



# SPRING BRANCH ISD

## Athletics and Arts

## Capital Improvements Plan

Special Board Meeting – January 13, 2025

# Purpose

The following information presented is **Scenario #2** for consideration which includes scope of work and associated cost estimates at the High Schools and District-Wide Athletic Facilities.

# Agenda – Scenario #2

- High Schools – Interior & Exterior Scope, Design Concepts
- Reggie Grob Stadium – Scope & Design Concepts
- W.W. Emmons Natatorium – Scope
- 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 #2

- High School Gymnasium Analysis
- High School Gymnasium Locations & Consideration
- Reggie Grob Stadium Options (A, B, & C)
- New Natatorium Site Considerations (3 Potential District Locations)
- Darrell Tully Stadium Options (A, B, & C)
- Potential Bond Propositions

A group of cheerleaders in purple and silver outfits performing on a green football field at night. The cheerleaders are wearing matching uniforms consisting of a purple top, a silver sequined vest, a silver skirt, and a white cowboy hat. They are standing in a loose formation on the field, which has white yard lines and blue circular markings. The background is dark, suggesting an evening or night setting.

**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)
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	Gymnasium 3 – Auxiliary	9,400	84'	50'	N/A
Spring Woods High School	Gymnasium 1 – Competition	11,200	94'	50'	704 (4 ADA)
	Gymnasium 2 – Practice	9,200	84'	50'	240 (4 ADA)
	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 #2

- 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

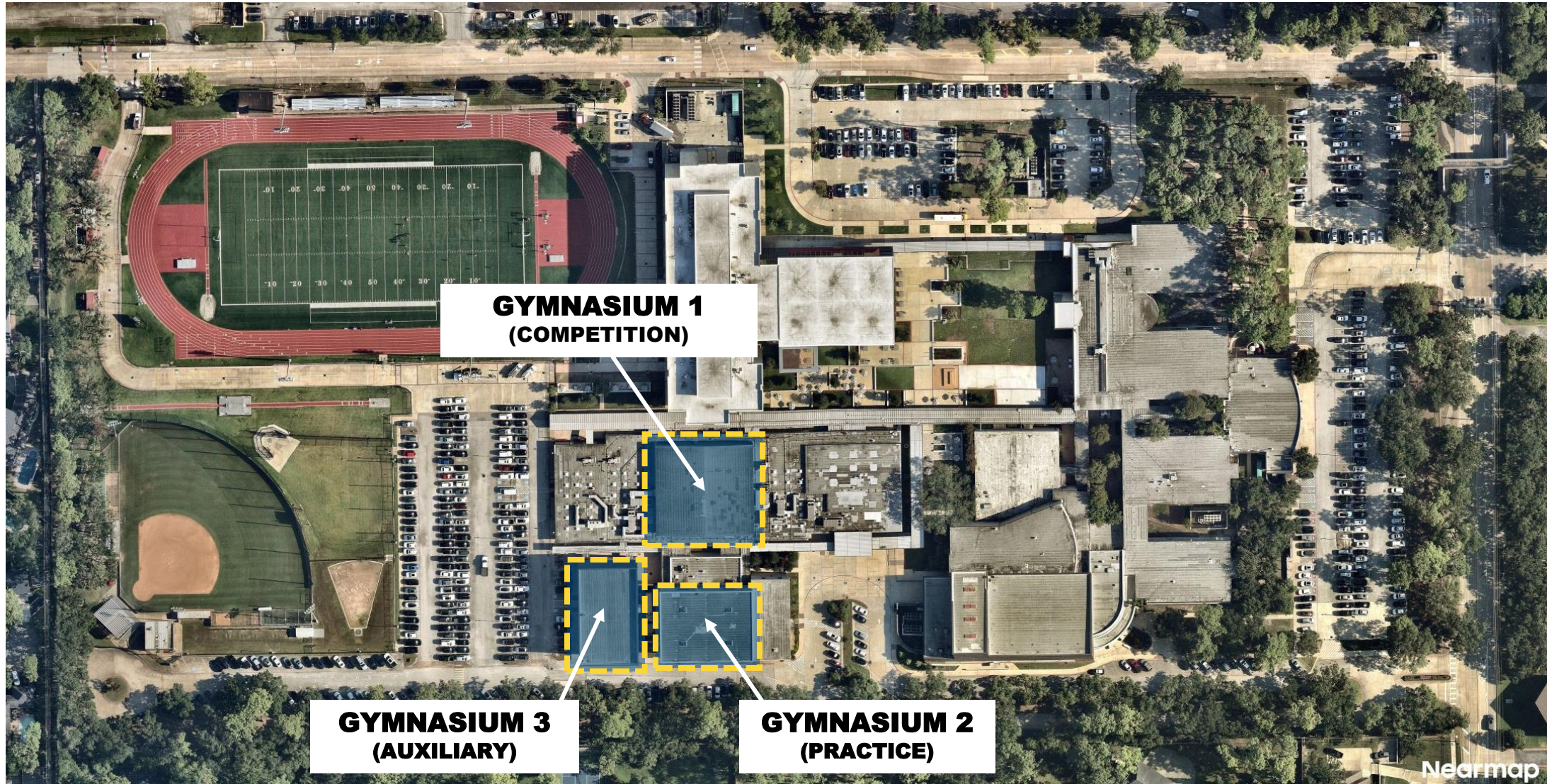
*\*Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*

*\*Further analysis of gymnasium size is required and being conducted.*

*\*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

Facility	Gymnasium	Square Footage	Court Length (Baseline to Baseline)	Court Width (Sideline to Sideline)	Bleacher Capacity
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	Gymnasium 3 – Auxiliary	9,200	84'	50'	N/A

# Memorial High School – Exterior

## SCENARIO #2

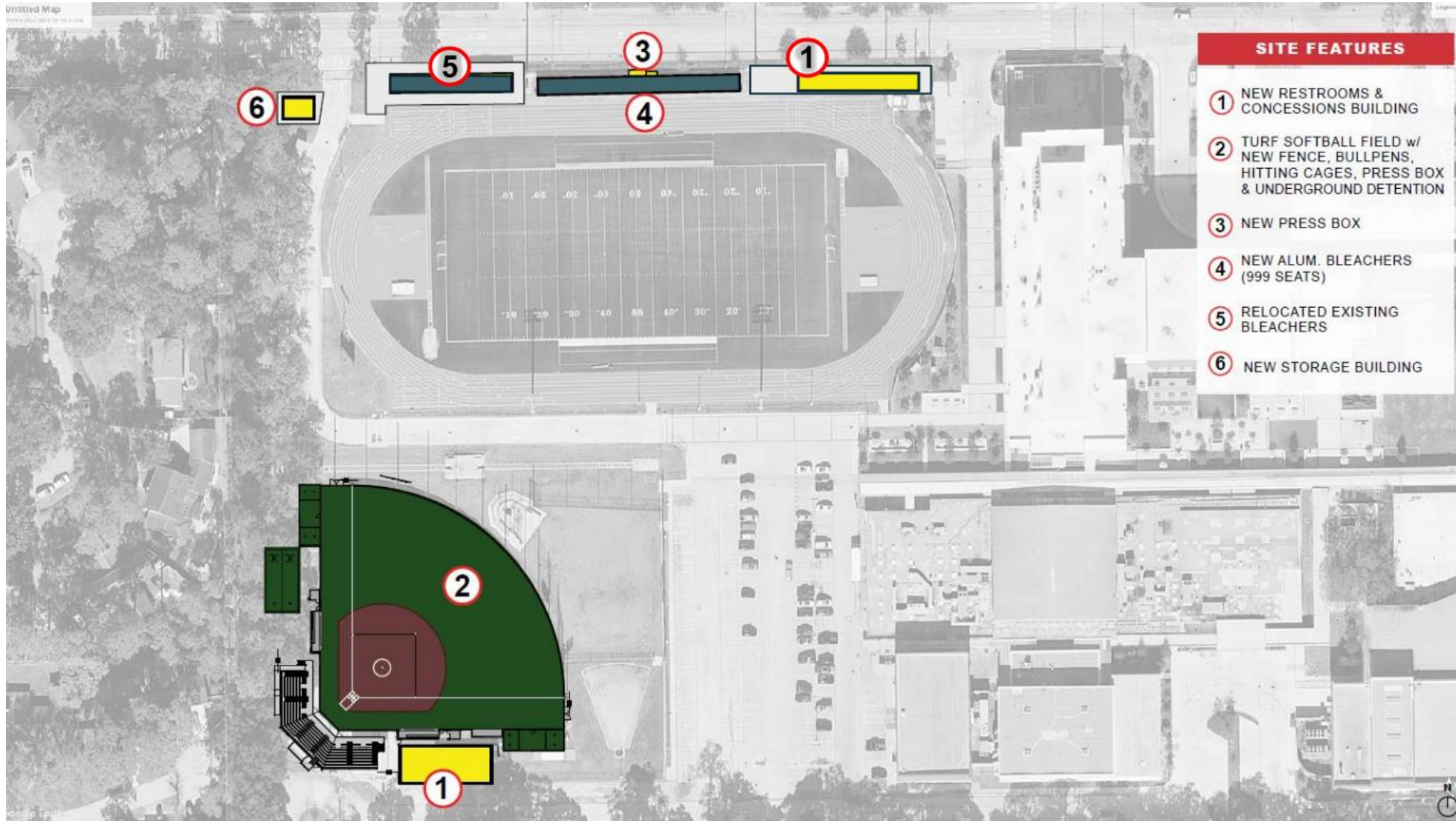
- Installation of new LED sports lighting and supporting audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Synthetic turf baseball & softball field (includes batting cages, dugouts, fencing, netting and pole systems)
- Replace existing baseball press box, finish replacement 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
- Life-cycle refresh for track and turf playing field, and tennis surfacing\* (Anticipated prior to 2030)
- Consideration to convert existing practice field to synthetic turf

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



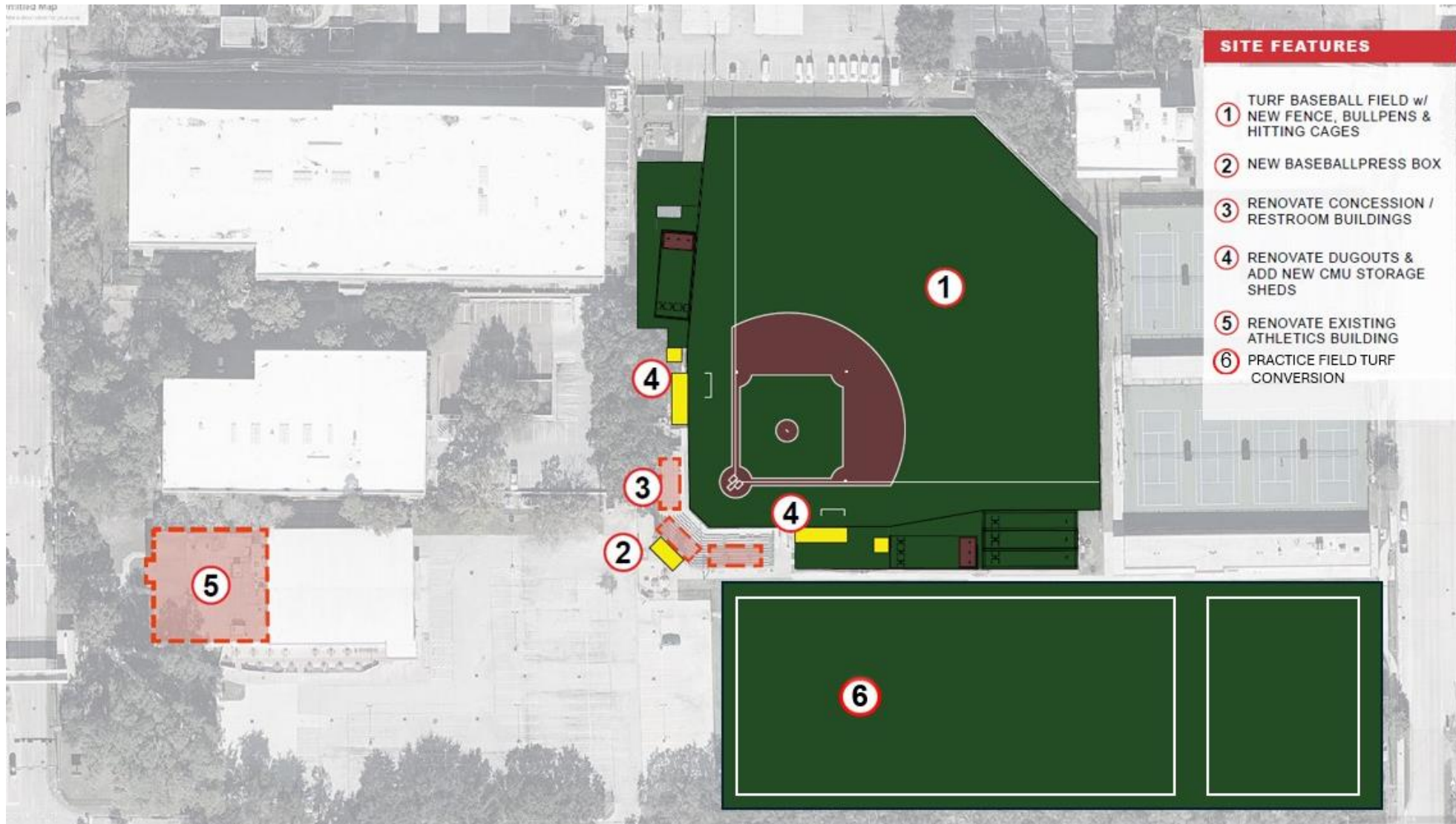
# Memorial High School – Conceptual Plan (West)

## SCENARIO #2



# Memorial High School – Conceptual Plan (East)

## SCENARIO #2



# Memorial High School – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
Memorial High School – Interior	\$18,116,166.60
Memorial High School – Exterior	\$26,219,295.00
<b>Total Construction Cost Estimate*</b>	<b>\$44,335,461.60</b>
One Replacement Gymnasium**	\$14,000,000.00-\$20,000,000.00
Synthetic Turf Conversion: Practice Field	\$3,675,000.00
<b>Total Construction Cost Estimate*</b>	<b>\$68,010,461.60</b>

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

*\*\*One replacement gymnasium cost estimate included for consideration. Actual gymnasium and location (gym 1, 2, or 3) will be determined upon completion of more detailed analysis.*





# 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 #2

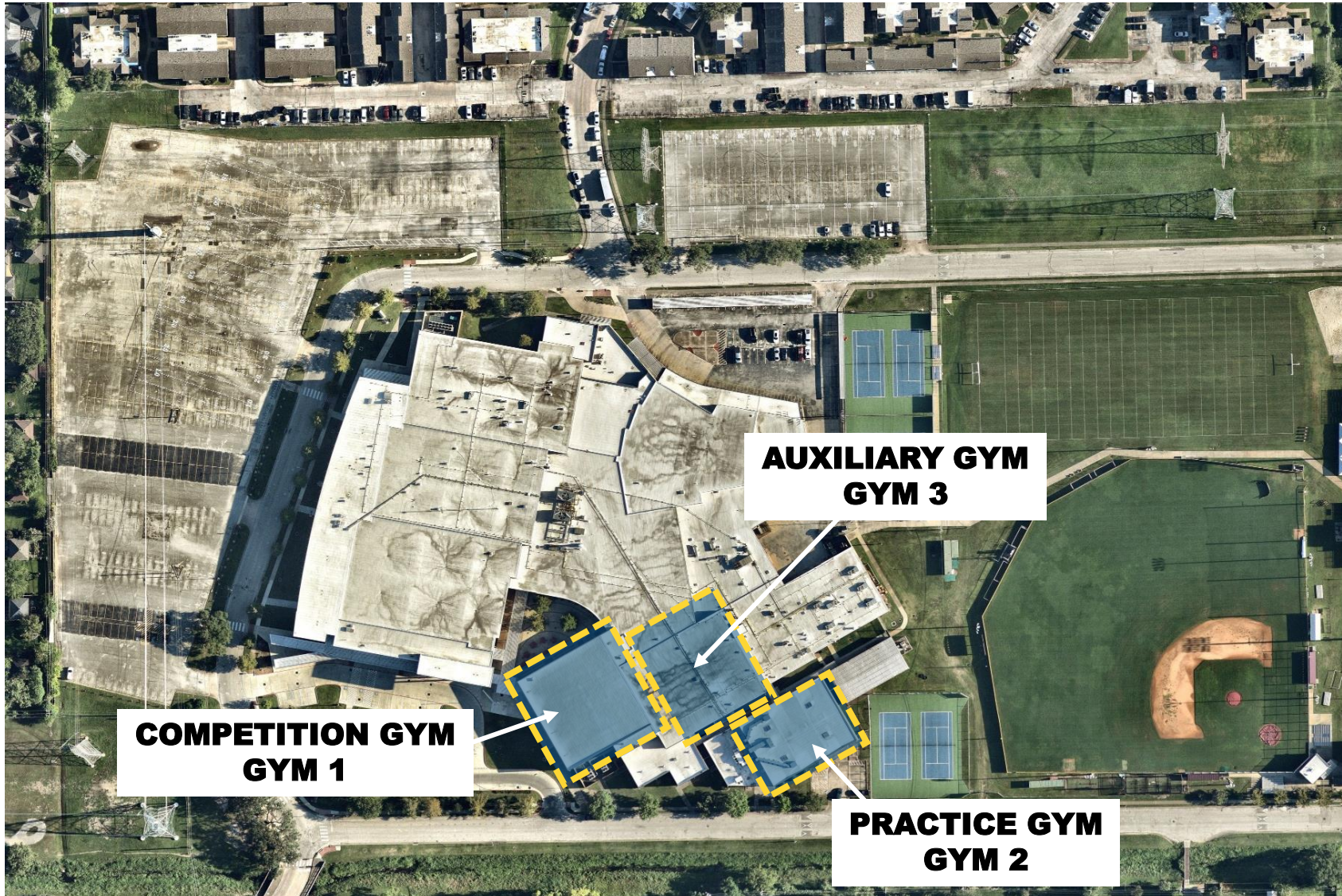
- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems.
- Renovate practice gymnasium to include: new ceiling 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, 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	<b>Gymnasium 1 – Competition</b>	<b>12,600</b>	<b>94'</b>	<b>50'</b>	<b>608 (8 ADA)</b>
	<b>Gymnasium 2 – Practice</b>	<b>8,500</b>	<b>94'</b>	<b>50'</b>	<b>312 (6 ADA)</b>
	<b>Gymnasium 3 – Auxiliary</b>	<b>9,400</b>	<b>84'</b>	<b>50'</b>	<b>N/A</b>
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# Northbrook High School – Exterior

## SCENARIO #2

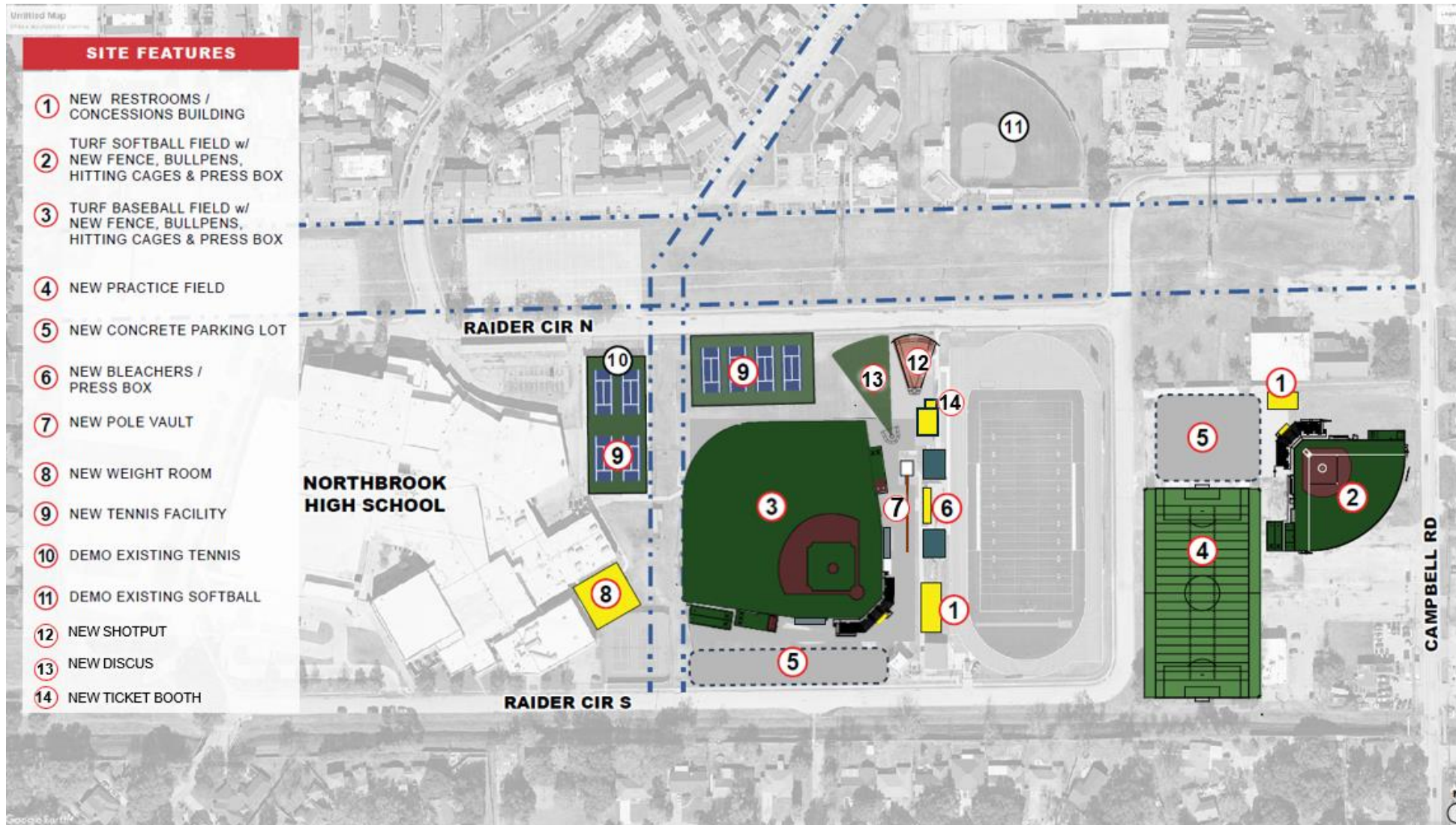
- LED sports lighting and audio/visual systems
- Replace and upgrade scoreboards with new digital video boards
- Synthetic turf baseball & softball field (includes backstop walls, batting cages, dugouts, fencing, netting and pole systems)
- Provide new press box at football/track/soccer stadium with 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
- Construct new practice field adjacent to new softball facility and provide new shot put and discus
- Life-cycle refresh for track surfacing and turf playing field\* (Anticipated prior to 2030)
- Consideration to upgrade new practice field to synthetic turf

*\*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 #2



# Northbrook High School – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
Northbrook High School – Interior	\$16,546,204.90
Northbrook High School – Exterior	\$36,675,145.43
<b>Total Construction Cost Estimate*</b>	<b>\$53,221,350.33</b>
Synthetic Turf Practice Field Upgrade	\$1,960,000.00
<b>Total Construction Cost Estimate*</b>	<b>\$55,181,350.33</b>

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





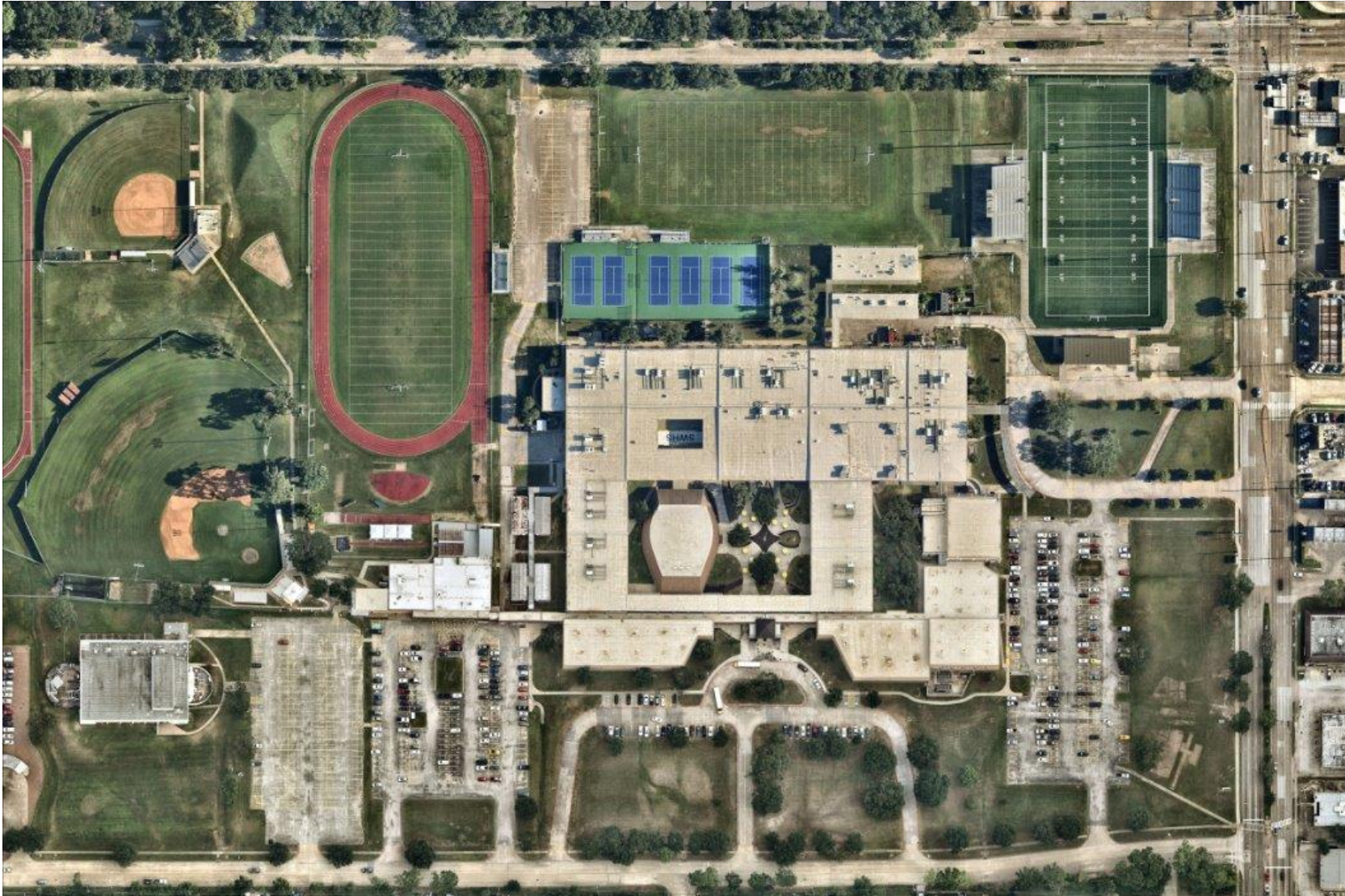
# Spring Woods High School – Limitations & Challenges

## SCENARIO #2

- 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 #2

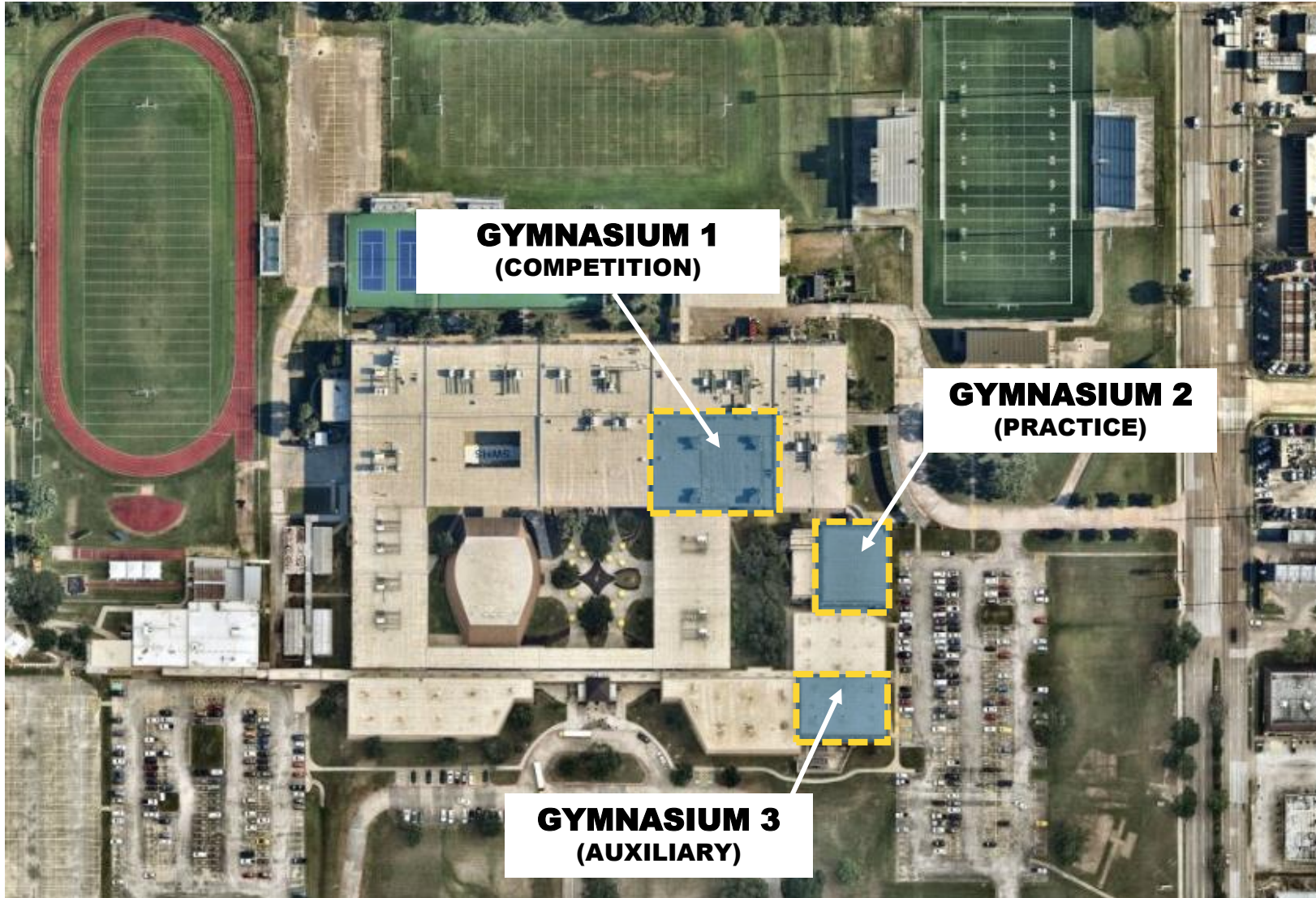
- Replace sound systems and upgrade scoreboards with new digital video boards
- Renovate competition gymnasium to coaches' new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate practice gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Renovate auxiliary gymnasium to include: new wood athletic floor, bleacher system, athletic wall padding, updated painting, new glass backboard basketball goal systems
- Provide additional restrooms and visiting dressing rooms 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 and renovation of weight room, storage, and support athletic 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.*



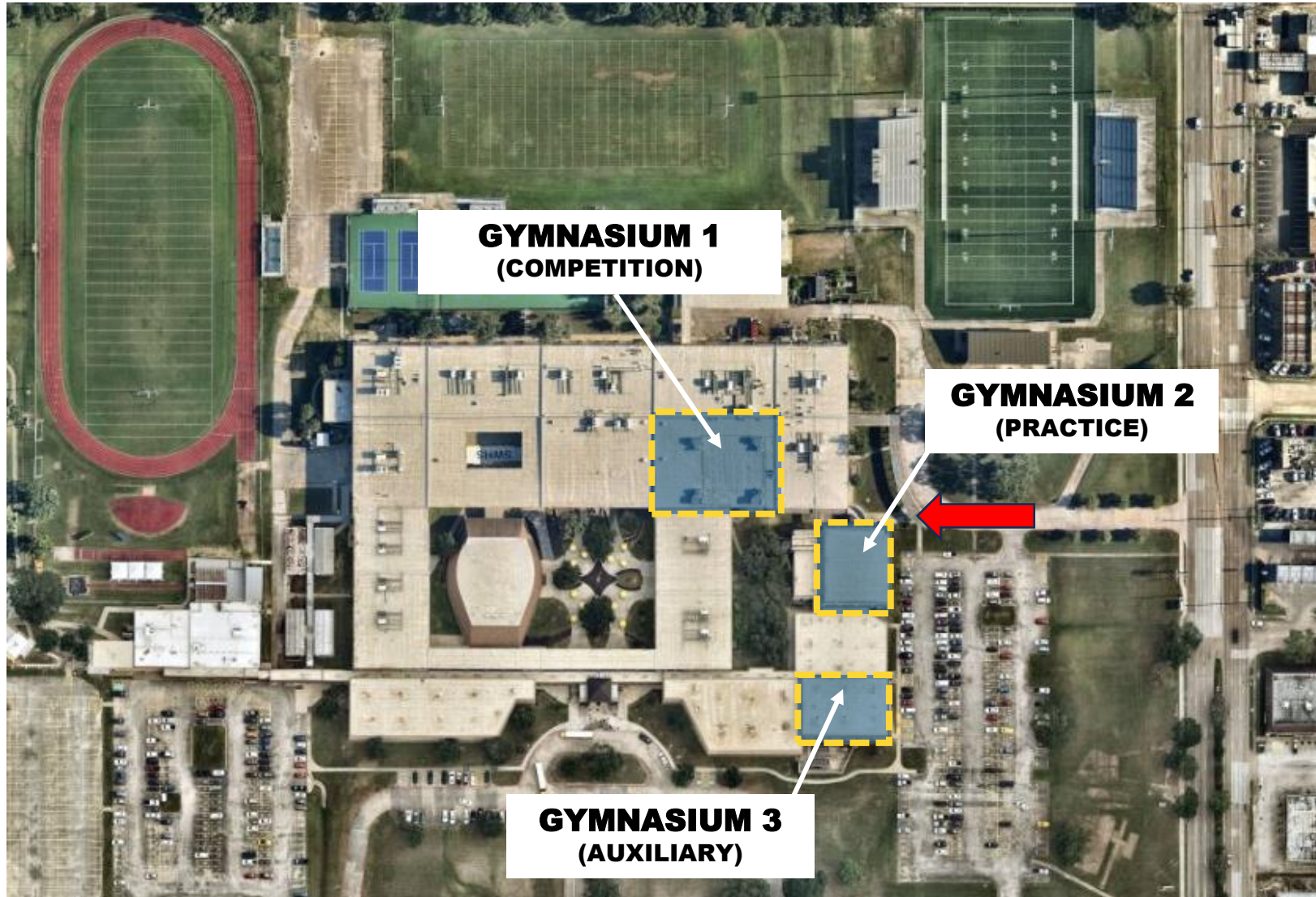
# Spring Woods High School – Gymnasium Locations



# Spring Woods High School - Gymnasium Analysis

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Stratford High School	Gymnasium 1 – Competition	12,600	94'	50'	1032 (11 ADA)
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# Spring Woods High School – Gymnasium Locations



# Spring Woods High School – Exterior

## SCENARIO #2 (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
- Expanded parking to increase capacity at stadium
- Life cycle refresh for stadium turf playing field\* (Anticipated prior to 2030)

*\*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 – Exterior

## SCENARIO #2 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

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

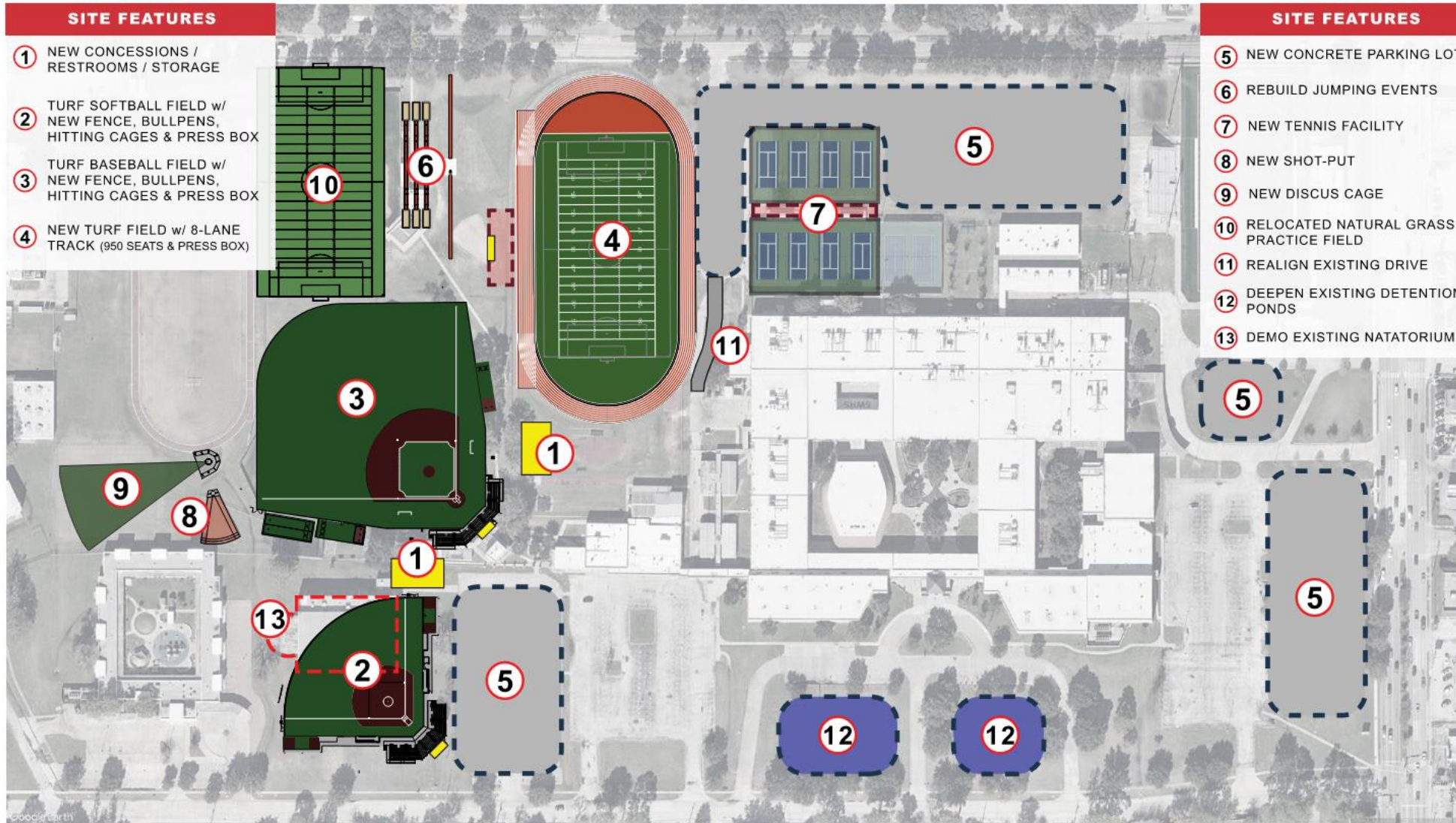
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# Spring Woods High School – Conceptual Plan

## SCENARIO #2 (New Natatorium at Alternate Location)



# Spring Woods High School – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
Spring Woods High School – Interior	\$10,411,638.25
Spring Woods High School – Exterior	\$41,343,291.50
<b>Total Construction Cost Estimate*</b>	<b>\$51,754,929.75</b>
New Restrooms and Support Space for Gym 1 & 2	\$3,000,000.00 – \$5,000,000.00
<b>Total Construction Cost Estimate*</b>	<b>\$56,754,929.75</b>

*\*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

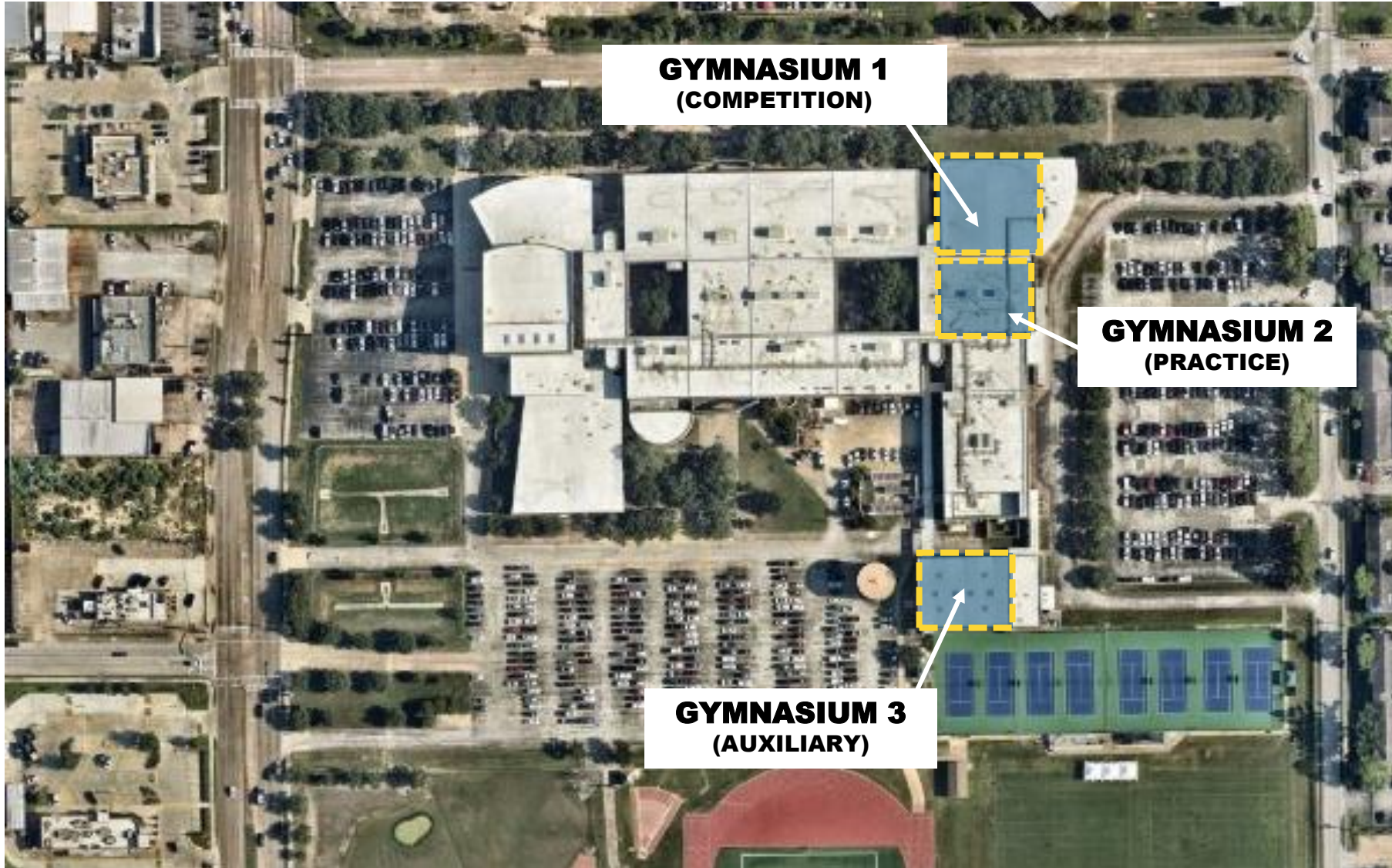
## SCENARIO #2

- 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, 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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	<b>Gymnasium 2 – Practice</b>	<b>8,400</b>	<b>94'</b>	<b>50'</b>	<b>428 (7 ADA)</b>
	<b>Gymnasium 3 – Auxiliary</b>	<b>9,200</b>	<b>84'</b>	<b>50'</b>	<b>N/A</b>

# Stratford High School – Exterior

## SCENARIO #2

- 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 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
- Construct new general use standalone athletic storage facility
- Life-cycle refresh for tennis surfacing and turf playing field\* (Anticipated prior to 2030)

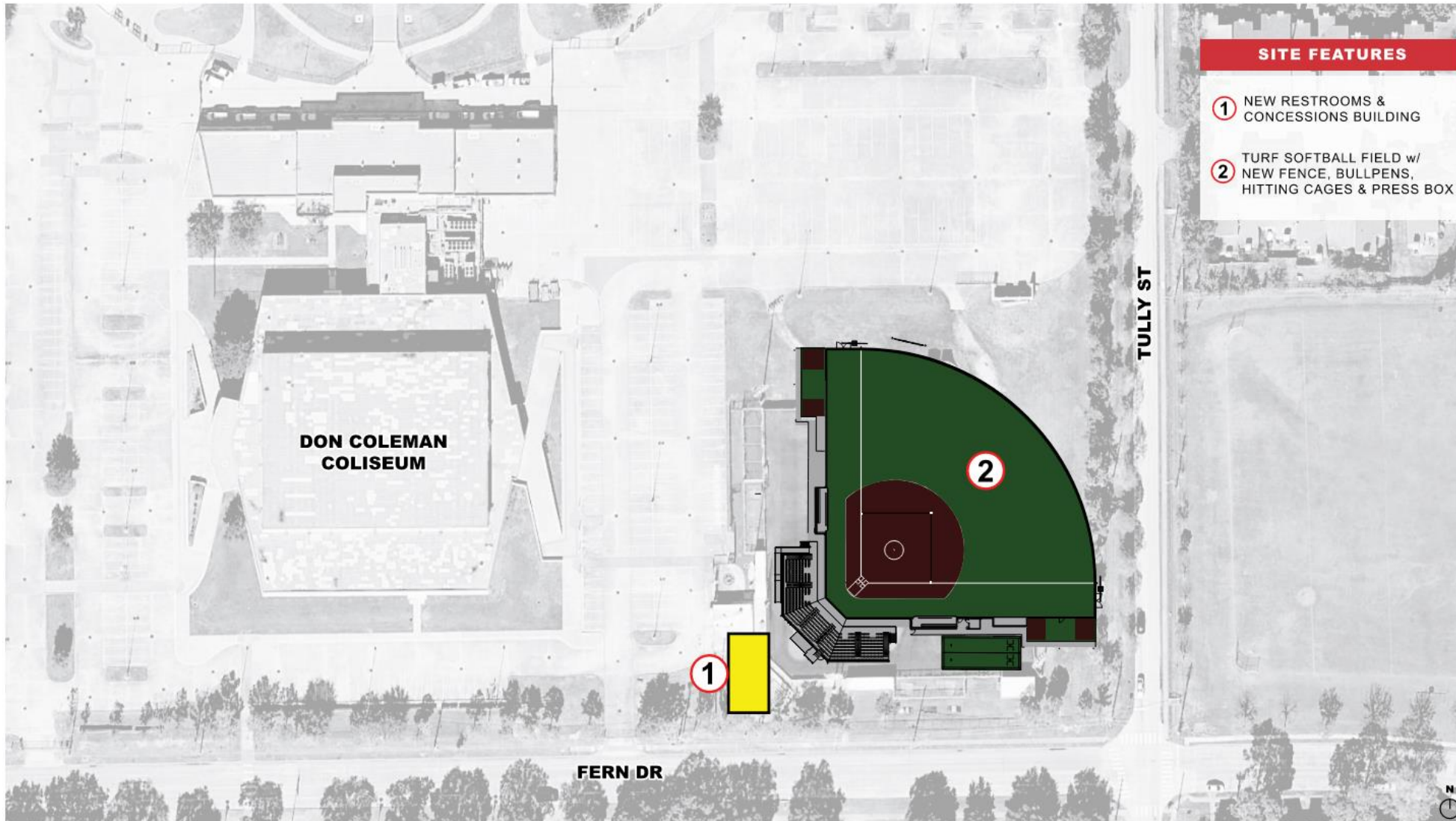
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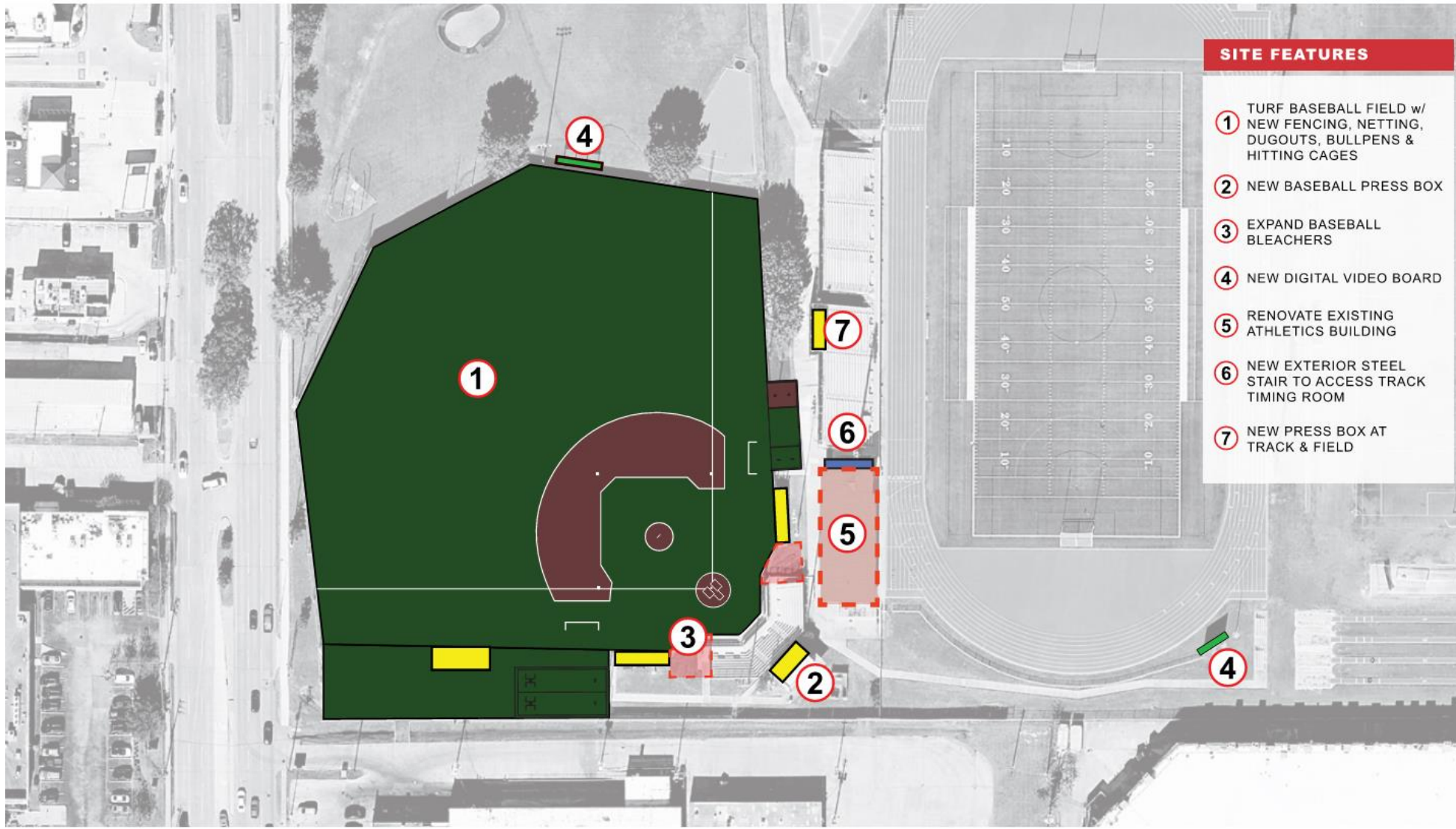
# Stratford High School – Partial Conceptual Plan

## SCENARIO #2



# Stratford High School – Partial Conceptual Plan

## SCENARIO #2



# Stratford High School – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
Stratford High School – Interior	\$12,042,256.00
Stratford High School – Exterior	\$33,202,104.00
<b>Total Construction Cost Estimate</b>	<b>\$45,244,360.00</b>

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





**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 #2 – Option A (RENOVATION NOT INCLUDING SEATING)

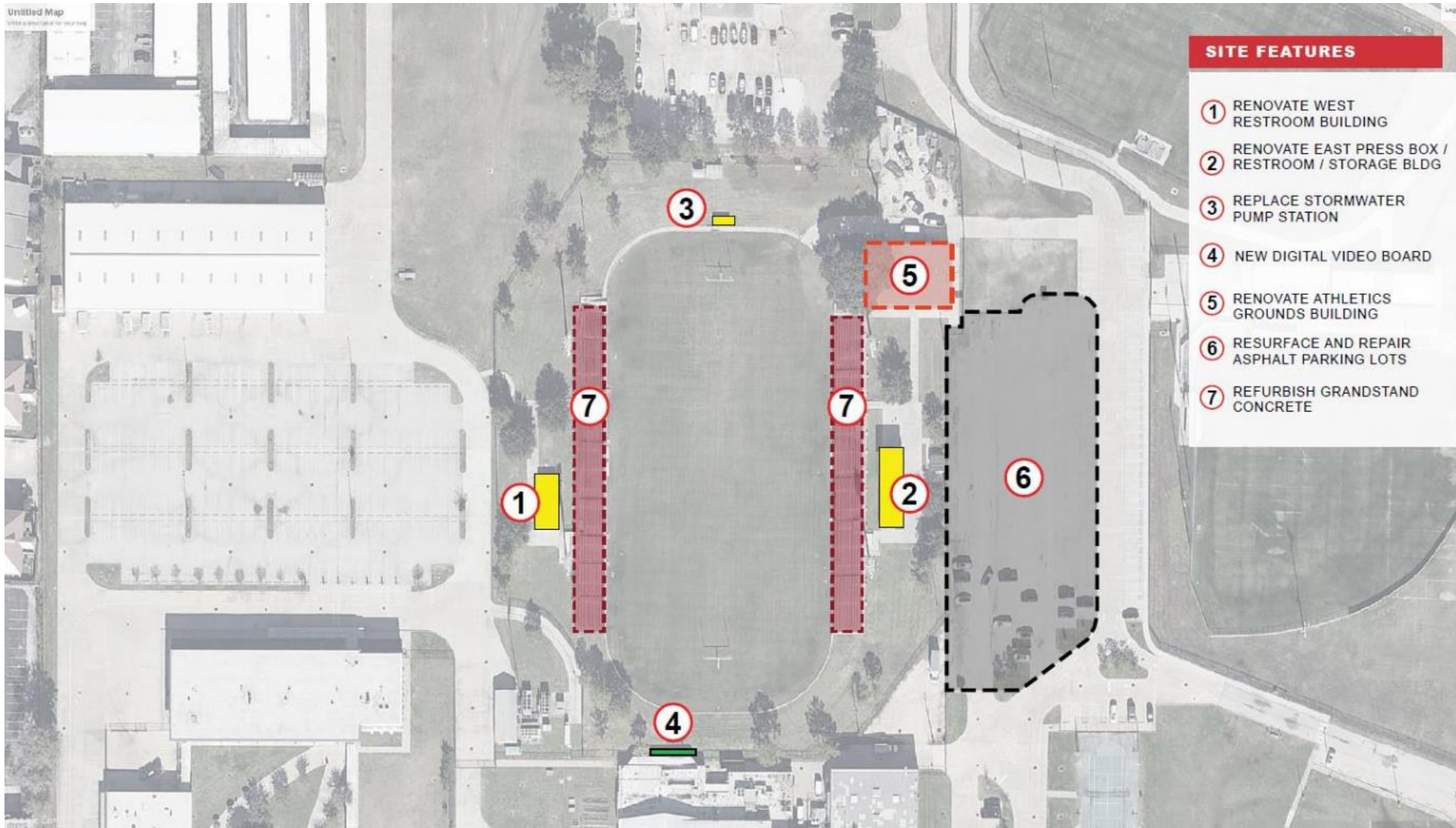
- Provide upgraded exterior sports lighting, audio/visual, and low-voltage systems
- Replace and upgrade to a new digital video board
- Replace existing lift station to include new pump system and enclosure
- New facility graphics and branding package
- Renovate east and west end press box/restroom/storage 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

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



# Reggie Grob Stadium – Conceptual Plan (Option A)

## SCENARIO #2



Seating  
Capacity:  
**4,000**





# Reggie Grob Stadium

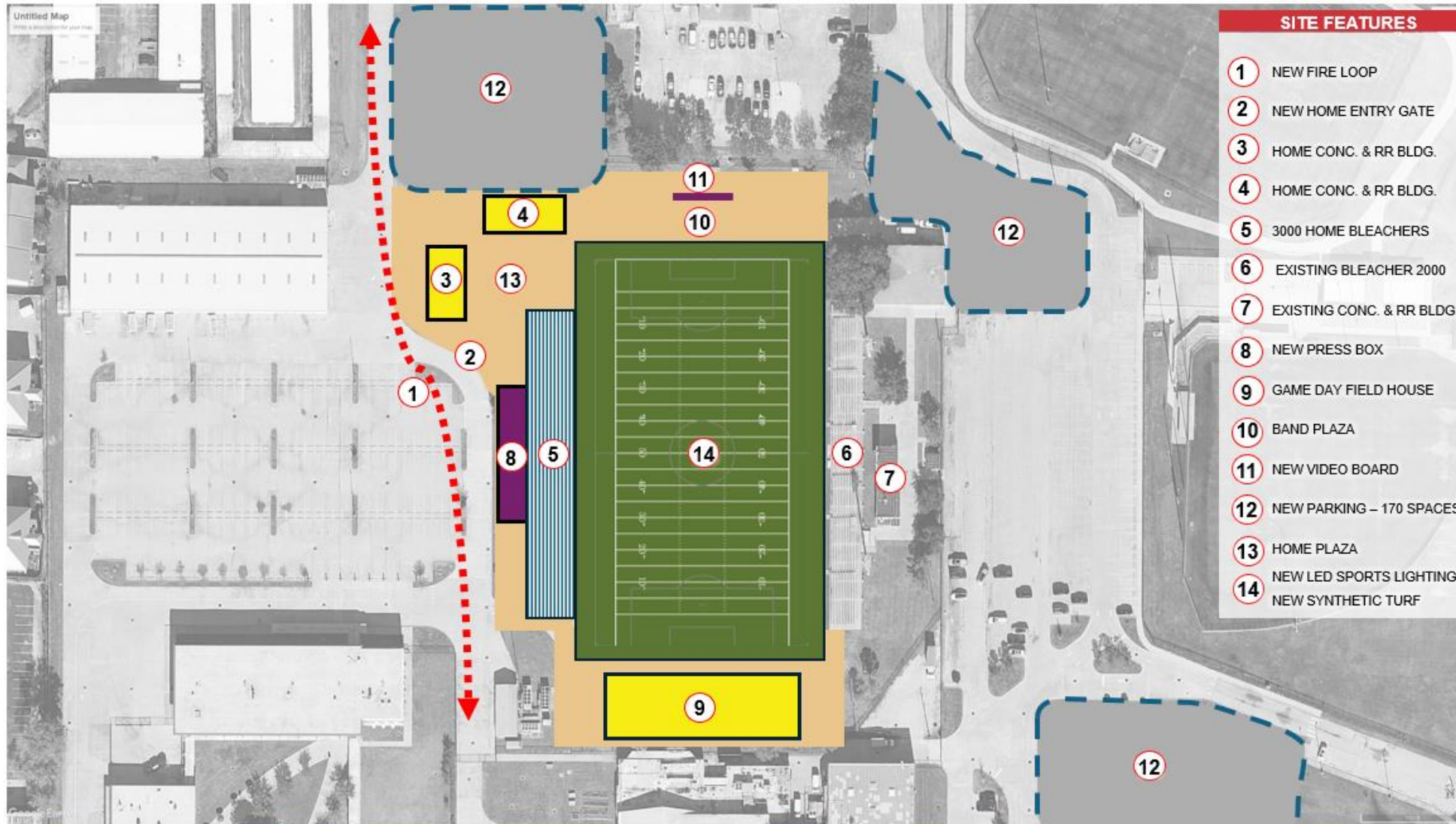
## SCENARIO #2 – Option B (RENOVATION INCLUDING PARTIAL SEATING)

- **All scope included in Option A** (*excluding renovation of west end press box/restroom/storage buildings*), **with the addition of:**
- 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



# Reggie Grob Stadium – Conceptual Plan (Option B)

## SCENARIO #2



Seating  
Capacity:  
**5,000**



# Reggie Grob Stadium

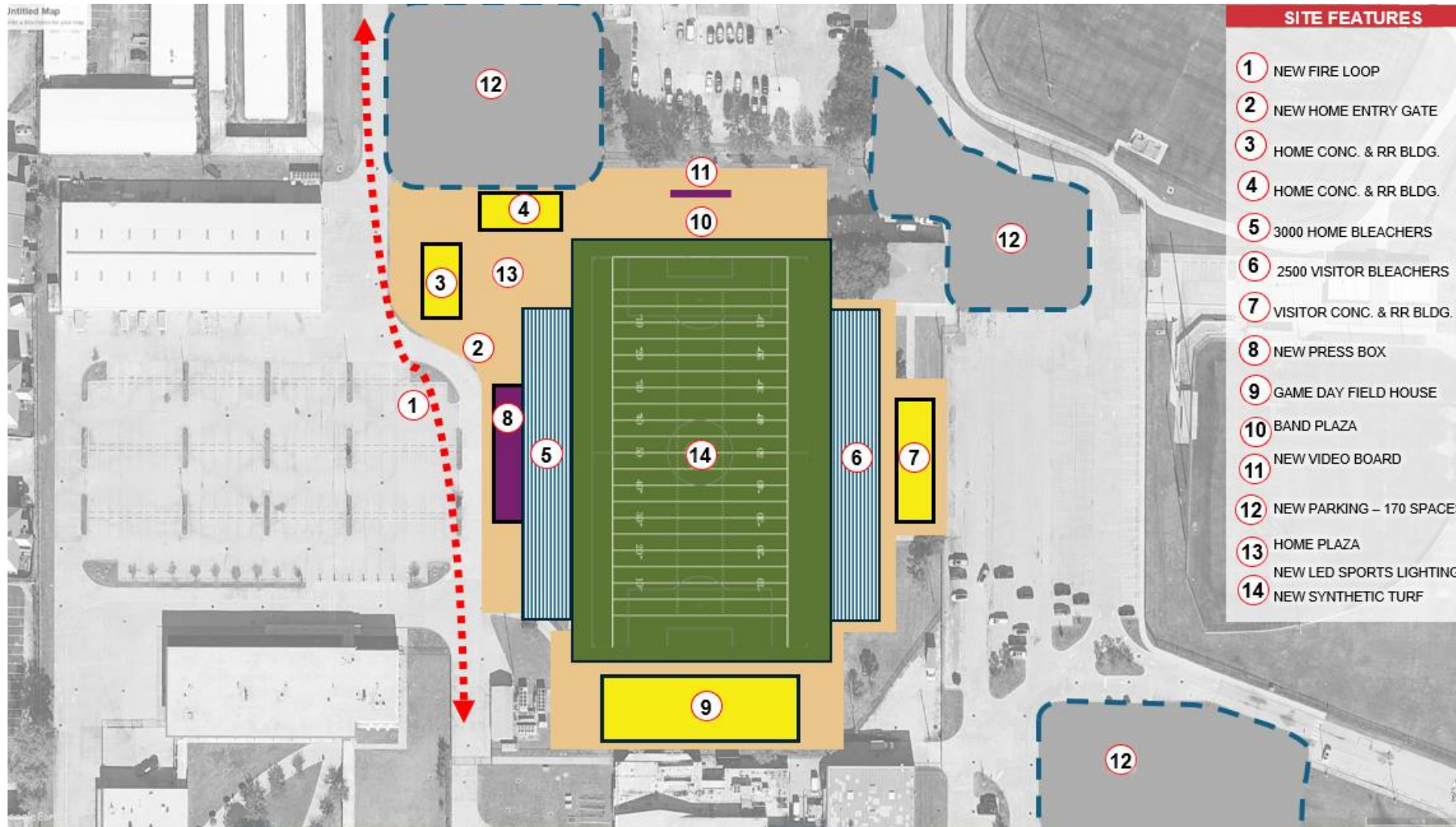
## SCENARIO #2 – Option C (REBUILD)

- **All scope included in Option A & B** (*excluding renovation of east end press box/restroom/storage buildings*), **with the addition of:**
- New visitor side construction (east)
  - New bleacher seating (2,500 seat capacity)
  - New visitor side concessions, restrooms, and support space
- 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 #2



Seating  
Capacity:  
**5,500**



# Reggie Grob Stadium – Scope Comparison

## SCENARIO #2

Scope	Option A	Option B	Option C
Upgraded Sports Lighting, Audio/Visual Systems, and New Digital Video Board	●	●	●
Renovated Athletics' Grounds Building	●	●	●
Renovation of Pressbox and Visitor Side Support Bldgs	●		
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 #2

Facility	Construction Cost Estimate
Reggie Grob Stadium – Option A	\$9,120,665.10
Reggie Grob Stadium – Option B	\$38,085,235.10
Reggie Grob Stadium – Option C	\$43,096,926.10
<b>Total Construction Cost Estimate* (Option C)</b>	<b>\$43,096,926.10</b>

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





**W.W. Emmons Natatorium:**  
**Scope**

# W.W. Emmons Natatorium – Site Aerial





# W.W. Emmons Natatorium - Limitations & Considerations

- Facility expansion is limited due to the original concrete structure
- One pool does not accommodate district needs (i.e. scheduling).
- Size of pool does not support current and future aquatic program offerings
- Facility only accommodates practice and training use for 3 out of 4 high schools
- Deck space width is limited for swimmer use and training purposes
- No separation between spectator seating and student athletes/pool
- Absence of lobby and entrance area (i.e. front entry vestibule, concessions)
- Support spaces (i.e. locker rooms, training rooms, dressing rooms, coaching staff offices) do not accommodate all competitions, trainings, practices and events
- Outdoor space and supporting storage is limited
- Parking is limited and expansion is constrained on a shared site
- Utilizing two non-district facilities (Dad's Club and YMCA)



# W.W. Emmons Natatorium

## SCENARIO #2

- Provide minor interior renovations
  - New ADA lift
  - New pool deck finish
  - New diving stands
  - Replace bleacher system
  - Reconfigure/expand parking area and drives to accommodate natatorium operations and events
  - LED interior and site lighting
  - New sound system
  - Pool mechanical system renovation (i.e. PoolPak units)

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



# W.W. Emmons Natatorium – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
W.W. Emmons Natatorium	\$8,276,163.60
<b>Total Construction Cost Estimate</b>	<b>\$8,276,163.60</b>

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





**New Natatorium:  
Scope and Design Concepts**

# New Natatorium

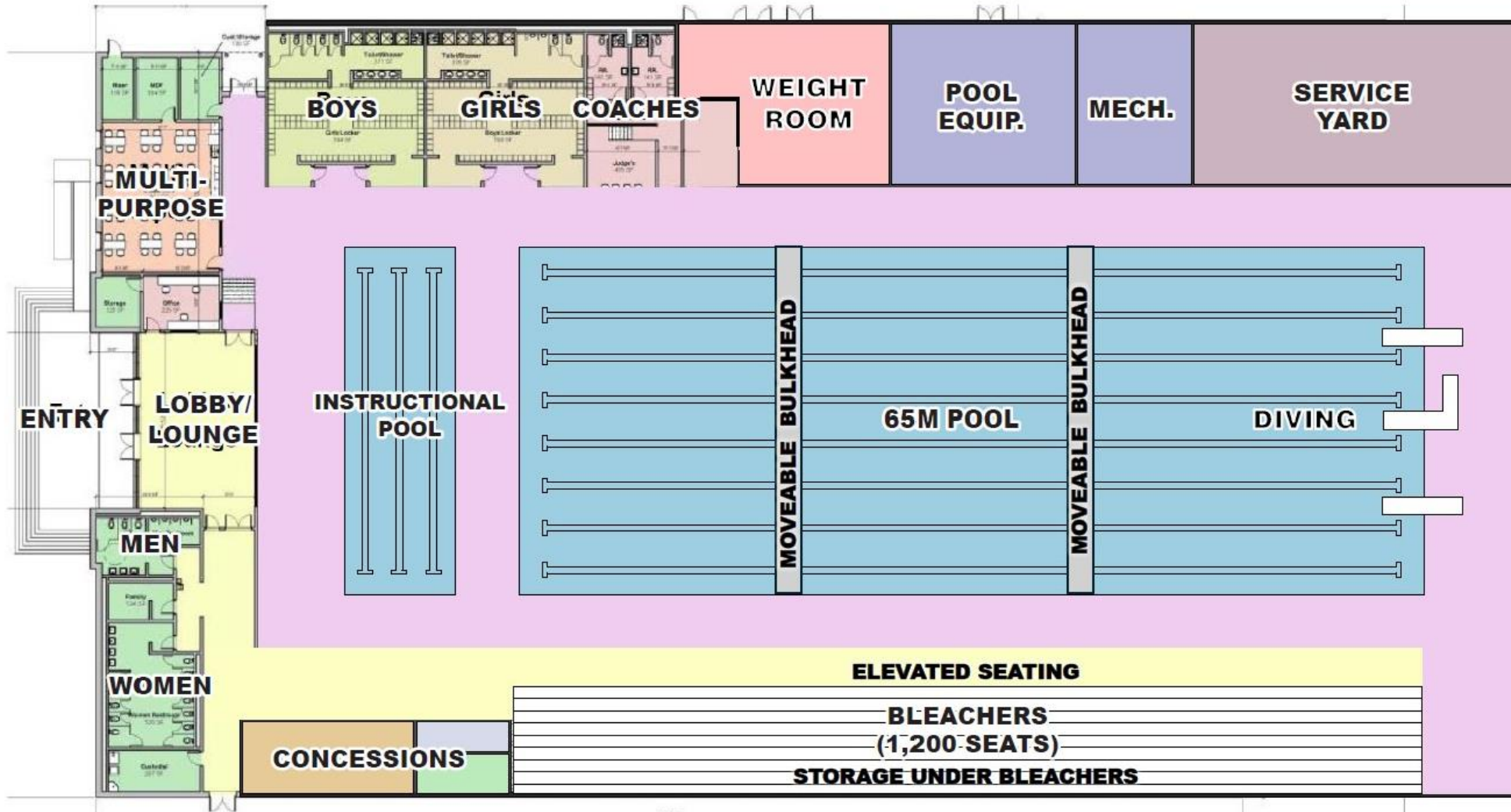
## SCENARIO #2

- 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

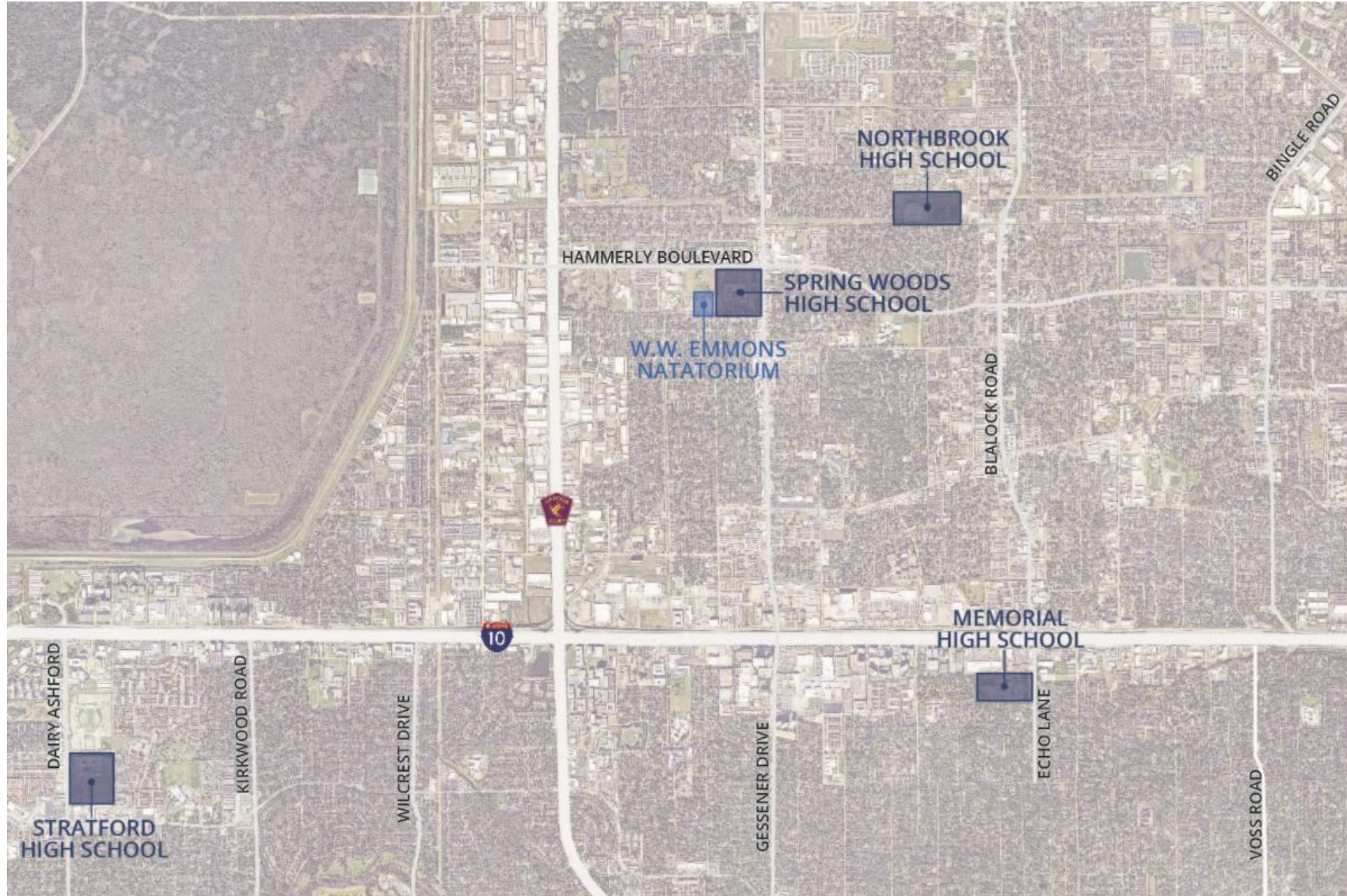


# New Natatorium – Conceptual Plan

## SCENARIO #2

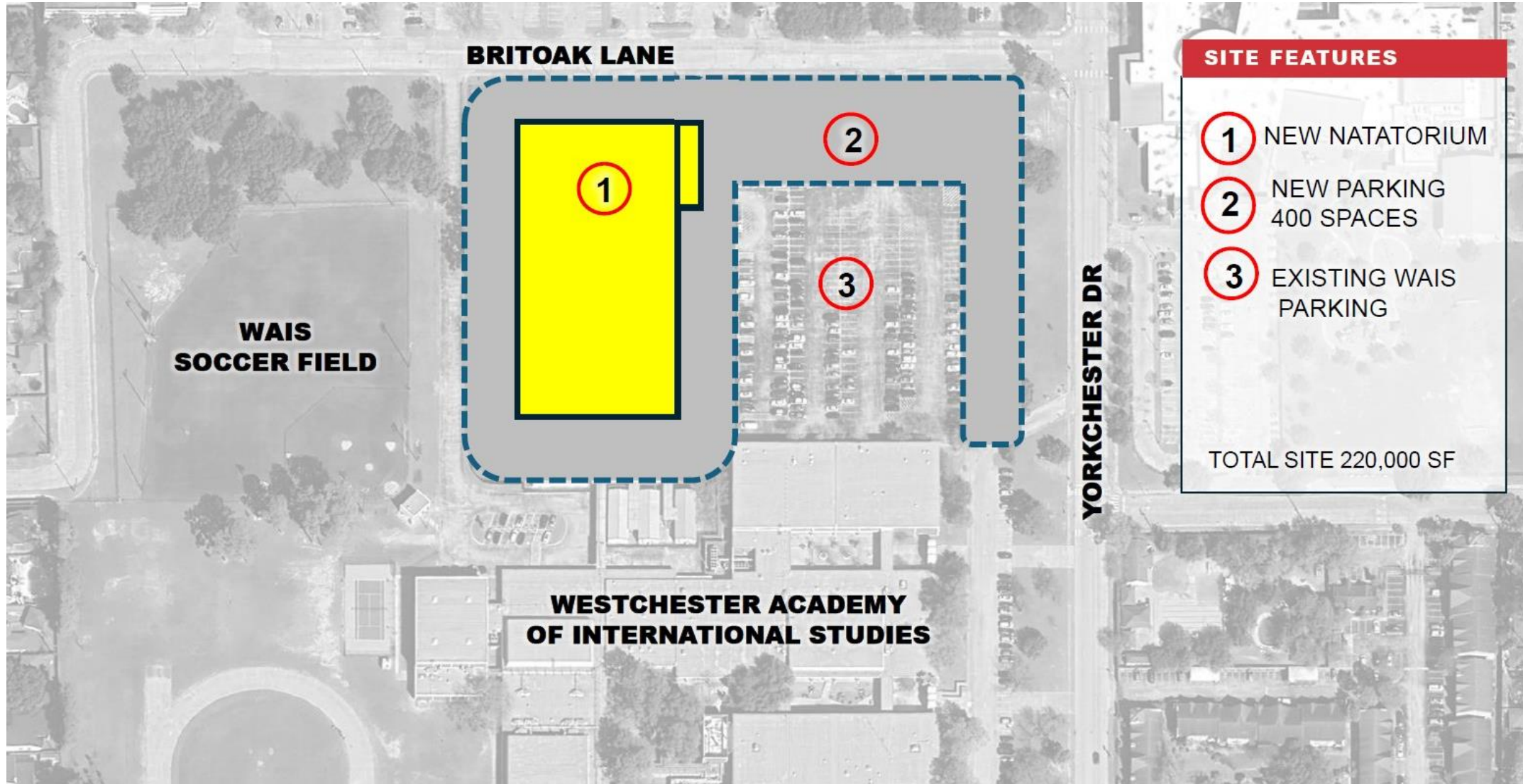


# Existing Natatorium – Site Location



# New Natatorium – Site Location #1

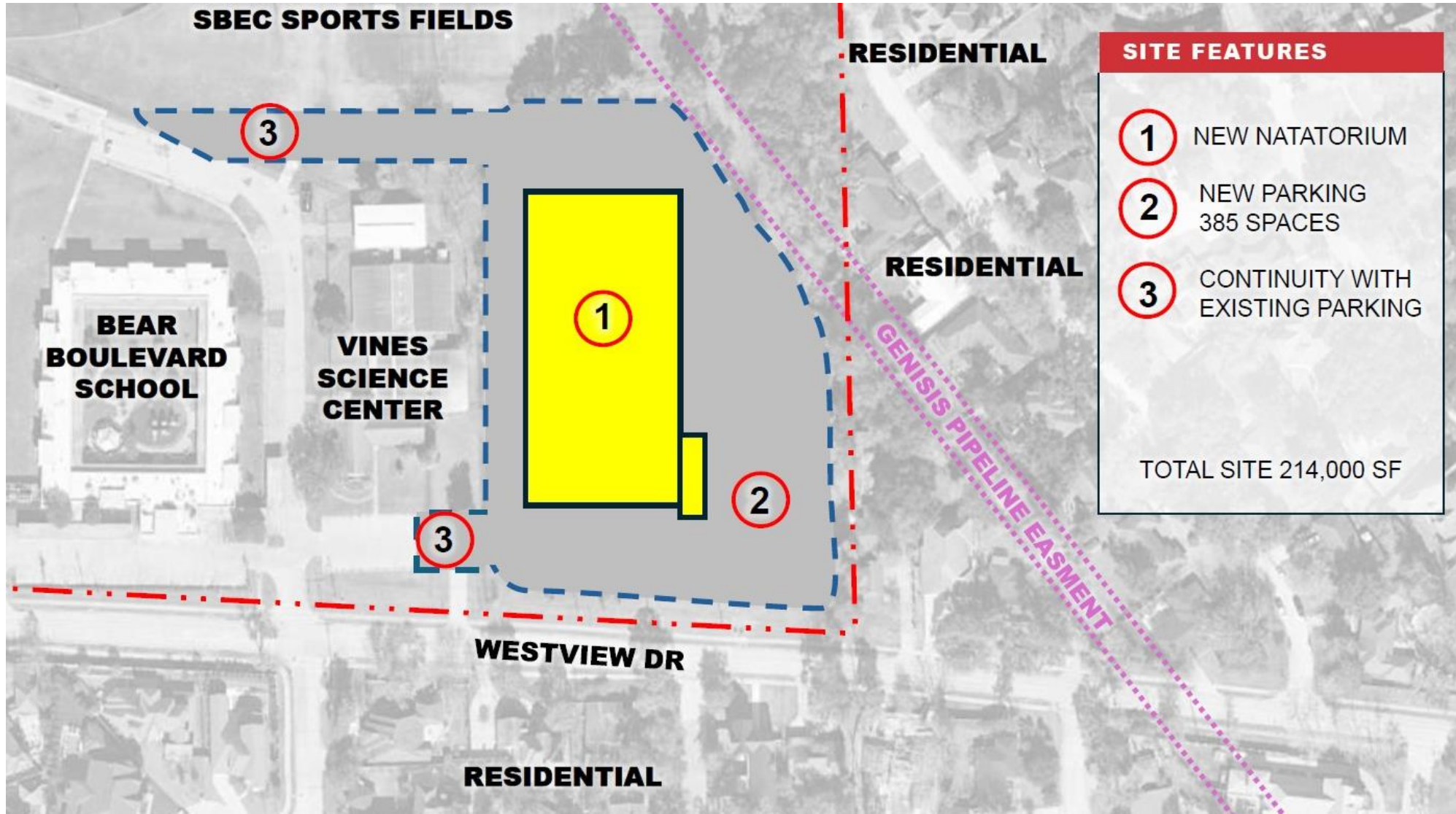
## SCENARIO #2





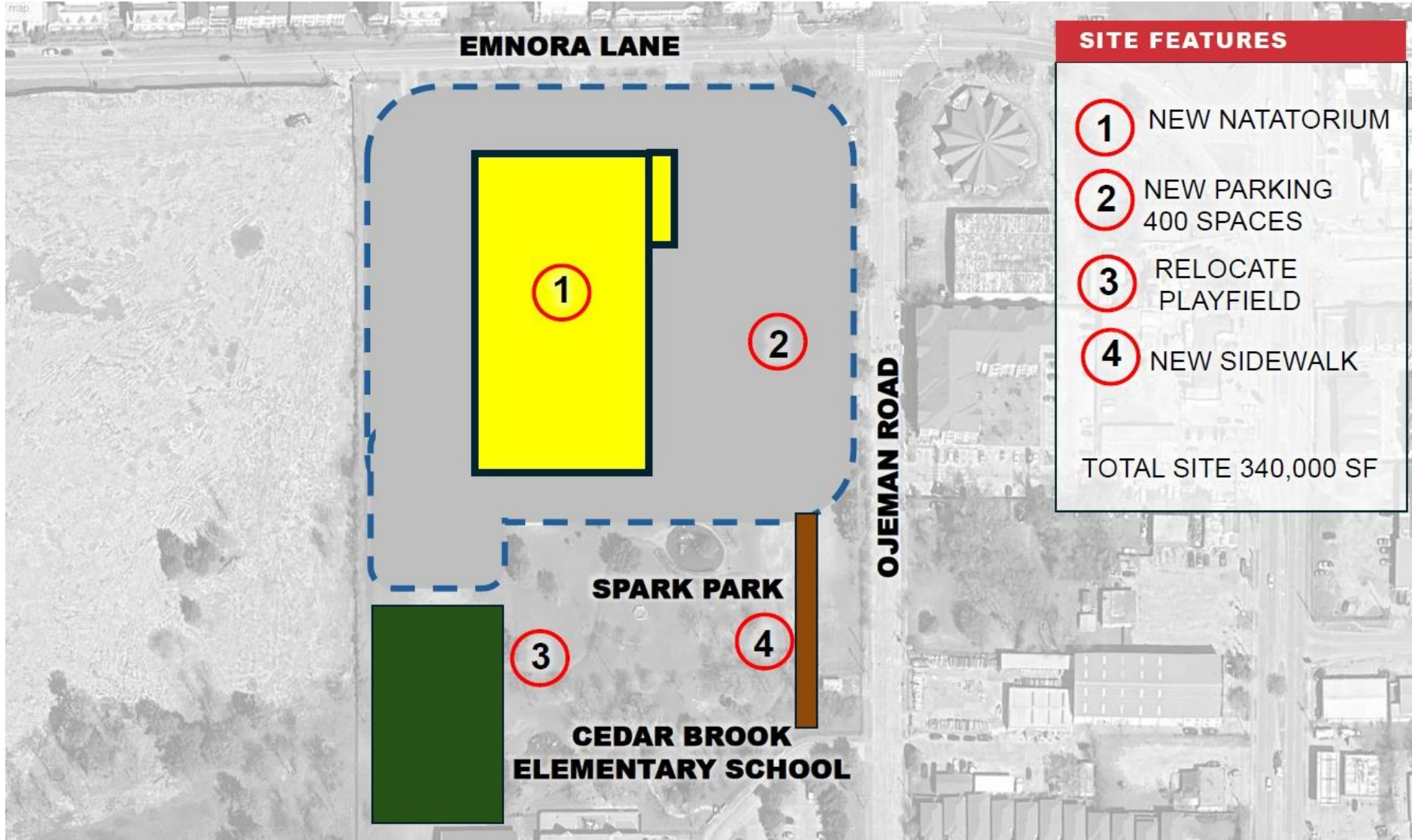
# New Natatorium – Site Location #2

## SCENARIO #2



# New Natatorium – Site Location #3

## SCENARIO #2



# New Natatorium – Site Considerations



# New Natatorium – Construction Cost Estimate

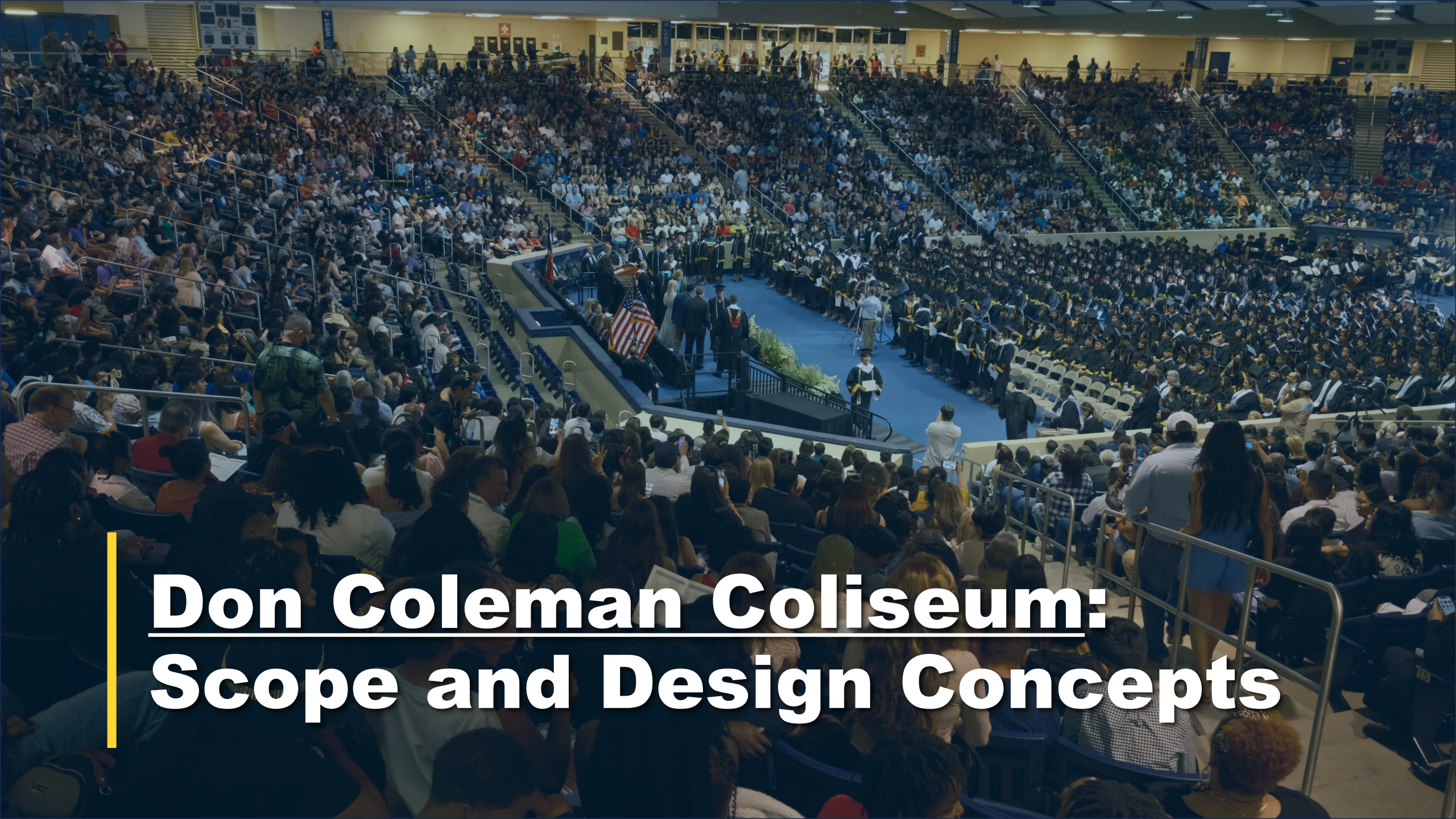
## SCENARIO #2

Facility	Construction Cost Estimate
New Natatorium	\$52,520,000.00
<b>Total Construction Cost Estimate*</b>	<b>\$52,520,000.00</b>

*\*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.*





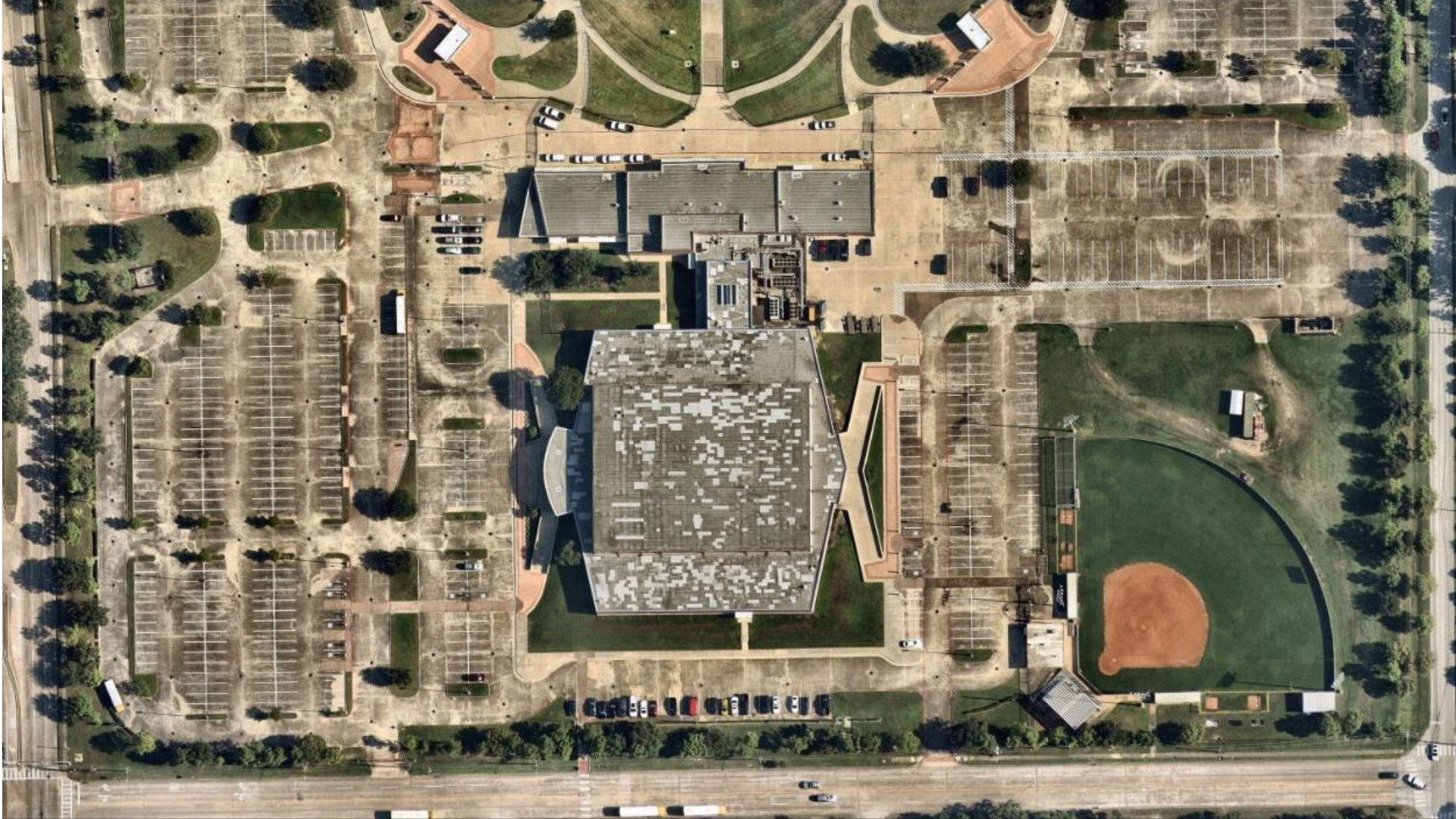
# Don Coleman Coliseum: Scope and Design Concepts

# 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 #2

- 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

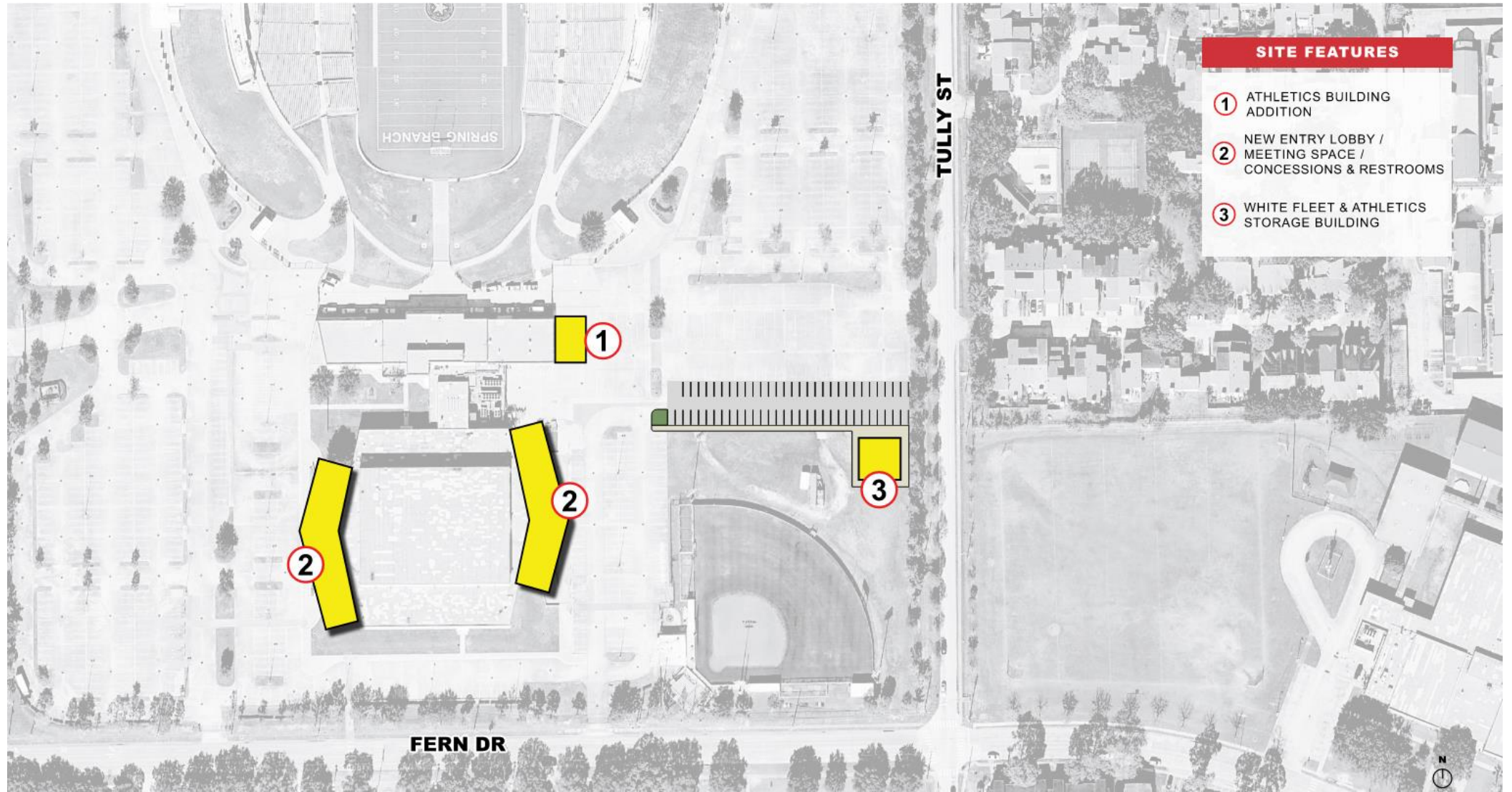
*\*Above items also include general mechanical, electrical, plumbing, technology, and life safety improvements not listed individually for this exercise.*





# Don Coleman Coliseum – Conceptual Plan

## SCENARIO #2



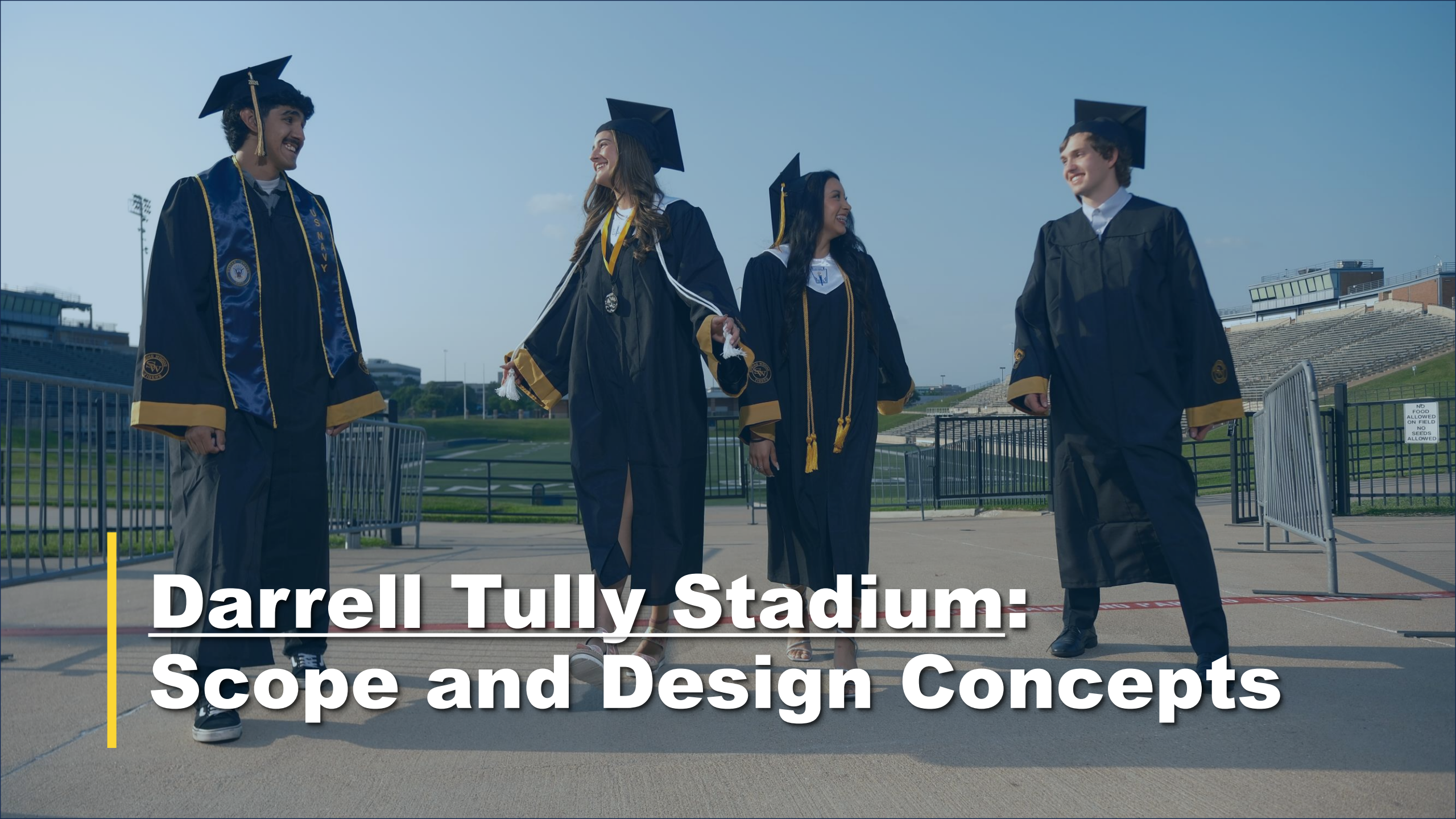
# Don Coleman Coliseum – Construction Cost Estimate

## SCENARIO #2

Facility	Construction Cost Estimate
Don Coleman Coliseum	\$22,016,994.00
<b>Total Construction Cost Estimate</b>	<b>\$22,016,994.00</b>

*\*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 #2

- 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



# Darrell Tully Stadium

## SCENARIO #2 – OPTION A

- 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
- Refurbish home and visitor side grandstand concrete system to extend usable life and improve appearance (does not include any seating modifications)
- Improve and address site settlement, erosion, drainage, and miscellaneous site conditions
- 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
- Replace stormwater lift station
- Reconfigure and replace existing stadium fencing and gates, and circulation railings as needed



# Darrell Tully Stadium

## SCENARIO #2 – OPTION A *CONTINUED*

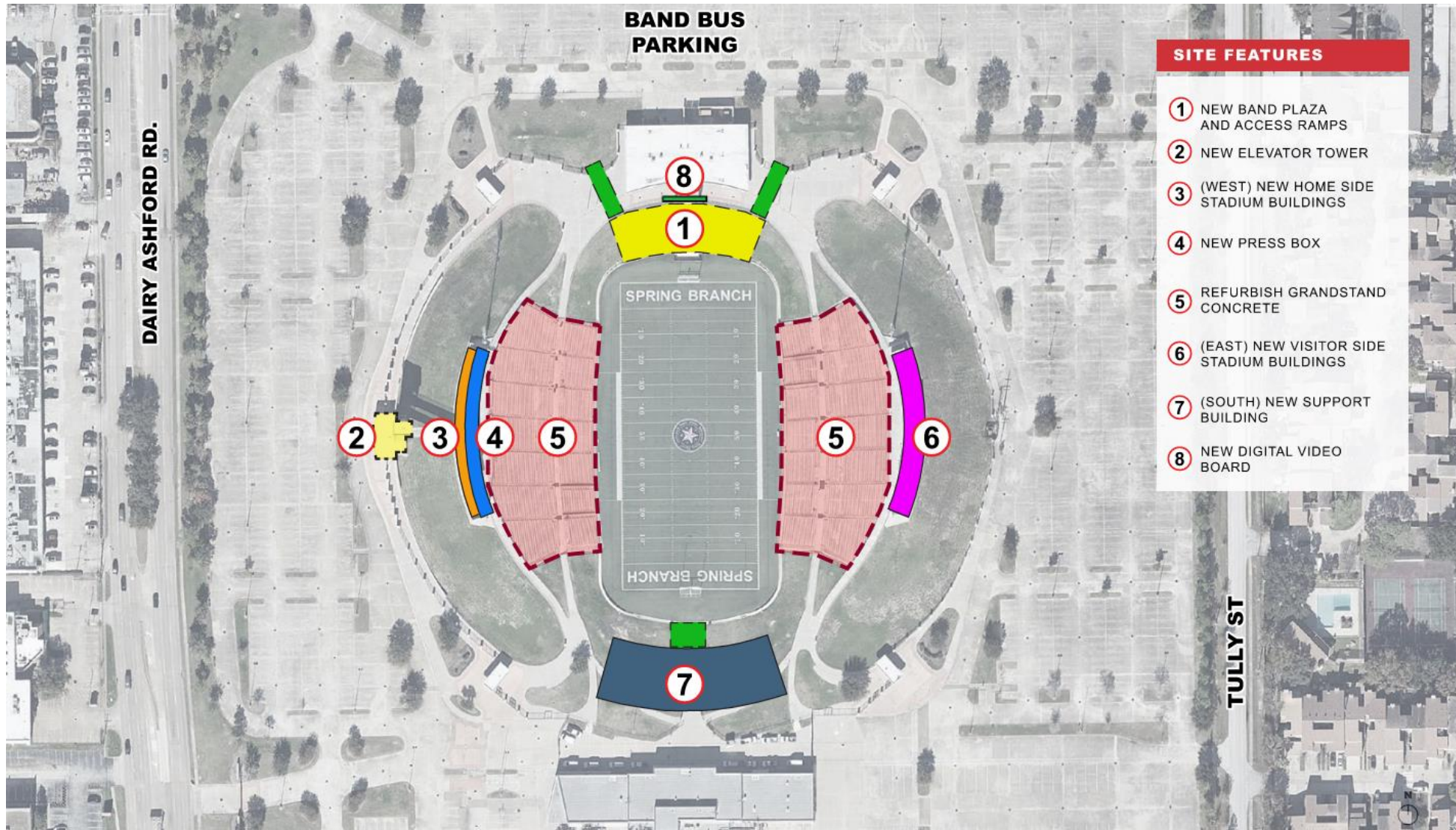
- Provide comprehensive security package that may include updated entry infrastructure, security systems (i.e. cameras, alarms), perimeter fencing, and new marquee sign
- Provide digital video board
- New facility graphics and branding package
- Establish fine and performing arts access ramp entrance 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 #2 – OPTION A (RENOVATION NOT INCLUDING SEATING)



Seating  
Capacity:  
**14,500**



# Darrell Tully Stadium

## SCENARIO #2 – 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 #2 – OPTION B *CONTINUED*

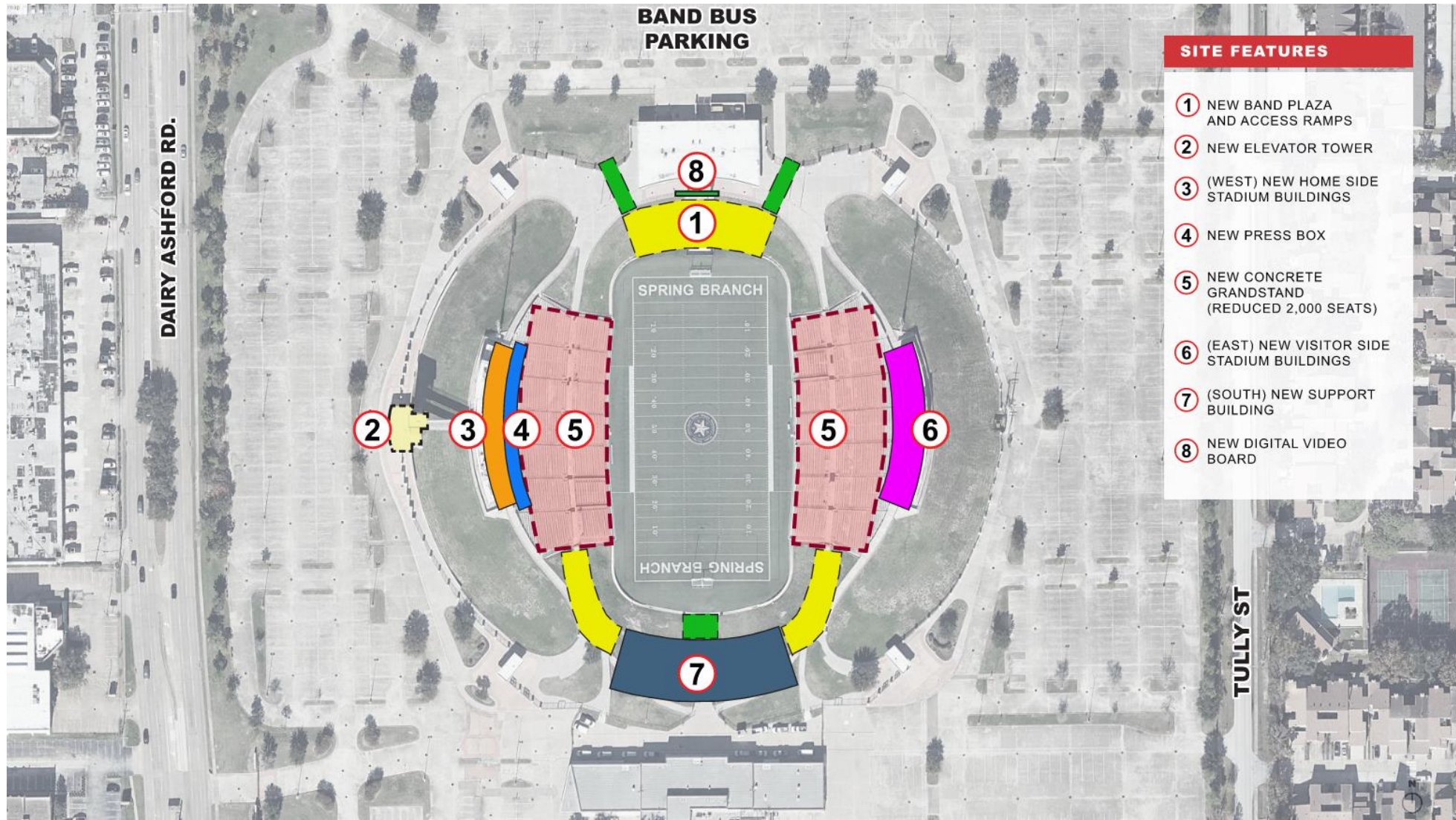
- Provide comprehensive security package that may include updated entry infrastructure, security systems (i.e. cameras, alarms), perimeter fencing, and new marquee sign
- Provide digital video board
- New facility graphics and branding package
- Establish fine and performing arts access ramp entrance 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 #2 – OPTION B (RENOVATION INCLUDING SEATING)



Seating  
Capacity:  
**12,000**

# Darrell Tully Stadium

## SCENARIO #2 – 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 #2 – OPTION C *CONTINUED*

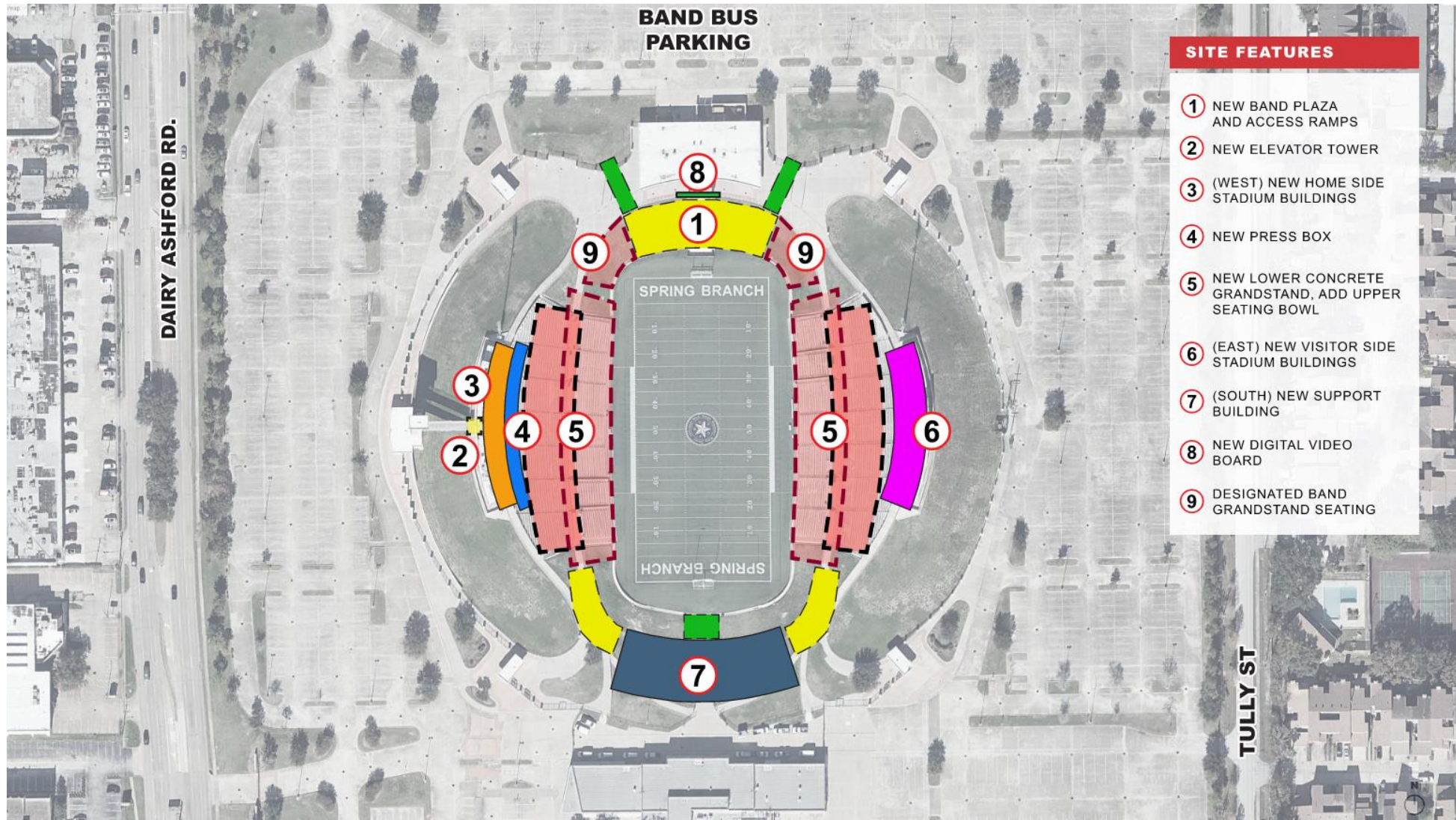
- Provide comprehensive security package that may include updated entry infrastructure, security systems (i.e. cameras, alarms), perimeter fencing, and new marquee sign.
- Provide digital video board
- Ability to add new digital ribbon boards
- New facility graphics and branding package
- Establish fine 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 #2 – OPTION C (REBUILD)



Seating  
Capacity:  
**11,500**

# Darrell Tully Stadium – Option Comparison

## SCENARIO #2

Scope	Option A	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)	●	●	●
Refurbish Grandstand Concrete ( <i>Does not include new seating options</i> )	●		
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 #2

Facility	Construction Cost Estimate
Darrell Tully Stadium – Option A	\$50,853,827.00
Darrell Tully Stadium – Option B	\$63,450,734.00
Darrell Tully Stadium – Option C	\$77,102,498.00
<b>Total Construction Cost Estimate* (Option C)</b>	<b>\$77,102,498.00</b>

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

*\*Project cost does not include relocation, facility rental, and potential transportation costs for displacement.*





# Darrell Tully Stadium

## SCOPE NOT INCLUDED IN SCENARIO #2 OPTION A

- Full replacement of existing east and west grandstand structures
  - ADA compliant seating
  - Options for seating (i.e. chairback style)
  - Multi-tiered system (i.e. upper and lower deck)
  - Dedicated area of refuge from inclement weather
  - Improved spectator sight lines
- Berm height reduction modification
  - To increase usable space for concessions, restrooms, and press box beyond existing footprint
  - To improve concourse functionality and spectator accessibility on home and visitor sides
- Wrap-around digital ribbon boards along front row of upper deck
- Centralized ticketing checkpoint for home and visitor sides





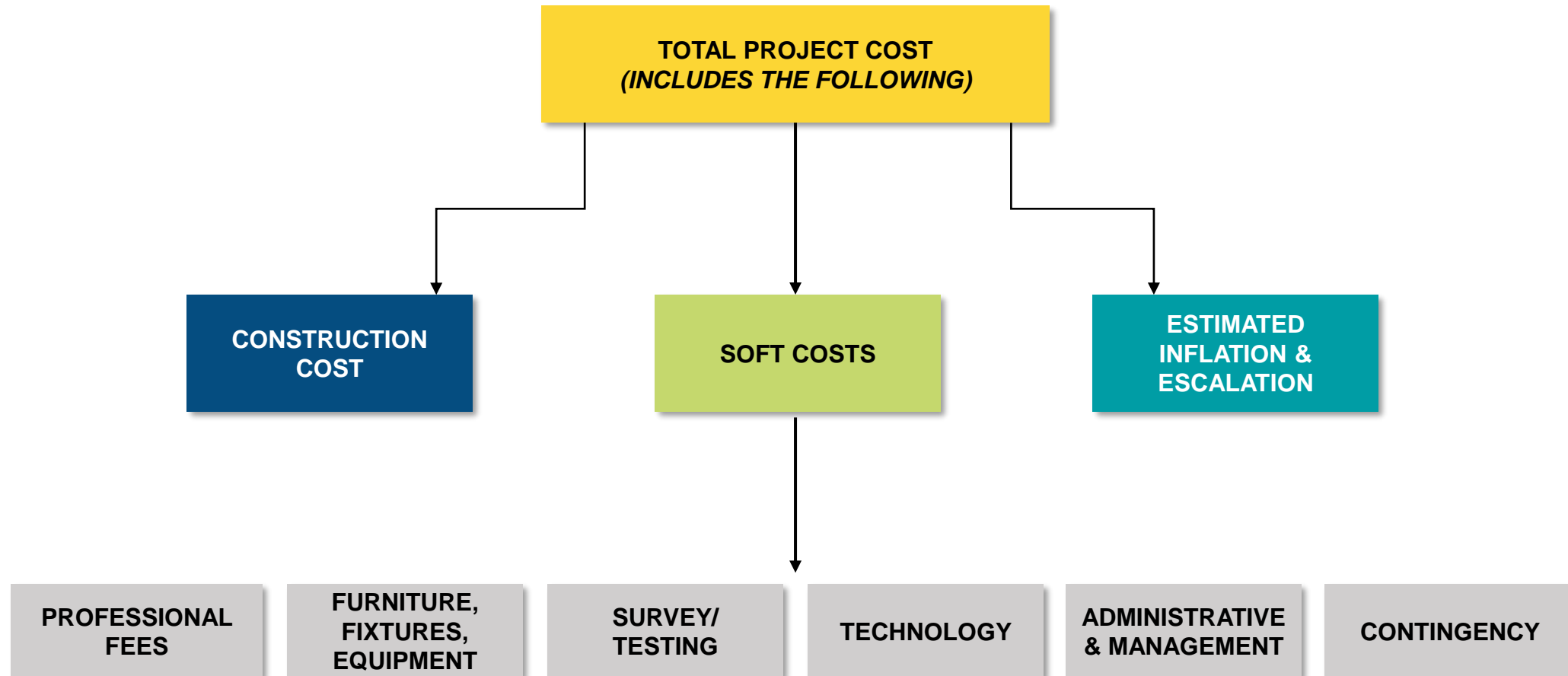
# Comprehensive Cost Estimate Summary

# Total Construction Cost Estimate – Scenario #2

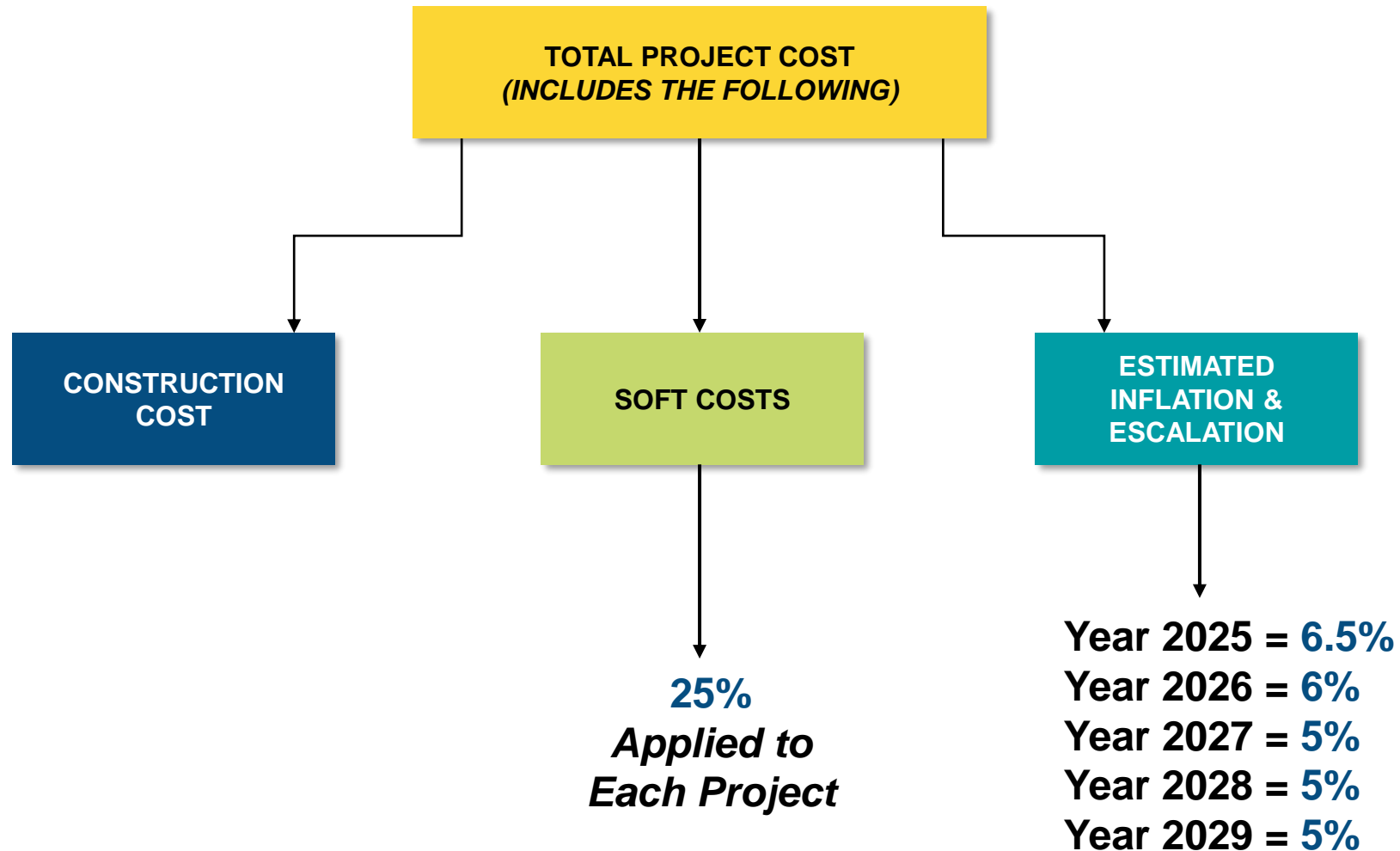
Facility	Construction Cost Estimate
Memorial High School – Interior	\$38,116,166.60
Memorial High School – Exterior	\$29,824,295.00
Northbrook High School – Interior	\$16,546,204.90
Northbrook High School – Exterior	\$38,635,145.43
Spring Woods High School – Interior	\$15,411,638.25
Spring Woods High School – Exterior	\$41,343,291.50
Stratford High School – Interior	\$12,042,256.00
Stratford High School – Exterior	\$33,202,104.00
Reggie Grob Stadium	\$43,096,926.10
W.W. Emmons Natatorium	\$8,276,163.60
New Natatorium	\$52,520,000.00
Don Coleman Coliseum	\$22,016,994.00
Darrell Tully Stadium	\$77,102,498.00
<b>Total Construction Cost Estimate</b>	<b>\$428,133,683.38</b>



# Total Capital Improvement/Project Cost



# Total Capital Improvement/Project Cost



# Total Project Cost Estimate – Scenario #2

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	\$8,830,801.12	\$56,476,009.37
Memorial High School – Exterior	\$29,824,295.00	\$7,456,073.75	2027	\$6,909,729.95	\$44,190,098.70
Northbrook High School – Interior	\$16,546,204.90	\$4,136,551.23	2027	\$3,833,445.43	\$24,516,201.56
Northbrook High School – Exterior	\$38,635,145.43	\$9,658,786.36	2027	\$8,951,038.79	\$57,244,970.57
Spring Woods High School – Interior	\$15,411,638.25	\$3,852,909.56	2028	\$4,712,344.39	\$23,976,892.20
Spring Woods High School – Exterior	\$41,343,291.50	\$10,335,822.88	2028	\$12,641,344.45	\$64,320,458.82
Stratford High School – Interior	\$12,042,256.00	\$3,010,564.00	2026	\$1,940,308.50	\$16,993,128.50
Stratford High School – Exterior	\$33,202,104.00	\$8,300,526.00	2026	\$5,349,689.01	\$46,852,319.01
Reggie Grob Stadium	\$43,096,926.10	\$10,774,231.53	2029	\$16,529,980.21	\$70,401,137.84
W.W. Emmons Natatorium	\$8,276,163.60	\$2,069,040.90	2026	\$1,333,496.86	\$11,678,701.36
New Natatorium	\$52,520,000.00	\$13,130,000.00	2026	\$8,462,285.00	\$74,112,285.00
Don Coleman Coliseum	\$22,016,994.00	\$5,504,248.50	2027	\$5,100,924.69	\$32,622,167.19
Darrell Tully Stadium	\$77,102,498.00	\$19,275,624.50	2027	\$17,863,203.11	\$114,241,325.61
<b>Total Project Cost Estimate</b>	<b>\$428,133,683.38</b>	<b>\$107,033,420.85</b>		<b>\$102,458,591.50</b>	<b>\$637,625,695.73</b>

*\*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
<b>Proposition – High Schools (4) Interior &amp; Exterior</b>	Memorial High School – Interior	\$56,476,009.37	<b>\$334,570,078.73</b>
	Memorial High School – Exterior	\$44,190,098.70	
	Northbrook High School – Interior	\$24,516,201.56	
	Northbrook High School – Exterior	\$57,244,970.57	
	Spring Woods High School – Interior	\$23,976,892.20	
	Spring Woods High School – Exterior	\$64,320,458.82	
	Stratford High School – Interior	\$16,993,128.50	
	Stratford High School – Exterior	\$46,852,319.01	
<b>Proposition – Reggie Grob Stadium</b>	Reggie Grob Stadium	\$70,401,137.84	<b>\$70,401,137.84</b>
<b>Proposition – Existing Natatorium</b>	W.W. Emmons Natatorium	\$11,678,701.36	<b>\$11,678,701.36</b>
<b>Proposition – New Natatorium</b>	New Natatorium	\$74,112,285.00	<b>\$74,112,285.00</b>
<b>Proposition – Don Coleman Coliseum &amp; Darrell Tully Stadium</b>	Don Coleman Coliseum	\$32,622,167.19	<b>\$146,863,492.80</b>
	Darrell Tully Stadium	\$114,241,325.61	
<b>Total Potential Bond Proposition:</b>			<b>\$637,625,695.73</b>



RAIDER FIELD

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

RAIDERS

**Next  
Steps**



# Next Steps

- Athletics & Arts Steering Committee Meeting #2 – January 15, 2025
- January Board Meeting – January 21, 2025
- January Special Board Meeting – January 27, 2025
- February Board Workshop – February 3, 2025
- February Special Board Meeting – February 10, 2025