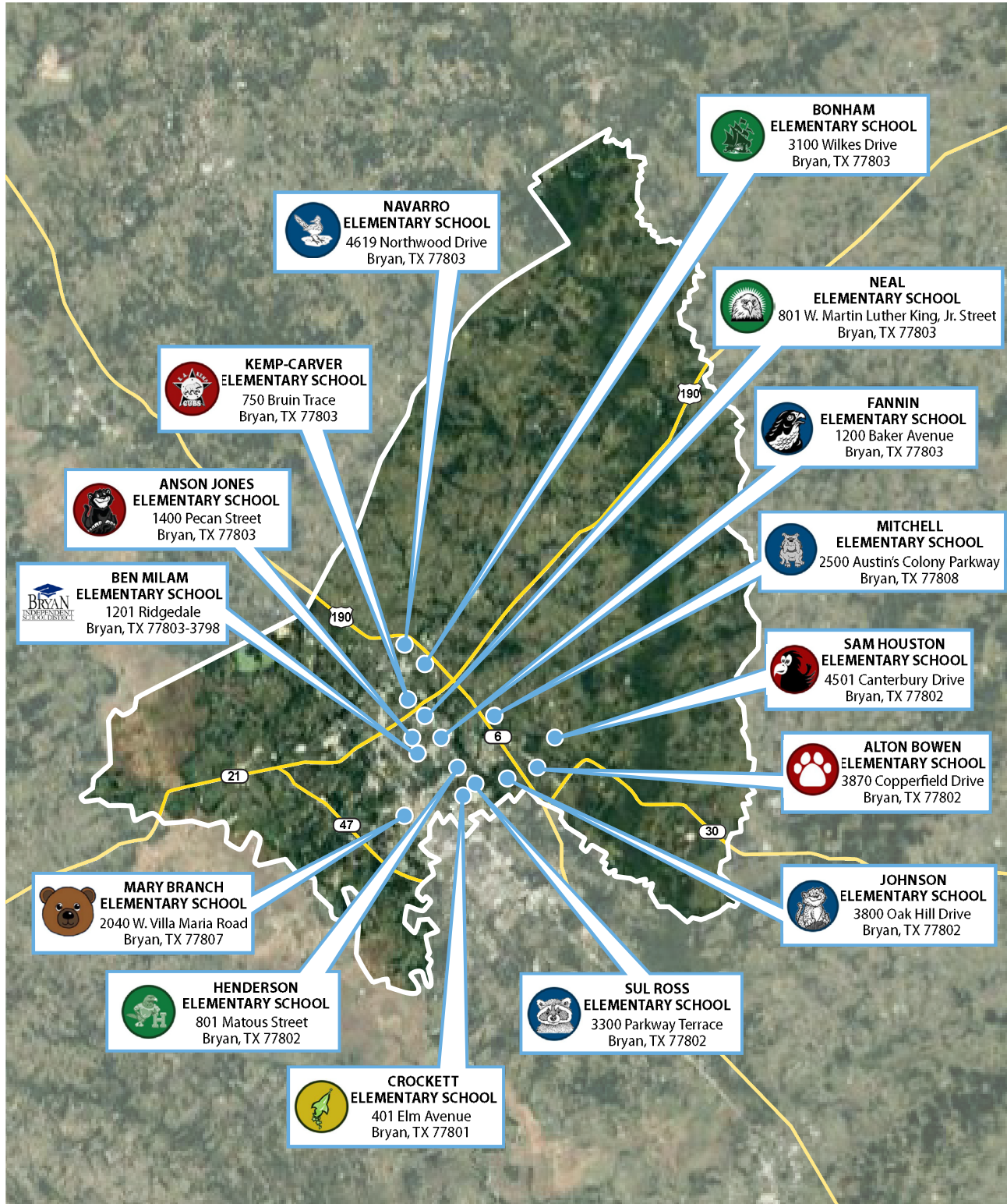


BRYAN ISD ELEMENTARY SCHOOL KEY MAP



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BONHAM ELEMENTARY SCHOOL



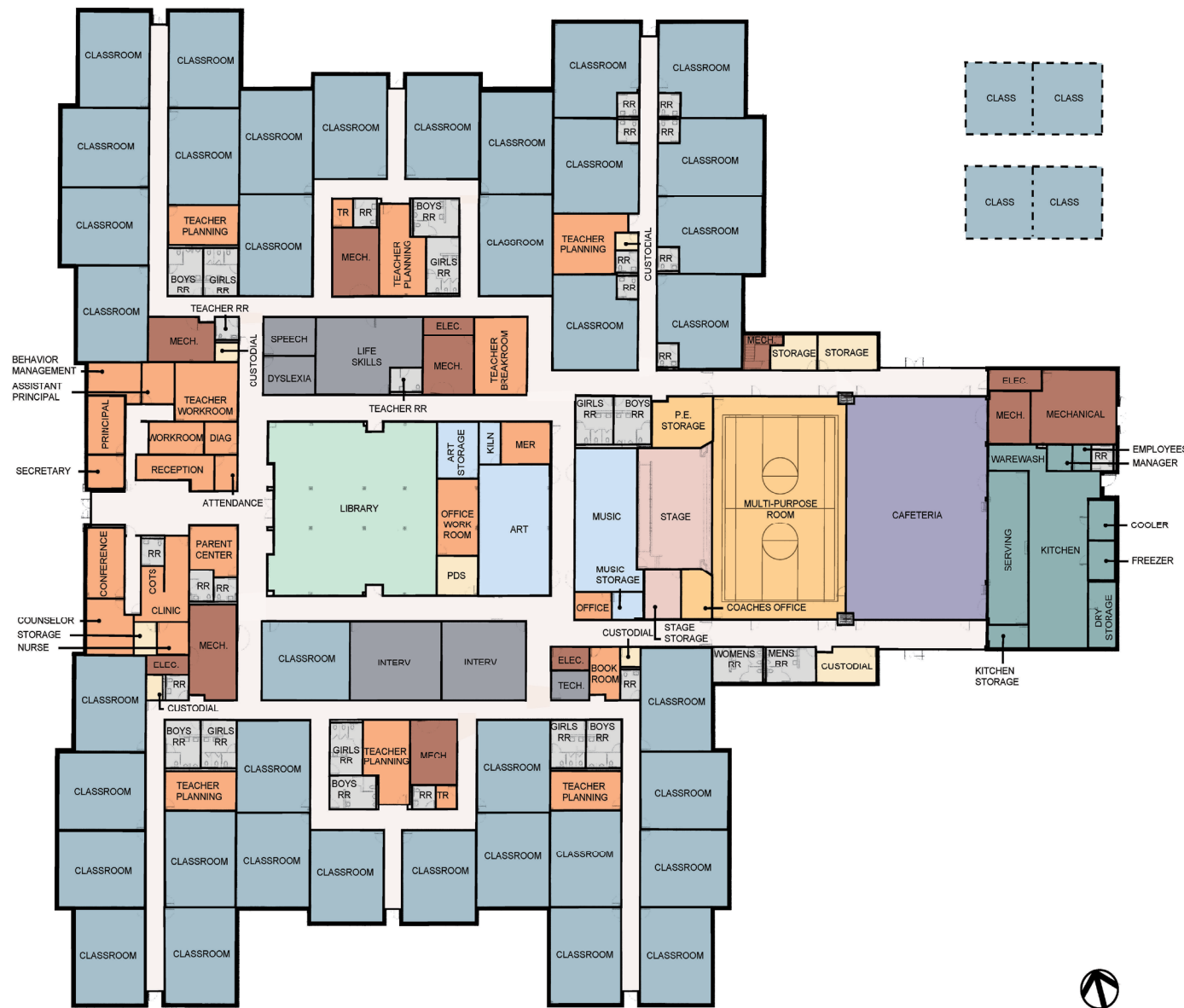
Physical Address:
3100 Wilkes Drive
Bryan, Texas 77803

Original Building Completed: 2007
Total Building Area: 86,000 SF
Site Acreage: 15 Acres
Working Capacity: 858
Enrollment (03/06/19): 613

BONHAM ELEMENTARY SCHOOL

Site Aerial





- DEPARTMENT LEGEND**
- ADMINISTRATION
 - ATHLETICS
 - AUDITORIUM
 - CAFETERIA/CAFETORIUM
 - CIRCULATION
 - CLASSROOMS
 - FINE ARTS
 - KITCHEN
 - LIBRARY/MEDIA CENTER
 - MECHANICAL/ELECTRICAL
 - RESTROOMS/LOCKERS
 - SPECIALTY CLASSROOMS
 - STORAGE/CUSTODIAL

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BONHAM ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$1,580,092.74
Priority - 2	\$873,075.07
Priority - 3	\$407,603.13
Priority - 4	\$722,250.00
Priority Totals	\$3,583,020.93

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$0.00	\$134,585.94	\$307,625.00	\$0.00	\$442,210.94
Building Envelope	\$0.00	\$1,087,146.75	\$299,011.50	\$0.00	\$0.00	\$1,386,158.25
Architectural	\$0.00	\$14,445.00	\$21,533.75	\$0.00	\$722,250.00	\$758,228.75
Mechanical	\$0.00	\$66,908.44	\$269,171.88	\$99,978.13	\$0.00	\$436,058.44
Electrical	\$0.00	\$0.00	\$56,910.63	\$0.00	\$0.00	\$56,910.63
Technology	\$0.00	\$61,525.00	\$0.00	\$0.00	\$0.00	\$61,525.00
Life Safety & Security	\$0.00	\$350,067.55	\$91,861.38	\$0.00	\$0.00	\$441,928.93
Discipline Totals	\$0.00	\$1,580,092.74	\$873,075.07	\$407,603.13	\$722,250.00	\$3,583,020.93

Total: MP	\$0.00
Total: MP+P1	\$1,580,092.74
Total: MP+P1+P2	\$2,453,167.81
Total: MP+P1+P2+P3	\$2,860,770.93
Total: MP+P1+P2+P3+P4	\$3,583,020.93

BONHAM ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$442,210.94
	C1	Shade structure for playground.	2	FA13	PGE	\$92,287.50
	C2	Eliminate standing water at accessible parking and walkway from staff parking to cafeteria doors.	2	FA19	SD	\$19,226.56
	C3	Underground conduit.	2	FA13	SU	\$23,071.88
	C4	Replace playground equipment at two (2) playgrounds.	3	FA13	PGE	\$307,625.00
BUILDING ENVELOPE						\$1,386,158.25
	B1	Replace al built-up roofing throughout campus.	1	FA19	RFM	\$1,076,687.50
	B2	Repair and/ or replace window sealants and flashing along north elevation.	1	FA19	WS	\$10,459.25
	B3	Add additional canopy at auto drop-off area (360 lf).	2	FA13	CNPY	\$299,011.50
ARCHITECTURAL						\$758,228.75
	A1	Install a second door at five (5) classrooms to create "swing classroom".	1	FA13	DR	\$14,445.00
	A2	Provide stage backdrop - curtain scenic.	2	FA13	MEQ	\$21,533.75
	A3	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A4	Increase size of dry storage area.	4	BISD	STO	\$401,250.00
MECHANICAL						\$436,058.44
	M1	Replace exhaust fans in restrooms.	1	FA19	MECH	\$66,908.44
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	MECH	\$115,359.38
	M3	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
	M4	Add existing offices split system AC units in four offices (100, 104, 107 & 110) with new variable refrigeration flow system.	3	FA13	MECH	\$99,978.13
ELECTRICAL						\$56,910.63
	E1	Connect all exterior lighting and hallways to mechanical controls.	2	FA13	LTG-E	\$56,910.63
TECHNOLOGY						\$61,525.00
	T1	Replace local sound in cafeteria.	1	FA19	TECH	\$61,525.00
LIFE SAFETY & SECURITY						\$441,928.93
	LSS1	Add security vestibule at main entry and revise reception area for visibility (school is open).	1	FA13	ADD	\$96,300.00
	LSS2	Extend fire alarm to portable buildings.	1	FA19	FA	\$13,074.06
	LSS3	Replace PA system.	1	FA19	PA	\$219,159.74
	LSS4	Provide interior wayfinding for classrooms and direction.	1	FA19	SGN	\$21,533.75
	LSS5	Access control upgrades (facility-wide).	2	FA13	SCR	\$91,861.38

BONHAM ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,580,092.74
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$873,075.07
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$407,603.13
4	Future Consideration - (Life Expectancy: 11+ years)	\$722,250.00
		\$3,583,020.93

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.

PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	1,580,092.74	100.00%	\$1,580,092.74
PRIORITY 2 TOTAL	873,075.07	100.00%	\$873,075.07
PRIORITY 3 TOTAL	407,603.13	50.00%	\$203,801.56
PRIORITY 4 TOTAL	722,250.00	25.00%	\$180,562.50
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$2,837,531.87
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 86,000 SQ. FT. @ \$265.00			\$29,627,000.00
FACILITY CONDITION INDEX			9.58%

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ALTON BOWEN ELEMENTARY SCHOOL

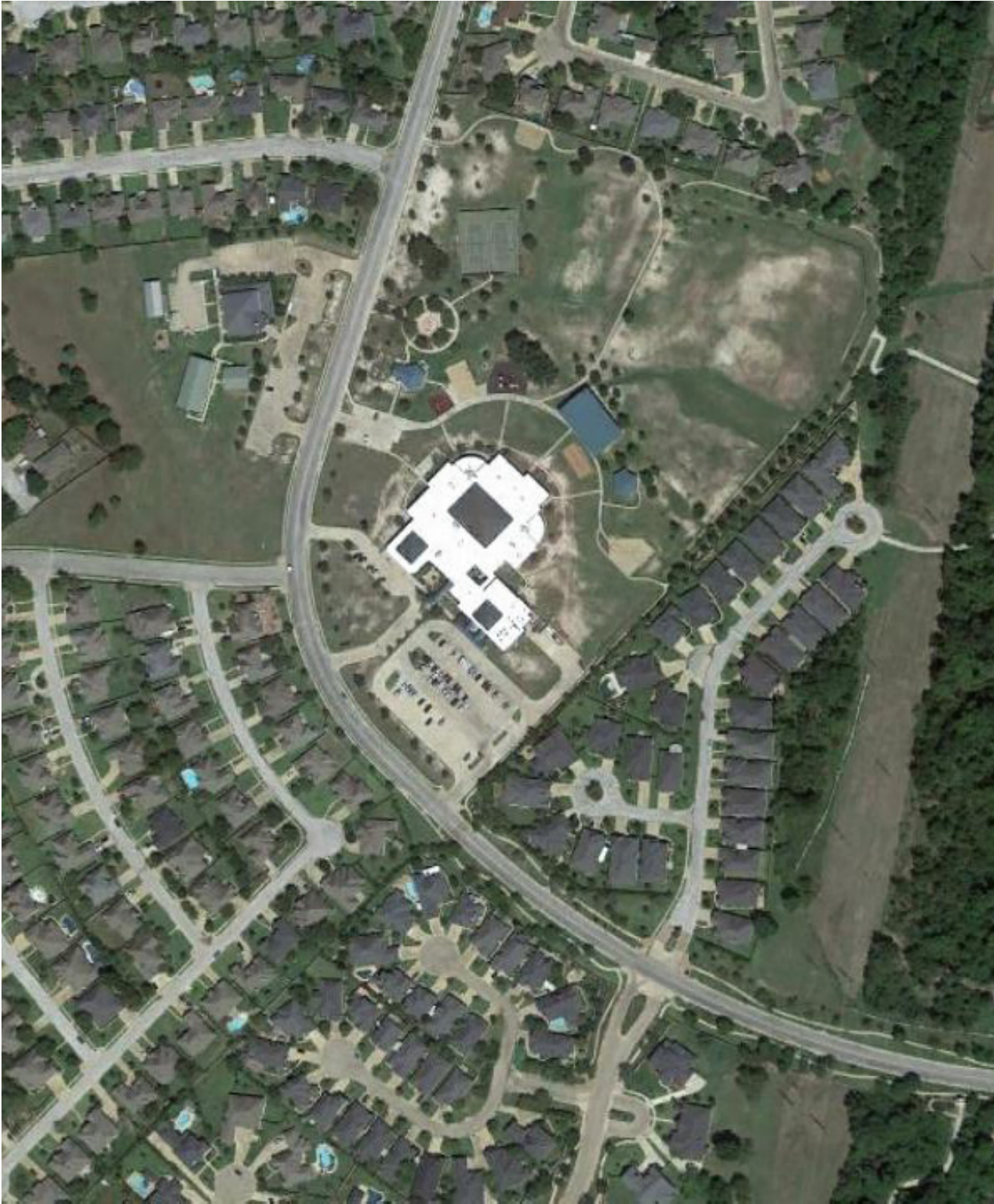


Physical Address:
3870 Copperfield Drive
Bryan, Texas 77802

Original Building Completed: 1994
Total Building Area: 60,850 SF
Site Acreage: 20 Acres
Working Capacity: 462
Enrollment (03/06/19): 403

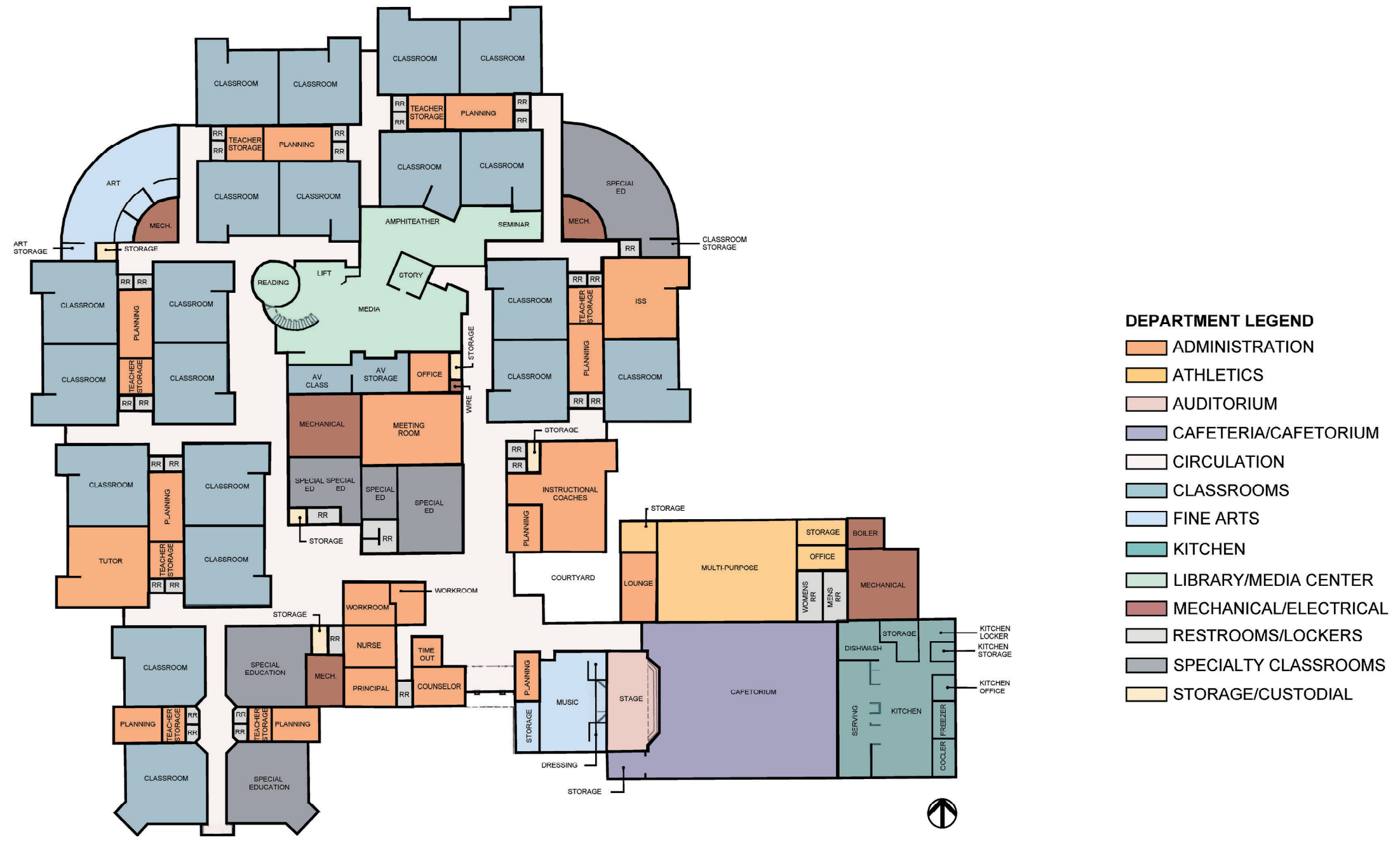
ALTON BOWEN ELEMENTARY

Site Aerial



ALTON BOWEN ELEMENTARY SCHOOL

1st Floor Plan



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ALTON BOWEN ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$1,039,583.31
Priority - 2	\$1,541,462.06
Priority - 3	\$2,494,338.53
Priority - 4	\$3,168,101.48
Priority Totals	\$8,243,485.37

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$123,050.00	\$284,553.13	\$161,503.13	\$0.00	\$569,106.25
Building Envelope	\$0.00	\$23,071.88	\$522,039.63	\$0.00	\$0.00	\$545,111.50
Architectural	\$0.00	\$92,287.50	\$13,642.50	\$2,332,835.40	\$3,168,101.48	\$5,606,866.88
Mechanical	\$0.00	\$529,115.00	\$269,171.88	\$0.00	\$0.00	\$798,286.88
Electrical	\$0.00	\$0.00	\$230,718.75	\$0.00	\$0.00	\$230,718.75
Plumbing	\$0.00	\$0.00	\$19,226.56	\$0.00	\$0.00	\$19,226.56
Life Safety & Security	\$0.00	\$272,058.94	\$0.00	\$0.00	\$0.00	\$272,058.94
Food Service	\$0.00	\$0.00	\$202,109.63	\$0.00	\$0.00	\$202,109.63
Discipline Totals	\$0.00	\$1,039,583.31	\$1,541,462.06	\$2,494,338.53	\$3,168,101.48	\$8,243,485.37

Total: MP	\$0.00
Total: MP+P1	\$1,039,583.31
Total: MP+P1+P2	\$2,581,045.37
Total: MP+P1+P2+P3	\$5,075,383.90
Total: MP+P1+P2+P3+P4	\$8,243,485.37

ALTON BOWEN ELEMENTARY

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$569,106.25
	C1	ADA compliance.	1	FA13	SPN	\$30,762.50
	C2	Remove and replace sidewalks.	1	FA13	SPR	\$92,287.50
	C3	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C4	Replace playground equipment (soccer field).	2	FA13	PGE	\$153,812.50
	C5	Improve playground drainage.	2	FA13	SD	\$38,453.13
	C6	Provide drainage and storm sewer repairs.	3	FA13	SD	\$153,812.50
	C7	Remove and replace curb.	3	FA13	SPR	\$7,690.63
BUILDING ENVELOPE						\$545,111.50
	B1	Remove and replace exterior building waterproofing sealants throughout entire facility. Include all wall central joints, through-wall penetrations around all doors, windows and joints between building and paving.	1	FA13	WS	\$23,071.88
	B2	Provide canopy at all exterior doors.	2	FA13	CNPY	\$95,671.38
	B3	Provide new canopy at front entry and kindergarten entry from the clock tower to kindergarten entry for bus pick-up.	2	FA13	CNPY	\$426,368.25
ARCHITECTURAL						\$5,606,866.88
	A1	Service accessible door-open operator at front door.	1	FA19	ADA	\$4,012.50
	A2	Provide new interior wayfinding signage for classrooms and directions.	1	FA19	ADA	\$24,075.00
	A3	Provide an adequate restroom, shower and changing station for SPED.	1	FA19	ADA	\$60,187.50
	A4	Repair undermined areas around the foundation and adjacent to sidewalks.	1	FA19	CLG	\$4,012.50
	A5	Install shades or window film at cafeteria windows.	2	FA19	WDWC	\$3,210.00
	A6	Repair cracks along exterior wall in classroom (B2, B4, C2, C3). Install control joints.	2	FA13	WR-I	\$10,432.50
	A7	Install new lay-in acoustical ceiling system throughout building. Enclose the exterior courtyard with high roof.	3	FA13	CLG	\$341,832.90
	A8	Renovate and enlarge select restrooms to be ADA accessible. Include new fixtures, finishes and toilet partitions.	3	FA13	REN	\$1,926,000.00
	A9	Provide window film in library.	3	FA13	WDWC	\$65,002.50
	A10	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A11	Construct a new gym building with office and storage.	4	FA13	ADD	\$2,407,500.00
	A12	Provide ADA accessible sink and countertops in teachers' lounge.	4	FA13	CWK	\$30,326.48
	A13	Provide ADA accessible sink and countertops in all classrooms.	4	FA13	CWK	\$361,125.00
	A14	Provide storage for custodial near cafeteria and for classroom materials throughout campus.	4	FA19	STO	\$48,150.00
MECHANICAL						\$798,286.88
	M1	Provide controls and equipment required for control of outside air.	1	FA13	MECH	\$529,115.00
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$115,359.38
	M3	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
ELECTRICAL						\$230,718.75
	E1	Provide new LED lighting in classrooms throughout building.	2	FA13	LTG-I	\$230,718.75

ALTON BOWEN ELEMENTARY

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
PLUMBING						\$19,226.56
	P1	Provide hand sink in serving line area.	2	FA13	PLF	\$19,226.56
LIFE SAFETY & SECURITY						\$272,058.94
	LSS1	Replace PA system.	1	FA19	PA	\$272,058.94
FOOD SERVICE						\$202,109.63
	FS1	Provide washer/dryer.	2	BISD	MEQ	\$13,843.13
	FS2	Replace serving lines.	2	BISD	MEQ	\$188,266.50

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,039,583.31
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,541,462.06
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$2,494,338.53
4	Future Consideration - (Life Expectancy: 11+ years)	\$3,168,101.48
		\$8,243,485.37

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX			
The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.			
PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	1,039,583.31	100.00%	\$1,039,583.31
PRIORITY 2 TOTAL	1,541,462.06	100.00%	\$1,541,462.06
PRIORITY 3 TOTAL	2,494,338.53	50.00%	\$1,247,169.26
PRIORITY 4 TOTAL	3,168,101.48	25.00%	\$792,025.37
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$4,620,240.00
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 60,850 SQ. FT. @ \$265.00			\$20,962,825.00
FACILITY CONDITION INDEX			22.04%

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MARY BRANCH ELEMENTARY SCHOOL



Physical Address:
2040 West Villa Maria Road
Bryan, Texas 77807

Original Building Completed: 1990
Total Building Area: 64,468 SF
Site Acreage: 13 Acres
Working Capacity: 594
Enrollment (03/06/19): 454

MARY BRANCH ELEMENTARY SCHOOL

Site Aerial



MARY BRANCH ELEMENTARY SCHOOL

1st Floor Plan



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MARY BRANCH ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$565,422.78
Priority - 2	\$6,056,921.72
Priority - 3	\$389,326.19
Priority - 4	\$3,215,483.75
Priority Totals	\$10,227,154.43

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$11,535.94	\$92,287.50	\$292,243.75	\$0.00	\$396,067.19
Building Envelope	\$0.00	\$0.00	\$0.00	\$2,307.19	\$0.00	\$2,307.19
Architectural	\$0.00	\$13,883.25	\$5,381,096.34	\$94,775.25	\$2,990,917.50	\$8,480,672.34
Mechanical	\$0.00	\$0.00	\$376,071.56	\$0.00	\$0.00	\$376,071.56
Electrical	\$0.00	\$0.00	\$38,453.13	\$0.00	\$0.00	\$38,453.13
Plumbing	\$0.00	\$0.00	\$56,910.63	\$0.00	\$64,601.25	\$121,511.88
Technology	\$0.00	\$0.00	\$61,525.00	\$0.00	\$0.00	\$61,525.00
Life Safety & Security	\$0.00	\$540,003.59	\$36,734.44	\$0.00	\$0.00	\$576,738.03
Food Service	\$0.00	\$0.00	\$13,843.13	\$0.00	\$159,965.00	\$173,808.13
Discipline Totals	\$0.00	\$565,422.78	\$6,056,921.72	\$389,326.19	\$3,215,483.75	\$10,227,154.43

Total: MP	\$0.00
Total: MP+P1	\$565,422.78
Total: MP+P1+P2	\$6,622,344.49
Total: MP+P1+P2+P3	\$7,011,670.68
Total: MP+P1+P2+P3+P4	\$10,227,154.43

MARY BRANCH ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$396,067.19
	C1	Add sidewalk.	1	FA13	SPN	\$11,535.94
	C2	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C3	Playground equipment replacement.	3	FA13	PGE	\$153,812.50
	C4	Drainage and storm sewer repairs.	3	FA13	SD	\$115,359.38
	C5	Correct sidewalk conditions where elevation changes have resulted from ground settling.	3	FA13	SPN	\$23,071.88
BUILDING ENVELOPE						\$2,307.19
	B1	Provide miscellaneous repairs at walls (minor horizontal reinforcement spalling).	3	FA13	WR-E	\$2,307.19
ARCHITECTURAL						\$8,480,672.34
	A1	Install wood steps at stage and modify for lift.	1	FA13	FLR	\$13,883.25
	A2	Repair broken sidewalks around campus.	2	FA19	ADA	\$32,100.00
	A3	Increase size of storage areas (freezer/cooler/pantry).	2	BISD	ADD	\$353,100.00
	A4	Construct eight (8) classroom addition including group restrooms, circulation and MEP spaces.	2	FA19	ADD	\$3,004,560.00
	A5	Replace two (2) pair of aluminum/glass exit doors with new aluminum/glass doors and frames at cafeteria and one (1) pair at multipurpose.	2	FA13	DR	\$22,470.00
	A6	Replace floor covering throughout the campus.	2	FA19	FLR	\$601,566.84
	A7	Replace all exterior doors and re-key per District standards.	2	FA19	HDW	\$179,760.00
	A8	Replace existing chalkboards with new white dry marker boards in all classrooms (2 per classroom).	2	FA13	MBTB	\$92,448.00
	A9	Construct wall to separate IDF technology equipment from water heater in custodial closet.	2	FA13	REN	\$1,284.00
	A10	Renovate clinic.	2	FA19	REN	\$49,755.00
	A11	Increase size of music room (possibly demo existing storage rooms). (450 sqft)	2	FA13	REN	\$65,002.50
	A12	Renovate mens' and womens' restroom to be ADA accessible.	2	FA13	REN	\$176,550.00
	A13	Renovate boys' and girls' gang room to be ADA accessible (remove 1 toilet to create ADA accessibility; re-lamped lenses).	2	FA13	REN	\$176,550.00
	A14	Renovate boys' and girls' restroom near cafeteria for ADA accessibility. Replace mirror and sink and remove water sewer caps to be inside of walls.	2	FA13	REN	\$176,550.00
	A15	Enlarge small single toilet rooms for ADA accessibility (8 classrooms).	2	FA13	REN	\$449,400.00
	A16	Remove accordion door in art lab.	3	FA13	DR	\$481.50
	A17	Replace stage curtain and valance.	3	FA13	MEQ	\$46,143.75
	A18	Renovate clinic area to provide isolation area. Replace lower cabinet casework (approx. 5 l.f.) and counter and sink.	3	FA13	REN	\$48,150.00
	A19	Install a lift for ADA accessibility to stage.	4	FA13	ADA	\$28,890.00
	A20	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A21	Construct a new gym building including office, storage and mechanical.	4	FA13	ADD	\$2,407,500.00
	A22	Replace casework and replace sink to be ADA accessible in library workroom.	4	FA13	CWK	\$22,470.00

MARY BRANCH ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A23	Replace upper and lower casework cabinets with a sink for ADA accessibility in teachers' workroom / lounge science and all classrooms.	4	FA13	CWK	\$200,625.00
	A24	Install new graphic signage throughout facility for ADA.	4	FA13	GRP	\$10,432.50
MECHANICAL						\$376,071.56
	M1	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	HVAC	\$99,978.13
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$115,359.38
	M3	Install exhaust fan through roof in electrical room.	2	FA13	MECH	\$6,921.56
	M4	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
ELECTRICAL						\$38,453.13
	E1	Add convenience receptacles to allow for technology requirements.	2	FA19	ELE	\$38,453.13
PLUMBING						\$121,511.88
	P1	Relocate water heater out of custodial closet.	2	FA13	PLWH	\$56,910.63
	P2	Rework wall and install two (2) ADA accessible electric drinking fountains near gang toilets and four (4) new accessible fountains at cafeteria.	4	FA13	DF	\$64,601.25
TECHNOLOGY						\$61,525.00
	T1	Add local sound from stage / cafetorium.	2	FA19	TECH	\$61,525.00
LIFE SAFETY & SECURITY						\$576,738.03
	LSS1	Extend fire alarm to portable buildings.	1	FA19	FA	\$9,228.75
	LSS2	Replace PA System.	1	FA19	PA	\$297,479.53
	LSS3	Enclose library (with either walls or windows).	1	FA19	REN	\$27,285.00
	LSS4	Upgrade existing card readers.	1	BISD	SCR	\$4,614.38
	LSS5	Provide new and additional site wayfinding.	1	FA19	SGN	\$3,076.25
	LSS6	Install intrusion alarm.	1	FA19	SIA	\$198,319.69
	LSS7	Provide access to stage.	2	FA19	REN	\$28,890.00
	LSS8	Replace interior signage and wayfinding.	2	FA19	SGN	\$7,844.44
FOOD SERVICE						\$173,808.13
	FS1	Provide washer/dryer.	2	BISD	MEQ	\$13,843.13
	FS2	Provide additional (2nd) serving line to prepare for increased number of students in the future.	4	BISD	MEQ	\$159,965.00

MARY BRANCH ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$971,884.03
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,170,860.88
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$4,321,088.00
4	Future Consideration - (Life Expectancy: 11+ years)	\$363,766.56

\$6,827,599.47

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX			
The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.			
PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	971,884.03	100.00%	\$971,884.03
PRIORITY 2 TOTAL	1,170,860.88	100.00%	\$1,170,860.88
PRIORITY 3 TOTAL	4,321,088.00	50.00%	\$2,160,544.00
PRIORITY 4 TOTAL	363,766.56	25.00%	\$90,941.64
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$4,394,230.55
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 37,994 SQ. FT. @ \$310.00			\$15,311,582.00
FACILITY CONDITION INDEX			28.70%

CROCKETT ELEMENTARY SCHOOL



Physical Address:
401 Elm Avenue
Bryan, Texas 77801

Original Building Completed: 1949
Total Building Area: 79,498 SF
Site Acreage: 9 Acres
Working Capacity: 704
Enrollment (03/06/19): 467

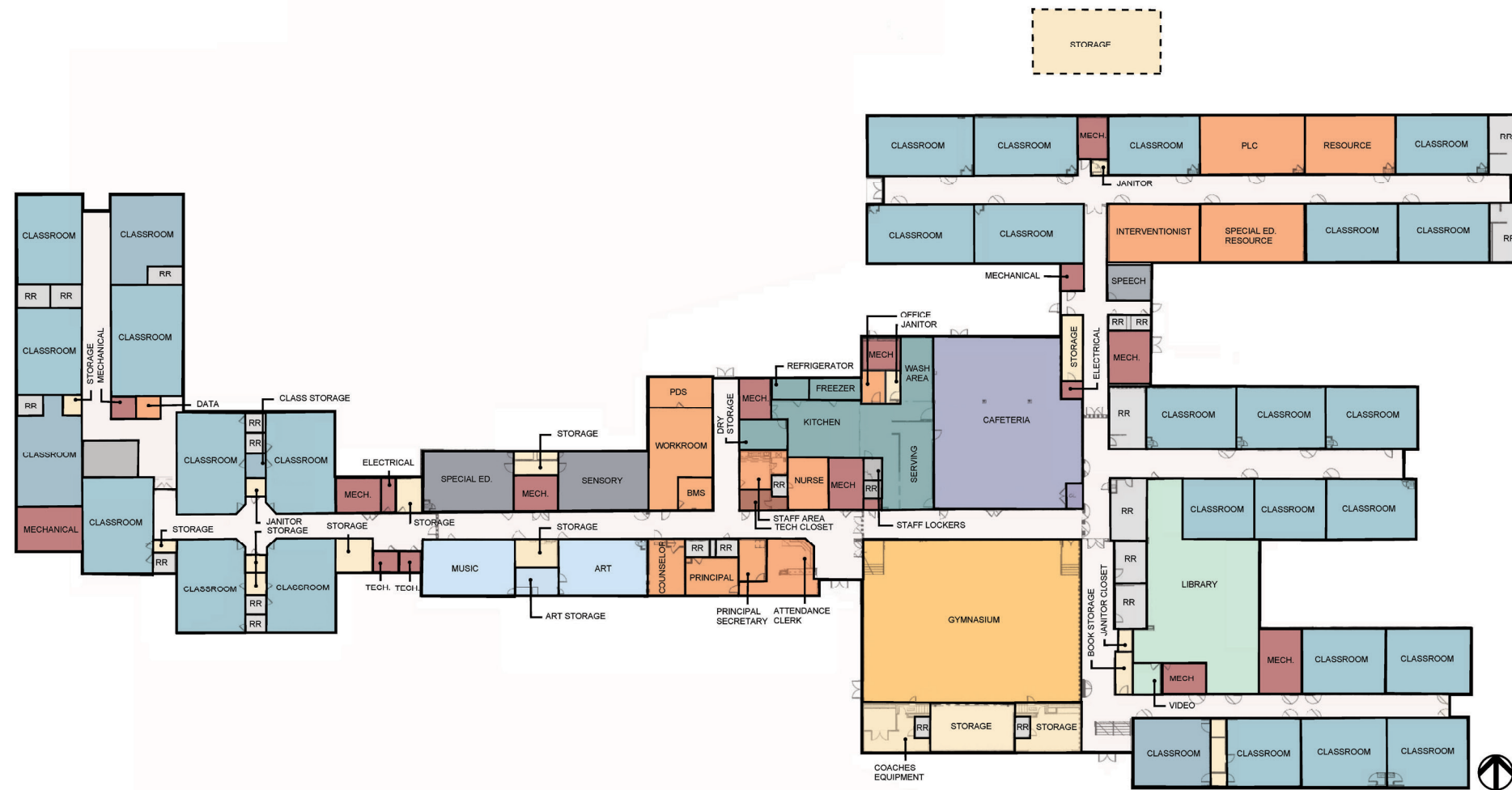
CROCKETT ELEMENTARY SCHOOL

Site Aerial



CROCKETT ELEMENTARY SCHOOL

1st Floor Plan



DEPARTMENT LEGEND

- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- CAFETERIA/CAFETORIUM
- CIRCULATION
- CLASSROOMS
- FINE ARTS
- KITCHEN
- LIBRARY/MEDIA CENTER
- MECHANICAL/ELECTRICAL
- RESTROOMS/LOCKERS
- SPECIALTY CLASSROOMS
- STORAGE/CUSTODIAL

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CROCKETT ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$1,903,628.31
Priority - 2	\$3,161,617.61
Priority - 3	\$1,028,002.50
Priority - 4	\$954,975.00
Priority Totals	\$7,048,223.42

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$30,762.50	\$141,507.50	\$0.00	\$0.00	\$172,270.00
Building Envelope	\$0.00	\$23,071.88	\$989,014.38	\$0.00	\$0.00	\$1,012,086.25
Architectural	\$0.00	\$935,394.00	\$85,867.50	\$1,028,002.50	\$954,975.00	\$3,004,239.00
Mechanical	\$0.00	\$203,032.50	\$369,150.00	\$0.00	\$0.00	\$572,182.50
Electrical	\$0.00	\$0.00	\$629,423.82	\$0.00	\$0.00	\$629,423.82
Life Safety & Security	\$0.00	\$711,367.43	\$946,654.41	\$0.00	\$0.00	\$1,658,021.84
Discipline Totals	\$0.00	\$1,903,628.31	\$3,161,617.61	\$1,028,002.50	\$954,975.00	\$7,048,223.42

Total: MP	\$0.00
Total: MP+P1	\$1,903,628.31
Total: MP+P1+P2	\$5,065,245.92
Total: MP+P1+P2+P3	\$6,093,248.42
Total: MP+P1+P2+P3+P4	\$7,048,223.42

CROCKETT ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$172,270.00
	C1	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$23,071.88
	C2	Install sidewalk at old temporary location and teacher parking.	1	BISD	SPN	\$7,690.63
	C3	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C4	Provide site drainage modifications for sidewalk to bus pick-up and Pre-K playground.	2	FA19	SD	\$3,076.25
	C5	Remove and replace sidewalks.	2	FA13	SPR	\$46,143.75
BUILDING ENVELOPE						\$1,012,086.25
	B1	Remove and replace exterior building waterproofing sealants throughout entire facility. Include all wall central joints, through-wall penetrations around all doors, windows and joints between building and paving.	1	FA13	WS	\$23,071.88
	B2	Replace all existing built-up roof areas, including through-wall flashing.	2	FA13	RFR	\$984,400.00
	B3	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$4,614.38
ARCHITECTURAL						\$3,004,239.00
	A1	Provide permanent ADA ramp between buildings.	1	FA13	ADA	\$36,594.00
	A2	Renovate all restrooms to be ADA accessible including new lighting, finishes, toilet partition, and fixtures.	1	FA13	REN	\$898,800.00
	A3	Provide new graphic signage throughout entire campus.	2	FA13	GRP	\$13,642.50
	A4	Paint exterior doors and patch and paint plaster soffits and walls.	2	FA13	PTG	\$72,225.00
	A5	Replace existing 2x4 lay-in ceiling tile and grid with new 2x2 tile and grid throughout building.	3	FA13	CLG	\$1,028,002.50
	A6	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A7	Replace existing sink and counter in each classroom to be ADA accessible.	4	FA13	CWK	\$337,050.00
	A8	Renovate stage (include lift for ADA access new floor, curtain and paint).	4	FA13	REN	\$296,925.00
MECHANICAL						\$572,182.50
	M1	Replace two (2) gym AHU's and two (2) classrooms AHU's. Renovate Mezz.	1	FA13	MECH	\$203,032.50
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$115,359.38
	M3	Add to existing AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M4	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
ELECTRICAL						\$629,423.82
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$59,217.81
	E2	Replace lighting throughout campus.	2	FA13	LTG-I	\$570,206.01
LIFE SAFETY & SECURITY						\$1,658,021.84
	LSS1	Replace PA system.	1	FA19	PA	\$366,833.58
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$53,834.38
	LSS3	Provide perimeter fencing around playground on Maloney Drive and tie into building.	1	BISD	SF	\$46,143.75
	LSS4	Provide security intrusion alarm.	1	FA19	SIA	\$244,555.72
	LSS5	Install new fire sprinkler system.	2	FA13	FSPR	\$946,654.41

CROCKETT ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,903,628.31
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$3,161,617.61
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$1,028,002.50
4	Future Consideration - (Life Expectancy: 11+ years)	\$954,975.00

\$7,048,223.42

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.

PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	1,903,628.31	100.00%	\$1,903,628.31
PRIORITY 2 TOTAL	3,161,617.61	100.00%	\$3,161,617.61
PRIORITY 3 TOTAL	1,028,002.50	50.00%	\$514,001.25
PRIORITY 4 TOTAL	954,975.00	25.00%	\$238,743.75
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$5,817,990.92
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 79,498 SQ. FT. @ \$265.00			\$27,387,061.00
FACILITY CONDITION INDEX			21.24%

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FANNIN ELEMENTARY SCHOOL

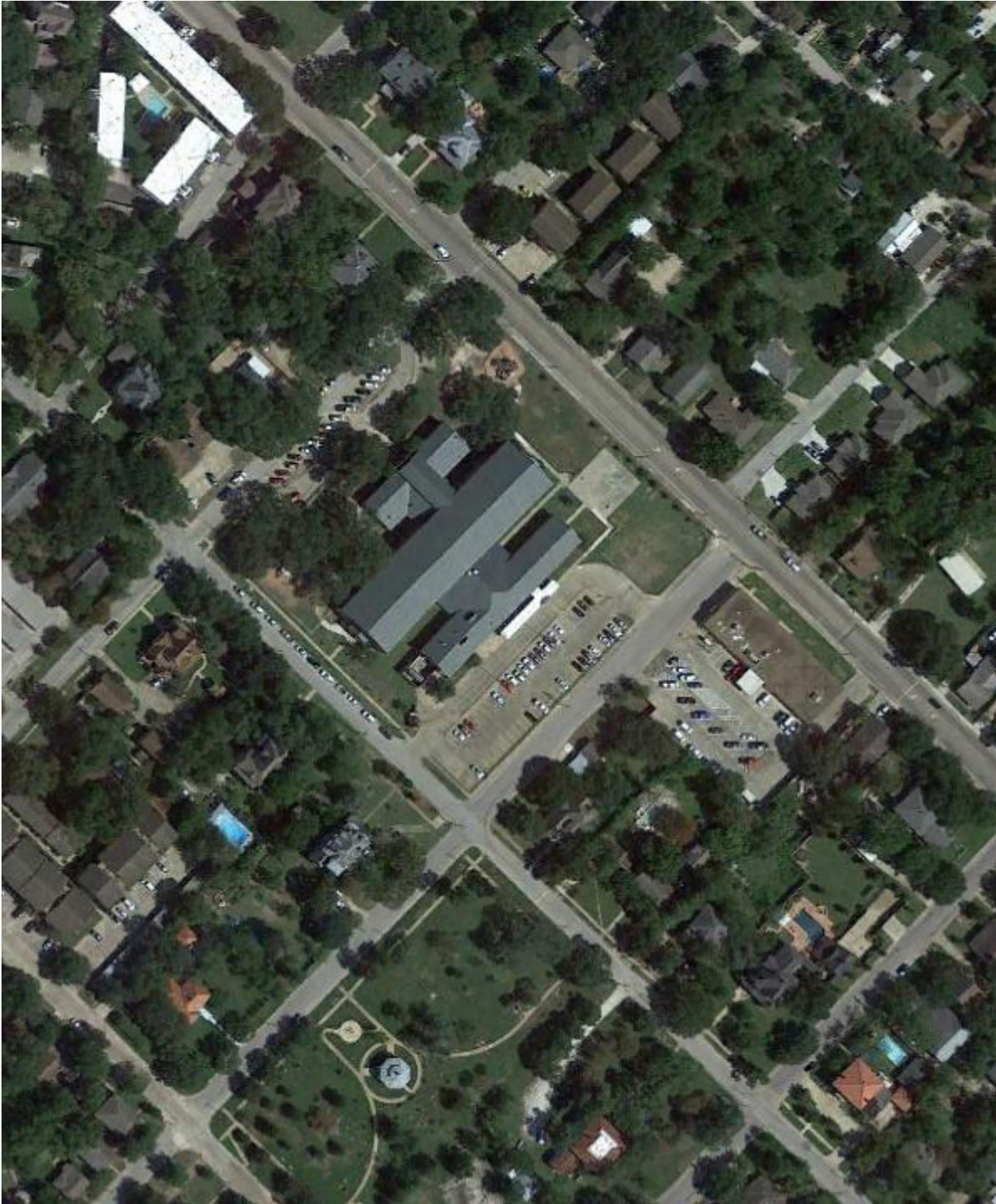


Physical Address:
1200 Baker Avenue
Bryan, Texas 77803

Original Building Completed: 1990
Total Building Area: 57,291 SF
Site Acreage: 4 Acres
Working Capacity: 594
Enrollment (03/06/19): 492

FANNIN ELEMENTARY SCHOOL

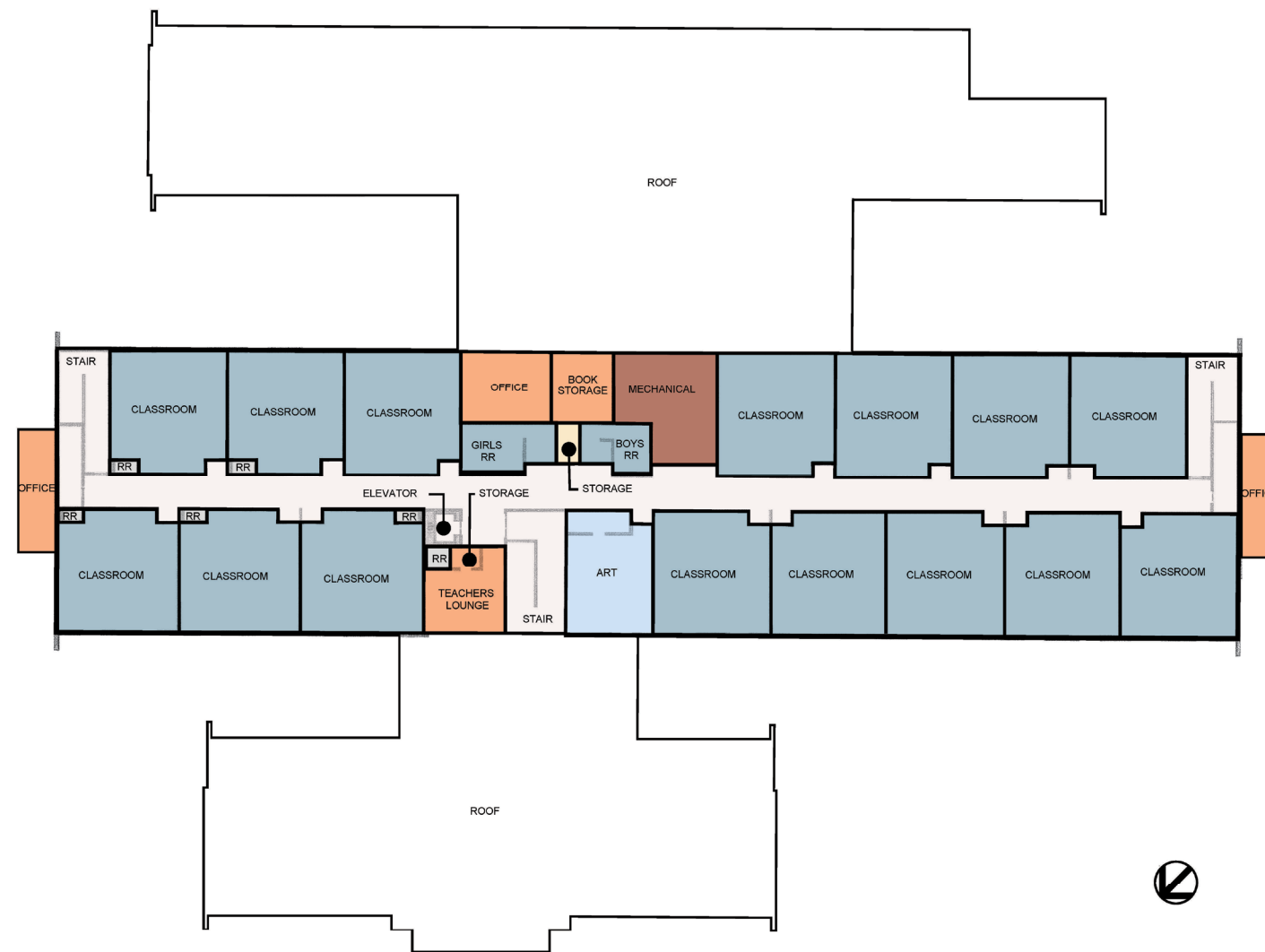
Site Aerial





DEPARTMENT LEGEND

- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- CAFETERIA/CAFETORIUM
- CIRCULATION
- CLASSROOMS
- FINE ARTS
- KITCHEN
- LIBRARY/MEDIA CENTER
- MECHANICAL/ELECTRICAL
- RESTROOMS
- SPECIAL CLASSROOMS
- STORAGE/CUSTODIAL



- DEPARTMENT LEGEND**
- ADMINISTRATION
 - ATHLETICS
 - AUDITORIUM
 - CAFETERIA/CAFETORIUM
 - CIRCULATION
 - CLASSROOMS
 - FINE ARTS
 - KITCHEN
 - LIBRARY/MEDIA CENTER
 - MECHANICAL/ELECTRICAL
 - RESTROOMS
 - SPECIAL CLASSROOMS
 - STORAGE/CUSTODIAL

FANNIN ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$2,023,737.81
Priority - 2	\$2,129,875.39
Priority - 3	\$3,334,069.84
Priority - 4	\$3,334,414.25
Priority Totals	\$10,822,097.30

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$6,152.50	\$246,100.00	\$961,328.13	\$84,289.25	\$1,297,869.88
Building Envelope	\$0.00	\$23,071.88	\$15,381.25	\$181,114.22	\$0.00	\$219,567.34
Architectural	\$0.00	\$1,302,209.53	\$1,036,422.33	\$2,191,627.50	\$3,250,125.00	\$7,780,384.36
Mechanical	\$0.00	\$0.00	\$600,484.00	\$0.00	\$0.00	\$600,484.00
Electrical	\$0.00	\$15,381.25	\$57,679.69	\$0.00	\$0.00	\$73,060.94
Plumbing	\$0.00	\$36,915.00	\$0.00	\$0.00	\$0.00	\$36,915.00
Life Safety & Security	\$0.00	\$640,007.66	\$0.00	\$0.00	\$0.00	\$640,007.66
Food Service	\$0.00	\$0.00	\$173,808.13	\$0.00	\$0.00	\$173,808.13
Discipline Totals	\$0.00	\$2,023,737.81	\$2,129,875.39	\$3,334,069.84	\$3,334,414.25	\$10,822,097.30

Total: MP	\$0.00
Total: MP+P1	\$2,023,737.81
Total: MP+P1+P2	\$4,153,613.21
Total: MP+P1+P2+P3	\$7,487,683.05
Total: MP+P1+P2+P3+P4	\$10,822,097.30

FANNIN ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$1,297,869.88
	C1	Fill, grade and compact undermined areas around the slab.	1	FA19	SD	\$6,152.50
	C2	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C3	Drainage and storm sewer repairs.	2	FA13	SD	\$153,812.50
	C4	Drainage and storm sewer repairs.	3	FA13	SD	\$38,453.13
	C5	Pavement repairs.	3	FA13	SPM	\$922,875.00
	C6	Construct new sidewalk and provide ADA access to flag pole (no ADA access to flag pole currently).	4	FA13	SPN	\$1,230.50
	C7	Install new ramp and hand rails at access to doors between rear building and center building to provide ADA access.	4	FA13	SPN	\$55,372.50
	C8	Replace ADA ramp at rear drop-off area.	4	FA13	SPR	\$27,686.25
BUILDING ENVELOPE						\$219,567.34
	B1	Remove and replace exterior building waterproofing sealants throughout entire facility. Include all wall central joints, through-wall penetrations around all doors, windows and joints between building and paving.	1	FA13	WS	\$23,071.88
	B2	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$15,381.25
	B3	Add bus awning.	3	FA13	CNPY	\$141,507.50
	B4	Repair windows in foyer and cafeteria area.	3	FA13	WDW	\$39,606.72
ARCHITECTURAL						\$7,780,384.36
	A1	Install vinyl covered ceiling material in kitchen.	1	FA19	CLG	\$11,308.03
	A2	Replace corridor doors with fire rated protection.	1	FA13	DR	\$319,074.00
	A3	Provide new graphic signage for interior.	1	FA13	GRP	\$13,642.50
	A4	Repair leak at main mechanical room that also affects the adjacent restroom.	1	FA19	REN	\$8,025.00
	A5	Provide ADA lift access to stage.	1	FA13	REN	\$96,300.00
	A6	Renovate space to create an art room.	1	FA19	REN	\$123,585.00
	A7	Renovate three (3) sets of existing boys' and girls' restrooms (include floor, ceiling, toilet partitions and finishes). Construct set new student restrooms.	1	FA13	REN	\$730,275.00
	A8	Increase size of storage areas (freezer/cooler/pantry).	2	BISD	ADD	\$353,100.00
	A9	Replace flooring materials throughout the campus.	2	FA19	FLR	\$532,452.33
	A10	Paint interior and exterior of entire campus.	2	FA13	PTG	\$143,647.50
	A11	Repair cracks in gypsum wall around windows in room 105.	2	FA13	WR-I	\$7,222.50
	A12	Replace casework throughout the campus. Install solid surface countertops at wet areas.	3	FA13	CWK	\$714,225.00
	A13	Replace doors and hardware and key per District standard.	3	FA19	DR	\$549,712.50
	A14	Repair cracks in cafeteria floor. Saw at expansion joints into floor to repair.	3	FA13	FLR	\$5,617.50
	A15	Replace carpet and VCT flooring throughout facility.	3	FA13	FLR	\$312,172.50
	A16	Renovate kitchen (include floor, ceiling, finishes). Allowance for new equipment, enlarge walk-in cooler, freezer and pantry.	3	FA13	REN	\$609,900.00

FANNIN ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A17	Provide ADA access to door on north side entrance. (Areas adjacent to door drain to building behind trees.)	4	FA13	ADA	\$40,125.00
	A18	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A19	Provide new gymnasium addition (include renovating existing multi-purpose area) possibly into Art Room.	4	FA13	ADD	\$2,600,100.00
	A20	Renovate classroom restrooms and sink for ADA accessibility.	4	FA13	REN	\$288,900.00
MECHANICAL						\$600,484.00
	M1	Replace three air handlers.	2	BISD	MECH	\$55,372.50
	M2	Replace HVAC controls software/equipment.	2	BISD	MECH	\$70,753.75
	M3	Add dedicated self-contained AC units for the MDF and each IDF.	2	FA13	MECH	\$92,287.50
	M4	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M5	Replace the Alerton mechanical controls.	2	FA13	MECH	\$128,279.63
	M6	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
ELECTRICAL						\$73,060.94
	E1	Service electrical circuits around campus.	1	FA19	ELE	\$15,381.25
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$57,679.69
PLUMBING						\$36,915.00
	P1	Replace existing electric drinking fountains.	1	FA13	DF	\$36,915.00
LIFE SAFETY & SECURITY						\$640,007.66
	LSS1	Replace fire alarm.	1	FA19	FA	\$264,362.16
	LSS2	Replace/add exterior lighting around entire building, poles no wall packs (QTY 10).	1	FA13	LTG-E	\$18,457.50
	LSS3	Replace PA System.	1	FA19	PA	\$264,362.16
	LSS4	Upgrade existing card readers.	1	BISD	SCR	\$2,307.19
	LSS5	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$38,453.13
	LSS6	Provide perimeter fencing past portable to parking lot on 30th street.	1	BISD	SF	\$41,529.38
	LSS7	Provide interior graphics and wayfinding.	1	FA19	SGN	\$10,536.16
FOOD SERVICE						\$173,808.13
	FS1	Provide washer/dryer.	2	BISD	MEQ	\$13,843.13
	FS2	Provide additional serving line to prepare for increased number of students in the future.	2	BISD	MEQ	\$159,965.00

FANNIN ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$2,023,737.81
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$2,129,875.39
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$3,334,069.84
4	Future Consideration - (Life Expectancy: 11+ years)	\$3,334,414.25

\$10,822,097.30

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX			
The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.			
PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	2,023,737.81	100.00%	\$2,023,737.81
PRIORITY 2 TOTAL	2,129,875.39	100.00%	\$2,129,875.39
PRIORITY 3 TOTAL	3,334,069.84	50.00%	\$1,667,034.92
PRIORITY 4 TOTAL	3,334,414.25	25.00%	\$833,603.56
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$6,654,251.69
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 57,291 SQ. FT. @ \$265.00			\$19,736,749.50
FACILITY CONDITION INDEX			33.72%

HENDERSON ELEMENTARY SCHOOL



Physical Address:
801 Matous Street
Bryan, Texas 77802

Original Building Completed: 1966
Total Building Area: 70,290 SF
Site Acreage: 11 Acres
Working Capacity: 572
Enrollment (03/06/19): 534

HENDERSON ELEMENTARY SCHOOL

Site Aerial



HENDERSON ELEMENTARY SCHOOL

1st Floor Plan



DEPARTMENT LEGEND

- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- CAFETERIA/CAFETORIUM
- CIRCULATION
- CLASSROOMS
- FINE ARTS
- KITCHEN
- LIBRARY/MEDIA CENTER
- MECHANICAL/ELECTRICAL
- RESTROOMS/LOCKERS
- SPECIALTY CLASSROOMS
- STORAGE/CUSTODIAL

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HENDERSON ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$2,120,268.53
Priority - 2	\$1,449,351.78
Priority - 3	\$1,123,500.00
Priority - 4	\$483,105.00
Priority Totals	\$5,176,225.31

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$64,601.25	\$170,731.88	\$0.00	\$0.00	\$235,333.13
Building Envelope	\$0.00	\$27,686.25	\$135,739.53	\$0.00	\$0.00	\$163,425.78
Architectural	\$0.00	\$1,320,112.50	\$455,338.50	\$1,123,500.00	\$483,105.00	\$3,382,056.00
Mechanical	\$0.00	\$60,755.94	\$192,265.63	\$0.00	\$0.00	\$253,021.56
Electrical	\$0.00	\$0.00	\$495,276.25	\$0.00	\$0.00	\$495,276.25
Plumbing	\$0.00	\$38,299.31	\$0.00	\$0.00	\$0.00	\$38,299.31
Life Safety & Security	\$0.00	\$608,813.28	\$0.00	\$0.00	\$0.00	\$608,813.28
Discipline Totals	\$0.00	\$2,120,268.53	\$1,449,351.78	\$1,123,500.00	\$483,105.00	\$5,176,225.31

Total: MP	\$0.00
Total: MP+P1	\$2,120,268.53
Total: MP+P1+P2	\$3,569,620.31
Total: MP+P1+P2+P3	\$4,693,120.31
Total: MP+P1+P2+P3+P4	\$5,176,225.31

HENDERSON ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$235,333.13
	C1	Install irrigation system around new addition. Bring topsoil and sod around back teacher parking lot (currently eroding).	1	BISD	IRR	\$18,457.50
	C2	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$23,071.88
	C3	Replace section of front sidewalk that covers with water in heavy rains.	1	BISD	SPR	\$23,071.88
	C4	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C5	Regrade around portables to eliminate standing water.	2	FA19	SD	\$4,614.38
	C6	Replace concrete at front entrance.	2	FA13	SPR	\$27,686.25
	C7	Remove and replace sidewalks.	2	FA13	SPR	\$46,143.75
BUILDING ENVELOPE						\$163,425.78
	B1	Extend cover awning on for student drop off/pick up on Sharon Street side of bldg.	1	BISD	CNPY	\$27,686.25
	B2	Replace all exterior single pane windows with aluminum insulated window systems.	2	FA13	WDW	\$135,739.53
ARCHITECTURAL						\$3,382,056.00
	A1	Custodial storage and electrical are one in the same. Add on space for custodial office and storage (250sf).	1	FA13	ADD	\$136,425.00
	A2	Install/ replace all room signage throughout for ADA.	1	FA13	GRP	\$14,124.00
	A3	Remove all non ADA door hardware and replace with new.	1	FA13	HDW	\$68,854.50
	A4	Replace all remaining chalk boards with marker boards (7).	1	FA13	MTB	\$9,309.00
	A5	Renovate all boys' and girls' restrooms for ADA accessibility.	1	FA13	REN	\$1,091,400.00
	A6	Replace ceiling throughout entire building (ceiling is discolored and sagging).	2	FA13	CLG	\$280,875.00
	A7	Repaint all previously painted surfaces inside and outside of the building.	2	FA13	PTG	\$140,437.50
	A8	Remove existing accordion wall to a permanent wall in old deaf ed room.	2	FA13	REN	\$4,494.00
	A9	Install casework, marker boards to convert existing room into a classroom.	2	FA13	REN	\$29,532.00
	A10	Install pavilion cover over outdoor concrete play area.	3	FA13	ADD	\$321,000.00
	A11	Renovate restrooms in original building.	3	FA19	REN	\$802,500.00
	A12	Rework classroom entrances, including door hardware.	4	FA19	ADA	\$194,205.00
	A13	Add additional storage (1000 sqft).	4	FA13	ADD	\$288,900.00
MECHANICAL						\$253,021.56
	M1	Balance HVAC system (air conditioning is uneven throughout).	1	FA13	HVAC	\$60,755.94
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$92,287.50
	M3	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
ELECTRICAL						\$495,276.25
	E1	Investigate and resolve issue with the electrical outlets in room 108 (power outlets not working properly; investigate and fix/install new electrical outlets).	2	FA13	ELE	\$13,074.06
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$59,217.81
	E3	Provide for new lighting throughout building.	2	FA13	LTG-I	\$422,984.38
PLUMBING						\$38,299.31

HENDERSON ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	P1	Replace drinking fountains throughout with accessible high-low drinking fountains (4 sets).	1	FA13	DF	\$38,299.31

LIFE SAFETY & SECURITY						\$608,813.28
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LSS1	Replace PA System.	1	FA19	PA	\$324,713.57
LSS2	Install additional exit at library (only one currently).	1	FA13	REN	\$6,099.00
LSS3	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$61,525.00
LSS4	Install intrusion alarm.	1	FA19	SIA	\$216,475.71

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$2,120,268.53
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,449,351.78
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$1,123,500.00
4	Future Consideration - (Life Expectancy: 11+ years)	\$483,105.00

\$5,176,225.31

CODE	PRIORITY DESCRIPTION
NA	These assessment items are captured in other projects. Line item costs are displayed for reference purposes only and are not included in report totals.

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.

PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	2,120,268.53	100.00%	\$2,120,268.53
PRIORITY 2 TOTAL	1,449,351.78	100.00%	\$1,449,351.78
PRIORITY 3 TOTAL	1,123,500.00	50.00%	\$561,750.00
PRIORITY 4 TOTAL	483,105.00	25.00%	\$120,776.25

FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))	\$4,252,146.56
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FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 70,290 SQ. FT. @ \$265.00	\$24,214,905.00
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FACILITY CONDITION INDEX	17.56%
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SAM HOUSTON ELEMENTARY SCHOOL



Physical Address:
4501 Canterbury Drive
Bryan, Texas 77802

Original Building Completed: 1986
Total Building Area: 64,468 SF
Site Acreage: 12 Acres
Working Capacity: 550
Enrollment (03/06/19): 379

SAM HOUSTON ELEMENTARY

Site Aerial



SAM HOUSTON ELEMENTARY SCHOOL

1st Floor Plan



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SAM HOUSTON ELEMENTARY SCHOOL

Summary Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$4,868,720.15
Priority - 2	\$3,244,944.06
Priority - 3	\$2,519,331.05
Priority - 4	\$4,537,335.00
Priority Totals	\$15,170,330.26

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$23,071.88	\$98,440.00	\$76,906.25	\$0.00	\$198,418.13
Architectural	\$0.00	\$441,375.00	\$802,500.00	\$2,442,424.80	\$4,537,335.00	\$8,223,634.80
Mechanical	\$0.00	\$3,999,125.00	\$895,090.31	\$0.00	\$0.00	\$4,894,215.31
Electrical	\$0.00	\$0.00	\$59,217.81	\$0.00	\$0.00	\$59,217.81
Plumbing	\$0.00	\$0.00	\$1,144,365.00	\$0.00	\$0.00	\$1,144,365.00
Technology	\$0.00	\$0.00	\$231,487.81	\$0.00	\$0.00	\$231,487.81
Life Safety & Security	\$0.00	\$405,148.28	\$0.00	\$0.00	\$0.00	\$405,148.28
Food Service	\$0.00	\$0.00	\$13,843.13	\$0.00	\$0.00	\$13,843.13
Discipline Totals	\$0.00	\$4,868,720.15	\$3,244,944.06	\$2,519,331.05	\$4,537,335.00	\$15,170,330.26

Total: MP	\$0.00
Total: MP+P1	\$4,868,720.15
Total: MP+P1+P2	\$8,113,664.21
Total: MP+P1+P2+P3	\$10,632,995.26
Total: MP+P1+P2+P3+P4	\$15,170,330.26

SAM HOUSTON ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

All costs are shown in 2019 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$198,418.13
	C1	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$23,071.88
	C2	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C3	Provide site grading for better drainage.	2	FA19	SD	\$6,152.50
	C4	Provide new walking track.	3	FA13	SPN	\$76,906.25
ARCHITECTURAL						\$8,223,634.80
	A1	Demolish and rebuild gang and classroom restrooms, replace damage wall between restrooms at cafeteria.	1	BISD	REN	\$441,375.00
	A2	Replace all exterior doors and hardware.	2	FA19	DR	\$154,080.00
	A3	Replace existing chalkboards with new white dry marker boards in all classrooms (2 per classroom).	2	FA13	MBTB	\$104,325.00
	A4	Renovate space to create an art room with a kiln.	2	FA19	REN	\$80,250.00
	A5	Renovate restrooms throughout facility.	2	FA19	REN	\$463,845.00
	A6	Provide two (2) new aluminum, glass hallway doors at the cross hall behind the offices at behavior room.	3	FA13	DR	\$22,084.80
	A7	Replace carpet and VCT throughout facility (provide ceramic tile in front of all restrooms and around all drinking fountains, provide VCT at all sink locations in classrooms.)	3	FA13	FLR	\$364,335.00
	A8	Increase size of music room.	3	FA13	REN	\$130,005.00
	A9	Renovate kitchen.	3	BISD	REN	\$1,926,000.00
	A10	Install a lift for ADA accessibility to stage.	4	FA13	ADA	\$28,890.00
	A11	Install pavilion cover over outdoor concrete play area.	4	FA13	ADD	\$321,000.00
	A12	Construct a new gym including a new storage and office.	4	FA13	ADD	\$2,407,500.00
	A13	Rework case work and replace sink to be ADA accessible in library workroom.	4	FA13	CWK	\$11,235.00
	A14	Renovate clinic area to provide isolation area. Replace lower cabinet casework (approx. 5lf) to provide ADA accessible counter and sink.	4	FA13	REN	\$28,890.00
	A15	Renovate mens' and women's restrooms to be ADA accessible.	4	FA13	REN	\$93,090.00
	A16	Enlarge small single toilet area for ADA accessibility (27 classrooms).	4	FA13	REN	\$1,646,730.00
MECHANICAL						\$4,894,215.31
	M1	Replace twelve (12) air handling units and add CVB.	1	FA13	MECH	\$3,999,125.00
	M2	Rebalance HVAC system (classroom 15 stays constantly warm and planning stays constantly cold). (Allowance)	2	FA13	HVAC	\$38,453.13
	M3	Replace VFD for 7 existing air handlers	2	BISD	MECH	\$23,071.88
	M4	Replace the existing AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M5	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
	M6	Provide HVAC controls for better ability to regulate temperature.	2	FA19	MECH	\$198,319.69
	M7	Provide CO2 sensors, controls and equipment required for control of outside air.	2	FA13	MECH	\$381,455.00
ELECTRICAL						\$59,217.81
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$59,217.81

SAM HOUSTON ELEMENTARY SCHOOL

Detailed Report

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