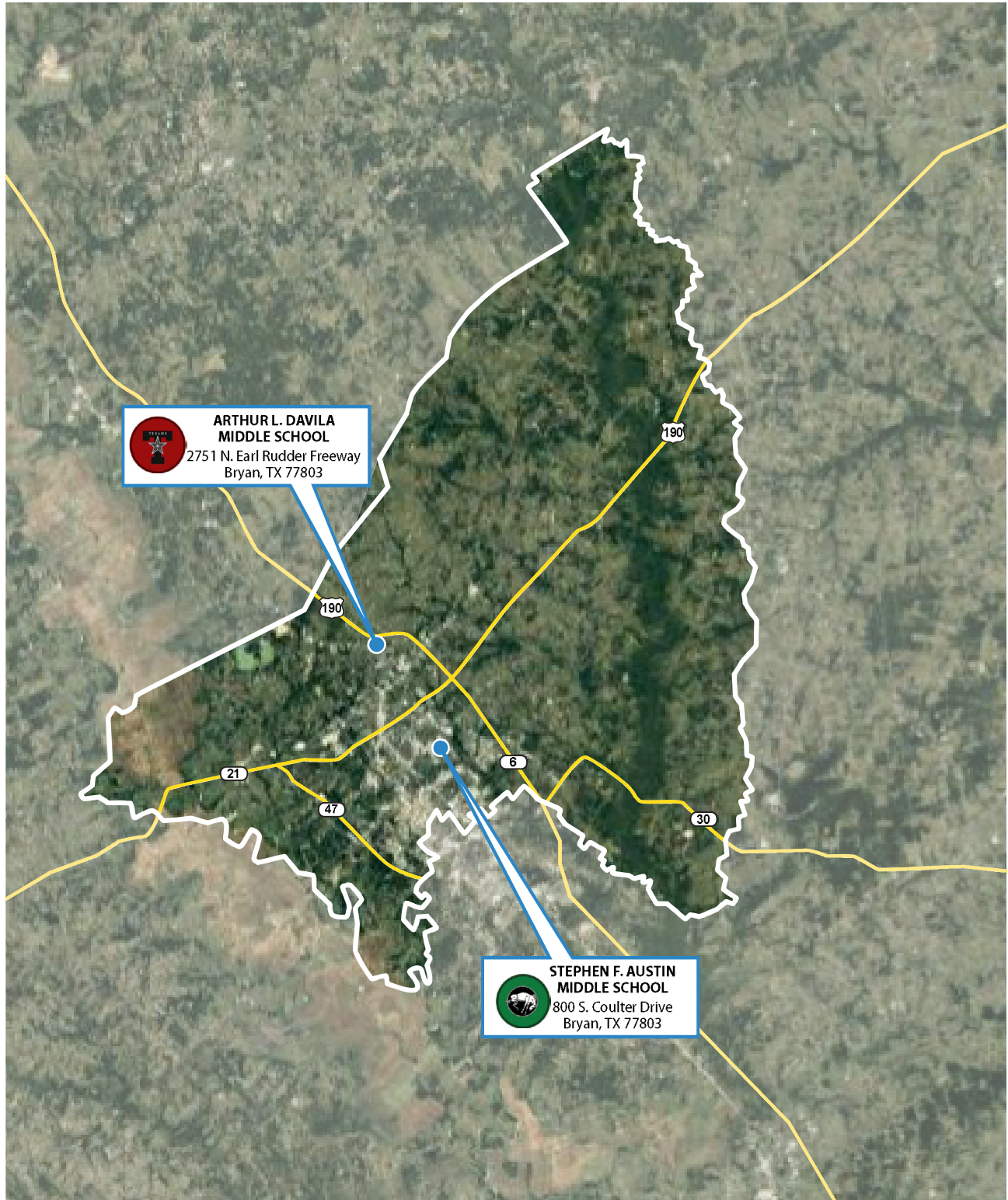


BRYAN ISD MIDDLE SCHOOL KEY MAP



STEPHEN F. AUSTIN MIDDLE SCHOOL



Physical Address:
800 South Coulter Drive
Bryan, Texas 77803

Original Building Completed: 1938
Total Building Area: 194,702 SF
Site Acreage: 80 Acres
Working Capacity: 1,298
Enrollment (03/06/19): 1,188

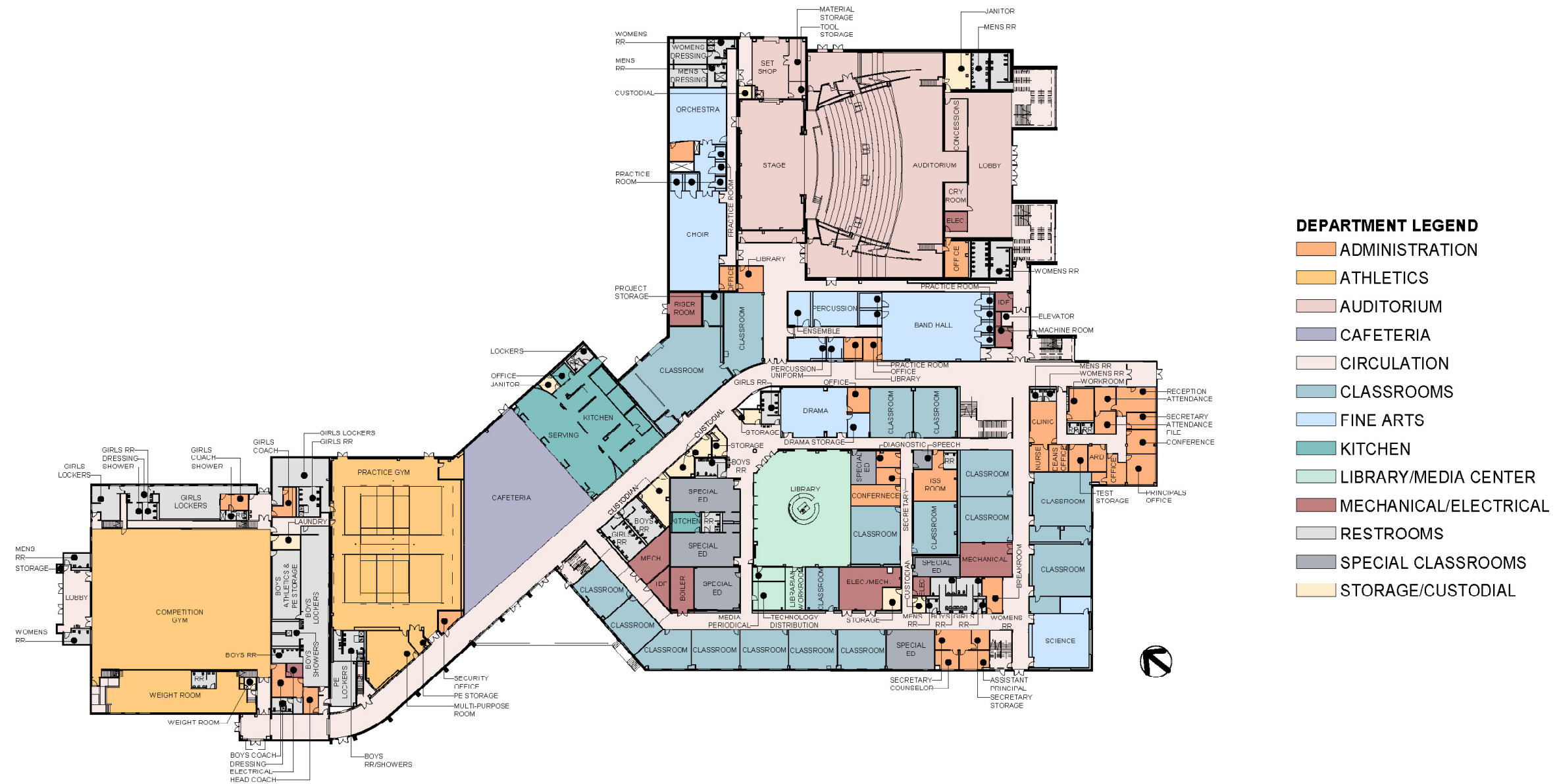
STEPHEN F. AUSTIN MIDDLE SCHOOL

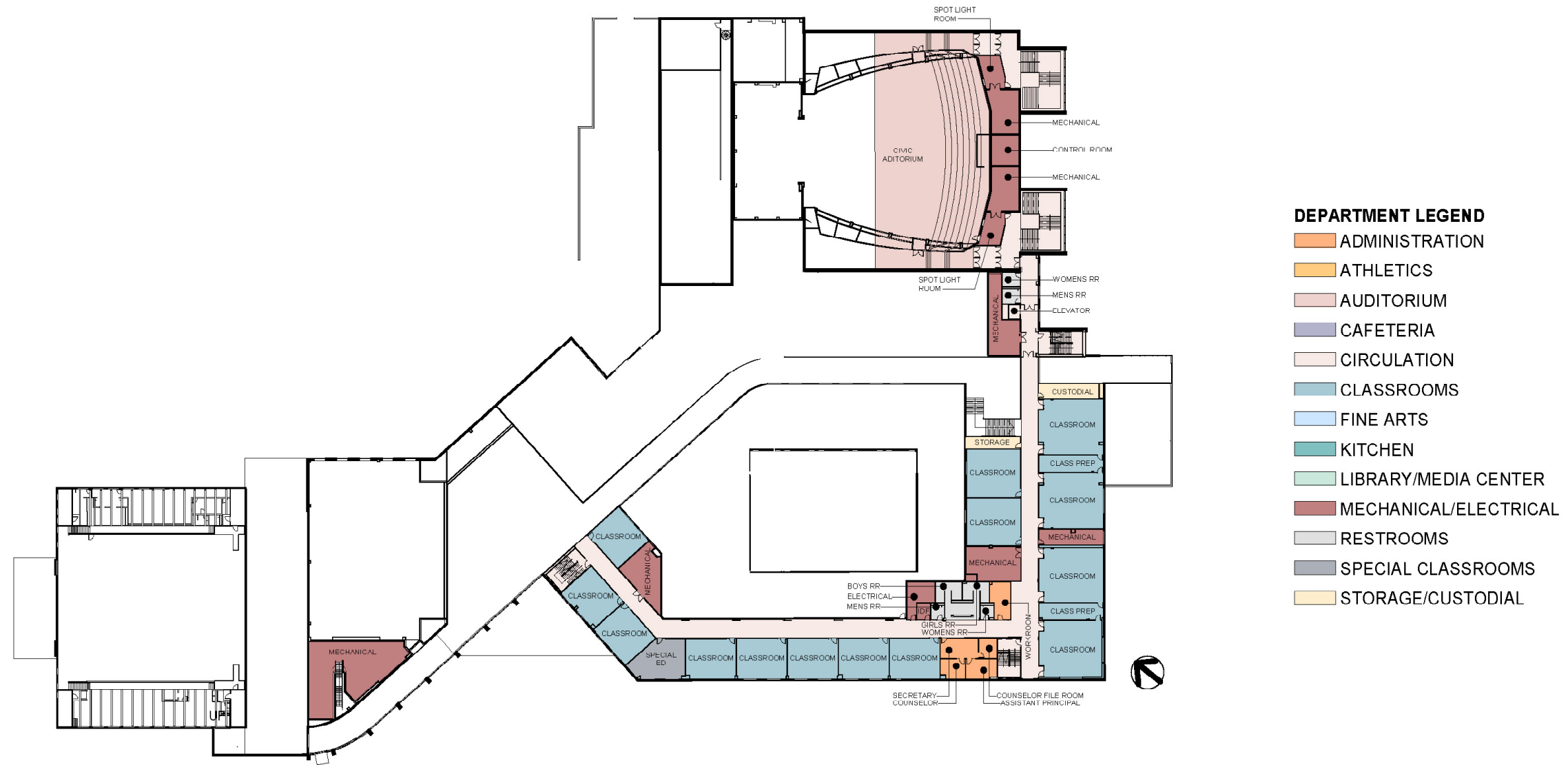
Site Aerial



STEPHEN F. AUSTIN MIDDLE SCHOOL

1st Floor Plan







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

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STEPHEN F. AUSTIN MIDDLE 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	\$1,673,312.81
Priority - 2	\$272,181.25
Priority Totals	\$1,945,494.06

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$6,921.56	\$0.00	\$0.00	\$0.00	\$6,921.56
Building Envelope	\$0.00	\$53,834.38	\$7,690.63	\$0.00	\$0.00	\$61,525.00
Architectural	\$0.00	\$549,712.50	\$72,225.00	\$0.00	\$0.00	\$621,937.50
Mechanical	\$0.00	\$904,417.50	\$0.00	\$0.00	\$0.00	\$904,417.50
Electrical	\$0.00	\$109,206.88	\$0.00	\$0.00	\$0.00	\$109,206.88
Technology	\$0.00	\$0.00	\$176,884.38	\$0.00	\$0.00	\$176,884.38
Life Safety & Security	\$0.00	\$49,220.00	\$15,381.25	\$0.00	\$0.00	\$64,601.25
Discipline Totals	\$0.00	\$1,673,312.81	\$272,181.25	\$0.00	\$0.00	\$1,945,494.06

Total: MP	\$0.00
Total: MP+P1	\$1,673,312.81
Total: MP+P1+P2	\$1,945,494.06
Total: MP+P1+P2+P3	\$1,945,494.06
Total: MP+P1+P2+P3+P4	\$1,945,494.06

STEPHEN F. AUSTIN MIDDLE 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						\$6,921.56
	C1	Provide landscape / hardscape solution for bus loading area.	1	BISD	SGF	\$6,921.56
BUILDING ENVELOPE						\$61,525.00
	B1	Replace backer rod and sealants around building perimeter including the joint between the basement and the foundation wall.	1	FA19	WS	\$23,071.88
	B2	Wet seal all exterior windows.	1	FA19	WS	\$30,762.50
	B3	Provide awning at back kitchen door.	2	BISD	CNPY	\$7,690.63
ARCHITECTURAL						\$621,937.50
	A1	Replace all non-compliant hand rails at stairs.	1	FA19	ADA	\$40,125.00
	A2	Renovate restrooms in their entirety (fixtures, floor, walls, accessories, partitions, ADA accessibility).	1	FA19	ADA	\$240,750.00
	A3	Replace acoustical ceiling tile and grid through-out space.	1	FA19	CLG	\$89,880.00
	A4	Install coiling doors at food service walk through.	1	FA19	DR	\$14,445.00
	A5	Replace flooring materials throughout SFA Annex (except for Dance) including rubber base and stair nosings.	1	FA19	FLR	\$125,190.00
	A6	Repaint all existing previously painted interior surfaces. (SFA Annex)	1	FA19	PTG	\$39,322.50
	A7	Install blinds on windows adjacent to classroom doors.	2	FA19	WDWC	\$72,225.00
MECHANICAL						\$904,417.50
	M1	Install new mechanical and exhaust systems throughout facility.	1	FA19	MECH	\$904,417.50
ELECTRICAL						\$109,206.88
	E1	Install power surge protection at the campus level.	1	FA19	ELE	\$23,071.88
	E2	Replace all existing lighting with LED fixtures.	1	FA19	ELE	\$86,135.00
TECHNOLOGY						\$176,884.38
	T1	Rework projector mount and screen in cafeteria.	2	FA19	TECH	\$7,690.63
	T2	Install local sound in auxiliary gym and cafeteria.	2	FA19	TECH	\$169,193.75
LIFE SAFETY & SECURITY						\$64,601.25
	LSS1	Extend PA system into main gym.	1	FA19	PA	\$46,143.75
	LSS2	Provide new interior graphics and way-finding.	1	FA19	SGN	\$3,076.25
	LSS3	Install wayfinding signage for facility interior. (include signage to indicate vertical circulation).	2	FA19	SGN	\$15,381.25

STEPHEN F. AUSTIN MIDDLE 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)	\$1,673,312.81
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$272,181.25
		\$1,945,494.06

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	1,673,312.81	100.00%	\$1,673,312.81
PRIORITY 2 TOTAL	272,181.25	100.00%	\$272,181.25
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))			\$1,945,494.06
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 194,702 SQ. FT. @ \$285.00			\$72,137,091.00
FACILITY CONDITION INDEX			2.70%

ARTHUR L. DAVILA MIDDLE SCHOOL



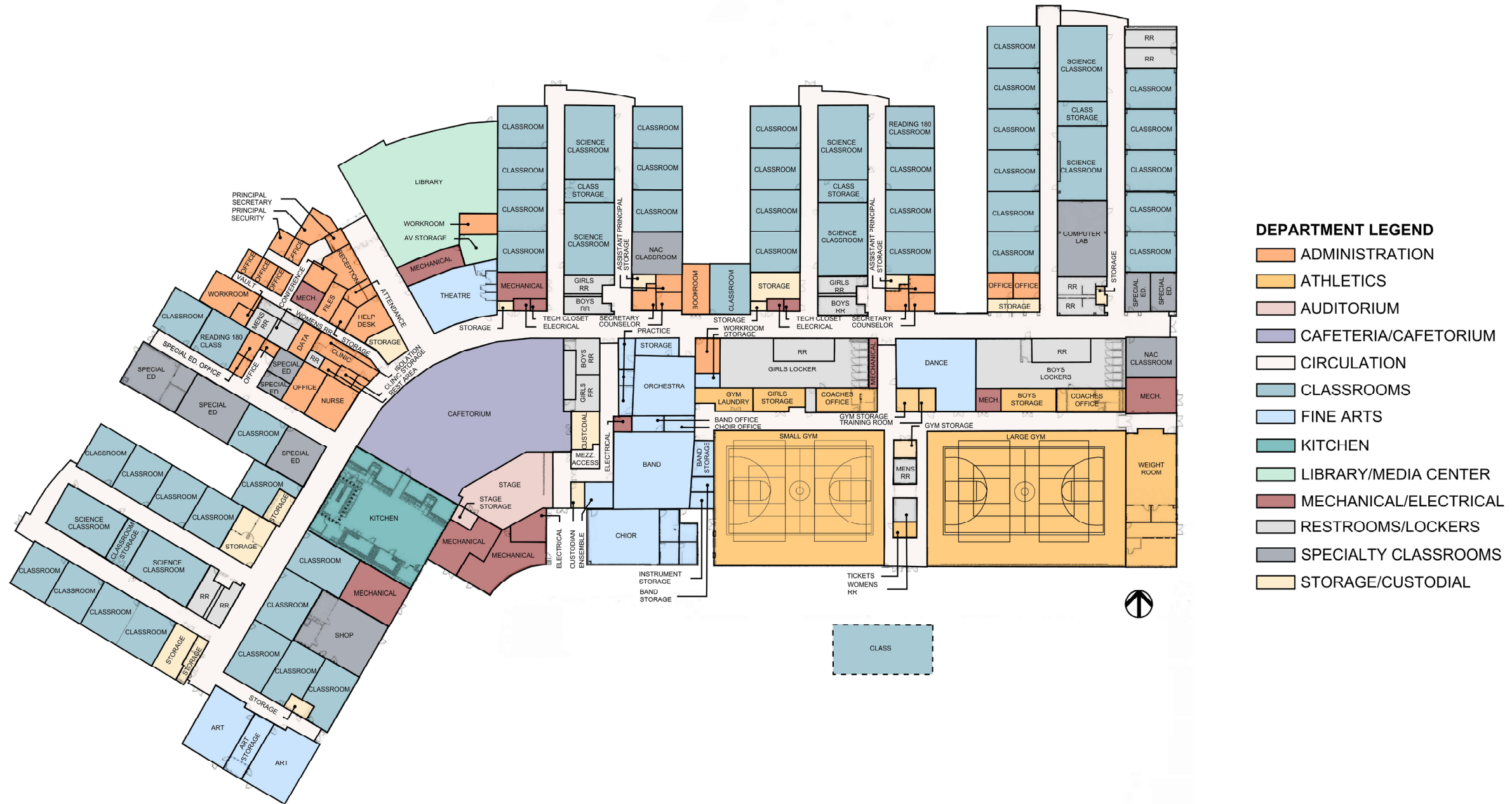
Physical Address:
2751 N. Earl Rudder Freeway
Bryan, Texas 77803

Original Building Completed: 2008
Total Building Area: 187,738 SF
Site Acreage: 34 Acres
Working Capacity: 1,074
Enrollment (03/06/19): 2,286

ARTHUR L. DAVILA MIDDLE SCHOOL

Site Aerial





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ARTHUR L. DAVILA MIDDLE 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	\$371,689.06
Priority - 2	\$1,944,431.69
Priority - 3	\$1,383,228.06
Priority - 4	\$1,402,636.25
Priority Totals	\$5,101,985.05

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$38,453.13	\$0.00	\$72,291.88	\$0.00	\$110,745.00
Building Envelope	\$0.00	\$69,215.63	\$16,150.31	\$30,762.50	\$0.00	\$116,128.44
Architectural	\$0.00	\$36,112.50	\$597,314.13	\$446,190.00	\$1,104,240.00	\$2,183,856.63
Mechanical	\$0.00	\$0.00	\$171,500.94	\$833,983.68	\$0.00	\$1,005,484.62
Electrical	\$0.00	\$0.00	\$522,193.44	\$0.00	\$298,396.25	\$820,589.69
Plumbing	\$0.00	\$3,845.31	\$6,921.56	\$0.00	\$0.00	\$10,766.88
Technology	\$0.00	\$218,986.69	\$230,718.75	\$0.00	\$0.00	\$449,705.44
Life Safety & Security	\$0.00	\$5,075.81	\$27,686.25	\$0.00	\$0.00	\$32,762.06
Athletics/Activities	\$0.00	\$0.00	\$371,946.31	\$0.00	\$0.00	\$371,946.31
Discipline Totals	\$0.00	\$371,689.06	\$1,944,431.69	\$1,383,228.06	\$1,402,636.25	\$5,101,985.05

Total: MP	\$0.00
Total: MP+P1	\$371,689.06
Total: MP+P1+P2	\$2,316,120.75
Total: MP+P1+P2+P3	\$3,699,348.80
Total: MP+P1+P2+P3+P4	\$5,101,985.05

ARTHUR L. DAVILA MIDDLE 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						\$110,745.00
	C1	Regrade multiple areas for positive drainage.	1	FA19	SD	\$38,453.13
	C2	Regrade swale.	3	FA13	SGF	\$18,457.50
	C3	Add curbs to selective existing drives and parking.	3	FA13	SPN	\$53,834.38
BUILDING ENVELOPE						\$116,128.44
	B1	Rework curtain wall at ends of corridors to eliminate leaking caused by wind-driven rain.	1	FA19	WDW	\$69,215.63
	B2	Provide miscellaneous repairs at roof.	2	FA13	RFR	\$11,535.94
	B3	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$4,614.38
	B4	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.	3	FA13	WS	\$30,762.50
ARCHITECTURAL						\$2,183,856.63
	A1	Replace (3) coiling doors at the kitchen entrance.	1	FA19	DR	\$36,112.50
	A2	Replace sound panels in both band and orchestra rooms.	2	FA19	ACO	\$48,150.00
	A3	Provide six (6) hand dryers in cafeteria restrooms (recessed motion censored).	2	FA13	MEQ	\$27,686.25
	A4	Add safety padding around gymnasium short wall (both gyms).	2	FA13	MEQ	\$31,070.13
	A5	Paint interior walls and outside and throughout building.	2	FA19	PTG	\$347,402.25
	A6	Provide storefront windows on half walls in gyms.	2	FA13	REN	\$138,993.00
	A7	Repair isolated cracks in CMU walls in kitchen, main hall outside RM 704. Saw cut an expansion joint and patch wall.	2	FA13	WR-I	\$4,012.50
	A8	Increase size of woodshop. Renovate and expand into room 705.	3	FA13	ADD	\$125,190.00
	A9	Expand CTE shop.	3	FA19	REN	\$321,000.00
	A10	Add new Kickstart program addition (2,500 SF) and renovate existing Kickstart area back into weight room.	4	FA13	ADD	\$1,104,240.00
MECHANICAL						\$1,005,484.62
	M1	Provide AC to instrument storage.	2	FA13	HVAC	\$11,535.94
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$159,965.00
	M3	Provide exposed ice storage system for the mechanical chilled water system.	3	FA13	MECH	\$833,983.68
ELECTRICAL						\$820,589.69
	E1	Replace stadium lighting for 50' candle coverage.	2	FA13	ELE	\$369,150.00
	E2	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$74,599.06
	E3	Connect all hallway and gym lighting to mechanical controls.	2	FA13	LTG-I	\$78,444.38
	E4	Lighting upgrades.	4	FA13	LTG-I	\$298,396.25
PLUMBING						\$10,766.88
	P1	Replace or jet floor drain in boys' locker room.	1	FA19	PLFD	\$3,845.31
	P2	Replace acid waste piping in room.	2	FA13	PLSS	\$6,921.56
TECHNOLOGY						\$449,705.44

ARTHUR L. DAVILA MIDDLE 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
	T1	Communication upgrades (facility-wide).	1	FA19	PA	\$218,986.69
	T2	Service local sound in cafeteria and gyms and provide auxiliary connections.	2	FA19	PA	\$230,718.75
LIFE SAFETY & SECURITY						\$32,762.06
	LSS1	Reprogram bell system to accommodate unique school day bell schedules.	1	FA19	CLK-B	\$2,307.19
	LSS2	Eliminate dead-end corridor by adding wall to corridor and increasing size of storage.	1	FA13	LS	\$2,768.63
	LSS3	Replace interior room signage and provide interior way-finding signage.	2	FA19	SGN	\$27,686.25
ATHLETICS/ACTIVITIES						\$371,946.31
	SP1	Re-aim field lighting and resurface track, D-Zone, and jumping events.	2	FA13	OTH	\$371,946.31

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$371,689.06
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$1,944,431.69
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$1,383,228.06
4	Future Consideration - (Life Expectancy: 11+ years)	\$1,402,636.25
		\$5,101,985.05

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.

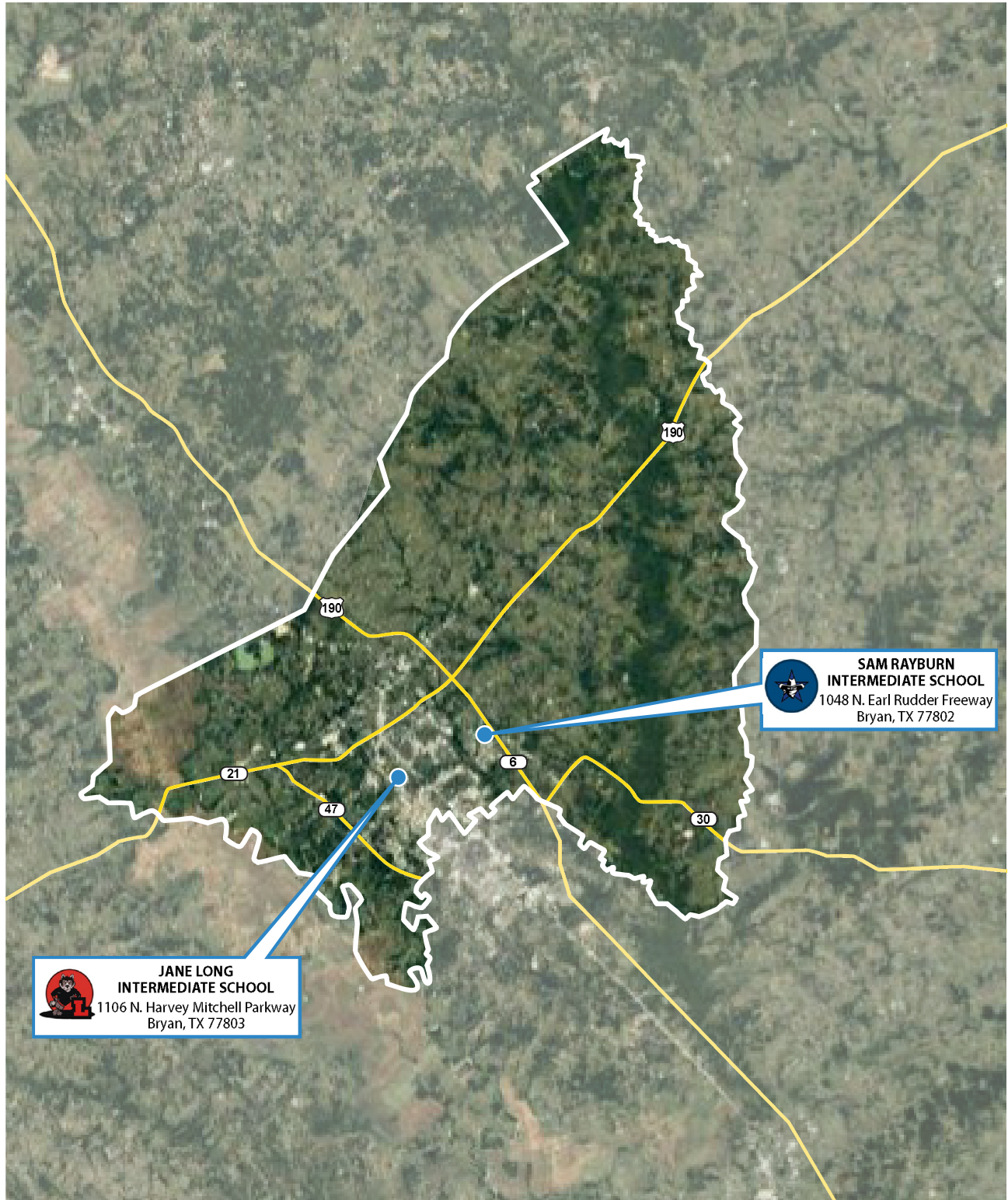
FACILITY CONDITION INDEX

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	371,689.06	100.00%	\$371,689.06
PRIORITY 2 TOTAL	1,944,431.69	100.00%	\$1,944,431.69
PRIORITY 3 TOTAL	1,383,228.06	50.00%	\$691,614.03
PRIORITY 4 TOTAL	1,402,636.25	25.00%	\$350,659.06
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$3,358,393.84
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 187,738 SQ. FT. @ \$285.00			\$69,556,929.00
FACILITY CONDITION INDEX			4.83%

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BRYAN ISD INTERMEDIATE SCHOOL KEY MAP



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JANE LONG INTERMEDIATE SCHOOL



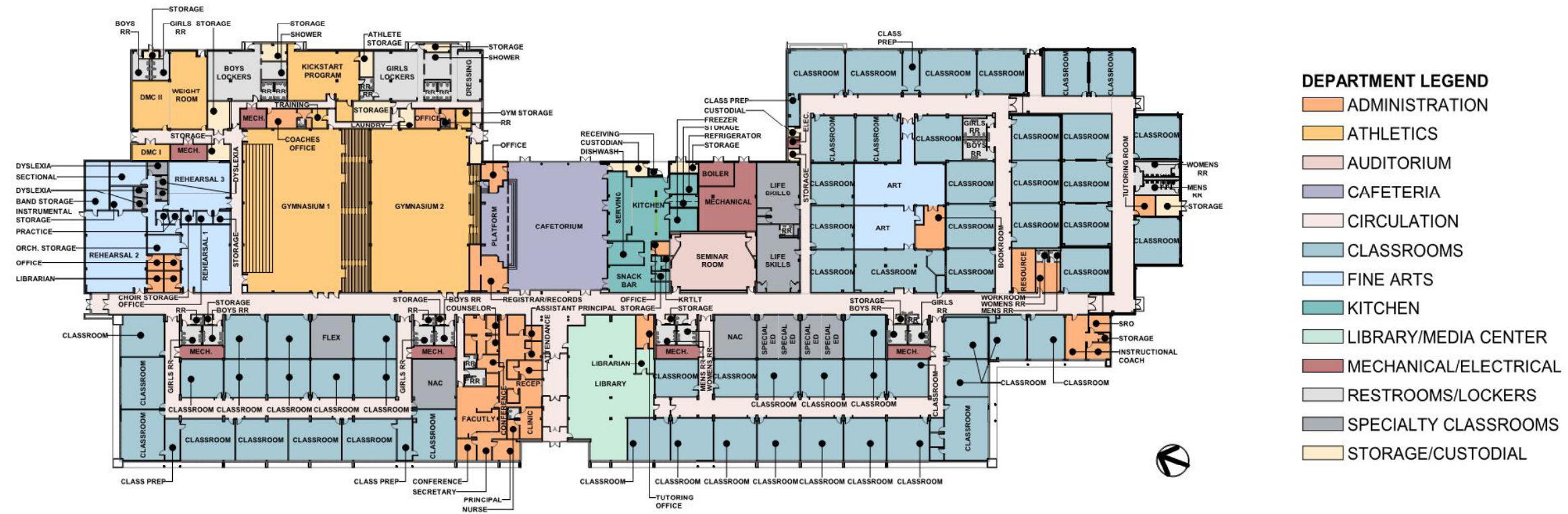
Physical Address:
1106 North Harvey Mitchell Parkway
Bryan, Texas 77803

Original Building Completed: 1989
Total Building Area: 138,213 SF
Site Acreage: 50 Acres
Working Capacity: 1,320
Enrollment (03/06/19): 1,294

JANE LONG INTERMEDIATE SCHOOL

Site Aerial





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JANE LONG INTERMEDIATE 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	\$2,896,429.81
Priority - 2	\$5,926,187.83
Priority - 3	\$3,982,540.00
Priority - 4	\$2,470,289.07
Priority Totals	\$15,275,446.71

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$88,442.19	\$38,453.13	\$153,812.50	\$53,834.38	\$334,542.19
Building Envelope	\$0.00	\$2,337,950.00	\$2,699,409.38	\$0.00	\$61,525.00	\$5,098,884.38
Architectural	\$0.00	\$53,205.75	\$2,762,264.71	\$2,038,350.00	\$1,991,424.62	\$6,845,245.07
Mechanical	\$0.00	\$299,165.31	\$115,359.38	\$0.00	\$0.00	\$414,524.69
Electrical	\$0.00	\$0.00	\$113,821.25	\$1,236,652.50	\$0.00	\$1,350,473.75
Plumbing	\$0.00	\$88,442.19	\$0.00	\$0.00	\$0.00	\$88,442.19
Athletics/Activities	\$0.00	\$15,381.25	\$196,880.00	\$553,725.00	\$195,849.46	\$961,835.71
Food Service	\$0.00	\$13,843.13	\$0.00	\$0.00	\$167,655.63	\$181,498.75
Discipline Totals	\$0.00	\$2,896,429.81	\$5,926,187.83	\$3,982,540.00	\$2,470,289.07	\$15,275,446.71

Total: MP	\$0.00
Total: MP+P1	\$2,896,429.81
Total: MP+P1+P2	\$8,822,617.64
Total: MP+P1+P2+P3	\$12,805,157.64
Total: MP+P1+P2+P3+P4	\$15,275,446.71

JANE LONG INTERMEDIATE 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						\$334,542.19
	C1	Drainage and storm sewer repairs.	1	FA13	SD	\$23,071.88
	C2	Pavement repairs (clean and seal joints).	1	FA13	SPM	\$65,370.31
	C3	Install new concrete caulking around back of building.	2	FA13	SPN	\$38,453.13
	C4	Drainage and storm sewer repairs.	3	FA13	SD	\$153,812.50
	C5	ADA compliance. (Ramps)	4	FA13	SPN	\$53,834.38
BUILDING ENVELOPE						\$5,098,884.38
	B1	Replace roof.	1	BISD	RFR	\$2,307,187.50
	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	\$30,762.50
	B3	Replace all existing metal roof areas.	2	FA13	RFR	\$2,691,718.75
	B4	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$7,690.63
	B5	Install walkway cover over the fire lane.	4	FA19	CNPY	\$61,525.00
ARCHITECTURAL						\$6,845,245.07
	A1	Provide handicap access to stage.	1	FA19	ADA	\$28,890.00
	A2	Decommission kitchen that is not operable in the life skills area and renovate.	1	FA19	REN	\$10,272.00
	A3	Add wall pads at Kickstart room.	1	FA19	WR-I	\$14,043.75
	A4	Replace/add acoustical treatment at band 306 and practice rooms 315, 316, 317, 314, 313, 312, and 311.	2	FA13	ACO	\$20,264.73
	A5	Increase size of storage areas (freezer/cooler/pantry).	2	BISD	ADD	\$449,400.00
	A6	Add two (2) general music classrooms (1000sf ea).	2	FA19	ADD	\$577,800.00
	A7	Install new 12' x 4' white dry marker board in rooms 730,707,706,709,710,711,712,713,718,714,715,716,717,724,723, (2) 206, (2) 213, (2) 212, 221, 306 405, 410, 422, and 427.	2	FA13	MBTB	\$55,229.98
	A8	Replace exterior hollow metal window frames around exterior of the building with aluminum storefront system.	2	FA13	REN	\$401,250.00
	A9	Renovate art rooms (old shop areas).	2	FA19	REN	\$423,720.00
	A10	Renovate existing locker rooms including new ventilation, finishes, lockers and showers.	2	FA13	REN	\$834,600.00
	A11	Replace existing 2x4 lay-in ceiling with new 2x2 ceiling tile and grid.	3	FA13	CLG	\$674,100.00
	A12	Remove existing and install new upper and lower cabinets in each teaching space.	3	FA13	CWK	\$1,364,250.00
	A13	Install permanent chair lift to stage at cafeteria for ADA.	4	FA13	ADA	\$40,125.00
	A14	Install all new floor finishes (carpet / VCT).	4	FA13	FLR	\$783,240.00
	A15	Paint all previously painted surfaces inside and outside of the building.	4	FA13	PTG	\$359,139.62
	A16	Add additional lights, replace (2) mirrors, and remove (1) stall at womens' restroom 125 and mens' restroom 124 to make ADA accessible.	4	FA13	REN	\$102,720.00
	A17	Renovate boys' restroom 818 and girls' restroom 819 for ADA accessibility (include new finishes, fixtures, etc.).	4	FA13	REN	\$176,550.00

JANE LONG INTERMEDIATE 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
	A18	Renovate boys' restroom 728 and girls' restroom 726 for ADA accessibility (include new finishes, fixtures, etc.).	4	FA13	REN	\$176,550.00
	A19	Renovate boys' restroom 701 and girls' restroom 703 for ADA accessibility (include new finishes, fixtures, etc.).	4	FA13	REN	\$176,550.00
	A20	Renovate boys' restroom 201 and girls' restroom 203 for ADA accessibility (include new finishes, fixtures, etc.). Repair broken lock in boys' restroom (201).	4	FA13	REN	\$176,550.00
MECHANICAL						\$414,524.69
	M1	Provide A/C to instrument storage.	1	FA13	HVAC	\$11,535.94
	M2	Provide dedicated self-contained AC units for the MDF and each IDF.	1	FA13	HVAC	\$176,884.38
	M3	Add to existing AC/heat in the administration offices with new variable refrigeration flow system.	1	FA13	MECH	\$110,745.00
	M4	Provide access for outside air handling units. (Mezz)	2	FA13	MECH	\$115,359.38
ELECTRICAL						\$1,350,473.75
	E1	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$76,906.25
	E2	Connect all hallway and gym lighting to mechanical controls.	2	FA13	LTG-I	\$36,915.00
	E3	Re-place 2X4 light fixtures throughout facility (provide occupancy control sensor) with LED.	3	FA13	ELE	\$1,236,652.50
PLUMBING						\$88,442.19
	P1	Replace sump pump for crawl space.	1	FA19	PLDW	\$3,845.31
	P2	Replace plumbing shutoff valves, improvements.	1	BISD	PLDW	\$38,453.13
	P3	Replace waste line at gang restroom near office and science wing.	1	FA19	PLSS	\$46,143.75
ATHLETICS/ACTIVITIES						\$961,835.71
	SP1	Track - Adjust inlets to provide drainage inside the track.	1	FA13	OTH	\$15,381.25
	SP2	Track - Resurface track and provide new concrete curb.	2	FA13	OTH	\$196,880.00
	SP3	Provide new tennis court (4 courts). Existing court is sinking.	3	FA13	OTH	\$553,725.00
	SP4	Provide ADA accessible bleachers at main gym (10 rows high).	4	FA13	BLC	\$195,849.46
FOOD SERVICE						\$181,498.75
	FS1	Provide washer/dryer.	1	BISD	MEQ	\$13,843.13
	FS2	Provide additional (4th) serving line.	4	BISD	MEQ	\$167,655.63

JANE LONG INTERMEDIATE 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)	\$2,896,429.81
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$5,926,187.83
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$3,982,540.00
4	Future Consideration - (Life Expectancy: 11+ years)	\$2,470,289.07
		\$15,275,446.71

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	2,896,429.81	100.00%	\$2,896,429.81
PRIORITY 2 TOTAL	5,926,187.83	100.00%	\$5,926,187.83
PRIORITY 3 TOTAL	3,982,540.00	50.00%	\$1,991,270.00
PRIORITY 4 TOTAL	2,470,289.07	25.00%	\$617,572.27
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$11,431,459.91
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 138,213 SQ. FT. @ \$285.00			\$51,207,916.50
FACILITY CONDITION INDEX			22.32%

SAM RAYBURN INTERMEDIATE SCHOOL



Physical Address:
1048 North Earl Rudder Freeway
Bryan, Texas 77802

Original Building Completed: 1989
Total Building Area: 137,762 SF
Site Acreage: 50 Acres
Working Capacity: 1,122
Enrollment (03/06/19): 1,113

SAM RAYBURN INTERMEDIATE SCHOOL

Site Aerial





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SAM RAYBURN INTERMEDIATE 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	\$3,018,262.69
Priority - 2	\$6,883,211.29
Priority - 3	\$920,200.00
Priority - 4	\$1,387,326.56
Priority Totals	\$12,209,000.54

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL
Civil	\$0.00	\$53,834.38	\$146,121.88	\$53,834.38	\$0.00	\$253,790.63
Building Envelope	\$0.00	\$2,337,950.00	\$7,690.63	\$0.00	\$0.00	\$2,345,640.63
Architectural	\$0.00	\$0.00	\$4,497,311.92	\$866,365.63	\$1,023,821.48	\$6,387,499.02
Mechanical	\$0.00	\$0.00	\$327,620.63	\$0.00	\$0.00	\$327,620.63
Electrical	\$0.00	\$5,075.81	\$1,315,096.88	\$0.00	\$0.00	\$1,320,172.69
Plumbing	\$0.00	\$607,559.38	\$78,444.38	\$0.00	\$0.00	\$686,003.75
Technology	\$0.00	\$0.00	\$61,525.00	\$0.00	\$0.00	\$61,525.00
Athletics/Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$195,849.46	\$195,849.46
Food Service	\$0.00	\$13,843.13	\$449,400.00	\$0.00	\$167,655.63	\$630,898.75
Discipline Totals	\$0.00	\$3,018,262.69	\$6,883,211.29	\$920,200.00	\$1,387,326.56	\$12,209,000.54

Total: MP	\$0.00
Total: MP+P1	\$3,018,262.69
Total: MP+P1+P2	\$9,901,473.98
Total: MP+P1+P2+P3	\$10,821,673.98
Total: MP+P1+P2+P3+P4	\$12,209,000.54

SAM RAYBURN INTERMEDIATE 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						\$253,790.63
	C1	Clean and reseal all pavement sealant joints.	1	FA13	SPM	\$53,834.38
	C2	Drainage and storm sewer repairs.	2	FA13	SD	\$46,143.75
	C3	Install new concrete walkway around the back of the building.	2	FA13	SPN	\$38,453.13
	C4	Remove and replace sidewalks.	2	FA13	SPR	\$30,762.50
	C5	Replace EDPM fall zone (shared with City of Bryan).	2	FA13	SPR	\$30,762.50
	C6	Add sidewalk to track.	3	FA13	SPN	\$53,834.38
BUILDING ENVELOPE						\$2,345,640.63
	B1	Replace all metal roofing.	1	BISD	RFR	\$2,307,187.50
	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	\$30,762.50
	B3	Replace or repair all cracked and broken brick. Provide tuck point repair at all cracked mortar joints.	2	FA13	WR-E	\$7,690.63
ARCHITECTURAL						\$6,387,499.02
	A1	Replace/add acoustical treatment to band 306, and practice 315, 316, 317, 314, 313, 312, and 311.	2	FA13	ACO	\$20,264.73
	A2	Renovate all restrooms.	2	FA19	ADA	\$1,991,965.50
	A3	Add two (2) general music classrooms (1000sf ea).	2	FA19	ADD	\$577,800.00
	A4	Remove and reinstall new upper and lower cabinets in each teaching space.	2	FA13	CWK	\$1,364,250.00
	A5	Provide new signage for bus loading area at the entrance to north parking lot.	2	FA13	GRP	\$1,284.00
	A6	Install new 12' x 4' white dry marker board in room 730,707,706,709,710,711,712,713,718,714,715,716,717,724,723, (2) 206, (2) 213, (2) 212, 221, 306 405, 410, 422, and 427.	2	FA13	MBTB	\$43,014.00
	A7	Repair/replace seats in auditorium.	2	FA13	MEQ	\$61,371.19
	A8	Renovate three (3) art rooms (one is carpeted).	2	FA19	REN	\$423,720.00
	A9	Repair crack in CMU wall next to window of classroom 221 (chalk and paint).	2	FA13	WR-I	\$2,407.50
	A10	Spot treat areas of exterior wall for mold.	2	BISD	WR-I	\$11,235.00
	A11	Replace existing 2X4 lay-in ceiling with new 2X2 ceiling tile and grid.	3	FA13	CLG	\$674,100.00
	A12	Replace outdoor work-out and exercise area.	3	FA19	MEQ	\$192,265.63
	A13	Install permanent chair lift to stage in cafeteria for ADA.	4	FA13	ADA	\$40,125.00
	A14	Repair student lockers in hallways and repaint.	4	FA13	LOC	\$169,158.98
	A15	Seminar 601 - Replace stained carpet at lower level, provide ADA access to lower level. Replace spot light, missing cover plate at floor outlet and adjust door closer.	4	FA13	REN	\$108,337.50
	A16	Renovate boys' (818) and girls' (819) restrooms include new finishes, fixtures, etc. to be ADA accessible.	4	FA13	REN	\$176,550.00
	A17	Renovate girls' (203) and boys' (201) restrooms to include new finishes, fixtures, etc. to be ADA accessible (include repairing broken lock in boys').	4	FA13	REN	\$176,550.00
	A18	Renovate girls' (703) and boys' (701) restrooms to include new finishes, fixtures, etc. to be ADA accessible.	4	FA13	REN	\$176,550.00

SAM RAYBURN INTERMEDIATE SCHOOL

Detailed Report

Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A19	Renovate girls' (726) and boys' (728) restrooms include new finishes, fixtures, etc. to be ADA accessible.	4	FA13	REN	\$176,550.00
MECHANICAL						\$327,620.63
	M1	Provide dedicated self-contained AC units for the MDF and each IDF.	2	FA13	HVAC	\$193,803.75
	M2	Provide access for outside air handling units.	2	FA13	MECH	\$11,535.94
	M3	Add to existing AC/heat in the administration offices with new variable refrigeration flow system.	2	FA13	MECH	\$110,745.00
	M4	Provide climate controlled instrument storage at orchestra.	2	FA13	MEQ	\$11,535.94
ELECTRICAL						\$1,320,172.69
	E1	Replace duplex outlet next to sink in workroom with GFCI outlet.	1	FA13	ELE	\$461.44
	E2	Relocate electrical outlets out of mop sink areas in both custodial closets.	1	FA13	ELE	\$4,614.38
	E3	Connect all exterior lighting to mechanical controls.	2	FA13	LTG-E	\$83,058.75
	E4	Replace glass lens in wall packs (6 total).	2	FA13	LTG-I	\$1,538.13
	E5	Provide occupancy control sensor for classrooms and replace 2x4 light fixture throughout facility.	2	FA13	LTG-I	\$1,230,500.00
PLUMBING						\$686,003.75
	P1	Replace plumbing shutoff valves, improvements.	1	BISD	PLDW	\$38,453.13
	P2	Replace all of the sanitary waste and vent piping in the kitchen.	1	FA13	PLSS	\$469,128.13
	P3	Replace domestic water boiler (1980).	1	FA13	PLWH	\$99,978.13
	P4	Replace electric drinking fountains across from seminar and between 825/821. (2)	2	FA13	DF	\$9,228.75
	P5	Replace domestic boiler with water heater.	2	FA13	PLWH	\$69,215.63
TECHNOLOGY						\$61,525.00
	T1	Provide local sound repair in the cafeteria.	2	FA19	TECH	\$61,525.00
ATHLETICS/ACTIVITIES						\$195,849.46
	SP1	Provide ADA accessible bleachers at main gym (10 rows high).	4	FA13	BLC	\$195,849.46
FOOD SERVICE						\$630,898.75
	FS1	Provide washer/dryer.	1	BISD	MEQ	\$13,843.13
	FS2	Increase size of storage areas (freezer/cooler/pantry).	2	BISD	ADD	\$449,400.00
	FS3	Provide additional (4th) serving line.	4	BISD	MEQ	\$167,655.63

SAM RAYBURN INTERMEDIATE SCHOOL

Detailed Report

Proposed Work Items

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		\$12,209,000.54

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PRIORITY MP TOTAL	0.00	100.00%	\$0.00
PRIORITY 1 TOTAL	3,018,262.69	100.00%	\$3,018,262.69
PRIORITY 2 TOTAL	6,883,211.29	100.00%	\$6,883,211.29
PRIORITY 3 TOTAL	920,200.00	50.00%	\$460,100.00
PRIORITY 4 TOTAL	1,387,326.56	25.00%	\$346,831.64
FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))			\$10,708,405.62
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + 30% SOFT COSTS): 137,762 SQ. FT. @ \$285.00			\$51,040,821.00
FACILITY CONDITION INDEX			20.98%