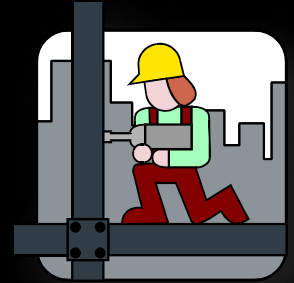




BAC Natatoriums Facility Improvements Josh Davis Natatorium Renovations & Bill Walker Pool Replacement Project Schematic Design Presentation 2015 Bond Program



Garrett J. Sullivan, Executive Director
Construction Management and Engineering Department

December 12, 2016

Schematic Design Presentation Agenda

- Project Design Team
- Program Review
- Project Site Analysis
- Concept Design Plans
- Budget Review
- Project Phasing Plan
- Schedule Review
- CBAC Review/Project Options



BAC Natatoriums Facility Improvements Design Team

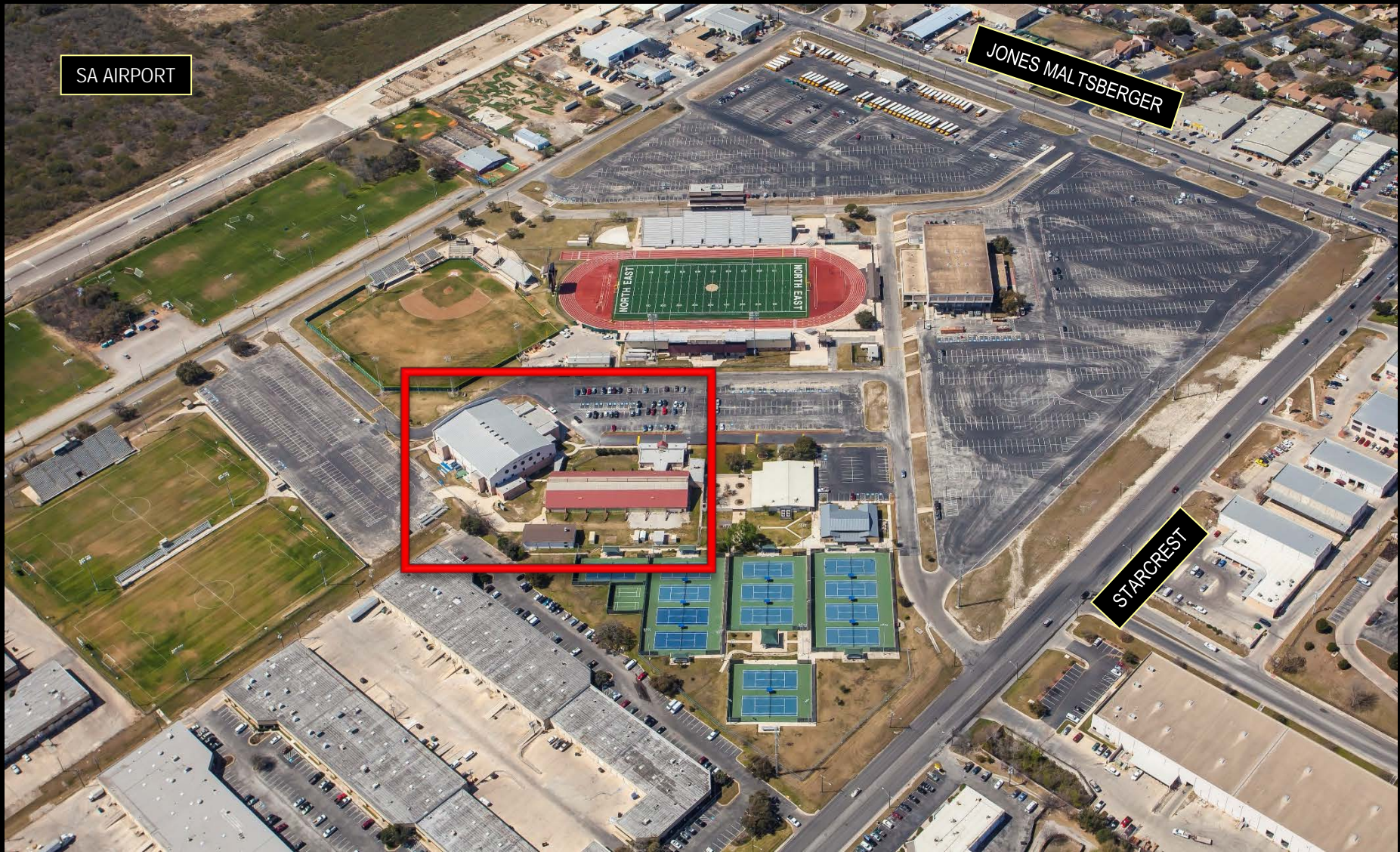
- Architect: Marmon Mok Architecture
- MEP Engineer: MEP Engineering
- Structural Engineer: Alpha Consulting Engineers
- Civil Engineer: Pape-Dawson Engineers
- Pool Consultant: Water Technology
- Roofing Engineer: Wiss, Janey, Elstner & Associates
- Technology Engineer: Combs Consulting Group
- Fire Protection/Building Code Engineer: Reed Fire Protection
- Landscape Architect: CFZ Group
- Acoustical Engineer: BAi
- Geotechnical & Material Testing: Professional Services Industries
- Test, Balance, and Commissioning: Alderson & Associates



Project Design Team

*Josh Davis and Bill Walker Natatoriums
North East ISD*

Blossom Athletic Center Site Aerial



Blossom Athletic Center Site Aerial

*Josh Davis and Bill Walker Natatoriums
North East ISD*

BAC Natatorium Facilities Site Aerial



BAC Natatoriums Site Aerial

*Josh Davis and Bill Walker Natatoriums
North East ISD*

Josh Davis Natatorium Facility Aerial



Josh Davis Natatorium Site Aerial

*Josh Davis and Bill Walker Natatoriums
North East ISD*

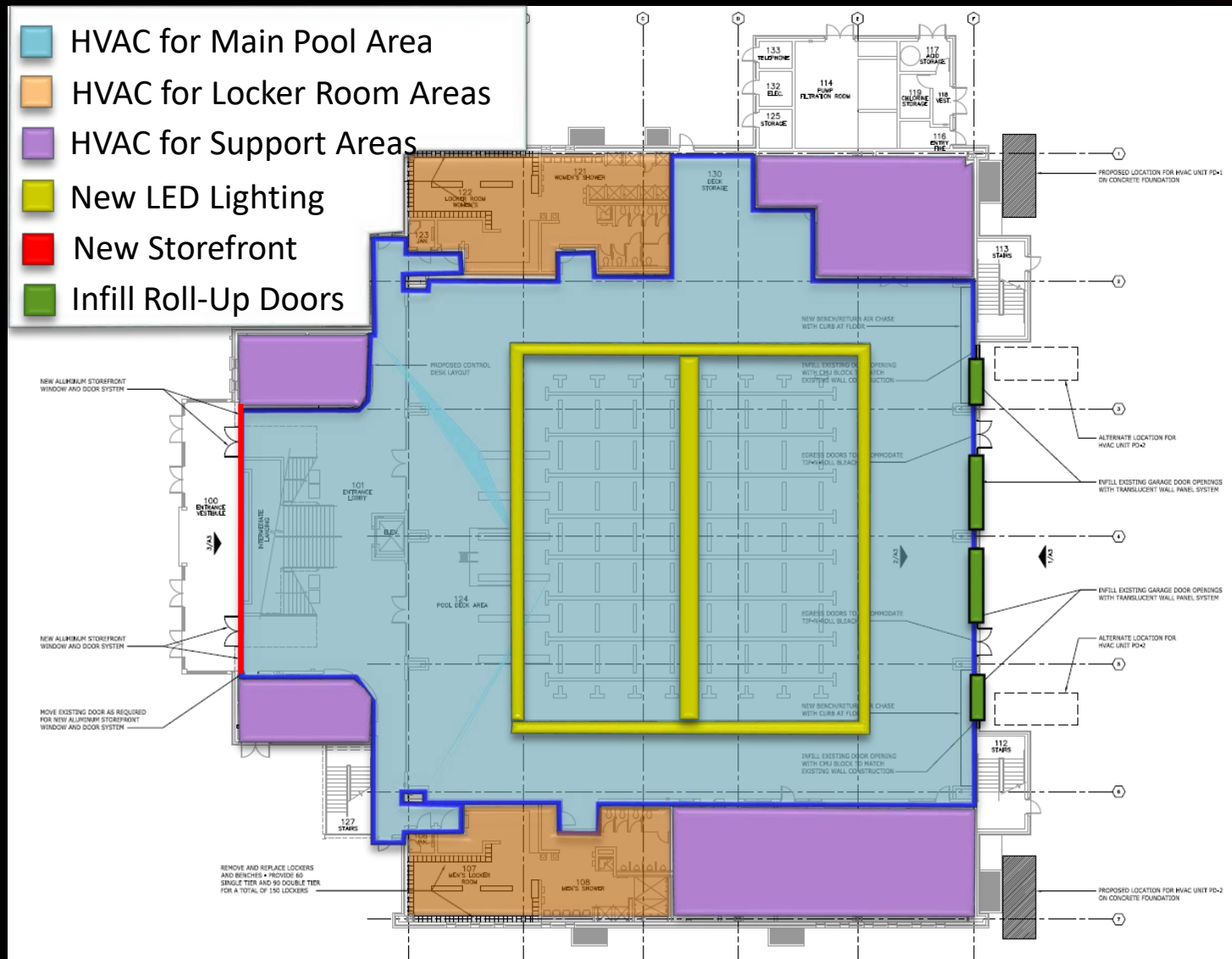
2015 Bond Program Review for Josh Davis Natatorium Facility

- **Project Base Bid:**

- Install HVAC / Dehumidification System in Main Pool Area, Locker Rooms, and Lobby Areas
- Replace Existing HVAC System in Office Areas, Classroom, Weight Room, and Timer's Booth
- Infill Existing Roll-up Doors with Translucent Wall System
- Install Storefront System with New Entry Doors at Natatorium Main Entry Lobby (Supports HVAC System Operation)
- Install LED Lighting in Main Pool Area
- Replace Lockers in Men's and Women's Locker Room Areas

- **Bid Alternate: Paint Roof Deck of Main Pool Area**

Josh Davis Natatorium Facility Upgrades



Josh Davis Natatorium Facility Interior Perspective – Main Pool Area



Interior Perspective – Main Pool Area

*Josh Davis Natatorium
North East ISD*

Josh Davis Natatorium Facility

Interior Perspective – New Storefront System at Lobby

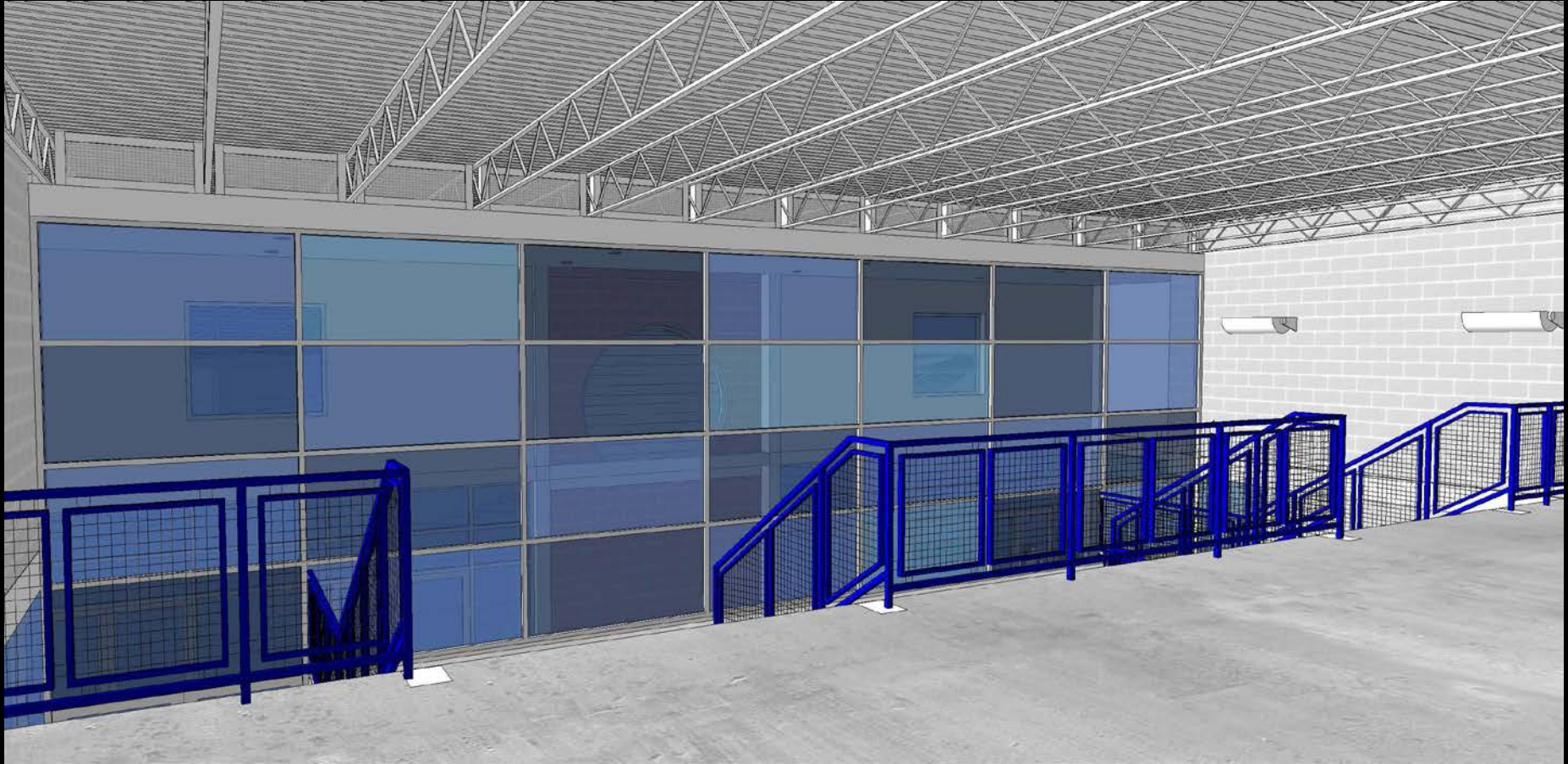


Interior Perspective – Main Pool Area

*Josh Davis Natatorium
North East ISD*

Josh Davis Natatorium Facility

Interior Perspective – New Storefront System at Lobby



Interior Perspective – Main Pool Area

*Josh Davis Natatorium
North East ISD*

2015 Bond Budget Review for Josh Davis Natatorium Facility

• Design Account:	\$ 200,000
• Construction Account:	\$ 2,500,000
• Technology Account:	\$ 0
• FF&E Account:	<u>\$ 0</u>
TOTAL BOND PROGRAM =	\$ 2,700,000

2015 Bond Design & Construction Timeline



Design & Construction Timeline

Josh Davis Natatorium
North East ISD

Bill Walker Pool Site Aerial



Bill Walker Pool Site Aerial

*Bill Walker Pool Facility
North East ISD*

2015 Bond Program Review for BAC Natatoriums Bill Walker Pool Facility Replacement Project

- Replace/Construct a New Metal Building over the Walker Pool
- Replace/Construct New Support Facilities for the Walker Pool
 - Administrative Area and Coaches' Offices
 - Wet Classroom/Team Room
 - Athletic Locker and Dressing Rooms (with Public Access/Use)
 - Elevated Bleacher Seating
 - Enclosed Physical Connection with the Josh Davis Natatorium
- Replace Selected Pool Equipment (based on Age and Serviceability)
- Construct Various Site Improvements
 - Landscape, Irrigation, Drainage, Site Utilities, and Hardscape

2015 Bond Program Review for Bill Walker Pool Replacement

1. **Replace/Construct a New Metal Building over Pool Area (29,920 sq. ft.)**
 - a. **Pool Structure designed for Ventilation and Future HVAC System Expansion**
 - b. **Operable Roll-Up Doors included along East Wall for Interior Ventilation**
 - c. **Operable Louvers installed along West Wall above Bleachers for Interior Ventilation**
 - d. **Large Ceiling Fans installed over Bleacher Area for Vertical Air Movement**
2. **Replace/Construct New Support Facilities for the Walker Pool (15,075 sq. ft.)**
 - a. **Administrative Area and Coaches' Offices**
 - b. **Wet Classroom / Team Room**
 - c. **Athletic Locker and Dressing Rooms (with Public Access/Use)**
 - d. **Built-In Elevated Bleacher Seating for 750 Spectators**
 - e. **Moveable 3-Row Deck Bleacher Seating for 550 Swimmers**
 - f. **Swim Meet Control Rooms**
 - g. **General Storage Area and MEP Support Areas**
 - h. **Enclosed Facility Connection to Josh Davis Natatorium on both Levels**
3. **Replace Selected Pool Equipment based on Age and Serviceability**
4. **Construct Various Site Improvements:**
 - a. **Landscape, Irrigation, Drainage, Site Utilities, and Hardscape to Support the New Facility**

Bill Walker Pool Facility Existing Conditions



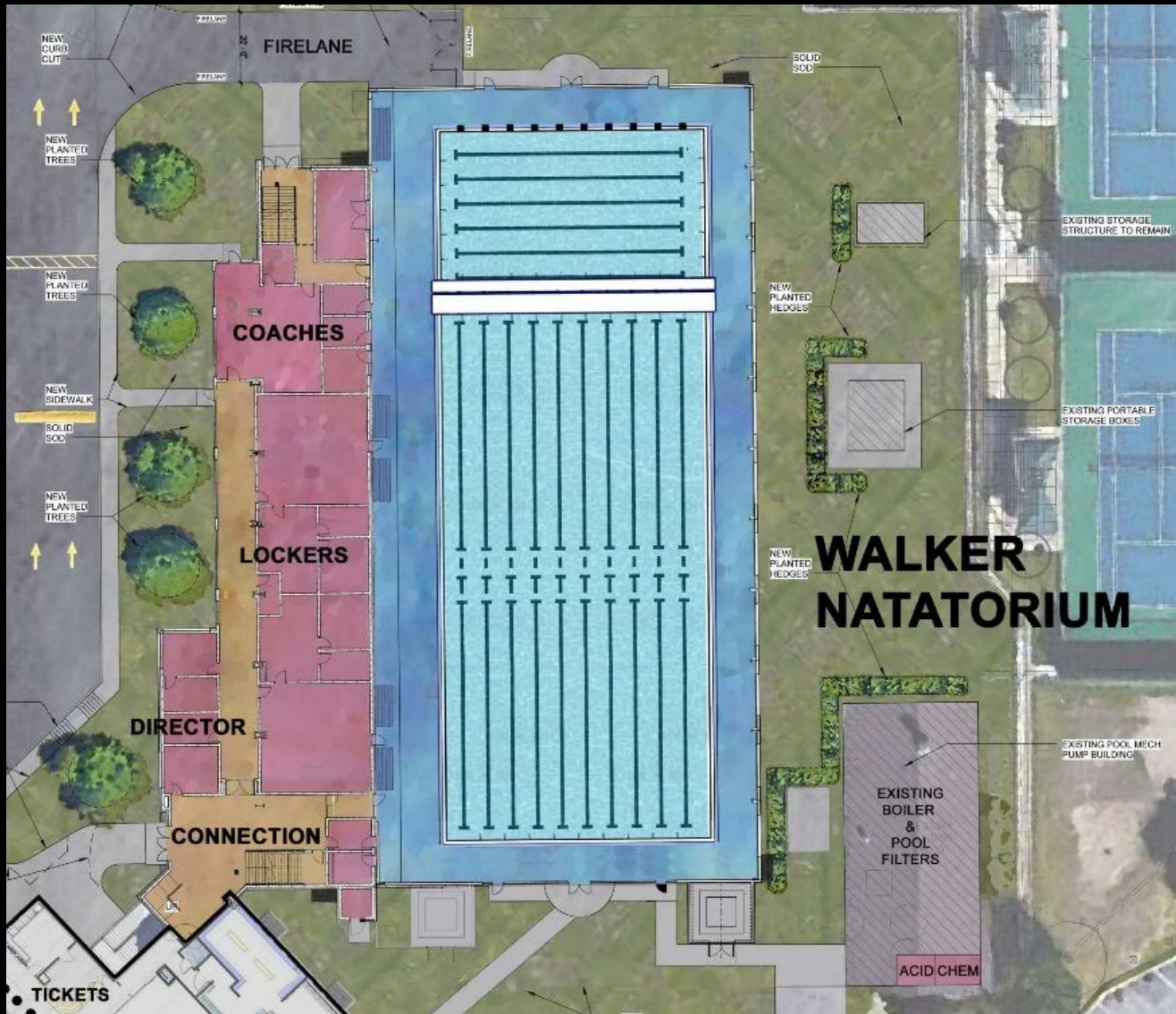
Existing Conditions

*Bill Walker Pool Facility
North East ISD*

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***Bill Walker Pool Facility
North East ISD***

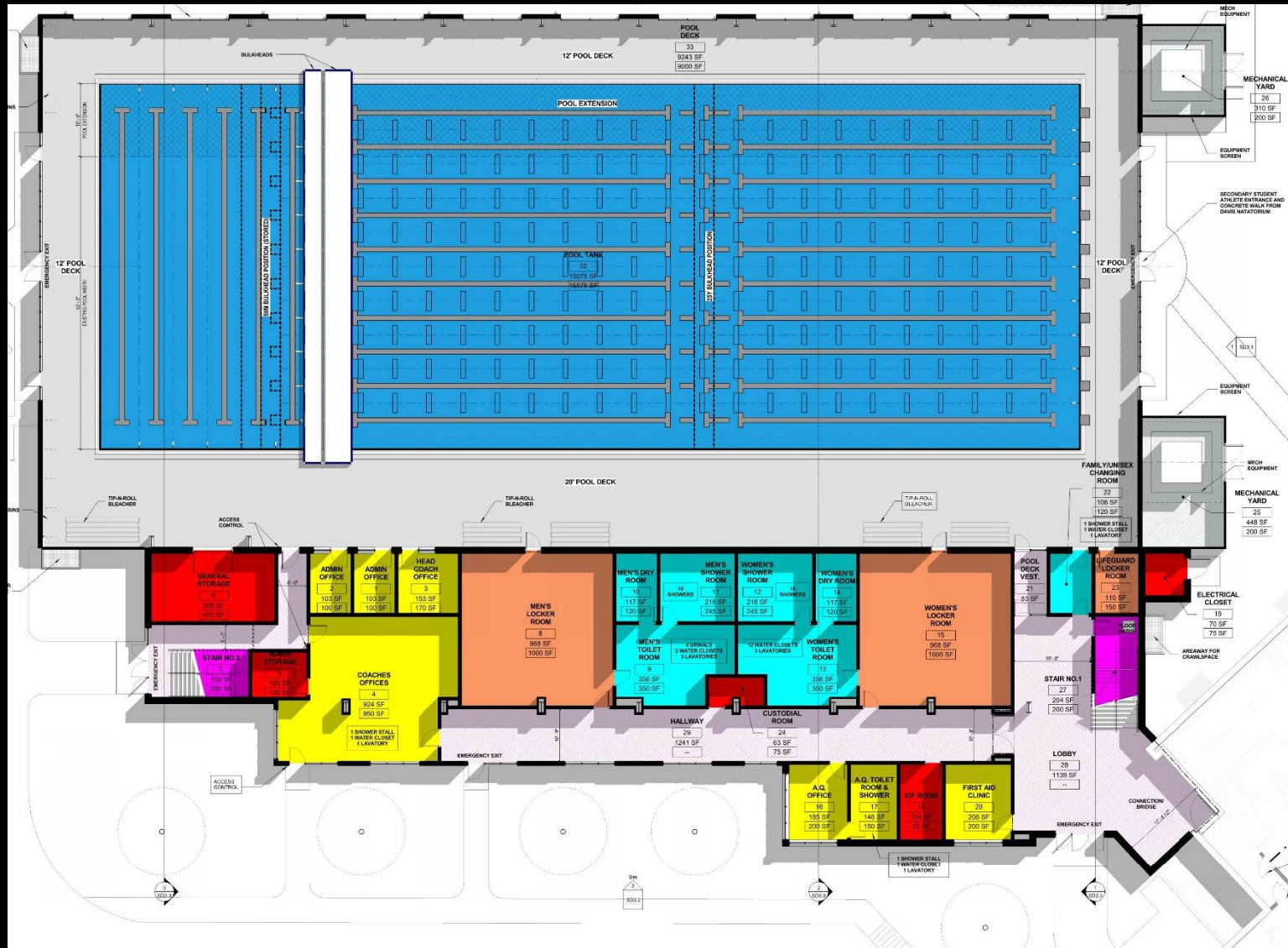
Bill Walker Pool Facility Replacement Project Site Analysis



2015 Bond Project Site Analysis

Bill Walker Pool Facility
North East ISD

New Pool Facility Floor Plans – 1st Floor



***Bill Walker Pool Facility
North East ISD***

Bill Walker Pool Facility Replacement Project Floor Plans

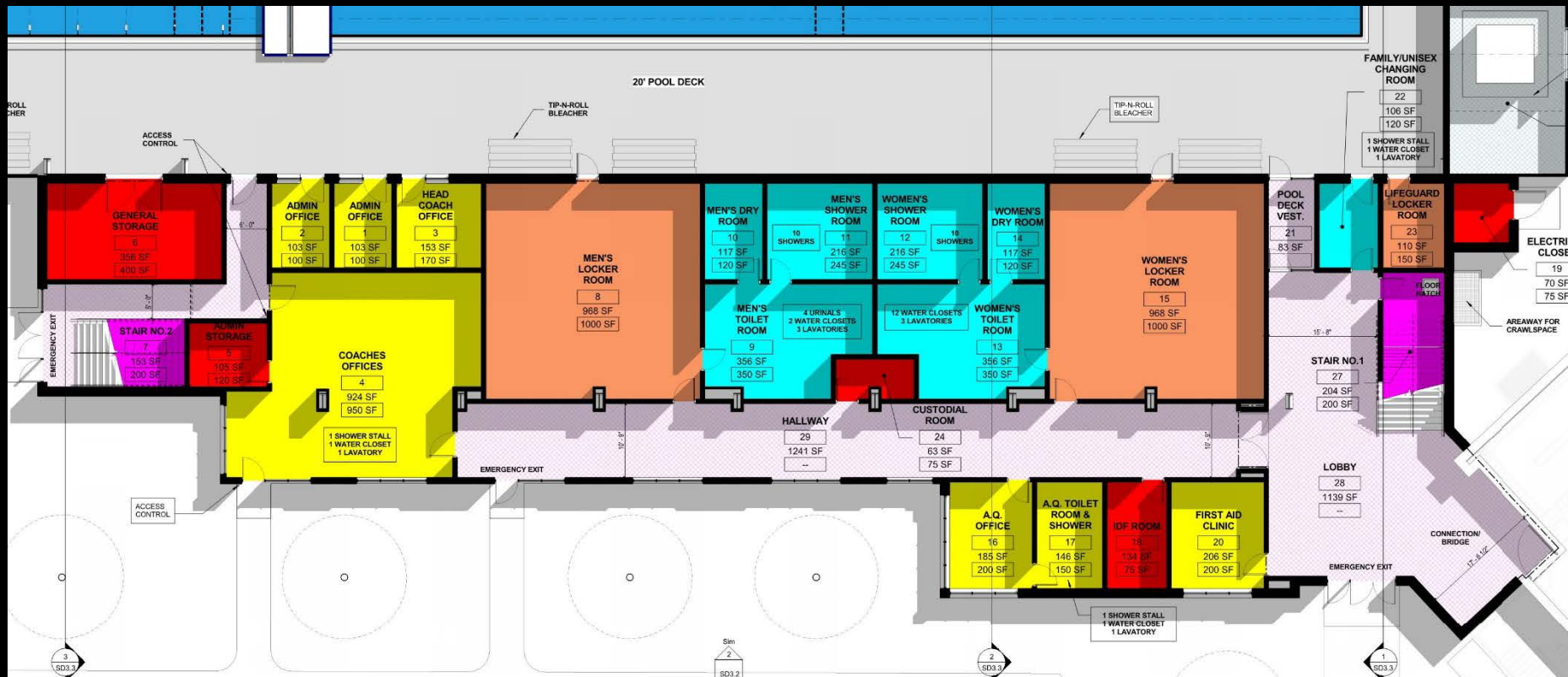


Pool Deck and Swimming Area

New Pool Facility Floor Plans – 1st Floor

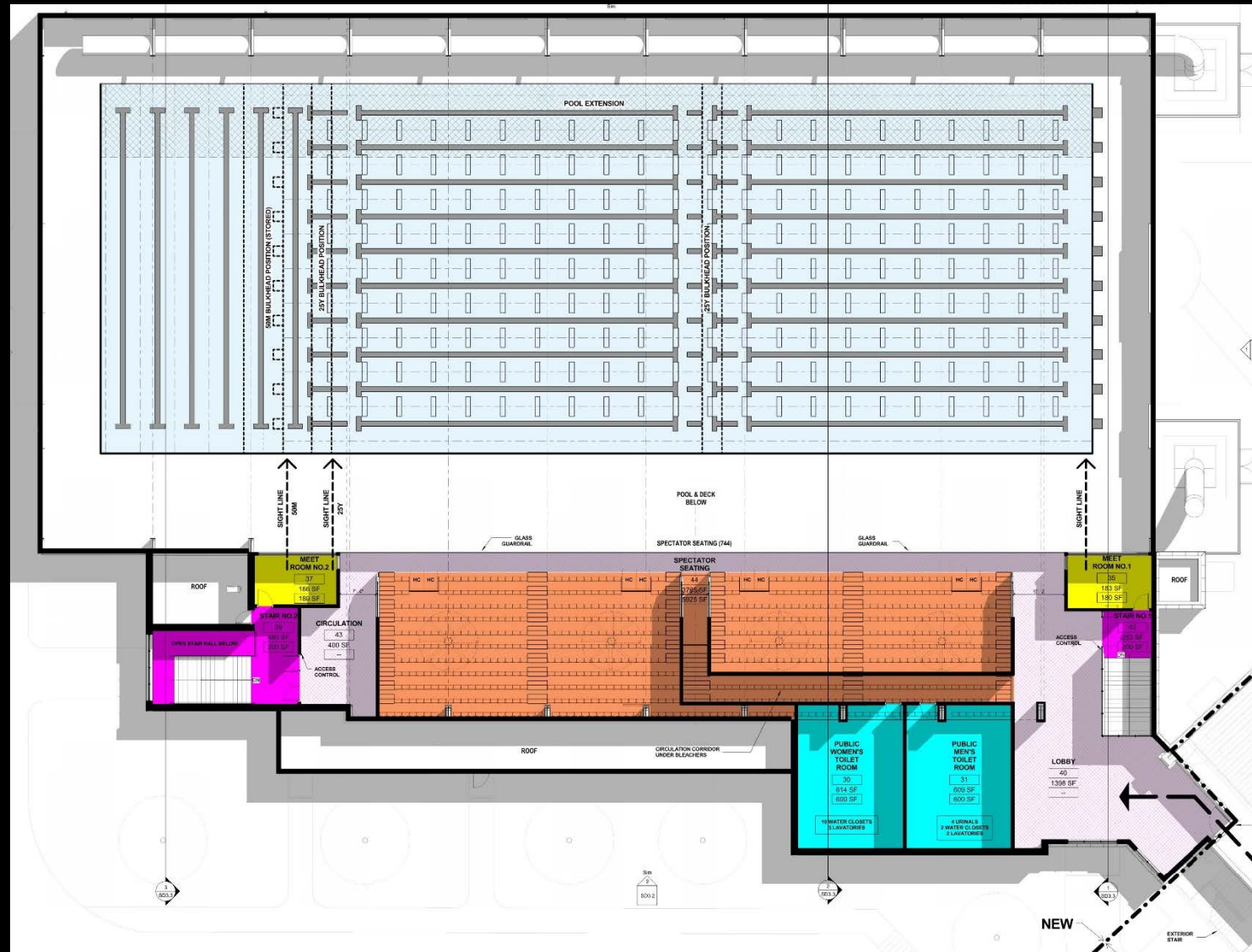
Bill Walker Pool Facility
North East ISD

Bill Walker Pool Facility Replacement Project Floor Plans



Pool Administrative Support Area, Coaches' Office, Locker Rooms, and General Storage

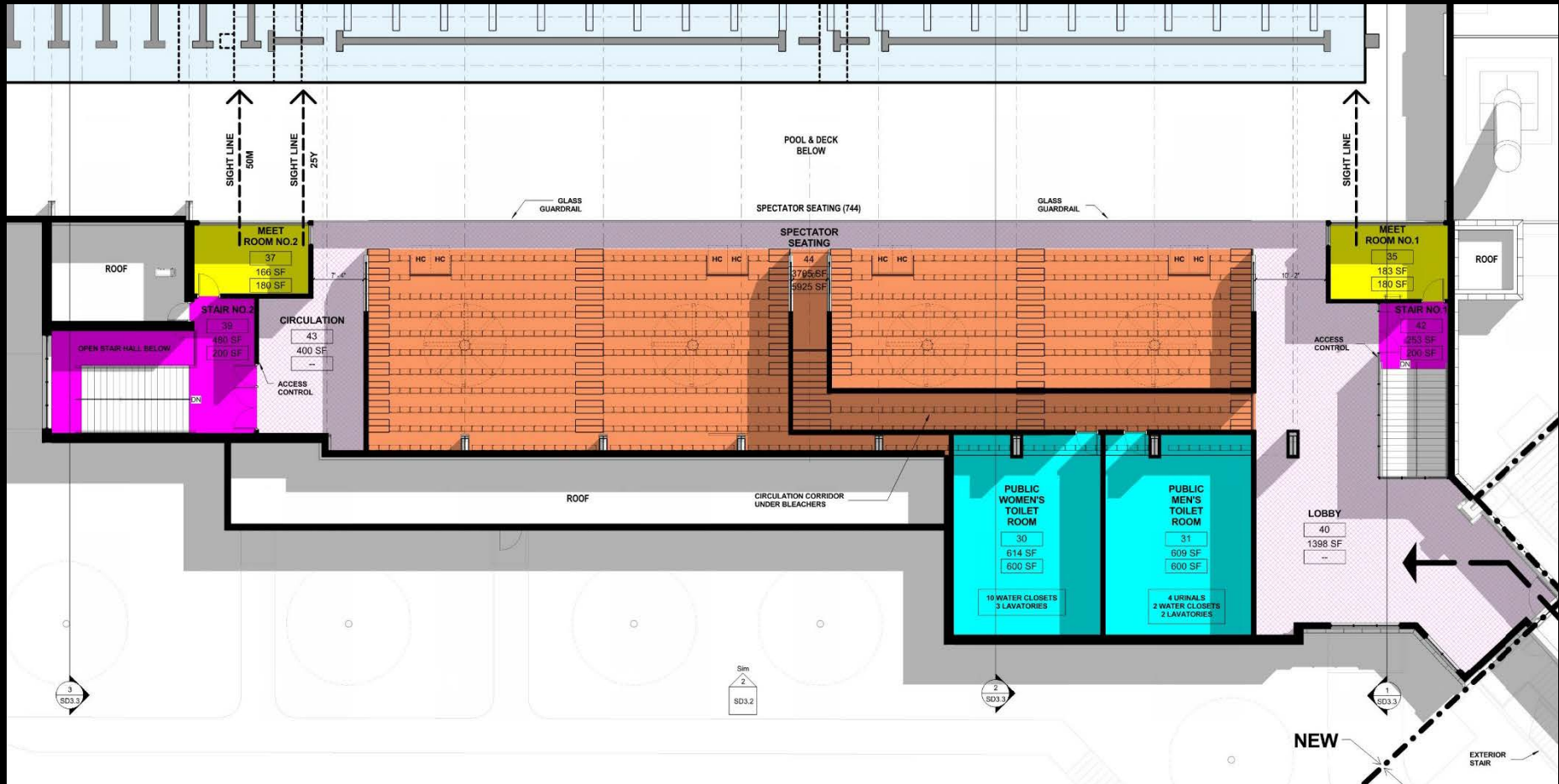
Bill Walker Pool Facility Replacement Project Floor Plans



New Pool Facility Floor Plans – 2nd Floor

Bill Walker Pool Facility
North East ISD

Bill Walker Pool Facility Replacement Project Floor Plans

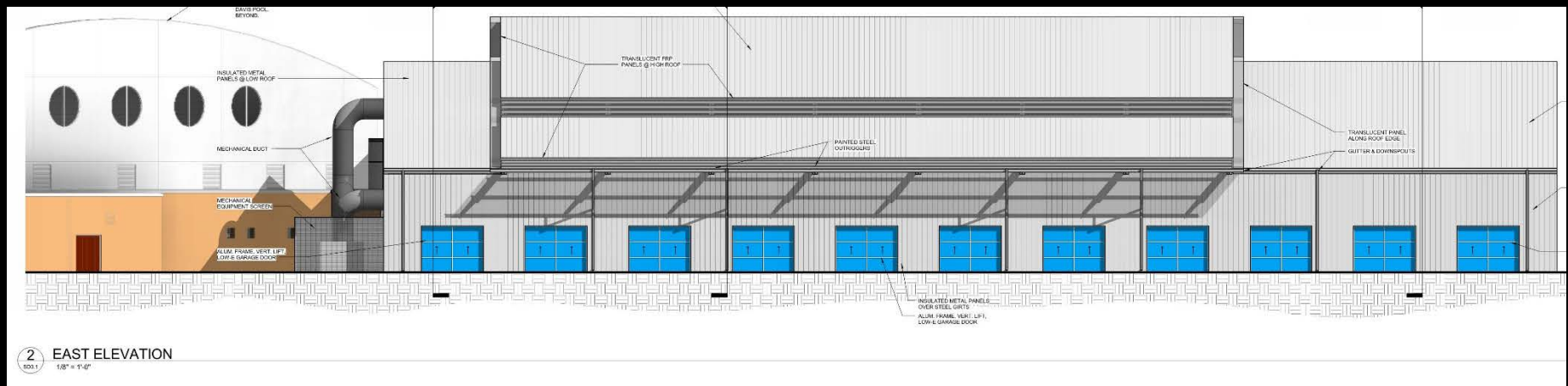
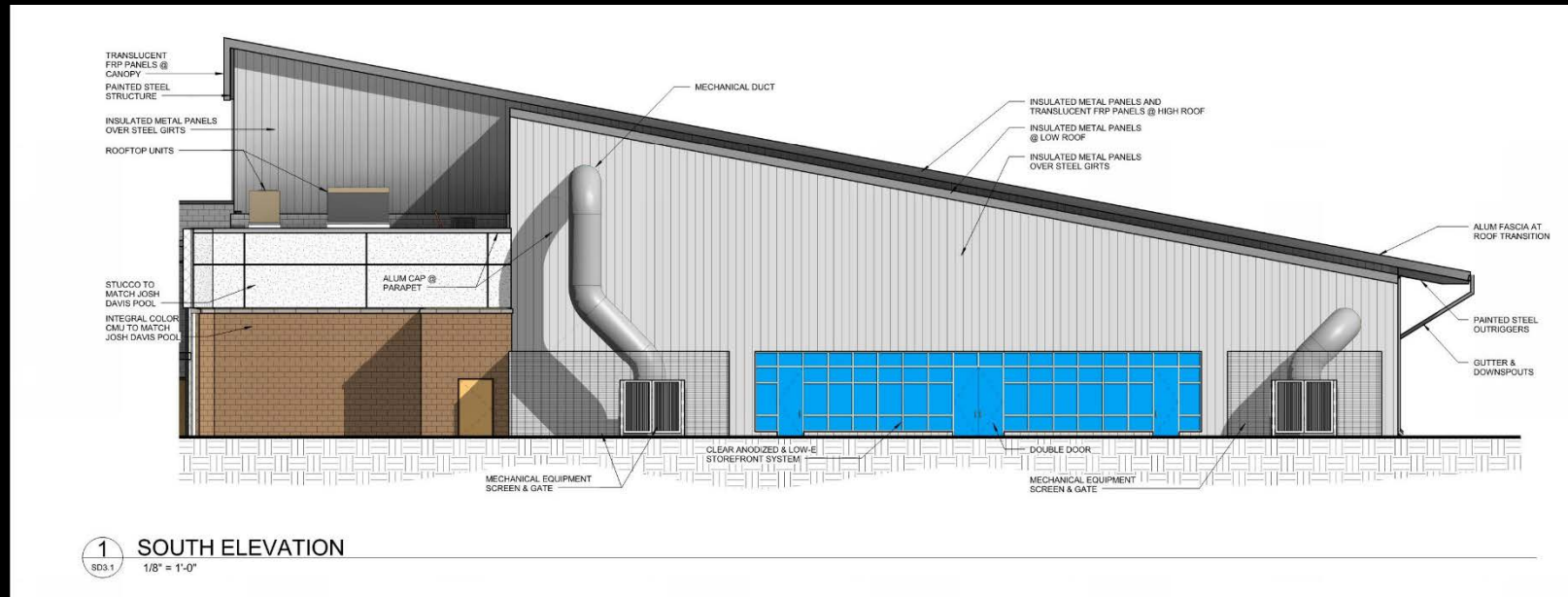


Bleacher Seating, Public Restrooms, & Meet Control Room

New Pool Facility Floor Plans – 2nd Floor

Bill Walker Pool Facility
North East ISD

Bill Walker Pool Facility Replacement Building Elevations



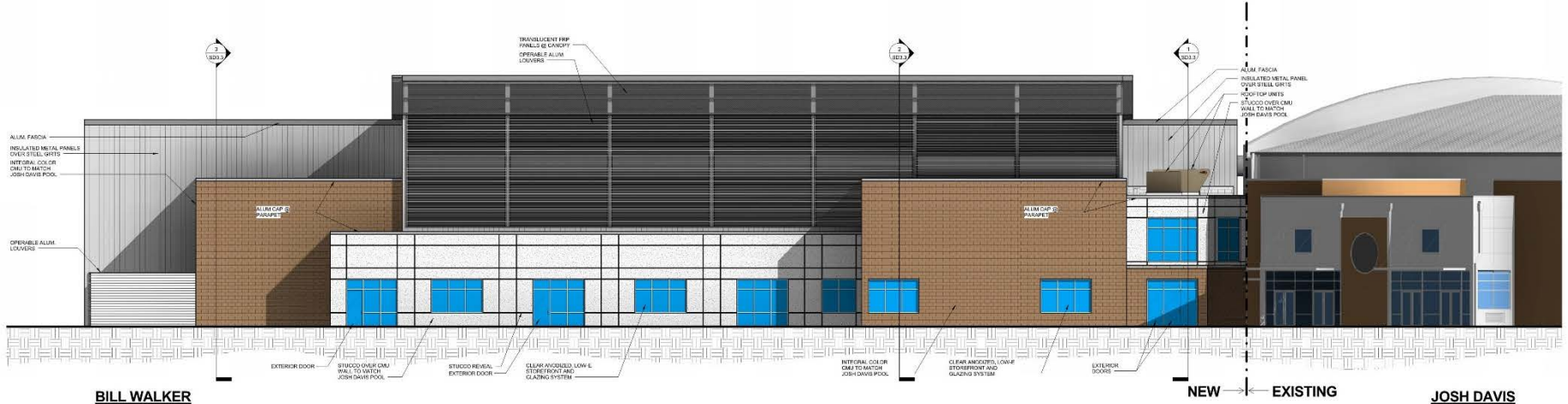
New Pool Facility Building Elevations

Bill Walker Pool Facility
North East ISD

Bill Walker Pool Facility Replacement Building Elevations



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

New Pool Facility Building Elevations

Bill Walker Pool Facility
North East ISD

Bill Walker Pool Facility Replacement Building Perspective

Exterior Building Perspective View Looking Southeast from BAC Parking



New Pool Facility Building Perspective

*Bill Walker Pool Facility
North East ISD*

Bill Walker Pool Facility Replacement Building Perspective

Exterior Building Perspective View Looking East from BAC Parking

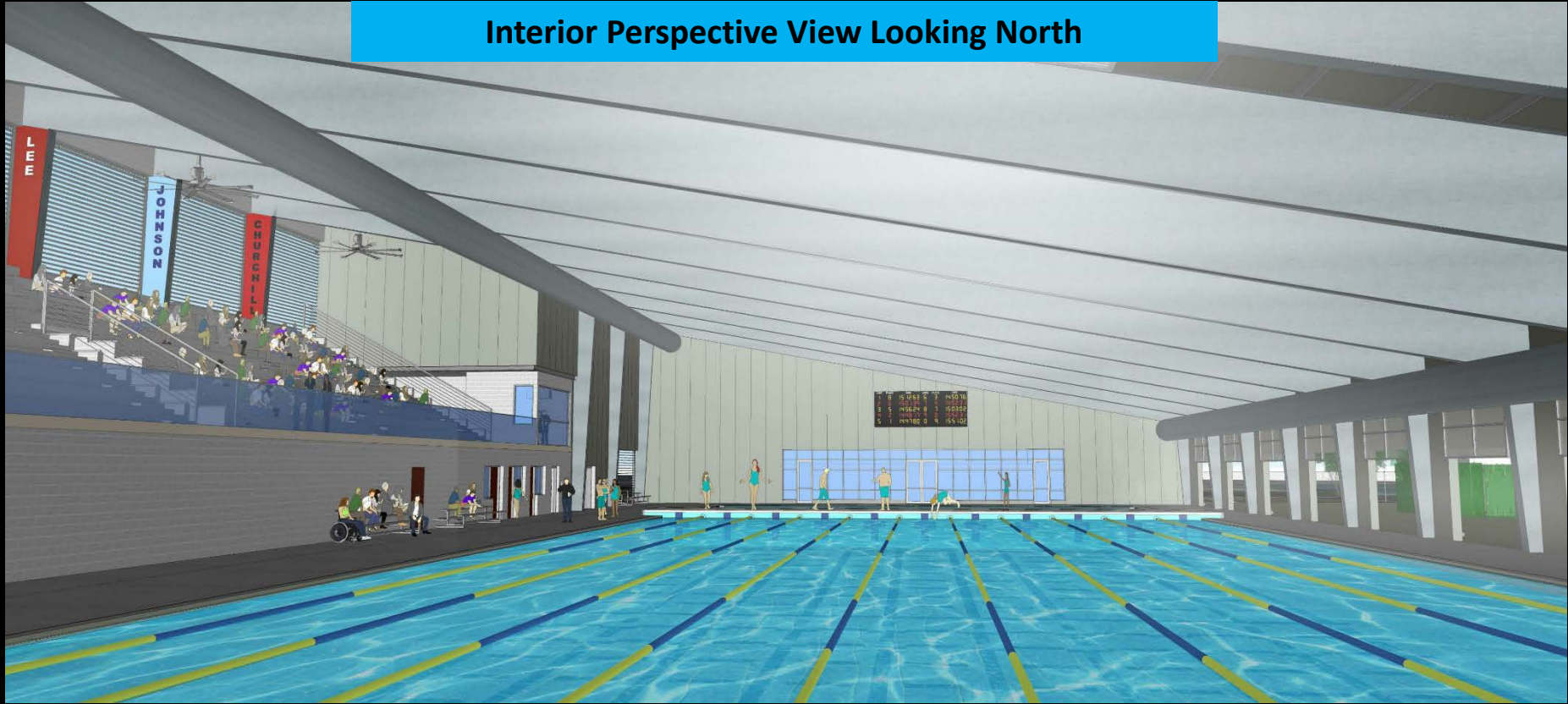


New Pool Facility Building Perspective

*Bill Walker Pool Facility
North East ISD*

Bill Walker Pool Facility Replacement Building Perspective

Interior Perspective View Looking North



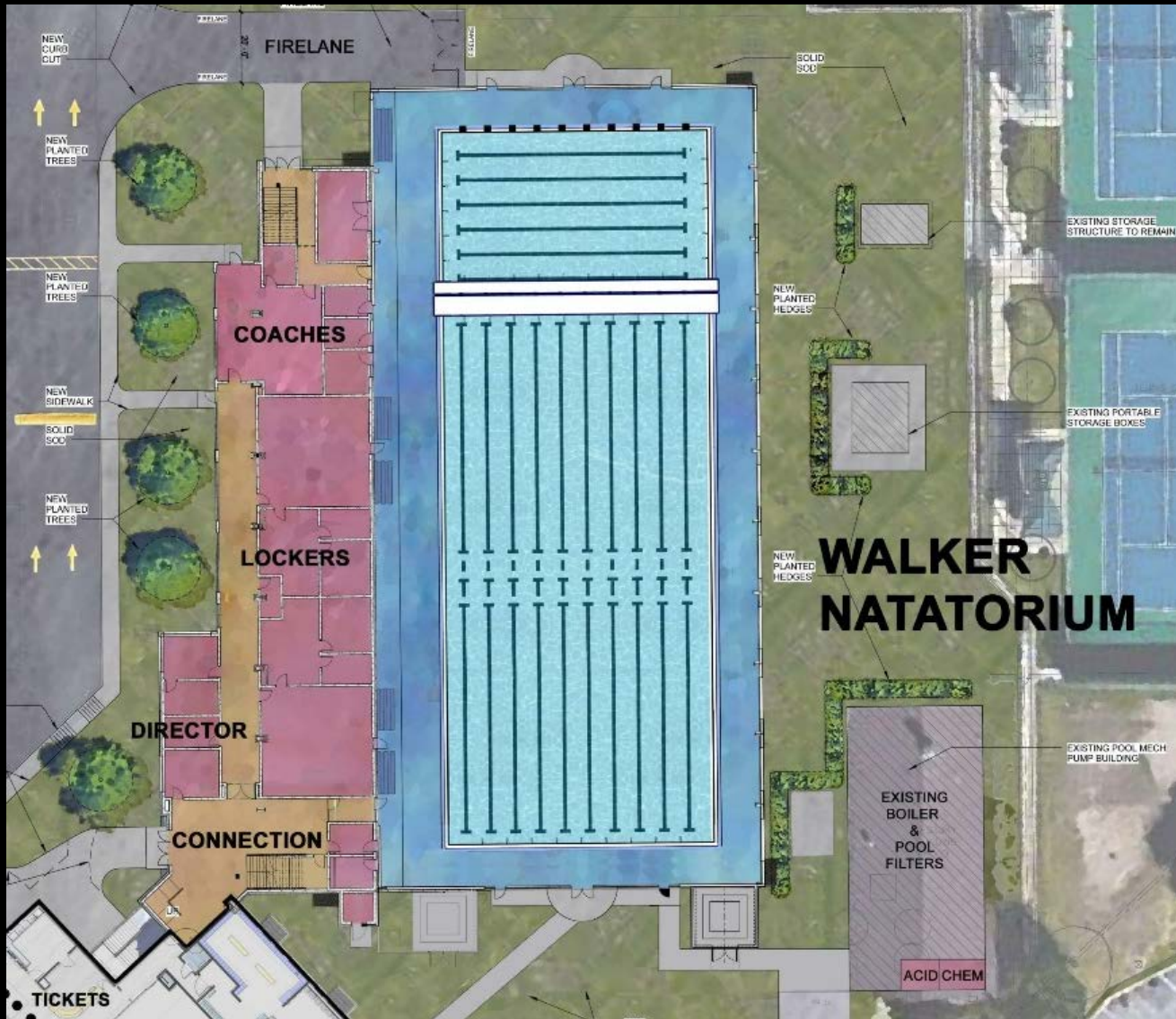
New Pool Facility Interior Perspective

*Bill Walker Pool Facility
North East ISD*

2015 Bond Budget Review for Bill Walker Pool Facility Replacement Project

• Design Account:	\$ 985,000
• Construction Account:	\$ 11,000,000
• Technology Account:	\$ 15,000
• FF&E Account:	<u>\$ 50,000</u>
TOTAL BOND PROGRAM =	\$ 12,250,000

Bill Walker Pool Facility Replacement Project Phasing Plan



Phase 1:
Demolish Existing
Walker Pool Facility
(Jan – Feb 2018)

Phase 2:
Construct New
Walker Pool Facility
(Feb 2018 - May 2019)

2015 Bond Project Phasing Plan

*Bill Walker Pool Facility
North East ISD*

2015 Bond Design & Construction Timeline



Bill Walker Pool Facility Design & Construction Timeline

*Bill Walker Pool Facility
North East ISD*

Project Meeting with Athletic Department BAC Natatoriums Walker Pool Replacement Project

- Early-On Project Meeting with the District Athletic Department requested Pool Expansion using a Myrtha RenovAction System
- Current Pool Dimensions / Athletic Department Expansion Request
 - Current Length: 165 ft with Moveable Bulkhead (50 m Course)
 - Current Width: 20 yds
 - Expand Pool Width to 25 Yds with New Moveable Bulkhead
 - Maintain Separate Warm-Up Pool Area adjacent to Main Pool

3 Project Options Reviewed with CBAC (Nov 2016)

BAC Natatoriums Walker Pool Replacement Project

- **OPTION A:** No Pool Changes/Modifications
- **OPTION B:** Incorporate Pool Modifications within Project Design and Bid as a Project Alternate
- **OPTION C:** Incorporate Pool Modifications in Project Design and Include within Bond Scope of Work and Base Bid

Option A – No Change to Pool Configuration

BAC Natatoriums Walker Pool Replacement Project

- **OPTION A: No Pool Changes/Modifications**
 - Existing Concrete Pool remains “As Is” – Pool Dimensions Unchanged
 - Pool Dimensions: 165 ft by 20 yds with Separate Warm-Up Area
 - Widen Pool to 25 yds in a Future Bond Program
 - Design Schedule Unchanged: Bidding Phase (Oct 2017 – Jan 2018)
 - Additional Cost Option A = \$0
- **CBAC Discussion: Option A Not Recommended**

Option B – Include Pool Renovations in Design BAC Natatoriums Walker Pool Replacement Project

- **OPTION B: Include Pool Modifications within Project Design and Bid as a Project Alternate**
 - Include Pool Expansion in Project Design as a Bid Alternate
 - Expand Pool Width to 25 Yards using a Myrtha RenovAction System
 - Pool Dimensions: 165 ft by 25 yds with Separate Warm-Up Area
 - Design Schedule Adjusted: Bidding Phase (Jan-Mar 2018)
 - Evaluate Contract Award of Bid Alternate (Pool Expansion) after ~ 50% of 2015 Bond Construction Bids are Complete (Dec 2017)
 - Additional Cost Option B = \$160,000 (Bond Global Contingency Fund)
- **CBAC Discussion: Option B Fully Supported**

Option C – Include Pool Renovations in Base Bid

BAC Natatoriums Walker Pool Replacement Project

- **OPTION C: Include Pool Modifications in Project Design and within the Bond Scope of Work and Base Bid**
 - Pool Expansion included in Project Base Bid
 - Expand Pool Width to 25 Yards using a Myrtha RenovAction System
 - Pool Dimensions: 165 ft by 25 yds with Separate Warm-Up Area
 - Design Schedule Unchanged: Bidding Phase (Oct 2017 – Jan 2018)
 - Additional Cost Option C = \$3.6 Million (Bond Global Contingency Fund)
- **CBAC Discussion: Option C Not Recommended**

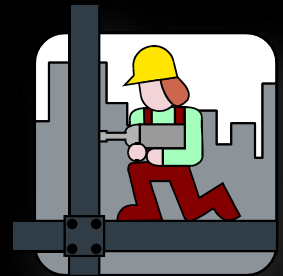
BAC Natatoriums Facility Upgrades and Replacement Project

2015 Bond Program District Staff Recommendation

- Recommend Approval of BAC Natatoriums Facility Upgrades and Replacement Project Schematic Design Presentation which Constructs the following 2015 Bond & Board-Approved Program Elements:
 - Renovate the Josh Davis Natatorium (Base Bid: Install HVAC System for Main Pool Area & Locker Rooms, Replace Existing HVAC System at Admin Offices, Classroom, Weight Room, and Timer's Booth, Install LED Lighting at Main Pool Area, Infill Existing Roll-Up Doors with Translucent Wall Panels, Install Storefront System at Main Entry Lobby, Replace Existing Facility Lockers, and Project Alternate: Paint Roof Deck at Main Pool Area)
 - Construct New Walker Pool Facility (Base Bid: Install New Metal Building over Pool Area, Construct New Support Facilities including Admin Area, Coaches' Offices, Wet Classroom/ Team Room, Athletic Locker & Dressing Rooms, Elevated Bleacher Seating for 750, Enclosed Connection to Josh Davis Natatorium, Replace Selected Pool Equipment, Install Various Site Improvements, and Project Alternate: Renovate Existing Pool using a Myrtha RenovAction System and Widen Pool to 25 Yards)
 - Construction Budget = \$ 13,500,000 ... Increase Project Design Budget by \$160,000 for Walker Pool Myrtha RenovAction Renovations using Bond Global Contingency Funds



BAC Natatoriums Facility Improvements Josh Davis Natatorium Renovations & Bill Walker Pool Replacement Project Schematic Design Presentation 2015 Bond Program



Questions