

JOHNSON ELEMENTARY SCHOOL



Physical Address:
3800 Oak Hill Drive
Bryan, Texas 77802

Original Building Completed: 1974
Total Building Area: 57,082 SF
Site Acreage: 13 Acres
Working Capacity: 594
Enrollment (03/06/19): 443

JOHNSON ELEMENTARY SCHOOL

Site Aerial



JOHNSON ELEMENTARY SCHOOL

1st Floor Plan



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JOHNSON 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	\$979,407.45
Priority - 2	\$3,049,952.03
Priority - 3	\$2,862,678.00
Priority - 4	\$2,407,500.00
Priority Totals	\$9,299,537.48

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$131,509.69	\$169,193.75	\$153,812.50	\$0.00	\$454,515.94
Building Envelope	\$0.00	\$23,071.88	\$0.00	\$307,625.00	\$0.00	\$330,696.88
Architectural	\$0.00	\$267,232.50	\$2,203,324.96	\$2,401,240.50	\$2,407,500.00	\$7,279,297.96
Mechanical	\$0.00	\$104,592.50	\$211,184.56	\$0.00	\$0.00	\$315,777.06
Electrical	\$0.00	\$0.00	\$466,248.76	\$0.00	\$0.00	\$466,248.76
Life Safety & Security	\$0.00	\$439,157.76	\$0.00	\$0.00	\$0.00	\$439,157.76
Food Service	\$0.00	\$13,843.13	\$0.00	\$0.00	\$0.00	\$13,843.13
Discipline Totals	\$0.00	\$979,407.45	\$3,049,952.03	\$2,862,678.00	\$2,407,500.00	\$9,299,537.48

Total: MP	\$0.00
Total: MP+P1	\$979,407.45
Total: MP+P1+P2	\$4,029,359.48
Total: MP+P1+P2+P3	\$6,892,037.48
Total: MP+P1+P2+P3+P4	\$9,299,537.48

JOHNSON 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						\$454,515.94
	C1	Install walkway and ramps to play area (play area is non-accessible).	1	FA13	PGE	\$76,137.19
	C2	Provide two (2) ADA ramps on the Oak Hill Drive side of the building.	1	FA13	SPN	\$55,372.50
	C3	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C4	Drainage and storm sewer repairs.	2	FA13	SD	\$76,906.25
	C5	Replace playground equipment/	3	FA13	PGE	\$153,812.50
BUILDING ENVELOPE						\$330,696.88
	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	RFR	\$23,071.88
	B2	Replace all existing single ply roof areas.	3	FA13	RFR	\$307,625.00
ARCHITECTURAL						\$7,279,297.96
	A1	Install/replace all room signage throughout (non ADA).	1	FA13	GRP	\$19,260.00
	A2	Replace all door hardware at all doors (rooms with doors to have classroom function).	1	FA13	HDW	\$7,222.50
	A3	Demolish and rebuild gang and classroom restrooms.	1	BISD	REN	\$240,750.00
	A4	Install new 2 x 2 acoustical lay-in ceiling throughout the building.	2	FA13	CLG	\$386,845.13
	A5	Remove and replace entry carpet and vinyl tile flooring (~40%).	2	FA13	FLR	\$87,500.01
	A6	Asbestos abatement of original floor tile. (Allowance)	2	FA13	FLR	\$160,500.00
	A7	Replace carpet in all the older areas of the campus (approximately 50% of campus).	2	FA19	FLR	\$274,849.83
	A8	Install new marker boards (2 per classroom).	2	FA13	MBTB	\$57,780.00
	A9	Replace freezer/cooler and investigate/repair cracked foundation. (Freezer/cooler is old and deteriorating and slab is cracked between them.)	2	FA13	REN	\$88,275.00
	A10	Renovate stage area at cafeteria (install wood floor, walls around stage, lighting, storage and ramp for accessibility. (Platform is open and small, is not functional as a stage and is non-accessible.)	2	FA13	REN	\$200,625.00
	A11	Remodel kitchen and serving lines (original kitchen).	2	BISD	REN	\$946,950.00
	A12	Construct a pavilion over the concrete play area.	3	FA13	ADD	\$321,000.00
	A13	Add two (2) classrooms for future growth.	3	FA13	ADD	\$623,542.50
	A14	Expand cafeteria (2,000 sf) and construct new stage (800 sf). Cafeteria is currently only large enough for students to utilize with no space for functions involving parents.	3	FA13	REN	\$1,443,216.00
	A15	Install mini blinds at all classroom windows.	3	FA13	WDWC	\$13,482.00
	A16	Construct new elementary gymnasium including offices, storage and mechanical.	4	FA13	ADD	\$2,407,500.00
MECHANICAL						\$315,777.06
	M1	Replace heating water boiler (1997).	1	FA13	MECH	\$104,592.50
	M2	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M3	Replace all mechanical controls.	2	FA13	MECH	\$111,206.44
ELECTRICAL						\$466,248.76

JOHNSON ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$58,448.75
	E2	Install new lighting throughout entire building.	2	FA13	LTG-I	\$407,800.01
LIFE SAFETY & SECURITY						\$439,157.76
	LSS1	Install fire sprinkler system throughout.	1	FA13	FSPR	\$185,367.13
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$46,143.75
	LSS3	Provide perimeter fencing to secure playground equipment closest to the campus.	1	BISD	SF	\$38,453.13
	LSS4	Fence entire perimeter of site the play areas (22 total).	1	FA13	SF	\$169,193.75
FOOD SERVICE						\$13,843.13
	FS1	Provide washer/dryer.	1	BISD	MEQ	\$13,843.13

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$979,407.45
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$3,049,952.03
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$2,862,678.00
4	Future Consideration - (Life Expectancy: 11+ years)	\$2,407,500.00
		\$9,299,537.48

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	979,407.45	100.00%	\$979,407.45
PRIORITY 2 TOTAL	3,049,952.03	100.00%	\$3,049,952.03
PRIORITY 3 TOTAL	2,862,678.00	50.00%	\$1,431,339.00
PRIORITY 4 TOTAL	2,407,500.00	25.00%	\$601,875.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$6,062,573.48
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 57,082 SQ. FT. @ \$265.00			\$19,664,749.00
FACILITY CONDITION INDEX			30.83%

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ANSON JONES ELEMENTARY SCHOOL



Physical Address:
1400 Pecan Street
Bryan, Texas 77803

Original Building Completed: 1956
Total Building Area: 104,393 SF
Site Acreage: 20 Acres
Working Capacity: 704
Enrollment (03/06/19): 552

ANSON JONES ELEMENTARY

Site Aerial



ANSON JONES ELEMENTARY SCHOOL

1st Floor Plan



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ANSON JONES 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	\$604,756.91
Priority - 2	\$4,581,800.19
Priority - 3	\$856,401.25
Priority Totals	\$6,042,958.35

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$23,071.88	\$521,424.38	\$384,531.25	\$0.00	\$929,027.50
Building Envelope	\$0.00	\$92,287.50	\$1,538,125.00	\$0.00	\$0.00	\$1,630,412.50
Architectural	\$0.00	\$0.00	\$2,038,510.50	\$471,870.00	\$0.00	\$2,510,380.50
Mechanical	\$0.00	\$0.00	\$383,377.66	\$0.00	\$0.00	\$383,377.66
Electrical	\$0.00	\$0.00	\$100,362.66	\$0.00	\$0.00	\$100,362.66
Plumbing	\$0.00	\$18,457.50	\$0.00	\$0.00	\$0.00	\$18,457.50
Life Safety & Security	\$0.00	\$402,108.94	\$0.00	\$0.00	\$0.00	\$402,108.94
Athletics/Activities	\$0.00	\$68,831.09	\$0.00	\$0.00	\$0.00	\$68,831.09
Discipline Totals	\$0.00	\$604,756.91	\$4,581,800.19	\$856,401.25	\$0.00	\$6,042,958.35

Total: MP	\$0.00
Total: MP+P1	\$604,756.91
Total: MP+P1+P2	\$5,186,557.10
Total: MP+P1+P2+P3	\$6,042,958.35
Total: MP+P1+P2+P3+P4	\$6,042,958.35

ANSON JONES 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						\$929,027.50
	C1	Provide drainage and storm sewer repair.	1	FA13	SD	\$7,690.63
	C2	ADA compliance.	1	FA13	SPN	\$15,381.25
	C3	Construct a shade structure over two (2) playgrounds (25 x 25).	2	FA13	PGE	\$92,287.50
	C4	Regrade courtyard to provide positive drainage out of the area.	2	FA19	SD	\$6,152.50
	C5	Drainage and storm sewer repairs.	2	FA13	SD	\$184,575.00
	C6	Concrete work around rear entrance to divert storm water flow away from sidewalk, control erosion.	2	BISD	SPN	\$7,690.63
	C7	Provide additional parking.	2	FA13	SPN	\$230,718.75
	C8	Construct a pavilion over the concrete play area.	3	FA13	PGE	\$304,548.75
	C9	Construct a new foot bridge to habitat neighborhood 60' bridge, 600 l.f. of sidewalk.	3	FA13	SPN	\$79,982.50
BUILDING ENVELOPE						\$1,630,412.50
	B1	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	1	FA13	WR-E	\$92,287.50
	B2	Replace all existing built-up roof areas.	2	FA13	RFR	\$1,538,125.00
ARCHITECTURAL						\$2,510,380.50
	A1	Construct a new walker/car rider exit foyer and canopy at "middle doors"(1401F.)	2	FA13	ADD	\$143,647.50
	A2	Replace sixteen (16) mirrors in boys' and girls' restrooms.	2	FA13	MEQ	\$7,383.00
	A3	Install permanent access to mechanical loft in gym.	2	FA13	REN	\$19,260.00
	A4	Renovate kitchen. Replace countertops in office (16'), replace lights in ware wash area (3- 2x4), open up serving line to cafeteria, install windows and roll down grills, add a ramp at loading dock. Add 800 s.f. to dining room.	2	FA13	REN	\$1,765,500.00
	A5	Replace all window coverings.	2	FA19	WDWC	\$102,720.00
	A6	Remove existing and install new 2x2 acoustical lay-in ceiling.	3	FA13	CLG	\$471,870.00
MECHANICAL						\$383,377.66
	M1	Add A/C supply diffuser grill in technology room 412.	2	FA13	HVAC	\$1,153.59
	M2	Install new small A/C unit for communication closet (4'x4').	2	FA13	HVAC	\$13,074.06
	M3	Add dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$115,359.38
	M4	Add to 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
ELECTRICAL						\$100,362.66
	E1	Install new duplex outlet in room 116 & 119 to eliminate extension chords in restroom.	2	FA13	ELE	\$4,998.91
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$60,755.94
	E3	Install new lights in reading area of the media center.	2	FA13	LTG-I	\$34,607.81
PLUMBING						\$18,457.50
	P1	Replace electric drinking fountains.	1	FA13	DF	\$18,457.50
LIFE SAFETY & SECURITY						\$402,108.94

ANSON JONES ELEMENTARY SCHOOL

Detailed Report

Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	LSS1	Install new fire sprinkler system.	1	FA13	FSPR	\$325,202.69
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$76,906.25
ATHLETICS/ACTIVITIES						\$68,831.09
	SP1	Remove existing fixed bleachers and install aluminum bleachers (ADA).	1	FA13	BLC	\$68,831.09

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$604,756.91
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$4,581,800.19
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$856,401.25
		\$6,042,958.35

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	604,756.91	100.00%	\$604,756.91
PRIORITY 2 TOTAL	4,581,800.19	100.00%	\$4,581,800.19
PRIORITY 3 TOTAL	856,401.25	50.00%	\$428,200.63
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$5,614,757.72
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 104,393 SQ. FT. @ \$265.00			\$35,963,388.50
FACILITY CONDITION INDEX			15.61%

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KEMP-CARVER ELEMENTARY SCHOOL



Physical Address:
700 Bruin Trace
Bryan, Texas 77803

Original Building Completed: 1961 / 2010
Total Building Area: 126,458 SF
Site Acreage: 19 Acres
Working Capacity: 748
Enrollment (03/06/19): 638

KEMP-CARVER ELEMENTARY SCHOOL

Site Aerial



KEMP-CARVER 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



KEMP-CARVER 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	\$138,431.25
Priority - 2	\$1,182,561.78
Priority - 3	\$506,912.50
Priority - 4	\$27,686.25
Priority Totals	\$1,855,591.78

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$7,690.63	\$142,276.56	\$153,812.50	\$27,686.25	\$331,465.94
Building Envelope	\$0.00	\$0.00	\$615,250.00	\$0.00	\$0.00	\$615,250.00
Architectural	\$0.00	\$0.00	\$7,222.50	\$353,100.00	\$0.00	\$360,322.50
Electrical	\$0.00	\$0.00	\$113,821.25	\$0.00	\$0.00	\$113,821.25
Life Safety & Security	\$0.00	\$130,740.63	\$303,991.47	\$0.00	\$0.00	\$434,732.10
Discipline Totals	\$0.00	\$138,431.25	\$1,182,561.78	\$506,912.50	\$27,686.25	\$1,855,591.78

Total: MP	\$0.00
Total: MP+P1	\$138,431.25
Total: MP+P1+P2	\$1,320,993.03
Total: MP+P1+P2+P3	\$1,827,905.53
Total: MP+P1+P2+P3+P4	\$1,855,591.78

KEMP-CARVER 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						\$331,465.94
	C1	Pavement repairs.	1	FA13	SPM	\$7,690.63
	C2	Provide three (3) baseball backstops at play field.	2	FA13	PGE	\$11,535.94
	C3	Drainage and storm sewer repairs.	2	FA13	SD	\$53,834.38
	C4	Add play slab.	2	FA13	SPN	\$76,906.25
	C5	Carver - Install new playground equipment.	3	FA13	PGE	\$153,812.50
	C6	Replace ADA ramp at rear of building on northwest side.	4	FA13	SPR	\$27,686.25
BUILDING ENVELOPE						\$615,250.00
	B1	Replace all built-up roof areas.	2	FA19	RFR	\$461,437.50
	B2	Review and provide solution for cracks that extend across cafeteria and multiple places in hallways.	2	FA19	STR	\$153,812.50
ARCHITECTURAL						\$1,724,572.50
	A1	Carver -Construct a new door and wall at back of stage.	2	FA13	REN	\$7,222.50
	A2	Increase size of storage areas (freezer/cooler/pantry).	3	BISD	ADD	\$353,100.00
	A3	Renovate kitchen including new flooring, ceiling, and finishes; enlarge walk-in cooler/freezer, replace serving lines, install new grease trap and provide equipment allowance.	NA	FA13	REN	\$1,364,250.00
ELECTRICAL						\$113,821.25
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$71,522.81
	E2	Connect all hallway and library lighting to mechanical controls.	2	FA13	LTG-I	\$42,298.44
LIFE SAFETY & SECURITY						\$434,732.10
	LSS1	Upgrade existing card readers.	1	BISD	SCR	\$23,071.88
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$23,071.88
	LSS3	Install site fencing.	1	FA19	SF	\$84,596.88
	LSS4	Security camera updates (facility-wide).	2	FA13	SCM	\$303,991.47

KEMP-CARVER ELEMENTARY

Detailed Report

Proposed Work Items

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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)	\$138,431.25
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,182,561.78
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$506,912.50
4	Future Consideration - (Life Expectancy: 11+ years)	\$27,686.25
		\$1,855,591.78

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			
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PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	138,431.25	100.00%	\$138,431.25
PRIORITY 2 TOTAL	1,182,561.78	100.00%	\$1,182,561.78
PRIORITY 3 TOTAL	506,912.50	50.00%	\$253,456.25
PRIORITY 4 TOTAL	27,686.25	25.00%	\$6,921.56
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$1,581,370.85
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 126,458 SQ. FT. @ \$265.00			\$43,564,781.00
FACILITY CONDITION INDEX			3.63%

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BEN MILAM ELEMENTARY SCHOOL

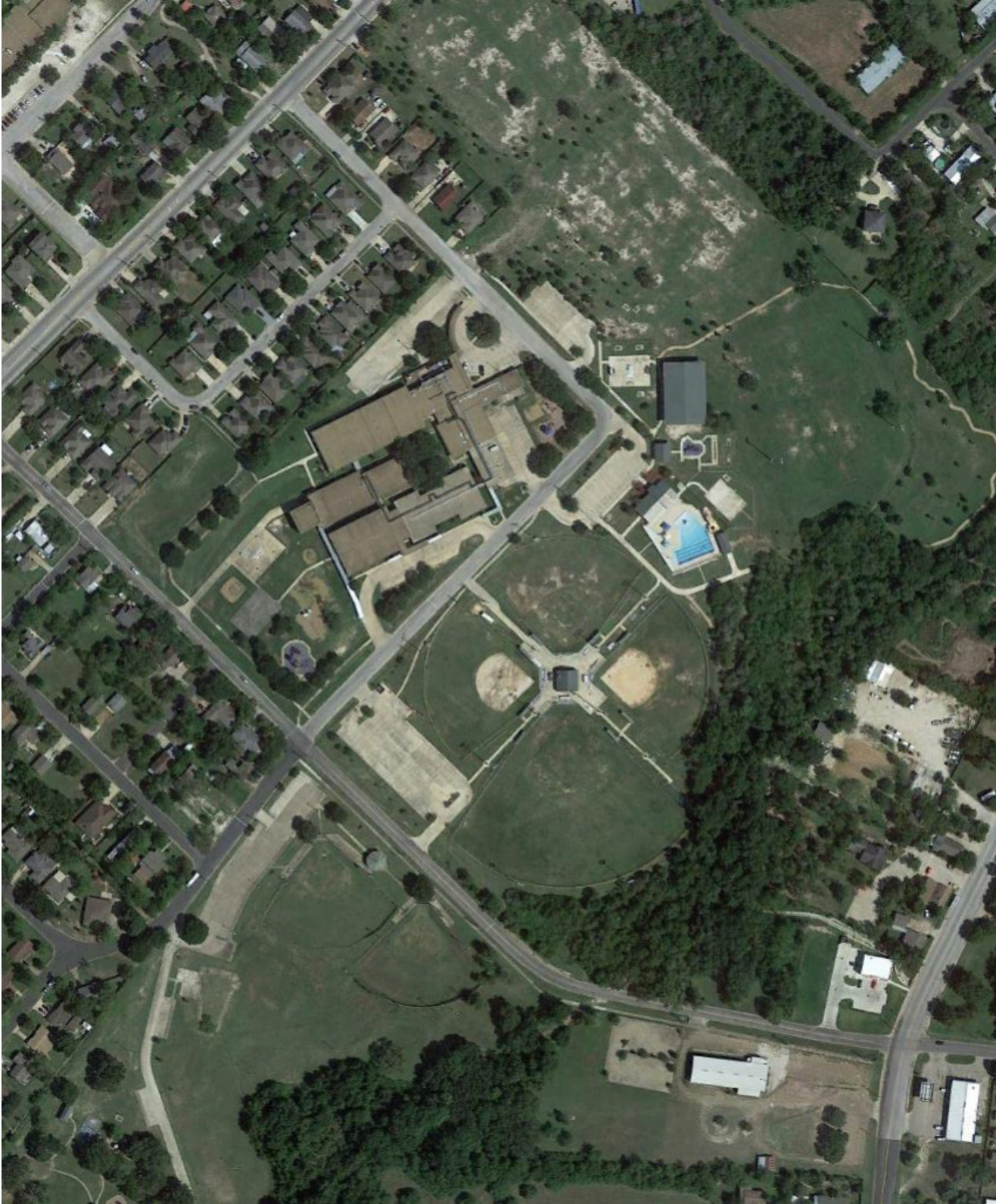


Physical Address:
1201 Ridgedale
Bryan, Texas 77803

Original Building Completed: 1953
Total Building Area: 72,881 SF
Site Acreage: 10 Acres
Working Capacity: n/a (closed campus)
Enrollment (03/06/19): n/a (closed campus)

BEN MILAM ELEMENTARY SCHOOL

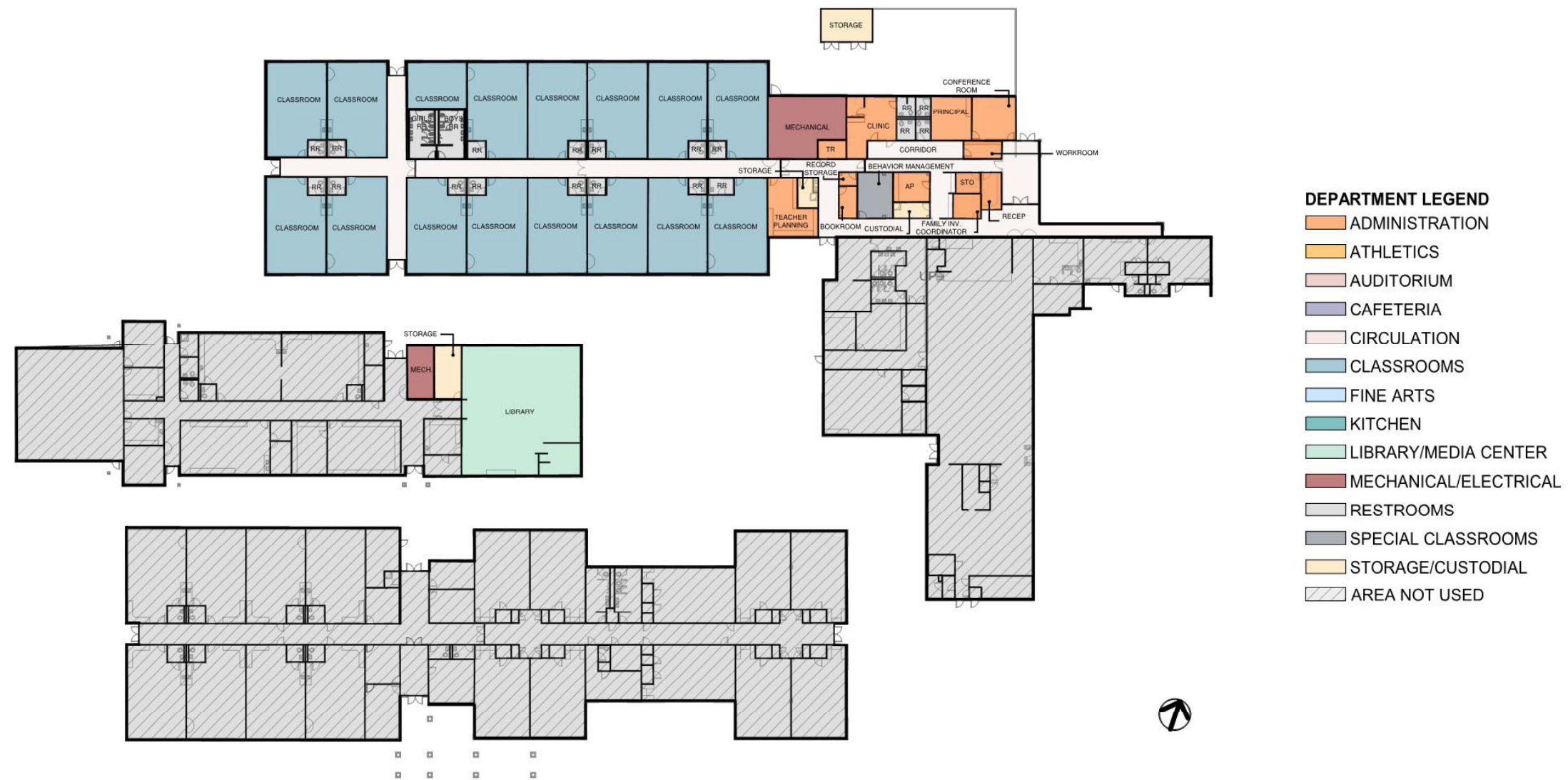
Site Aerial



BEN MILAM ELEMENTARY SCHOOL

1st Floor Plan

*Vacant Building



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BEN MILAM 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 - MP	\$26,235,931.88
Priority - 1	\$962,479.71
Priority - 2	\$1,042,915.63
Priority - 3	\$331,433.10
Priority - 4	\$2,407,500.00
Priority Totals	\$30,980,260.31

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$66,354.71	\$361,459.38	\$0.00	\$0.00	\$427,814.09
Building Envelope	\$0.00	\$615,250.00	\$0.00	\$0.00	\$0.00	\$615,250.00
Architectural	\$26,235,931.88	\$0.00	\$481,500.00	\$331,433.10	\$2,407,500.00	\$29,456,364.98
Mechanical	\$0.00	\$0.00	\$199,956.25	\$0.00	\$0.00	\$199,956.25
Life Safety & Security	\$0.00	\$280,875.00	\$0.00	\$0.00	\$0.00	\$280,875.00
Discipline Totals	\$26,235,931.88	\$962,479.71	\$1,042,915.63	\$331,433.10	\$2,407,500.00	\$30,980,260.31

Total: MP	\$26,235,931.88
Total: MP+P1	\$27,198,411.59
Total: MP+P1+P2	\$28,241,327.21
Total: MP+P1+P2+P3	\$28,572,760.31
Total: MP+P1+P2+P3+P4	\$30,980,260.31

BEN MILAM 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						\$427,814.09
	C1	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$23,071.88
	C2	Provide ADA ramp to flag. (curb cut)	1	FA13	SPN	\$6,460.13
	C3	Need ADA access to play area. Fill voids adjacent to steps and establish turf.	1	FA13	SPN	\$6,921.56
	C4	Provide needed ADA access to the building. (The ramp is not correct and there is not enough clear space between the sign and the building corner.)	1	FA13	SPN	\$27,132.53
	C5	Replace 35' x 5' sidewalk to provide level landing for ADA at door.	1	FA13	SPR	\$2,768.63
	C6	Playground equipment replacement.	2	FA13	PGE	\$153,812.50
	C7	Drainage and storm sewer repairs.	2	FA13	SD	\$192,265.63
	C8	Remove and replace sidewalks.	2	FA13	SPR	\$15,381.25
BUILDING ENVELOPE						\$778,598.88
	B1	Replace roof. (Older sections of built-up roof.)	1	BISD	RFR	\$615,250.00
	B2	Provide miscellaneous repairs at roof.	NA	FA13	RFR	\$7,690.63
	B3	Replace old existing windows and frames with low "E" insulated glass. (400 & 500 wing)	NA	FA13	WDW	\$114,128.88
	B4	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	NA	FA13	WR-E	\$18,457.50
	B5	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.	NA	FA13	WS	\$23,071.88
ARCHITECTURAL						\$31,315,837.73
	A1	Construct four (4) new classrooms to eliminate portable buildings.	MP	FA13	ADD	\$1,247,085.00
	A2	Renovate 2008 wing for use as SPED offices and classrooms (paint, clean, minor MEP rework, create new egress and security vestibule, card access and camera installation).	MP	FA19	ADD	\$1,605,000.00
	A3	Demolish and construct a new 500 wing.	MP	FA13	ADD	\$5,227,284.38
	A4	Demolish and construct half the 400 wing (from room 400-416).	MP	FA13	ADD	\$6,680,812.50
	A5	Demolish and construct new 100 wing, 200 wing, kitchen, cafeteria, and office areas (and eliminate portable buildings).	MP	FA13	ADD	\$11,475,750.00
	A6	Asbestos abatement (Allowance).	2	FA13	FLR	\$481,500.00
	A7	Install pavilion cover over outdoor concrete play area.	3	FA13	ADD	\$321,000.00
	A8	Replace stage curtain.	3	FA13	MEQ	\$10,433.10
	A9	Construct a new elementary gym, with office, storage and mechanical.	4	FA13	ADD	\$2,407,500.00
	A10	Replace ceiling and add lighting in cafeteria/stage old 400 & 500 wing areas.	NA	FA13	CLG	\$410,880.00
	A11	Replace / add casework to older 400 & 50 wings.	NA	FA13	CWK	\$914,850.00
	A12	Replace doors by music room.	NA	FA13	DR	\$2,889.00
	A13	Replace doors and hardware (paint frames) in older 400 & 500 wings.	NA	FA13	DR	\$130,406.25
	A14	Repair stage where pulling away from wall (Allowance).	NA	FA13	FLR	\$5,617.50
	A15	Replace old chalk boards with new white dry marker boards and tack boards in older 400 & 500 wings.	NA	FA13	MBTB	\$60,990.00

BEN MILAM 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
	A16	Renovate old original room 202, 210 & 211 area (include new flooring, ceiling paint, new casework, doors and hardware). Renovate single restrooms and sinks in each room to be ADA accessible.	NA	FA13	REN	\$256,800.00
	A17	Provide chair rail around walls at all classrooms to protect walls from chairs and tables.	NA	FA13	WR-I	\$77,040.00
MECHANICAL						\$1,285,140.35
	M1	Replace HVAC heating pipes.	2	BISD	MECH	\$46,143.75
	M2	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
	M3	Replace AHU #2 located in the 500 wing.	NA	FA13	MECH	\$0.00
	M4	Replace the existing AC/heat in the administration offices with new variable refrigeration flow system.	NA	FA13	MECH	\$99,978.13
	M5	Provide CO2 sensors, controls and equipment required for control of outside air.	NA	FA13	MECH	\$448,400.35
	M6	Replace all mechanical heating water piping and insulation.	NA	FA13	MECH	\$536,805.63
ELECTRICAL						\$63,063.13
	E1	Connect all exterior lighting to mechanical controls.	NA	FA13	LTG-E	\$63,063.13
LIFE SAFETY & SECURITY						\$280,875.00
	LSS1	Provide new secure entry vestibule with card reader access.	1	FA13	ADD	\$96,300.00
	LSS2	Provide security cameras.	1	BISD	SCM	\$69,215.63
	LSS3	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$7,690.63
	LSS4	Provide perimeter fencing.	1	BISD	SF	\$107,668.75

BEN MILAM 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
MP	Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects	\$26,235,931.88
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$962,479.71
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,042,915.63
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$331,433.10
4	Future Consideration - (Life Expectancy: 11+ years)	\$2,407,500.00
		\$30,980,260.31

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	26,235,931.88	100.00%	\$26,235,931.88
PRIORITY 1 TOTAL	962,479.71	100.00%	\$962,479.71
PRIORITY 2 TOTAL	1,042,915.63	100.00%	\$1,042,915.63
PRIORITY 3 TOTAL	331,433.10	50.00%	\$165,716.55
PRIORITY 4 TOTAL	2,407,500.00	25.00%	\$601,875.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$29,008,918.76
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 72,881 SQ. FT. @ \$265.00			\$25,107,504.50
FACILITY CONDITION INDEX			115.54%

MITCHELL ELEMENTARY SCHOOL



Physical Address:
2500 Austin's Colony Parkway
Bryan, Texas 77808

Original Building Completed: 1999
Total Building Area: 69,855 SF
Site Acreage: 10 Acres
Working Capacity: 594
Enrollment (03/06/19): 372

MITCHELL ELEMENTARY SCHOOL

Site Aerial



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MITCHELL 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	\$1,242,805.00
Priority - 2	\$1,776,447.44
Priority - 3	\$1,167,436.88
Priority - 4	\$2,407,500.00
Priority Totals	\$6,594,189.31

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$0.00	\$246,100.00	\$0.00	\$0.00	\$246,100.00
Building Envelope	\$0.00	\$999,781.25	\$23,071.88	\$0.00	\$0.00	\$1,022,853.13
Architectural	\$0.00	\$0.00	\$573,787.50	\$0.00	\$2,407,500.00	\$2,981,287.50
Mechanical	\$0.00	\$0.00	\$204,570.63	\$0.00	\$0.00	\$204,570.63
Electrical	\$0.00	\$0.00	\$719,842.50	\$0.00	\$0.00	\$719,842.50
Plumbing	\$0.00	\$96,901.88	\$9,074.94	\$0.00	\$0.00	\$105,976.81
Technology	\$0.00	\$61,525.00	\$0.00	\$0.00	\$0.00	\$61,525.00
Life Safety & Security	\$0.00	\$84,596.88	\$0.00	\$0.00	\$0.00	\$84,596.88
Food Service	\$0.00	\$0.00	\$0.00	\$1,167,436.88	\$0.00	\$1,167,436.88
Discipline Totals	\$0.00	\$1,242,805.00	\$1,776,447.44	\$1,167,436.88	\$2,407,500.00	\$6,594,189.31

Total: MP	\$0.00
Total: MP+P1	\$1,242,805.00
Total: MP+P1+P2	\$3,019,252.44
Total: MP+P1+P2+P3	\$4,186,689.31
Total: MP+P1+P2+P3+P4	\$6,594,189.31

MITCHELL ELEMENTARY SCHOOL

1st Floor Plan

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						\$246,100.00
	C1	Install shade structure over play equipment.	2	FA19	PGE	\$92,287.50
	C2	Replace playground equipment.	2	FA13	PGE	\$153,812.50
BUILDING ENVELOPE						\$1,022,853.13
	B1	Replace all existing built-up roof and metal roof areas.	1	FA13	RFR	\$999,781.25
	B2	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.	2	FA13	WS	\$23,071.88
ARCHITECTURAL						\$2,981,287.50
	A1	Install new 2 x 2 acoustical lay-in ceiling throughout the building.	2	FA13	CLG	\$385,200.00
	A2	Refinish wood flooring and steps in cafeteria (stage steps are chipped and peeling).	2	FA13	INT	\$64,200.00
	A3	Wall in the back two corners and add door so that they can be used as small classrooms. (112 l.f. of wall)	2	FA13	REN	\$28,087.50
	A4	Remove and replace all finishes and fixtures at mens' and womens' restroom adjacent to administration and make ADA accessible (floor tile and walls are cracked).	2	FA13	REN	\$96,300.00
	A5	Construct a new elementary gymnasium including storage, office and mechanical.	4	FA13	ADD	\$2,407,500.00
MECHANICAL						\$204,570.63
	M1	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$104,592.50
	M2	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
ELECTRICAL						\$719,842.50
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$59,986.88
	E2	Install new lighting system throughout the building.	2	FA13	LTG-I	\$659,855.63
PLUMBING						\$105,976.81
	P1	Replace drinking fountains throughout with accessible high-low drinking fountains per ADA (8).	1	FA13	DF	\$73,830.00
	P2	Replace first 30' of the sanitary waste pipe to dishwasher to cast iron and vent piping in the kitchen.	1	FA13	PLSS	\$23,071.88
	P3	Install floor drain near cooler in kitchen (cooler does not have a floor drain).	2	FA13	PLFD	\$9,074.94
TECHNOLOGY						\$61,525.00
	T1	Replace local sound reinforcement in the cafeteria.	1	FA19	PA	\$61,525.00
LIFE SAFETY & SECURITY						\$84,596.88
	LSS1	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$23,071.88
	LSS2	Replace or service intrusion alarm.	1	FA19	SIA	\$61,525.00
FOOD SERVICE						\$1,167,436.88
	FS1	Provide washer/dryer.	3	BISD	MEQ	\$13,843.13
	FS2	Provide larger freezer/cooler.	3	BISD	MEQ	\$230,718.75
	FS3	Replace existing food service equipment.	3	BISD	MEQ	\$922,875.00

MITCHELL 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)	\$1,242,805.00
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,776,447.44
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$1,167,436.88
4	Future Consideration - (Life Expectancy: 11+ years)	\$2,407,500.00
		\$6,594,189.31

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	1,242,805.00	100.00%	\$1,242,805.00
PRIORITY 2 TOTAL	1,776,447.44	100.00%	\$1,776,447.44
PRIORITY 3 TOTAL	1,167,436.88	50.00%	\$583,718.44
PRIORITY 4 TOTAL	2,407,500.00	25.00%	\$601,875.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$4,204,845.88
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 69,855 SQ. FT. @ \$265.00			\$24,065,047.50
FACILITY CONDITION INDEX			17.47%

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NAVARRO ELEMENTARY SCHOOL



Physical Address:
4619 Northwood Drive
Bryan, Texas 77803

Original Building Completed: 1988
Total Building Area: 66,250 SF
Site Acreage: 23 Acres
Working Capacity: 704
Enrollment (03/06/19): 409

NAVARRO ELEMENTARY SCHOOL

Site Aerial



NAVARRO 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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NAVARRO 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	\$2,303,186.57
Priority - 2	\$5,035,558.77
Priority - 3	\$2,333,128.31
Priority - 4	\$1,184,088.75
Priority Totals	\$10,855,962.39

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$376,840.63	\$707,537.50	\$201,648.19	\$0.00	\$1,286,026.31
Building Envelope	\$0.00	\$49,989.06	\$259,558.59	\$0.00	\$0.00	\$309,547.66
Architectural	\$0.00	\$88,275.00	\$3,337,276.50	\$2,131,480.13	\$1,184,088.75	\$6,741,120.38
Mechanical	\$0.00	\$1,245,881.25	\$660,432.42	\$0.00	\$0.00	\$1,906,313.67
Electrical	\$0.00	\$0.00	\$56,910.63	\$0.00	\$0.00	\$56,910.63
Life Safety & Security	\$0.00	\$542,200.63	\$0.00	\$0.00	\$0.00	\$542,200.63
Food Service	\$0.00	\$0.00	\$13,843.13	\$0.00	\$0.00	\$13,843.13
Discipline Totals	\$0.00	\$2,303,186.57	\$5,035,558.77	\$2,333,128.31	\$1,184,088.75	\$10,855,962.39

Total: MP	\$0.00
Total: MP+P1	\$2,303,186.57
Total: MP+P1+P2	\$7,338,745.33
Total: MP+P1+P2+P3	\$9,671,873.64
Total: MP+P1+P2+P3+P4	\$10,855,962.39

NAVARRO 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						\$1,286,026.31
	C1	Infill erosion areas and replant grass in those respective areas around the facility.	1	FA19	SGF	\$23,071.88
	C2	Provide additional stacking for parent pick-up and drop-off (additional stacking space is needed as well as 50 more parking spaces; parking is inadequate.)	1	FA13	SPN	\$353,768.75
	C3	Add shade structure over playground.	2	FA13	PGE	\$92,287.50
	C4	Provide additional parking for visitors at the front of the campus.	2	FA19	SPN	\$615,250.00
	C5	Playground equipment replacement.	3	FA13	PGE	\$192,265.63
	C6	Drainage and storm sewer repairs.	3	FA13	SD	\$9,382.56
BUILDING ENVELOPE						\$309,547.66
	B1	Replace existing built-up roof areas.	1	FA13	RFR	\$23,071.88
	B2	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	\$26,917.19
	B3	Install new front drop-off awning- bronze, aluminum. Enlarge rear canopy.	2	FA13	CNPY	\$259,558.59
ARCHITECTURAL						\$6,741,120.38
	A1	Renovate teachers' lounge. Install new base cabinet and ADA sink.	1	FA13	CWK	\$56,175.00
	A2	Replace stage curtain.	1	FA19	STGC	\$32,100.00
	A3	Install acoustical wall panels around entire perimeter of multi-purpose room.	2	FA13	ACO	\$40,125.00
	A4	Replace ceiling grid and tile throughout facility.	2	FA19	CLG	\$352,779.00
	A5	Replace all floor covering including carpet, VCT, rubber base in original building.	2	FA19	FLR	\$453,573.00
	A6	Add ceramic tile to the corridor walls in 2008 addition.	2	FA13	INT	\$20,704.50
	A7	Enlarge art room into adjacent space including kiln room.	2	FA13	REN	\$80,250.00
	A8	Install walls around stage, wood flooring and lighting, storage, provide a ramp for accessibility and enlarge. Platform is open and small, is not functional as a stage and is non-accessible.	2	FA13	REN	\$240,750.00
	A9	Remodel/upgrade kitchen.	2	BISD	REN	\$2,086,500.00
	A10	Add ceramic tile in the 5th grade hallway.	2	FA13	WR-I	\$62,595.00
	A11	Construct a pavilion over existing concrete play area.	3	FA13	ADD	\$317,790.00
	A12	Remove existing and install new upper and lower cabinets in each classroom.	3	FA13	CWK	\$780,030.00
	A13	Repaint all previously painted surfaces inside and outside of the building.	3	FA19	PTG	\$138,230.63
	A14	Convert small restrooms in classrooms into storage closets.	3	FA13	REN	\$20,704.50
	A15	Enlarge existing music room. (700 sf)	3	FA13	REN	\$104,325.00
	A16	Enlarge and install new accessible restrooms throughout with new finishes, fixtures and ventilation (boys' and girls' gang restrooms are non-ADA).	3	FA19	REN	\$353,100.00
	A17	Enlarge library into the adjacent computer lab and construct new computer lab.	3	FA13	REN	\$417,300.00
	A18	Renovate entire administration area and clinic (including non-ADA restrooms). Construct an addition (1000 sf) for new offices.	4	FA13	ADD	\$425,325.00

NAVARRO 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
	A19	Install/replace all room signage throughout (non ADA).	4	FA13	GRP	\$12,840.00
	A20	Replace all hardware throughout (non ADA).	4	FA13	HDW	\$68,613.75
	A21	Remove door and frame, enlarge toilet room, install new finishes and fixtures in the kitchen locker and toilet area. (60 SF) Locker and toilet area in the kitchen is non ADA.	4	FA13	REN	\$67,410.00
	A22	Enlarge existing multi-purpose room (600 sf); modify structure.	4	FA13	REN	\$609,900.00
MECHANICAL						\$1,906,313.67
	M1	Replace three (3) multi zone AHU's, associate duct and replace with AHU's, duct & CVB's.	1	FA13	HVAC	\$1,245,881.25
	M2	Replace boiler and pump.	2	FA13	HVAC	\$146,121.88
	M3	Replace the existing AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M4	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	MECH	\$107,668.75
	M5	Replace the existing mechanical controls.	2	FA13	MECH	\$152,851.17
	M6	Add small chiller to create redundancy, save operating cost.	2	BISD	MECH	\$153,812.50
ELECTRICAL						\$56,910.63
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$56,910.63
LIFE SAFETY & SECURITY						\$542,200.63
	LSS1	Replace or service bell and clock system.	1	FA19	CLK-B	\$290,705.63
	LSS2	Service fire alarm system.	1	FA19	FA	\$92,287.50
	LSS3	Upgrade existing card readers.	1	BISD	SCR	\$2,307.19
	LSS4	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$69,215.63
	LSS5	Access control upgrades (facility-wide).	1	FA19	SCR	\$72,303.44
	LSS6	Provide new way-finding and room graphics.	1	FA19	SGN	\$15,381.25
FOOD SERVICE						\$13,843.13
	FS1	Provide washer/dryer.	2	BISD	MEQ	\$13,843.13

NAVARRO 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)	\$2,303,186.57
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$5,035,558.77
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$2,333,128.31
4	Future Consideration - (Life Expectancy: 11+ years)	\$1,184,088.75

\$10,855,962.39

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	2,303,186.57	100.00%	\$2,303,186.57
PRIORITY 2 TOTAL	5,035,558.77	100.00%	\$5,035,558.77
PRIORITY 3 TOTAL	2,333,128.31	50.00%	\$1,166,564.16
PRIORITY 4 TOTAL	1,184,088.75	25.00%	\$296,022.19
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$8,801,331.68
FACILITY REPLACEMENT VALUE (SQ. FT. X REPLACEMENT COST + 30% SOFT COSTS): 66,250 SQ. FT. @ \$265.00			\$22,823,125.00
FACILITY CONDITION INDEX			38.56%

NEAL ELEMENTARY SCHOOL



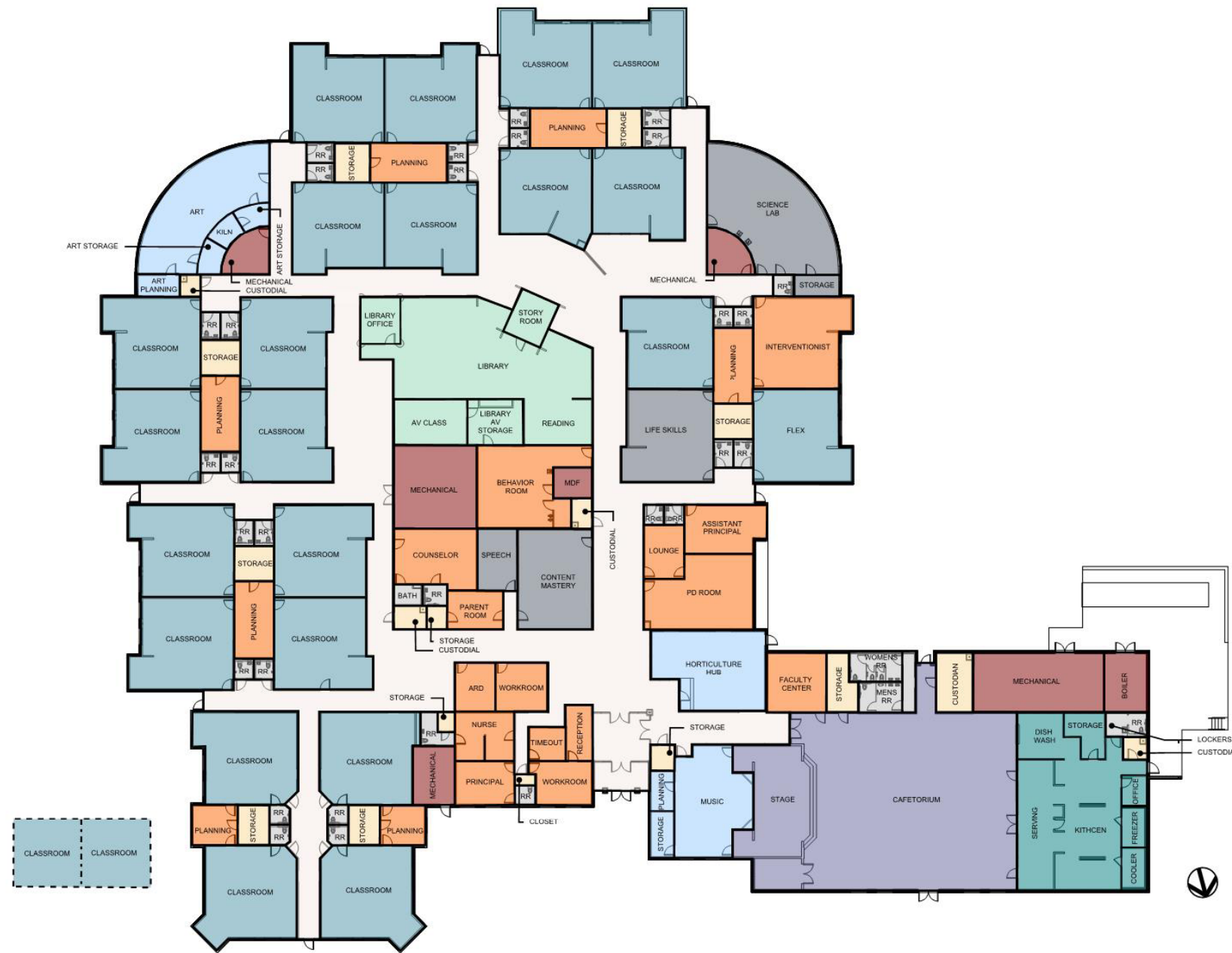
Physical Address:
801 West Martin Luther King, Jr. Street
Bryan, Texas 77803

Original Building Completed: 1997
Total Building Area: 60,000 SF
Site Acreage: 12 Acres
Working Capacity: 484
Enrollment (03/06/19): 369

NEAL 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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NEAL 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	\$575,940.74
Priority - 2	\$2,722,153.56
Priority - 3	\$76,906.25
Priority Totals	\$3,375,000.55

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$106,130.63	\$522,962.50	\$76,906.25	\$0.00	\$705,999.38
Building Envelope	\$0.00	\$130,740.63	\$323,006.25	\$0.00	\$0.00	\$453,746.88
Architectural	\$0.00	\$44,940.00	\$1,461,352.50	\$0.00	\$0.00	\$1,506,292.50
Mechanical	\$0.00	\$0.00	\$99,978.13	\$0.00	\$0.00	\$99,978.13
Electrical	\$0.00	\$0.00	\$57,679.69	\$0.00	\$0.00	\$57,679.69
Life Safety & Security	\$0.00	\$280,286.37	\$68,908.00	\$0.00	\$0.00	\$349,194.37
Food Service	\$0.00	\$13,843.13	\$188,266.50	\$0.00	\$0.00	\$202,109.63
Discipline Totals	\$0.00	\$575,940.74	\$2,722,153.56	\$76,906.25	\$0.00	\$3,375,000.55

Total: MP	\$0.00
Total: MP+P1	\$575,940.74
Total: MP+P1+P2	\$3,298,094.30
Total: MP+P1+P2+P3	\$3,375,000.55
Total: MP+P1+P2+P3+P4	\$3,375,000.55

NEAL 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						\$705,999.38
	C1	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$23,071.88
	C2	Add three (3) ADA ramps.	1	FA13	SPN	\$83,058.75
	C3	Provide additional stacking for parent pick-up and drop-off (additional stacking space is needed as well as 25 more parking spaces; parking is inadequate.)	2	FA13	SPN	\$522,962.50
	C4	Drainage and storm sewer repairs.	3	FA13	SD	\$76,906.25
BUILDING ENVELOPE						\$453,746.88
	B1	Replace all through-wall flashings at wall roof transitions.	1	FA19	RFR	\$115,359.38
	B2	Replace sealants, gaskets and flashings for window system at interior courtyard.	1	FA19	WS	\$15,381.25
	B3	Add awning from front (parent drop off) to cafeteria. (180 l.f.)	2	FA13	CNPY	\$323,006.25
ARCHITECTURAL						\$1,506,292.50
	A1	Remove door and frame, enlarge toilet room, install new finishes and fixtures at locker and toilet area. (60 SF)Locker and toilet area are non-ADA.	1	FA13	REN	\$44,940.00
	A2	Provide access to stage.	2	FA19	ADA	\$28,890.00
	A3	Add space, install new finishes, base cabinet and sink at music room. (Current room is too small.)	2	FA13	ADD	\$385,200.00
	A4	Replace cabinets in classrooms. (P-lam cabinets are chipped in every classroom.)	2	FA13	CWK	\$1,043,250.00
	A5	Replace all damaged/missing weather-stripping at exterior doors.	2	FA13	DR	\$4,012.50
MECHANICAL						\$99,978.13
	M1	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
ELECTRICAL						\$57,679.69
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$57,679.69
LIFE SAFETY & SECURITY						\$349,194.37
	LSS1	Replace PA System.	1	FA19	PA	\$269,211.87
	LSS2	Provide more visible site wayfinding.	1	FA19	SGN	\$3,076.25
	LSS3	Install exit signs from all classroom pod workrooms.	1	FA13	SGN	\$7,998.25
	LSS4	Provide fence at playground.	2	FA13	SF	\$49,220.00
	LSS5	Provide new interior wayfinding signage and room graphics.	2	FA19	SGN	\$19,688.00
FOOD SERVICE						\$202,109.63
	FS1	Provide washer/dryer.	1	BISD	MEQ	\$13,843.13
	FS2	Replace serving lines.	2	BISD	MEQ	\$188,266.50

NEAL 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)	\$575,940.74
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$2,722,153.56
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$76,906.25
		\$3,375,000.55

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	575,940.74	100.00%	\$575,940.74
PRIORITY 2 TOTAL	2,722,153.56	100.00%	\$2,722,153.56
PRIORITY 3 TOTAL	76,906.25	50.00%	\$38,453.13
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$3,336,547.43
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 60,000 SQ. FT. @ \$265.00			\$20,670,000.00
FACILITY CONDITION INDEX			16.14%

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SUL ROSS ELEMENTARY SCHOOL



Physical Address:
3300 Parkway Terrace
Bryan, Texas 77802

Original Building Completed: 1961 / 2015
Total Building Area: 90,618 SF
Site Acreage: 11 Acres
Working Capacity: 660
Enrollment (03/06/19): 502

SUL ROSS ELEMENTARY SCHOOL

Site Aerial



SUL ROSS 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

SUL ROSS ELEMENTARY SCHOOL

2nd 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

SUL ROSS 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	\$33,069.69
Priority - 2	\$307,625.00
Priority Totals	\$340,694.69

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Building Envelope	\$0.00	\$0.00	\$307,625.00	\$0.00	\$0.00	\$307,625.00
Life Safety & Security	\$0.00	\$33,069.69	\$0.00	\$0.00	\$0.00	\$33,069.69
Discipline Totals	\$0.00	\$33,069.69	\$307,625.00	\$0.00	\$0.00	\$340,694.69

Total: MP	\$0.00
Total: MP+P1	\$33,069.69
Total: MP+P1+P2	\$340,694.69
Total: MP+P1+P2+P3	\$340,694.69
Total: MP+P1+P2+P3+P4	\$340,694.69

SUL ROSS ELEMENTARY SCHOOL

1st Floor Plan

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
BUILDING ENVELOPE						\$307,625.00
	B1	Replace roof on existing cafeteria area.	2	BISD	RFR	\$307,625.00
LIFE SAFETY & SECURITY						\$33,069.69
	LSS1	Upgrade existing card readers.	1	BISD	SCR	\$2,307.19
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$30,762.50

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$33,069.69
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$307,625.00
		\$340,694.69

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	33,069.69	100.00%	\$33,069.69
PRIORITY 2 TOTAL	307,625.00	100.00%	\$307,625.00
PRIORITY 3 TOTAL	0.00	50.00%	\$0.00
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$340,694.69
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 90,618 SQ. FT. @ \$265.00			\$31,217,901.00
FACILITY CONDITION INDEX			1.09%