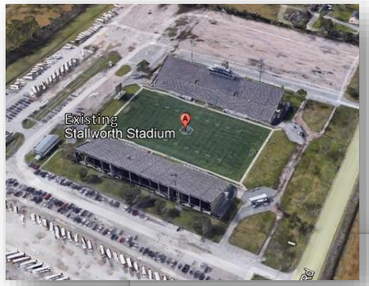
Goose Creek "Nest" – Stadium Concept

Goose Creek Consolidated Independent School District

*Concept Design Booklet



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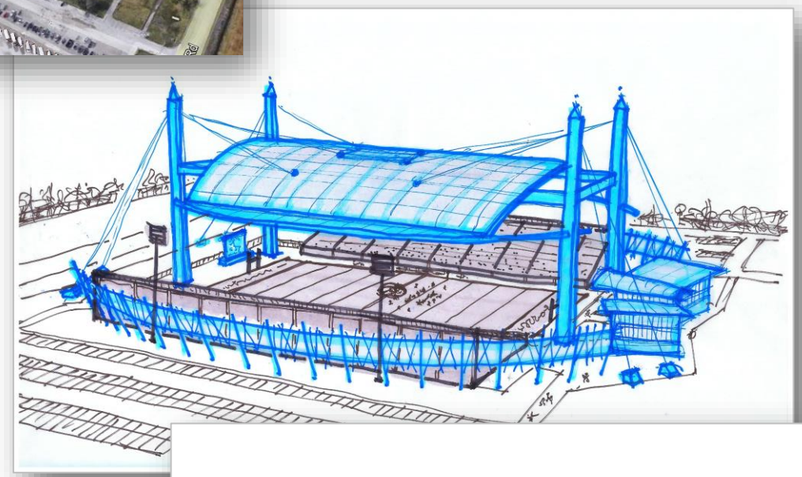

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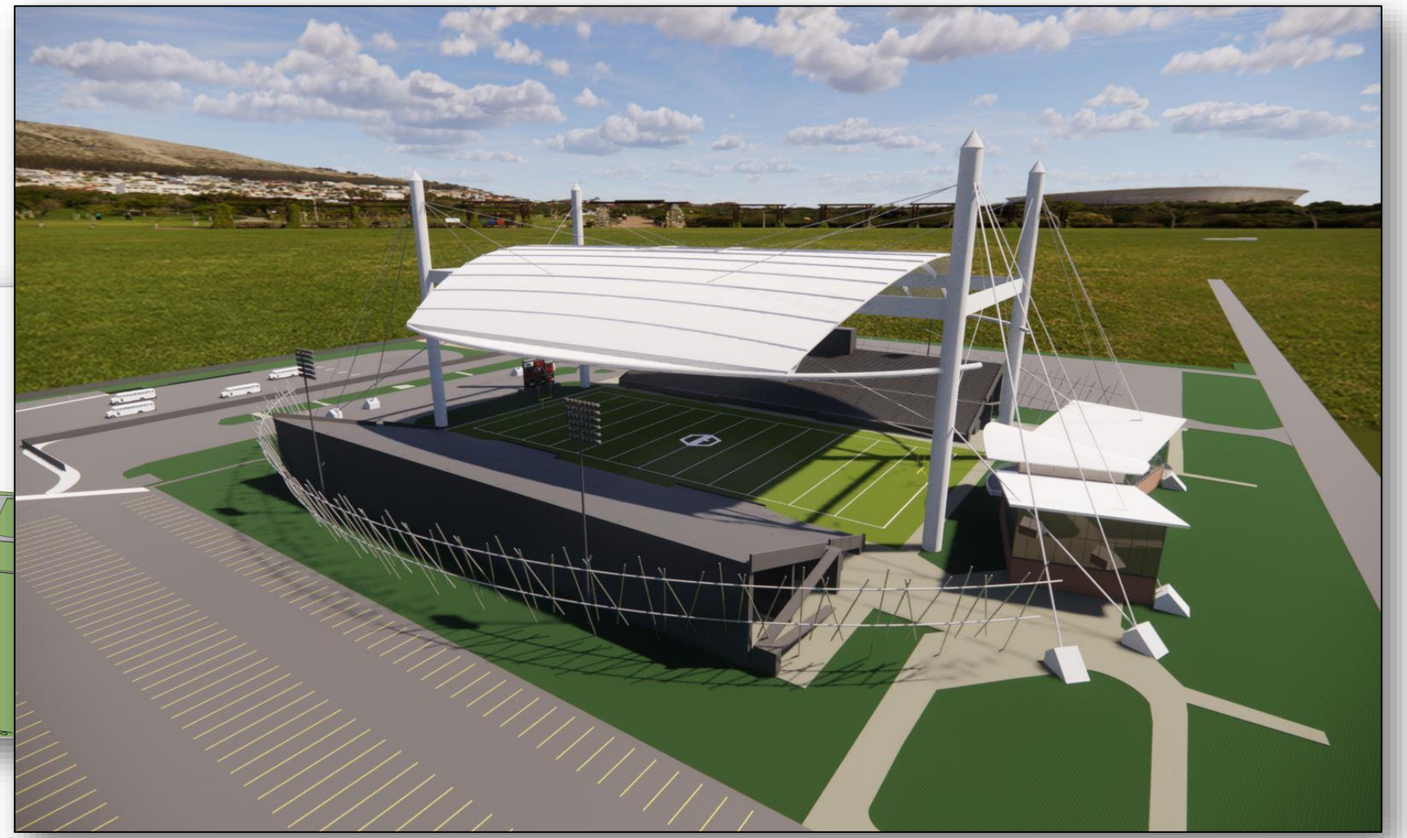


Goose Creek CISD's mission is "Developing the Whole Child." Goose Creek CISD develops and enhances each learner's intellectual, social, and emotional well-being facilitated by a highly qualified team committed to Growth, Community, Collaboration, Innovation, Success and Determination.

- *GCCISD Mission*

Project Team Members

Client/Owner

Goose Creek CISD | *Owner*

4544 Interstate 10 East Baytown, Texas 77521| 281.420.4800

Dr. Randal O'Brien	Superintendent
Dr. Demetrius McCall	Deputy Superintendent Of Administrative Services
Dr. Anthony Price	Chief Operations Officer
Brenda Garcia	Director of Facilities Planning & Construction
Lee Martinez	Director of Athletics

GCCISD Board of Trustees

Richard Clem	*District 4 - President*
Shae Cottar	*District 7 - Vice President*
Howard Sampson	*District 1 - Secretary*
Tiffany Guy	*District 6 - Asst. Secretary*
Helen Berrott-Tims	*District 5 - Board Member*
Mercedes Renteria Iii	*District 2 - Board Member*
Jessica Woods	*District 3 - Board Member*

A-E Design Team

JMB2 Architecture Cooperative | *Architect*

POB 18857, Sugar Land, TX 77479 | 281.980.0900

J. Matthew Brown, AIA, REFP	Architect
Frank Kelly	Architect, Planner
Priya Natarajan	Architect, Designer
Janienne Brown	Education Specialist
Toby Craven	BIM/VR/Documents Lead
Anna Rich Shinkle	Job Captain

Monghate Engineering Inc. | *Structural Engineer*

Arena Tower Two, 7324 Southwest Fwy, Houston, TX 77074
713.255.3390

Mark Monghate PhD, PE
Kourosh Rasooli

GCCISD Mission & Vision

Goose Creek CISD's mission is "Developing the Whole Child." Goose Creek CISD develops and enhances each learner's intellectual, social, and emotional well-being facilitated by a highly qualified team committed to Growth, Community, Collaboration, Innovation, Success and Determination. The district's vision states, "We empower every student with the knowledge and skills they need to succeed in a global community." Goose Creek CISD has identified five major goals in its strategic plan that focus on the following areas: academic performance, community engagement, operational excellence, organizational development, and financial stewardship.

Concept Narrative

GCCISD serves nearly 24,000 students with 29 schools, including six high schools (three traditional high schools; two specialty high schools; one alternative high school).

Stallworth Stadium, opened in 1969, holds 16,500 people and has been the grand dame regional facility hosting historical events over the years, including the Bayou Bowl, and even President Ford's visit in 1976. Still a remarkable and sturdy facility, in lieu of the costs to replace the stadium, a complete makeover and expansion of uses would save millions in construction dollars, expand uses (i.e. graduation/events), preserve the historic facility while dramatically improving the image of the local district/community.

Essentially, the existing stadium can be repaired and kept mostly in place and a stadium covering can be built without the need to build from the ground up. Instead of a $60M+ new stadium, these improvements would be substantially less overall, create expanded stadium uses and raise district/community notoriety statewide and nationally.

Schedule Goal

Anticipate <12 mos. Construction duration
Stadium Occupancy target date: **TBD**

Proprietary Concept Design Statement

The following documents in this "proprietary design" package reflect the outcome of JMB2's collaborative design process with GCCISD to develop a lower cost alternative to replacing the existing stadium that would also expand potential stadium uses while positively impacting the community and district image.

The signatures below indicate the understanding that the following design package is proprietary in nature and generally meets the client desired overall design direction and scope for possible consideration for development. Any and all use of this conceptual design requires prior written approval from JMB2 A-E Team.

_____

Dr. Randal O'Brien, GCCISD, *Superintendent*

_____

Dr. Anthony Price, *Chief Operations Officer*

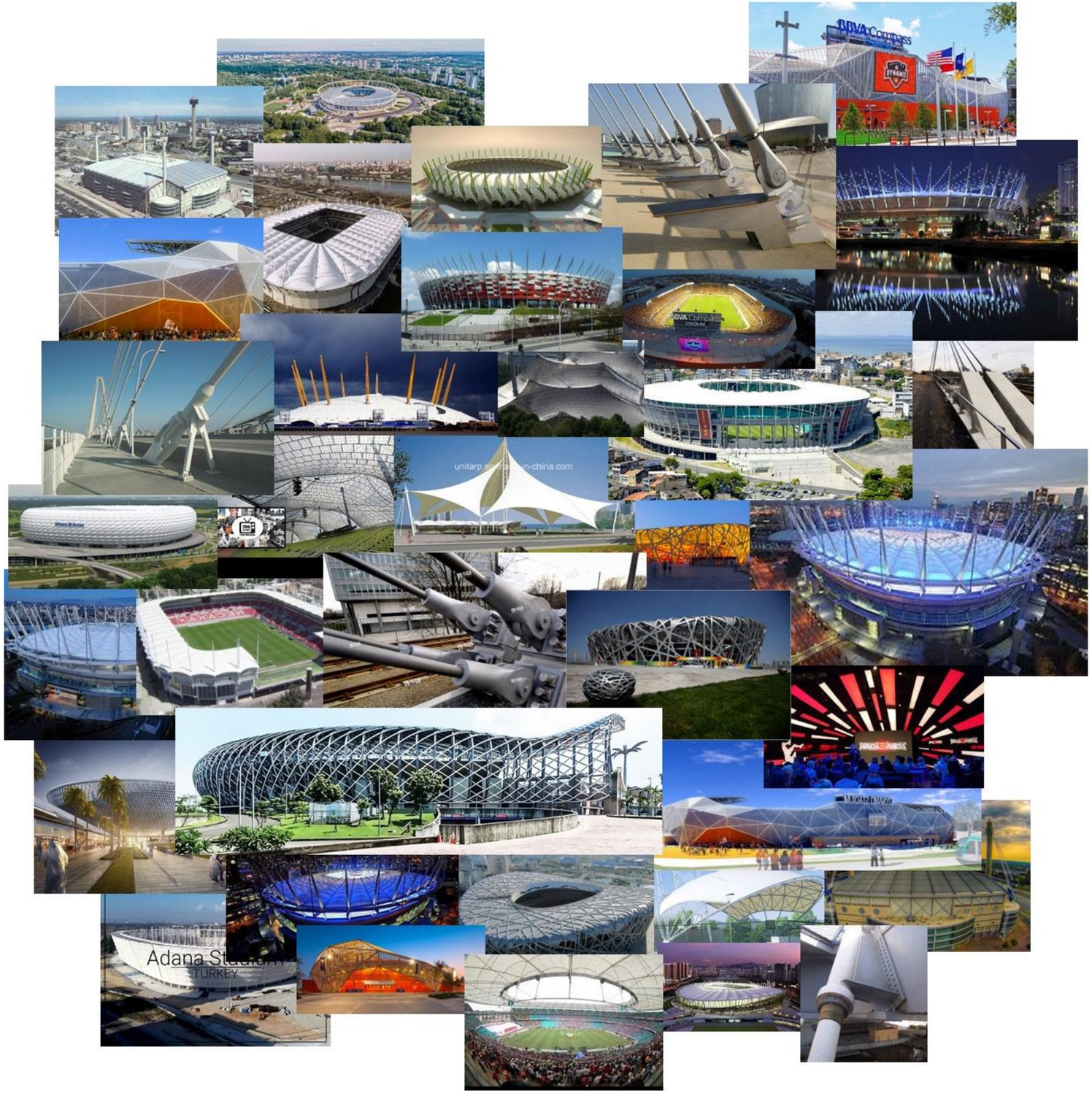
Our Commitment

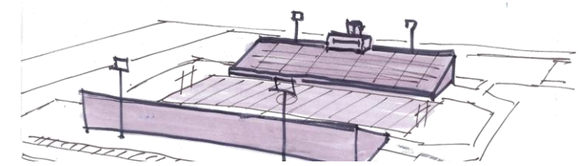
Our vision is to add to the district through collaboration and many years of educational facility design. We are committed to maintain and expect greatness in all facets of the work environment, client services, and especially in the quality and value of the finished project. We are very pleased to present the Goose Creek "Nest" Stadium Concept and feel that this design will be an excellent example of success for future generations.

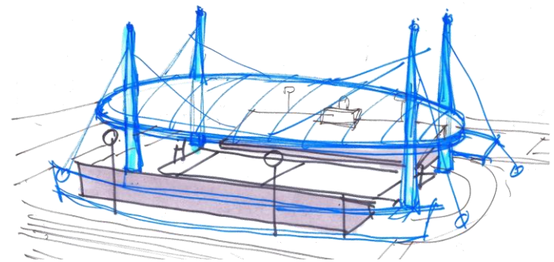
We thank you for the opportunity to serve you.

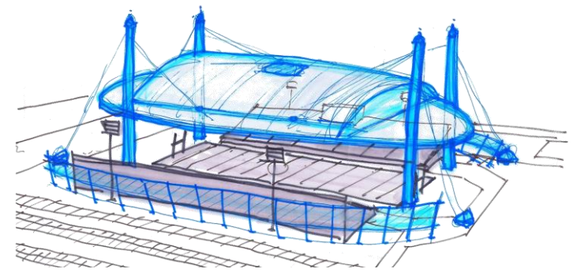
_____

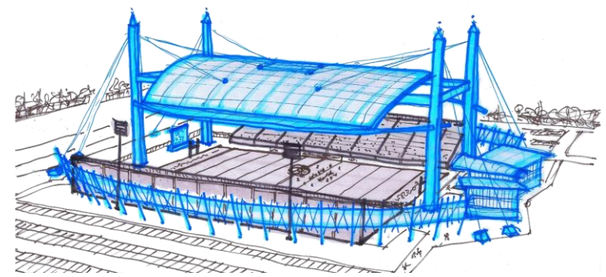
Matt Brown, AIA, REFP, JMB2, *Architect*





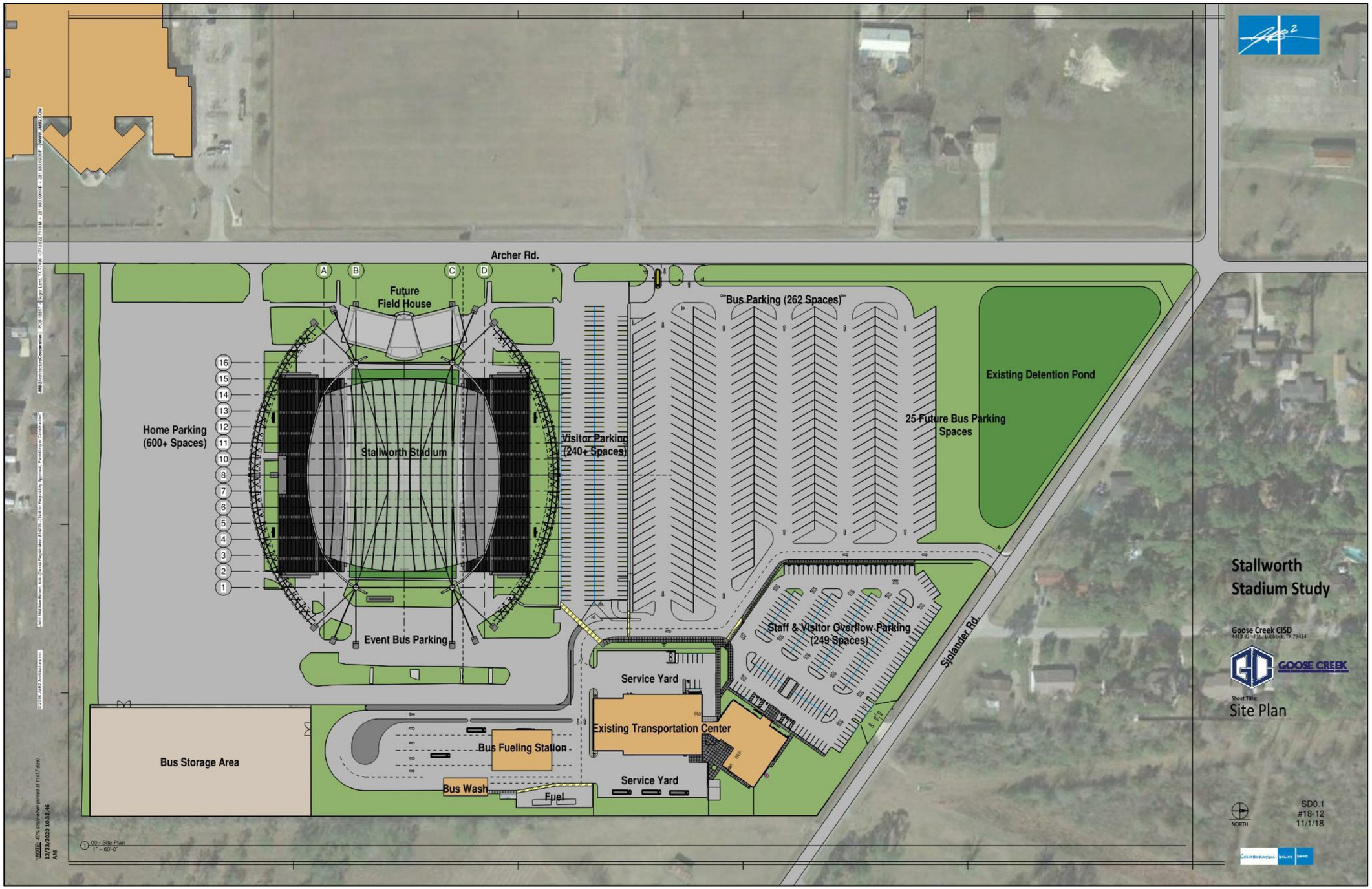




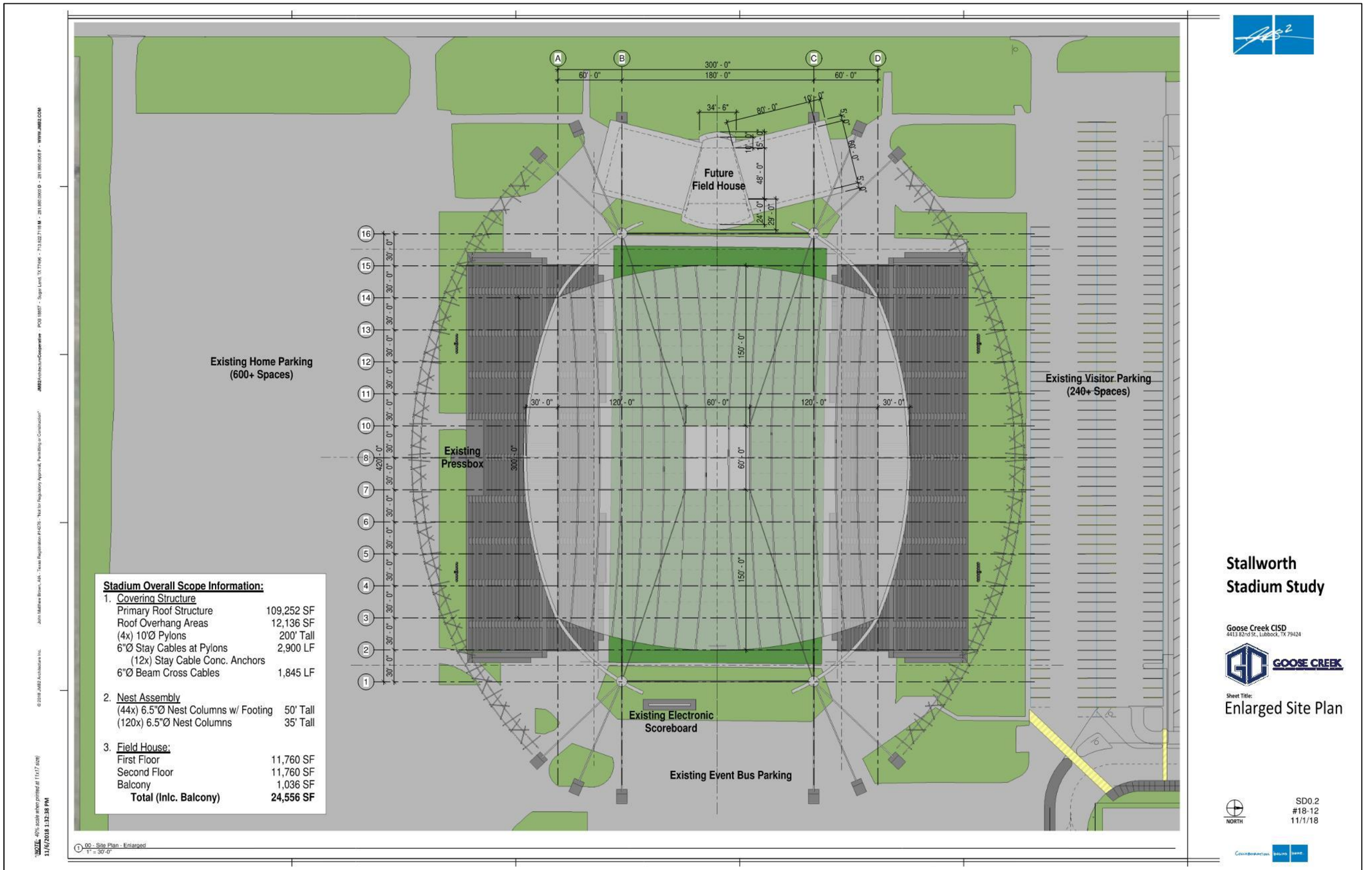


Character Collage + Vision Sketches

Vision | Character Collage + Vision Sketches

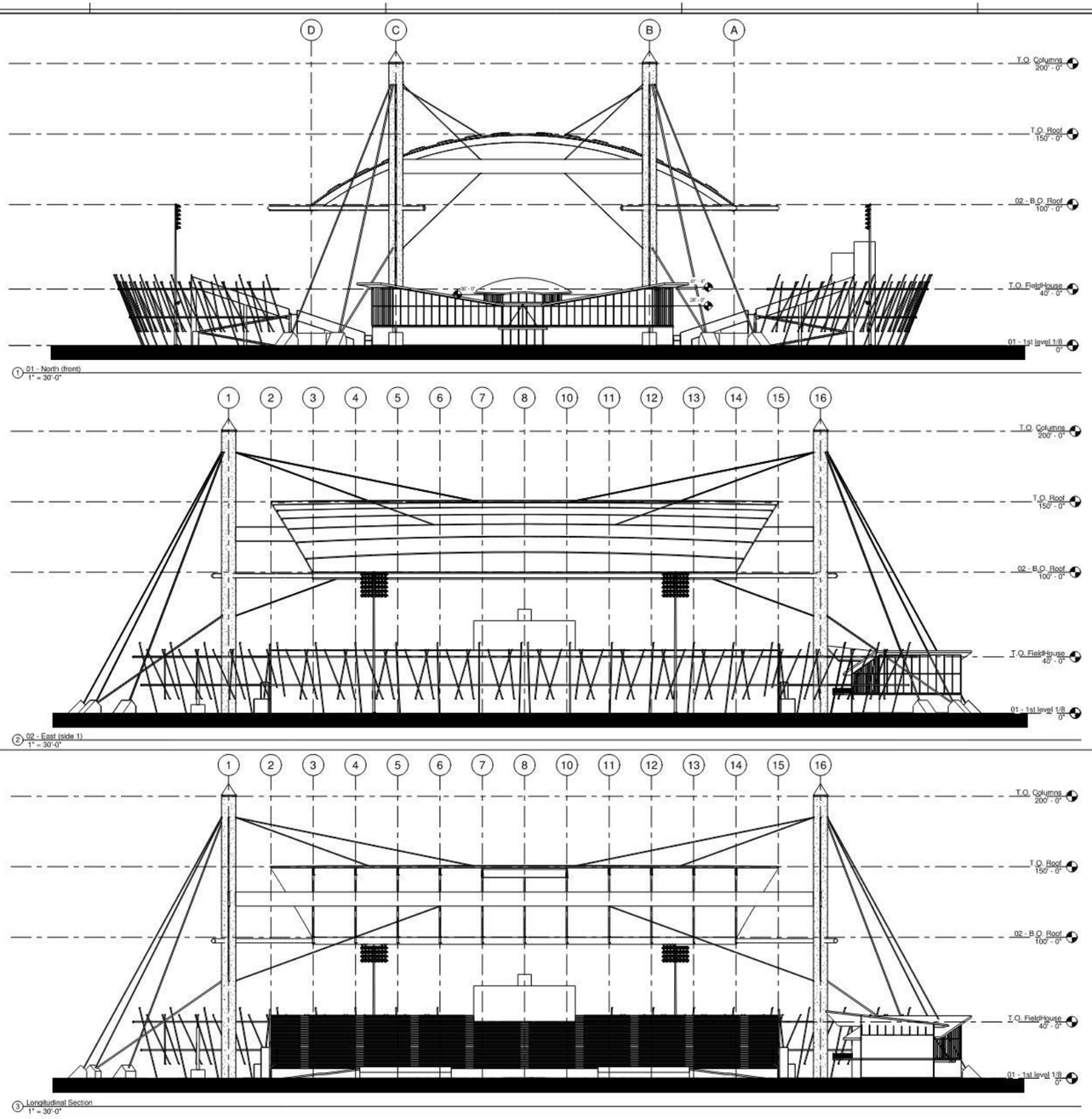

Archer Rd.
Future
Field House
Bus Parking (262 Spaces)
Existing Detention Pond
25 Future Bus Parking
Spaces
Home Parking
(600+ Spaces)
Stallworth Stadium
Visitor Parking
(240+ Spaces)
Event Bus Parking
Staff & Visitor Overflow Parking
(249 Spaces)
Sjolander Rd.
Service Yard
Existing Transportation Center
Bus Fueling Station
Bus Storage Area
Bus Wash
Fuel
Service Yard
Stallworth
Stadium Study
Goose Creek CISD
4413 82nd St., Lubbock, TX 79424
GOOSE CREEK
Sheet Title:
Site Plan
SD0.1
#18-12
11/1/18
NORTH
00 - Site Plan
1" = 60'-0"

Site Plan



Enlarged Site Plan

Architectural Drawings | Concept Design



Stallworth Stadium Study

Goose Creek CISD
4413 82nd St., Lubbock, TX 79424

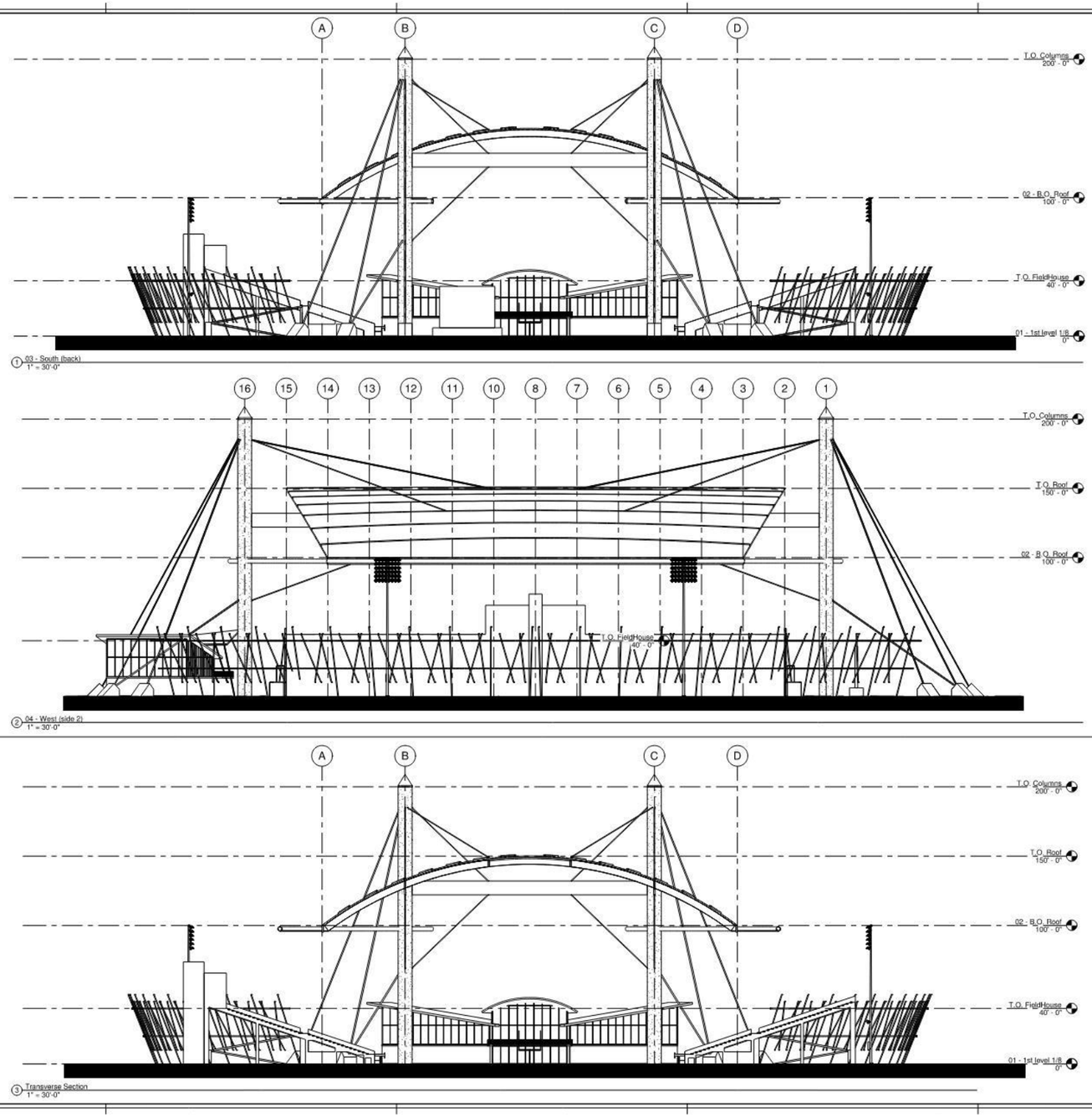
GOOSE CREEK

Sheet Title:
Exterior Elevations + Longitudinal Section

NORTH

SD0.3
#18-12
11/1/18

Ext. Elevs + Longitudinal Section



Stallworth Stadium Study

Goose Creek CISD
4413 82nd St., Lubbock, TX 79424

GOOSE CREEK

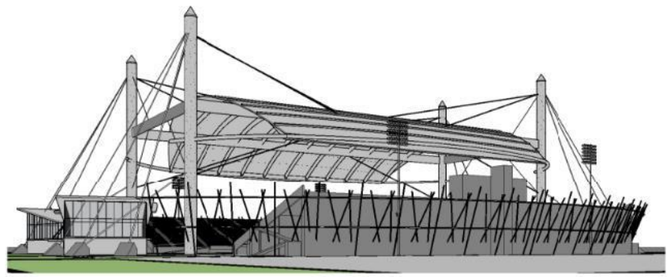
Sheet Title:
Exterior Elevations + Transverse Section

NORTH

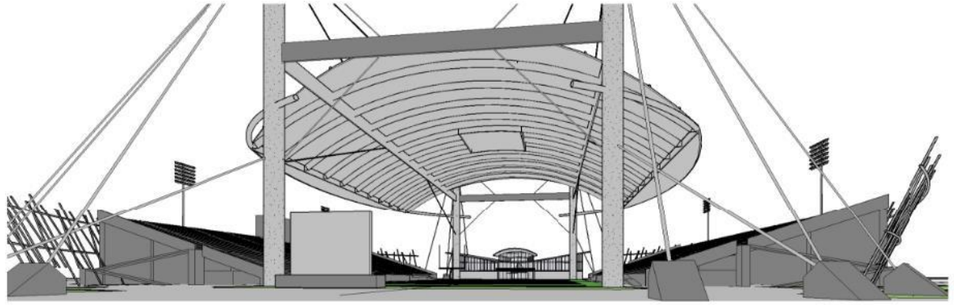
SD0.4
#18-12
10/31/18

Ext. Elevs + Transverse Section

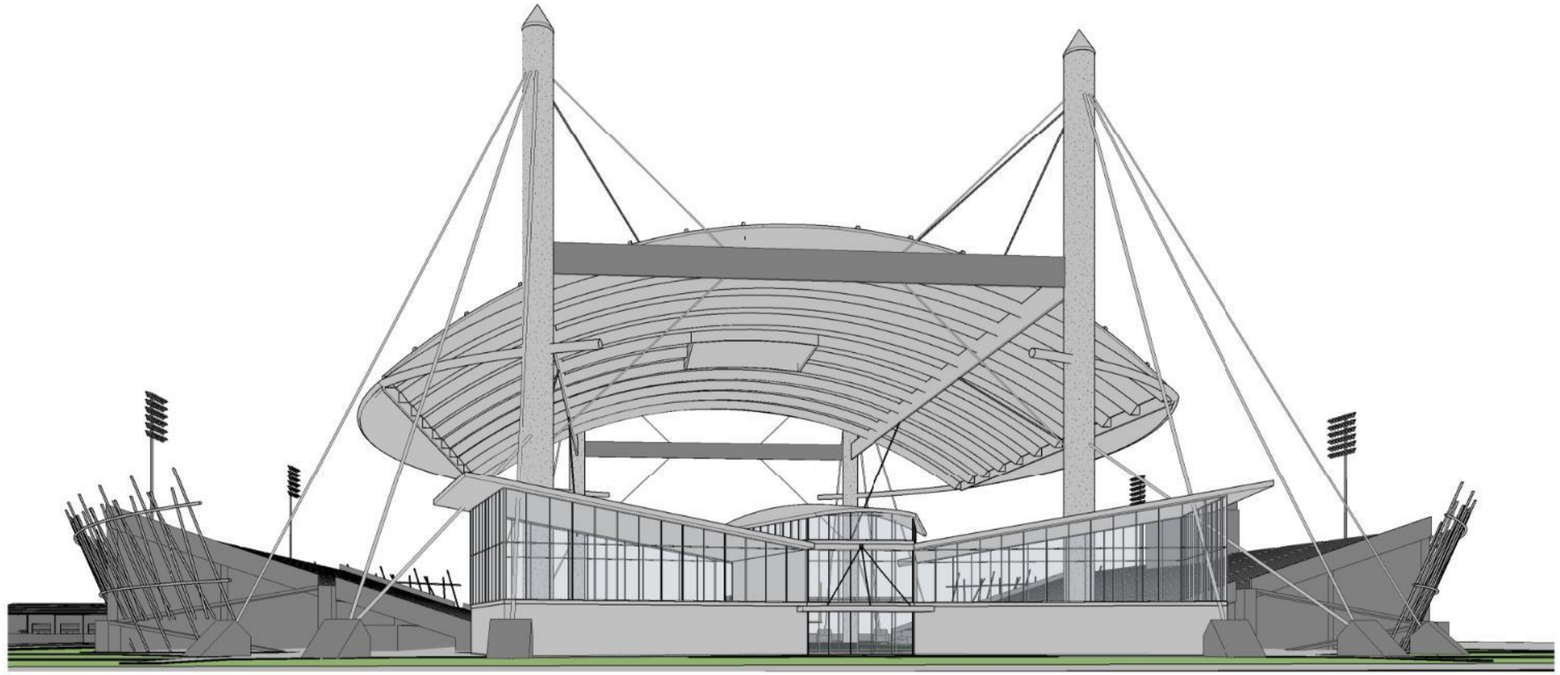
Architectural Drawings | Concept Design



1 Perspective 1



2 Perspective 2



3 Perspective 3

Stallworth Stadium Study

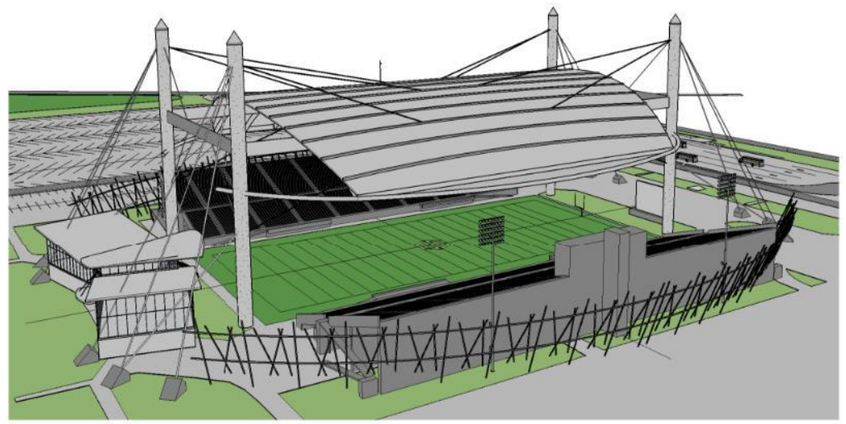
Goose Creek CISD
4413 82nd St., Lubbock, TX 79424

GOOSE CREEK

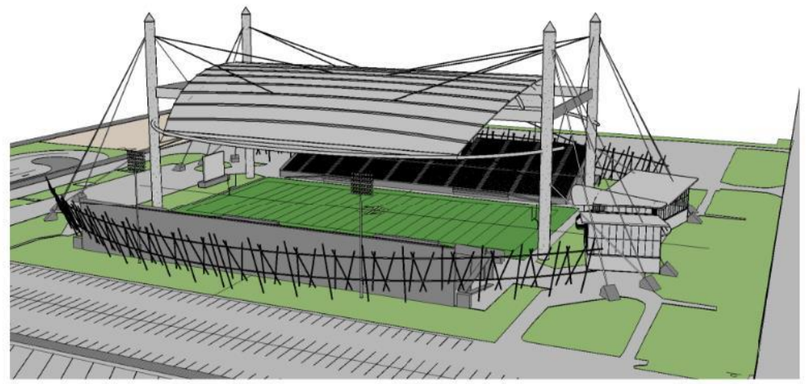
Sheet Title:
Perspective Views

NORTH

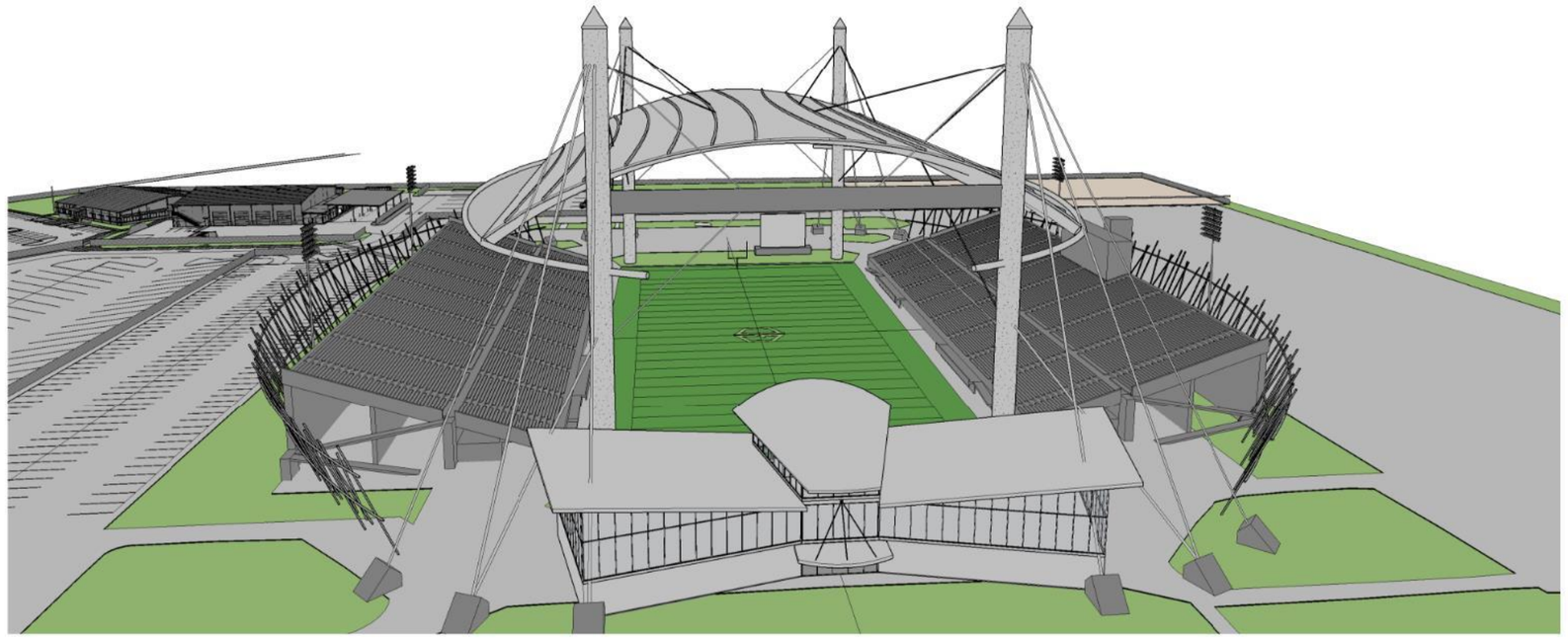
SD0.5
#18-12
11/1/18



1 Birds Eye 1



2 Birds Eye 2



3 Birds Eye 3

Stallworth
Stadium Study

Goose Creek CISD
4413 82nd St., Lubbock, TX 79424

GOOSE CREEK

Sheet Title:
Birds Eye Views

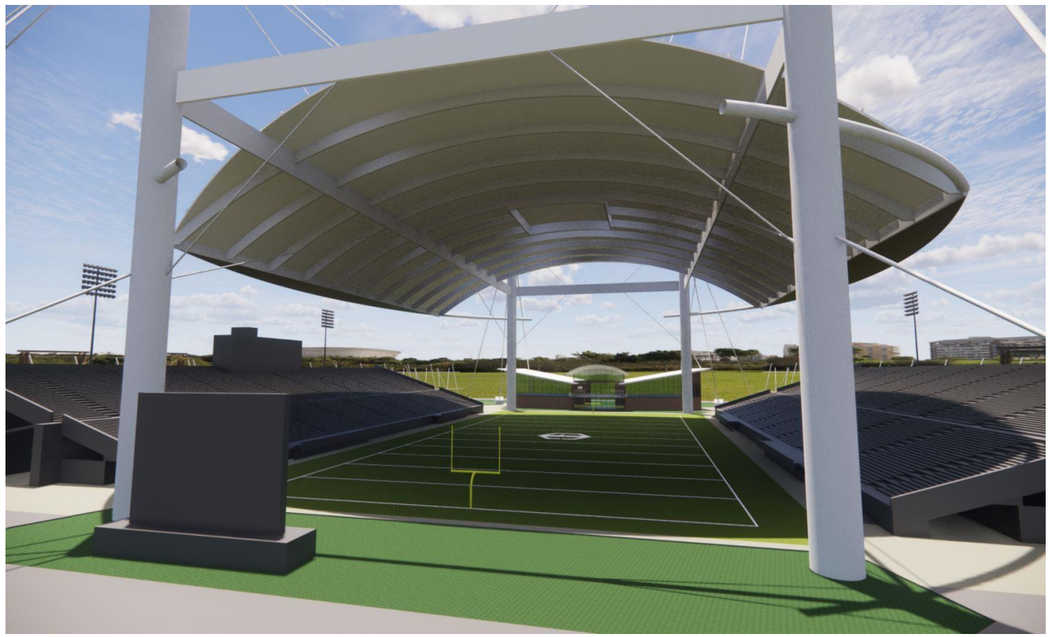
NORTH

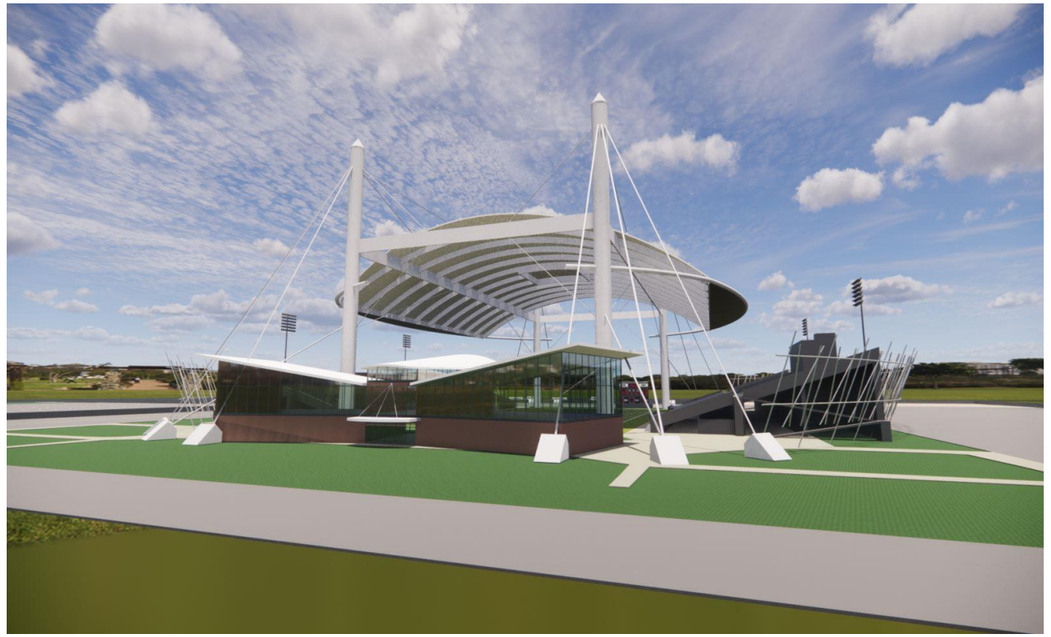
SD0.6
#18-12
11/1/18

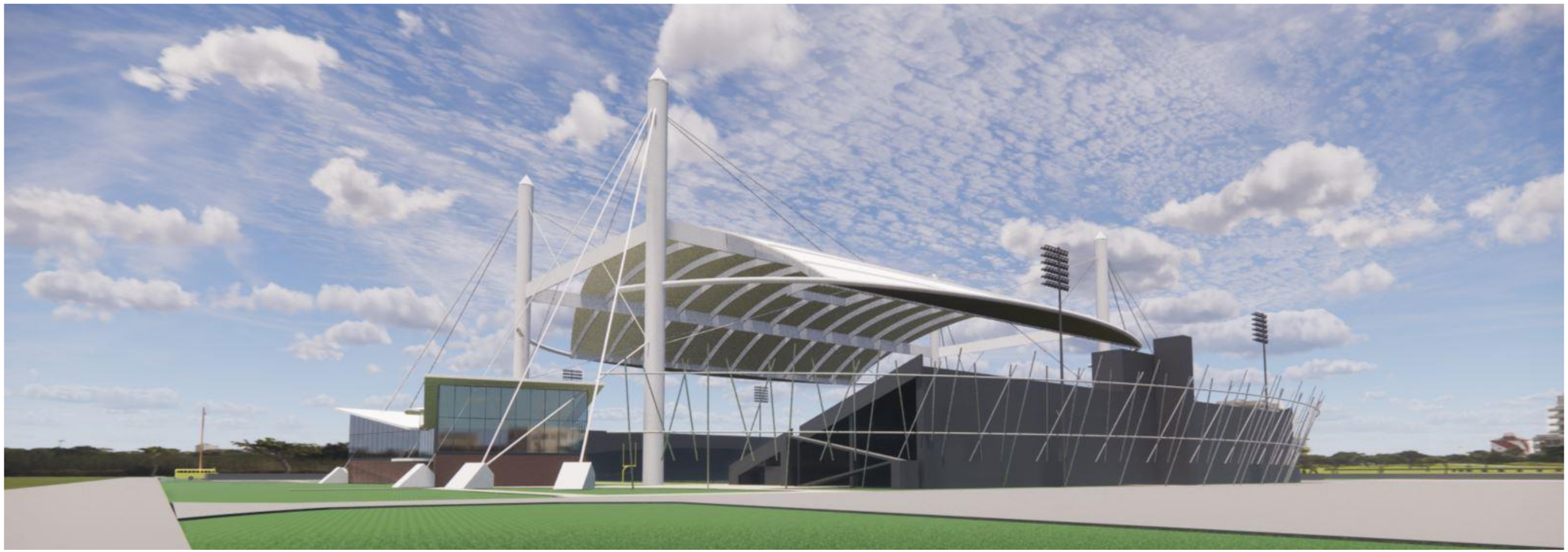
JMB2Architects**Cooperative** PO9 18857 - Sugar Land, TX 77496 - 713.622.7118 M - 281.980.0909 O - 281.980.0909 F - WWW.JMB2.COM

"NOTE: 40% scale when printed at 11x17 (size)
11/6/2018 1:32:57 PM

John Matthew Brown, AIA - Texas Registration #14376 - "Not for Regulatory Approval, Permitting or Construction"







Perspective View Renderings

Birds Eye View Renderings

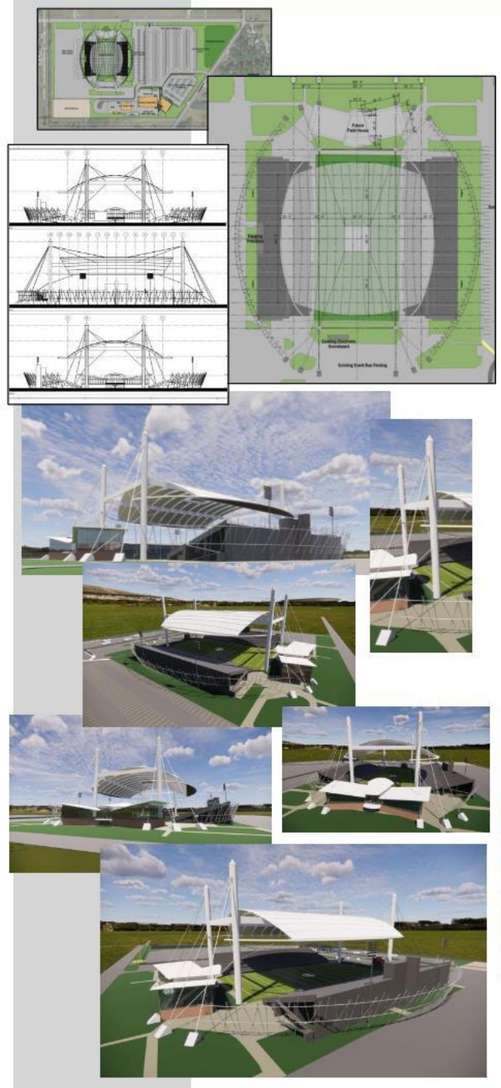
Design Renderings | Concept Design

JMB2ARCHITECTURECOOPERATIVE

Goose Creek "Nest" – Stadium Concept

Goose Creek Consolidated Independent School District

Baytown, Texas



AREA OF BUILDING

New Primary Roof Structure 109,250 SF ±

Existing Stadium 16,500 seats *(Improvements not included in cost estimate above)*

New Field House (inc. Balcony) 25,550 SF ± *(Not included in cost estimate above)*

COST OF CONSTRUCTION (anticipate <12 mos. construction)

$10-15M± *(2019 conceptual preliminary cost estimate, not including new field house or existing stadium improvements – current costs must include added 4+ years of construction cost inflation, etc…)*

REMARKS

GCCISD serves nearly 24,000 students with 29 schools, including six high schools (three traditional high schools; two specialty high schools; one alternative high school).

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Essentially, the existing stadium can be repaired and kept mostly in place and a stadium covering can be built without the need to build from the ground up. Instead of a $60M+ new stadium, these improvements would be substantially less overall, create expanded stadium uses and raise district/community notoriety statewide and nationally.

SERVICES PROVIDED BY JMB2 ARCHITECTURE COOPERATIVE

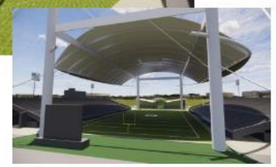
Proprietary Concept Design, Conceptual Cost Estimate, Marketing Materials, VRs, Renderings

FIRM CONTACT

JMB2 Architecture, Inc. – J. Matthew Brown, AIA, REFP – 281.980.0900

CLIENT CONTACT

Dr. Anthony Price 281.420.4800



Project Data Sheet

JMB2 Architecture Cooperative
16525 Lexington Blvd. Suite 270
D (281)980-0900 - WWW.JMB2.COM

Project No.: #18-12

GCN - GC Nest Stallworth Study
- Conceptual Preliminary Cost Estimates -

last updated: 6/2/2022

GCN Nest - Surround

Unit Description	Quantity (# units)	Quantity - Other (area, vol, length, etc…)	Material Cost (per SF)	Material Cost (Total)	Labor Cost (per hr)	Labor Cost (Total)	Special Notes
Steel Pipe Columns	44	6.5"diam. x 50'h	$2.50	$170,000.00			no finish? Let oxidize) + ftngs/pier for each column
Steel Square Tubes	4	700lf 3"x6"		$140,000.00			30'OC spans, (no finish oxidize?
"Nest Members"	120	6"diam. X 35'long					stl. cost? -or- Painted PVC cost?
Foundation Grade Beam	1320	L:1320', Size 2.67 cft, V: 3520 cuft	$8.00	$43,000.00			
Reinforcement	9		$1,500.00	$13,500.00			
Piers	66		$1,200.00	$79,200.00			
		Material + Labor Cost :	$445,700.00				
		+ Builder Cost (35%)	$155,995.00				
		Subtotal:	**$601,695.00**				
		Design Contingency (50%)	$300,847.50				
		GCN NEST - TOTAL COST INCLUDING CONTINGENCIES	**$902,542.50**				

GCN Nest - Roof Covering & Structure

Unit Description	Quantity (# units)	Quantity - Other (area, vol, length, etc…)	Material Cost (per SF)	Material Cost (Total)	Labor Cost (per hr)	Labor Cost (Total)	Special Notes
Pylon Assembly - *Pylon + ballast anchors + steel cable supports and stays*							
Reinf. Concrete Pylons	4	10'x10'x200'x1/27 = 2,963 say 3,000cy	$976,000.00				2,500CY?
Multi-Piers + Cap Pylon Foundation Assembly	4						9x9 Each?
Ballast Anchor Assemblies	12	10'x20'x20'					+ pier assembly number/diam/depth, etc…?
Stl. Pylon guy stay cables	12	8"diam.?	$6,000.00				(assume 300lf at each anchor = 200lf long guy stay + 100lf short guy stay)
Stl. Main hanger + uplift cables	12	8"diam.?					assume avg. 250lf per cable
Stl. End hanger + uplift cables	8	8"diam.?					assume avg. 100lf per cable
???			$10,000.00				
Primary Roof Assembly – *roof + structure = gutter edge*							
Primary Roof Structure		110,000	$20.00	$2,200,000.00			(epic long span struct deck at 30'OC) + nailer layer and single-ply roofing (increase spans to 50'? to use less primary beam?) assume $20/sf Epic deck cost
Primary Stl. Roof Beams	11	165	$2,000.00	$330,000.00			300' total = 180' span to beams + 60' cantilever overhangs both sides
Primary Roof Curved End Steel Pipes	2	2-3'diam. X 280' each		$281,000.00			also used for gutter drainage
Primary Roof Long Steel Beams	2	420' long					supported at third points
Primary Roof End Steel Beams	2	180' long					supported at third points
Secondary Roof Assembly – *roof + structure = gutter edge*							
Secondary Roof Structure		12,500	$20.00	$250,000.00			(epic long span struct deck at 30'OC) + nailer layer and single-ply roofing (assume $20/sf Epic deck cost)
Secondary Steel Roof Cantilever Beams	11	21	$2,000.00	$42,000.00			30' max center span to beam overhang – possible use more outriggers (add 22x?) to help cantilever span?
Secondary Roof Curved Edge Steel Pipes	2	2-3'diam. X 450' each		$152,000.00			also used for gutter drainage
		Material + Labor Cost :	$3,255,000.00				
		+ Builder Cost (35%)	$1,139,250.00				
		+ Unique Construction Type* (100%)	$3,255,000.00				** Mostly high work, limited subcontractor competition, mostly tall crane work, built over existing stadium and existing artificial turf*
		Subtotal:	**$6,510,000.00**				
		Design Contingency (50%)	$3,255,000.00				
		GCN COVERING - TOTAL COST INCLUDING CONTINGENCIES	**$9,765,000.00**				

TOTAL COST INCLUDING CONTINGENCIES $10,667,542.50

ESTIMATED COST OF CONSTRUCTION (anticipate <12 mos. construction)

$10-15M± *(2019 conceptual preliminary cost estimate, not including new field house or existing stadium improvements – current costs must include added 4+ years of construction cost inflation, etc…)*

Preliminary Cost Estimate (2019)

Concept Project Data Sheet | Conceptual Preliminary Cost Estimate

JMB2ARCHITECTURECOOPERATIVE ▪ 16525 Lexington Blvd. Suite 270, Sugar Land, TX 77479 ▪ 281.980.0900 **T** ▪ 281.980.0908 **F** ▪ **WWW.JMB2.COM**