceremony. The audience is seated in tiered bleachers that curve around a central stage area. In the center of the stage, a group of graduates in black gowns and caps are lined up, facing a small group of officials. An American flag is visible on the left side of the stage. The arena has a high ceiling with bright lights, and the overall atmosphere is formal and celebratory.

Don Coleman Coliseum: Scope and Design Concepts

Don Coleman Coliseum – Limitations & Considerations

- Shared site with Stratford High School softball
- No front entry security vestibules
- Lack of dedicated and secured athletics and grounds vehicle storage
- Lack of adequate program space for officials and athletic meeting space
- District graduation and reunification site
- Large group multi-use venue
- Limited restrooms and concessions



Don Coleman Coliseum – Site Aerial



Don Coleman Coliseum

SCENARIO #3

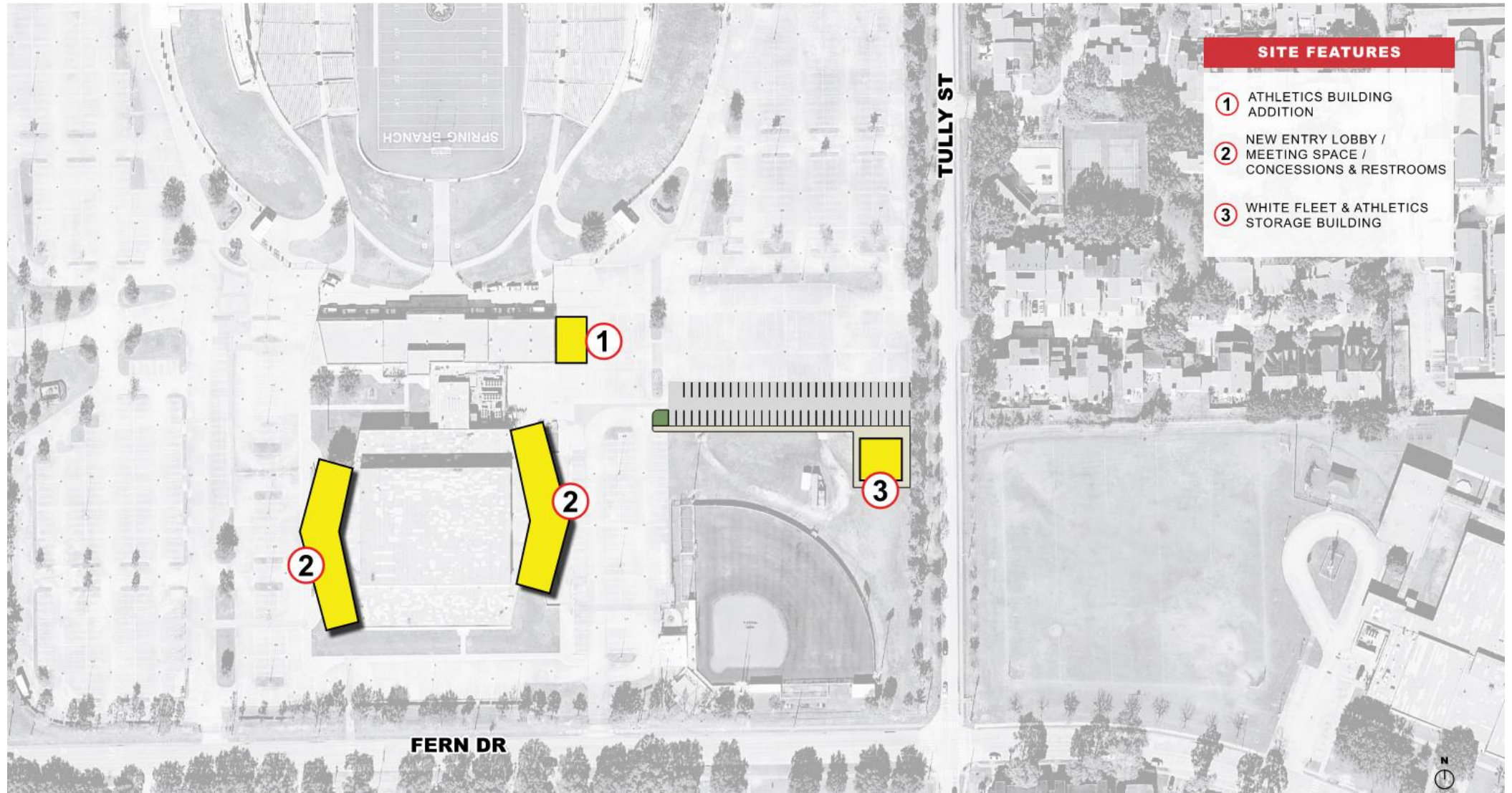
- Establish dedicated security vestibule at east and west entrances
- Additions to east and west facade to accommodate dedicated lobby area, additional larger concessions and additional required restrooms
- Provide interior renovations to include updated finishes
- New facility graphics and branding package.
- Provide upgraded interior LED lighting, security system, acoustics, and audio/visual systems
- Replace existing roof
- Replace and provide new digital video boards
- Replace existing chair lift to ensure accessible path for court access
- Provide new mobile ADA compliant stage
- Provide conditioned storage and receiving/distribution space to serve coliseum and athletic field house
- Reconfigure and expand athletic field house to accommodate dedicated officials dressing rooms and additional meeting space

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



Don Coleman Coliseum – Conceptual Plan

SCENARIO #3



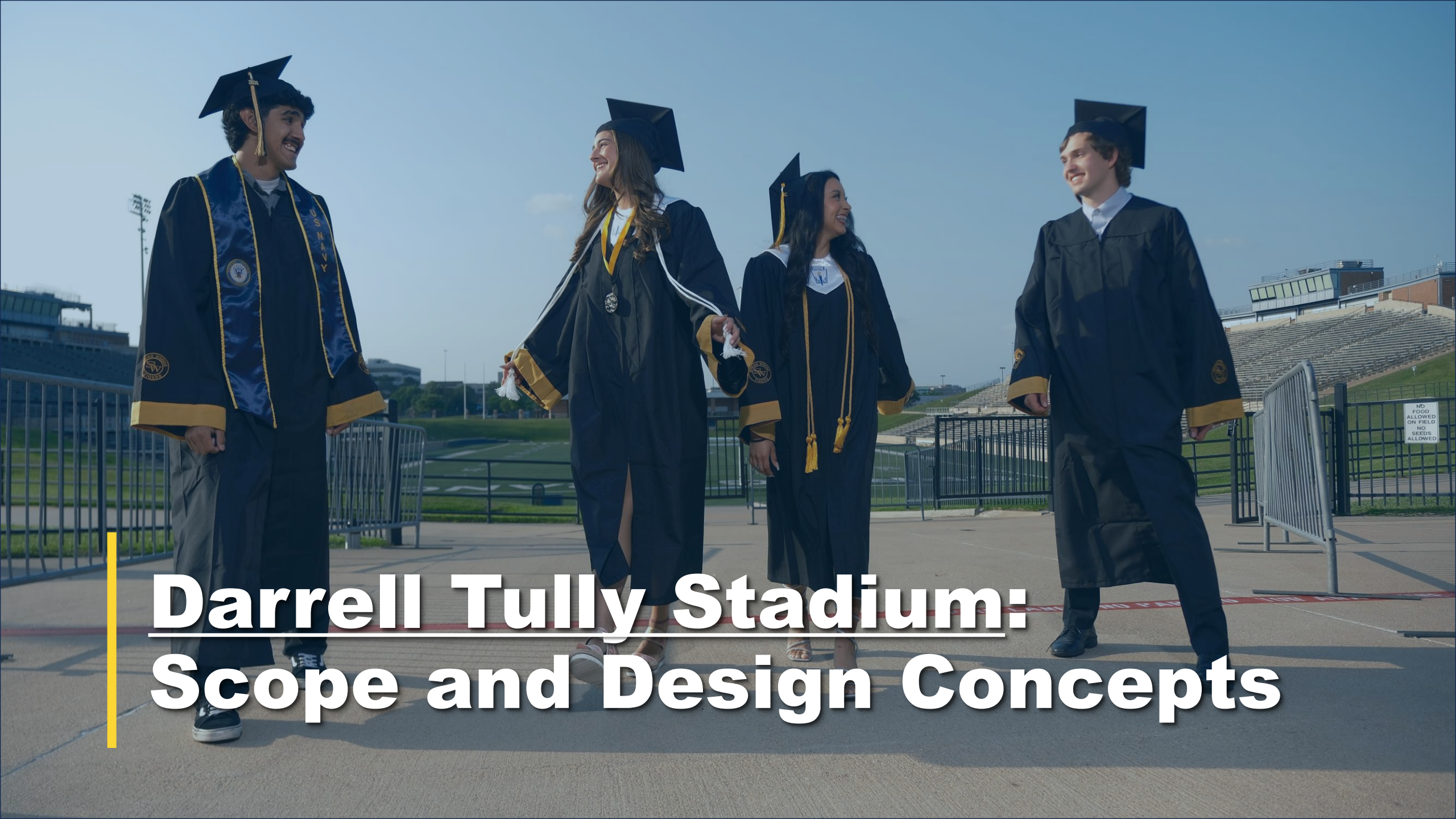
Don Coleman Coliseum – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Don Coleman Coliseum	\$22,016,994.00
Total Construction Cost Estimate*	\$22,016,994.00
Expanded Parking (SHS Option B)	\$3,608,976.00
Alternate Facility Rental Allowance	\$250,000.00
Total Construction Cost Estimate*	\$25,875,970.00

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*





Darrell Tully Stadium: Scope and Design Concepts

Darrell Tully Stadium – Limitations & Considerations

SCENARIO #3

- Shared site with Don Coleman Coliseum and Stratford High School softball
- Press box constraints (i.e. depth, single-story, concourse access)
- Visitor side scout box insufficient (i.e. programmed spaces, not accessible)
- Original poured-in-place concrete grandstands
 - Limits seating capacity
 - Limits seating type and style
 - Limits accessibility throughout
- Insufficient quantity of restrooms for seating capacity
- Limited field-level access at south end for athletes and no field-level access/plaza at north end
- Steep access ramps to home and visitor side seating and support buildings
- Significant variations in elevations and grade throughout site (i.e. elevator, bridges, field-level, concessions)



Darrell Tully Stadium – Site Aerial



Texas Stadiums – Capacity Analysis

Stadium	Capacity	Year Completed	Conference Center
Alamo Stadium - San Antonio ISD - 1940	18,500	2014	No
Darrell Tully Stadium - Spring Branch ISD	14,500	1965	No
Children's Health Stadium - Prosper ISD	12,000	2019	Yes
Legacy Stadium - Katy ISD	12,000	2017	Yes
McKinney ISD Stadium	12,000	2018	Yes
Delmar Stadium - Houston ISD	12,000	1957	No
John Kincaide Stadium - Dallas ISD	12,375	2005	No
Berry Center Stadium - Cypress- Fairbanks ISD	11,000	2006	Yes
Ken Pridgeon Stadium - Cypress Fairbanks ISD - 1972	11,000	2016	No
Galena Park Stadium - Galena Park ISD	11,000	2002	No
Heroes Stadium - North East ISD	11,000	2009	No
Freedom Field - Alvin ISD	10,280	2018	Yes
Woodforest Sadium - Conroe ISD	10,000	2008	Yes
WW Thorne Stadium - Aldine ISD	10,000	2024	Yes
Kenny Deel Stadium - Melissa ISD	10,000	2023	Yes
Panther Stadium - Sheldon ISD	10,000	2019	Yes
Challenger Columbia Stadium - Clear Creek ISD	10,000	2016	Yes
Tomball ISD Stadium	10,000	2021	Yes
Tyler Rose Stadium - Tyler ISD	10,566	2018	No
Waco ISD Stadium - Waco ISD	10,250	2000	No
Hutto Memorial Stadium - Hutto ISD - 1998	10,000	2021	No
Turner Stadium - Humble ISD	10,200	2010	No
Randall Reed Stadium - New Caney ISD	8,200	2014	Yes
Crowley ISD Multi-Purpose Stadium - Crowley ISD	8,000	2022	Yes
Leroy Crump Stadium - Alief ISD - 1972	8,600	2006	Yes
Planet Ford -Spring ISD	8,000	2019	Yes
Klein ISD Memorial Stadium	7,800	1967	No
Knight Stadium - Eagle Mountain - Saginaw ISD	7,500	2024	Yes

Darrell Tully Stadium

SCENARIO #3 – OPTION B

- Rebuild and expand west home side stadium buildings to include new press box, restrooms, storage, concession, and new elevator tower
- Demolish east side scout box. Rebuild and expand remaining east visitor side stadium buildings to include restrooms, storage, concession, and add new elevator to improve overall accessibility
- New cast-in-place concrete seating
 - Utilize existing high berm for new cast-in-place concrete
 - Lower berm seating
 - High berm seating
- Ability to provide a variety of seating options (i.e. bench and chair back)
- Renovate and reconfigure entrance ramp to south end of stadium for improved access and accessibility
- Renovate north end concessions building to include restrooms, interior finishes, and select kitchen equipment
- Provide upgraded exterior sports lighting, audio/visual and low-voltage systems
- Reconfigure and replace existing stadium fencing and gates, and circulation railings as needed



Darrell Tully Stadium

SCENARIO #3 – OPTION B *CONTINUED*

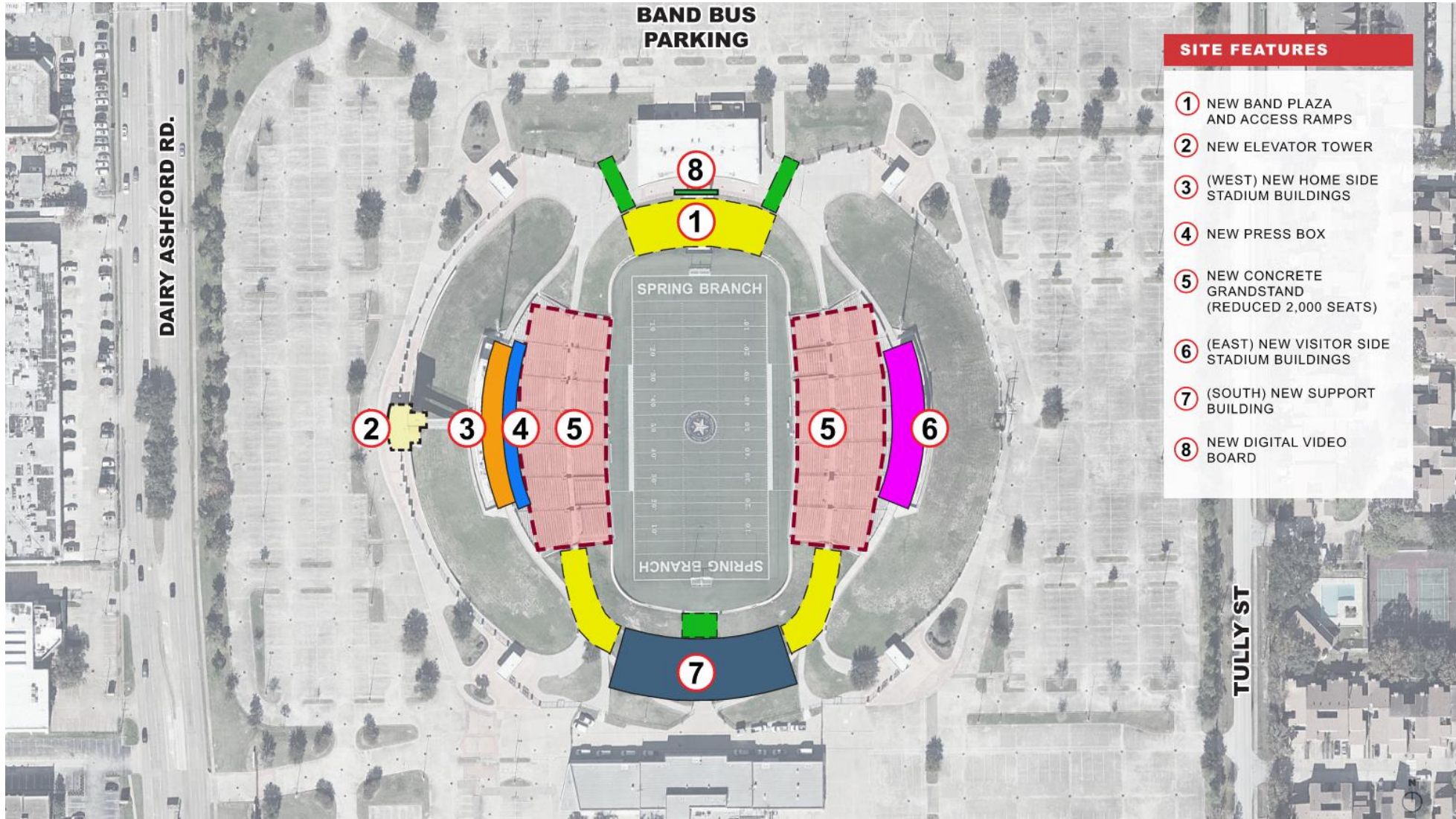
- Provide comprehensive security package that may include updated entry infrastructure, security systems (i.e. cameras, alarms), perimeter fencing, and new marquee sign
- Provide digital video board
- New facility graphics and branding package
- Establish fine and performing arts access ramp entrance to north end of stadium for improved accessibility
- Construct new south end support building with concessions and restrooms
- Expand upon new south end support building by adding second floor multiuse spaces to serve athletics, fine arts, and district-wide development and events
- Life-cycle refresh for turf playing field* (Anticipated as soon as 2033)

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



Darrell Tully Stadium – Conceptual Plan

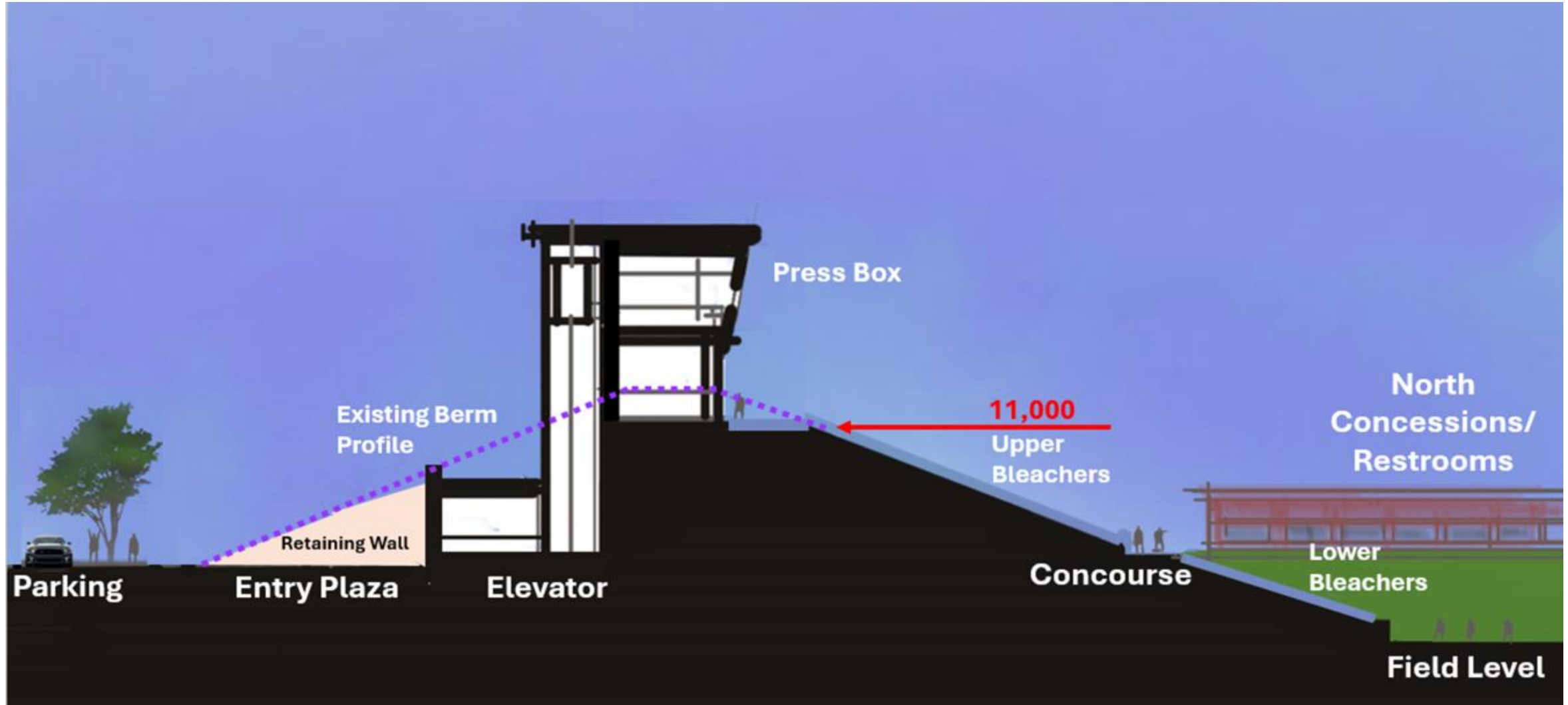
SCENARIO #3 – OPTION B (RENOVATION INCLUDING SEATING)



Seating
Capacity:
11,000

Darrell Tully Stadium

SCENARIO #3 – OPTION B (RENOVATION INCLUDED SEATING)



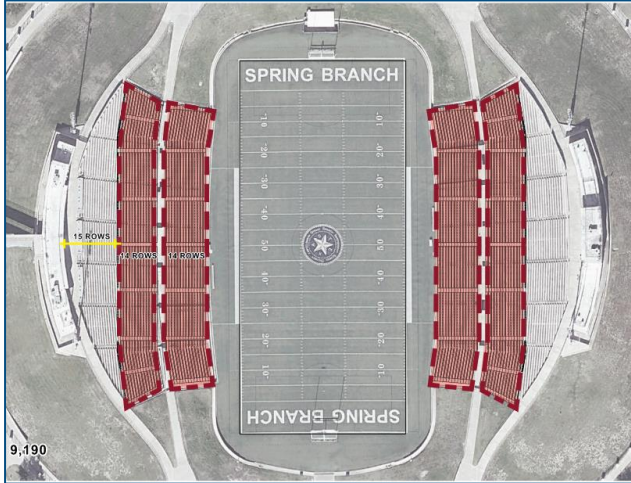
Katy ISD – Jack F. Rhodes Memorial Stadium

SCENARIO #3 – OPTION B (*EXAMPLE*)

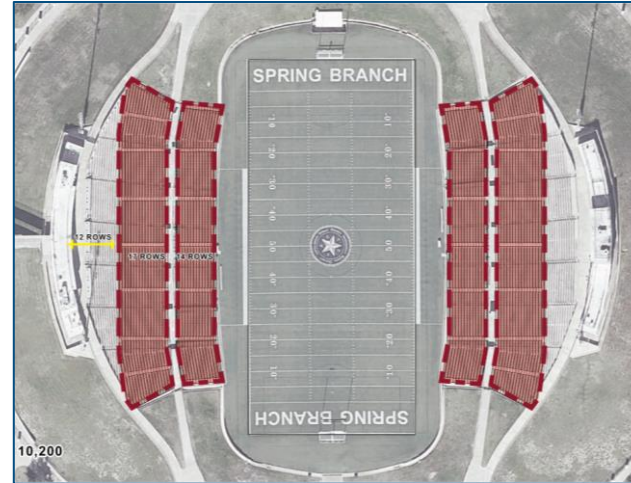


Darrell Tully Stadium

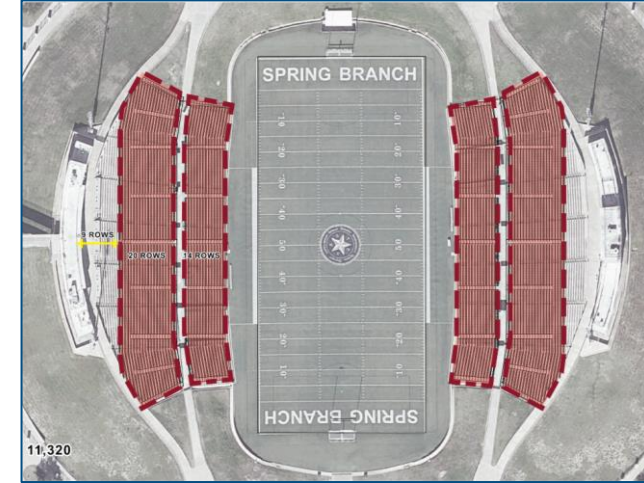
SCENARIO #3 – OPTION B (RENOVATION INCLUDED SEATING)



Seating Capacity: **9,000**
Construction Cost Estimate:
\$58,450,734.00



Seating Capacity: **10,000**
Construction Cost Estimate:
\$60,950,734.00



Seating Capacity: **11,000**
Construction Cost Estimate:
\$63,450,734.00

Darrell Tully Stadium

SCENARIO #3 – OPTION C

- Ability to improve stadium functionality and overall design for optimized use for district activities
- Modify and lowering existing high berm for
 - New (wider) press box and support buildings
 - New cast-in-place concrete w/ aluminum seating
- Rebuild and expand west home side stadium buildings to include new press box, restrooms, storage, concessions, and new elevator tower
- Rebuild and expand east visitor side stadium buildings to include new restrooms, storage, concessions
- New cast-in-place concrete lower level seating
- New pre-cast or steel structure upper deck seating
- Ability to provide a variety of seating options (i.e. bench and chair back)
- Designated band seating area
- Renovate and reconfigure entrance ramp to south end of stadium for improved access and accessibility
- Renovate north end concessions building to include restrooms, interior finishes, and select kitchen equipment
- Provide upgraded exterior sports lighting, audio/visual and low-voltage systems
- Reconfigure and replace existing stadium fencing and gates, and circulation railings as needed



Darrell Tully Stadium

SCENARIO #3 – OPTION C *CONTINUED*

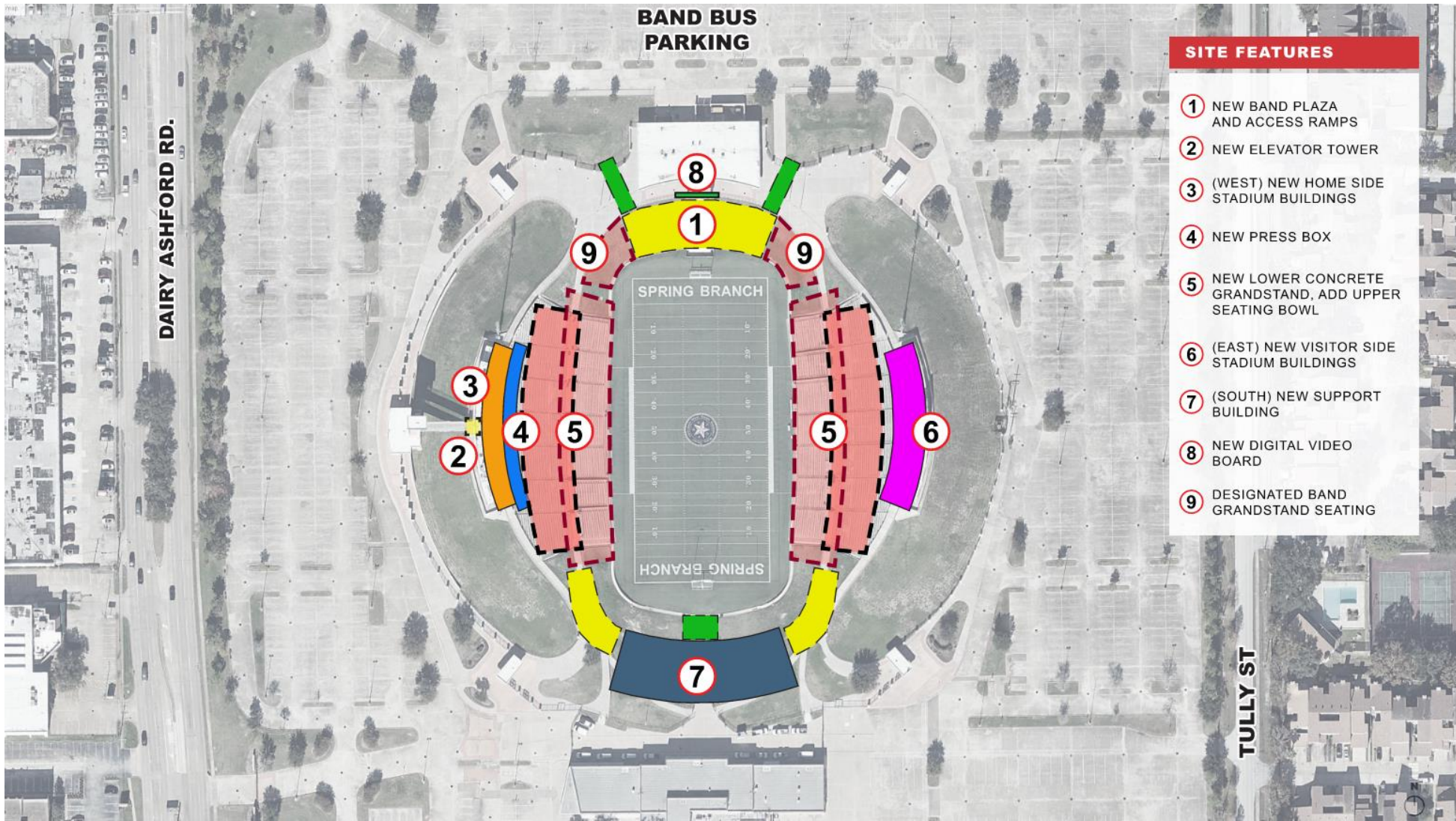
- Provide comprehensive security package that may include updated entry infrastructure, security systems (i.e. cameras, alarms), perimeter fencing, and new marquee sign.
- Provide digital video board
- Ability to add new digital ribbon boards
- New facility graphics and branding package
- Establish fine and performing arts access ramp entrance to north end of stadium for improved accessibility
- Construct new south end support building with concessions and restrooms
- Expand upon new south end support building by adding second floor multiuse spaces to serve athletics, fine arts, and district-wide development and events
- Life-cycle refresh for turf playing field* (Anticipated as soon as 2033)

**Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*



Darrell Tully Stadium – Conceptual Plan

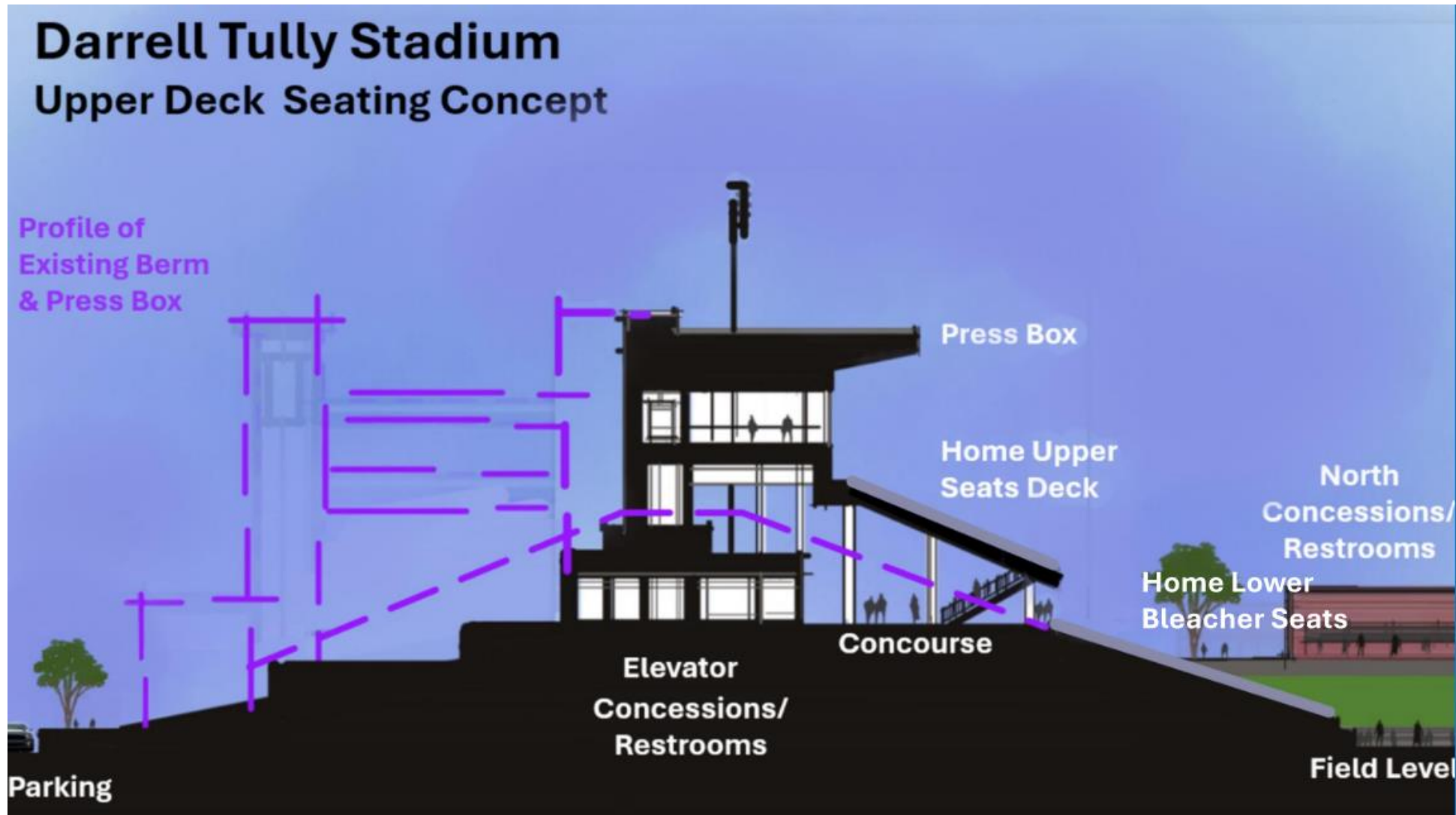
SCENARIO #3 – OPTION C (REBUILD)



Seating
Capacity:
11,000

Darrell Tully Stadium – Upper Deck Seating Concept

SCENARIO #3 – OPTION C (REBUILD)



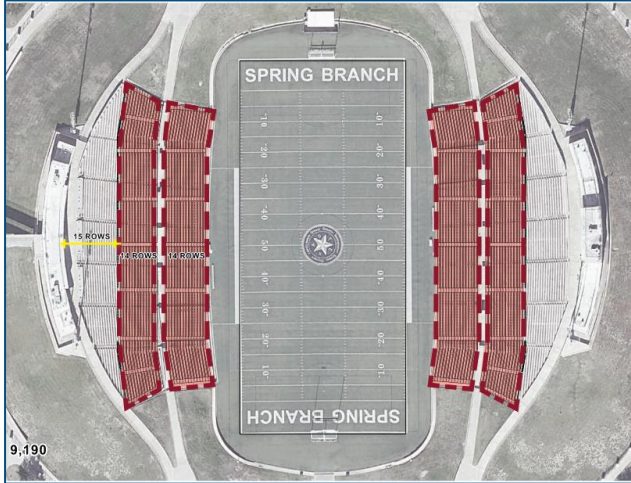
Tomball ISD – Tomball ISD Stadium

SCENARIO #3 – OPTION C (*EXAMPLE*)

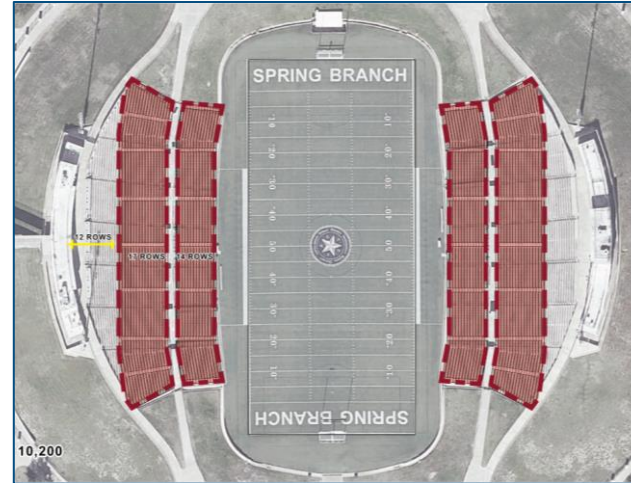


Darrell Tully Stadium

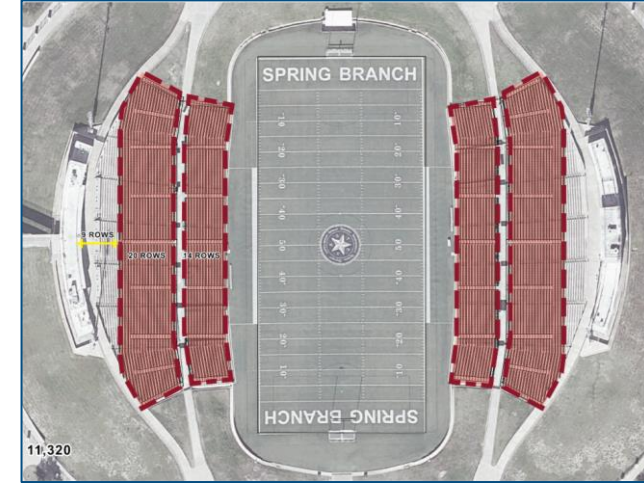
SCENARIO #3 – OPTION C (REBUILD)



Seating Capacity: **9,000**
Construction Cost Estimate:
\$71,102,498.00



Seating Capacity: **10,000**
Construction Cost Estimate:
\$74,102,498.00



Seating Capacity: **11,000**
Construction Cost Estimate:
\$77,102,498.00

Darrell Tully Stadium – Option Comparison

SCENARIO #3

Scope	Option B	Option C
Upgraded Sports Lighting, Audio/Visual Systems, and New Digital Video Board		
New Band Plaza and Access Ramps		
New Elevator Tower		
New Home Side (West) Stadium Building		
New Press Box		
New Visitor Side (East) Stadium Building		
New Support Building (South)		
New Cast-in-Place Concrete Seating		
New Cast-in-Place Concrete Seating (Lower-Level) & New Elevated Pre-cast Concrete Seating (Upper-Deck)		
Designated Band Grandstand (Cast-in-Place)		
High Berm Modifications (<i>Lowering</i>)		
Central Ticketing Checkpoint for Home and Visitor Sides		
Wrap-Around Digital Ribbon Boards		

Darrell Tully Stadium – Construction Cost Estimate

SCENARIO #3

Facility	Construction Cost Estimate
Darrell Tully Stadium – Option B	\$63,450,734.00
Darrell Tully Stadium – Option C	\$77,102,498.00
Total Construction Cost Estimate* (Option C)	\$77,102,498.00
Alternate Facility Rental Allowance	\$750,000.00
Total Construction Cost Estimate* (Option C)	\$77,852,498.00

**Total Construction Cost Estimate does not include soft costs, escalation (timeline), and inflation.*





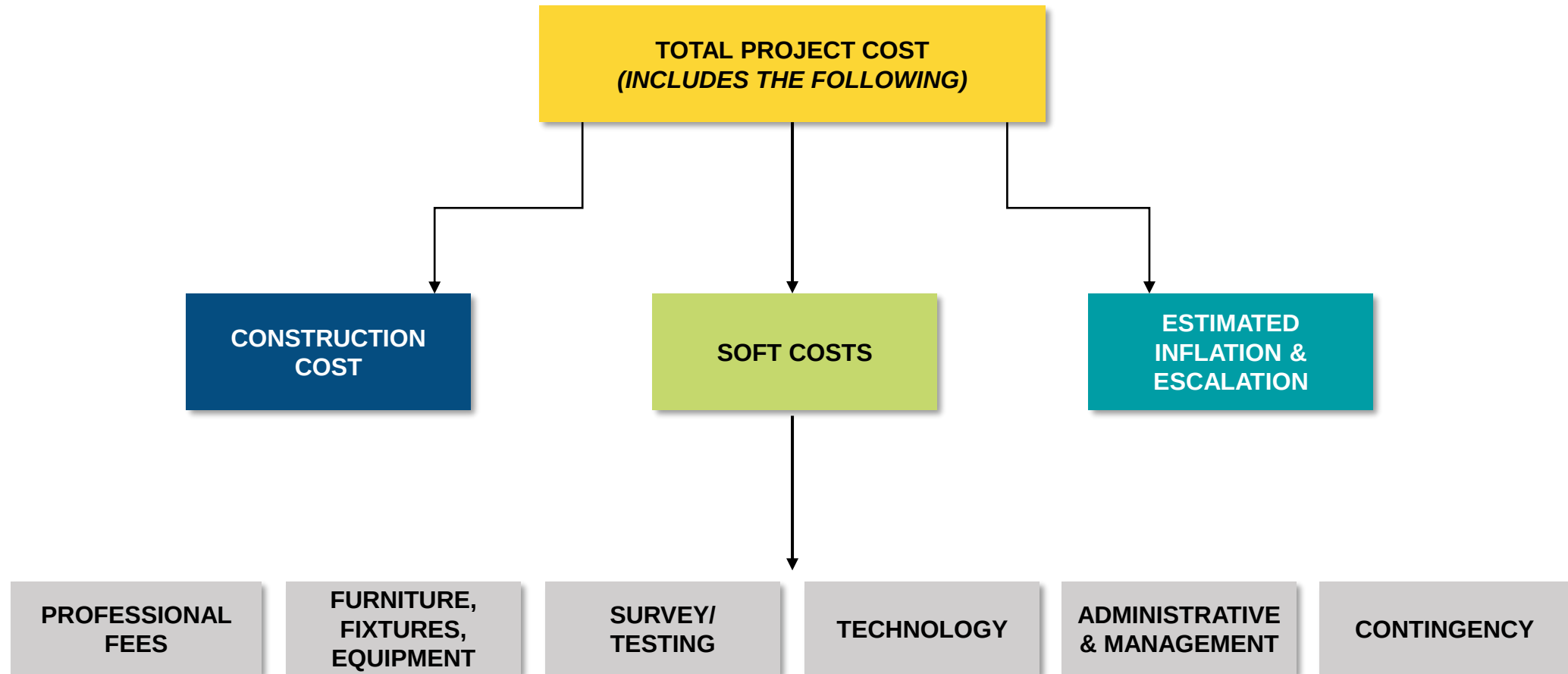
Comprehensive Cost Estimate Summary

Total Construction Cost Estimate – Scenario #3

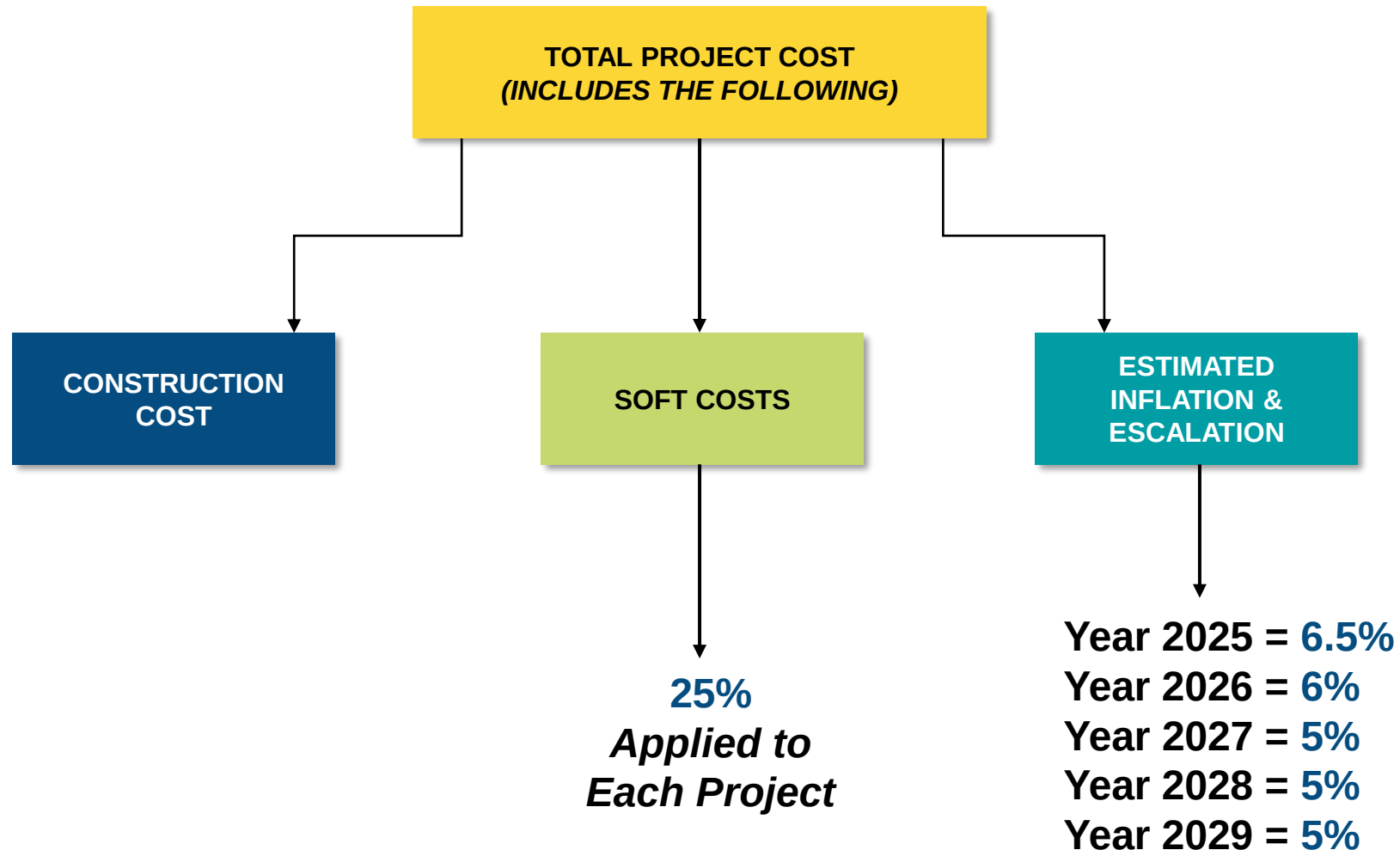
Facility	Construction Cost Estimate
Memorial High School – Interior	\$38,116,166.60
Memorial High School – Exterior	\$30,979,295.00
Northbrook High School – Interior	\$16,408,699.90
Northbrook High School – Exterior	\$39,620,145.43
Spring Woods High School – Interior	\$14,487,578.25
Spring Woods High School – Exterior	\$42,328,291.50
Stratford High School – Interior	\$12,102,256.00
Stratford High School – Exterior	\$37,687,104.00
Reggie Grob Stadium	\$44,596,926.10
New Natatorium	\$54,520,000.00
Don Coleman Coliseum	\$25,875,970.00
Darrell Tully Stadium	\$77,852,498.00
Total Construction Cost Estimate	\$434,574,930.78



Total Capital Improvement/Project Cost



Total Capital Improvement/Project Cost



Total Project Cost Estimate – Scenario #3

Facility	Construction Cost Estimate	Soft Costs	Year Bid	Inflation/Escalation	Project Cost Estimate
Memorial High School – Interior	\$38,116,166.60	\$9,529,041.65	2027	\$8,830,801.13	\$56,476,009.38
Memorial High School – Exterior	\$30,979,295.00	\$7,744,823.75	2027	\$7,177,321.79	\$45,901,440.54
Northbrook High School – Interior	\$16,408,699.90	\$4,102,174.98	2027	\$3,801,588.11	\$24,312,462.99
Northbrook High School – Exterior	\$39,620,145.43	\$9,905,036.36	2027	\$9,179,244.83	\$58,704,426.62
Spring Woods High School – Interior	\$14,487,578.25	\$3,621,894.56	2028	\$4,429,798.88	\$22,539,271.69
Spring Woods High School – Exterior	\$42,328,291.50	\$10,582,072.88	2028	\$12,942,523.27	\$65,852,887.65
Stratford High School – Interior	\$12,102,256.00	\$3,025,564.00	2026	\$1,949,976.00	\$17,077,796.00
Stratford High School – Exterior	\$37,687,104.00	\$9,421,776.00	2026	\$6,072,334.63	\$53,181,214.63
Reggie Grob Stadium	\$44,596,926.10	\$11,149,231.53	2029	\$17,105,310.58	\$72,851,468.21
New Natatorium	\$54,520,000.00	\$13,630,000.00	2026	\$8,784,535.00	\$76,934,535.00
Don Coleman Coliseum	\$25,875,970.00	\$6,468,992.50	2027	\$5,994,977.07	\$38,339,939.57
Darrell Tully Stadium	\$77,852,498.00	\$19,463,124.50	2027	\$18,036,964.05	\$115,352,586.55
Total Project Cost Estimate	\$434,574,930.78	\$108,643,732.71		\$104,305,375.34	\$647,524,038.83

**Pending SBISD Legal consult and Financial Services department determination on bond sales.*

Potential Bond Propositions

Bond Proposition	Scope	Project Cost Estimate	Potential Bond Proposition Estimate
Proposition – High Schools (4) Interior & Exterior	Memorial High School – Interior	\$56,476,009.38	\$344,045,509.50
	Memorial High School – Exterior	\$45,901,440.54	
	Northbrook High School – Interior	\$24,312,462.99	
	Northbrook High School – Exterior	\$58,704,426.62	
	Spring Woods High School – Interior	\$22,539,271.69	
	Spring Woods High School – Exterior	\$65,852,887.65	
	Stratford High School – Interior	\$17,077,796.00	
	Stratford High School – Exterior	\$53,181,214.63	
Proposition – Reggie Grob Stadium	Reggie Grob Stadium	\$72,851,468.21	\$72,851,468.21
Proposition – New Natatorium	New Natatorium	\$76,934,535.00	\$76,934,535.00
Proposition – Don Coleman Coliseum & Darrell Tully Stadium	Don Coleman Coliseum	\$38,339,939.57	\$153,692,526.12
	Darrell Tully Stadium	\$115,352,586.55	
Total Potential Bond Proposition:			\$647,524,038.83



RAIDER FIELD										
BALL		STRIKE		OUT						
		SPECTRUM								
	1	2	3	4	5	6	7	RUNS		
VISITOR										
RAIDERS										

RAIDERS

Next Steps

Next Steps

- February Board Workshop – February 3, 2025
- February Special Board Meeting – February 10, 2025
- AASC Meeting #3 – February 19, 2025