

# DCD

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January-February 2011 \$17.00

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## *Striking a Winning Balance: Can You Overprotect Your Building?*

**The DCD Educational Building  
Square Foot Cost Guide**

**Construction Cost Trends for 2011**

Dr. Clotilde P. Garcia Public Library  
Corpus Christi , Texas  
Architect: WKMC Architects

# Cypress Creek YMCA Addition & Renovation

Houston, Texas

## Architect

BRAVE / ARCHITECTURE

The Cypress Creek YMCA Addition & Renovation is the culmination of a comprehensive master plan done to provide the community of Greater Houston with one of the largest and most complete YMCA facilities in the nation. Located on a lushly wooded area with a lake, athletic fields, a running trail and other campus-style buildings spread out over a 50-acre site, the project is comprised of a 12,200 square foot ground-up support facility as well as 13,800 square feet of renovated space inside the main existing building.

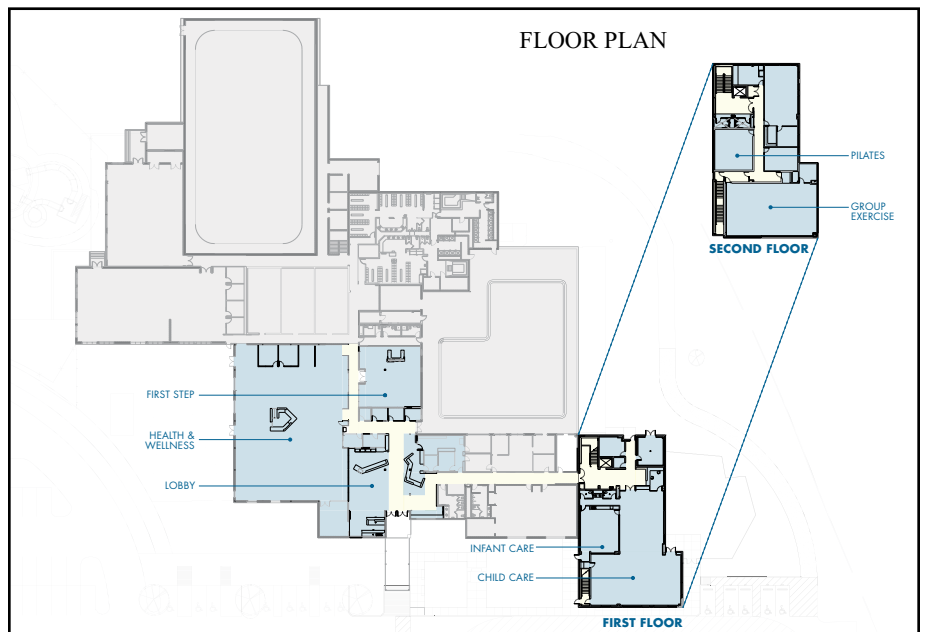
At its core, the new design for the existing facility turned a former inefficient and often crowded reception room into an open plan that serves the YMCA members with a spacious lobby, coffee shop and waiting area. Directly accessed from the lobby, the former Cardio and Childcare rooms were transformed into a state-of-the-art Health & Wellness Center with a 22-foot high open-to-structure ceiling. Along with its support offices, including a private First Step Room, this new area serves approximately 480 members at a time.

The Addition, visible from State Highway 249 and clad in CMU block and Berridge Corrugated Metal panels, offers not only a multitude of new services, but a sophisticated new look to the campus. Connected at the existing building's southeast facade and separated by a three-hour fire wall, families can take advantage of the new Childwatch facility located on the first floor. Designed around the privacy, security and comfort of the children, the Infant Care, Childcare and Outdoor playground can serve more than 100 children. On the second floor, a Group Exercise Room, Pilates Studio, large conference room and additional offices provide the necessary support to the rest of the existing facility.

The successful completion of this project demonstrates the excellent relationship that exists between the YMCA of Greater Houston, BRAVE / ARCHITECTURE, the project management group, The Mathis Group and Fretz Construction. With years of experience working together, the team's framework makes the communication and coordination during the programming,



Photos Courtesy of Jud Haggard Photography



design and construction an exceptionally effective process. Another successfully completed project by this design team on the Cypress Creek Campus is the YMCA Programs Building. The team is also working on the Houston Texans YMCA; currently under construction.

With years of practice working with the YMCA family, BRAVE / ARCHITECTURE continues to look forward to designing facilities that enrich the lives of the Greater Houston YMCA community.

## Product Information

### Metal Panels:

Berridge Manufacturing Company

Membrane Roof: Johns Manville

Flooring: Dal Tile, Roppe, Interface

Flooring Systems, Eco Surfaces

Entrances & Storefronts & Windows:

Oldcastle BuildingEnvelope™

Elevators: Schindler

**Architect**

BRAVE / ARCHITECTURE  
4617 Montrose Boulevard, #C230, Houston, TX 77006  
www.bravearchitecture.com

**Construction Team**

**General Contractor:**

Fretz Construction Company  
6301 Long Drive, Houston, TX 77087

**Structural Engineer:**

CSF Consulting LP  
11210 Steeple Crest Drive, #202, Houston, TX 77065

**Mechanical Engineer:**

Graves Mechanical  
5910 Schumacher Lane, Houston, TX 77057

**Electrical Engineer:**

Lakey Electric Company  
P.O. Box 40279, Houston, TX 77240

**Project General Description**

**Location:** Houston, Texas

**Date Bid:** June 2009

**Construction Period:** June 2009 to Feb 2010

**Total Square Feet:** 25,699 **Site:** —

**Number of Buildings:** One

**Building Size:** Addition, first floor, 5,848; second floor, 6,062; Renovation, 13,789; total, 25,699 square feet.

**Building Height:** Addition, first floor, 14'; second floor, 19'; Renovation, varies, total, 33'.

**Basic Construction Type:** IIB/Addition/Renovation.

**Foundation:** Slab-on-grade.

**Exterior Walls:** Corrugated metal panel, CMU. **Roof:** Built-up.

**Floors:** Concrete. **Interior Walls:** CMU.



Photos Courtesy of John C. Lindy

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	18,179	0.79	0.71	—
CONCRETE	120,813	5.27	4.70	—
MASONRY	141,600	6.18	5.51	—
METALS	210,082	9.17	8.17	Structural steel, miscellaneous steel, metal column covers, steel erection.
WOOD, PLASTICS & COMPOSITES	231,905	10.12	9.02	Rough carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	127,915	5.58	4.98	Dampproofing & waterproofing, thermal protection, roofing & sheet metal, metal wall panels.
OPENINGS	177,411	7.74	6.90	Glazing, doors, frames, & hardware.
FINISHES	504,419	22.02	19.63	Plaster & gypsum board, tiling, ceilings, flooring, painting & coating, resinous flooring.
SPECIALTIES	26,563	1.16	1.03	Striping & signage, fencing.
FURNISHINGS	640	0.03	0.02	Toilet accessories.
CONVEYING SYSTEMS	46,750	2.04	1.82	Elevators (1 passenger).
FIRE SUPPRESSON	560	0.02	0.02	Fire-extinguishing systems.
PLUMBING	162,800	7.11	6.33	—
HVAC	200,440	8.75	7.80	—
ELECTRICAL	307,120	13.41	11.96	—
POLLUTION CONTROL EQUIPMENT	13,871	0.61	0.55	SWPPP (storm water pollution protection plan).
<b>TOTAL BUILDING COSTS</b>	<b>2,291,068</b>	<b>100%</b>	<b>\$89.15</b>	
EXISTING CONDITIONS	86,310			Demolition.
EARTHWORK	199,593			Site clearing, earthwork, termite treatment.
EXTERIOR IMPROVEMENTS	35,000			Irrigation.
<b>TOTAL</b>	<b>2,611,971</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO FEBRUARY 2011: \$93.35 PER SQUARE FOOT**

<b>Regional Cost Trends</b>								
<i>This project, updated to February 2011 in the selected cities of the United States.</i>								
EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$90.17	\$2,317,161	Dallas TX	\$90.17	\$2,317,161	Los Angeles CA	\$115.82	\$2,971,419
Pittsburgh PA	\$98.65	\$2,535,247	Kansas City KS	\$93.35	\$2,398,943	Las Vegas NV	\$105.02	\$2,698,811
New York NY	\$127.29	\$3,271,286	Chicago IL	\$113.50	\$2,916,897	Seattle WA	\$112.44	\$2,889,636

For more information on this project and similar projects visit [www.dcdarchives.com](http://www.dcdarchives.com)