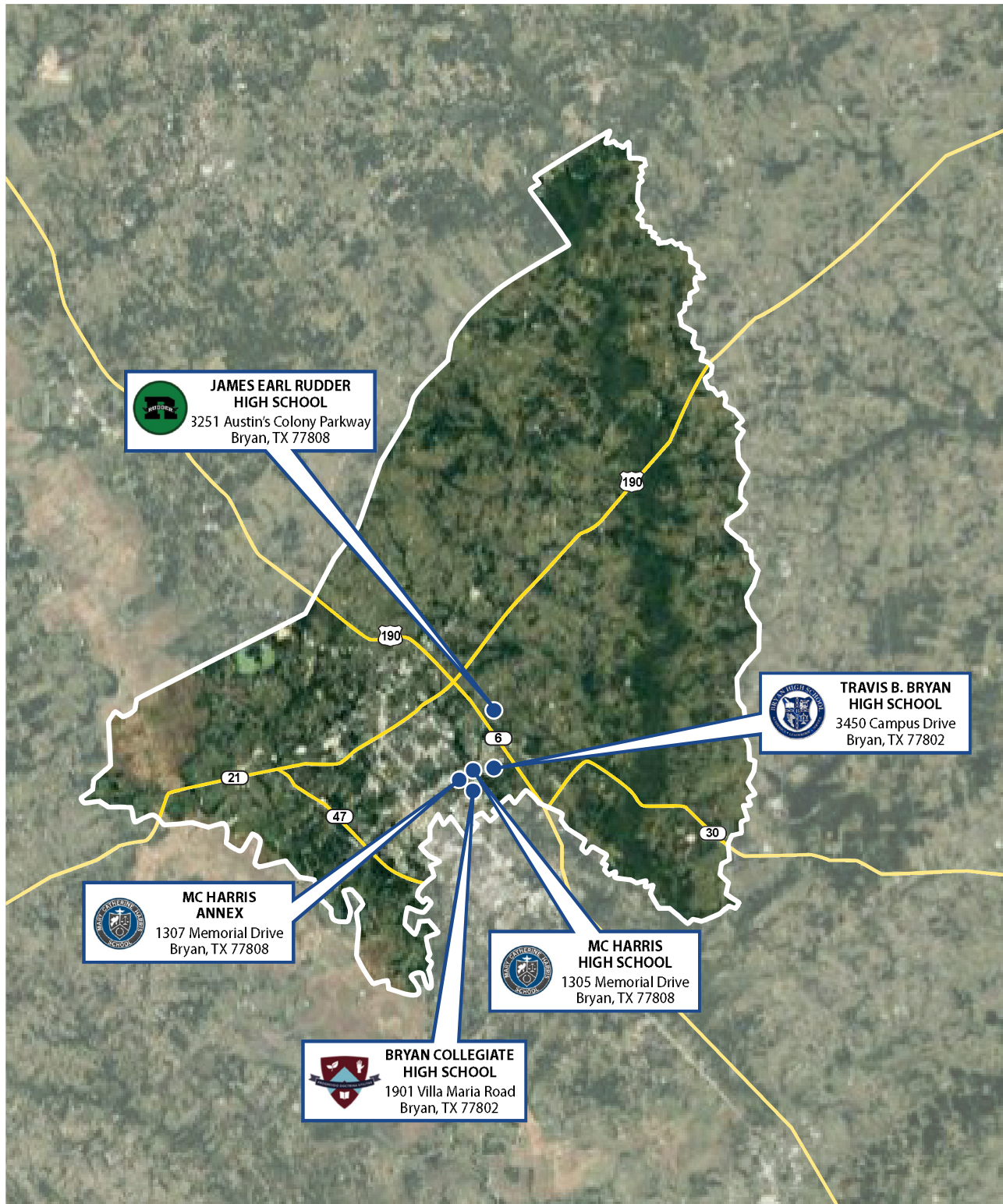


# BRYAN ISD HIGH SCHOOL KEY MAP



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# TRAVIS B. BRYAN HIGH SCHOOL



Physical Address:  
3450 Campus Drive  
Bryan, Texas 77802

Original Building Completed: 1971  
Total Building Area: 656,727 SF  
Site Acreage: 80 Acres  
Working Capacity: 2,800  
Enrollment (03/06/19): 2,286



# TRAVIS B. BRYAN HIGH SCHOOL

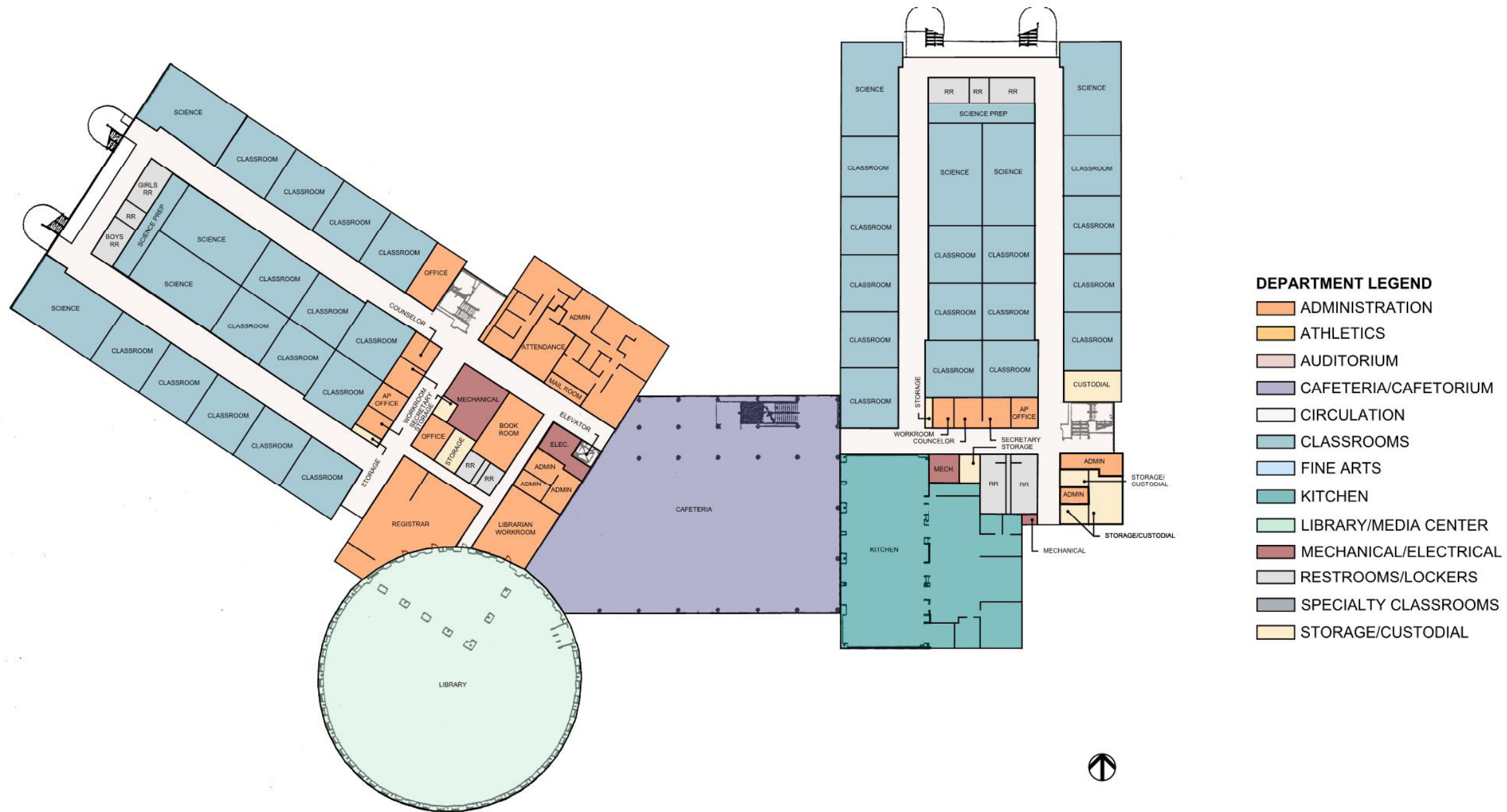
Site Aerial



# TRAVIS B. BRYAN HIGH SCHOOL

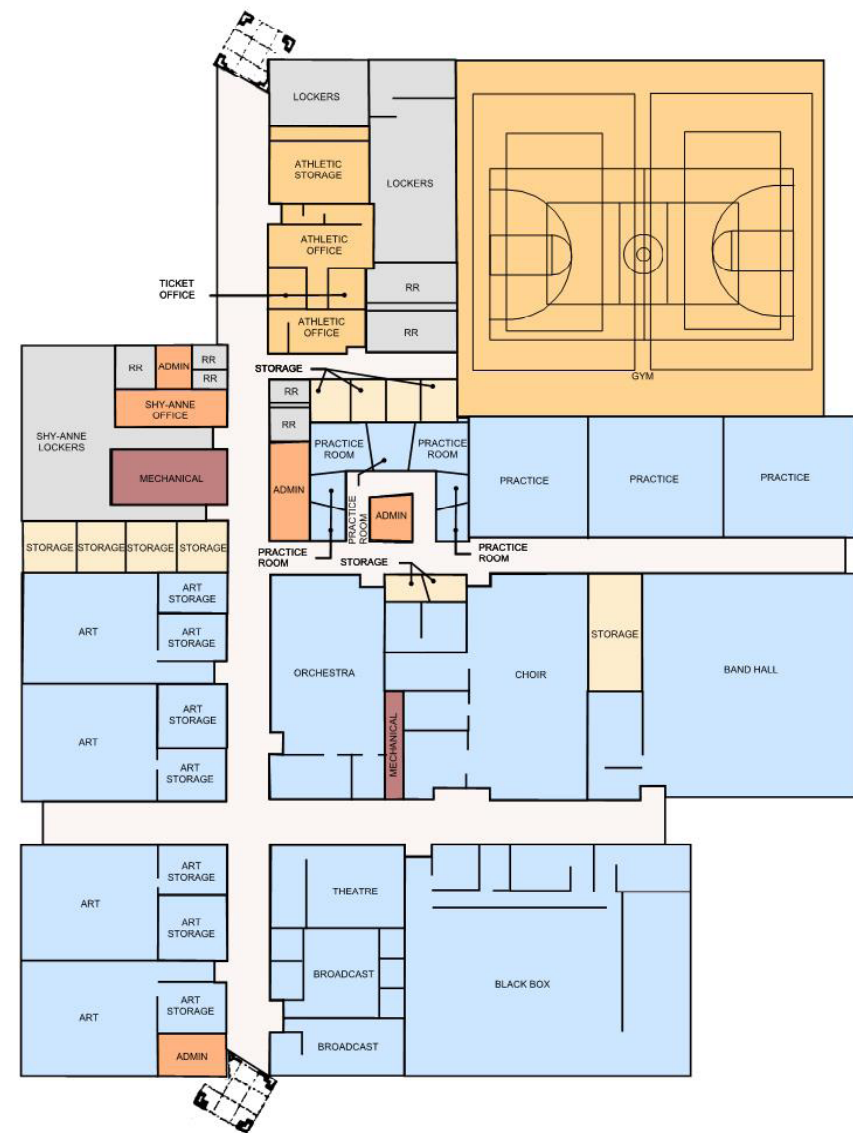
## 1st Floor Plan

### Silver Campus









**DEPARTMENT LEGEND**

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

# TRAVIS B. BRYAN HIGH SCHOOL

## 1st Floor Plan

### Blue Campus



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



**DEPARTMENT LEGEND**

- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- CAFETERIA/CAFETORIUM
- CIRCULATION
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- STORAGE/CUSTODIAL



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# TRAVIS B. BRYAN HIGH 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	\$1,765,500.00
Priority - 1	\$16,584,440.79
Priority - 2	\$36,927,174.59
Priority - 3	\$7,121,037.25
Priority - 4	\$30,762.50
<b>Priority Totals</b>	<b>\$62,428,915.14</b>

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$361,459.38	\$8,974,959.38	\$84,596.88	\$0.00	\$9,421,015.63
Building Envelope	\$0.00	\$92,287.50	\$788,289.06	\$15,381.25	\$0.00	\$895,957.81
Architectural	\$1,765,500.00	\$344,754.00	\$22,095,326.13	\$4,027,867.88	\$0.00	\$28,233,448.00
Mechanical	\$0.00	\$8,884,210.00	\$346,078.13	\$0.00	\$0.00	\$9,230,288.13
Electrical	\$0.00	\$3,030,384.65	\$108,130.19	\$2,248,738.75	\$0.00	\$5,387,253.59
Plumbing	\$0.00	\$38,453.13	\$11,382.13	\$321,468.13	\$0.00	\$371,303.38
Life Safety & Security	\$0.00	\$3,817,510.89	\$3,716,434.34	\$76,906.25	\$0.00	\$7,610,851.48
Athletics/Activities	\$0.00	\$15,381.25	\$414,370.88	\$0.00	\$30,762.50	\$460,514.63
Food Service	\$0.00	\$0.00	\$472,204.38	\$346,078.13	\$0.00	\$818,282.50
<b>Discipline Totals</b>	<b>\$1,765,500.00</b>	<b>\$16,584,440.79</b>	<b>\$36,927,174.59</b>	<b>\$7,121,037.25</b>	<b>\$30,762.50</b>	<b>\$62,428,915.14</b>

<b>Total: MP</b>	\$1,765,500.00
<b>Total: MP+P1</b>	\$18,349,940.79
<b>Total: MP+P1+P2</b>	\$55,277,115.39
<b>Total: MP+P1+P2+P3</b>	\$62,398,152.64
<b>Total: MP+P1+P2+P3+P4</b>	<b>\$62,428,915.14</b>

# TRAVIS B. BRYAN HIGH 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
<b>CIVIL</b>						<b>\$9,421,015.63</b>
C1		Pavement repairs (clean and seal joints).	1	FA13	SPM	\$169,193.75
C2		Concrete circle drive at BHS fine arts.	1	BISD	SPN	\$192,265.63
C3		Seal coat baseball/athletics parking lot.	2	BISD	SPM	\$115,359.38
C4		(BLUE) - Courtyard work.	2	FA13	SPM	\$153,812.50
C5		Pavement repair at parking lots.	2	FA13	SPM	\$8,459,687.50
C6		Provide bus circle at fine Arts loading point.	2	BISD	SPN	\$76,906.25
C7		Remove and replace sidewalk.	2	FA13	SPR	\$92,287.50
C8		Clean out detention pond.	2	FA13	SU	\$76,906.25
C9		Drainage and storm sewer repairs.	3	FA13	SD	\$76,906.25
C10		Install new sidewalk to flag pole.	3	FA13	SPN	\$7,690.63
<b>BUILDING ENVELOPE</b>						<b>\$895,957.81</b>
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	\$53,834.38
B2		(SILVER) - Repair slab that has moved and cracked CMU wall.	1	FA13	STR	\$38,453.13
B3		Add canopy from Silver courtyard to gym 2. (300 l.f.)	2	FA13	CNPY	\$310,701.25
B4		Provide miscellaneous repairs at walls.	2	FA13	RFR	\$23,071.88
B5		Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	RFR	\$92,287.50
B6		Structural: Crack in wall in weight room, beams are twisted, foundation repair in field house. (Allowance)	2	FA13	STR	\$230,718.75
B7		(BLUE) - Replace non tempered glass in windows of room 6129 (24' x 10'); (16' x 12').	2	FA13	WDW	\$27,686.25
B8		(SILVER) - Add storefront to Silver cafeteria/catwalk from floor to ceiling.	2	FA13	WDW	\$103,823.44
B10		Paint exterior doors and patch and paint plaster soffits and walls.	3	FA13	RFR	\$15,381.25
<b>ARCHITECTURAL</b>						<b>\$28,248,856.00</b>
A1		Relocate and renovate current ROTC into classrooms (new space adjacent and auto shop).	MP	FA13	REN	\$288,900.00
A2		Relocate computer lab/office suite into old consumer food rooms 6153, 6156, 6157 and 6159.	MP	FA13	REN	\$449,400.00
A3		Completely renovate the ag/shop site (rooms 6133, 6134, 6135, 6136, 6141, 6142, 6144, and 6140).	MP	FA13	REN	\$1,027,200.00
A4		(BLUE) - Demo all classroom corridor doors and reinstall new ADA accessible, plastic laminate clad doors.	1	FA13	DR	\$81,855.00
A5		Replace surface of existing ramp near room 5119.	1	FA13	FLR	\$1,284.00
A6		(BLUE) - Rework existing ramps in hallway next to room 6155 to be ADA accessible (14' long).	1	FA13	REN	\$36,915.00
A7		(BLUE) - Provide ADA accessible ramp at rear exit doors in hallway near room 5105 and 5116 and include new threshold at exit door.	1	FA13	REN	\$57,780.00
A8		(BLUE) - Rework floor and stage in lecture room 5143 to be ADA accessible. Develop ramp end left to stage.	1	FA13	REN	\$70,620.00

# TRAVIS B. BRYAN HIGH 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
	A9	(BLUE) - Replace existing elevator with an ADA accessible cab.	1	FA13	REN	\$96,300.00
	A10	(FINE ARTS) - Reinstall acoustical wall panels to CMU wall in practice room 4124, 4125, 4126, 4128, and 4132.	2	FA13	ACO	\$802.50
	A11	(BLUE) - Replace plaster ceiling in girls' restroom 5149.	2	FA13	CLG	\$2,889.00
	A12	(FINE ARTS) - Add locks to lower cabinets in room 4176.	2	FA13	CWK	\$481.50
	A13	(FINE ARTS) - Replace lower cabinets (20') at storage 4159.	2	FA13	CWK	\$8,025.00
	A14	(FINE ARTS) - Re-laminate door to room 4146.	2	FA13	DR	\$401.25
	A15	(BLUE) - Replace existing double hollow metal doors and hardware at mechanical room 6154.	2	FA13	DR	\$5,617.50
	A16	(FINE ARTS) - Replace 1 double door and single door with sound doors in orchestra 4129.	2	FA13	DR	\$28,087.50
	A17	(BLUE) - Provide new weight room rubber flooring in room 7116 (28'x50') and 7163 (28'x50').	2	FA13	FLR	\$46,384.50
	A18	(FINE ARTS) - Replace all carpet and VCT throughout the entire complex.	2	FA13	FLR	\$770,400.00
	A19	(BLUE) - Replace carpet and VCT throughout BLUE campus (include allowance for ACM abatement). (\$100,000 Asbestos Allowance)	2	FA13	FLR	\$2,808,750.00
	A20	(BLUE) - Remove existing and install new ADA signage throughout the facility.	2	FA13	GRP	\$25,680.00
	A21	(FINE ARTS) - Replace vinyl wall covering at storage 4159.	2	FA13	INT	\$2,407.50
	A22	(SILVER) - Remove vinyl wall covering on three (3) walls in copy room 2100 and paint.	2	FA13	INT	\$2,407.50
	A23	(SILVER) - Replace vinyl wall covering in office 1209, 3231, 3200, workroom, 3201, 3203 and 3202 and patch walls.	2	FA13	INT	\$6,901.50
	A24	(FINE ARTS) - Replace vinyl wall covering in control room 4161 with sound panels all walls.	2	FA13	INT	\$30,334.50
	A25	(FINE ARTS) - Refurbish existing lockers in dance locker room (34 - double tier - 2' wide).	2	FA13	LOC	\$2,728.50
	A26	(FINE ARTS) - Refurbish existing lockers in varsity locker room (30-2' wide).	2	FA13	LOC	\$5,136.00
	A27	(BLUE) - Replace existing 16' chalk board with new 16' white dry marker board in rooms (2) 5205, (2) 5201, and 5202.	2	FA13	MBTB	\$1,284.00
	A28	(FINE ARTS) - Install new (10'x4') marker board and (4'x4') tack board in room 4150 and 4136.	2	FA13	MBTB	\$3,852.00
	A29	(BLUE) - Replace existing 10' chalk board with new 10' white dry marker board in rooms 5206, 5204, 5203, 5202, 6148, 7134, 7136, 7135 and 7133.	2	FA13	MBTB	\$12,198.00
	A30	(FINE ARTS) - Install new washer and dryer in storage 4174.	2	FA13	MEQ	\$13,843.13
	A31	Repair bleachers in gym 2 (competition gym).	2	BISD	MEQ	\$107,668.75
	A32	(BLUE) - Completely renovate boys' and girls' restrooms 7131 and 7132.	2	FA13	PTG	\$176,550.00
	A33	Repaint all previously painted surfaces both inside and outside of the building.	2	FA13	PTG	\$1,091,400.00
	A34	(BLUE) - Renovate mechanical room 6107 to provide outside access for repairs and filter changes to take place instead of going through the kitchen.	2	FA13	REN	\$8,827.50
	A35	(BLUE) - Existing toilet in room 5187 is not ADA accessible. Demo and renovate into a closet for storage.	2	FA13	REN	\$9,309.00
	A36	Renovate baseball/softball/tennis ticket pavilion.	2	FA13	REN	\$19,260.00

# TRAVIS B. BRYAN HIGH 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
	A37	(SILVER) - Renovate elevator cab in 2100 wing. Replace flooring and lighting, repaint door and frame, and reinforce floor.	2	FA13	REN	\$28,890.00
	A38	(BLUE) - Renovate old loading dock area, include replacement of existing double HM doors and panic hardware, new exit signs, rework non-ADA ramp in hallway and install new handrails at sloped floor in hallway.	2	FA13	REN	\$36,915.00
	A39	(BLUE) - Renovate coaches' office 7115 into a combination training room and office.	2	FA13	REN	\$60,990.00
	A40	(FINE ARTS) - Renovate coaches' office 4102. Repair toilet partition door, replace missing shower floor drain cover, and install shower curtain.	2	FA13	REN	\$60,990.00
	A41	(BLUE) - Renovate PE coaches' Office 7109 and restroom. Complete redo for ADA accessibility.	2	FA13	REN	\$61,391.25
	A42	(BLUE) Renovate mens' Restroom 5122 and womens' Restroom 5120 - replace vinyl wall covering and existing toilet partitions.	2	FA13	REN	\$83,460.00
	A43	(BLUE) Renovate gym 1 room 7100. Install new retractable basketball goals and re-secure existing tectum ceiling system to prevent from falling.	2	FA13	REN	\$94,534.50
	A44	(BLUE) - Renovate coaches' restroom 7129 to be ADA accessible.	2	FA13	REN	\$96,300.00
	A45	(FINE ARTS) - Renovate art 4148 (1200 sf). Install new vinyl wall covering on all walls, re-caulk at splash to countertop, install new locks and pull handles on plastic laminate upper and lower cabinets (38 total), install new rubber base, and replace ent	2	FA13	REN	\$104,325.00
	A46	(FINE ARTS) - Renovate art room 4156. Remove vinyl wall covering, install new tack board (7' x 20'), replace chalkboard with new dry marker board, install locks and pull handles in upper and lower cabinets (34 total), replace damaged backsplash (20') and	2	FA13	REN	\$104,325.00
	A47	(FINE ARTS) - Renovate art room 4153. Replace vinyl wall covering, install new marker board and tack board (10' mob/ 4' tb), replace plexiglas with tempered glass (3'x4'), replace handles in upper and lower cabinets (60 handles), re-caulk splash at counte	2	FA13	REN	\$104,325.00
	A48	(FINE ARTS) - Renovate art room 4154. Replace vinyl wall covering, re-laminate several lower and upper cabinets, install new locks and door handles on upper and lower cabinets (39 total), replace plexiglas windows with tempered glass (3'x4'), and replace	2	FA13	REN	\$104,325.00
	A49	Renovate soccer locker room 4100. Refurbish existing lockers (77 double tier- 2' wide), recoat concrete floor, install exhaust vent in toilet area, install shower curtain at HC space, and replace missing sink. Provide additional divider walls (40').	2	FA13	REN	\$146,456.25
	A50	(BLUE) - Renovate mens' restroom 7148 and womens' restroom 7150 outside gym 2. Womens' - Install new sink and counter (15") remove recessed paper towel dispenser and install new mirrors, replace toilet seats (5). Mens' -- Replace two drinking fountains fo	2	FA13	REN	\$176,550.00
	A51	(FINE ARTS) - Renovate boys' restroom 4105 and girls' restroom 4106. Boys' - Replace toilet partition. Girls' - Provide/replace exhaust vent in ceiling.	2	FA13	REN	\$176,550.00
	A52	(SILVER) Renovate girls' Restroom 3133 and boys' Restroom 3134. girls' - replace mirror (3'x5"); boys' - replace toilet partition (7 stalls).	2	FA13	REN	\$176,550.00
	A53	Renovate JV and training rehab rooms.	2	FA13	REN	\$192,600.00
	A54	Renovate concession stand and restroom at baseball field. Paint all interior and exterior finishes, install new ceilings and lights at concession, replace upper and lower cabinets with 3 sinks (12'), replace 4 hollow metal doors, install new toilet partit	2	FA13	REN	\$221,490.00

# TRAVIS B. BRYAN HIGH 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
	A55	(FINE ARTS) - Renovate girls' locker room 4117. Install locks and refurbish existing lockers (250). Install four (4) new mirrors, replace missing shower curtain, one (1) HC stall, and three (3) new coat hooks in restroom area.	2	FA13	REN	\$232,725.00
	A56	(BLUE) - Replace chair back section in gym 2 (72x7)-2.	2	FA13	REN	\$296,925.00
	A57	(BLUE) - Renovate girls' basketball 7155. Add grab bars and adjust height of sink and toilet for ADA accessibility. Refurbish existing lockers (23 double tier); install ADA accessible locker and bench; construct one ADA accessible shower and ADA accessibl	2	FA13	REN	\$401,250.00
	A58	(BLUE) - Renovate metal shop 6146. Replace double tier lockers (20 total); add electric drinking fountain and add new ramp for ADA accessibility (20' long).	2	FA13	REN	\$513,600.00
	A59	(BLUE) - Renovate boys' basketball locker room 7111. Complete replace/upgrade of restroom area (replace sinks and toilet stalls). Install 2x2 rubber floor, replace shower area and install shower heads along wall. Refurbish existing lockers (66 total). Rep	2	FA13	REN	\$523,230.00
	A60	(BLUE) - Renovate boys' dressing room 7101. Refurbish existing lockers in seven(7) locker areas (including a new area for weight room). Replace/upgrade restroom area and shower area and install shower heads along wall. Install new 2x2 rubber floor, refer	2	FA13	REN	\$592,646.25
	A61	Renovate/convert 7139, 7133, 7134, 7135, and 7136 to dance studio. Include new lockers, storage and office space.	2	FA13	REN	\$609,900.00
	A62	(BLUE) - Renovate wrestling room 7200. Install new elevator and second set of stairs for ADA accessibility and egress compliance and install missing rubber base. Repair insulation around duct work along wall and protect room from future damage. Convert ma	2	FA13	REN	\$658,050.00
	A63	(BLUE) - Renovate auditorium. Install ramps lift to stage for ADA access, install new fire curtain and new updated sound system at stage and upgrade theatrical lighting system.	2	FA13	REN	\$722,250.00
	A64	(BLUE) - Renovate girls' PE locker room. Replace all damaged lockers and refurbish remaining 8 (6 tier lockers) x 7, replace five sinks in restroom. Replace two drinking fountains (make one ADA accessible) and replace plastic laminate toilet partition.	2	FA13	REN	\$1,003,125.00
	A65	(BLUE) - Renovate girls' varsity volleyball locker room 7146. Renovate existing lockers (15 double tier) and replace two electric drinking fountains for ADA.	2	FA13	REN	\$1,187,700.00
	A66	Renovate and enlarge auto shop into half of room 6100, 6158, 6155 and rooms 6108, 6107, 6106, 6101, 6103, and 6102.	2	FA13	REN	\$1,444,500.00
	A67	(BLUE) - Renovate girls' restrooms 5188, 5169, 5270, 6126, and boys' restrooms 5147, 5189, 5167, 5231, 5255, 5271, 6127. Include new toilet partitions, rework plaster soffit and ceiling access; new sinks, new exhaust fan and new finishes.	2	FA13	REN	\$1,861,800.00
	A68	(BLUE) - Renovate all restrooms.	2	FA19	REN	\$2,006,250.00
	A69	(BLUE) - Renovate existing science lab 5230, 5246, 5249, 5240, 5236, 5265 to meet TEA requirement. include replacement of student lab tables and teachers demonstration tables. Replace all wall cabinets, replace vent hood. Install emergency gas shut off an	2	FA13	REN	\$2,696,400.00
	A70	(SILVER) - Replace toilet partitions in boys' and girls' restroom 3219.	2	FA13	TP	\$6,099.00
	A71	(SILVER) - Replace toilet partitions in boys' restroom 3119, 2119 and 2219.	2	FA13	TP	\$7,222.50
	A72	(BLUE) - Replace plastic laminate toilet partitions in girls' JV volleyball locker room.	2	FA13	TP	\$15,087.00

# TRAVIS B. BRYAN HIGH 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
	A73	(SILVER) - Replace broken movable wall panels in computer lab 1123.	2	FA13	WR-I	\$3,852.00
	A74	(SILVER) - Patch gypsum board at each window in library.	2	FA13	WR-I	\$4,654.50
	A75	Repair masonry cracks throughout facility. (Allowance)	2	FA13	WR-I	\$40,125.00
	A76	(SILVER) - Replace existing window sills.	2	FA13	WR-I	\$45,341.25
	A77	(BLUE) - Remove existing ceiling tile and install new 2x2 acoustical lay-in ceiling tile throughout the campus.	3	FA13	CLG	\$840,097.13
	A78	(BLUE) - Provide ice machine in nurse room 5181.	3	FA13	MEQ	\$1,845.75
	A79	Renovate photo and AV.	3	FA19	REN	\$64,200.00
	A80	Renovate AV production and recording studio and booth	3	FA19	REN	\$722,250.00
	A81	(BLUE & SILVER) - Add more covered walkway area to courtyard between BLUE and SILVER.	3	FA19	REN	\$802,500.00
	A82	Provide awning for construction, welding and ag shop at the main campus. (Assumes three 30'x60' Avadeck canopies.)	3	FA19	REN	\$1,444,500.00
	A83	(BLUE) - Provide chair rails around walls at all classrooms to protect walls from chairs and tables in the BLUE campus.	3	FA13	WR-I	\$152,475.00
	A84	(BLUE) - Provide new demonstration table with four (4) sinks in 6135 by science to be ADA accessible (12'x4').	NA	FA13	CWK	\$3,531.00
	A85	(BLUE) - Revert swing of existing door to room 6162 auto shop classroom to swing out for egress requirements.	NA	FA13	DR	\$963.00
	A86	(BLUE) - Replace existing accordion partition in room 7134, 7136, 7135 and 7133.	NA	FA13	DR	\$10,914.00
<b>MECHANICAL</b>						<b>\$9,230,288.13</b>
	M1	Rebuild cooling tower for all three (3) chillers. (Currently one large tower, split to two towers to allow cleaning and maintenance.)	1	BISD	HVAC	\$138,431.25
	M2	Install dust collection and filter system in construction lab.	1	FA19	MECH	\$99,978.13
	M3	(BLUE) - Phase II of BHS Blue controls upgrades of HVAC software and equipment installed (parts purchased last FY). Fourteen (14) variable frequency drives to improve operations and save energy.	1	BISD	MECH	\$109,206.88
	M4	Complete remaining BHS HVAC software, hardware, and VFD install work.	1	BISD	MECH	\$845,968.75
	M5	(BLUE) - Replace as required air handling units in Blue Campus; all chilled and heating water and insulation; replace all chillers; replace all controls; replace all exhaust fans; provide a centrifugal separator on the condenser water piping to the coolin	1	FA13	MECH	\$7,690,625.00
	M6	Provide dedicated self-contained AC units for the MDF and each IDF. (5 rooms).	2	FA13	HVAC	\$199,956.25
	M7	Replace HVAC rooftop units at BHS field house (turnkey install).	2	BISD	MECH	\$46,143.75
	M8	Fine Arts - Dust control and spark arrester for prop shop.	2	FA19	MECH	\$99,978.13
<b>ELECTRICAL</b>						<b>\$5,387,253.59</b>
	E1	Install new LED lights throughout campus for site lighting.	1	FA19	ELE	\$3,030,384.65
	E2	(BLUE) - Rewire lights so that all lights are on the same switch in book room 5144 and 5103.	2	FA13	ELE	\$6,152.50
	E3	Add electrical cord reels in construction lab (6).	2	FA19	ELE	\$6,921.56
	E4	(FINE ARTS) - Install light bar for stage lighting (16' long) in communication room 4161.	2	FA13	ELE	\$7,075.38

# TRAVIS B. BRYAN HIGH 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
	E5	(BLUE) - Provide additional electrical outlets at desk area in room 5106, computer lab 6133 and 6147.	2	FA13	ELE	\$8,459.69
	E6	(BLUE) - Install new GFCI outlet near sink in work rooms 5242, 6100 and 6103.	2	FA13	ELE	\$9,844.00
	E7	(SILVER) - Provide additional electrical outlets in office 1220 and 1218.	2	FA13	ELE	\$9,844.00
	E8	Connect all hallways and gym lighting to mechanical controls.	2	FA13	LTG-I	\$59,833.06
	E9	Replace all lights with LED fixtures.	3	FA19	ELE	\$2,248,738.75
<b>PLUMBING</b>						<b>\$371,303.38</b>
	P1	Add plumbing infrastructure to allow the cosmetology lab to be more functional.	1	FA19	PLSS	\$38,453.13
	P2	(BLUE) - Provide new ADA accessible electric drinking fountains outside mens' restroom near room 6140.	2	FA13	DF	\$11,382.13
	P3	Replace boilers for wrestling gym with water heaters.	3	BISD	PLWH	\$30,762.50
	P4	Replace domestic boilers with water heater in main campus (quantity 3).	3	FA13	PLWH	\$290,705.63
<b>LIFE SAFETY &amp; SECURITY</b>						<b>\$7,610,851.48</b>
	LSS1	(BLUE) - Replace Blue fire alarm panel and associated wiring. Add devices. (Summer project.)	1	BISD	FA	\$184,575.00
	LSS2	(BLUE) - Add fire sprinkler to Blue.	1	FA13	FSPR	\$3,456,051.52
	LSS3	(SILVER) - Provide an emergency button for gas/power shut-off in all labs.	1	FA13	LS	\$176,884.38
	LSS4	(BLUE) - Provide secure entry vestibule to BLUE campus entry. Include new ramps up to entrance.	2	FA13	ADD	\$136,425.00
	LSS5	(SILVER) - Provide new secure front entry vestibule including storefront along bottom of stairway and glass wall above stair.	2	FA13	ADD	\$152,475.00
	LSS6	Upgrade fire alarm system at BHS. Add devices and related wiring to bring in to current building fire compliance (BHS exempt, not required by law).	2	BISD	FA	\$653,703.13
	LSS7	(SILVER) - Install new fire system in Silver campus.	2	FA13	FSPR	\$2,304,034.34
	LSS8	Provide fire exit for black box theater construction area.	2	BISD	REN	\$16,050.00
	LSS9	Softball Field - Install new 8' fence all around.	2	FA13	SF	\$76,906.25
	LSS10	Install site fencing.	2	FA19	SF	\$146,121.88
	LSS11	Football - Install 6' fence around the stands at the top of stadium and all surrounding stadium.	2	FA13	SF	\$230,718.75
	LSS12	Baseball Practice Field - New 6' fence.	3	FA13	SF	\$76,906.25
<b>ATHLETICS/ACTIVITIES</b>						<b>\$460,514.63</b>
	SP1	Baseball Field - Rebuild skin dirt (infield).	1	FA13	OTH	\$15,381.25
	SP2	Softball Field - Install new netting.	2	FA13	MEQ	\$79,982.50
	SP3	Baseball Field - Install new backstop netting.	2	FA13	MEQ	\$92,902.75
	SP4	Track - Add concrete curbs to shot put area.	2	FA13	OTH	\$7,690.63
	SP5	Provide culvert and fill in sod between baseball left field fence and concession building.	2	FA13	OTH	\$15,381.25
	SP6	Softball Field - Overhaul infield redrag, reset up, cut the lips.	2	FA13	OTH	\$15,381.25
	SP7	Softball Field - Construct new block wall.	2	FA13	OTH	\$15,381.25
	SP8	Tennis - Reseal joints between sidewalk and tennis surface.	2	FA13	OTH	\$15,381.25

# TRAVIS B. BRYAN HIGH 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
	SP9	Football - Re-strip and re-sod north side of stadium as shown.	2	FA13	OTH	\$18,457.50
	SP10	Softball practice field - Redo and regrade.	2	FA13	OTH	\$30,762.50
	SP11	Baseball Field - Construct new block wall.	2	FA13	OTH	\$46,143.75
	SP12	Baseball Field - Provide new dugout.	2	FA13	OTH	\$76,906.25
	SP13	Baseball Practice field - Regrade area.	4	FA13	OTH	\$30,762.50
<b>FOOD SERVICE</b>						<b>\$818,282.50</b>
	FS1	Replace serving lines.	2	BISD	MEQ	\$472,204.38
	FS2	Provide larger freezer/cooler.	3	BISD	MEQ	\$346,078.13

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
MP	Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects	\$1,765,500.00
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$16,584,440.79
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$36,927,174.59
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$7,121,037.25
4	Future Consideration - (Life Expectancy: 11+ years)	\$30,762.50
		<b>\$62,428,915.14</b>

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	1,765,500.00	100.00%	\$1,765,500.00
PRIORITY 1 TOTAL	16,584,440.79	100.00%	\$16,584,440.79
PRIORITY 2 TOTAL	36,927,174.59	100.00%	\$36,927,174.59
PRIORITY 3 TOTAL	7,121,037.25	50.00%	\$3,560,518.63
PRIORITY 4 TOTAL	30,762.50	25.00%	\$7,690.63
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			<b>\$58,845,324.64</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 656,727 SQ. FT. @ \$310.00			<b>\$264,660,981.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>22.23%</b>



# BRYAN COLLEGIATE HIGH SCHOOL



Physical Address:  
1901 Villa Maria Road  
Bryan, Texas 77802

Original Building Completed: 1957  
Total Building Area: 80,959 SF  
Site Acreage: 15 Acres  
Working Capacity: 672  
Enrollment (03/06/19): 445



# BRYAN COLLEGIATE HIGH SCHOOL

Site Aerial



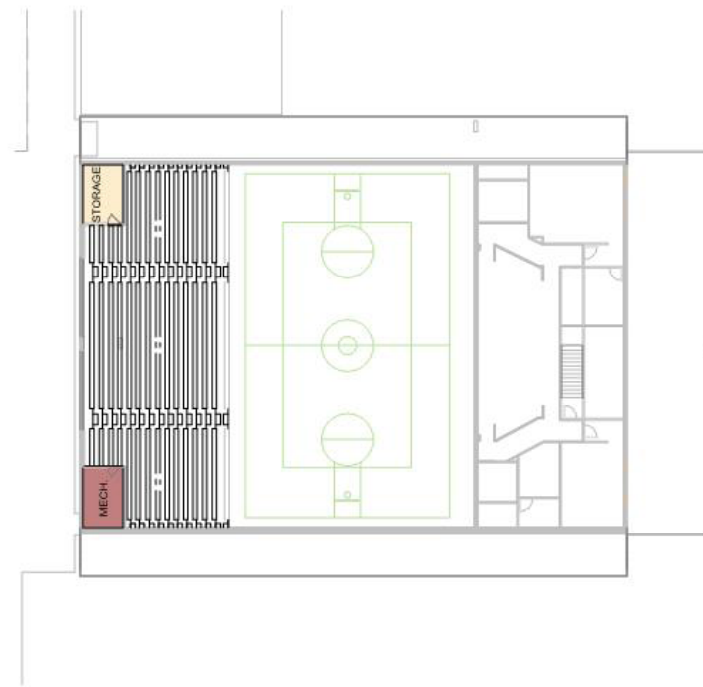
# BRYAN COLLEGIATE HIGH SCHOOL

## 1st Floor Plan



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





- DEPARTMENT LEGEND**
- ADMINISTRATION
  - ATHLETICS
  - AUDITORIUM
  - CAFETERIA
  - CIRCULATION
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  - HOPE'S LOCKER

# BRYAN COLLEGIATE HIGH 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	\$1,431,096.31
Priority - 2	\$5,906,304.70
Priority - 3	\$1,172,051.25
<b>Priority Totals</b>	<b>\$8,509,452.26</b>

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$261,481.25	\$20,764.69	\$0.00	\$0.00	\$282,245.94
Building Envelope	\$0.00	\$30,762.50	\$471,589.13	\$0.00	\$0.00	\$502,351.63
Architectural	\$0.00	\$499,797.00	\$4,402,595.25	\$18,457.50	\$0.00	\$4,920,849.75
Mechanical	\$0.00	\$162,426.00	\$135,355.00	\$0.00	\$0.00	\$297,781.00
Electrical	\$0.00	\$0.00	\$538,343.75	\$0.00	\$0.00	\$538,343.75
Plumbing	\$0.00	\$89,211.25	\$54,641.89	\$0.00	\$0.00	\$143,853.14
Technology	\$0.00	\$0.00	\$7,690.63	\$0.00	\$0.00	\$7,690.63
Life Safety & Security	\$0.00	\$373,575.19	\$275,324.38	\$0.00	\$0.00	\$648,899.56
Athletics/Activities	\$0.00	\$0.00	\$0.00	\$1,153,593.75	\$0.00	\$1,153,593.75
Food Service	\$0.00	\$13,843.13	\$0.00	\$0.00	\$0.00	\$13,843.13
<b>Discipline Totals</b>	<b>\$0.00</b>	<b>\$1,431,096.31</b>	<b>\$5,906,304.70</b>	<b>\$1,172,051.25</b>	<b>\$0.00</b>	<b>\$8,509,452.26</b>

<b>Total: MP</b>	\$0.00
<b>Total: MP+P1</b>	\$1,431,096.31
<b>Total: MP+P1+P2</b>	\$7,337,401.01
<b>Total: MP+P1+P2+P3</b>	\$8,509,452.26
<b>Total: MP+P1+P2+P3+P4</b>	<b>\$8,509,452.26</b>

# BRYAN COLLEGIATE HIGH 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
<b>CIVIL</b>						<b>\$282,245.94</b>
	C1	Replace old floor access door in prep room of science 301 (mitigate ponding water issue below slab). (Allowance)	1	FA13	SD	\$230,718.75
	C2	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$30,762.50
	C3	Rework site drainage at west sidewalk between building B and C.	2	FA19	SD	\$5,383.44
	C4	Pour concrete walks where there are walk paths across grounds.	2	BISD	SPN	\$15,381.25
<b>BUILDING ENVELOPE</b>						<b>\$502,351.63</b>
	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	\$30,762.50
	B2	Add awning to cover outside boilers and pumps at Lamar.	2	BISD	CNPY	\$23,071.88
	B3	Replace gym roof.	2	FA19	RFR	\$448,517.25
<b>ARCHITECTURAL</b>						<b>\$4,920,849.75</b>
	A1	Replace all knob door hardware with ADA lever hardware.	1	FA13	HDW	\$261,454.50
	A2	Provide enclosure around electrical transformer in 100 and 200 hall storage rooms.	1	FA13	REN	\$4,012.50
	A3	Add an exit from the cafeteria.	1	FA19	REN	\$16,050.00
	A4	Provide ADA accessibility to stage.	1	FA13	REN	\$25,680.00
	A5	Renovate boys' and girls' restroom (300 hall) to be ADA compliant.	1	FA13	REN	\$192,600.00
	A6	Replace existing lay-in ceiling tile and grid.	2	FA13	CLG	\$454,857.00
	A7	BCHS replace exterior door and frame LA18 in to room 110.	2	BISD	DR	\$4,815.00
	A8	Replace all gang restroom doors and hardware with louvers in them.	2	FA13	DR	\$8,988.00
	A9	Replace carpet and VCT flooring throughout entire facility.	2	FA13	FLR	\$454,937.25
	A10	Paint all previously painted surfaces in classrooms.	2	FA19	PTG	\$72,225.00
	A11	Paint all previously painted surfaces both inside and outside of the building.	2	FA13	PTG	\$192,600.00
	A12	Renovate coaches' office and dressing room to be ADA accessible and provide new finishes.	2	FA13	REN	\$77,040.00
	A13	Renovate boys' and girls' athletic locker rooms.	2	FA13	REN	\$80,250.00
	A14	Renovate room 106 to a computer lab.	2	FA13	REN	\$112,350.00
	A15	Renovate old office suite area 300 (old casework, non ADA restroom, mildew odor in the area).	2	FA13	REN	\$200,625.00
	A16	Renovate kitchen (including serving line floor). Allowance for new equipment is included. Provide additional space for relocation of office and expand cold storage space.	2	FA13	REN	\$1,123,500.00
	A17	Renovate science wing and old shops to be more representative of traditional science classroom setting.	2	FA19	REN	\$1,588,950.00
	A18	Repair cracks in halls at rooms (108, 100 hall boys' restroom, 104 and 105).	2	FA13	WR-I	\$2,568.00
	A19	Remove all old TV's from corner of classrooms and patch walls.	2	FA13	WR-I	\$28,890.00
	A20	Replace existing scoreboards in gym (2).	3	FA13	MEQ	\$18,457.50
<b>MECHANICAL</b>						<b>\$297,781.00</b>
	M1	Replace the mechanical boiler and pump.	1	FA13	MECH	\$162,426.00

# BRYAN COLLEGIATE HIGH 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
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$127,664.38
	M3	Service or replace restroom exhaust to eliminate odors.	2	FA19	MECH	\$7,690.63
<b>ELECTRICAL</b>						<b>\$538,343.75</b>
	E1	Replace existing lighting fixtures throughout facility.	2	FA13	LTG-I	\$538,343.75
<b>PLUMBING</b>						<b>\$143,853.14</b>
	P1	Add ADA accessible sink to nurse/clinic area.	1	FA13	PLF	\$6,152.50
	P2	Provide ADA accessible sink in laundry room 431.	1	FA13	PLF	\$6,152.50
	P3	Replace failing sewer line and grease trap.	1	BISD	PLSS	\$76,906.25
	P4	Install electric drinking fountains in the cafeteria.	2	FA19	DF	\$6,152.50
	P5	Provide ADA accessible sink in science room 301, 500, 501 & 502.	2	FA13	PLF	\$48,489.39
<b>TECHNOLOGY</b>						<b>\$7,690.63</b>
	T1	Install projector in gymnasium.	2	FA19	TECH	\$7,690.63
<b>LIFE SAFETY &amp; SECURITY</b>						<b>\$648,899.56</b>
	LSS1	Replace PA System.	1	FA19	PA	\$373,575.19
	LSS2	Provide exterior security lighting (6 poles).	2	FA13	LTG-E	\$218,413.75
	LSS3	Provide fencing around exterior of building.	2	BISD	SF	\$56,910.63
<b>ATHLETICS/ACTIVITIES</b>						<b>\$1,153,593.75</b>
	SP1	Add a soccer field.	3	FA19	OTH	\$1,153,593.75
<b>FOOD SERVICE</b>						<b>\$13,843.13</b>
	FS1	Provide washer/dryer.	1	BISD	MEQ	\$13,843.13

# BRYAN COLLEGIATE HIGH 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)	\$1,431,096.31
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$5,906,304.70
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$1,172,051.25
		<b>\$8,509,452.26</b>

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	1,431,096.31	100.00%	\$1,431,096.31
PRIORITY 2 TOTAL	5,906,304.70	100.00%	\$5,906,304.70
PRIORITY 3 TOTAL	1,172,051.25	50.00%	\$586,025.63
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			<b>\$7,923,426.64</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 80,959 SQ. FT. @ \$310.00			<b>\$32,626,477.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>24.29%</b>



# MC HARRIS HIGH SCHOOL



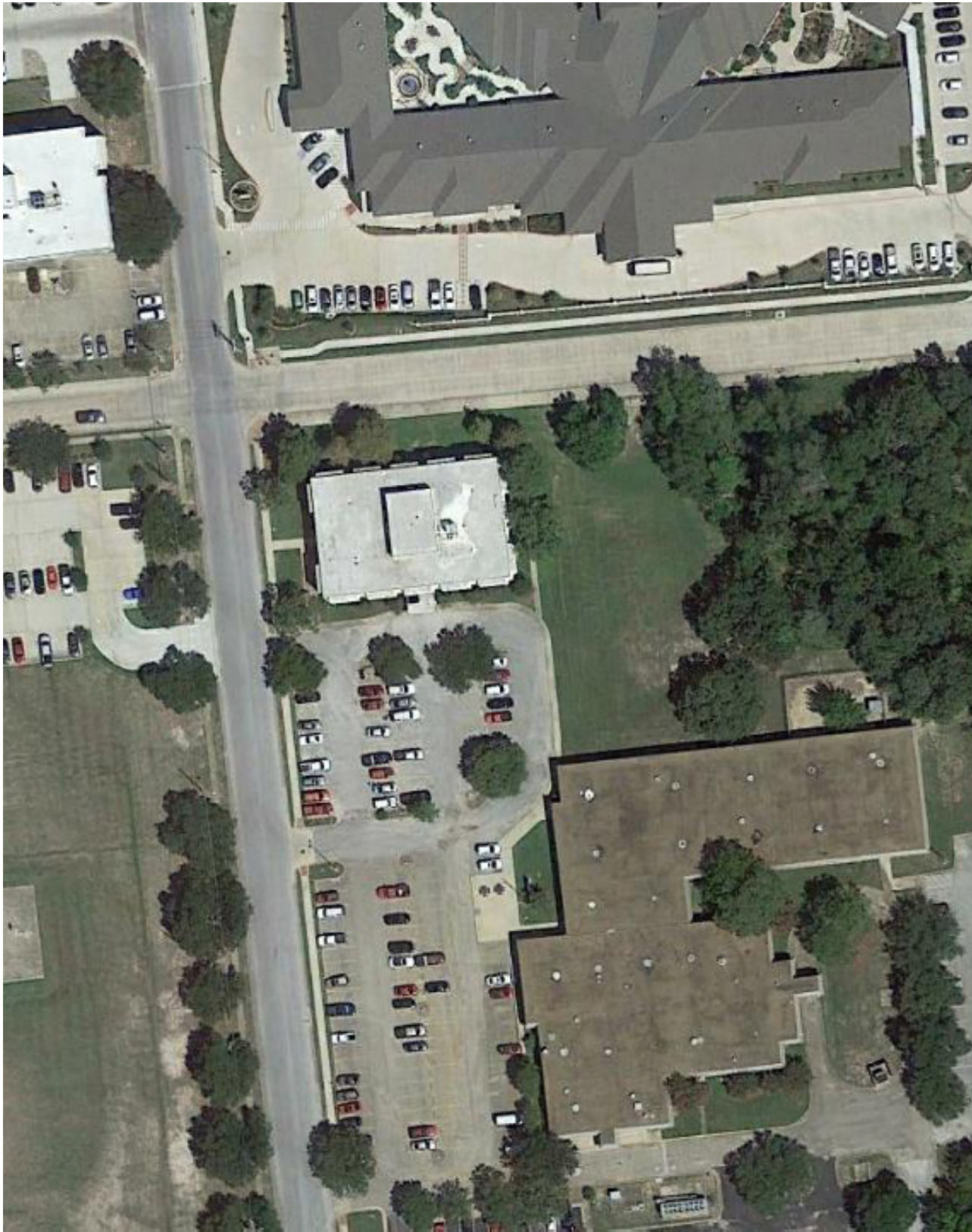
Physical Address:  
1305 Memorial Drive  
Bryan, Texas 77802

Original Building Completed: 1993  
Total Building Area: 37,994 SF  
Site Acreage: 8 Acres  
Working Capacity: 420  
Enrollment (03/06/19): 131



# MC HARRIS HIGH SCHOOL

Site Aerial





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

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# MC HARRIS HIGH 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	\$971,884.03
Priority - 2	\$1,170,860.88
Priority - 3	\$4,321,088.00
Priority - 4	\$363,766.56
<b>Priority Totals</b>	<b>\$6,827,599.47</b>

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$0.00	\$61,525.00	\$1,076,687.50	\$0.00	\$1,138,212.50
Building Envelope	\$0.00	\$0.00	\$11,535.94	\$384,531.25	\$0.00	\$396,067.19
Architectural	\$0.00	\$0.00	\$665,433.00	\$2,846,026.13	\$0.00	\$3,511,459.13
Mechanical	\$0.00	\$559,146.89	\$203,493.94	\$0.00	\$0.00	\$762,640.83
Electrical	\$0.00	\$269,171.88	\$179,960.63	\$0.00	\$0.00	\$449,132.50
Plumbing	\$0.00	\$0.00	\$25,840.50	\$0.00	\$19,226.56	\$45,067.06
Life Safety & Security	\$0.00	\$143,565.27	\$23,071.88	\$0.00	\$0.00	\$166,637.14
Food Service	\$0.00	\$0.00	\$0.00	\$13,843.13	\$344,540.00	\$358,383.13
<b>Discipline Totals</b>	<b>\$0.00</b>	<b>\$971,884.03</b>	<b>\$1,170,860.88</b>	<b>\$4,321,088.00</b>	<b>\$363,766.56</b>	<b>\$6,827,599.47</b>

<b>Total: MP</b>	\$0.00
<b>Total: MP+P1</b>	\$971,884.03
<b>Total: MP+P1+P2</b>	\$2,142,744.91
<b>Total: MP+P1+P2+P3</b>	\$6,463,832.91
<b>Total: MP+P1+P2+P3+P4</b>	<b>\$6,827,599.47</b>

# MC HARRIS HIGH 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
<b>CIVIL</b>						<b>\$1,138,212.50</b>
	C1	Remove and replace sidewalk.	2	FA13	SPR	\$61,525.00
	C2	Drainage and storm sewer repairs.	3	FA13	SD	\$76,906.25
	C3	Pavement repairs.	3	FA13	SPM	\$999,781.25
<b>BUILDING ENVELOPE</b>						<b>\$396,067.19</b>
	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.	2	FA13	WS	\$11,535.94
	B2	Replace all exterior windows with low "E" insulated glass.	3	FA13	WDW	\$384,531.25
<b>ARCHITECTURAL</b>						<b>\$3,511,459.13</b>
	A1	Widen sidewalk at ADA area (sidewalk is too narrow).	2	FA13	ADA	\$2,889.00
	A2	Repair and replace ADA ramp, multiple ramps need to be replaced throughout.	2	FA13	ADA	\$59,064.00
	A3	Install new 2X2 lay-in ceiling and light fixtures throughout entire facility.	2	FA13	CLG	\$388,410.00
	A4	Signage upgrades.	2	FA13	GRP	\$12,840.00
	A5	Install new marker boards and tack boards throughout entire facility (quantity 15).	2	FA13	MBTB	\$22,470.00
	A6	Paint exterior doors and patch and paint plaster soffits and walls.	2	FA13	PTG	\$3,210.00
	A7	Renovate two (2) staff restrooms for ADA accessibility.	2	FA13	REN	\$88,275.00
	A8	Renovate mens' and womens' restroom for ADA accessibility (2-14'X5").	2	FA13	REN	\$88,275.00
	A9	Remove and replace existing lower and upper casework cabinets throughout building.	3	FA13	CWK	\$104,325.00
	A10	Replace all interior doors (ensure exit door in room 15 swings out).	3	FA13	DR	\$179,760.00
	A11	Replace/repair concrete kitchen floor.	3	BISD	FLR	\$104,325.00
	A12	Replace carpet and VCT throughout entire facility.	3	FA13	FLR	\$662,704.50
	A13	Remove/replace existing fume hoods in science lab room 15.	3	FA13	MEQ	\$32,300.63
	A14	Repaint interior and exterior of the entire facility. Remove existing vinyl wall covering, prep walls and paint.	3	FA13	PTG	\$150,870.00
	A15	Remove residential bath tub from locker space and convert room to storage area.	3	FA13	REN	\$2,889.00
	A16	Demo existing restrooms in room 14 and convert into storage.	3	FA13	REN	\$8,025.00
	A17	Renovate single restroom in staff room for ADA accessibility.	3	FA13	REN	\$40,125.00
	A18	Renovate existing toilet and shower in VET area for ADA accessibility.	3	FA13	REN	\$56,175.00
	A19	Renovate single restroom in room 24 for ADA accessibility.	3	FA13	REN	\$61,792.50
	A20	Renovate existing unused/remediated space and convert into classroom and support space. (3800 sf)	3	FA13	REN	\$481,500.00
	A21	Renovate and upgrade existing kitchen to accommodate serving (include allowance for equipment, new quarry tile floor, new ceramic wall tile, new lighting and restroom ADA accessibility).	3	FA13	REN	\$898,800.00
	A22	Provide chair rail around walls at all classrooms to protect walls from chairs and tables.	3	FA13	WR-I	\$62,434.50
<b>MECHANICAL</b>						<b>\$762,640.83</b>



# MC HARRIS HIGH 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
	M1	Provide dedicated self-contained AC units for the MDF and each IDF.	1	FA13	HVAC	\$73,830.00
	M2	Replace all AHU's.	1	FA13	MECH	\$485,316.89
	M3	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$99,978.13
	M4	Replace all mechanical controls.	2	FA13	MECH	\$103,515.81
<b>ELECTRICAL</b>						<b>\$449,132.50</b>
	E1	Replace electrical distribution with 480 volt.	1	FA13	ELE	\$269,171.88
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$35,376.88
	E3	Install new security lighting around building.	2	FA13	LTG-I	\$144,583.75
<b>PLUMBING</b>						<b>\$45,067.06</b>
	P1	Remove/replace four (4) electrical drinking fountains in hallways.	2	FA13	DF	\$25,840.50
	P2	Install floor drains in front of equipment.	4	BISD	PLFD	\$19,226.56
<b>LIFE SAFETY &amp; SECURITY</b>						<b>\$166,637.14</b>
	LSS1	Security camera updates (facility-wide).	1	FA13	SCM	\$105,112.14
	LSS2	Install card readers on strategic doors for controlled access.	1	BISD	SCR	\$38,453.13
	LSS3	Install site fencing.	2	FA19	SF	\$23,071.88
<b>FOOD SERVICE</b>						<b>\$358,383.13</b>
	FS1	Provide washer/dryer.	3	BISD	MEQ	\$13,843.13
	FS2	Replace serving line.	4	BISD	MEQ	\$113,821.25
	FS3	Provide walk-in freezer/cooler.	4	BISD	MEQ	\$230,718.75

# MC HARRIS HIGH 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
		<b>\$6,827,599.47</b>

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))			<b>\$4,394,230.55</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 37,994 SQ. FT. @ \$310.00			<b>\$15,311,582.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>28.70%</b>



# MC HARRIS ANNEX HIGH SCHOOL



Physical Address:  
1307 Memorial Drive  
Bryan, Texas 77802

Original Building Completed: 1993  
Total Building Area: 19,284 SF



# MC HARRIS ANNEX HIGH SCHOOL

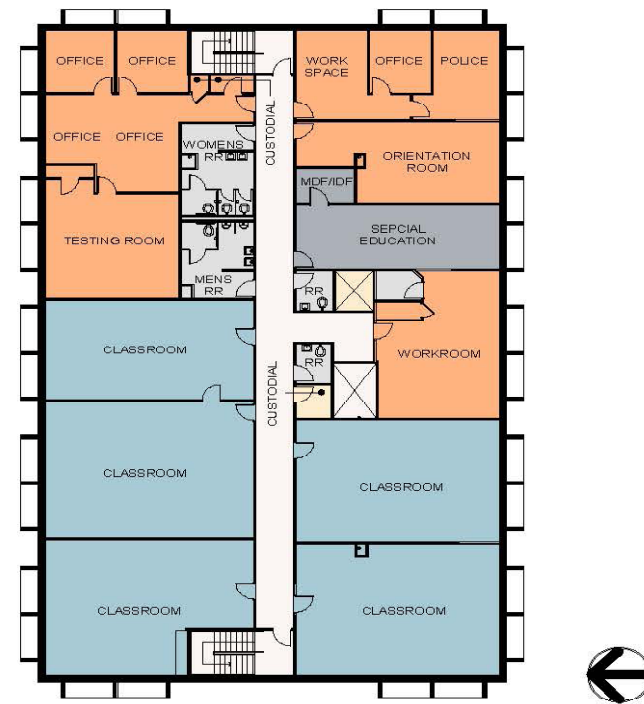
Site Aerial





**DEPARTMENT LEGEND**

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



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

# MC HARRIS ANNEX HIGH 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	\$1,160,240.93
Priority - 2	\$1,344,535.25
Priority - 3	\$616,299.94
<b>Priority Totals</b>	<b>\$3,121,076.12</b>

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$0.00	\$422,984.38	\$30,762.50	\$0.00	\$453,746.88
Building Envelope	\$0.00	\$0.00	\$12,305.00	\$163,810.31	\$0.00	\$176,115.31
Architectural	\$0.00	\$0.00	\$824,649.00	\$189,470.25	\$0.00	\$1,014,119.25
Mechanical	\$0.00	\$423,138.19	\$57,679.69	\$0.00	\$0.00	\$480,817.88
Electrical	\$0.00	\$289,167.50	\$26,917.19	\$213,645.56	\$0.00	\$529,730.25
Plumbing	\$0.00	\$0.00	\$0.00	\$18,611.31	\$0.00	\$18,611.31
Life Safety & Security	\$0.00	\$447,935.25	\$0.00	\$0.00	\$0.00	\$447,935.25
<b>Discipline Totals</b>	<b>\$0.00</b>	<b>\$1,160,240.93</b>	<b>\$1,344,535.25</b>	<b>\$616,299.94</b>	<b>\$0.00</b>	<b>\$3,121,076.12</b>

<b>Total: MP</b>	\$0.00
<b>Total: MP+P1</b>	\$1,160,240.93
<b>Total: MP+P1+P2</b>	\$2,504,776.18
<b>Total: MP+P1+P2+P3</b>	\$3,121,076.12
<b>Total: MP+P1+P2+P3+P4</b>	<b>\$3,121,076.12</b>

# MC HARRIS ANNEX HIGH 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
<b>CIVIL</b>						<b>\$453,746.88</b>
	C1	DAEP - Provide awning and complete parking curb. (assume canopy 100 sf canopy)	2	BISD	SPM	\$7,690.63
	C2	Pavement repairs.	2	FA13	SPM	\$384,531.25
	C3	Remove and replace sidewalk.	2	FA13	SPR	\$30,762.50
	C4	Drainage and storm sewer repairs.	3	FA13	SD	\$30,762.50
<b>BUILDING ENVELOPE</b>						<b>\$176,115.31</b>
	B1	Repair wet glaze seal on all deteriorated and damaged window glazing gaskets. Replace missing window frame mullion caps.	2	FA13	WDW	\$12,305.00
	B2	Repair exterior canopy and replace light fixture.	3	FA13	CNPY	\$2,307.19
	B3	Replace all existing single ply roof areas.	3	FA13	RFR	\$153,812.50
	B4	Provide miscellaneous repairs at walls.	3	FA13	WR-E	\$7,690.63
<b>ARCHITECTURAL</b>						<b>\$1,014,119.25</b>
	A1	Install new 2X2 lay-in ceiling tile throughout facility (include new gypsum pad ceilings at all restrooms.	2	FA13	CLG	\$105,769.50
	A2	Provide new rubber risers and treads at stairs.	2	FA13	FLR	\$6,741.00
	A3	Paint exterior doors and patch and paint plaster soffits and walls.	2	FA13	PTG	\$40,125.00
	A4	Re-paint all previously painted surfaces both inside and outside of the building. Remove existing wall covering and patch as required.	2	FA13	PTG	\$62,113.50
	A5	Renovate office 101 restroom for ADA accessibility.	2	FA13	REN	\$80,250.00
	A6	Renovate gang mens' and womens' restrooms on second (2nd) floor to make for ADA accessibility (2-12X7').	2	FA13	REN	\$88,275.00
	A7	Renovate staff restroom (205 suite) for ADA accessibility (7'X8').	2	FA13	REN	\$88,275.00
	A8	Renovate first floor mens' and womens' restrooms for ADA accessibility.	2	FA13	REN	\$176,550.00
	A9	Renovate first floor mens' and womens' for ADA accessibility.	2	FA13	REN	\$176,550.00
	A10	Install new computer tables with cable management system in computer room 108 (quantity 12 - 6' table).	3	FA13	CWK	\$28,890.00
	A11	Provide new graphic signage throughout facility.	3	FA13	GRP	\$6,821.25
	A12	Install one (1) new 12' marker board and tack board in room 102.	3	FA13	MBTB	\$1,284.00
	A13	Provide chair rail around walls at all classrooms to protect walls from chairs and tables.	3	FA13	WR-I	\$152,475.00
<b>MECHANICAL</b>						<b>\$536,190.38</b>
	M1	Replace one air handling unit.	1	FA13	MECH	\$75,214.31
	M2	Replace heating water boiler and pump (1980).	1	FA13	MECH	\$131,048.25
	M3	Replace cooling tower.	1	FA13	MECH	\$216,875.63
	M4	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	MECH	\$57,679.69
	M5	Replace condenser water pump (1980).	NA	FA13	MECH	\$55,372.50
<b>ELECTRICAL</b>						<b>\$529,730.25</b>
	E1	Replace electrical distribution.	1	FA13	ELE	\$289,167.50
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$26,917.19



# MC HARRIS ANNEX HIGH 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
	E3	Install new 2x4 fluorescent lights throughout the building with LED.	3	FA13	LTG-I	\$213,645.56
<b>PLUMBING</b>						<b>\$18,611.31</b>
	P1	Replace electric drinking fountains (quantity 4).	3	FA13	DF	\$18,611.31
<b>LIFE SAFETY &amp; SECURITY</b>						<b>\$447,935.25</b>
	LSS1	Provide secure front entry with card reader access.	1	FA13	ADD	\$88,275.00
	LSS2	Install new fire sprinkler system.	1	FA13	FSPR	\$307,615.77
	LSS3	Security camera updates (facility-wide).	1	FA13	SCM	\$52,044.47

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,160,240.93
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,344,535.25
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$616,299.94
		<b>\$3,121,076.12</b>

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	1,160,240.93	100.00%	\$1,160,240.93
PRIORITY 2 TOTAL	1,344,535.25	100.00%	\$1,344,535.25
PRIORITY 3 TOTAL	616,299.94	50.00%	\$308,149.97
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			<b>\$2,812,926.15</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 19,284 SQ. FT. @ \$310.00			<b>\$7,771,452.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>36.20%</b>

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# JAMES EARL RUDDER HIGH SCHOOL



Physical Address:  
3251 Austin's Colony Parkway  
Bryan, Texas 77808

Original Building Completed: 2008  
Total Building Area: 416,040 SF  
Site Acreage: 99 Acres  
Working Capacity: 2,160  
Enrollment (03/06/19): 1,556

# JAMES EARL RUDDER HIGH SCHOOL

Site Aerial

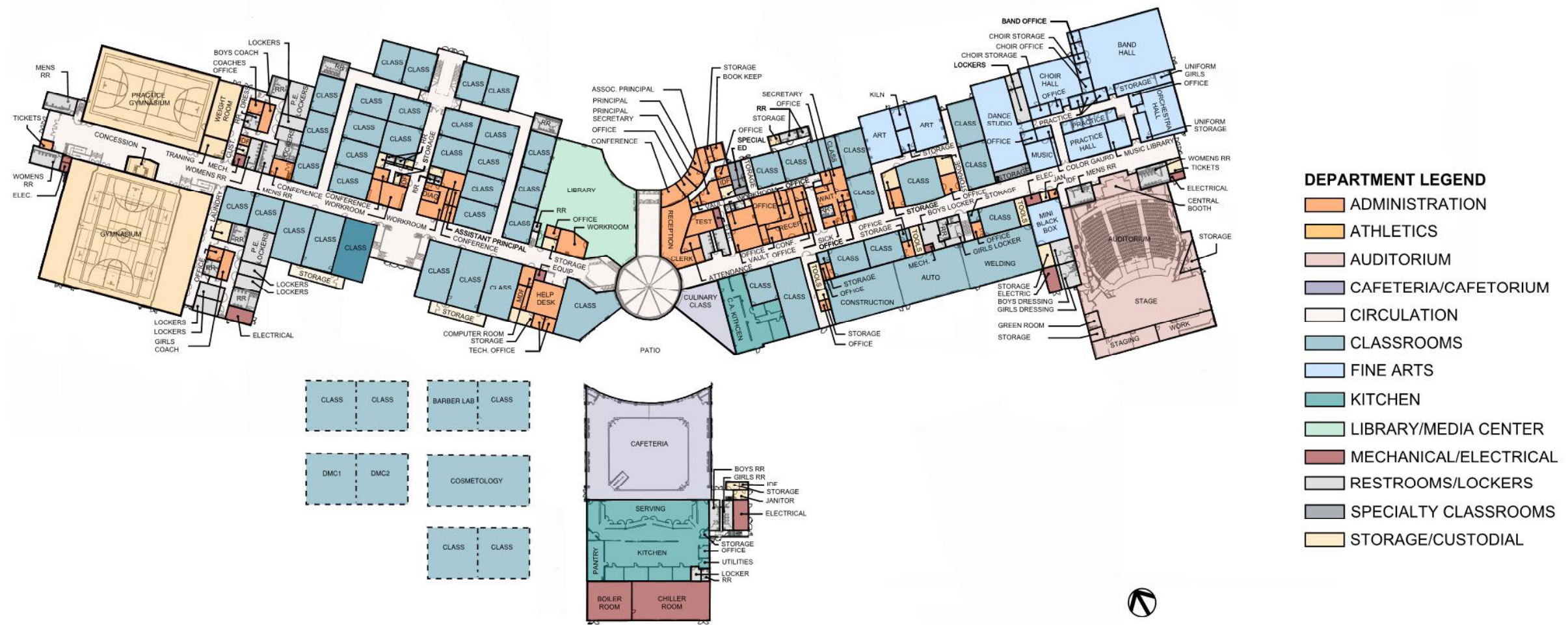




# JAMES EARL RUDDER HIGH SCHOOL

1st Floor Plan

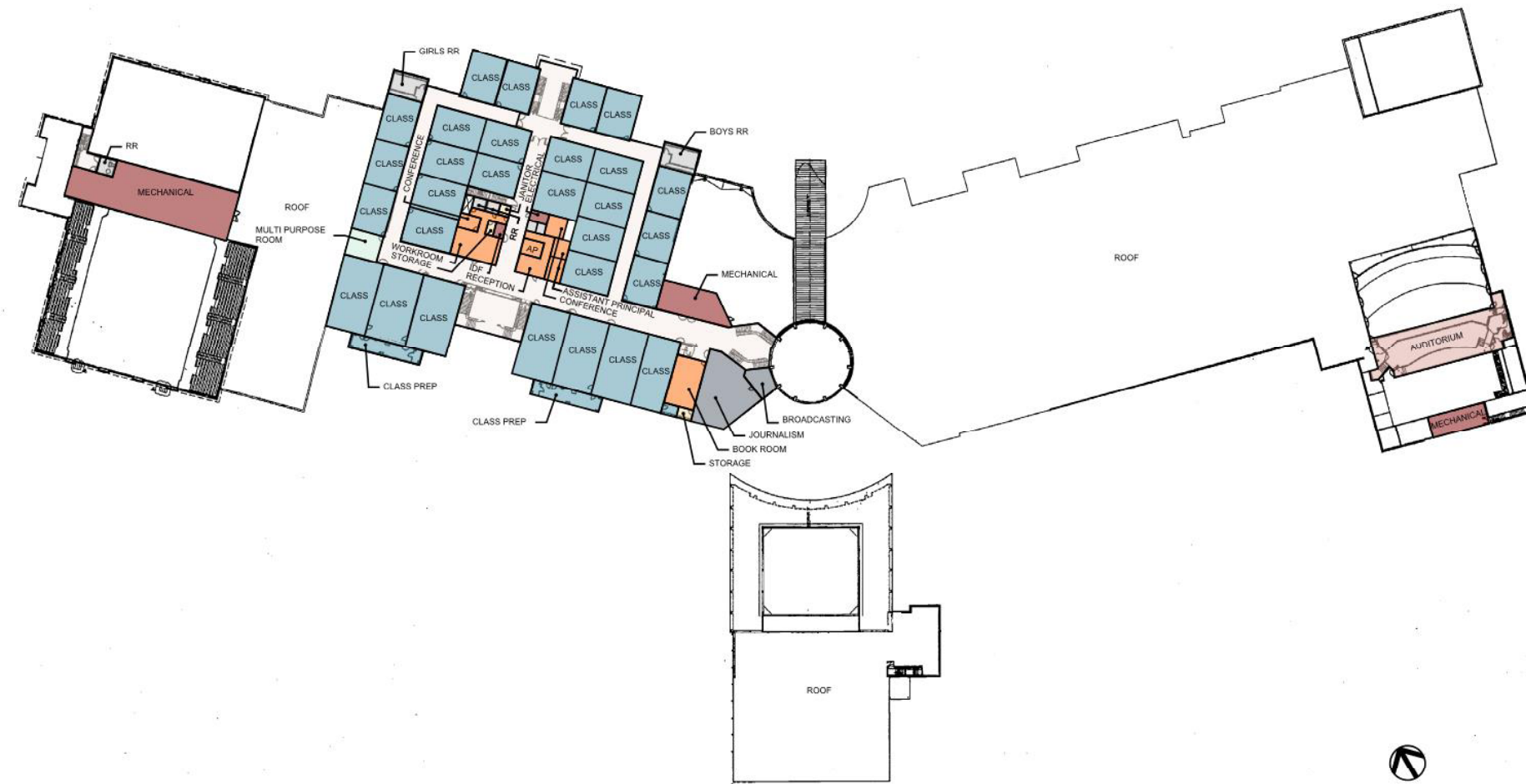
Main Building



# JAMES EARL RUDDER HIGH SCHOOL

## 2nd Floor Plan

### Main Building



#### DEPARTMENT LEGEND

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

# JAMES EARL RUDDER HIGH 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	\$1,034,469.31
Priority - 2	\$15,381,440.59
Priority - 3	\$3,823,344.06
Priority - 4	\$8,667,000.00
<b>Priority Totals</b>	<b>\$28,906,253.97</b>

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$6,152.50	\$1,269,722.19	\$0.00	\$0.00	\$1,275,874.69
Building Envelope	\$0.00	\$11,535.94	\$26,917.19	\$0.00	\$0.00	\$38,453.13
Architectural	\$0.00	\$208,650.00	\$12,380,328.00	\$3,662,610.00	\$8,667,000.00	\$24,918,588.00
Mechanical	\$0.00	\$392,837.13	\$583,257.00	\$37,684.06	\$0.00	\$1,013,778.19
Electrical	\$0.00	\$172,270.00	\$153,197.25	\$123,050.00	\$0.00	\$448,517.25
Plumbing	\$0.00	\$23,071.88	\$95,286.84	\$0.00	\$0.00	\$118,358.72
Life Safety & Security	\$0.00	\$219,951.88	\$464,513.75	\$0.00	\$0.00	\$684,465.63
Athletics/Activities	\$0.00	\$0.00	\$408,218.38	\$0.00	\$0.00	\$408,218.38
<b>Discipline Totals</b>	<b>\$0.00</b>	<b>\$1,034,469.31</b>	<b>\$15,381,440.59</b>	<b>\$3,823,344.06</b>	<b>\$8,667,000.00</b>	<b>\$28,906,253.97</b>

<b>Total: MP</b>	\$0.00
<b>Total: MP+P1</b>	\$1,034,469.31
<b>Total: MP+P1+P2</b>	\$16,415,909.91
<b>Total: MP+P1+P2+P3</b>	\$20,239,253.97
<b>Total: MP+P1+P2+P3+P4</b>	<b>\$28,906,253.97</b>



# JAMES EARL RUDDER HIGH 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
<b>CIVIL</b>						<b>\$1,275,874.69</b>
	C1	Bring in topsoil and sod (or pour a sidewalk) between field house and coaches' parking.	1	BISD	SGF	\$6,152.50
	C2	Provide marching band practice lot without obstructions. (50yds x 80 yds; approximately 45,000 sf)	2	FA19	OTH	\$830,587.50
	C3	Provide drainage solution at bus loading area.	2	FA19	SD	\$11,535.94
	C4	Install detention wall to stop erosion on side of detention pond.	2	BISD	SD	\$30,762.50
	C5	Regrade around portables to minimize muddy site runoff over sidewalks.	2	FA19	SGF	\$6,152.50
	C6	Pave current open ground on the back side of RHS by the cafeteria to create additional staff parking near the building.	2	BISD	SPN	\$153,812.50
	C7	Add parking on west side of new CTE classroom building (approximately 14,000 sf allowing for 22 parking spaces.)	2	FA19	SPN	\$236,871.25
<b>BUILDING ENVELOPE</b>						<b>\$38,453.13</b>
	B1	Repair roof flashing and tie-in at enclosed courtyard.	1	FA19	RFM	\$11,535.94
	B2	Provide miscellaneous repairs at roof.	2	FA13	RFR	\$15,381.25
	B3	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$11,535.94
<b>ARCHITECTURAL</b>						<b>\$24,918,588.00</b>
	A1	Construct new prefabricated football press box.	1	FA19	ADD	\$192,600.00
	A2	Renovate security vestibule to create more secure environment.	1	BISD	REN	\$16,050.00
	A3	Add classroom addition. (14,000SF @ \$265 per SF an 2000SF @ \$320 per SF)	2	FA19	ADD	\$6,984,960.00
	A4	Install storefront walls/doors (approx 20' x 15' each) at both ends of the main hall to access the gyms and the PAC without allowing access to the rest of the building for after school events. Include twelve (12) panic bar doors for emergency egress out.	2	BISD	DR	\$64,200.00
	A5	Provide 2" wide tack strips in hallways.	2	FA13	MBTB	\$8,025.00
	A6	Install second dry marker board at all classrooms.	2	FA13	MBTB	\$73,830.00
	A7	Repaint ceiling in room 1122 (paint on ceiling peeling).	2	FA19	PTG	\$9,309.00
	A8	Renovate boys' locker room 1120 and girls' locker room 1118. Install benches in front of lockers (8-3' long), replace lay-in ceiling with plaster, and install exhaust in toilet area.	2	FA13	REN	\$31,779.00
	A9	Renovate kitchen. Relocate air screen, replace mop holder, and fire proof exposed column in dry storage.	2	FA13	REN	\$40,125.00
	A10	Provide dressing rooms for dance with toilet and showers (renovate existing ensemble room).	2	FA13	REN	\$353,100.00
	A11	Reconfigure administrative suite to provide more offices.	2	FA19	REN	\$4,815,000.00
	A12	Field House - Provide trophy case in foyer of field house.	3	FA13	CWK	\$12,840.00
	A13	Replace all flooring material in the campus.	3	FA19	FLR	\$2,831,220.00
	A14	Repaint all previously painted surfaces outside and inside of the building.	3	FA13	PTG	\$417,300.00
	A15	Renovate AV production, AV engineering and sound recording.	3	FA19	REN	\$48,150.00

# JAMES EARL RUDDER HIGH 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	Update FCS 1111: Remove casework, patch floor and wall, install new stainless bases and stainless open wire rack shelving, and install mop sink in adjacent storage. (111 LF of casework at \$500 per foot and 1365 SF at \$4.00 per foot).	3	FA19	REN	\$112,350.00
	A17	Renovate existing classroom into broadcasting studio.	3	FA13	REN	\$240,750.00
	A18	Construct a new competition gym (1000 seats).	4	FA13	ADD	\$8,667,000.00
<b>MECHANICAL</b>						<b>\$1,013,778.19</b>
	M1	Provide 100% exhaust at all chemical storage areas.	1	FA19	HVAC	\$113,821.25
	M2	Add 10" taps to chill water supply & return for temp chiller.	1	FA13	MECH	\$29,532.00
	M3	Air filtration in construction lab.	1	FA19	MECH	\$99,978.13
	M4	Provide a FM 200 for NOC backup and add to generator control valve in the chill water bypass.	1	FA13	MECH	\$149,505.75
	M5	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$149,505.75
	M6	Repair/replace non functioning exhaust fans in all restrooms.	2	FA13	HVAC	\$247,638.13
	M7	Provide a centrifugal separator for the cooling tower condenser water piping.	2	FA13	MECH	\$73,830.00
	M8	Add AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$112,283.13
	M9	Install fume hood at family consumer science room 1111.	3	FA13	HVAC	\$11,535.94
	M10	Provide instrument storage in band hall (150').	3	FA13	HVAC	\$16,150.31
	M11	Provide climate controlled instrument storage at Orchestra.	3	FA13	MEQ	\$9,997.81
<b>ELECTRICAL</b>						<b>\$448,517.25</b>
	E1	Provide exterior lighting along Kanger Drive (pole lights).	1	FA13	ELE	\$172,270.00
	E2	Install 3-way light switch at door between labs - Room 1702.	2	FA13	ELE	\$5,383.44
	E3	Provide controllable switch for lights in rotunda.	2	FA13	ELE	\$10,920.69
	E4	Field House - Provide additional electrical outlets in coaches' offices.	2	FA13	ELE	\$14,612.19
	E5	Add lighting at gym lobby.	2	FA13	ELE	\$22,302.81
	E6	Provide robotic lighting appliance (Allowance -stage lighting).	2	FA13	ELE	\$43,067.50
	E7	Connect all exterior and interior lighting to mechanical controls.	2	FA13	LTG-E	\$56,910.63
	E8	PAC LED lighting.	3	FA19	LTG-I	\$123,050.00
<b>PLUMBING</b>						<b>\$118,358.72</b>
	P1	Install water heater (hot water currently coming from main building).	1	BISD	PLWH	\$23,071.88
	P2	Replace corroded copper piping in main mechanical room.	2	FA13	PLDW	\$47,681.88
	P3	Repair floor drain trap in dressing room 1941.	2	FA13	PLFD	\$1,461.22
	P4	Provide clean outs for sanitary lines - (Allowance).	2	FA13	PLSS	\$46,143.75
<b>LIFE SAFETY &amp; SECURITY</b>						<b>\$684,465.63</b>
	LSS1	Extend PA system to field house and portables.	1	FA19	PA	\$92,287.50
	LSS2	Upgrade existing card readers.	1	BISD	SCR	\$27,686.25
	LSS3	Provide new secure front entry vestibule.	1	FA13	SEC	\$99,978.13
	LSS4	Repair/replace/all emergency shut off gas, water, power at all labs.	2	FA13	LS	\$38,453.13

# JAMES EARL RUDDER HIGH 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
	LSS5	Install chain link fence around transformer and electrical panels at room 1117A storage.	2	FA13	SF	\$6,152.50
	LSS6	Provide fencing.	2	BISD	SF	\$419,908.13
<b>ATHLETICS/ACTIVITIES</b>						<b>\$408,218.38</b>
	SP1	Softball - Backstop netting.	2	FA13	MEQ	\$69,215.63
	SP2	Baseball - Prop. Netting too far end of dugouts.	2	FA13	MEQ	\$92,902.75
	SP3	Baseball - Remove and readjust locations of existing fence by sidewalk.	2	FA13	OTH	\$15,381.25
	SP4	Softball - Construct block wall.	2	FA13	OTH	\$15,381.25
	SP5	Provide new scoreboard at football field.	2	FA19	OTH	\$30,762.50
	SP6	Softball - Batting cage, re-net, rehang and re-turf.	2	FA13	OTH	\$38,453.13
	SP7	Softball - Construct a new dugout.	2	FA13	OTH	\$46,143.75
	SP8	Baseball - Batting cages-re-net, rehang, pitching cages (re-turf).	2	FA13	OTH	\$46,143.75
	SP9	Football Field - Repair drainage around field.	2	FA13	OTH	\$53,834.38

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,034,469.31
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$15,381,440.59
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$3,823,344.06
4	Future Consideration - (Life Expectancy: 11+ years)	\$8,667,000.00
		<b>\$28,906,253.97</b>

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	1,034,469.31	100.00%	\$1,034,469.31
PRIORITY 2 TOTAL	15,381,440.59	100.00%	\$15,381,440.59
PRIORITY 3 TOTAL	3,823,344.06	50.00%	\$1,911,672.03
PRIORITY 4 TOTAL	8,667,000.00	25.00%	\$2,166,750.00
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			<b>\$20,494,331.94</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 294,712 SQ. FT. @ \$310.00			<b>\$118,768,936.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>17.26%</b>

# JAMES EARL RUDDER HIGH 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
<b>CIVIL</b>						<b>\$1,275,874.69</b>
	C1	Bring in topsoil and sod (or pour a sidewalk) between field house and coaches' parking.	1	BISD	SGF	\$6,152.50
	C2	Provide marching band practice lot without obstructions. (50yds x 80 yds; approximately 45,000 sf)	2	FA19	OTH	\$830,587.50
	C3	Provide drainage solution at bus loading area.	2	FA19	SD	\$11,535.94
	C4	Install detention wall to stop erosion on side of detention pond.	2	BISD	SD	\$30,762.50
	C5	Regrade around portables to minimize muddy site runoff over sidewalks.	2	FA19	SGF	\$6,152.50
	C6	Pave current open ground on the back side of RHS by the cafeteria to create additional staff parking near the building.	2	BISD	SPN	\$153,812.50
	C7	Add parking on west side of new CTE classroom building (approximately 14,000 sf allowing for 22 parking spaces.)	2	FA19	SPN	\$236,871.25
<b>BUILDING ENVELOPE</b>						<b>\$38,453.13</b>
	B1	Repair roof flashing and tie-in at enclosed courtyard.	1	FA19	RFM	\$11,535.94
	B2	Provide miscellaneous repairs at roof.	2	FA13	RFR	\$15,381.25
	B3	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$11,535.94
<b>ARCHITECTURAL</b>						<b>\$24,918,588.00</b>
	A1	Construct new prefabricated football press box.	1	FA19	ADD	\$192,600.00
	A2	Renovate security vestibule to create more secure environment.	1	BISD	REN	\$16,050.00
	A3	Add classroom addition. (14,000SF @ \$265 per SF an 2000SF @\$320 per SF)	2	FA19	ADD	\$6,984,960.00
	A4	Install storefront walls/doors (approx 20' x 15' each) at both ends of the main hall to access the gyms and the PAC without allowing access to the rest of the building for after school events. Include twelve (12) panic bar doors for emergency egress out.	2	BISD	DR	\$64,200.00
	A5	Provide 2" wide tack strips in hallways.	2	FA13	MBTB	\$8,025.00
	A6	Install second dry marker board at all classrooms.	2	FA13	MBTB	\$73,830.00
	A7	Repaint ceiling in room 1122 (paint on ceiling peeling).	2	FA19	PTG	\$9,309.00
	A8	Renovate boys' locker room 1120 and girls' locker room 1118. Install benches in front of lockers (8-3' long), replace lay-in ceiling with plaster, and install exhaust in toilet area.	2	FA13	REN	\$31,779.00
	A9	Renovate kitchen. Relocate air screen, replace mop holder, and fire proof exposed column in dry storage.	2	FA13	REN	\$40,125.00
	A10	Provide dressing rooms for dance with toilet and showers (renovate existing ensemble room).	2	FA13	REN	\$353,100.00
	A11	Reconfigure administrative suite to provide more offices.	2	FA19	REN	\$4,815,000.00
	A12	Field House - Provide trophy case in foyer of field house.	3	FA13	CWK	\$12,840.00
	A13	Replace all flooring material in the campus.	3	FA19	FLR	\$2,831,220.00
	A14	Repaint all previously painted surfaces outside and inside of the building.	3	FA13	PTG	\$417,300.00
	A15	Renovate AV production, AV engineering and sound recording.	3	FA19	REN	\$48,150.00