



LAMARCISD
A PROUD TRADITION | A BRIGHT FUTURE

LONG RANGE FACILITIES MASTER PLAN



Lamar Consolidated Independent School District
2020 Long-Range Facilities Master Plan
June 25, 2020 - Version 1.3

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PREFACE

ACKNOWLEDGEMENTS

On behalf of our entire team, we wish to express our sincere appreciation to the Lamar Consolidated Independent School District for the opportunity to participate in the development of the District-wide Long-Range Facilities Master Plan.

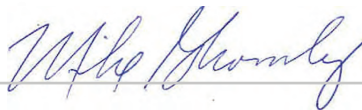
We also extend our utmost gratitude to the Lamar CISD Board of Trustees, Superintendent, Senior Administrators, School Principals, Teachers, and Staff that actively participated in planning sessions; assisted with data collection and review; and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to success of the endeavor.



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LAMARCISD

A PROUD TRADITION | A BRIGHT FUTURE



SECTION 1 INTRODUCTION

In the spring of 2019, LCISD launched a facilities assessment and master planning initiative to identify future facilities and infrastructure needs and determine where investments and resources should be allocated to accommodate the District’s rapid growth; equip educators with the best possible tools, technology and resources; and ensure that students will be provided with optimal academic programs and learning environments for years to come.

This effort encompassed a thorough assessment of existing facilities with regard to physical condition, educational adequacy, capacity and enrollment; near-term needs such as life-cycle replacements, renovations and building additions; as well as new facilities that may be needed in the future to accommodate projected student enrollment, meet educational programming requirements, and ensure equity and access for all students.

The “Lamar Consolidated ISD Long-Range Facilities Master Plan” drafted by PBK Architects, in collaboration with and on behalf of LCISD, summarizes the District’s master planning journey in terms of purpose, process and results. The report includes introductory information about the District such as historical milestones related to communities and schools; key facts, figures, mission, goals and strategy.



An overview of the assessment process is also provided along with a summary of findings and recommendations.

The assessment reports and master plan recommendations, as presented herein, represent hundreds of hours of data gathering, validation and prioritization involving a wide range of facility stakeholders including District administrators, department-heads, school principals, teachers, staff, and students, as well as a team of demographers, developers, real estate professionals, engineers, architects and educational planners.





COUNTY
MIRABEAU B. LAMAR
ROSENBERG
RICHMOND
Lamar Consolidated I.S.D.
FORT BEND COUNTY FAIRGROUNDS
BRAZOS BEND STATE PARK

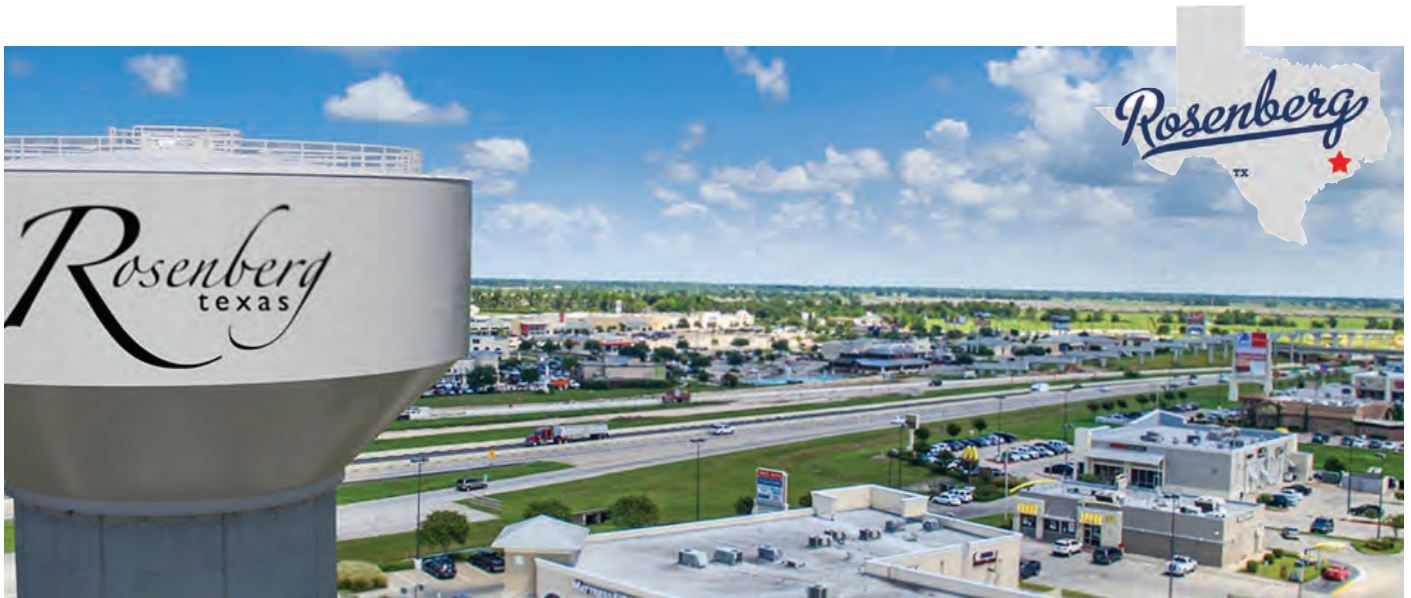
MIRABEAU
ROSENBERG
FORT BEND COUNTY FAIRGROUNDS
Lamar Consolidated I.S.D.
BRAZOS BEND STATE PARK

CONSOLIDATED
Lamar Consolidated I.S.D.
ROSENBERG
RICHMOND

I.S.D.
MIRABEAU B. LAMAR
ROSENBERG
RICHMOND
FORT BEND COUNTY FAIRGROUNDS
Lamar Consolidated I.S.D.
BRAZOS BEND STATE PARK

BRAZOS BEND STATE PARK
Lamar Consolidated I.S.D.
ROSENBERG
RICHMOND
FORT BEND COUNTY FAIRGROUNDS
George Memorial Library

RICHMOND
Lamar Consolidated I.S.D.
ROSENBERG
MIRABEAU B. LAMAR
FORT BEND COUNTY FAIRGROUNDS
George Memorial Library
RICHMOND
ROSENBERG
Lamar Consolidated I.S.D.
ROSENBERG RAILROAD



INTRODUCTION

LAMAR CISD // PAST, PRESENT & FUTURE

Lamar Consolidated Independent School District is located in southeast Texas in the city of Rosenberg, approximately 26 miles west of downtown Houston. The District is positioned in central Fort Bend County, with boundaries that span across multiple cities and communities, encompassing approximately 43% of the land area in the county.

LCISD serves the cities of Rosenberg, Richmond, and most of Fulshear, as well as Kendleton, Simonton, Thompsons, Lakemont, the village of Pleak, and other communities located throughout the unincorporated regions of Fort Bend County.

Originally established in the late 1800's as separate, independent school districts and later merging, Lamar Consolidated ISD has long been known for excellence in education.

Although rich in history and tradition, the District remains one of the most accomplished, recognized, and fastest growing in the state of Texas.



LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1820

The first Anglo-American settlers to arrive in the area were organized by Stephen F. Austin. These 'accidental tourists' were among the first group of settlers recruited by Austin to colonize in the state of Texas.

Stephen F. Austin (often referred to as "The Father of Texas") was the first person to receive an empresarios land grant from the Mexican government giving him permission to colonize in Texas (Tejas), a province of Mexico at the time. In August of 1821, with approval from the Mexican government, he became an official "empresario" (colonization agent), agreeing to bring groups of Roman Catholic families to settle in Texas.

Before returning to his home in Louisiana, he spent an entire month exploring land near the Brazos and Colorado Rivers looking for an ideal site. He then returned to New Orleans in October of 1821 to begin recruitment efforts. Within the span of a few weeks, he had assembled the first group of settlers which consisted of approximately 20 able-bodied men (including William W. Little and Joseph Polley) who were to assist him in clearing a site, constructing cabins, planting crops, and stocking supplies.

In November of that same year, the group set sail from New Orleans destined for Texas with plans to meet Austin there on the bank of the Colorado River. Unfortunately, the men spent weeks lost at sea, and once correcting course, they traveled up the Brazos River by mistake.

Little and Polley lead the group upstream, traversing from the Gulf of Mexico approximately 90 miles inland. They set up camp in a clearing at the 'river's bend' and eventually built a log cabin there. This site became known as Fort Settlement and also Fort Bend (present day Richmond, Texas in the county of Fort Bend).



Stephen F. Austin - the "Father of Texas"



"Replica of the original "Fort" (cabin) erected at the 'river's bend'"



Kitchen from the original "Fort" (cabin) erected at the 'river's bend'

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1820

In 1824, Jane Long (known as the “Mother of Texas”) received a title to a league of land in Fort Bend County from Stephen F. Austin.

Based on the 1825 census, the population of the Austin Colony was 1,800.

The first flood of the Brazos River was recorded in 1828.

1830

The first known school in the region was established in 1834 in an old blacksmith shop located at Stafford’s Point on Oyster Creek.

In 1835, Mirabeau Lamar relocated from Georgia to Texas and established a homestead near present-day Richmond. He quickly joined the crusade for Texas independence.

On March 2, 1836, Texas formally declared independence from Mexico. After the fall of the Alamo a few days thereafter, Mirabeau Lamar joined the Texas Army. He rose to the rank of colonel the night before the battle at San Jacinto. Shortly thereafter, he served as Secretary of War for a brief time. In 1836, he was elected Vice Present of the new Republic of Texas under President Sam Houston.

In 1837, Fort Bend County was established. Jane Long sold a portion of her land to Robert Handy and his business partner William Lusk so that the town of Richmond could be platted and developed.

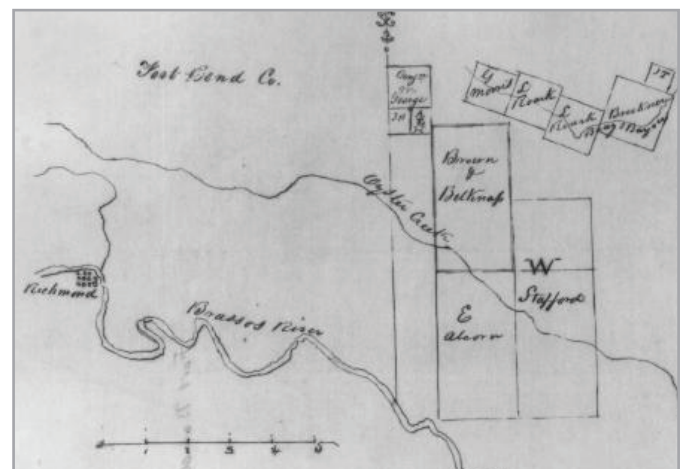
The town of Richmond became one of only nineteen cities to be granted a charter by the “Republic of Texas” in 1837, and was designated as the county seat of Fort Bend County in 1838.



Jane Long



Mirabeau B. Lamar



Early map of Fort Bend County, 1837

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1830

In 1838, Mirabeau Lamar was elected President of Republic of Texas. Known as the “Father of Texas Education”, he laid the foundation for the first public education system in the state during his presidency.

Jane Long opened a successful hotel and boarding house in the town of Richmond. She continued to reside at Long Plantation just outside the city limits until her death, and was buried in the local cemetery.

Early businesses established in Richmond in the mid to late 1830’s included a grocery and dry goods store as well as a gunsmith shop.

In April of 1839, the first newspaper, the “Richmond Telescope”, was published. That same year, St. John’s United Methodist Church was established in town.



Jane Long's Boarding House

1840

In 1840, sugarcane was first planted at Oakland Plantation. The crop flourished and demand grew rapidly as most believed that the sugarcane grown locally was better than what was produced in Louisiana.

In 1843, a mule-powered sugar mill was established along Oyster Creek. The Imperial Sugar company was later established there. This region became known as the “Sugar Bowl of Texas”.

In December of 1845, Texas was annexed into the United States, becoming the 28th state in the Union.

Traffic in and out of the Brazos river port increased, and area development continued throughout the 1840’s.

The first Fort Bend County Courthouse was built in Richmond in 1849.



Sugar Mill



First Fort Bend County Courthouse

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1850

By 1850, there were 109 farms in Fort Bend County, and roughly 11,000 acres of improved land.

The first public school in the town of Richmond, Texas was established in the early 1850's. The school, which accommodated both boys and girls, was known as the "Richmond Male and Female Academy". The two-story structure was built on a two-acre tract of land in the vicinity 7th and 9th and Liberty and Houston Streets.

Due to financial difficulties, the Academy was closed in 1858 and remained closed for many years.

In 1855, the Buffalo Bayou, Brazos & Colorado Railroad was expanded into the town of Richmond.

1860

By 1860, there were 159 farms in Fort Bend County, and more than 20,000 improved acres of land.

1880

In 1880, the city of Richmond refused to grant right-of-way to the Gulf, Colorado & Santa Fe Railway, so the company extended the tracks three miles west. The Rosenberg Junction Depot established there was named after the president of the railway company, Henry von Rosenberg.

In the early 1880's, there was one store, a saloon and hotel in the town of Rosenberg, and it is believed that all of the residents there lived in tents.

The New York, Texas & Mexican Railroad came through Rosenberg in 1882, and the town began to grow rapidly.

In 1883, new resident R. T. Mulcahy built one of the first homes in the town of Rosenberg. Referred to as the "Father of Rosenberg, he would later become mayor and raise money to establish the first school there.



Potato Farm, Simonton, Texas



Richmond Train Depot



Rosenberg Union Station and Harvey House, ca 1900

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1880

In 1889, R. T. Mulcahy and others raised \$126 to build the first school in Rosenberg on donated land. Eight of the nine Mulcahy children attended school there.

Mulcahy was elected as the first school board president and continued to hold a position on the school board for 20 years.

1890

In 1896, a second room was added to the one-room school house in Rosenberg.

Rosenberg incorporated its school district and built a new school in 1898.

Rosenberg ISD was founded in 1899.



Rosenberg Public School

1900

The Richmond Electric Company was established in the early 1900's.

In 1901, the Richmond Independent School District was formed and a two-story brick school house was built soon thereafter. The new school opened in 1903, serving all grades. There were three students in the first graduating class in 1904.

The city of Rosenberg (then referred to as "Mud City") was incorporated in 1902.

In 1902, Rosenberg ISD built another school building on the west end of town. There were four students in the school's first graduating class in 1909.



Richmond Public School

1910

In 1912, Richmond High School was built.

In 1913, Rosenberg ISD constructed its first high school.

1920

The Richmond-Rosenberg area remained quite rural from the early 1890's to 1920, with an economy built primarily on farming and ranching. Oil and mineral exploration and production that began in the 1920's provided some economic diversity.



Richmond High School

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS



Richmond School, 1907



Rosenberg High School Graduating Class (1912)

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS



Rosenberg Public School, 1917



Richmond High School Girls Championship Basketball Team, 1918

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS



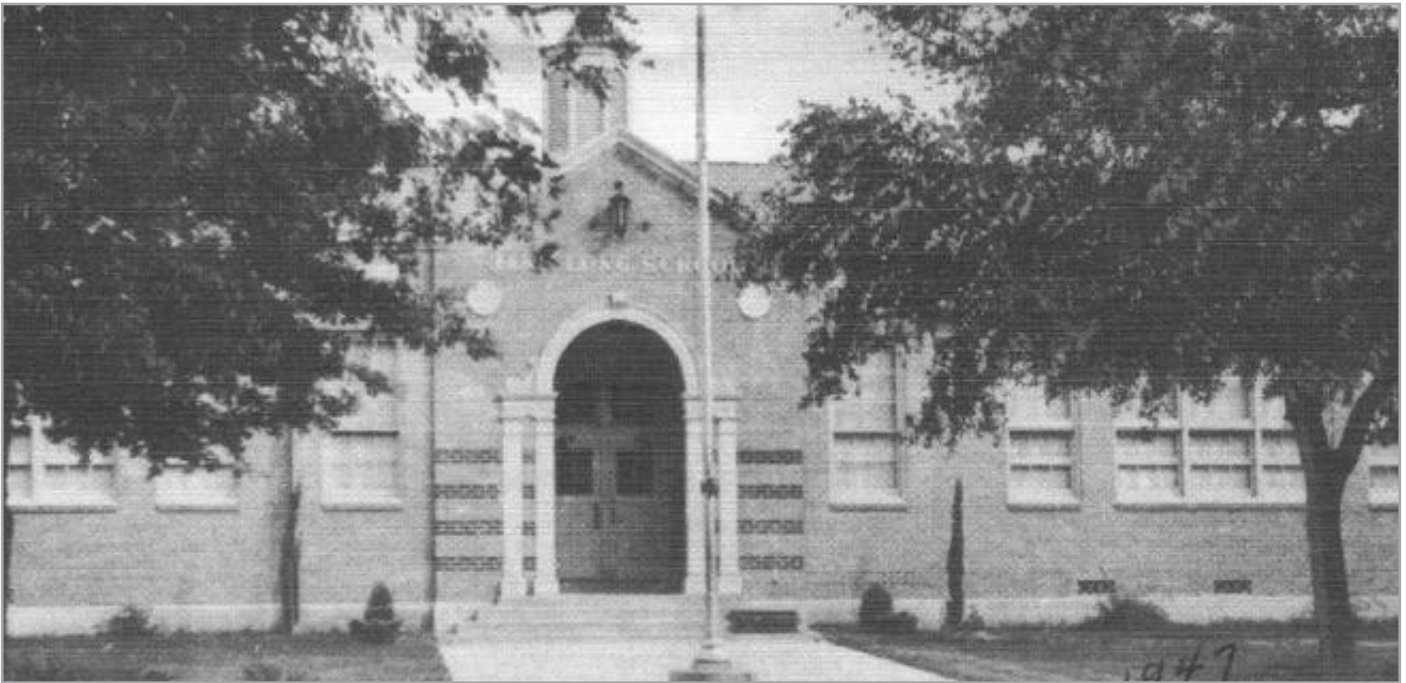
Rosenberg High School Football Team



Richmond High School Football Team

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS



Jane Long School, 1947



Old Rosenberg High School

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1940

Suburbanization that began in the 1940's launched a continuous period of growth in the region.

In 1946, Rosenberg ISD and Richmond ISD consolidated under the new name of "Lamar". In 1947, Lamar Consolidated ISD was established and the districts of Booth, Thompsons, Rice Farm, George, and Pleak were merged into the new District. Shortly thereafter, the districts of Beasley, Foster, Fulshear, Cottonwood and Brandt were added.

LCISD initially maintained both Richmond High and Rosenberg High. In 1948, all of the high school students were merged into Rosenberg High School (renamed Lamar Consolidated High School). A new Lamar Consolidated High School was constructed in 1949.

In addition to the new high school, three new elementary schools were built in the late 1940's (Jackson, Long and Travis).

1950

Simonton ISD was added to the District in 1950.

Lamar Jr. High School was built in 1957.

1980

From the early 1960's through the late 1990's, fourteen new schools were built (10 elementary schools, 2 middle schools, 1 junior high, and 1 high school).

In 1985, LCISD began serving Kendleton ISD middle and high school students.

2000

From 2000-2017, nineteen additional schools were constructed (11 elementary schools, 2 middle schools, 3 junior high schools, and 2 high schools).

Kendleton was merged into LCISD in 2010.



Lamar Consolidated High School, 1954



Terry High School

LAMAR CISD - PAST, PRESENT & FUTURE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS



Lamar Consolidated Independent School District does indeed have a proud tradition and a bright future.

Today, LCISD is one of the fastest growing school districts in the state, serving more than 33,000 students each year from Pre-K through the 12th Grade.

The District is also among the top 10 in the state with regard to STAAR Passage rates.

Although the District has and will continue to experience rapid growth, LCISD values neighborhood schools of manageable size that provide students with opportunities not afforded in much larger schools.



LAMAR CISD - PAST, PRESENT & FUTURE

STRATEGY FOR THE FUTURE

The Lamar Consolidated Independent School District (LCISD) is committed to preparing future-ready students for success in college, career, and community. Ensuring access to a superior education through inspired leadership, and allowing students to achieve their full potential to participate in future social, economic and educational opportunities are central components of LCISD's educational mission.

To translate this mission into actionable processes and tangible results, the District endeavors to:

- **Evolve the Student Learning Experience:**
Ensuring access to engaging, rigorous, real-world learning opportunities and modern technology; providing parents/guardians with tools and support to best enable student learning and growth; and expanding resources to provide personalized learning opportunities based on student interests and eliminate achievement gaps.
- **Equip Students with Knowledge and Skills to Succeed in a Changing World:**
Ensuring LCISD graduates develop effective critical thinking, problem solving and communications skills in order to be successful in professional and personal relationships; enhancing both Career and Technical Education (CTE) and college preparatory programs to ensure that the curriculum equitably prepares students to achieve their preferred career aspirations; and increasing awareness of and access to all available academic programs.



- **Promote a Safe and Healthy Environment:**
Improving social and emotional well-being among students and staff by increasing mental and emotional health supports and resources; effective and equitable intervention and disciplinary practices; and ensuring that all facilities provide a safe, inclusive and effective learning environment for all.
- **Plan for Rapid Growth While Preserving District Culture:**
Working to maintain the 'small-town feel of Lamar CISD in the midst of rapid growth by maintaining neighborhood school structure; engaging all stakeholder groups as community partners in the District's growth; continuing to build and maintain equitable campus buildings and shared support facilities; and modifying budget and staffing plans to meet changing student needs as the District grows.
- **Focus on Talent:**
Attracting and retaining top talent and ensuring that LCISD continues to be an employer of choice and a great place to live, work and learn.

Accomplishing these objectives requires a shared vision; inspired leadership among parents, teachers administrators, and staff; and learning environments that are safe, technology-enabled, inclusive, and effective.

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SECTION 2

FINDINGS & DIRECTIONS



During the master planning process and the creation of this report, multiple meetings were held to discuss current as well as anticipated facility needs and priorities based on several factors, including but not limited to facility conditions, building capacities, student enrollment, and educational programming.

Representatives from Lamar Consolidated ISD, PBK, and their consultants participated in the planning and review sessions, which involved members of the LCISD executive team and various department leads, in addition to architects, engineers, and facility planners.

Working together, the team analyzed the data collected and shared insights and perspectives. Initial needs were identified, and potential options explored. Identified needs were then further vetted, categorized, and prioritized by the group based upon updated demographics, projected enrollment, and school

capacity data; educational program needs; as well as anticipated building and systems life-cycle repair and replacement needs. Once consensus was reached, the team prepared a summary of major Findings and Directions as a basis for future discussions and decision-making.

The Findings and Directions outlined herein include recommendations for various renovations and additions at existing school campuses, new facility construction, and District-wide safety and security upgrades.

It is important to note that Lamar CISD facilities have been well-maintained. The maintenance items identified in this chapter, and, in subsequent chapters, reflect needs generated by typical and anticipated wear, as well as scheduled system and equipment life-cycle repair and replacement expenditures in the coming years.

FINDINGS & DIRECTIONS

NEW SCHOOLS TO ACCOMMODATE GROWTH

FINDINGS

Lamar Consolidated ISD is considered a fast-growth school district with an estimated projected growth of over 12,000 students in the next six years. The District's growth of over 3-4% over the last few years has had an impact at the elementary level and will continue to stress existing building capacities. Per the 2020 Demographics Update presented by Population and Survey Analysts in February of 2020, there is a projected need for an estimated ten new elementary campuses over the next six years.

DIRECTIONS

Consider funding and building new elementary and secondary campuses as identified in the Demographics chapter and the New Schools and Major Projects chapter of this report.

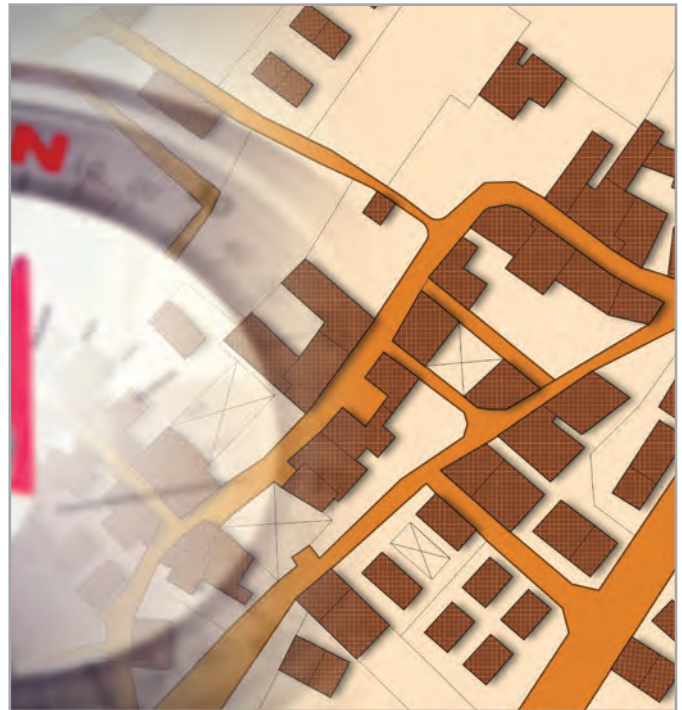
ENTRY VESTIBULES AT EXISTING CAMPUSES

FINDINGS

While the LCISD has been very diligent in addressing safety and security across the District, there are a few campuses identified that need improvements at entry points and controlled access vestibules.

DIRECTIONS

Consider adding security vestibule additions and improved controlled access at campuses, as identified in this report. Security vestibule improvements include building modifications to accommodate improved access control, existing space modifications, and minor additions as needed and are included as a Priority 1 in this assessment.



PRIORITY MAINTENANCE AND LIFE-CYCLE REPLACEMENTS

FINDINGS

The District's Maintenance Department does an incredible job maintaining existing buildings and addressing maintenance needs on a daily basis. However, typical to all school districts, there are ongoing priority maintenance and life-cycle replacement needs that are too large for most maintenance departments. This report identifies numerous priority maintenance and life-cycle replacement needs and prioritizes these items into Priority 1s, 2s, 3s, and 4s, based on need and life expectancy.

DIRECTIONS

Consider addressing the priority maintenance and life-cycle replacement items identified in this report. At a minimum, this report recommends considering funding District-wide Priority 1s.

FINDINGS & DIRECTIONS

ORCHESTRA ROOMS AT HIGH SCHOOLS AND JUNIOR HIGH SCHOOLS

FINDINGS

Due to the increased interest in the high school and junior high school level orchestra programs, the band hall and ensemble spaces at both levels are also used for orchestra classes and practice. During the planning of Randle High School and Wright Junior High School orchestra, spaces were included to meet the growing need for the program.

DIRECTIONS

Consider adding orchestra spaces to George Ranch, Foster, Lamar, Fulshear, and Terry High Schools, and Reading, Briscoe, Lamar, George, and Leaman Junior High Schools, to match Randle High School and Wright Junior High School.



PRACTICE POOLS

FINDINGS

As established in previous master plans, there is a need for practice pools at the high school campuses to accommodate the growing interest in aquatic sports programs, as well as the 4th-grade swimming program. Previous bond referendums included practice pools at George Ranch, Foster, and Fulshear High Schools. The Randle High School complex does not include a practice pool; however, space was master planned with a future pool location. Additionally, the Terry High School pool facility needs support space upgrades, and the open-air facility does not support year-round activities.

DIRECTIONS

Consider building a practice pool at Randle High School and replacing the Terry High practice pool to match the other District practice pools, as described in this report.

TRANSPORTATION TERMINAL 3

FINDINGS

Due to the growth of the District with schools being added in the North, South, and East at a rapid pace, the existing transportation facilities are either nearing maximum capacity or not efficiently located as campuses are added. Due to increased drive times for empty buses, there is a need for an additional transportation facility in the South.

DIRECTIONS

Consider adding a Transportation Terminal 3 in the South to accommodate growing transportation needs and to help create more efficient bus routes as buses leave and return to the transportation facilities.

FINDINGS & DIRECTIONS

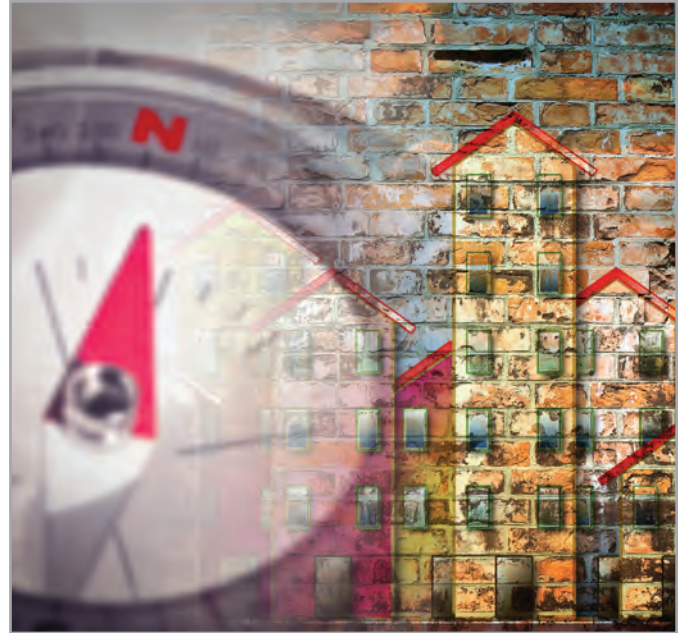
POLICE STATION

FINDINGS

With the recent Board of Trustees' approval to move forward with establishing a Lamar Consolidated ISD Police Department, there is a need for a District Police Station to support the needs of the new staff and operations.

DIRECTIONS

Consider building a Police Station to accommodate School Resource Officers, support staff, and the general operations of a K-12 police department.



SECOND MULTI-PURPOSE STADIUM

FINDINGS

While Traylor Stadium has seen major upgrades and meets the many athletic, fine arts and other program needs of the District, with the addition of Randle High School and possibly high school #7 in the near future, Traylor Stadium will be at capacity. Historically as a school district adds its 7th high school and only has one stadium, the stadium activities will need to be scheduled on Thursdays, Fridays, and possibly multiple events on Saturdays or renting neighboring facilities to accommodate demand.

DIRECTIONS

Consider building a second stadium to accommodate the many District programs that use this facility throughout the week and alleviate the need for mid-week and weekend events or the need to rent neighboring facilities.



LAMARCISD

A PROUD TRADITION | A BRIGHT FUTURE





SECTION 3

DEMOGRAPHICS & CAPACITIES



District demographics and student enrollment data are essential sources of information. The demographic profile of a school district provides meaningful insight regarding the school community as a whole based on a variety of geographic, economic and societal factors. This often includes population-based attributes such as the total number of people residing within the district boundary area and their age, gender, race and ethnicity; marital status, educational attainment, and phase of life; number of households, household composition and family structure; average household income and home values; employment characteristics and poverty rates, as well as typical change-based statistics such as births, deaths and net migration.

Examining student enrollment patterns, regional demographics, and the changes in these measures observed over time provide a baseline for predicting

future enrollment trends and related needs. This type of information is particularly relevant because operational decisions regarding school district facilities and staffing, educational programs, transportation, departmental budgets and more, are rendered principally based upon projected student enrollment.

For these reasons, Lamar CISD routinely engages Texas-based “Population and Survey Analysts” (PASA), an experienced and well-regarded consulting firm, to provide demographic and enrollment data for decision-making and planning purposes.

PASA data is summarized herein for reference, along with supplemental regional facts and figures. Additional sources of data cited herein include but are not limited to Texas Demographic Center/Office of the State Demographer and U.S. Census.



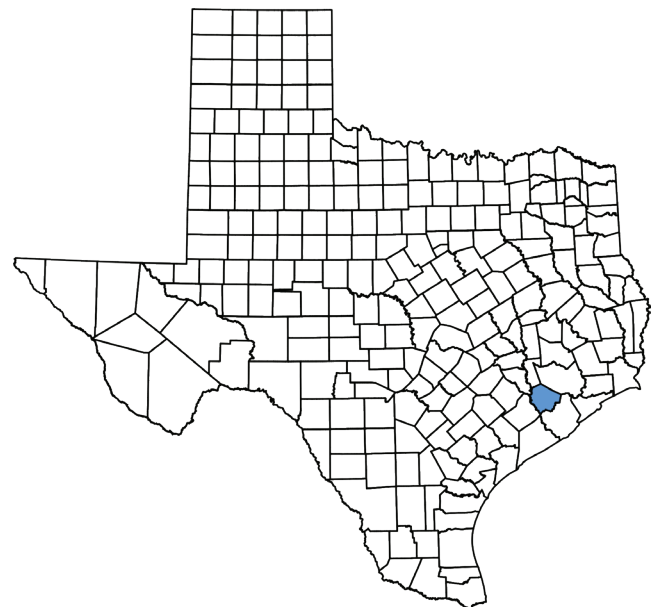
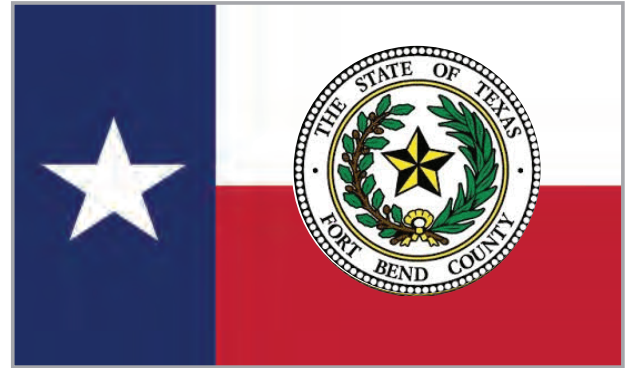
DEMOGRAPHICS & CAPACITIES

LAMAR CISD // REGIONAL DEMOGRAPHICS

FORT BEND COUNTY

FACTS & FIGURES

TOTAL AREA	885 Square Miles
POPULATION	787,858 (2018, est.)
GROWTH RATE	3.01% (2017-18)
NATIVITY & FOREIGN BORN	
■ Foreign Born	25.7% (2017)
RACE	
■ White	32.5%
■ Hispanic or Latino	24.7%
■ Black /African American	20.2%
■ Asian	20.8%
■ American Indian/Alaska Native	0.6%
■ Native Hawaiian/Other Pacific Islander	0.1%
■ Two or More Races	2.2%
LANGUAGE OTHER THAN ENGLISH SPOKEN AT HOME	39.3%
MEDIAN AGE	37.7
EDUCATION	
■ High School Grad+	90.2%
■ Bachelor's Degree+	46.1%
NO. OF HOUSEHOLDS	260,754
MEDIAN HOME VALUE	\$276,900
MEDIAN GROSS RENT	\$1,357
MEDIAN HOUSEHOLD INCOME	\$92,310
PER CAPITA INCOME	\$57,540
UNEMPLOYMENT RATE	3.2% (Dec. 2019)
POVERTY RATE	7.9%



*Sources: US Census, American Community Survey, PASA, Texas Demographic Center

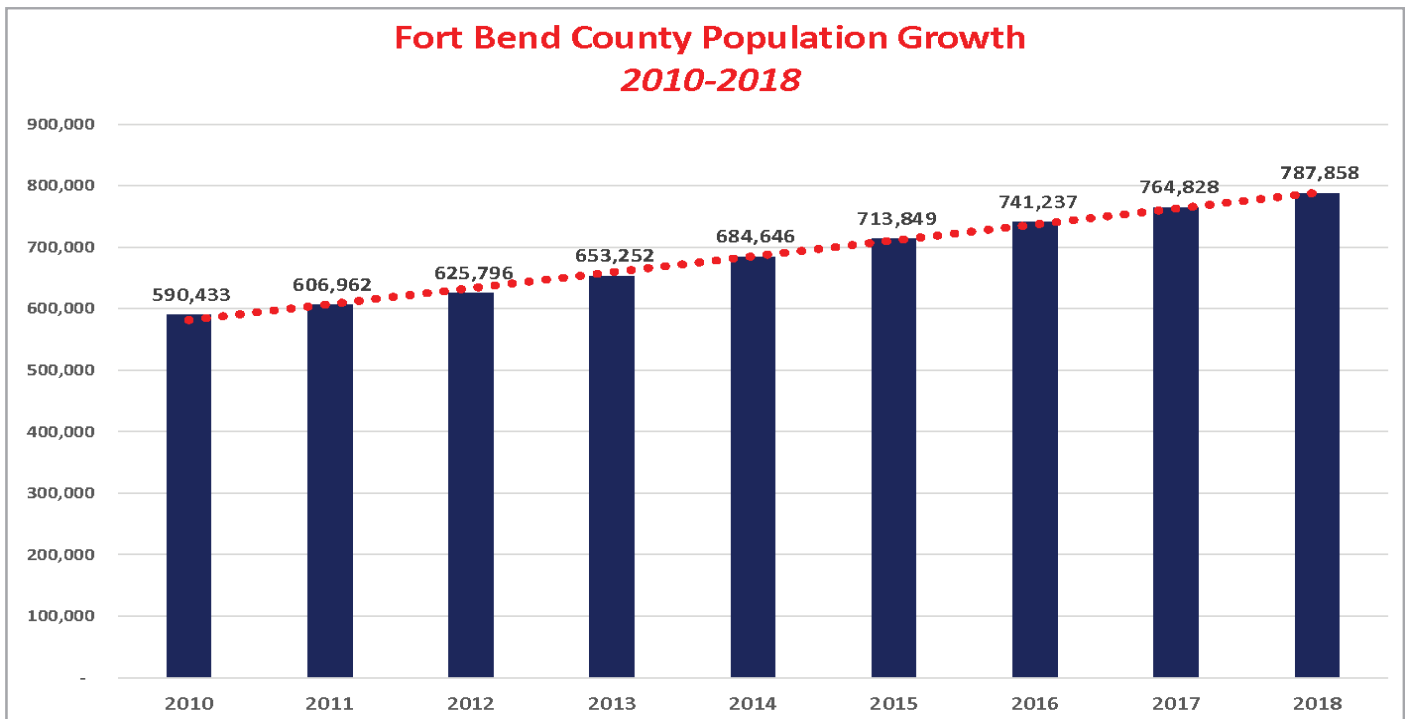
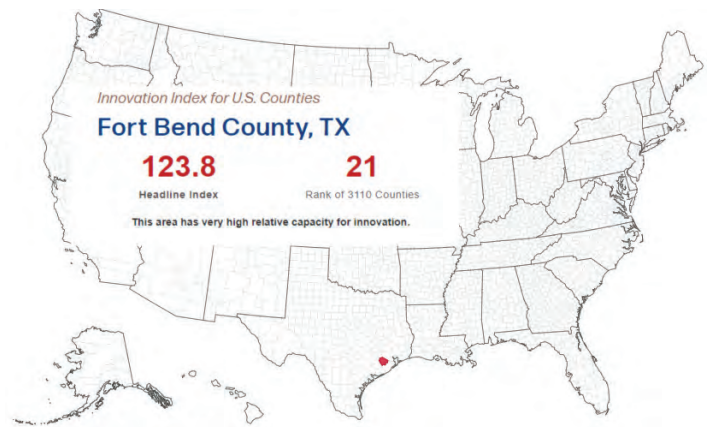
DEMOGRAPHICS & CAPACITIES

LAMAR CISD // REGIONAL DEMOGRAPHICS

FORT BEND COUNTY

FACTS & FIGURES

- From 1980 to 2015 Fort Bend County grew by 447%.
- Between 2010 and 2018, the County saw a 35% increase in population - a jump from more than 585,000 to 787,858.
- Fort Bend County added more than 21,700 residents in 2017-18.
- According to StatsAmerica (a data tool of The U.S. Economic Development Organization), Fort Bend County has an Innovation Index of 123.8, a score that ranked 21st out of over 3,100 counties across the country. (The index is based on an algorithm that quantifies a region's potential and capacity for innovation.)
- Fort Bend County is the most ethnically diverse in the nation. (Kinder Institute, 2018)



DEMOGRAPHICS & CAPACITIES

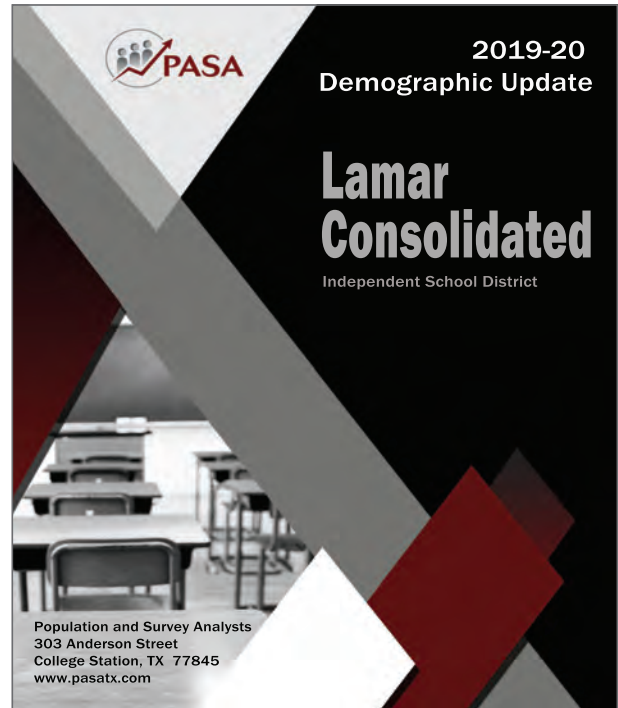
LAMAR CISD // DISTRICT DEMOGRAPHICS

LAMAR CISD FACTS & FIGURES

Specializing in work with public school districts specifically, PASA is the largest demographic firm in Texas and has served Lamar CISD for several years.

The demographic study conducted for the District by PASA in 2019 was updated in February, 2020. The update included a study of current student locations, trends occurring in student relocation patterns throughout the District, potential growth based on new housing development, as well as relevant economic factors both locally and nationally.

The findings of the 2020 update were published in a "2019-20 Demographic Update" final report presented to the LCISD Board of Trustees on Tuesday, February 24, 2020.



Data provided by PASA was utilized throughout the long-range master planning process.

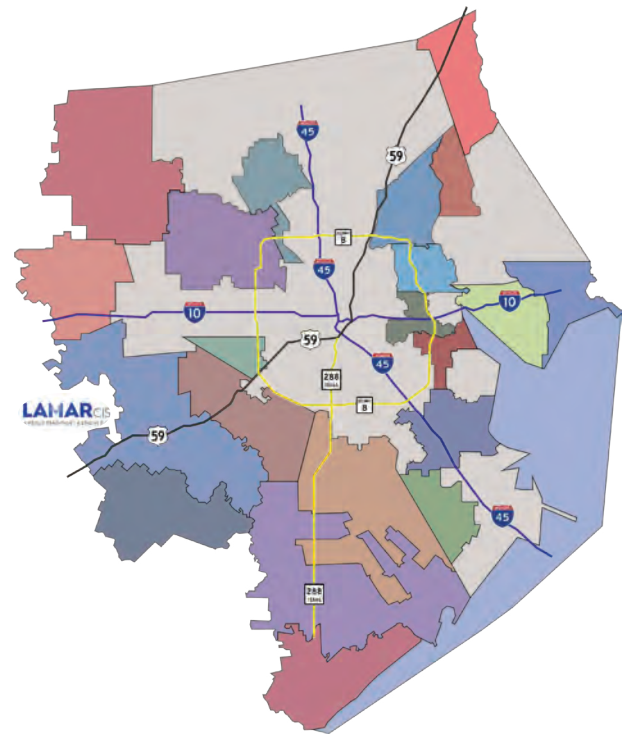


DEMOGRAPHICS & CAPACITIES

LAMAR CISD // DISTRICT DEMOGRAPHICS

LAMAR CISD FACTS & FIGURES

DISTRICT BOUNDARY AREA	385 Square Miles
POPULATION	117,462 (2018)
ENROLLMENT	35,404 (2020)
GROWTH RATE	4.04% (2017-18)
RACE (2017-18)	
■ White	27.3%
■ Hispanic or Latino	43.4%
■ Black /African American	19.4%
■ Asian	6.8%
■ American Indian/Alaska Native	0.3%
■ Native Hawaiian/Other Pacific Islander	0.1%
■ Two or More Races	2.6%
MEDIAN AGE	37.7
EDUCATION	
■ Bachelor's Degreee+	39%
UNEMPLOYMENT RATE	4.0%
(Rosenberg, Dec. 2019)	
ECONOMICALLY DISADVANTAGED STUDENT POPULATION	45.33%

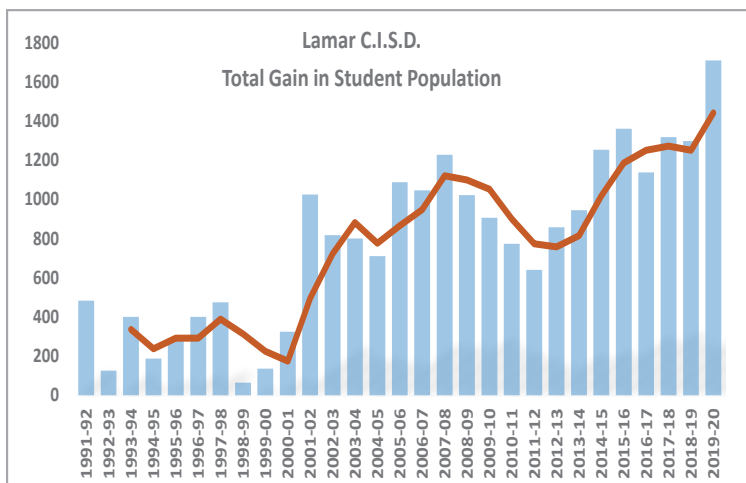


Based on the American Community Survey (ACS) data, there were 112,405 total residents in the LCISD boundary area in 2008, and by 2018 there were 177,462 (an increase of 58%).

From 2017 to 2018, Lamar CISD continued to see substantial growth, gaining 1,298 students (4.04% growth rate). From 2013 to 2018, this rapid growth rate translated into a 23.51% increase in student population (a net increase of 6,365 students over the five-year time period).

In 2018-19, Lamar CISD ranked 1st in among Texas school districts with an enrollment of 30,000 or more students based change in 5-year growth.

**Sources: US Census, American Community Survey, PASA, Texas Demographic Center*



DEMOGRAPHICS & CAPACITIES

LAMAR CISD / ENROLLMENT PROJECTIONS

LAMAR CISD FACTS & FIGURES

The District-wide enrollment projections developed by PASA were based on an evaluation of the current student population; recent trends in the geo-coded students; the number of new students anticipated due to additional housing occupancies, as well as the over-all economic outlook.

PASA developed three (3) projection scenarios to include Low Growth, Moderate Growth, and High Growth. A conservative approach was taken during the development of each scenario to avoid over-building.

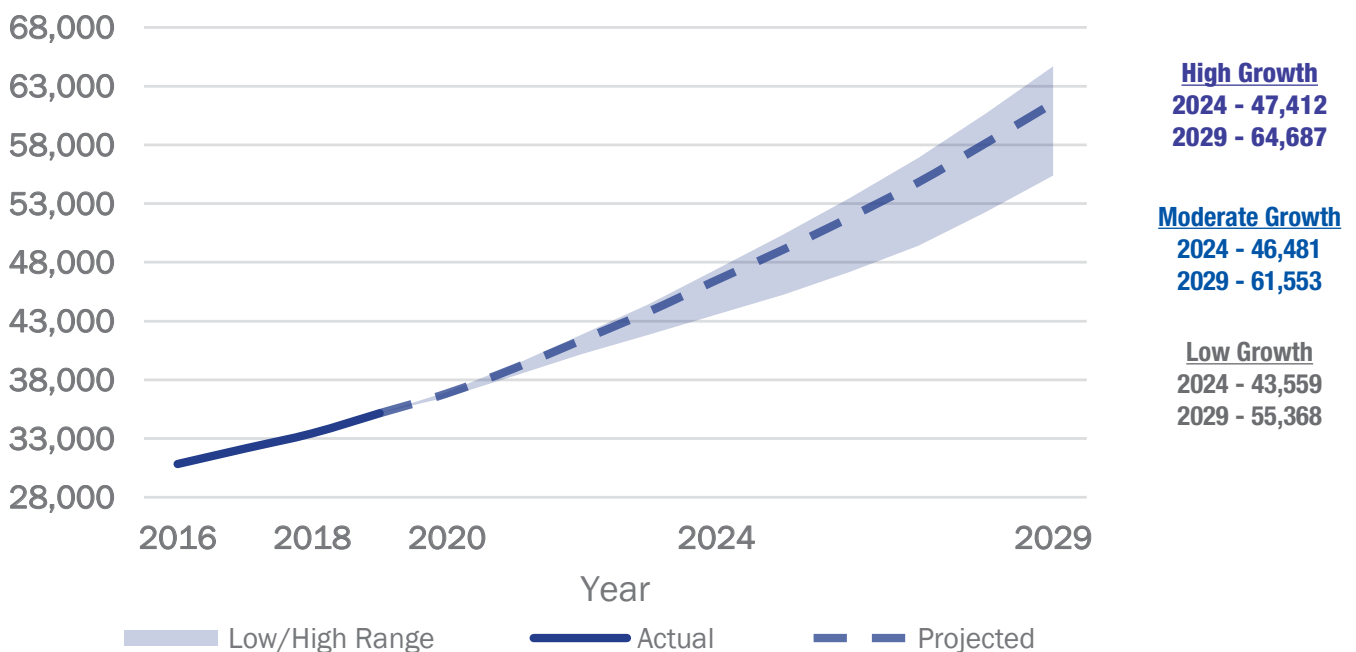
Based on Moderate Growth projections developed by PASA, District-wide student enrollment is expected to steadily increase each year over the next ten (10) year period reaching 46,481 by 2024, and a total of 61,553 by the fall of 2029

Growth is expected multiple areas throughout the District including the south-central, northern and northwestern regions.

The following charts and maps illustrate the PASA projections by grade-level group based on the Moderate Growth scenario.



THREE SCENARIOS OF GROWTH



DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT PROJECTIONS



LAMAR CISD
FACTS & FIGURES

Projected Student Population
Moderate Growth Scenario
By Grade Group

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
EE	356	372	389	407	426	447	469	492	518	545
PK	994	1,039	1,088	1,139	1,193	1,251	1,314	1,380	1,452	1,528
KN	2,730	2,887	2,900	2,936	3,044	3,201	3,386	3,581	3,773	3,955
1	2,817	3,035	3,235	3,256	3,322	3,440	3,614	3,822	4,042	4,258
2	2,757	2,983	3,238	3,459	3,508	3,576	3,698	3,885	4,108	4,344
3	2,662	2,892	3,154	3,430	3,693	3,741	3,809	3,939	4,138	4,375
4	2,696	2,813	3,079	3,365	3,688	3,966	4,013	4,086	4,225	4,438
5	2,676	2,839	2,985	3,274	3,606	3,948	4,240	4,291	4,368	4,516
6	2,858	2,814	3,000	3,164	3,480	3,841	4,208	4,523	4,577	4,654
7	2,808	3,001	2,969	3,175	3,358	3,701	4,088	4,483	4,818	4,869
8	2,855	2,961	3,179	3,155	3,384	3,585	3,955	4,372	4,794	5,146
9	2,888	3,226	3,362	3,616	3,593	3,849	4,073	4,494	4,967	5,445
10	2,789	2,920	3,268	3,413	3,674	3,647	3,902	4,130	4,556	5,035
11	2,559	2,766	2,902	3,254	3,402	3,658	3,627	3,881	4,107	4,530
12	2,395	2,434	2,636	2,771	3,110	3,248	3,488	3,459	3,700	3,915
TOTAL:	16,840	38,982	41,384	43,814	46,481	49,099	51,884	54,818	58,143	61,553
PCT. INCR.	4.80	5.81	6.16	5.87	6.09	5.63	5.87	5.85	6.07	5.86
ACTUAL INCR.	1,687	2,142	2,402	2,430	2,667	2,618	2,785	2,934	3,325	3,410

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Enrollment by Grade Group									
EE-5th	17,688	18,860	20,068	21,266	22,480	23,570	24,543	25,476	26,624	27,959
6th	2,858	2,814	3,000	3,164	3,480	3,841	4,208	4,523	4,577	4,654
7th-8th	5,663	5,962	6,148	6,330	6,742	7,286	8,043	8,855	9,612	10,015
9th-12th	10,631	11,346	12,168	13,054	13,779	14,402	15,090	15,964	17,330	18,925



DEMOGRAPHICS & CAPACITIES

LAMAR CISD / ENROLLMENT PROJECTIONS

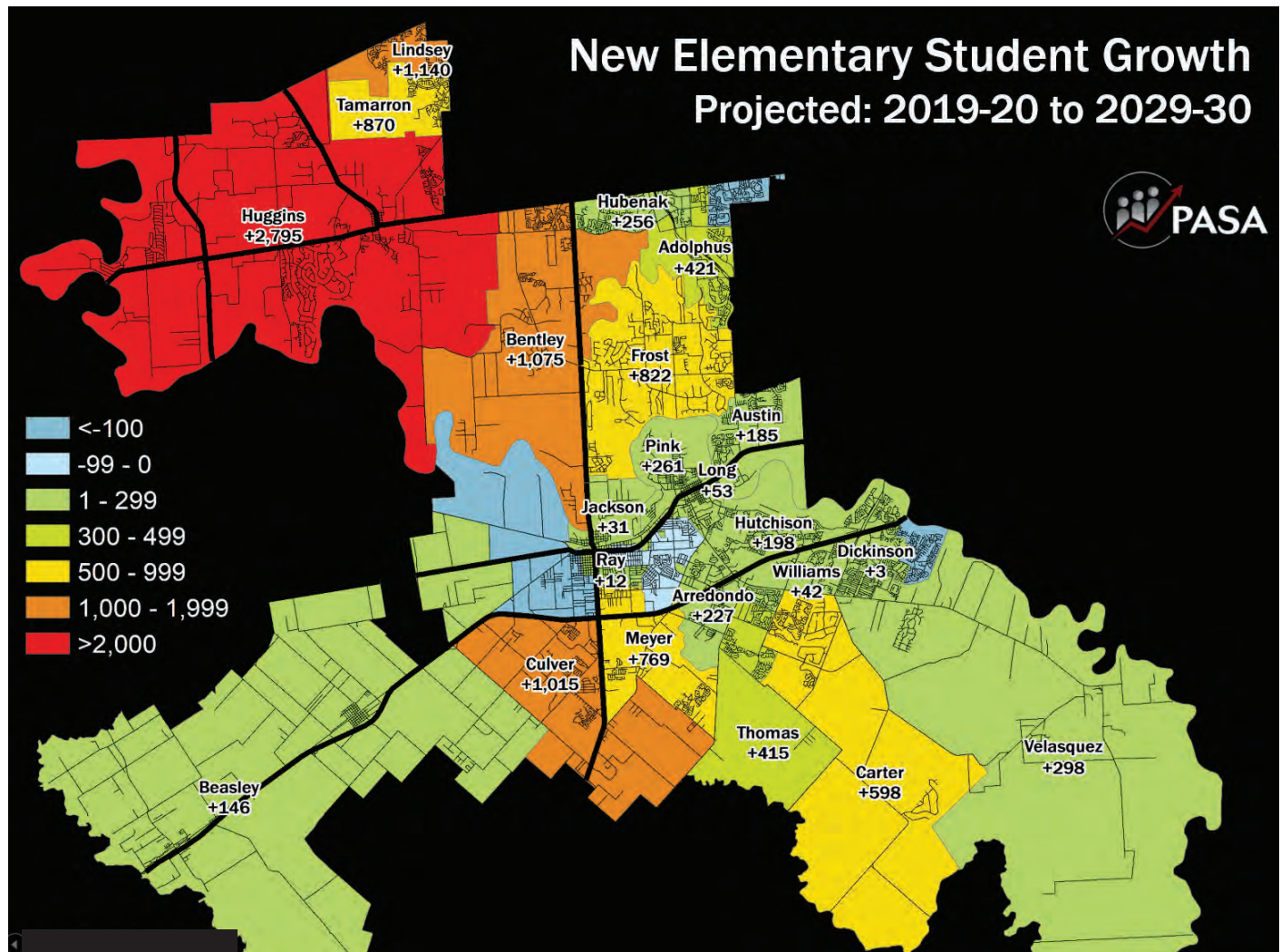
LAMAR CISD

ELEMENTARY SCHOOL PROJECTIONS

Based on the elementary school projections, LCISD is expected to have approximately 27,957 elementary students enrolled by 2029-30.



With a combined elementary school capacity of 18,980 (including new Tamarron Elementary), several new schools will be needed to accommodate an excess of approximately 9,000 additional students.



DEMOGRAPHICS & CAPACITIES

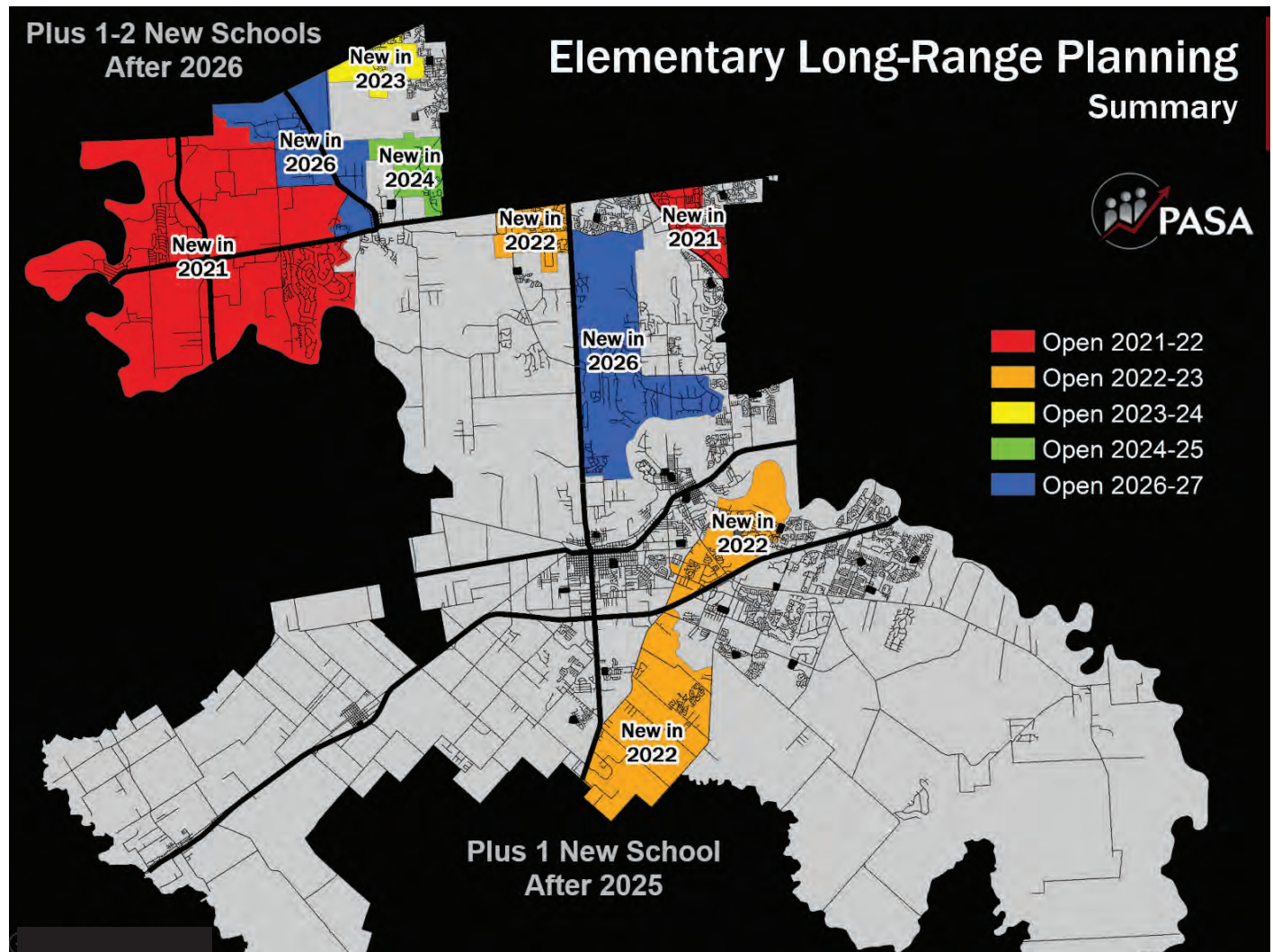
LAMAR CISD // ENROLLMENT PROJECTIONS

LAMAR CISD ELEMENTARY SCHOOL PROJECTIONS

Year	Location
2020-21	Tamarron Elementary
2021-22	Northeast (East of 99) - to relieve Adolphus and Hubenak
	Northwest (West of Fulshear) - to relieve Huggins
2022-23	North - to relieve Bentley and Frost
	Veranda - to relieve Hutchison and Arredondo
2023-24	South - to relieve Culver and Meyer
	Jordan Ranch - to relieve Lindsay
2024-25	North - to relieve Huggins
2026-27	Central - to relieve Frost and Bentley
	North - to relieve Huggins
post-2026	North
	South



Suggestions for new school locations and recommended timing/phasing have been provided for reference.



DEMOGRAPHICS & CAPACITIES

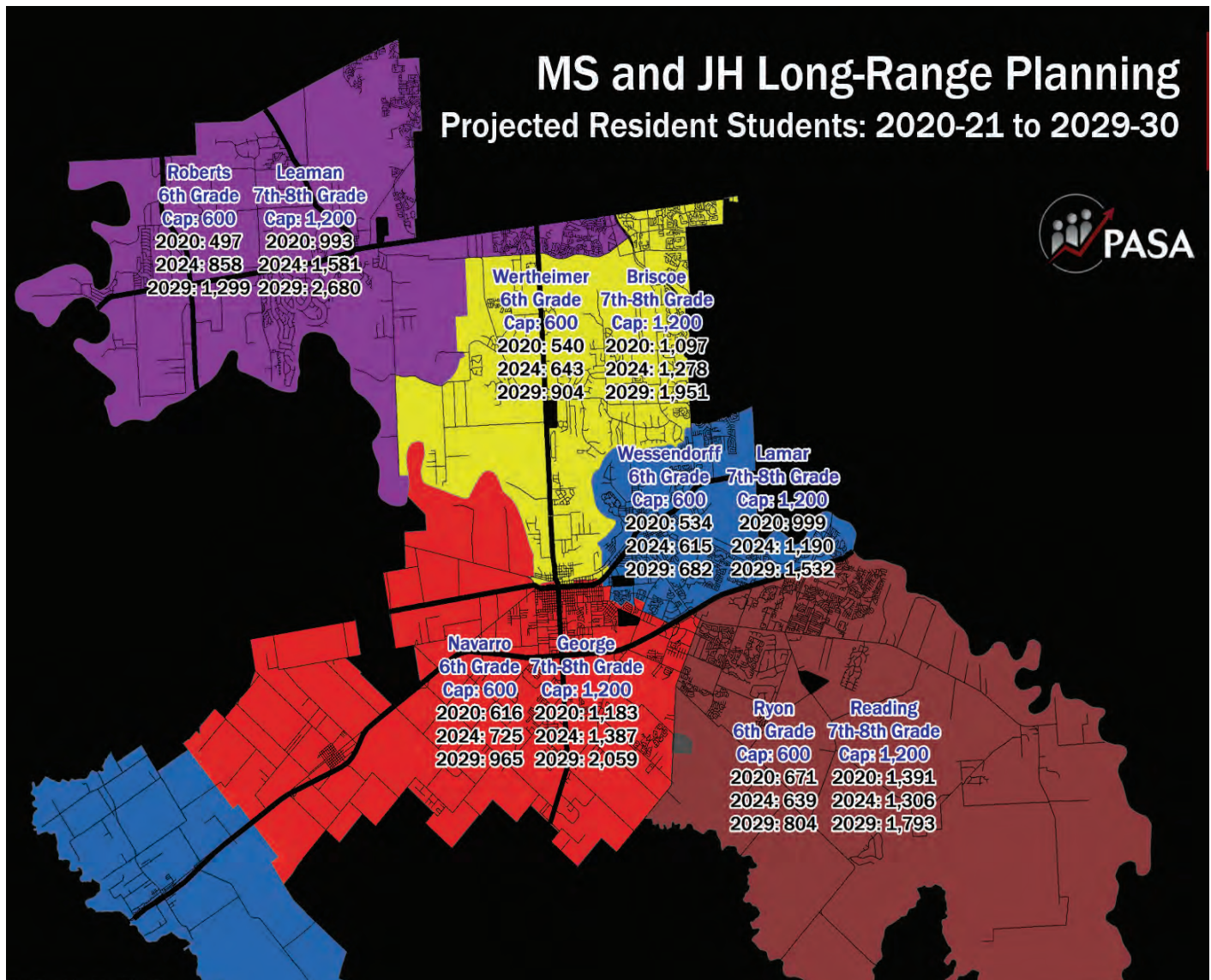
LAMAR CISD / ENROLLMENT PROJECTIONS

LAMAR CISD

SECONDARY SCHOOL PROJECTIONS

Based on the Moderate Growth Scenario, the District is expected to gain approximately 1,950 6th grade students; 4,700 7th-8th grade students; and 8,750 9th through 12th grade students in the next ten year period.

Growth in the south part of the District has been ongoing for several years, especially for the secondary grades.



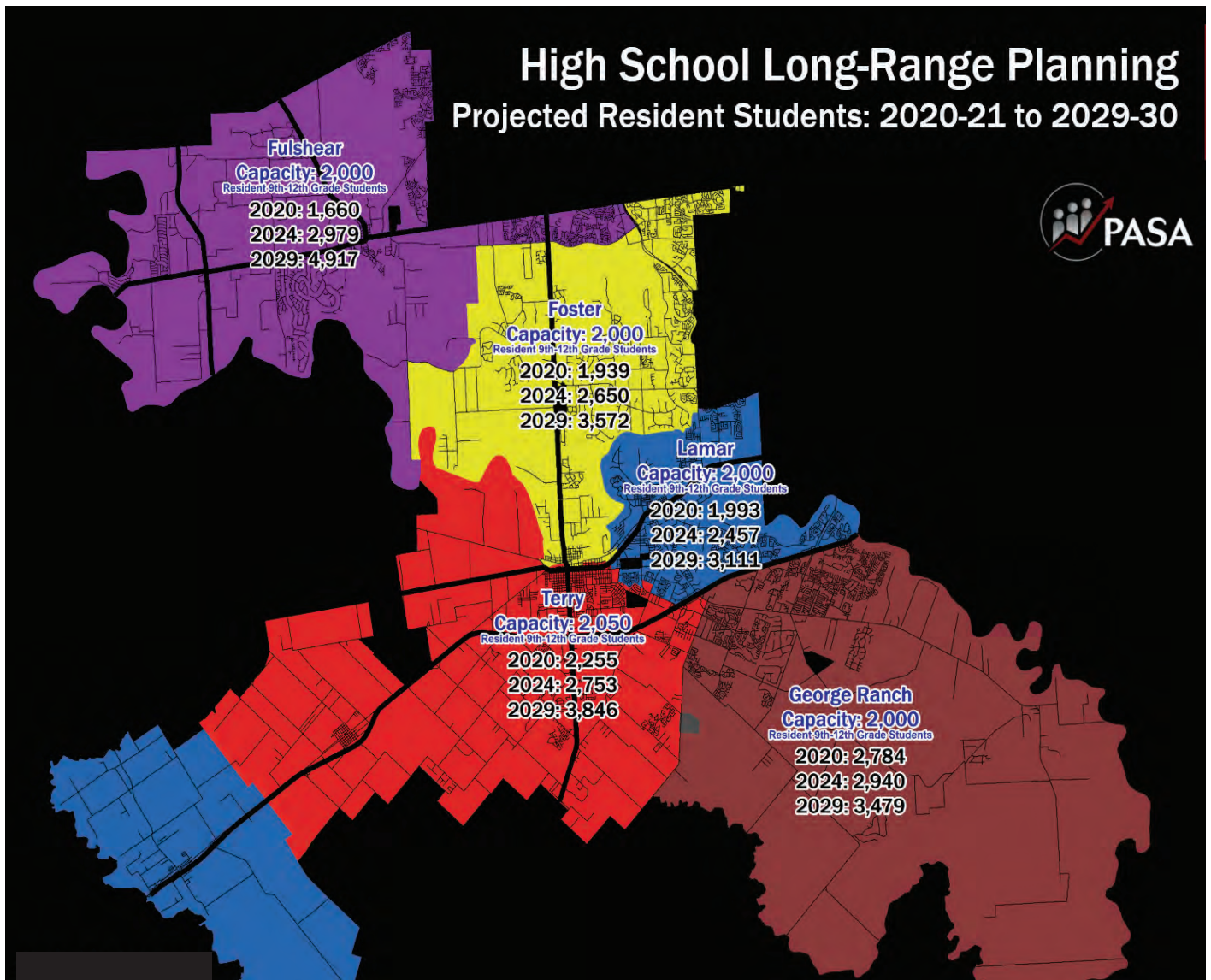
DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT PROJECTIONS

LAMAR CISD SECONDARY SCHOOL PROJECTIONS

While the near-term need for upper grade capacity lies in the southern part of the District, the short-and long-term growth potential in the north should also be considered.

Both Foster High School and Fulshear High School are projected to exceed 2,500 resident students by 2023-24.



DEMOGRAPHICS & CAPACITIES

LAMAR CISD / ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

The District’s need for new or expanded facilities in the future is defined by the projected growth in enrollment, and the capacity of existing schools to house students and programs.

In conjunction with demographic and enrollment projections, the capacities of all existing instructional facilities were used as a baseline for building design as a part of this study. Capacities calculations were based on permanent capacity only (temporary buildings were not included in the capacity numbers).

The capacity of a school is a function of both its physical size and the instructional programs it houses. As programs change over time, the capacity of each campus may also change.

Once a facility is opened and classes begin, the capacity calculation for that facility is no longer based on the original design capacity alone, but rather on its “operational capacity”, meaning how the facility is being utilized in terms of grade level groupings, educational programs, etc.



DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD CAPACITIES OF EXISTING SCHOOLS

Lamar CISD Long-Range Planning Projected Resident Students



2020-21 Proposed Elementary School Attendance Zones

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Adolphus											
Students Projected	849	891	941	1,023	1,075	1,151	1,183	1,195	1,207	1,231	1,270
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	113%	119%	125%	136%	143%	153%	158%	159%	161%	164%	169%
Student Margin	-99	-141	-191	-273	-325	-401	-433	-445	-457	-481	-520
Arredondo											
Students Projected	828	877	952	1,013	1,033	1,034	1,048	1,047	1,041	1,043	1,055
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	110%	117%	127%	135%	138%	138%	140%	140%	139%	139%	141%
Student Margin	-78	-127	-202	-263	-283	-284	-298	-297	-291	-293	-305
Austin											
Students Projected	661	680	708	761	793	815	820	823	824	832	846
Capacity	720	720	720	720	720	720	720	720	720	720	720
Percent Utilization	92%	94%	98%	106%	110%	113%	114%	114%	114%	116%	118%
Student Margin	59	40	12	-41	-73	-95	-100	-103	-104	-112	-126
Beasley											
Students Projected	399	387	353	344	347	359	385	408	441	487	545
Capacity	370	370	370	370	370	370	370	370	370	370	370
Percent Utilization	108%	105%	95%	93%	94%	97%	104%	110%	119%	132%	147%
Student Margin	-29	-17	17	26	23	11	-15	-38	-71	-117	-175
Bentley											
Students Projected	811	864	953	1,037	1,103	1,211	1,320	1,443	1,580	1,723	1,886
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	108%	115%	127%	138%	147%	161%	176%	192%	211%	230%	251%
Student Margin	-61	-114	-203	-287	-353	-461	-570	-693	-830	-973	-1,136
Bowie											
Students Projected	537	503	483	452	443	416	417	414	412	415	422
Capacity	640	640	640	640	640	640	640	640	640	640	640
Percent Utilization	84%	79%	75%	71%	69%	65%	65%	65%	64%	65%	66%
Student Margin	103	137	157	188	197	224	223	226	228	225	218
Campbell											
Students Projected	537	503	486	451	419	408	390	367	343	323	310
Capacity	720	720	720	720	720	720	720	720	720	720	720
Percent Utilization	75%	70%	68%	63%	58%	57%	54%	51%	48%	45%	43%
Student Margin	183	217	234	269	301	312	330	353	377	397	410
Carter											
Students Projected	701	717	760	814	838	845	903	978	1,069	1,179	1,299
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	93%	96%	101%	109%	112%	113%	120%	130%	143%	157%	173%
Student Margin	49	33	-10	-64	-88	-95	-153	-228	-319	-429	-549
Culver											
Students Projected	743	810	883	953	1,045	1,157	1,253	1,358	1,475	1,609	1,758
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	99%	108%	118%	127%	139%	154%	167%	181%	197%	215%	234%
Student Margin	7	-60	-133	-203	-295	-407	-503	-608	-725	-859	-1,008
Dickinson											
Students Projected	527	527	549	564	585	605	597	581	561	543	530
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	70%	70%	73%	75%	78%	81%	80%	77%	75%	72%	71%
Student Margin	223	223	201	186	165	145	153	169	189	207	220

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

Lamar CISD Long-Range Planning
Projected Resident Students



2020-21 Proposed Elementary School Attendance Zones

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Frost											
Students Projected	691	764	843	949	1,039	1,146	1,240	1,314	1,368	1,435	1,513
Capacity	720	720	720	720	720	720	720	720	720	720	720
Percent Utilization	96%	106%	117%	132%	144%	159%	172%	183%	190%	199%	210%
Student Margin	29	-44	-123	-229	-319	-426	-520	-594	-648	-715	-793
Hubenak											
Students Projected	1,009	1,085	1,178	1,228	1,271	1,285	1,285	1,274	1,260	1,257	1,265
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	135%	145%	157%	164%	169%	171%	171%	170%	168%	168%	169%
Student Margin	-259	-335	-428	-478	-521	-535	-535	-524	-510	-507	-515
Huggins											
Students Projected	810	862	1,007	1,201	1,459	1,746	2,092	2,445	2,798	3,182	3,605
Capacity	650	650	650	650	650	650	650	650	650	650	650
Percent Utilization	125%	133%	155%	185%	224%	269%	322%	376%	430%	490%	555%
Student Margin	-160	-212	-357	-551	-809	-1,096	-1,442	-1,795	-2,148	-2,532	-2,955
Hutchison											
Students Projected	745	805	878	915	973	1,014	1,025	1,011	982	958	943
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	99%	107%	117%	122%	130%	135%	137%	135%	131%	128%	126%
Student Margin	5	-55	-128	-165	-223	-264	-275	-261	-232	-208	-193
Jackson											
Students Projected	347	341	350	365	382	390	388	382	373	372	378
Capacity	520	520	520	520	520	520	520	520	520	520	520
Percent Utilization	67%	66%	67%	70%	73%	75%	75%	73%	72%	72%	73%
Student Margin	173	179	170	155	138	130	132	138	147	148	142
Lindsey											
Students Projected	499	644	828	1,000	1,188	1,334	1,417	1,493	1,562	1,614	1,639
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	67%	86%	110%	133%	158%	178%	189%	199%	208%	215%	219%
Student Margin	251	106	-78	-250	-438	-584	-667	-743	-812	-864	-889
Jane Long											
Students Projected	575	592	634	645	631	623	626	625	620	621	628
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	77%	79%	85%	86%	84%	83%	83%	83%	83%	83%	84%
Student Margin	175	158	116	105	119	127	124	125	130	129	122
McNeill											
Students Projected	831	838	829	840	826	797	769	733	688	650	620
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	111%	112%	111%	112%	110%	106%	103%	98%	92%	87%	83%
Student Margin	-81	-88	-79	-90	-76	-47	-19	17	62	100	130
Meyer											
Students Projected	705	716	760	829	928	1,037	1,134	1,227	1,309	1,395	1,474
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	94%	95%	101%	111%	124%	138%	151%	164%	175%	186%	197%
Student Margin	45	34	-10	-79	-178	-287	-384	-477	-559	-645	-724
Pink											
Students Projected	658	680	718	766	807	833	843	855	868	889	919
Capacity	720	720	720	720	720	720	720	720	720	720	720
Percent Utilization	91%	94%	100%	106%	112%	116%	117%	119%	121%	123%	128%
Student Margin	62	40	2	-46	-87	-113	-123	-135	-148	-169	-199

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

Lamar CISD Long-Range Planning

Projected Resident Students

2020-21 Proposed Elementary School Attendance Zones



	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Ray											
Students Projected	599	608	618	626	644	660	657	645	627	617	611
Capacity	640	640	640	640	640	640	640	640	640	640	640
Percent Utilization	94%	95%	97%	98%	101%	103%	103%	101%	98%	96%	95%
Student Margin	41	32	22	14	-4	-20	-17	-5	13	23	29
Smith											
Students Projected	457	450	448	437	425	427	422	408	394	387	383
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	76%	75%	75%	73%	71%	71%	70%	68%	66%	65%	64%
Student Margin	143	150	152	163	175	173	178	192	206	213	217
Tamarron											
Students Projected	411	490	585	678	773	855	956	1,049	1,131	1,201	1,281
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	55%	65%	78%	90%	103%	114%	127%	140%	151%	160%	171%
Student Margin	339	260	165	72	-23	-105	-206	-299	-381	-451	-531
Thomas											
Students Projected	602	635	685	736	781	835	867	902	939	985	1,017
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	80%	85%	91%	98%	104%	111%	116%	120%	125%	131%	136%
Student Margin	148	115	65	14	-31	-85	-117	-152	-189	-235	-267
Travis											
Students Projected	573	570	570	582	594	596	594	582	565	552	543
Capacity	680	680	680	680	680	680	680	680	680	680	680
Percent Utilization	84%	84%	84%	86%	87%	88%	87%	86%	83%	81%	80%
Student Margin	107	110	110	98	86	84	86	98	115	128	137
Velasquez											
Students Projected	515	497	513	520	542	575	602	634	678	741	813
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	69%	66%	68%	69%	72%	77%	80%	85%	90%	99%	108%
Student Margin	235	253	237	230	208	175	148	116	72	9	-63
Williams											
Students Projected	364	352	348	339	322	326	337	350	361	383	406
Capacity	750	750	750	750	750	750	750	750	750	750	750
Percent Utilization	49%	47%	46%	45%	43%	43%	45%	47%	48%	51%	54%
Student Margin	386	398	402	411	428	424	413	400	389	367	344
Totals:											
Students Projected	16,984	17,688	18,860	20,068	21,266	22,480	23,570	24,543	25,476	26,624	27,959
Capacity	18,980	18,980	18,980	18,980	18,980	18,980	18,980	18,980	18,980	18,980	18,980
Percent Utilization	89%	93%	99%	106%	112%	118%	124%	129%	134%	140%	147%
Student Margin	1,996	1,292	120	-1,088	-2,286	-3,500	-4,590	-5,563	-6,496	-7,644	-8,979

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

Lamar CISD
Projected Resident Students
2020-21 Secondary School Attendance Zones



Middle Schools – 6th Grade

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Navarro											
Students Projected	591	616	615	645	634	725	779	858	927	944	965
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	99%	103%	103%	108%	106%	121%	130%	143%	155%	157%	161%
Student Margin	9	-16	-15	-45	-34	-125	-179	-258	-327	-344	-365
Roberts											
Students Projected	440	497	547	665	691	858	988	1,085	1,186	1,241	1,299
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	73%	83%	91%	111%	115%	143%	165%	181%	198%	207%	217%
Student Margin	160	103	53	-65	-91	-258	-388	-485	-586	-641	-699
Ryon											
Students Projected	667	671	586	614	642	639	693	760	817	807	804
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	111%	112%	98%	102%	107%	107%	116%	127%	136%	135%	134%
Student Margin	-67	-71	14	-14	-42	-39	-93	-160	-217	-207	-204
Wertheimer											
Students Projected	526	540	552	533	617	643	741	818	878	890	904
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	88%	90%	92%	89%	103%	107%	124%	136%	146%	148%	151%
Student Margin	74	60	48	67	-17	-43	-141	-218	-278	-290	-304
Wessendorff											
Students Projected	491	534	514	543	580	615	640	687	715	695	682
Capacity	600	600	600	600	600	600	600	600	600	600	600
Percent Utilization	82%	89%	86%	91%	97%	103%	107%	115%	119%	116%	114%
Student Margin	109	66	86	57	20	-15	-40	-87	-115	-95	-82
Totals:											
Students Projected	2,715	2,858	2,814	3,000	3,164	3,480	3,841	4,208	4,523	4,577	4,654
Capacity	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Percent Utilization	91%	95%	94%	100%	105%	116%	128%	140%	151%	153%	155%
Student Margin	285	142	186	0	-164	-480	-841	-1,208	-1,523	-1,577	-1,654

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

Lamar CISD
Projected Resident Students
2020-21 Secondary School Attendance Zones



Junior High Schools – 7th-8th Grade

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Brisco											
Students Projected	987	1,097	1,143	1,200	1,200	1,278	1,401	1,529	1,713	1,868	1,951
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	82%	91%	95%	100%	100%	107%	117%	127%	143%	156%	163%
Student Margin	213	103	57	0	0	-78	-201	-329	-513	-668	-751
George											
Students Projected	1,136	1,183	1,260	1,302	1,348	1,387	1,484	1,646	1,799	1,963	2,059
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	95%	99%	105%	109%	112%	116%	124%	137%	150%	164%	172%
Student Margin	64	17	-60	-102	-148	-187	-284	-446	-599	-763	-859
Lamar											
Students Projected	957	999	1,067	1,101	1,119	1,190	1,264	1,334	1,424	1,513	1,532
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	80%	83%	89%	92%	93%	99%	105%	111%	119%	126%	128%
Student Margin	243	201	133	99	81	10	-64	-134	-224	-313	-332
Leaman											
Students Projected	871	993	1,098	1,234	1,416	1,581	1,790	2,100	2,329	2,528	2,680
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	73%	83%	92%	103%	118%	132%	149%	175%	194%	211%	223%
Student Margin	329	207	102	-34	-216	-381	-590	-900	-1,129	-1,328	-1,480
Reading											
Students Projected	1,369	1,391	1,394	1,311	1,247	1,306	1,347	1,434	1,590	1,740	1,793
Capacity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Percent Utilization	114%	116%	116%	109%	104%	109%	112%	120%	133%	145%	149%
Student Margin	-169	-191	-194	-111	-47	-106	-147	-234	-390	-540	-593
Totals:											
Students Projected	5,320	5,663	5,962	6,148	6,330	6,742	7,286	8,043	8,855	9,612	10,015
Capacity	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Percent Utilization	89%	94%	99%	102%	106%	112%	121%	134%	148%	160%	167%
Student Margin	680	337	38	-148	-330	-742	-1,286	-2,043	-2,855	-3,612	-4,015

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF EXISTING SCHOOLS

Lamar CISD
Projected Resident Students
2020-21 Secondary School Attendance Zones



High Schools – 9th-12th Grade

	Current	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Foster											
Students Projected	1,899	1,939	2,090	2,281	2,453	2,650	2,727	2,864	3,004	3,254	3,572
Capacity	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Percent Utilization	95%	97%	105%	114%	123%	133%	136%	143%	150%	163%	179%
Student Margin	101	61	-90	-281	-453	-650	-727	-864	-1,004	-1,254	-1,572
Fulshear											
Students Projected	1,409	1,660	2,000	2,316	2,658	2,979	3,307	3,614	4,005	4,463	4,917
Capacity	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Percent Utilization	70%	83%	100%	116%	133%	149%	165%	181%	200%	223%	246%
Student Margin	591	340	0	-316	-658	-979	-1,307	-1,614	-2,005	-2,463	-2,917
George Ranch											
Students Projected	2,668	2,784	2,855	2,930	2,992	2,940	2,898	2,917	2,963	3,192	3,479
Capacity	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Percent Utilization	133%	139%	143%	147%	150%	147%	145%	146%	148%	160%	174%
Student Margin	-668	-784	-855	-930	-992	-940	-898	-917	-963	-1,192	-1,479
Lamar											
Students Projected	1,888	1,993	2,093	2,226	2,371	2,457	2,536	2,640	2,751	2,881	3,111
Capacity	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Percent Utilization	94%	100%	105%	111%	119%	123%	127%	132%	138%	144%	156%
Student Margin	112	7	-93	-226	-371	-457	-536	-640	-751	-881	-1,111
Terry											
Students Projected	2,228	2,255	2,308	2,415	2,580	2,753	2,934	3,055	3,241	3,540	3,846
Capacity	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
Percent Utilization	109%	110%	113%	118%	126%	134%	143%	149%	158%	173%	188%
Student Margin	-178	-205	-258	-365	-530	-703	-884	-1,005	-1,191	-1,490	-1,796
Totals:											
Students Projected	10,092	10,631	11,346	12,168	13,054	13,779	14,402	15,090	15,964	17,330	18,925
Capacity	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050
Percent Utilization	100%	106%	113%	121%	130%	137%	143%	150%	159%	172%	188%
Student Margin	-42	-581	-1,296	-2,118	-3,004	-3,729	-4,352	-5,040	-5,914	-7,280	-8,875

DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

CAPACITIES OF FUTURE SCHOOLS

Future schools will be designed with the following capacities based on LCISD's Master Planning Principles adopted by the Board of Trustees on May 15, 2003.

1. To maximize enrollment at all campuses:
 - » Elementary Schools 750 Maximum
 - » Middle Schools (6) 750 Maximum
 - » Junior High Schools (7-8) 1,400 Maximum
 - » High Schools 2,000 Maximum
2. To embrace the neighborhood school concept for all elementary students who reside in Lamar CISD.
3. To house grades PK-5 in all elementary school to ensure parents and students that they can enjoy six years of attending school the the same campus.
4. To reflect the ethnic balance of the school district in grades 6-12.
5. To locate schools with grades 6-12 in the same general area.
6. To minimize the alteration of high school zones.
7. To provide adequate space for school/community-based education programs.



DEMOGRAPHICS & CAPACITIES

LAMAR CISD // ENROLLMENT & CAPACITIES

LAMAR CISD

TABLE OF NEW SCHOOLS

Proposed Project	Site Planning			Design and Construction			Total Project Cost 2020 Dollars <i>(excluding land/infrastructure)</i>
	General Location	Planning Unit	Land Status	Start Design	Start Construction	Opening Date	
Elementary Schools							
Tamarron Elementary	North	2F	Owned	In Construction		2020	Previously Funded
ES#29	NW (west of Huggins)	TBD	TBD	Oct. 2019	May 2020	2021	Previously Funded
ES#30	Northeast (East of 99)	TBD	TBD	Oct. 2020	May 2021	2022	Previously Funded
ES#31	Near Bentley	TBD	TBD	Oct. 2020	May 2021	2022	Previously Funded
ES#32	Veranda Site	20D	Owned	Oct. 2020	May 2021	2022	Future Bond Funds
ES#33	South (relieve Culver/Meyer)	TBD	TBD	Oct. 2020	May 2021	2022	Future Bond Funds
ES#34	Jordan Ranch Site	2E	Owned	Oct. 2021	May 2022	2023	Future Bond Funds
ES#35	North (relieve Huggins)	TBD	TBD	Oct. 2022	May 2023	2024	Future Bond Funds
ES#36	Central (relieve Frost)	TBD	TBD	Oct. 2024	May 2025	2026	Future Bond Funds
ES#37	North (relieve Huggins)	TBD	TBD	Oct. 2024	May 2025	2026	Future Bond Funds
Middle Schools							
MS#6	Randle/Wright Complex	44F	Owned	TBD	TBD	TBD	TBD
MS#7	North						
MS#8	TBD						
Junior High Schools							
Wright JrHi	FM2977 and Koeblen Rd (SW of GRHS)	44F	Owned	In Construction		2021	Previously Funded
JrHi#7	North						
JrHi#8	TBD						
High Schools							
Randle HS	FM2977 and Koeblen Rd (SW of GRHS)	44F	Owned	In Construction		2021	Previously Funded
HS#7	North						
HS#8	TBD						





LAMARCISD

A PROUD TRADITION | A BRIGHT FUTURE



SECTION 4

NEW SCHOOLS & MAJOR PROJECTS

Based on the District’s February 2020 Demographic Update, as well as the results of the Facility Condition Assessment conducted in 2019, it is clear that LCISD should continue expansion efforts that encompass both academic and administrative/support facilities well into the foreseeable future. Various levels of facility upgrades, building additions and new construction projects will be needed for multiple Lamar CISD campuses and support facilities both near and long-term.

Recommended facility improvement major projects include a New Gym and Library & Fine Arts Renovations at Travis Elementary School; Orchestra Room Additions for the High School and Junior High Complexes; two New Practice Pools at Terry and Randle High Schools; and Additional Parking and New Tennis Courts at Lamar High School.

Several new construction projects are also recommended including New Elementary Schools;

a New Middle, Junior High and High School; a New Police Station, and two New Transportation Terminals (north and south). Other possible major projects include a New District Stadium and Multi-Purpose Arena.

These new schools and support facilities will enable the District to adequately prepare for, and accommodate the rapid rate of growth and the large influx of new students that are projected near-term, while continuing to provide all LCISD students with access to progressive educational programs, facilities, and resources for years to come.

Documentation included herein regarding proposed new facilities, major projects and assessment costs identified to date are considered “cost studies” only for assessment and master planning purposes. Project work scopes and costs should continue to be evaluated in the future.



NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES

TABLE OF NEW SCHOOLS

The chart provides information on each of the new schools proposed. The following defines the information in each column.

- **Design:** New architectural plans will be prepared for some schools. For others, plans will be repeated.
- **Location, PU:** These columns identify the location of the site geographically and its Planning Unit (PU). Sites have yet to be identified for some proposed schools.
- **Dates:** Secure Land By notes the date by which property should be acquired to permit the start of design work. Land must be acquired prior to start of design.
- **Start Design, Start Construction, Open:** These are the dates by which design and construction should begin to permit completion by the proposed opening date.

Notes:

- » The timing and location of new schools shown on in this report were developed as a direct response to the February, 2020 Demographic Projections and were designed to minimize campus attendance boundary changes thereby minimizing the number of “moves” for any given student. The “year opening” for new schools is subject to change based upon subsequent and/or updated demographic information.
- » The timing and location shown in this report include the strategic use of temporary classroom buildings.
- » For clarity, all costs shown are in 2020 dollars. Refer to the construction cost information tables in this chapter for costs of schools that have construction start dates after the year 2020.
- » Costs of schools were derived based on actual costs of recent projects and inflated appropriately for each year.
- » All design dates indicate new design. Should repeat design be utilized, subtract (2) months.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES

TABLE OF NEW SCHOOLS

Proposed Project	Site Planning			Design and Construction			Total Project Cost 2020 Dollars <i>(excluding land/infrastructure)</i>
	General Location	Planning Unit	Land Status	Start Design	Start Construction	Opening Date	
Elementary Schools							
Tamarron Elementary	North	2F	Owned	In Construction		2020	Previously Funded
ES#29	NW (west of Huggins)	TBD	TBD	Oct. 2019	May 2020	2021	Previously Funded
ES#30	Northeast (East of 99)	TBD	TBD	Oct. 2020	May 2021	2022	Previously Funded
ES#31	Near Bentley	TBD	TBD	Oct. 2020	May 2021	2022	Previously Funded
ES#32	Veranda Site	20D	Owned	Oct. 2020	May 2021	2022	Future Bond Funds
ES#33	South (relieve Culver/Meyer)	TBD	TBD	Oct. 2020	May 2021	2022	Future Bond Funds
ES#34	Jordan Ranch Site	2E	Owned	Oct. 2021	May 2022	2023	Future Bond Funds
ES#35	North (relieve Huggins)	TBD	TBD	Oct. 2022	May 2023	2024	Future Bond Funds
ES#36	Central (relieve Frost)	TBD	TBD	Oct. 2024	May 2025	2026	Future Bond Funds
ES#37	North (relieve Huggins)	TBD	TBD	Oct. 2024	May 2025	2026	Future Bond Funds
Middle Schools							
MS#6	Randle/Wright Complex	44F	Owned	TBD	TBD	TBD	TBD
MS#7	North						
MS#8	TBD						
Junior High Schools							
Wright JrHi	FM2977 and Koeblen Rd (SW of GRHS)	44F	Owned	In Construction		2021	Previously Funded
JrHi#7	North						
JrHi#8	TBD						
High Schools							
Randle HS	FM2977 and Koeblen Rd (SW of GRHS)	44F	Owned	In Construction		2021	Previously Funded
HS#7	North						
HS#8	TBD						

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NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Elementary School Project Cost Worksheet

Total Construction Cost	\$23,242,444
<i>Construction Non-Contract Cost:</i>	<i>\$2,789,093</i>
<i>Furniture & Equipment:</i>	<i>\$1,394,547</i>
<i>Technology:</i>	<i>\$1,162,122</i>
<i>A & E Fee:</i>	<i>\$1,394,547</i>
Total Project Cost 2020 Dollars	\$29,982,752
Total Project Cost 2021 Dollars	\$32,381,372
Total Project Cost 2022 Dollars	\$34,648,068
Total Project Cost 2023 Dollars	\$37,073,433

The following items are included in the estimated Project Cost:

- New 750 student elementary with educational program and sqft. to match Tamarron Elementary (ES28).
(Includes 500 sqft for possible post occupancy comments during Design Development).

\$22,898,959
- Design and estimating contingency.

\$343,484

1. Costs shown are estimated cost for Jan 2020
 2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
 3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Middle School Project Cost Worksheet

Total Construction Cost	\$23,294,250
<i>Construction Non-Contract Cost:</i>	\$2,795,310
<i>Furniture & Equipment:</i>	\$1,397,655
<i>Technology:</i>	\$1,164,713
<i>A & E Fee:</i>	\$1,397,655
Total Project Cost 2020 Dollars	\$30,049,583
Total Project Cost 2021 Dollars	\$32,453,549
Total Project Cost 2022 Dollars	\$34,725,298
Total Project Cost 2023 Dollars	\$37,156,068

The following items are included in the estimated Project Cost:

- New 680 student junior high school with educational program and sqft. to match Roberts Middle School (MS#5).
(Includes 1,000 sqft for possible post occupancy comments during Design Development). \$22,950,000
- Design and estimating contingency. \$344,250

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Junior High School Project Cost Worksheet

Total Construction Cost	\$51,765,000
<i>Construction Non-Contract Cost:</i>	\$6,211,800
<i>Furniture & Equipment:</i>	\$3,105,900
<i>Technology:</i>	\$2,588,250
<i>A & E Fee:</i>	\$3,105,900
Total Project Cost 2020 Dollars	\$66,776,850
Total Project Cost 2021 Dollars	\$72,118,998
Total Project Cost 2022 Dollars	\$77,167,328
Total Project Cost 2023 Dollars	\$82,569,041

The following items are included in the estimated Project Cost:

- New 1,200 student junior high school with educational program and sqft. to match Wright JrHi (JrHi#6).
(Includes 1,000 sqft for possible post occupancy comments during Design Development). \$51,000,000
- Design and estimating contingency. \$765,000

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New High School Project Cost Worksheet

Total Construction Cost	\$108,066,685
<i>Construction Non-Contract Cost:</i>	\$12,968,002
<i>Furniture & Equipment:</i>	\$6,484,001
<i>Technology:</i>	\$5,403,334
<i>A & E Fee:</i>	\$6,484,001
Total Project Cost 2020 Dollars	\$139,406,023
Total Project Cost 2021 Dollars	\$150,558,505
Total Project Cost 2022 Dollars	\$161,097,600
Total Project Cost 2023 Dollars	\$172,374,432

The following items are included in the estimated Project Cost:

- New 2,000 student high school with educational program and sqft. to match Randle HS (HS#6).
(Includes 2,000 sqft for possible post occupancy comments during Design Development). \$106,469,640
- Design and estimating contingency. \$1,597,045

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



Shell Space Buildout at Randle High School Project Cost Worksheet

Total Construction Cost	\$1,899,240
<i>Construction Non-Contract Cost:</i>	\$227,909
<i>Furniture & Equipment:</i>	\$113,954
<i>Technology:</i>	\$94,962
<i>A & E Fee:</i>	\$113,954
Total Project Cost 2020 Dollars	\$2,450,020
Total Project Cost 2021 Dollars	\$2,646,021
Total Project Cost 2022 Dollars	\$2,831,243
Total Project Cost 2023 Dollars	\$3,029,430

The following items are included in the estimated Project Cost:

- Similar to Fulshear HS, the current Randle HS original design includes a shell space to be built-out at a later date as needed to increase capacity. \$1,862,000
- Design and estimating contingency. \$37,240

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



Travis Elementary School Gym Addition and Library and Fine Arts Renovation Project Cost Worksheet

Total Construction Cost	\$3,946,725
Construction Non-Contract Cost:	\$473,607
Furniture & Equipment:	\$236,804
Technology:	\$197,336
A & E Fee:	\$236,804
Total Project Cost 2020 Dollars	\$5,091,275
Total Project Cost 2021 Dollars	\$5,498,577
Total Project Cost 2022 Dollars	\$5,883,478
Total Project Cost 2023 Dollars	\$6,295,321

The following items are included in the estimated Project Cost:

• Phased demolition of existing building	\$6,000
• New Gymnasium Addition.	\$2,730,000
• Detention requirements.	\$250,000
• Library Renovation to Music	\$95,000
• Gym Renovation to Library	\$540,000
• Cost for phased construction.	\$180,750
• Cost for temporary utilities and temporary site access.	\$54,600
• Design and estimating contingency.	\$90,375

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



Orchestra Room Additions at HS and JrHi Complex Project Cost Worksheet

Total Construction Cost	\$9,124,080
<i>Construction Non-Contract Cost:</i>	<i>\$1,094,890</i>
<i>Furniture & Equipment:</i>	<i>\$547,445</i>
<i>Technology:</i>	<i>\$456,204</i>
<i>A & E Fee:</i>	<i>\$547,445</i>
Total Project Cost 2020 Dollars	\$11,770,063
Total Project Cost 2021 Dollars	\$12,711,668
Total Project Cost 2022 Dollars	\$13,601,485
Total Project Cost 2023 Dollars	\$14,553,589

The following items are included in the estimated Project Cost:

• Selective demolition at existing building	\$150,000
• High School Orchestra Room addition at Lamar, Terry, Foster, George Ranch, Fulshear.	\$3,840,000 <i>(5 campuses)</i>
• Jr Hi School Orchestra Room addition at Lamar, George Jr., Briscoe, Reading, Leaman.	\$3,456,000 <i>(5 campuses)</i>
• Cost for special foundations required for additions and phased construction during school hours.	\$729,600
• Cost for temporary utilities and site access.	\$583,680
• Design and estimating contingency.	\$364,800

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



Practice Pool at Randle High School Project Cost Worksheet

Total Construction Cost	\$10,684,800
<i>Construction Non-Contract Cost:</i>	\$1,068,480
<i>Furniture & Equipment:</i>	\$213,696
<i>Technology:</i>	\$213,696
<i>A & E Fee:</i>	\$641,088
Total Project Cost 2020 Dollars	\$12,821,760
Total Project Cost 2021 Dollars	\$13,847,501
Total Project Cost 2022 Dollars	\$14,816,826
Total Project Cost 2023 Dollars	\$15,854,004

The following items are included in the estimated Project Cost:

• Practice Pool at Randle High School to match District Practice Pools.	\$10,176,000
• Design and estimating contingency.	\$508,800

1. Costs shown are estimated cost for Jan 2020

2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.

3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Practice Pool at Terry High School (includes demo of existing) Project Cost Worksheet

Total Construction Cost	\$10,692,150
Construction Non-Contract Cost:	\$1,069,215
Furniture & Equipment:	\$213,843
Technology:	\$213,843
A & E Fee:	\$641,529
Total Project Cost 2020 Dollars	\$12,830,580
Total Project Cost 2021 Dollars	\$13,857,026
Total Project Cost 2022 Dollars	\$14,827,018
Total Project Cost 2023 Dollars	\$15,864,910

The following items are included in the estimated Project Cost:

• Demo existing pool support spaces and pool shell.	\$147,000
• Practice Pool at Randle High School to match District Practice Pools.	\$10,176,000
• Design and estimating contingency.	\$516,150

1. Costs shown are estimated cost for Jan 2020

2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.

3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



Additional Parking and New Tennis Courts at Lamar Consolidated High School

Project Cost Worksheet

Total Construction Cost	\$2,050,000
Construction Non-Contract Cost:	\$164,000
Furniture & Equipment:	\$0
Technology:	\$0
A & E Fee:	\$123,000
Total Project Cost 2020 Dollars	\$2,337,000
Total Project Cost 2021 Dollars	\$2,523,960
Total Project Cost 2022 Dollars	\$2,700,637
Total Project Cost 2023 Dollars	\$2,889,682

The following items are included in the estimated Project Cost:

• Demo existing 12 tennis courts at HS and JrHi.	\$109,500
• 10 new tennis courts and lighting at HS.	\$1,250,000
• 200 new parking spaces, underground drainage, and lighting.	\$800,000
• Detention Requirements.	\$160,000
• Design and estimating contingency.	\$176,800

1. Costs shown are estimated cost for Jan 2020

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3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Police Station Project Cost Worksheet

Total Construction Cost	\$4,252,500
<i>Construction Non-Contract Cost:</i>	\$425,250
<i>Furniture & Equipment:</i>	\$85,050
<i>Technology:</i>	\$85,050
<i>A & E Fee:</i>	\$255,150
Total Project Cost 2020 Dollars	\$5,103,000
Total Project Cost 2021 Dollars	\$5,511,240
Total Project Cost 2022 Dollars	\$5,897,027
Total Project Cost 2023 Dollars	\$6,309,819

The following items are included in the estimated Project Cost:

- New Police Station with situation room, offices, open workstations, conference rooms, badging area, evidence lockup, temporary holding areas, locker room with shower, storage. \$4,050,000
- Design and estimating contingency. \$202,500

1. Costs shown are estimated cost for Jan 2020

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3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



North Satellite Maintenance Facility Project Cost Worksheet

Total Construction Cost	\$1,755,000
<i>Construction Non-Contract Cost:</i>	\$210,600
<i>Furniture & Equipment:</i>	\$122,850
<i>Technology:</i>	\$52,650
<i>A & E Fee:</i>	\$105,300
Total Project Cost 2020 Dollars	\$2,246,400
Total Project Cost 2021 Dollars	\$2,426,112
Total Project Cost 2022 Dollars	\$2,595,940
Total Project Cost 2023 Dollars	\$2,777,656

The following items are included in the estimated Project Cost:

• New prefab metal building maintenance building.	\$910,000
• Site paving, underground drainage, and lighting.	\$510,000
• Detention Requirements.	\$205,000
• Design and estimating contingency.	\$130,000

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



South Satellite Maintenance Facility Project Cost Worksheet

Total Construction Cost	\$1,755,000
<i>Construction Non-Contract Cost:</i>	\$210,600
<i>Furniture & Equipment:</i>	\$122,850
<i>Technology:</i>	\$52,650
<i>A & E Fee:</i>	\$105,300
Total Project Cost 2020 Dollars	\$2,246,400
Total Project Cost 2021 Dollars	\$2,426,112
Total Project Cost 2022 Dollars	\$2,595,940
Total Project Cost 2023 Dollars	\$2,777,656

The following items are included in the estimated Project Cost:

• New prefab metal building maintenance building.	\$910,000
• Site paving, underground drainage, and lighting.	\$510,000
• Detention Requirements.	\$205,000
• Design and estimating contingency.	\$130,000

1. Costs shown are estimated cost for Jan 2020

2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.

3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



New Transportation Terminal 3 Project Cost Worksheet

Total Construction Cost	\$17,088,750
<i>Construction Non-Contract Cost:</i>	<i>\$2,050,650</i>
<i>Furniture & Equipment:</i>	<i>\$1,196,213</i>
<i>Technology:</i>	<i>\$512,663</i>
<i>A & E Fee:</i>	<i>\$1,025,325</i>
Total Project Cost 2020 Dollars	\$21,873,600
Total Project Cost 2021 Dollars	\$23,623,488
Total Project Cost 2022 Dollars	\$25,277,132
Total Project Cost 2023 Dollars	\$27,046,531

The following items are included in the estimated Project Cost:

• Bus concrete parking, underground drainage, and lighting.	\$5,040,000
• Auto concrete parking, underground drainage, and lighting.	\$1,080,000
• Bus covered metal canopy.	\$1,440,000
• Bus Maintenance Building.	\$3,330,000
• Transportation Office.	\$2,580,000
• Fueling Station.	\$1,250,000
• Bus Wash (<i>brushless system assumed</i>).	\$210,000
• Detention Requirements.	\$1,345,000
• Design and estimating contingency.	\$813,750

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



5,800 Seat Multi-Purpose Event Center Project Cost Worksheet

Total Construction Cost	\$69,863,077
Construction Non-Contract Cost:	\$6,986,308
Furniture & Equipment:	\$2,095,892
Technology:	\$2,095,892
A & E Fee:	\$4,191,785
Total Project Cost 2020 Dollars	\$85,232,954
Total Project Cost 2021 Dollars	\$92,051,591
Total Project Cost 2022 Dollars	\$98,495,202
Total Project Cost 2023 Dollars	\$105,389,866

The following items are included in the estimated Project Cost:

• Structural steel frame, brick exterior, pre-cast concrete seating structure, with plastic arena seats, and support spaces.	\$60,900,000
• Concrete parking, drainage and lighting.	\$7,733,333
• Design and Estimating Contingency	\$1,218,000

Potential add-on that are not included above - 2020 Dollars

(items are shown as total loaded project cost including soft cost)

• Banquet Kitchen for serving large functions	\$3,050,000
• Large format Video Board, Cameras and Accessories	\$1,586,000

Total Project Cost of Add-Ons - 2020 Dollars **\$4,636,000**

1. Costs shown are estimated cost for Jan 2020
2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.
3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

NEW SCHOOLS & MAJOR PROJECTS

LAMAR CISD // COST STUDIES



10,000 Seat Concrete Structure Stadium Project Cost Worksheet

Total Construction Cost (excluding Add-Ons)	\$53,992,000
Construction Non-Contract Cost:	\$6,479,040
Furniture & Equipment:	\$1,619,760
Technology:	\$1,619,760
A & E Fee:	\$3,239,520
Total Project Cost 2020 Dollars	\$66,950,080
Total Project Cost 2021 Dollars	\$72,306,086
Total Project Cost 2022 Dollars	\$77,367,512
Total Project Cost 2023 Dollars	\$82,783,238

The following items are included in the estimated Project Cost:

• Stadium (Concrete structure, 5,400 sqft brick pressbox)	\$36,000,000
• Concrete parking, drainage and lighting	\$13,333,333
• Field House with lockers rooms and support spaces	\$3,600,000
• Design and Estimating Contingency	\$1,058,667

Potential add-on that are not included above - 2020 Dollars

(items are shown as total loaded project cost including soft cost)

• 8 Lane Track (with 10mm full pour surface)	\$1,488,000
• Track and Field Events	\$496,000
• Large format Video Board, Cameras and Accessories	\$1,984,000
• Staff Development/Community Room, with warming kitchen and support spaces on second floor of Field House.	\$4,500,000

12,000 sqft

Total Project Cost of Add-Ons - 2020 Dollars	\$8,468,000
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1. Costs shown are estimated cost for Jan 2020
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3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.



LAMARCISD
A PROUD TRADITION | A BRIGHT FUTURE



FACILITY CONDITION ASSESSMENT INTRODUCTION



In the fall of 2018, Lamar Consolidated Independent School District (LCISD) initiated a comprehensive facilities needs assessment to assist in the development of a Long-Range Facilities Master Plan (LRFMP) to guide facility planning and future capital investments.

Facility Assessments are essential to the long-term stewardship of facility assets because the information obtained during the assessment process is utilized to maximize the functionality, value and useful life of Lamar Consolidated ISD educational and support facilities.

In addition, facility assessments are also a core component of the long-range facility master planning process because assessment results are leveraged to evaluate both the adequacy and equity of existing facilities; determine future program feasibility; identify imminent facility needs; inform decisions regarding facility reinvestment and/or replacement; and to develop and refine budgets and capital improvement plans.

The “Lamar Consolidated Independent School District Long-Range Facilities Master Plan Facilities Assessment Report” drafted by PBK in collaboration with and on behalf of LCISD, provides a summary of the assessment process, findings and recommendations.

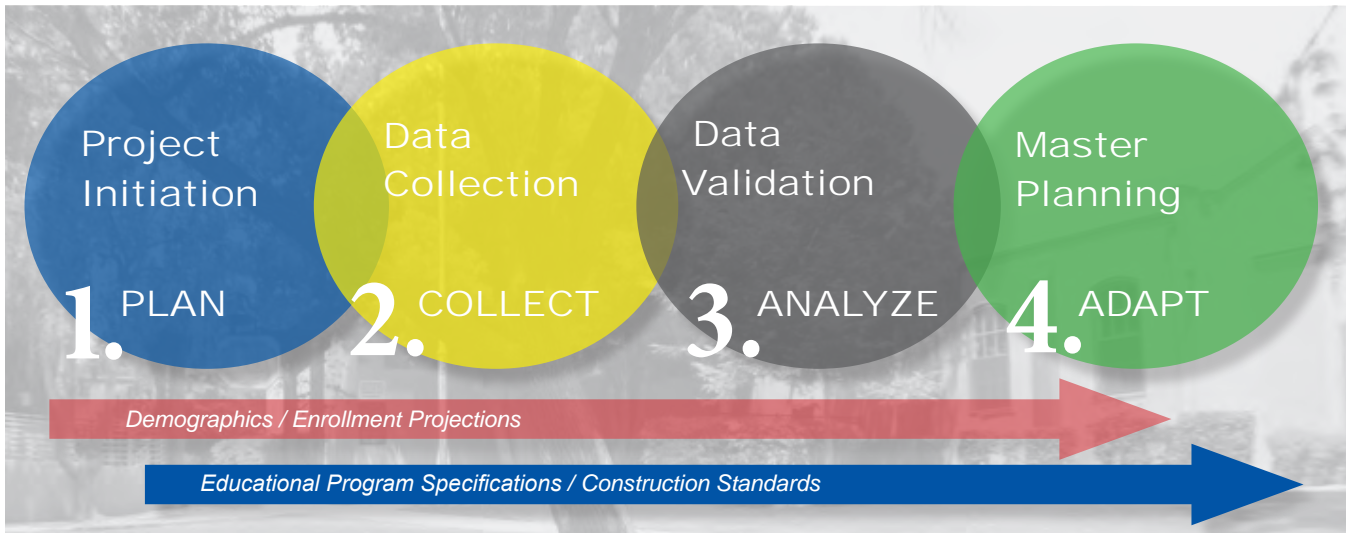
BY DEFINITION

A facility condition assessment is a comprehensive, systematic evaluation of existing conditions for a facility or group of facilities. It involves a thorough, visual examination of the interior and exterior of each designated campus or site (beginning with a site-by-site, building-by-building, room-by-room, physical walk-through) in order to assess current-state conditions and anticipated remaining useful life of those buildings, systems and component systems.



FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS



During the initial planning and collection phases of the process, the team reviewed all of the documentation provided by the District, including:

- detailed list of facilities;
- construction history and modernization efforts to date;
- site plans and floor plans;
- maps;
- demographic and student enrollment data (historical, current and projected);
- existing space use and utilization;
- educational and ancillary programs priorities (current and future); and
- educational specifications.

A Facility Stakeholder Questionnaire was distributed to campus principals and others in order to gather direct feedback regarding the condition, adequacy and utilization of school facilities from the end users perspective.

Project schedules, an assessment code index, aerial images, etc. were also prepared by the team.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
2019 FACILITIES ASSESSMENT
Facility Stakeholder Questionnaire

3. SECTION 1: SAFETY & SECURITY

6. Does the facility have adequate communication systems (PA, intercom, phones, etc) in working order?

YES NO NA

Please provide more insight regarding communication system issues observed (if applicable).

7. Does the facility have an intercom phone system at the main entry?

YES NO NA

8. Does the facility have adequate identification and directional signage on the exterior/site (i.e. marquee, building, and way-finding signage) as well as for interior rooms/spaces (room number, room type, etc.)?

YES NO NA

Please provide more detail regarding signage needs (if applicable).

9. Does the facility have a security intrusion alarm currently installed?

YES NO NA

Please provide comments regarding alarm deficiencies (if applicable).

10. Are access control readers installed on doors for controlled access with staff badges to the facility?

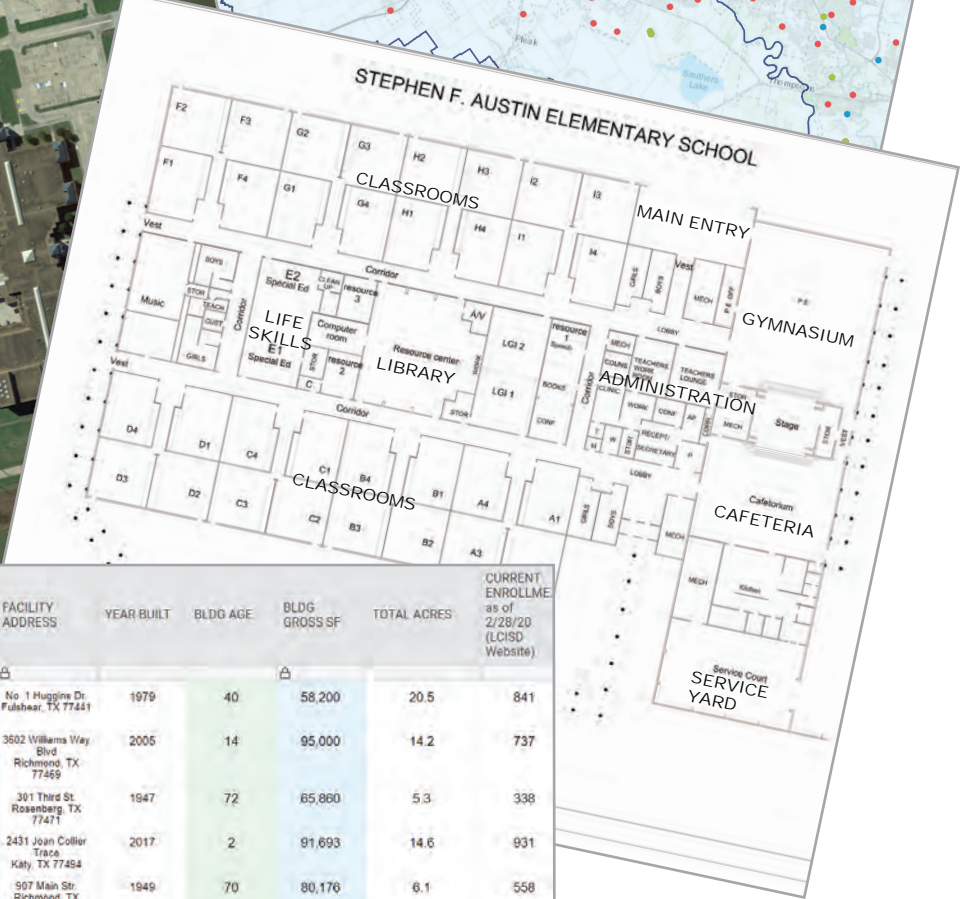
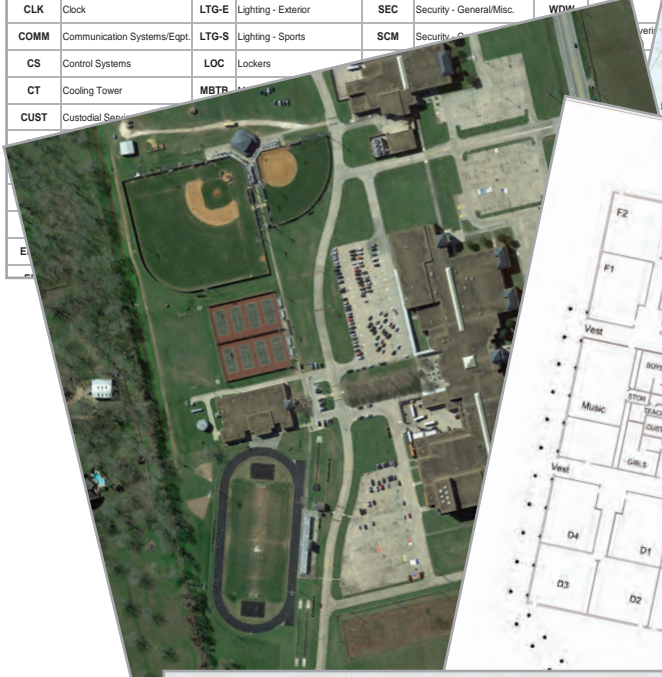
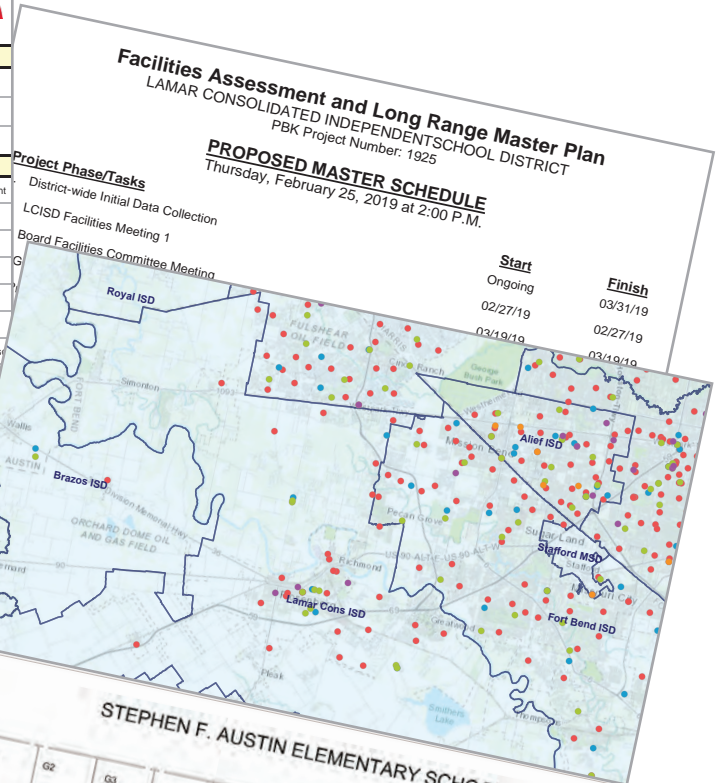
YES NO NA

Please note location of existing card readers (if any) and provide information regarding any known deficiencies (including card reader functionality, doors where card readers are needed, etc.).

FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS

2019 Facilities Condition Assessment Lamar Consolidated Independent School District FACILITY CONDITION ASSESSMENT CODE INDEX							
DISCIPLINE							
C	CIVIL	M	MECHANICAL	T	TECHNOLOGY	FS	FOOD SERVICE
B	BUILDING ENVELOPE	E	ELECTRICAL	LSS	LIFE SAFETY & SECURITY		
A	ARCHITECTURAL	P	PLUMBING	AA	ATHLETICS / ACTIVITIES		
CLASSIFICATION CODE							
ACO	Acoustical Treatment	EG	Emergency Generator	PLF	Plumbing - Fixtures	SPR	Site Paving - Replacement
AC	Athletic Courts	ESOF	Exterior Soffit	PLFD	Plumbing - Floor Drain	SU	Site Utilities
AEQ	Athletic Equipment	FA	Fire Alarm System	PLGP	Plumbing - Gas Piping	SR	Sound Reinforcement
AE	Athletic Events	FSPR	Fire Sprinkler	PLGT	Plumbing - Grease Trap	STGC	Stage Curtains
AF	Athletic Fields	FLR	Flooring (carpet, tile, etc.)	PLSS	Plumbing - Sanitary Sewer	STO	Storage
AT	Athletic Track & Field	FNT	Furniture	PLWC	Plumbing - Water Closet	STR	Structural/Foundation
AV	Audio/Visual/Sound	HDW	Hardware	PLWH	Plumbing - Water Heater	TECH	Technology - General/Misc
BLC	Bleachers	HVAC	Heat, Vent & Air	PA	Public Address	TECHSI	Technology - Systems/Infrastructure
ADD	Building Addition	INT	Interior Finishes	RL	Railing (guard rails, handrails, etc.)	TA	Toilet Accessories
BGRP	Building Graphics	IRR	Irrigation	RMP	Ramps	TP	Toilet Partitions
CNPY	Canopy/Covered Walkway	LND	Landscaping	REN	Renovation	WRE	Wall Repair - Exterior
CWK	Casework	LS	Life Safety	RFM	Roof Maintenance	WRI	Wall Repair - Interior
CLG	Ceiling	LTG-I	Lighting - Interior	RFR	Roof Replacement	WS	Waterproofing Seal
CLK	Clock	LTG-E	Lighting - Exterior	SEC	Security - General/Misc.	WDM	Window Drains
COMM	Communication Systems/Eqpt.	LTG-S	Lighting - Sports	SCM	Security - C		
CS	Control Systems	LOC	Lockers				
CT	Cooling Tower	MBTR	Mobile Buildings				
CUST	Custodial Services						



FACILITY NAME (COMMON)	FACILITY TYPE	FACILITY ADDRESS	YEAR BUILT	BLDG AGE	BLDG GROSS SF	TOTAL ACRES	CURRENT ENROLLMENT as of 2/28/20 (LCISD Website)
Huggins Elementary School	Elementary Schools	No 1 Huggins Dr Fulshear, TX 77441	1979	40	58,200	20.5	841
Hutchison Elementary School	Elementary Schools	3602 Williams Way Blvd Richmond, TX 77469	2005	14	95,000	14.2	737
Jackson Elementary School	Elementary Schools	301 Third St Rosenberg, TX 77471	1947	72	65,860	5.3	338
Lindsey Elementary School	Elementary Schools	2431 Joan Collier Trace Katy, TX 77454	2017	2	91,693	14.6	931
Long Elementary School	Elementary Schools	907 Main St Richmond, TX 77469	1949	70	80,176	6.1	558
McNeill Elementary School	Elementary Schools	7300 S. Mason Rd. Richmond, TX 77407	2008	11	91,321	12.1	833
Meyer Elementary School	Elementary Schools	1930 J. Meyer Road Richmond, TX 77469	1985	34	69,500	10.0	638

FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS

The facility assessments were conducted by a multidisciplinary team of architects, engineers and various consultants. The physical site walks encompassed a building-by-building, room-by-room, system-by-system visual examination of existing conditions of building interiors as well as the major systems and components of each

Areas of focus included:

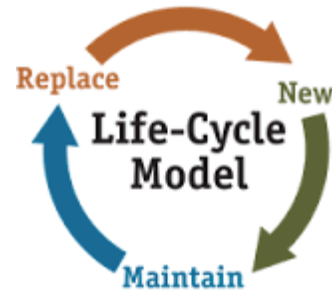
- Classroom Facilities: classrooms, laboratory and related spaces
- Academic Support Spaces: libraries, media centers, study halls, common areas and collaboration spaces
- Miscellaneous Support Facilities: kitchens and/or cafeterias, auditoriums, restrooms
- Administrative Areas: offices, reception areas, work rooms, mail/copy rooms, student service facilities
- Professional Offices / Staff Support: offices, break rooms, restrooms, work rooms
- Building Operations & Maintenance: mechanical rooms, electrical rooms, plumbing systems, data/telecommunications rooms, janitorial/building maintenance areas, offices, work areas and associates spaces



FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS

Each consultant entered their site walk data directly into the assessment database via computer and/or mobile device. All line items entered included a description of the recommended scope of work, assigned codes for Discipline, Classification, Priority and Source, along with associated cost estimates.



LAHARCISD
A PROUD TRADITION | A BRIGHT FUTURE

LCISD High School Data Entry Form

ARCH / ENG
Select

Facility
Select

Item Description

Photo Ref.

Discipline
Select

Classification
Select

Department
Select

VALUED INSIGHT

Preventative Maintenance (“Keep-Up Costs”): Tasks, timing and costs associated with preventative and routine maintenance, repair and equipment replacement.

Deferred Maintenance (“Catch-Up Costs”): Backlog resulting from the accumulation of deferred maintenance needs and requests.

Capital Investment (“Get Ahead Costs”): Scope, anticipated costs and timing associated with future critical replacements to avoid disruption in facility operations/use, as well as needed facility enhancements to improve the design, functionality and/or operational efficiency of a buildings and spaces.

Facility	Facility Type	Item Description	PRK/Consultant Comments	Discipline	Classific...	Location	Priority	Source	Cost Per Unit	Unit Quantity	Unit Type (SF, LF, EA, SY)	Construction Cost	Cost Comm...	Soft Costs	SubTotal	Inflati...	Total Cost
B. F. Terry High School	High School	Renovate the campus in its entirety. (Addressed in other line items.)	From Questionnaire: "The entire building needs to be updated"	Architecture	Renovation	Campus-wide	4	Principal Questionnaire / Interview (Consultant Verified)	\$185.00	250,000	Sq. Ft.	\$46,250,000.00		1.30	\$60,125.00	1.31080	\$78,811,850
Lamar Consolida High School	High School	Recommended repairs / improvements.	From Questionnaire: "A larger library, culinary arts kitchen, dance room, theater black box, admin offices need to be bigger. We also do not have an LGI room"	Architecture	Building Addition	Campus-wide	4	Principal Questionnaire / Interview (Consultant Verified)	\$265.00	20,000	Sq. Ft.	\$5,300,000.00		1.30	\$6,890.00	1.31080	\$9,031,412
Foster High School	High School	Provide practice spaces for Cheer, Color Guard, Drill Team and Wrestling.	From Questionnaire: "Practice areas needed for Cheer, Color Guard, Wrestling & Drill Team"	Architecture	Building Addition	Athletic - General	3	Principal Questionnaire / Interview (Consultant Verified)	\$267.00	20,000	Sq. Ft.	\$5,340,000.00		1.30	\$6,942.00	1.22804	\$8,504,227
Lamar Consolida High School	High School	Enlarge spaces for CTE programs	From Questionnaire: "As of right now, but we do not have room "Program growth in CTE is gradually outpacing the facility, particularly in Culinary Arts, Ag/Animal Science, Engineering and Health Science." "to expand any programs." "We do not have enough space to expand our Ag program and any other CTE program we currently have on campus. Our kitchen in our culinary class is old, small and lacking up to date equipment"	Architecture	Building Addition	CTE	3	Principal Questionnaire / Interview (Consultant Verified)	\$265.00	20,000	Sq. Ft.	\$5,300,000.00		1.30	\$6,890.00	1.22804	\$8,440,525
B. F. Terry High School	High School	Create additional space for CTE programs including AV labs, shops, health science, culinary arts, welding, automotive.	From Questionnaire: "Additional space is needed for specialty programs such as AV labs, Health / Science Labs equipped with running water. A lean-to along the exterior walls of the shop areas is needed and had been requested."	Architecture	Building Addition	CTE	3	Principal Questionnaire / Interview (Consultant Verified)	\$265.00	20,000	Sq. Ft.	\$5,300,000.00		1.30	\$6,890.00	1.22804	\$8,440,525
Foster High School	High School	Replace existing built up roof with new two ply modified bitumen cool roof system.	Per District standards if applicable (includes fieldhouse)	Building Envelope	Roof Replacem...	Campus-wide	2	Consultant Assessment with District Personnel	\$15.00	270,000	Sq. Ft.	\$4,050,000.00		1.30	\$5,285.00	1.14480	\$6,027,898
Lamar Consolida High School	High School	Remove and replace all asphalt parking lots.	Asphalt is cracking and deteriorating.	Civil	Site Paving - Replacem...	Site	3	Consultant Assessment with District Personnel	\$15.00	220,000	Sq. Ft.	\$3,300,000.00		1.30	\$4,280.00	1.22804	\$5,255,421
Foster High School	High School	Provide additional space for Cheer, Color Guard, Wrestling and Drill Team.	From Questionnaire: "Practice areas neede for Cheer, Color Guard, Wrestling & Drill Team. Field house weight room needs	Architecture	Building Addition	Athletic - General	2	Principal Questionnaire / Interview (Consultant	\$265.00	12,000	Sq. Ft.	\$3,180,000.00		1.30	\$4,134.00	1.14480	\$4,733,016

FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS

Upon completion of the site walks, "line-by-line" discipline review meetings were held with LCISD representatives to discuss and validate the deficiencies identified at each facility and to prioritize them.

Once fully vetted, all assessment data was uploaded into a customized database and reports were generated.



Briscoe Junior High School					
Proposed Work Items:					
All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.					
Priority	Total Cost				
Priority 1	\$9,626,149				
Priority 2	\$2,784,368				
Priority 3	\$8,406,576				
Priority 4	\$2,890,147				
DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$6,370	\$0	\$6,370
Building Envelope	\$3,289,100	\$0	\$0	\$0	\$3,289,100
Architectural	\$521,625	\$1,011,720	\$2,786,966	\$2,890,147	\$7,210,458
Mechanical	\$4,788,518	\$0	\$1,656,254	\$0	\$6,444,772
Electrical	\$0	\$0	\$1,693,104	\$0	\$1,693,104
Plumbing	\$0	\$0	\$95,553	\$0	\$95,553
Technology	\$20,865	\$0	\$119,441	\$0	\$140,306
Life Safety & Security	\$1,006,041	\$0	\$1,077,430	\$0	\$2,083,471
Athletics/Activities	\$0	\$351,255	\$971,457	\$0	\$1,322,712
Food Service	\$0	\$1,421,393	\$0	\$0	\$1,421,393
Priority Totals	\$9,626,149	\$2,784,368	\$8,406,576	\$2,890,147	\$23,707,240
Totals P1					\$9,626,149
Totals P1+P2					\$12,410,517
Totals P1+P2+P3					\$20,817,092
Totals P1+P2+P3+P4					\$23,707,240

Briscoe Junior High School					
Proposed Work Items:					
All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.					
ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					
C1	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$6,370
Building Envelope					
B1	Replace exterior waterproofing/sealant joints and provide low detergent pressure wash to exterior surfaces	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$139,100
B2	Roof Replacement	1	Roof Replacement	Consultant Assessment with District Personnel	\$3,000,000
B3	Replace Metal Panel roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$150,000
Architecture					
A1	Address settling that is occurring at entry doors and replace CMU wall at various locations.	1	Structural/Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$521,625
A2	Provide additional cafeteria furniture to seat students during lunch.	2	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$14,884
A3	Renovate auditorium. Provide new curtains, new acoustical treatment, finishes, theatrical lighting & sound systems, seating and doors.	2	Renovation	Consultant Assessment with District Personnel	\$841,301
A4	Repaint ag shop ceiling and walls	2	Painting	Consultant Assessment with District Personnel	\$26,046
A5	Building Interior: Window Coverings	2	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A6	Install eye wash stations	2	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$17,860
A7	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$2,410,726
A8	Paint all previously painted interior surfaces.	3	Painting	Principal Questionnaire / Interview	\$376,240
A9	Replace blackboards in each classroom.(Cost per classroom)	4	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$429,418
A10	Provide additional space for band and orchestra instrument storage.	4	Renovation	Principal Questionnaire / Interview (Consultant)	\$3,504

District-wide Assessment Totals by Facility					
Proposed Work Items:					
All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.					
FACILITY NAME	PRIORITY 1 (1-2 YEARS)	PRIORITY 2 (3-5 YEARS)	PRIORITY 3 (6-10 YEARS)	PRIORITY 4 (11+ YEARS)	TOTAL COST
High Schools	\$34,101,345	\$73,380,104	\$97,661,373	\$103,496,753	\$308,639,575
Foster High School	\$9,035,797	\$27,607,448	\$23,669,686	\$4,907,635	\$65,220,566
Fulshear High School	\$0	\$4,983,640	\$940,394	\$553,813.00	\$6,477,846
George Ranch High School	\$556,400	\$8,427,200	\$5,680,633	\$3,789,955	\$18,454,188
Lamar Consolidated High School	\$11,546,253	\$14,649,279	\$32,932,701	\$10,907,560	\$70,035,794
Randle High School	\$3,029,430	\$0	\$0	\$0	\$3,029,430
B. F. Terry High School	\$9,933,465	\$17,712,537	\$34,437,959	\$83,337,790	\$145,421,751
Junior High Schools	\$24,877,017	\$18,301,407	\$44,447,563	\$6,170,499	\$93,796,486
Briscoe Junior High School	\$9,626,149	\$2,784,368	\$8,406,576	\$2,890,147	\$23,707,240
George Junior High School	\$9,605,705	\$7,016,585	\$6,455,847	\$1,141,355	\$24,219,493
Lamar Junior High School	\$5,594,392	\$5,550,097	\$27,219,269	\$1,973,704	\$40,337,462
Leaman Junior High School	\$0	\$29,767	\$770,931	\$165,292	\$965,990
Reading Junior High School	\$50,772	\$2,920,589	\$1,594,941	\$0	\$4,566,301
Middle Schools	\$10,895,497	\$8,271,198	\$14,969,735	\$4,404,699	\$38,541,129
Navarro Middle School	\$3,663,688	\$3,853,390	\$5,756,502.16	\$2,360,095.40	\$15,633,675
Ryon Middle School	\$0	\$720,221	\$11,944	\$170,404	\$902,569
Wertheimer Middle School	\$251,771	\$1,767,469	\$3,266,643	\$340,564	\$5,626,448
Wessendorff Middle School	\$6,980,038	\$1,930,118	\$5,934,645	\$1,533,636	\$16,378,437
Elementary Schools	\$39,361,832	\$69,039,113	\$67,630,090	\$19,339,290	\$195,370,324
Adolphus Elementary School	\$0	\$0	\$433,843.02	\$525,696.34	\$959,539
Arredondo Elementary School	\$0	\$0	\$0	\$558,073	\$558,073
Austin Elementary School	\$1,858,075	\$2,491,278	\$5,526,092	\$2,584,390	\$12,459,835

FACILITY CONDITION ASSESSMENT

THE ASSESSMENT PROCESS

		2019 Facilities Condition Assessment Lamar Consolidated Independent School District					
FACILITY CONDITION ASSESSMENT CODE INDEX							
DISCIPLINE							
C	CIVIL	M	MECHANICAL	T	TECHNOLOGY	FS	FOOD SERVICE
B	BUILDING ENVELOPE	E	ELECTRICAL	LSS	LIFE SAFETY & SECURITY		
A	ARCHITECTURAL	P	PLUMBING	AA	ATHLETICS / ACTIVITIES		
CLASSIFICATION CODE							
ACO	Acoustical Treatment	EG	Emergency Generator	PLF	Plumbing - Fixtures	SPR	Site Paving - Replacement
AC	Athletic Courts	ESOF	Exterior Soffit	PLFD	Plumbing - Floor Drain	SU	Site Utilities
AEQ	Athletic Equipment	FA	Fire Alarm System	PLGP	Plumbing - Gas Piping	SR	Sound Reinforcement
AE	Athletic Events	FSPR	Fire Sprinkler	PLGT	Plumbing - Grease Trap	STGC	Stage Curtains
AF	Athletic Fields	FLR	Flooring (carpet, tile, etc.)	PLSS	Plumbing - Sanitary Sewer	STO	Storage
AT	Athletic Track & Field	FNT	Furniture	PLWC	Plumbing - Water Closet	STR	Structural/Foundation
AV	Audio/Visual/Sound	HDW	Hardware	PLWH	Plumbing - Water Heater	TECH	Technology - General/Misc.
BLC	Bleachers	HVAC	Heat, Vent & Air	PA	Public Address	TECHSI	Technology - Systems/Infrastructure
ADD	Building Addition	INT	Interior Finishes	RL	Railing (guard rails, handrails, etc.)	TA	Toilet Accessories
BGRP	Building Graphics	IRR	Irrigation	RMP	Ramps	TP	Toilet Partitions
CNPY	Canopy/Covered Walkway	LND	Landscaping	REN	Renovation	WRE	Wall Repair - Exterior
CWK	Casework	LS	Life Safety	RFM	Roof Maintenance	WRI	Wall Repair - Interior
CLG	Ceiling	LTG-I	Lighting - Interior	RFR	Roof Replacement	WS	Waterproofing Sealant
CLK	Clock	LTG-E	Lighting - Exterior	SEC	Security - General/Misc.	WDW	Windows
COMM	Communication Systems/Eqpt.	LTG-S	Lighting - Sports	SCM	Security - Cameras	WDWC	Window Covering (blinds, shades, etc.)
CS	Control Systems	LOC	Lockers	SCR	Security - Card Readers		
CT	Cooling Tower	MTB	Marker Boards/Tack Boards	SIA	Security - Intrusion Alarm		
CUST	Custodial Services	MECH	Mechanical	SWR	Showers		
DC	Display Cases	MW	Millwork	SGN	Signage/Way-finding		
DR	Doors	MEQ	Miscellaneous Equipment	SD	Site Drainage		
DF	Drinking Fountains	OTH	Other	SF	Site Fencing		
ED	Electrical Distribution	PTG	Painting	SG	Site Grading/Fill		
ELGR	Electrical Gear	PGE	Playground Equipment	SPM	Site Paving - Maintenance		
ELE	Electrical - General/Misc.	PLDW	Plumbing - Domestic Water	SPN	Site Paving - New		
PRIORITY CODE							
1	Must Do: Critical Replacements - (Life Expectancy: 1 - 2 years)						
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)						
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)						
4	Future Consideration: Not To Be Addressed With Bond Funding At This Time (Life Expectancy: 11 + years)						
SOURCE CODE							
CA-DP	Consultant Assessment with District Personnel						
PQI-CV	Principal Questionnaire / Interview (Consultant Verified)						
SI	Staff Input						
COM	Community Input						

FACILITY CONDITION ASSESSMENT

FACILITIES ASSESSED

HIGH SCHOOLS

1. Foster High School
2. Fulshear High School
3. George Ranch High School
4. Lamar Consolidated High School
5. Terry High School

JUNIOR HIGH SCHOOLS

6. Briscoe Junior High School
7. George Junior High School
8. Lamar Junior High School
9. Leaman Junior High School
10. Reading Junior High School

MIDDLE SCHOOLS

11. Navarro Middle School
12. Ryon Middle School
13. Wertheimer Middle School
14. Wessendorff Middle School

ELEMENTARY SCHOOLS

15. Adolphus Elementary School
16. Arredondo Elementary School
17. Austin Elementary School
18. Beasley Elementary School
19. Bentley Bend Elementary School
20. Bowie Elementary School
21. Campbell Elementary School
22. Carter Elementary School
23. Dickinson Elementary School
24. Frost Elementary School
25. Hubenak Elementary School
26. Huggins Elementary School
27. Hutchison Elementary School
28. Jackson Elementary School
29. Lindsey Elementary School
30. Long Elementary School
31. McNeill Elementary School
32. Meyer Elementary School
33. Pink Elementary School
34. Ray Elementary School
35. Smith Elementary School
36. Thomas Elementary School
37. Travis Elementary School
38. Velasquez Elementary School
39. Williams Elementary School

ALTERNATIVE / SPECIAL PROGRAM FACILITIES

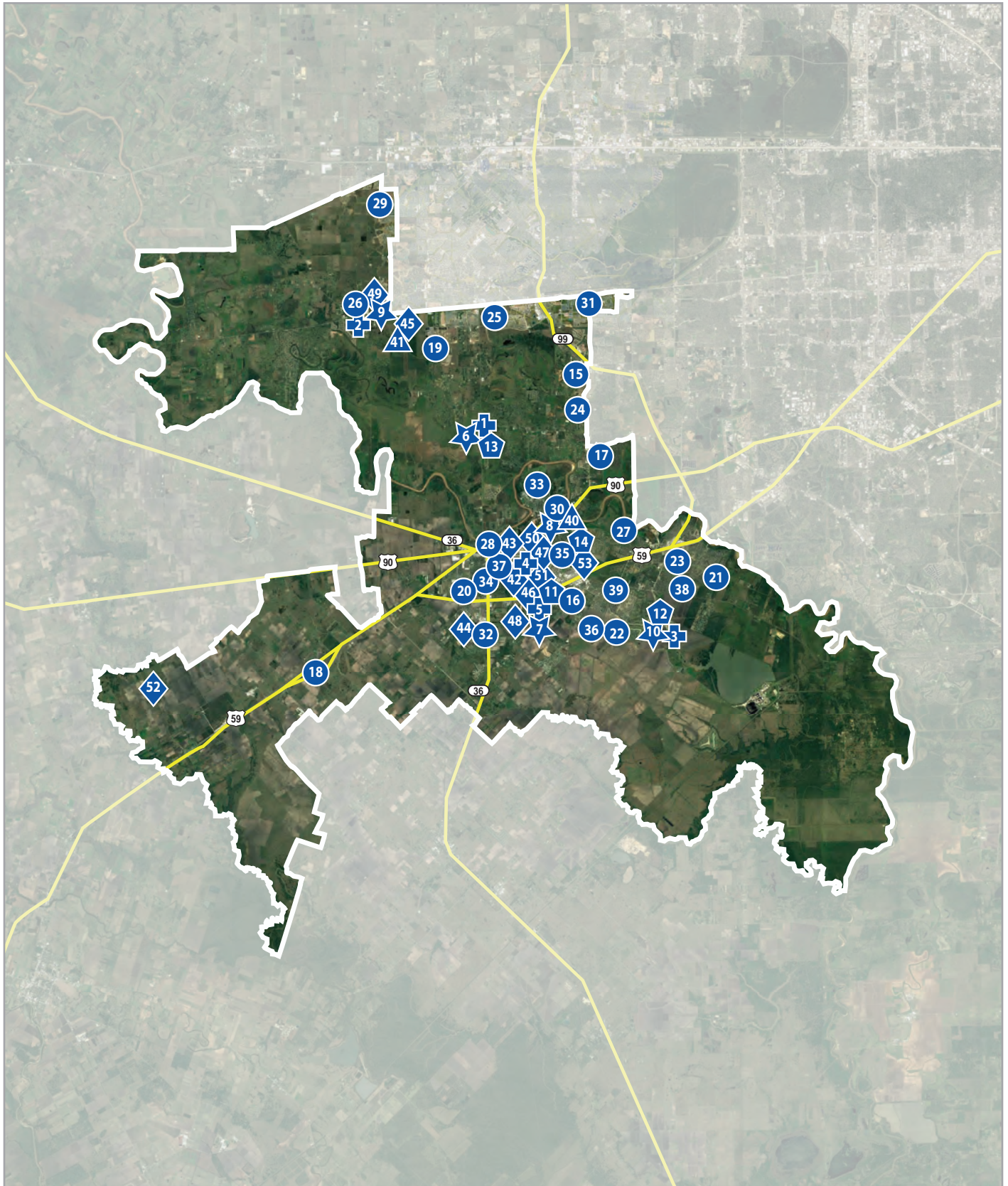
40. Seguin Early Childhood Center
41. Special Needs Center

SUPPORT FACILITIES

42. Administrative Annex
43. Brazos Crossing Administrative Building
44. Ag Barn #1
45. Ag Barn #2
46. Athletic Complex
47. Development Center
48. Distribution Warehouse
49. Fulshear Transportation
50. Natatorium #1: Terry High School
51. Natatorium #2: District Natatorium
52. Powell Point
53. Rosenberg Transportation

FACILITY CONDITION ASSESSMENT

FACILITIES ASSESSED// KEY MAP



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CAMPUS DISCIPLINE TOTALS

PROPOSED WORK ITEMS

All cost estimates are shown in 2020 dollars.

Totals include soft costs and inflation based on the priority assigned.

DISCIPLINE	PRIORITY 1 (1-2 YEARS)	PRIORITY 2 (3-5 YEARS)	PRIORITY 3 (6-10 YEARS)	PRIORITY 4 (11+ YEARS)	TOTAL COST
Civil	\$1,937,429	\$17,120,542	\$26,540,277	\$7,214,053	\$52,812,301
Building Envelope	\$47,498,783	\$15,946,128	\$15,718,233	\$1,465,474	\$80,628,620
Architecture	\$34,387,338	\$76,480,152	\$118,323,092	\$111,696,411	\$340,886,993
Mechanical	\$13,840,436	\$12,214,012	\$14,379,435	\$2,962,644	\$43,396,526
Electrical	\$11,217,426	\$27,458,966	2,882,517.53	\$937,222	\$42,496,132
Plumbing	\$7,541,533	\$542,511	\$531,116	\$88,610	\$8,703,770
Technology	\$2,211,666	\$476,278	\$2,986,513	\$88,610	\$5,763,067
Life Safety & Security	\$8,003,589	\$3,049,003	\$18,642,376	\$265,830	\$29,960,798
Athletics/Activities	\$0	\$19,716,109	\$32,816,107	\$11,796,047	\$64,328,263
Food Service	\$2,501,624.60	\$22,262,294	\$11,478,637	\$613,454	\$36,856,010
Grand (Total)	\$129,139,824	\$195,265,995	\$244,298,305	\$137,128,355	\$705,832,479

P1 TOTAL	\$129,139,824
P1+P2 TOTAL	\$324,405,819
P1+P2+P3 TOTAL	\$568,704,124
P1+P2+P3+P4 TOTAL	\$705,832,479

CAMPUS FACILITY TOTALS

PROPOSED WORK ITEMS

All cost estimates are shown in 2020 dollars.

Totals include soft costs and inflation based on the priority assigned.

FACILITY NAME	PRIORITY 1 (1-2 YEARS)	PRIORITY 2 (3-5 YEARS)	PRIORITY 3 (6-10 YEARS)	PRIORITY 4 (11+ YEARS)	TOTAL COST
High Schools	\$34,101,345	\$73,380,104	\$97,661,373	\$103,496,753	\$308,639,575
Foster High School	\$9,035,797	\$27,607,448	\$23,669,686	\$4,907,635	\$65,220,565
Fulshear High School	\$0	\$4,983,640	\$940,394	\$553,813.00	\$6,477,846
George Ranch High School	\$556,400	\$8,427,200	\$5,680,633	\$3,789,955	\$18,454,188
Lamar Consolidated High School	\$11,546,253	\$14,649,279	\$32,932,701	\$10,907,560	\$70,035,794
Randle High School	\$3,029,430	\$0	\$0	\$0	\$3,029,430
B. F. Terry High School	\$9,933,465	\$17,712,537	\$34,437,959	\$83,337,790	\$145,421,751
Junior High Schools	\$24,877,017	\$18,301,407	\$44,447,563	\$6,170,499	\$93,796,486
Briscoe Junior High School	\$9,626,149	\$2,784,368	\$8,406,576	\$2,890,147	\$23,707,240
George Junior High School	\$9,605,705	\$7,016,585	\$6,455,847	\$1,141,355	\$24,219,493
Lamar Junior High School	\$5,594,392	\$5,550,097	\$27,219,269	\$1,973,704	\$40,337,462
Leaman Junior High School	\$0	\$29,767	\$770,931	\$165,292	\$965,990
Reading Junior High School	\$50,772	\$2,920,589	\$1,594,941	\$0	\$4,566,301
Middle Schools	\$10,895,497	\$8,271,198	\$14,969,735	\$4,404,699	\$38,541,129
Navarro Middle School	\$3,663,688	\$3,853,390	\$5,756,502.16	\$2,360,095.40	\$15,633,675
Ryon Middle School	\$0	\$720,221	\$11,944	\$170,404	\$902,569
Wertheimer Middle School	\$251,771	\$1,767,469	\$3,266,643	\$340,564	\$5,626,448
Wessendorff Middle School	\$6,980,038	\$1,930,118	\$5,934,645	\$1,533,636	\$16,378,437
Elementary Schools	\$39,361,832	\$69,039,113	\$67,630,090	\$19,339,290	\$195,370,324
Adolphus Elementary School	\$0	\$0	\$433,843.02	\$525,696.34	\$959,539
Arredondo Elementary School	\$0	\$0	\$0	\$558,073	\$558,073
Austin Elementary School	\$1,858,075	\$2,491,278	\$5,526,092	\$2,584,390	\$12,459,835
Beasley Elementary School	\$600,814	\$1,903,834	\$4,198,063	\$30,179	\$6,732,889
Bentley Elementary School	\$0	\$7,442	\$64,498	\$47,376	\$119,316
Bowie Elementary School	\$2,788,321	\$5,218,783	\$2,854,570	\$383,613	\$11,245,288
Campbell Elementary School	\$2,321,579	\$2,274,216	\$1,689,777	\$0	\$6,285,572
Carter Elementary School	\$0	\$0	\$1,593	\$2,449,558	\$2,451,150
Dickinson Elementary School	\$3,743,382	\$2,920,591	\$3,407,265	\$690,136	\$10,761,374
Frost Elementary School	\$3,781,016	\$2,286,002	\$696,941	\$136,323	\$6,900,282
Hubenak Elementary School	\$0	\$832,177	\$6,278,907	\$1,191,124	\$8,302,208
Huggins Elementary School	\$2,521,376	\$2,312,972	\$3,069,644	\$0	\$7,903,992
Hutchison Elementary School	\$0	\$2,368,369	\$3,601,716	\$102,242	\$6,072,327
Jackson Elementary School	\$2,464,681	\$2,765,764	\$1,082,091	\$2,145,131	\$8,457,666
Lindsey Elementary School	\$0	\$0	\$385,398	\$0	\$385,398
Long Elementary School	\$2,405,518	\$4,275,240	\$2,846,075	\$0	\$9,526,833

CAMPUS FACILITY TOTALS

PROPOSED WORK ITEMS

All cost estimates are shown in 2020 dollars.

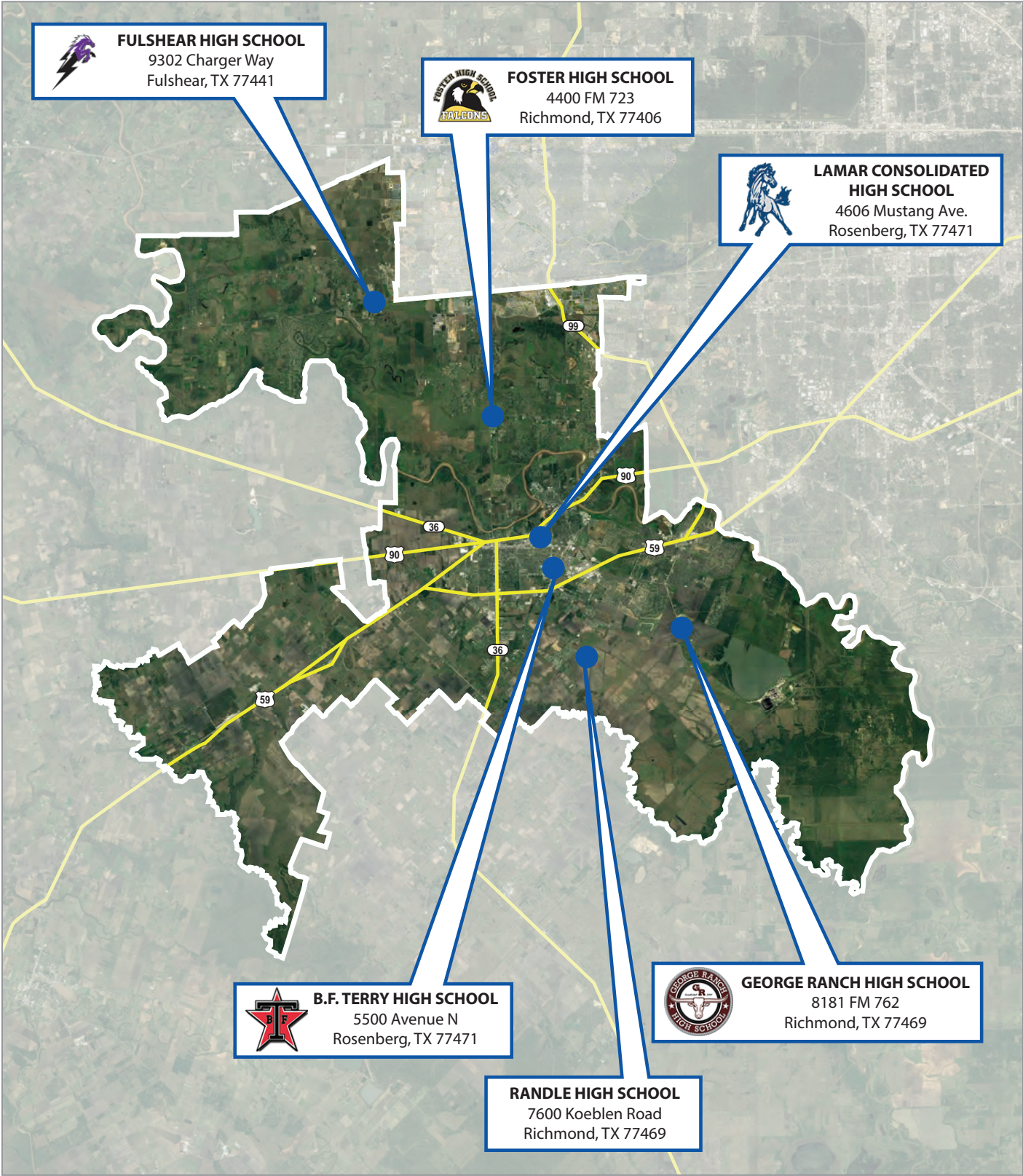
Totals include soft costs and inflation based on the priority assigned.

FACILITY NAME	PRIORITY 1 (1-2 YEARS)	PRIORITY 2 (3-5 YEARS)	PRIORITY 3 (6-10 YEARS)	PRIORITY 4 (11+ YEARS)	TOTAL COST
Elementary Schools <i>(Continued)</i>					
McNeill Elementary School	\$0	\$1,038,772	\$3,048,500	\$187,615	\$4,274,887
Meyer Elementary School	\$2,184,008	\$5,342,286	\$3,532,678	\$198,095	\$11,257,067
Pink Elementary School	\$3,227,160	\$3,736,091	\$2,117,815	\$51,121	\$9,132,188
Ray Elementary School	\$2,591,221	\$4,335,250	\$1,162,579	\$25,561	\$8,114,610
Smith Elementary School	\$1,812,208	\$8,805,573	\$2,047,986	\$511,212	\$13,176,979
Thomas Elementary School	\$0	\$1,524,269	\$6,116,268	\$762,558	\$8,403,095
Travis Elementary School	\$5,855,910	\$4,069,717	\$3,123,811	\$3,710,547	\$16,759,985
Velasquez Elementary School	\$0	\$3,460,802	\$9,761,981	\$2,300,454	\$15,523,237
Williams Elementary School	\$1,206,564	\$7,069,683	\$581,998	\$748,287	\$9,606,531
Alternative/Special Program Facilities	\$4,088,169	\$2,253,988	\$4,037,836	\$400,449	\$10,780,442
Alternative Learning Center (ALC)	\$2,000,000	\$0	\$0	\$0	\$2,000,000
Seguin Early Childhood Center	\$2,088,169	\$1,715,198	\$3,341,174	\$400,449	\$7,544,990
Special Needs Center	\$0	\$538,790	\$696,662	\$0	\$1,235,452
Support Facilities	\$10,315,965	\$24,020,186	\$15,551,708	\$3,316,665	\$53,204,524
Administration Annex	\$0	\$686,734	\$108,612.05	\$4,260.10	\$799,606
Brazos Crossing Administration Building	\$312,975	\$719,776	\$2,009,004	\$644,127	\$3,685,882
Ag Barn #1	\$0	\$0	\$481,747	\$38,341	\$520,088
Ag Barn #2	\$0	\$0	\$0	\$1,677,627	\$1,677,627
Athletic Complex	\$0	\$8,636,267	\$6,090,715.12	\$136,323.20	\$14,863,305
Development Center	\$3,000,000	\$402,009	\$4,430,082	\$204,485	\$8,036,575
Distribution Warehouse	\$0	\$3,447,065	\$79,628	\$0	\$3,526,693
Fulshear Transportation	\$66,768	\$93,767	\$274,277	\$25,561	\$460,373
Natorium #1: Terry High School	\$0	\$392,238	\$1,522,718.59	\$80,686.29	\$1,995,642
Natorium #2: District Natatorium	\$0	\$0	\$538,999	\$505,255	\$1,044,254
Powell Point	\$0	\$9,507,335	\$0	\$0	\$9,507,335
Rosenberg Transportation	\$6,936,222	\$134,995	\$15,926	\$0	\$7,087,142
District-wide Improvements	\$5,500,000	\$0	\$0	\$0	\$5,500,000
District-wide Classroom Furniture	\$5,500,000	\$0	\$0	\$0	\$5,500,000
Grand (Total)	\$129,139,824	\$195,265,995	\$244,298,305	\$137,128,355	\$705,832,479

P1 TOTAL	\$129,139,824
P1+P2 TOTAL	\$324,405,819
P1+P2+P3 TOTAL	\$568,704,124
P1+P2+P3+P4 TOTAL	\$705,832,479

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HIGH SCHOOL KEY MAP



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FOSTER HIGH SCHOOL



Physical Address:
4400 FM 723
Richmond, TX 77406

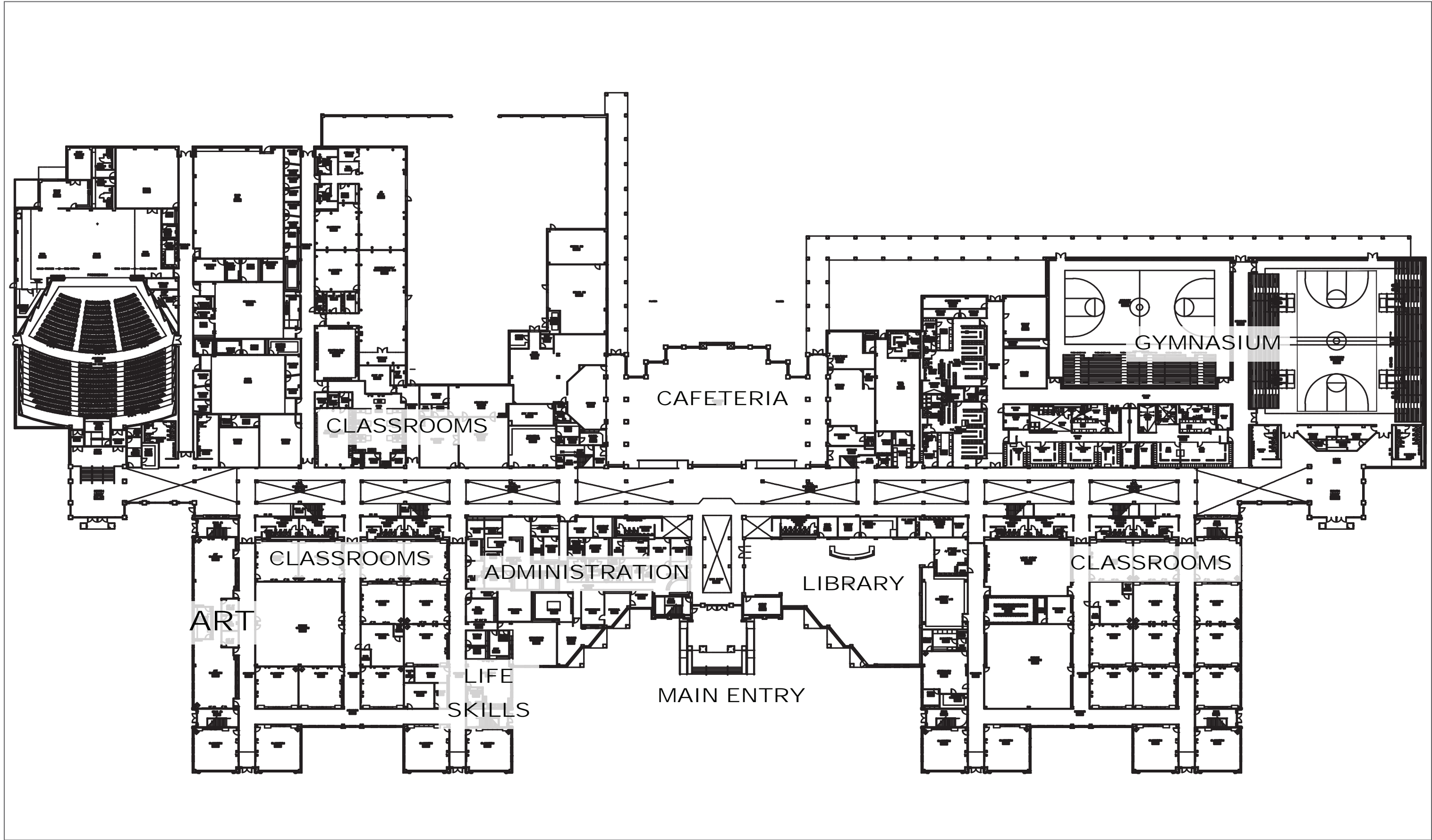
Original Building Completed: 2001
Total Building Area: 361,330 SF
Site Acreage: 116.8
Design Capacity: 2,000
Enrollment (February 28, 2020): 1,943



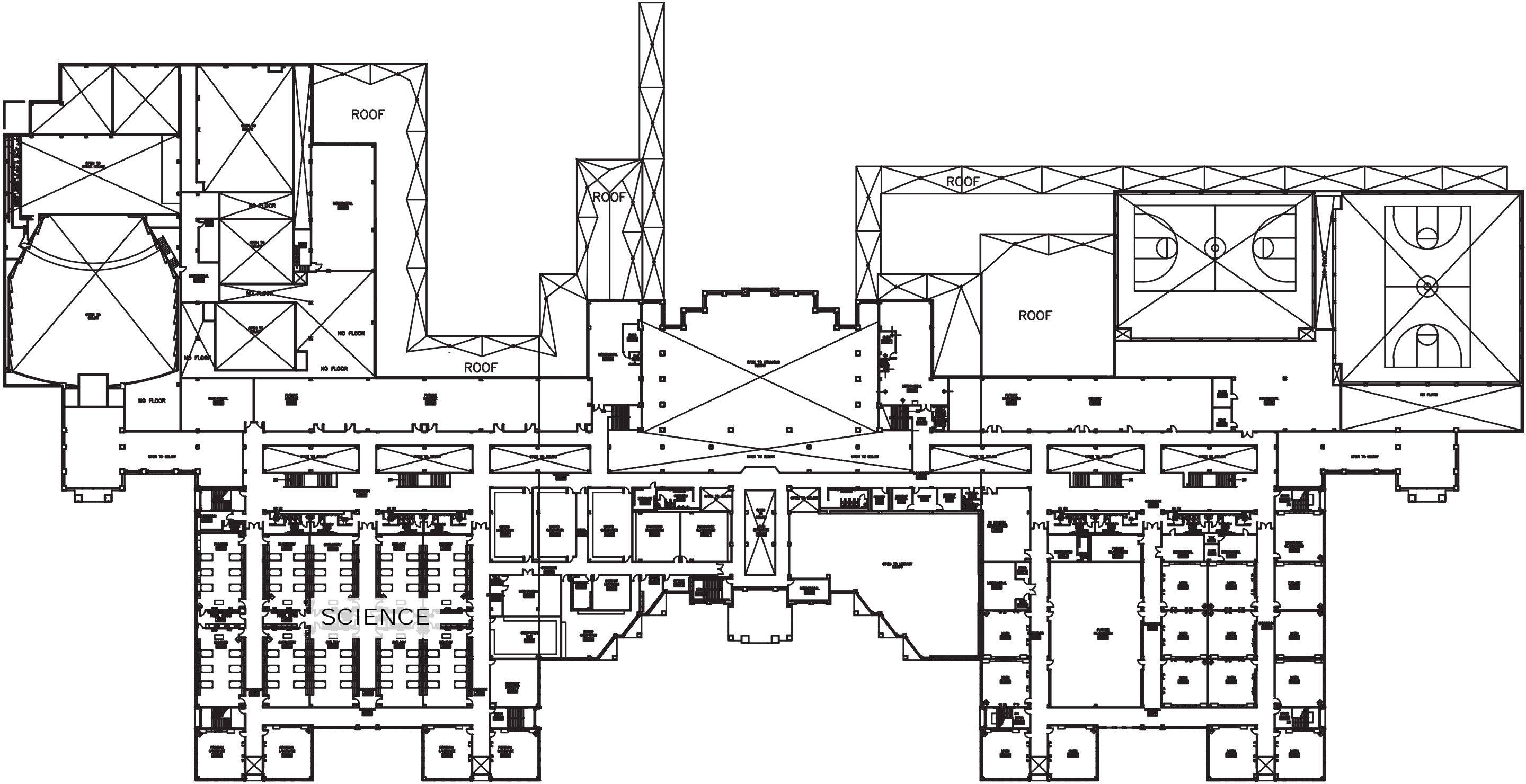
FOSTER HIGH SCHOOL SITE AERIAL



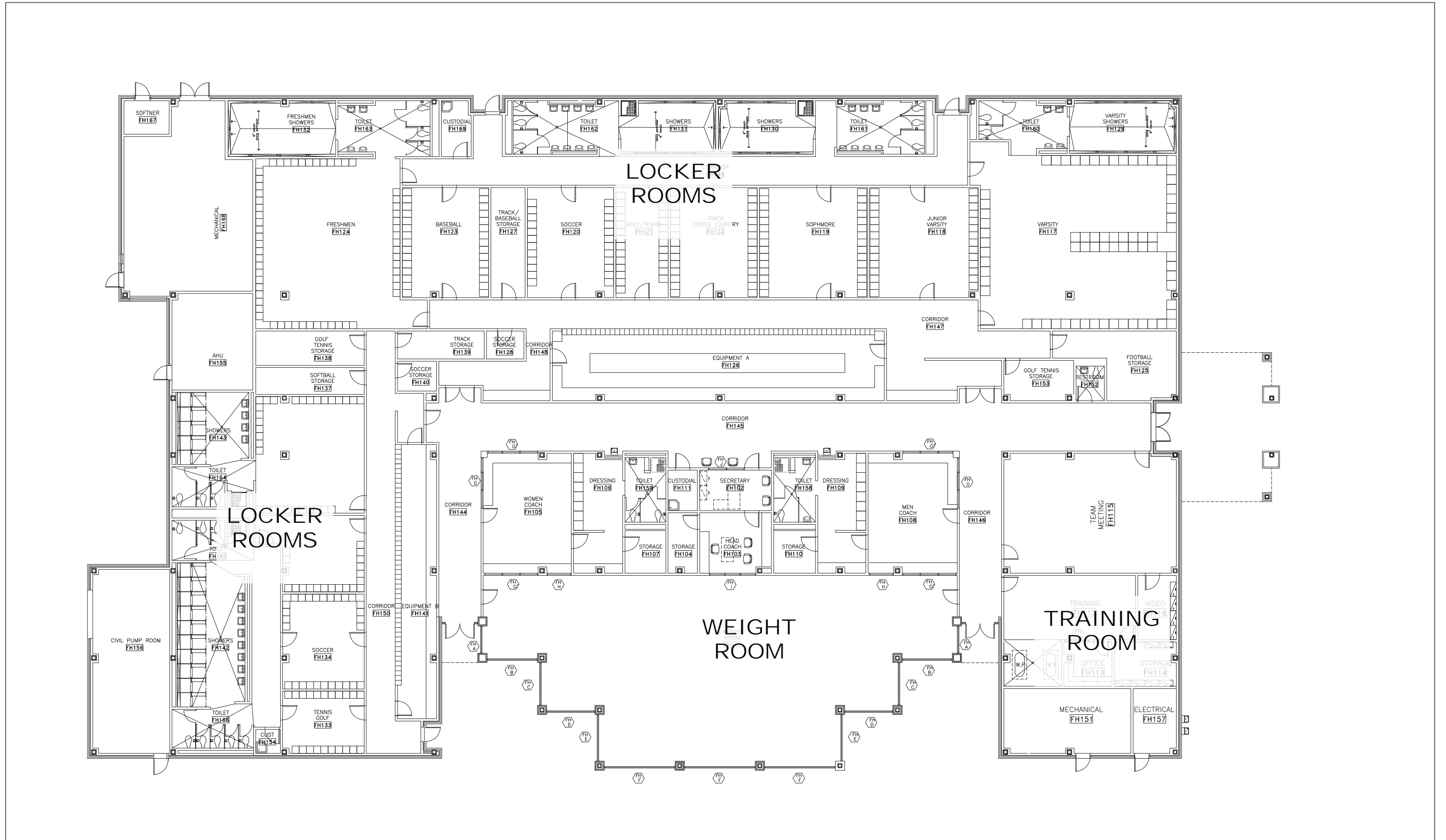
FOSTER HIGH SCHOOL **FIRST FLOOR PLAN**



FOSTER HIGH SCHOOL **SECOND FLOOR PLAN**



FOSTER HIGH SCHOOL FIELD HOUSE FLOOR PLAN



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FOSTER HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$9,035,797
Priority 2	\$27,607,448
Priority 3	\$23,669,686
Priority 4	\$4,907,635

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$11,163	\$234,901	\$0	\$246,064
Building Envelope	\$5,737,875	\$6,161,852	\$4,778	\$1,073,545	\$12,978,050
Architectural	\$347,750	\$13,653,421	\$13,433,017	\$0	\$27,434,188
Mechanical	\$76,505	\$756,181	\$4,095,339	\$0	\$4,928,025
Electrical	\$0	\$2,957,860	\$0	\$0	\$2,957,860
Plumbing	\$0	\$7,442	\$13,537	\$0	\$20,979
Technology	\$0	\$0	\$47,777	\$0	\$47,777
Life Safety & Security	\$1,672,538	\$279,069	\$2,029,954	\$0	\$3,981,562
Athletics/Activities	\$0	\$3,780,460	\$3,810,383	\$3,834,090	\$11,424,933
Food Service	\$1,201,129	\$0	\$0	\$0	\$1,201,129
Priority Totals	\$9,035,797	\$27,607,448	\$23,669,686	\$4,907,635	\$65,220,565

Totals P1	\$9,035,797
Totals P1+P2	\$36,643,245
Totals P1+P2+P3	\$60,312,930
Totals P1+P2+P3+P4	\$65,220,565

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FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$246,064
C1	Remove and replace and re-grade concrete pavement.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$11,163
C2	Remove and replace cracked concrete sidewalk.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$11,944
C3	Replace all security fencing around the athletic areas with 8' chainlink fence as a general standard.	3	Site Fencing	Consultant Assessment with District Personnel	\$222,957
Building Envelope					\$12,978,050
B1	Replace existing roof and remove and replace all existing thru wall flashing with stainless steel.	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$5,737,875
B2	Replace existing built up roof with new two ply modified bitumen cool roof system.	2	Roof Replacement	Consultant Assessment with District Personnel	\$6,027,899
B3	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$133,953
B4	Paint all exterior soffits.	3	Painting	Consultant Assessment with District Personnel	\$4,778
B5	Remove and replace existing skylight with new.	4	Roof Replacement	Consultant Assessment with District Personnel	\$1,073,545
Architecture					\$27,434,188
A1	Address foundation issue near 1300's. Doors do not close well.	1	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$278,200
A2	Replace tectum panel.	1	Acoustical Treatment	Consultant Assessment with District Personnel	\$69,550
A3	Install window in culinary arts area between classroom and lab.	2	Windows	Consultant Assessment with District Personnel	\$8,930
A4	Provide additional space for Cheer, Color Guard, Wrestling and Drill Team.	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$4,733,017

FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Provide additional space for SPED instruction including the required associated facilities, (Restroom, Changing, showers, etc.)	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$1,972,090
A6	Provide conference room space for SPED ARD meetings.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$68,837
A7	Provide covered walkway between Briscoe MS and Foster HS.	2	Canopy/Covered Walkway	Principal Questionnaire / Interview (Consultant Verified)	\$297,674
A8	Provide educational furniture for Fine Arts classroom spaces.(Allowance per spaces).	2	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$196,465
A9	Provide new cafeteria furniture for student dining.	2	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$74,419
A10	Provide window coverings for all windows and openings throughout the campus.	2	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A11	Provide window coverings for cafeteria.	2	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$74,419
A12	Replace acoustical tile and grid.	2	Ceiling	Consultant Assessment with District Personnel	\$1,882,275
A13	Replace black board with district standard white board.	2	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$357,209
A14	Replace black vct at black box.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$10,419
A15	Replace counter at overhead counter door.	2	Millwork	Consultant Assessment with District Personnel	\$14,884
A16	Replace floor covering throughout campus.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$3,683,716

FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A17	Safety & Security: Signage	2	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$148,837
A18	Update dressing rooms in black box	2	Millwork	Consultant Assessment with District Personnel	\$18,605
A19	Provide dog grooming facility in the CTE program spaces.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$294,622
A20	Provide handrails at ramp.	3	Railing (guard rails, handrails, etc.)	Consultant Assessment with District Personnel	\$79,628
A21	Provide new student furniture throughout campus.	3	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$2,038,467
A22	Provide plam door finish to match rest of building.	3	Doors	Consultant Assessment with District Personnel	\$47,777
A23	Provide practice spaces for Cheer, Color Guard, Drill Team and Wrestling.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$8,504,228
A24	Provide tile floor at restroom entry.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$15,926
A25	Reconfigure hi/ lo drinking fountain.	3	Drinking Fountains	Consultant Assessment with District Personnel	\$39,814
A26	Refinish concrete floor at auditorium and stage.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$238,883
A27	Replace acoustical panel.	3	Acoustical Treatment	Consultant Assessment with District Personnel	\$95,553
A28	Replace door signage.	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$3,822
A29	Replace exterior HM door and frame including hardware.	3	Doors	Consultant Assessment with District Personnel	\$286,659
A30	Replace floor tile at cafeteria.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$66,887

FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A31	Replace guardrail.	3	Railing (guard rails, handrails, etc.)	Consultant Assessment with District Personnel	\$79,628
A32	Replace music storage cabinets	3	Storage	Consultant Assessment with District Personnel	\$79,628
A33	Replace seating at auditorium.	3	Furniture	Consultant Assessment with District Personnel	\$1,353,669
A34	Replace stage wood flooring.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$159,255
A35	Replace tile base at restroom.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$39,814
A36	Replace wall tile base.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$4,778
A37	Swing door out at ambulatory stall.	3	Toilet Partitions	Consultant Assessment with District Personnel	\$3,981
Mechanical					\$4,928,025
M1	Replace chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$76,505
M2	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$577,577
M3	Replace boiler in field house.	2	HVAC	Consultant Assessment with District Personnel	\$29,767
M4	Replace boiler.	2	HVAC	Consultant Assessment with District Personnel	\$148,837
M5	Provide DDC controls.	3	HVAC	Consultant Assessment with District Personnel	\$1,582,451
M6	Replace 31 central station air handling units.	3	HVAC	Consultant Assessment with District Personnel	\$2,512,888
Electrical					\$2,957,860
E1	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$2,151,171
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$806,689

FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Plumbing					\$20,979
P1	Service floor drain in the ladies restroom near the main office, it splashes when the toilet flushes.	2	Plumbing - Floor Drain	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
P2	Add trap primer to restroom floor drain near front office.	3	Plumbing - Floor Drain	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
P3	Install water fountains with bottle fill ability.	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$9,555
Technology					\$47,777
T1	Add projection system in Cafeteria and Library.	3	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$47,777
Life Safety & Security					\$3,981,562
LSS1	Provide new PA and classroom communication system.	1	Public Address	Consultant Assessment with District Personnel	\$1,669,200
LSS2	Provide new way-finding site signage.	1	Signage/Way-finding	Consultant Assessment with District Personnel	\$3,338
LSS3	Establish dedicated area for auto and bus drop-off/pick-up.	2	Renovation	Consultant Assessment with District Personnel	\$279,069
LSS4	Provide a door for the attendance clerk to get out of the office in the event of an emergency.	3	Security	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
LSS5	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$2,014,029
Athletics/Activities					\$11,424,933
AA1	Repair tennis court surface coat that is chipping.	2	Athletic Courts	Consultant Assessment with District Personnel	\$29,767
AA2	Renovate locker room areas.	2	Renovation	Consultant Assessment with District Personnel	\$2,232,555
AA3	At Baseball & Softball, provide new hitting cages with concrete pad and turf and exterior bullpens, and replace foul poles.	2	Athletic Fields	Consultant Assessment with District Personnel	\$357,209

FOSTER HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA4	Strip, regrade and resod practice fields and replace irrigation.	2	Athletic Fields	Consultant Assessment with District Personnel	\$1,160,929
AA5	Refinish/replace gym wood flooring in both gyms.	3	Flooring	Consultant Assessment with District Personnel	\$544,653
AA6	Replace gym wall padding, backboards, goals and supports.	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$23,888
AA7	Construct a permanent ticket booth for baseball and softball.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
AA8	Provide new 8' perimeter security fence.	3	Site Fencing	Principal Questionnaire / Interview (Consultant Verified)	\$254,808
AA9	Provide new discus cage and pad and new shot put throw sector.	3	Athletic Fields	Consultant Assessment with District Personnel	\$127,404
AA10	Replace bleachers at Auxiliary Gym.	3	Bleachers	Consultant Assessment with District Personnel	\$143,330
AA11	Replace bleachers at Competition Gym.	3	Bleachers	Consultant Assessment with District Personnel	\$358,324
AA12	Replace existing Baseball and Softball field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$629,058
AA13	Replace existing Football field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$453,877
AA14	Replace existing tennis court lighting with new LED lighting.	3	Athletic Courts	Consultant Assessment with District Personnel	\$238,883
AA15	Resurface tennis courts and provide new windscreen and nets.	3	Athletic Courts	Consultant Assessment with District Personnel	\$140,275
AA16	Strip, regrade and resod baseball and softball fields and replace irrigation.	3	Athletic Fields	Consultant Assessment with District Personnel	\$871,994
AA17	Provide new addition and/or renovate interior athletics.	4	Renovation	Consultant Assessment with District Personnel	\$3,834,090
Food Service					\$1,201,129
FS1	Replace aged food service equipment, Update Production Equipment to meet current District menu standards.	1	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$1,201,129

FULSHEAR HIGH SCHOOL

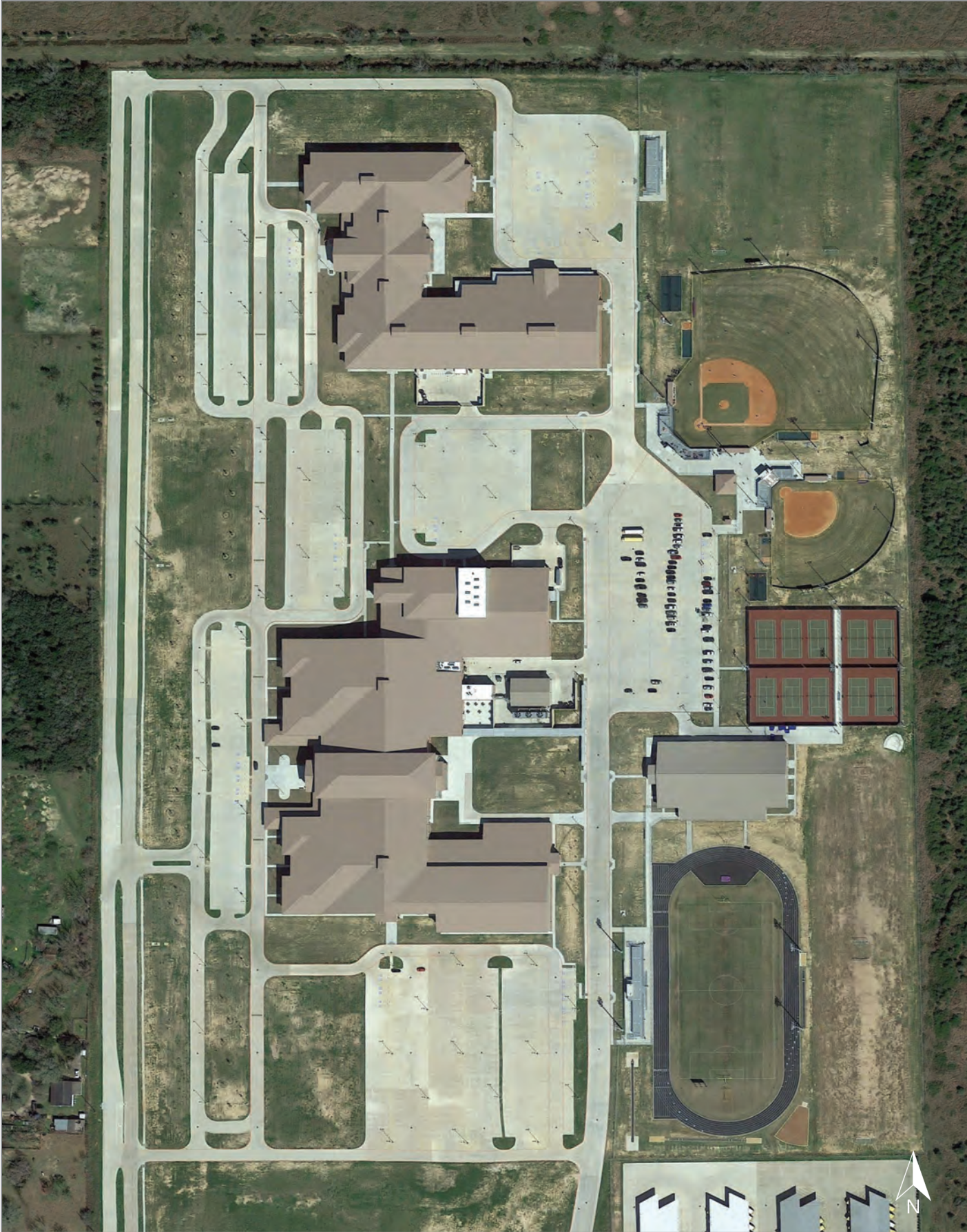


Physical Address:
9302 Charger Way
Fulshear, TX 77441

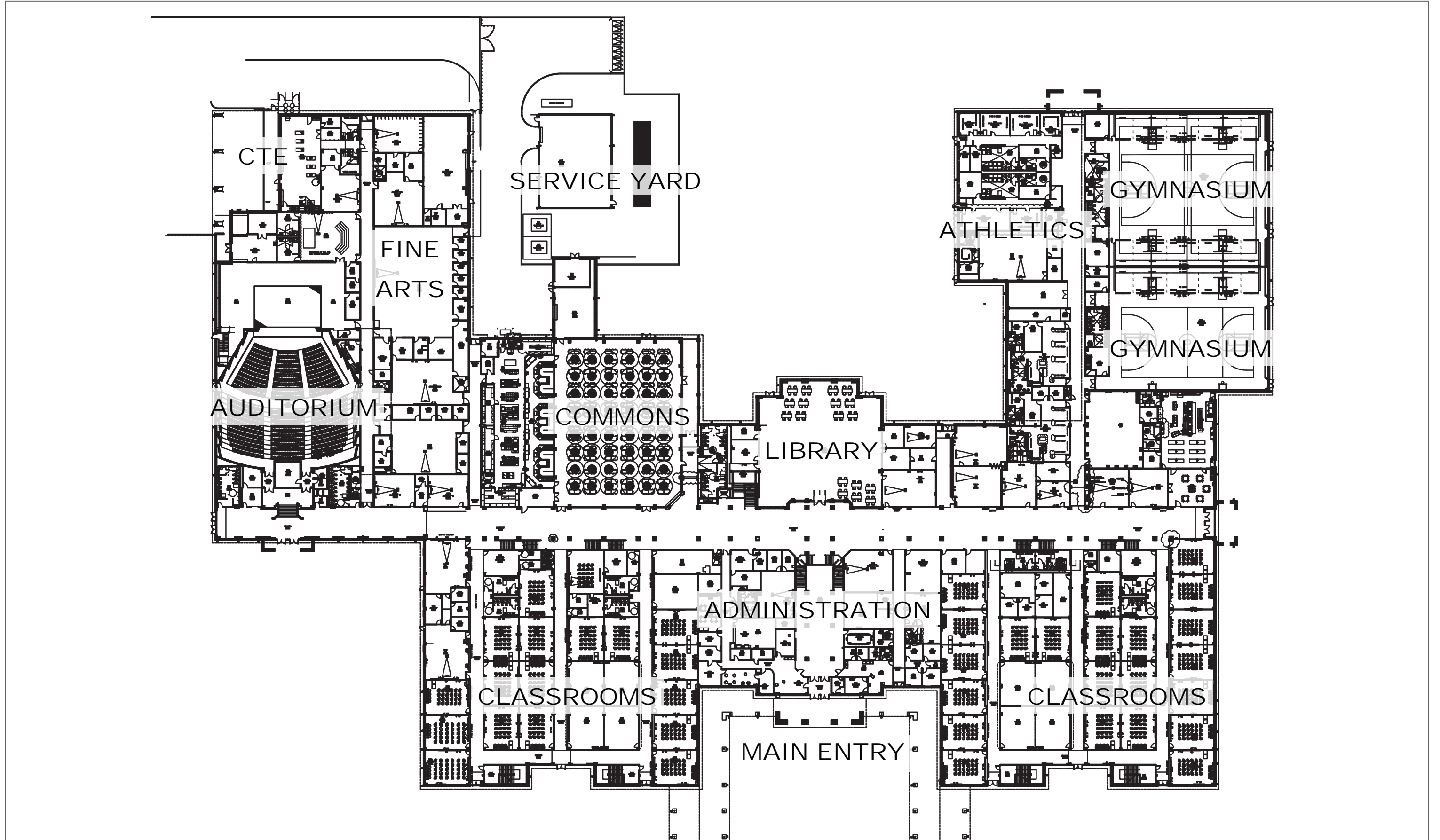


Original Building Completed: 2016
Total Building Area: 334,982 SF
Site Acreage: 124.5
Design Capacity: 2,000
Enrollment (February 28, 2020): 1,446

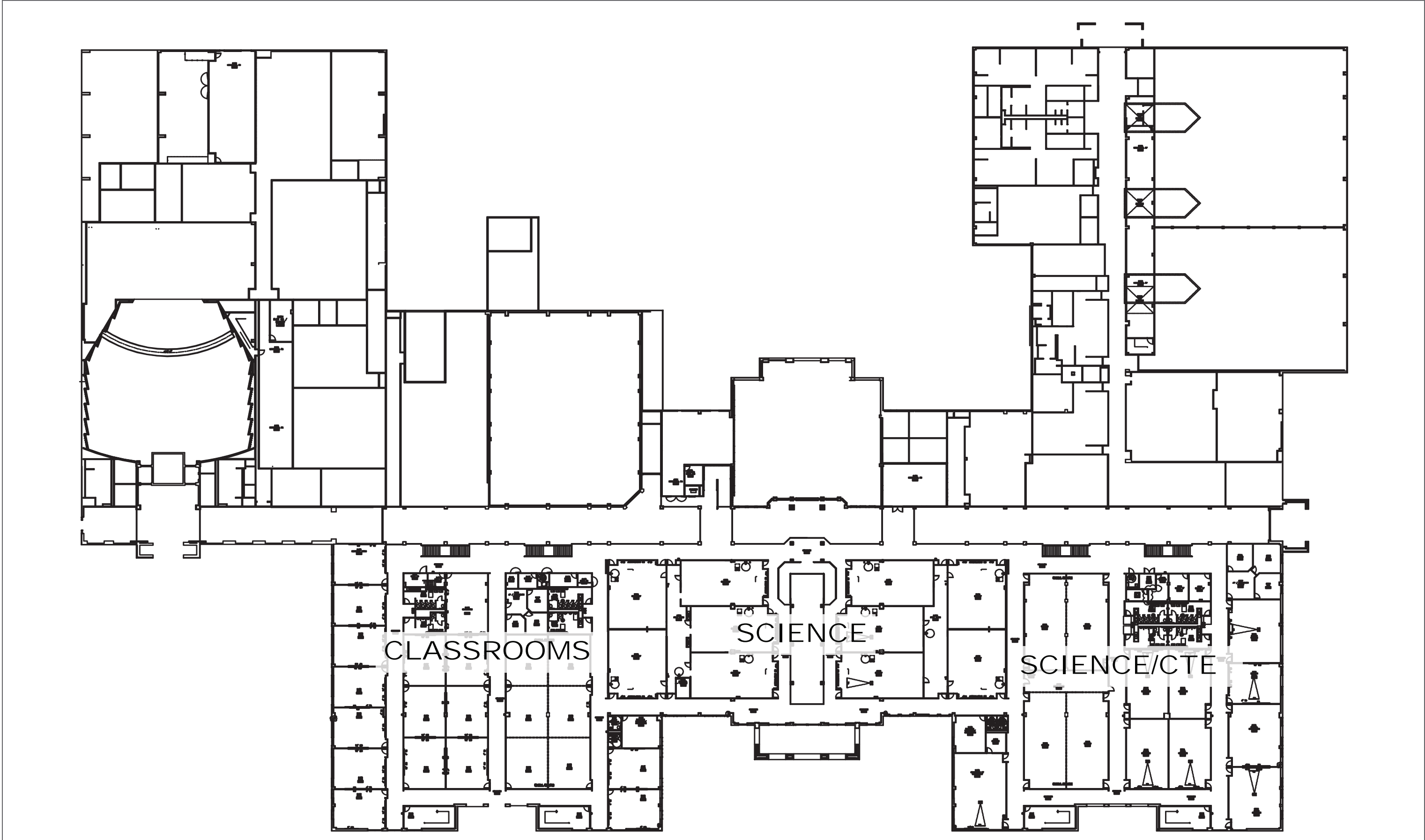
FULSHEAR HIGH SCHOOL SITE AERIAL



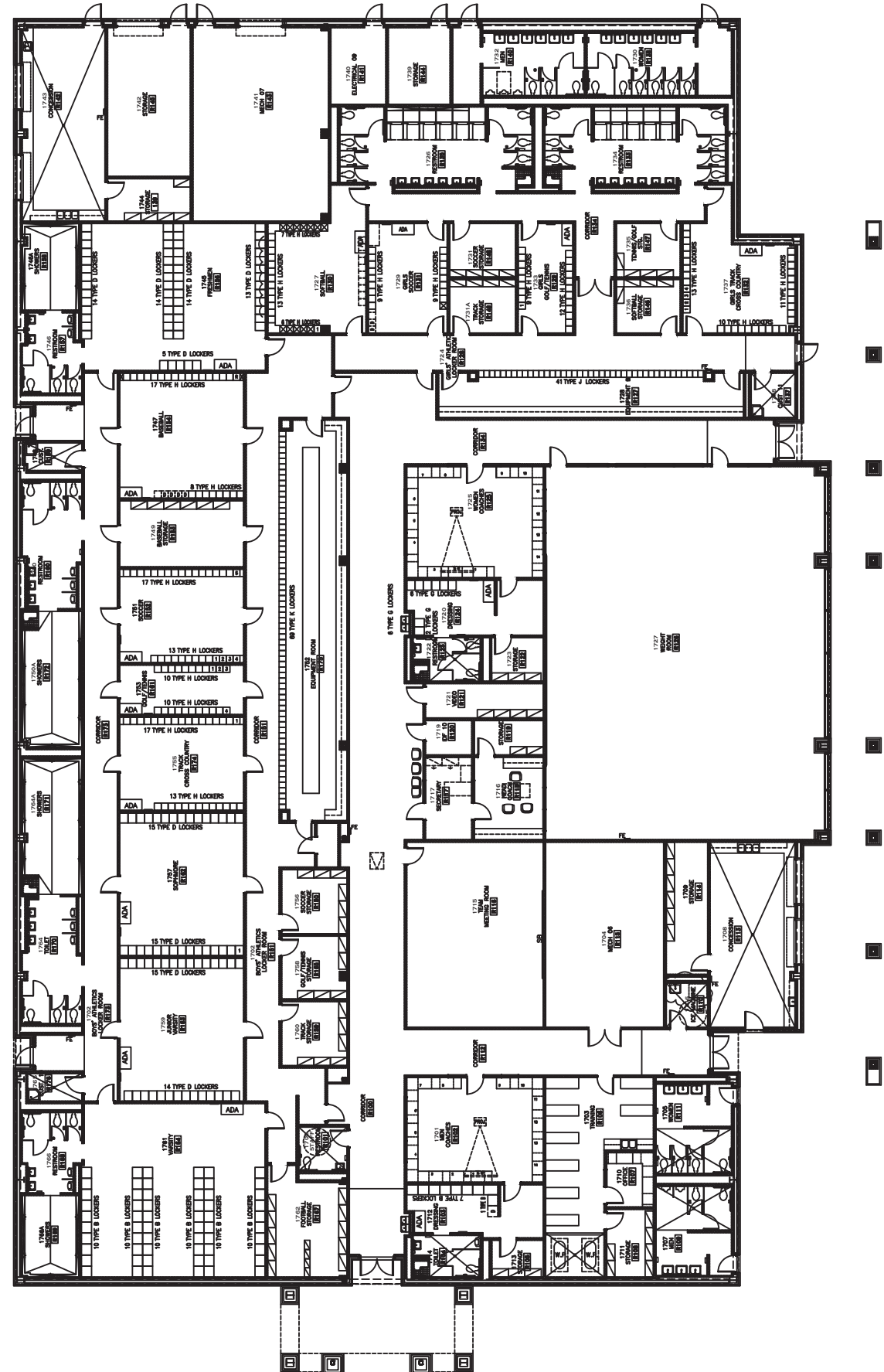
FULSHEAR HIGH SCHOOL **FIRST FLOOR PLAN**



FULSHEAR HIGH SCHOOL **SECOND FLOOR PLAN**



FULSHEAR HIGH SCHOOL FIELD HOUSE FLOOR PLAN



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FULSHEAR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$4,983,640
Priority 3	\$940,394
Priority 4	\$553,813

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$1,451,161	\$0	\$0	\$1,451,161
Building Envelope	\$0	\$133,953	\$23,888	\$0	\$157,842
Architectural	\$0	\$3,017,670	\$0	\$553,813	\$3,571,483
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$380,855	\$916,506	\$0	\$1,297,361
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$4,983,640	\$940,394	\$553,813	\$6,477,847

Totals P1	\$0
Totals P1+P2	\$4,983,640
Totals P1+P2+P3	\$5,924,034
Totals P1+P2+P3+P4	\$6,477,847

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FULSHEAR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,451,161
C1	Provide a an additional 65,000 SF of paving for future student parking. The staff feel that the school will need more parking for the 2021 school year when the school starts to get closer to its capacity.	2	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$1,451,161
Building Envelope					\$157,842
B1	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$133,953
B2	Provide miscellaneous roof repairs.	3	Roof Replacement	Consultant Assessment with District Personnel	\$23,888
Architecture					\$3,571,483
A1	Provide instructional and practice areas for the orchestra program.	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$2,958,135
A2	Provide sound attenuation panels in each gym.	2	Acoustical Treatment	Principal Questionnaire / Interview (Consultant Verified)	\$59,535
A3	Provide more storage.	4	Storage	Principal Questionnaire / Interview	\$511,212
A4	Provide new/additional acoustical treatment at Band Hall.	4	Acoustical Treatment	Principal Questionnaire / Interview	\$42,601
Athletics/Activities					\$1,297,361
AA1	Provide new block wall backstops and extend baseball backstop netting to 50' and convert baseball & softball to back-tension system.	2	Athletic Fields	Consultant Assessment with District Personnel	\$176,521
AA2	Provide new supports for hitting cage netting system at Softball. (Poles are leaning in.)	2	Athletic Fields	Consultant Assessment with District Personnel	\$37,209
AA3	Recoat track surface (~4 years old)	2	Athletic Track & Field	Consultant Assessment with District Personnel	\$167,125
AA4	Recoat tennis courts and replace windscreen.	3	Athletic Courts	Consultant Assessment with District Personnel	\$142,167
AA5	Strip, regrade and resod baseball and softball fields.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$774,339

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GEORGE RANCH HIGH SCHOOL



Physical Address:
8181 FM 762
Richmond, TX 77469

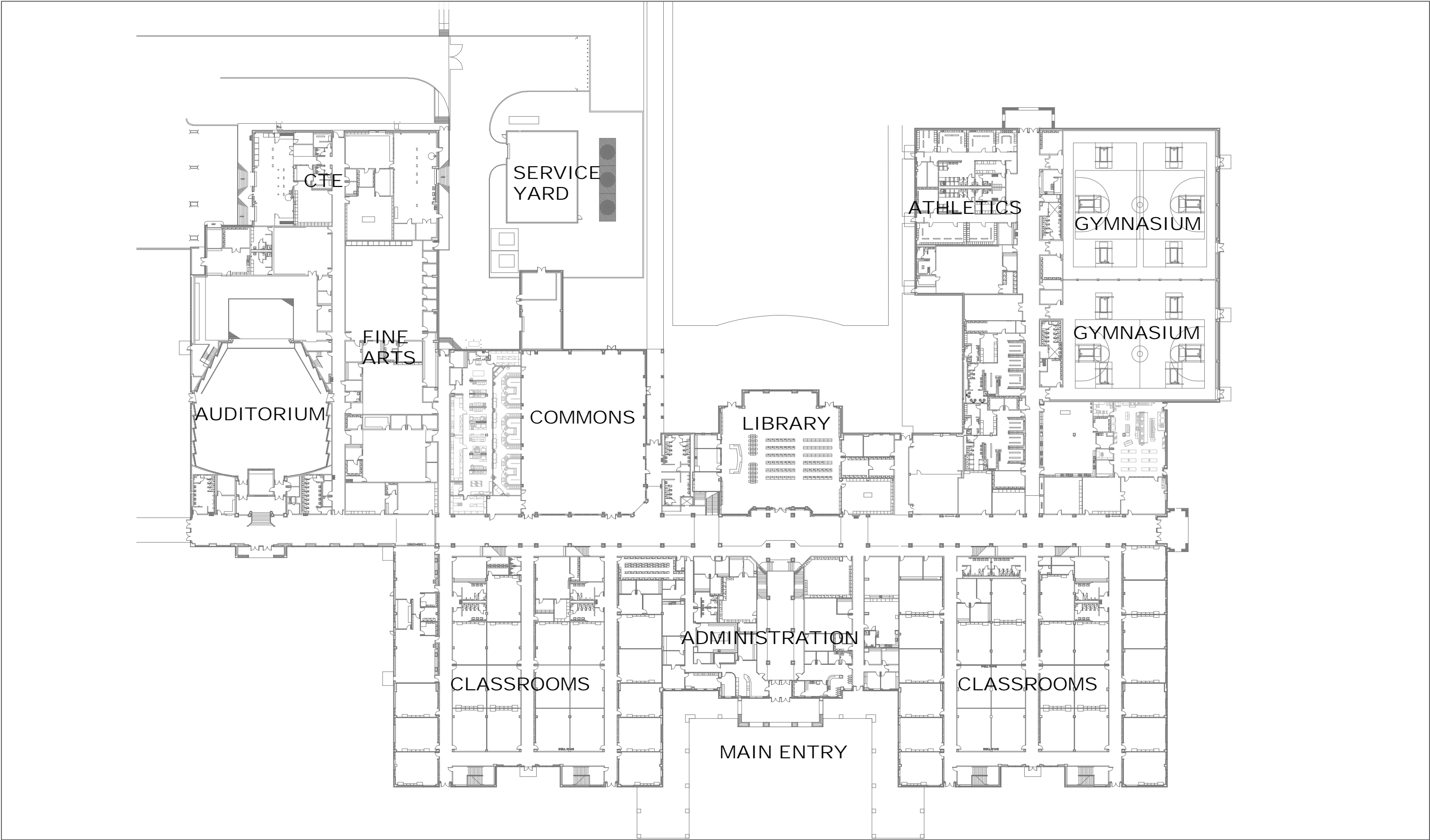
Original Building Completed: 2010
Total Building Area: 321,395 SF
Site Acreage: 139.4
Design Capacity: 2,000
Enrollment (February 28, 2020): 2,675



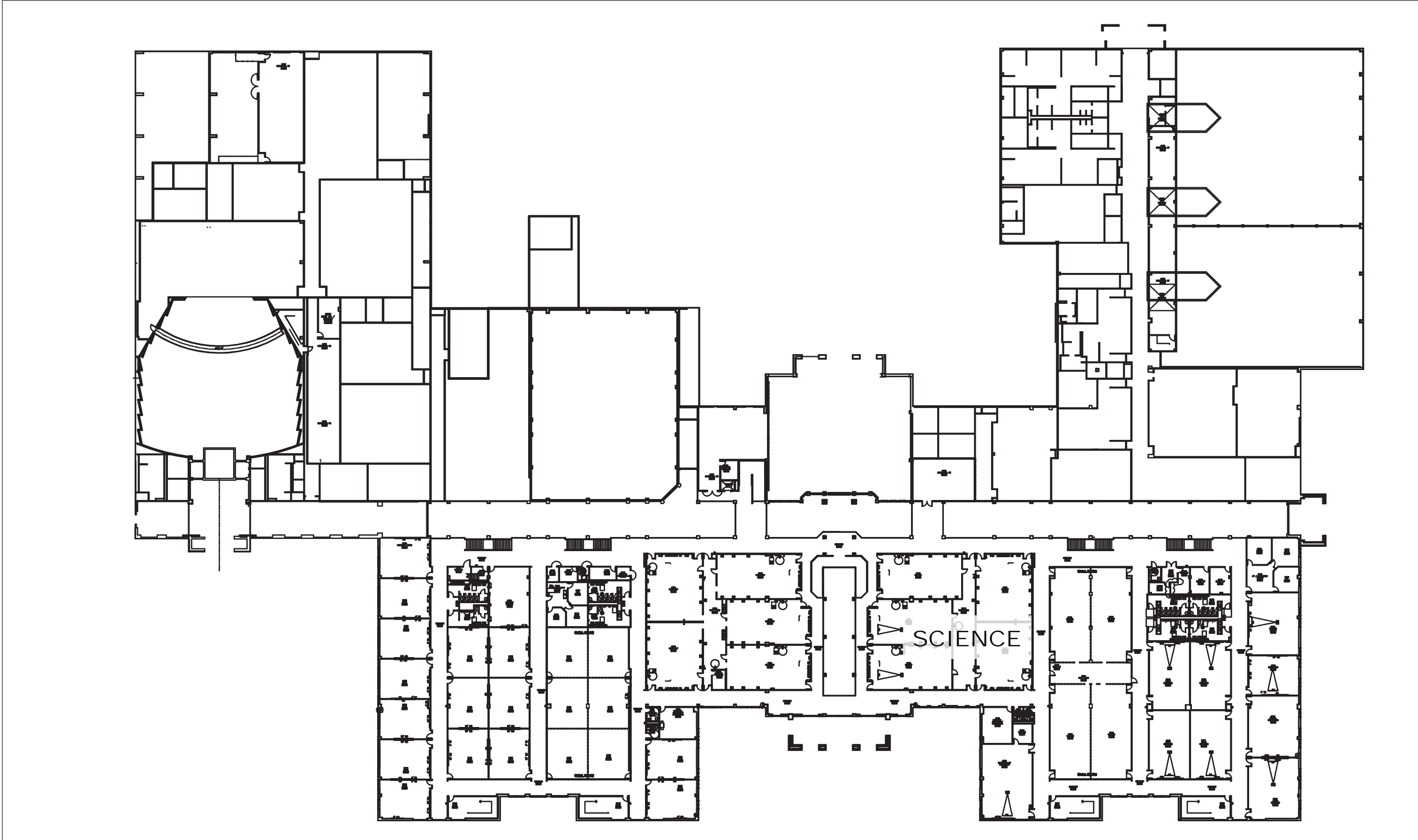
GEORGE RANCH HIGH SCHOOL **SITE AERIAL**



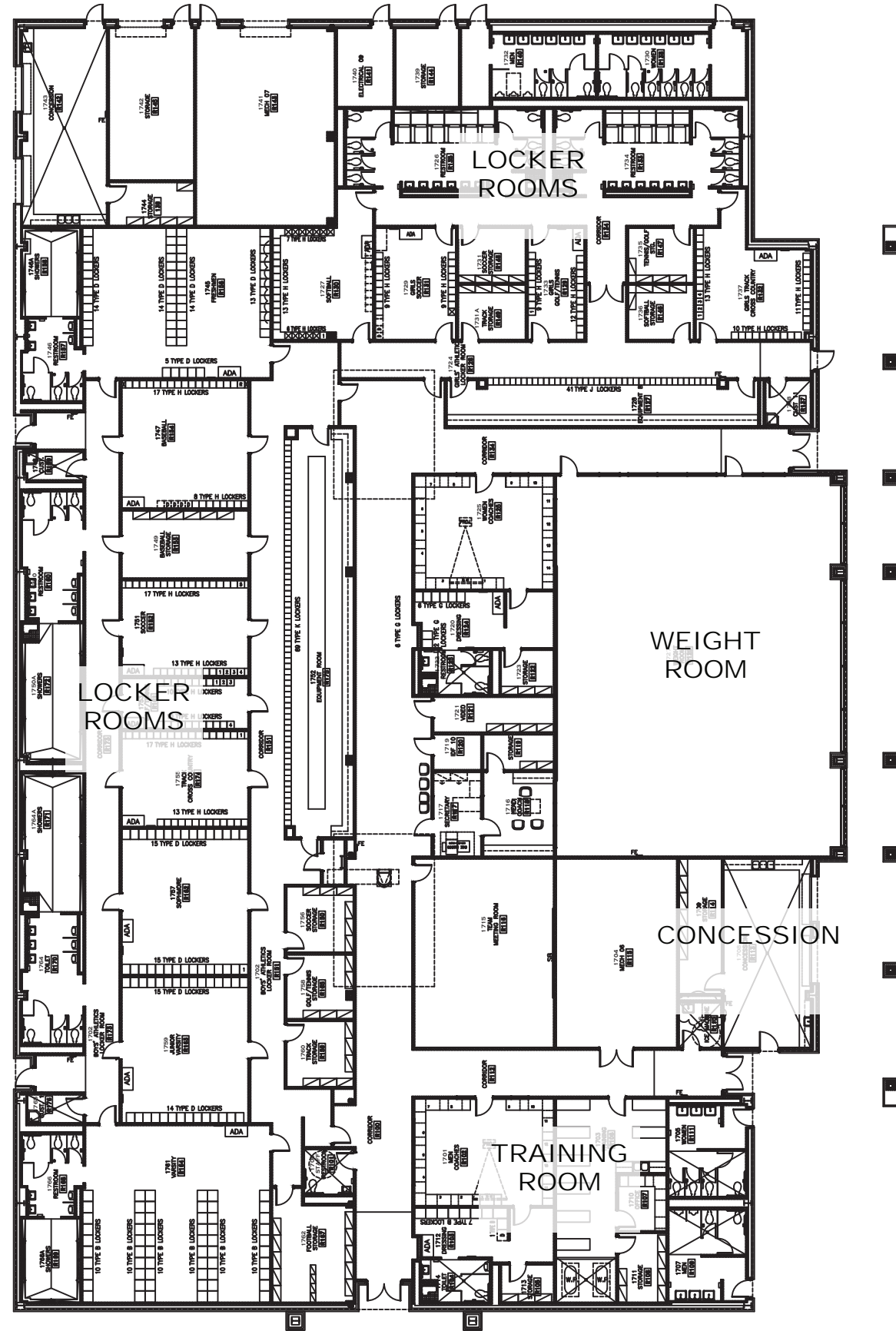
GEORGE RANCH HIGH SCHOOL **FIRST FLOOR PLAN**



GEORGE RANCH HIGH SCHOOL **SECOND FLOOR PLAN**



GEORGE RANCH HIGH SCHOOL FIELD HOUSE FLOOR PLAN



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GEORGE RANCH HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$556,400
Priority 2	\$8,427,200
Priority 3	\$5,680,633
Priority 4	\$3,789,955

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$208,650	\$120,379	\$118,645	\$639,015	\$1,086,689
Building Envelope	\$34,775	\$0	\$0	\$0	\$34,775
Architectural	\$34,775	\$736,743	\$238,883	\$68,162	\$1,078,563
Mechanical	\$0	\$0	\$0	\$2,016,902	\$2,016,902
Electrical	\$0	\$4,759,807	\$0	\$0	\$4,759,807
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$278,200	\$0	\$0	\$0	\$278,200
Athletics/Activities	\$0	\$2,810,270	\$5,323,105	\$1,065,877	\$9,199,252
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$556,400	\$8,427,200	\$5,680,633	\$3,789,955	\$18,454,188

Totals P1	\$556,400
Totals P1+P2	\$8,983,600
Totals P1+P2+P3	\$14,664,233
Totals P1+P2+P3+P4	\$18,454,188

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GEORGE RANCH HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,086,689
C1	Remove and replace broken concrete drive.	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$208,650
C2	Replace all security fencing around the athletic areas with 8' chainlink fence as a general standard.	2	Site Fencing	Consultant Assessment with District Personnel	\$117,403
C3	Reset inlet to grade.	2	Site Drainage	Consultant Assessment with District Personnel	\$2,977
C4	Repair the concrete by the doors at the library. It is holding water and ponding.	3	Site Paving - Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$3,185
C5	Remove and replace broken concrete sidewalk at limited section.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$50,962
C6	Repair concrete on the back parking lot on the bus pick up side.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$64,498
C7	Provide additional student parking.	4	Site Paving - New	Consultant Assessment with District Personnel	\$639,015
Building Envelope					\$34,775
B1	Provide miscellaneous roof repairs (limited).	1	Roof Maintenance	Consultant Assessment with District Personnel	\$34,775
Architecture					\$1,078,563
A1	Repair the surface crack in CMU wall at the corridor wall going onto the stage.	1	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$34,775
A2	Provide canopy at exterior library doors to keep blowing rain from entering.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$33,488
A3	Inspect all the fasteners on the exterior metal wall panels and replace as needed.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$550,697
A4	Repair seats in the auditorium.	2	Furniture	Consultant Assessment with District Personnel	\$22,326
A5	Replace the carpet in the auditorium.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$130,232

GEORGE RANCH HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Provide additional storage for Technology/table storage.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
A7	Add more storage space.	4	Storage	Principal Questionnaire / Interview (Consultant Verified)	\$68,162
Mechanical					\$2,016,902
M1	Replace three water cooled chillers.	4	Mechanical	Consultant Assessment with District Personnel	\$2,016,902
Electrical					\$4,759,807
E1	Provide new interior lighting controls for the new lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,464,556
E2	Replace the interior lighting with LED.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$3,295,251
Life Safety & Security					\$278,200
LSS1	Provide additional parking lot lighting to the George Ranch / Reading complex to enhance security and safety. (LED Exterior lighting and controls.)	1	Lighting (Exterior)	Principal Questionnaire / Interview (Consultant Verified)	\$278,200
Athletics/Activities					\$9,199,252
AA1	Regrade and add drain inlets between baseball, softball, football and tennis.	2	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$44,651
AA2	Resurface the track and rebuild the field event runways.	2	Athletic Track & Field	Consultant Assessment with District Personnel	\$675,556
AA4	Add 8' chainlink fence along back of bleachers at Baseball and Softball.	2	Athletic Fields	Consultant Assessment with District Personnel	\$26,791
AA5	At Baseball and Softball, provide new block wall backstop and netting, new dugout equipment and rail pads with nets.	2	Athletic Fields	Consultant Assessment with District Personnel	\$538,343
AA6	At Baseball and Softball, remove chainlink fence at the bullpen/hitting cages and replace with new netting structure and one completely new tunnel to maintain double tunnel format (bullpen is currently dual purpose).	2	Athletic Fields	Consultant Assessment with District Personnel	\$200,632
AA7	Rebuild dugouts at Baseball and Softball to match the new standard.	2	Athletic Fields	Consultant Assessment with District Personnel	\$327,441

GEORGE RANCH HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA8	Replace leaning 6' perimeter fence around the track with new 8' chainlink fence.	2	Athletic Track & Field	Consultant Assessment with District Personnel	\$107,163
AA9	Replace practice field H-style goalposts that are leaning badly.	2	Athletic Fields	Consultant Assessment with District Personnel	\$32,744
AA10	Replace the foul poles at Baseball and Softball.	2	Athletic Fields	Consultant Assessment with District Personnel	\$59,535
AA11	Replace the softball flag pole that is leaning.	2	Athletic Fields	Consultant Assessment with District Personnel	\$7,442
AA12	Strip, regrade and resod Baseball and Softball fields.	2	Athletic Fields	Consultant Assessment with District Personnel	\$789,972
AA13	Provide new discus cage and pad.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$55,739
AA14	Rebuild the practice fields.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$1,811,528
AA15	Replace existing Baseball and Softball field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$629,058
AA16	Replace existing Football field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$453,877
AA17	Replace existing tennis court lighting with new LED lighting.	3	Athletic Courts	Consultant Assessment with District Personnel	\$326,473
AA18	Refinish/replace gym wood flooring. (Both gyms)	3	Flooring	Consultant Assessment with District Personnel	\$573,319
AA19	Renovate locker room areas.	3	Renovation	Consultant Assessment with District Personnel	\$1,393,483
AA20	The site is irrigated. The football practice field always has issues with the irrigation system. The control box has been replaced multiple times and the main line has been repaired several times. The system needs to be replaced.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
AA21	Add 3rd football field / soccer field.	4	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$1,065,877

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LAMAR CONSOLIDATED HIGH SCHOOL



Physical Address:

4606 Mustang Avenue
Rosenberg, TX 77471

Original Building Completed: 1949

Total Building Area: 292,702 SF

Site Acreage: 80.7

Design Capacity: 2,000

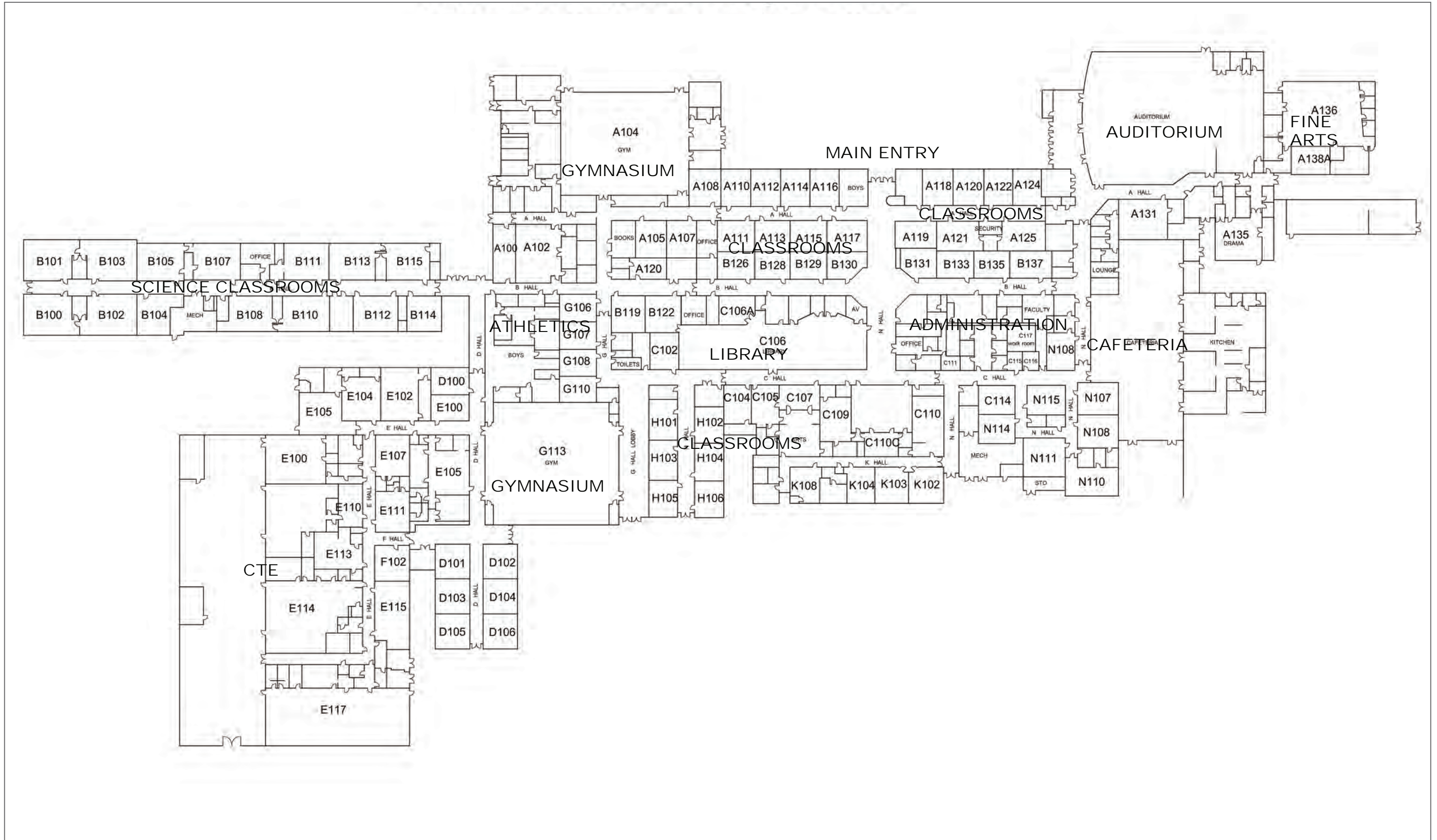
Enrollment (February 28, 2020): 1,735



LAMAR CONSOLIDATED HIGH SCHOOL **SITE AERIAL**



LAMAR CONSOLIDATED HIGH SCHOOL FLOOR PLAN



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LAMAR CONSOLIDATED HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$11,546,253
Priority 2	\$14,649,280
Priority 3	\$32,932,701
Priority 4	\$10,907,560

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$491,906	\$5,470,416	\$0	\$5,962,322
Building Envelope	\$6,023,030	\$446,511	\$0	\$0	\$6,469,541
Architectural	\$10,433	\$2,604,648	\$26,173,592	\$9,755,629	\$38,544,301
Mechanical	\$4,515,812	\$1,999,894	\$64,498	\$0	\$6,580,204
Electrical	\$34,775	\$2,946,766	\$39,814	\$766,818	\$3,788,173
Plumbing	\$0	\$0	\$238,883	\$0	\$238,883
Technology	\$962,204	\$223,256	\$213,402	\$0	\$1,398,861
Life Safety & Security	\$0	\$1,748,027	\$11,466	\$0	\$1,759,493
Athletics/Activities	\$0	\$2,178,974	\$720,630	\$385,113	\$3,284,717
Food Service	\$0	\$2,009,300	\$0	\$0	\$2,009,300
Priority Totals	\$11,546,253	\$14,649,280	\$32,932,701	\$10,907,560	\$70,035,794

Totals P1	\$11,546,253
Totals P1+P2	\$26,195,533
Totals P1+P2+P3	\$59,128,234
Totals P1+P2+P3+P4	\$70,035,794

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LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$5,962,322
C1	Install concrete drive around practice football field.	2	Site Paving - New	Consultant Assessment with District Personnel	\$350,511
C2	Remove and replace broken concrete sidewalk.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$29,767
C3	Remove and replace concrete dumpster drive.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$111,628
C4	Remove and replace all asphalt parking lots.	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$5,255,422
C5	Replace all security fencing around the athletic areas with 8' chainlink fence as a general standard.	3	Site Fencing	Consultant Assessment with District Personnel	\$135,367
C6	Replace broken and cracking sidewalks around campus.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
Building Envelope					\$6,469,541
B1	Remove and replace all existing thru-wall flashing with stainless steel and reroof the entire building and provide PMMA coating on all parapet stone copings	1	Roof Replacement	Consultant Assessment with District Personnel	\$5,737,875
B2	Remove and replace brick walls where horizontal reinforcement is spalling.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$146,055
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$139,100
B4	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Consultant Assessment with District Personnel	\$372,093
B5	Wetglaze existing storefront windows	2	Windows	Consultant Assessment with District Personnel	\$74,419
Architecture					\$38,544,301
A1	Provide handrail for ramp in the auditorium.	1	Ramps	Staff Input	\$6,955
A2	Provide panic hardware on the exit door on the north side of the auditorium that exists to the exterior of the building.	1	Doors	Staff Input	\$3,478
A3	Replace carpet and vinyl composition tile throughout the facility including rubber base.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$2,604,648
A4	Add additional power, data and millwork for additional computer stations in room E115.	3	Electrical - General / Misc.	Staff Input	\$23,888

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Enlarge kitchen and cafeteria.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$4,220,263
A6	Enlarge spaces for CTE programs.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$8,440,526
A7	Enlarge the Dance room and provide a scene shop for the auditorium.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$4,220,263
A8	Exterior HM door does not close at auditorium	3	Doors	Consultant Assessment with District Personnel	\$55,739
A9	Provide enhanced landscaping and irrigation.	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
A10	Provide new doors and frame	3	Doors	Consultant Assessment with District Personnel	\$1,393,483
A11	Provide sound doors at fine arts area- music.	3	Doors	Consultant Assessment with District Personnel	\$55,739
A12	Provide storage for classroom technology.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$2,388,828
A13	Provide window coverings for all classrooms where applicable.	3	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$47,777
A14	Renovate restrooms throughout campus.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,114,786
A15	Repaint all previously painted exterior surfaces.	3	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
A16	Repaint interior throughout campus	3	Painting	Consultant Assessment with District Personnel	\$477,766

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A17	Replace building / sidewalk sealants for the exterior condition outside H hallway.	3	Waterproofing Sealant	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
A18	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$2,090,225
A19	Replace stage curtains	3	Stage Curtains	Consultant Assessment with District Personnel	\$47,777
A20	Provide new acoustical ceiling.	3	Ceiling	Consultant Assessment with District Personnel	\$1,274,042
A21	Recommended repairs / improvements	4	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$9,031,412
A22	Replace building hardware and key per district standards throughout the campus.	4	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$639,015
A23	Provide new door signage	4	Signage/Way-finding	Consultant Assessment with District Personnel	\$85,202
Mechanical					\$6,580,204
M1	Replace condenser water piping.	1	HVAC	Consultant Assessment with District Personnel	\$60,369
M2	Replace cooling tower.	1	HVAC	Consultant Assessment with District Personnel	\$850,179
M3	Provide VFD on condenser pumps.	1	HVAC	Consultant Assessment with District Personnel	\$73,028
M4	Provide VFD on heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$73,028
M5	Replace air cooled chiller.	1	HVAC	Consultant Assessment with District Personnel	\$521,625
M6	Replace central station air handling units.	1	HVAC	Consultant Assessment with District Personnel	\$945,602
M7	Replace chiller water piping.	1	HVAC	Consultant Assessment with District Personnel	\$139,100

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M8	Replace chiller.	1	HVAC	Consultant Assessment with District Personnel	\$1,623,297
M9	Replace condenser water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$222,630
M10	Replace heating water piping.	1	HVAC	Consultant Assessment with District Personnel	\$6,955
M11	Provide/replace IDF/MDF air conditioning.	2	HVAC	Consultant Assessment with District Personnel	\$72,186
M12	Replace boiler	2	HVAC	Consultant Assessment with District Personnel	\$40,930
M13	Replace boiler.	2	HVAC	Consultant Assessment with District Personnel	\$148,837
M14	Replace heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$108,279
M15	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$1,198,034
M16	Replace exhaust fans.	2	HVAC	Consultant Assessment with District Personnel	\$342,325
M17	Replace refrigerant monitoring system.	2	HVAC	Consultant Assessment with District Personnel	\$89,302
M18	Replace fan coil units.	3	HVAC	Consultant Assessment with District Personnel	\$64,498
Electrical					\$3,788,173
E1	Add additional lighting in the welding shop.	1	Lighting (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$13,910
E2	Provide aisle lighting in the auditorium.	1	Lighting (Interior)	Staff Input	\$20,865
E3	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$653,473
E4	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,742,596
E5	INSTALL CLASSROOM AND LIBRARY COMPUTER CIRCUITS	2	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$111,628

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
E6	Provide additional circuits in E hall.	2	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$29,767
E7	Replace auditorium lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$372,093
E8	Service electrical breakers in E Hallway.	2	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
E9	Upgrade incandescent stage lighting to LED lighting	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$29,767
E10	Address lighting for the cat walk above the auditorium.	3	Lighting (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
E11	Replace secondary switchgear.	4	Electrical Distribution	Consultant Assessment with District Personnel	\$340,808
E12	Replace service entrance switchgear.	4	Electrical Distribution	Consultant Assessment with District Personnel	\$426,010
Plumbing					\$238,883
P1	Plumbing: Floor Drains	3	Plumbing - Floor Drain	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
P2	Plumbing: Water Fountains	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$119,441
P3	Update science room plumbing fixtures.	3	Plumbing - Fixtures	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
Technology					\$1,398,861
T1	Provide new PA and classroom communication system.	1	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$762,204
T2	Provide security system.	1	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$200,000

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
T3	Upgrade sound system (Cafeteria and both gyms)	2	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$223,256
T4	Provide access control system upgrade.	3	Security - Card Readers	Consultant Assessment with District Personnel	\$199,069
T5	Add a card access reader to the entrance to the competition gymnasium.	3	Doors	Principal Questionnaire / Interview	\$14,333
Life Safety & Security					\$1,759,493
LSS1	The school has a system that is supposed to work between Wessendorf, Lamar Consolidated High School, and Lamar Consolidated Junior High School but it does not work well. Allowance to correct the existing issue of \$25,000 per campus.	2	Technology - General/Misc.	Principal Questionnaire / Interview	\$111,628
LSS2	Replace fire alarm system.	2	Fire Alarm System	Consultant Assessment with District Personnel	\$1,524,771
LSS3	The emergency radios do not work in some parts of the school. Especially the D and E hallways.	2	Technology - General/Misc.	Principal Questionnaire / Interview	\$111,628
LSS4	Add card access control to critical entry and circulation doors.	3	Security - Card Readers	Consultant Assessment with District Personnel	\$9,555
LSS5	Safety & Security: MSignage	3	Signage/Way- finding	Principal Questionnaire / Interview (Consultant Verified)	\$1,911
Athletics/Activities					\$3,284,717
AA1	Install perimeter security fence at the north and south practice fields.	2	Athletic Fields	Consultant Assessment with District Personnel	\$119,070
AA2	Remove concrete walk along east side of north practice field.	2	Athletic Fields	Consultant Assessment with District Personnel	\$7,442
AA3	Provide outdoor facilities for materials, activities, storage and grounds equipment and materials.	2	Athletic Fields	Staff Input	\$357,209
AA4	Rebuild the North and South Football Practice Fields, and shift the north field to the East. Replace the goalposts.	2	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$1,448,184
AA5	Regrade all high school practice fields to eliminate standing water after rains.	2	Athletic Fields	Principal Questionnaire / Interview	\$148,837
AA6	Regrade sidelines of high school practice field to eliminate standing water after a rain.	2	Athletic Fields	Staff Input	\$23,814

LAMAR CONSOLIDATED HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA7	Update the irrigation systems for baseball and softball fields.	2	Athletic Fields	Staff Input	\$22,326
AA8	Upgrade the athletic field sprinkler system for the practice fields.	2	Athletic Fields	Principal Questionnaire / Interview	\$52,093
AA9	Replace irrigation systems for all practice fields.	3		Principal Questionnaire / Interview (Consultant Verified)	\$79,628
AA10	Provide storage for outdoor athletic equipment.	3	Athletic Equipment	Principal Questionnaire / Interview	\$637,021
AA11	Pave a concrete pad for portable hitting tunnel.	3	Athletic Fields	Consultant Assessment with District Personnel	\$3,981
AA12	Provide metal panel outfield fences at baseball and softball.	4	Athletic Fields	Consultant Assessment with District Personnel	\$385,113
Food Service					\$2,009,300
FS1	2nd Option: Renovate kitchen and Servery, Replace aged FS Equipment, no expansion.	2	Renovation	Consultant Assessment with District Personnel	\$2,009,300

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RANDLE HIGH SCHOOL



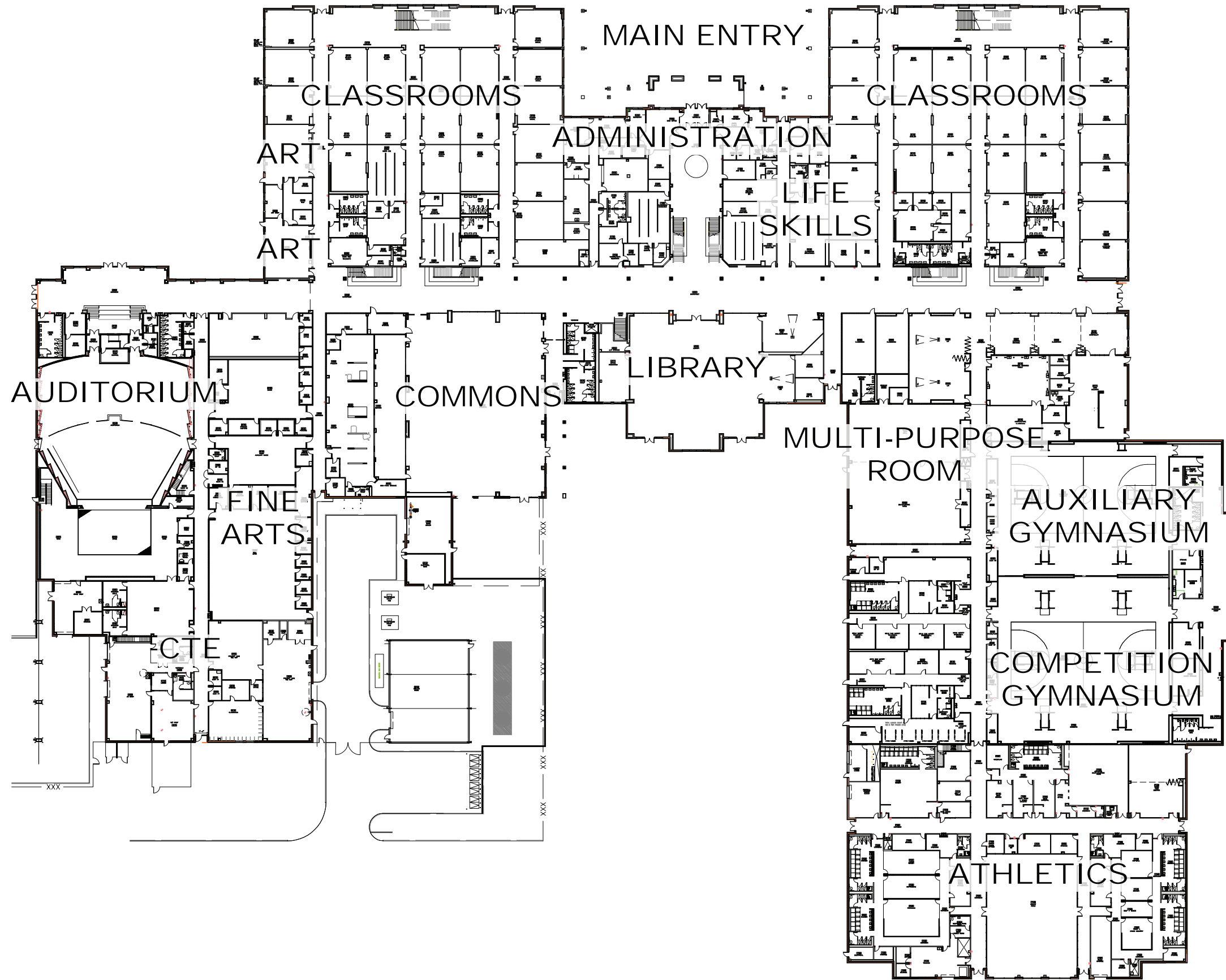
Physical Address:
7600 Koebler Road
Richmond, TX 77469

Original Building Completed: June 2021
Total Building Area: 392,332 SF
Site Acreage: 130.0
Design Capacity: 2,000

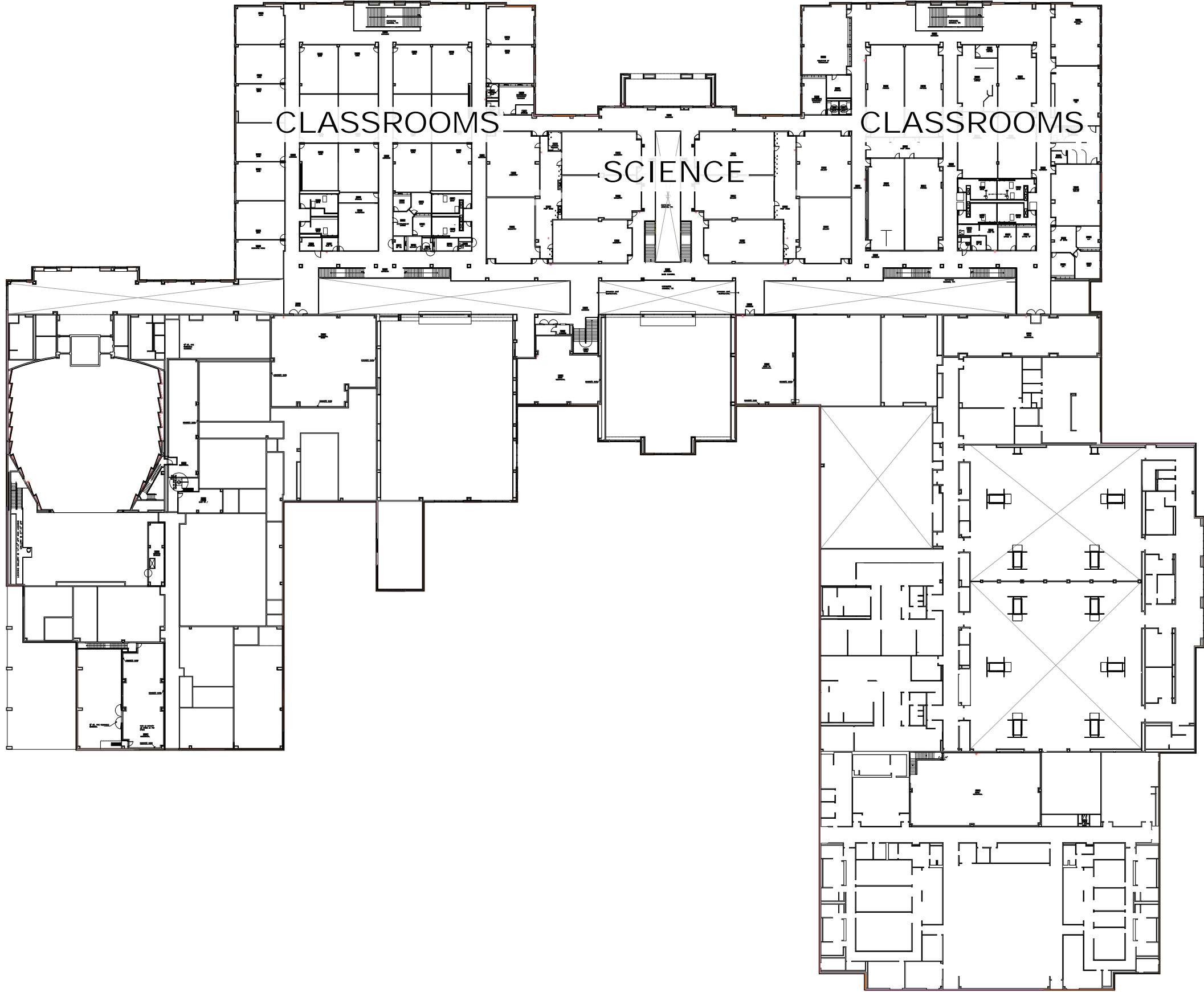
RANDLE HIGH SCHOOL SITE AERIAL



RANDLE HIGH SCHOOL **FIRST FLOOR PLAN**



RANDLE HIGH SCHOOL **SECOND FLOOR PLAN**



RANDLE HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$3,029,430
Priority 2	\$0
Priority 3	\$0
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$3,029,430	\$0	\$0	\$0	\$3,029,430
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$3,029,430	\$0	\$0	\$0	\$3,029,430

Totals P1	\$3,029,430
Totals P1+P2	\$3,029,430
Totals P1+P2+P3	\$3,029,430
Totals P1+P2+P3+P4	\$3,029,430

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RANDLE HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$3,029,430
A1	Built out classroom shell space.	1	Storage	Consultant Assessment with District Personnel	\$3,029,430

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TERRY HIGH SCHOOL



Physical Address:
5500 Avenue N
Rosenberg, TX 77471

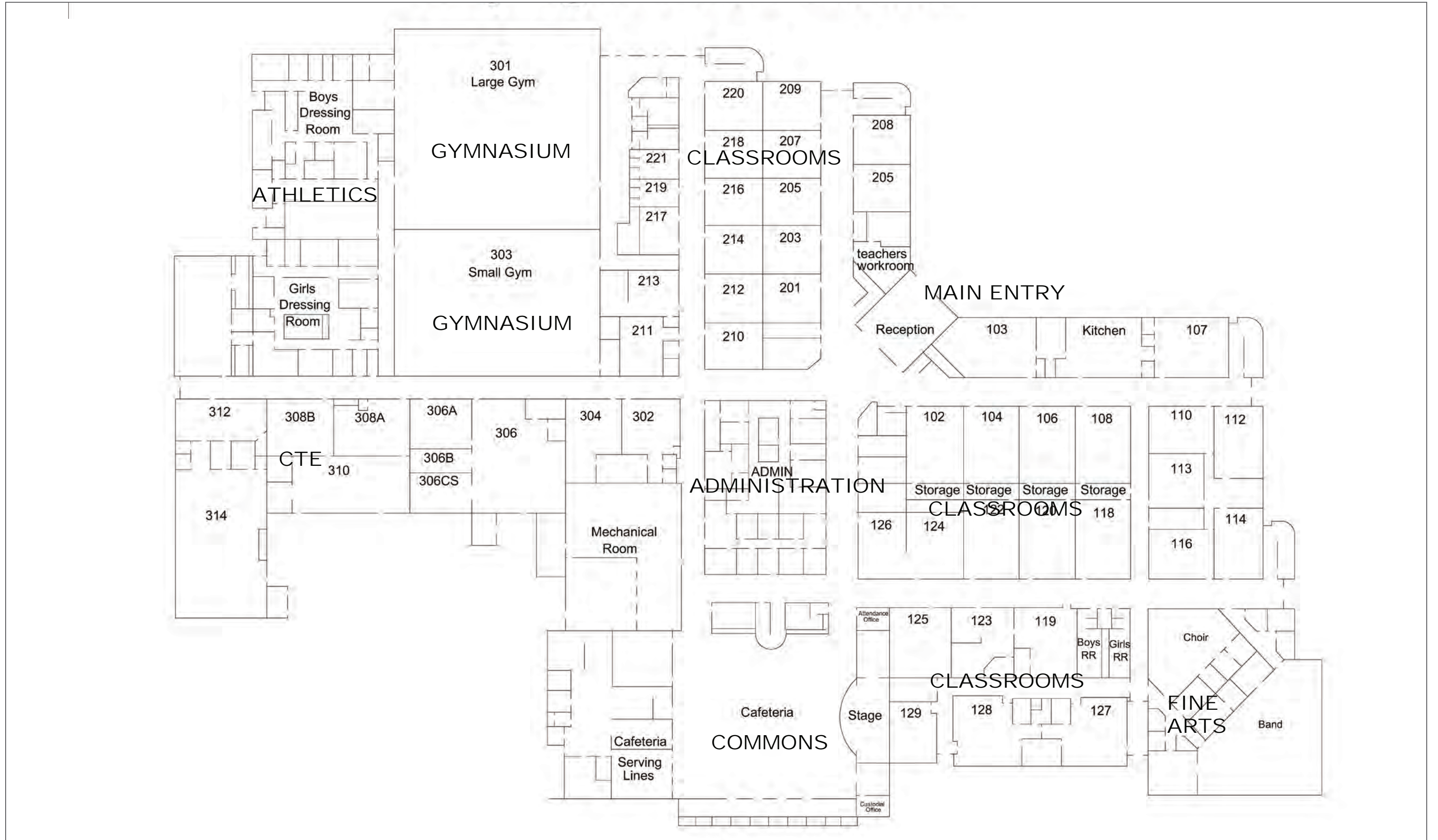
Original Building Completed: 1980
Total Building Area: 250,020 SF
Site Acreage: 88.9
Design Capacity: 2,050
Enrollment (February 28, 2020): 2,150



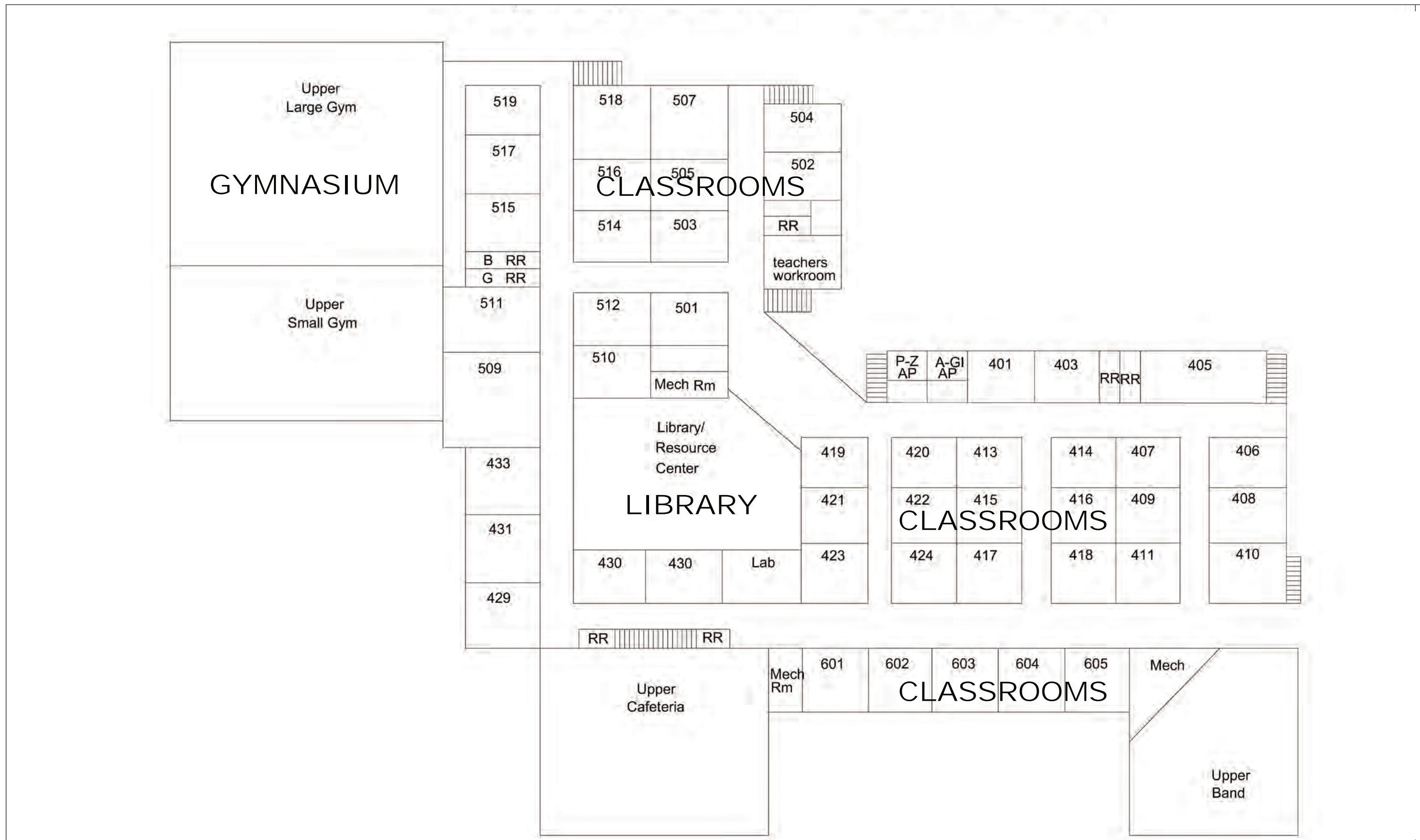
TERRY HIGH SCHOOL **SITE AERIAL**



TERRY HIGH SCHOOL **FIRST FLOOR PLAN**



TERRY HIGH SCHOOL **SECOND FLOOR PLAN**



TERRY HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$9,933,465
Priority 2	\$17,712,537
Priority 3	\$34,437,959
Priority 4	\$83,337,790

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$4,968,179	\$1,332,966	\$0	\$6,301,145
Building Envelope	\$4,579,868	\$299,162	\$0	\$0	\$4,879,030
Architectural	\$556,400	\$9,855,614	\$17,888,301	\$81,840,961	\$110,141,275
Mechanical	\$2,183,508	\$44,651	\$0	\$0	\$2,228,159
Electrical	\$137,709	\$2,117,241	\$0	\$0	\$2,254,950
Plumbing	\$2,475,980	\$0	\$0	\$0	\$2,475,980
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$2,242,544	\$0	\$2,242,544
Athletics/Activities	\$0	\$286,294	\$10,979,477	\$1,496,829	\$12,762,600
Food Service	\$0	\$141,395	\$1,994,671	\$0	\$2,136,067
Priority Totals	\$9,933,465	\$17,712,537	\$34,437,959	\$83,337,790	\$145,421,751

Totals P1	\$9,933,465
Totals P1+P2	\$27,646,002
Totals P1+P2+P3	\$62,083,961
Totals P1+P2+P3+P4	\$145,421,751

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TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$6,301,145
C1	Remove and replace asphalt parking lot next to natatorium.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$819,348
C2	Remove and replace concrete paving.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$435,348
C3	Remove and replace cracked concrete sidewalk.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$29,767
C4	Remove and replace asphalt parking lot next to tennis courts.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$3,683,716
C5	Remove and replace concrete parking lot.	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,122,749
C6	Replace all security fencing around the athletic areas with 8' chainlink fence as a general standard.	3	Site Fencing	Consultant Assessment with District Personnel	\$210,217
Building Envelope					\$4,879,030
B1	Repair window leaks at auditorium.	1	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$10,433
B2	Replace existing metal roof with new	1	Roof Replacement	Consultant Assessment with District Personnel	\$83,460
B3	Roof Replacement	1	Roof Replacement	Consultant Assessment with District Personnel	\$4,485,975
B4	Add weatherstripping to doors	2	Doors	Staff Input	\$8,930
B5	Coat all previously painted exterior surfaces with elastomeric coating.	2	Painting	Consultant Assessment with District Personnel	\$111,628
B6	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$178,604
Architecture					\$110,141,275
A1	Replace interior door hardware and key per district standard.	1	Doors	Consultant Assessment with District Personnel	\$556,400
A2	Replace science lab/classroom casework.	2	Casework	Consultant Assessment with District Personnel	\$2,158,137
A3	Renovate classrooms to meet current ADA requirements.	2	Renovation	Consultant Assessment with District Personnel	\$4,130,227

TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A4	Renovate "Prep Room" to meet ADA requirements.	2	Renovation	Consultant Assessment with District Personnel	\$413,023
A5	Paint walls at Kitchen.	2	Painting	Consultant Assessment with District Personnel	\$18,233
A6	Provide additional restroom facilities throughout the campus.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$446,511
A7	Provide new A/V systems and controls.	2	Audio/Visual/Sound	Principal Questionnaire / Interview	\$483,720
A8	Provide new/additional acoustical treatments at auditorium.	2	Acoustical Treatment	Consultant Assessment with District Personnel	\$59,535
A9	Provide waterproofing/seal at windows throughout facility. This is addressed in another line item.	2	Windows	Consultant Assessment with District Personnel	\$52,093
A10	Renovate restroom.	2	Renovation	Consultant Assessment with District Personnel	\$1,860,463
A11	Replace entire flooring at Kitchen.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$114,604
A12	Replace exterior doors.	2	Doors	Principal Questionnaire / Interview	\$111,628
A13	Provide updated site wayfinding.	2	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
A14	Renovate/expand front parking lot.	3	Renovation	Principal Questionnaire / Interview	\$23,888
A15	Create additional space for CTE programs including AV labs, shops, health science, culinary arts, welding, automotive.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$8,440,526
A16	Paint all previously painted interior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$696,742
A17	Provide new/additional acoustical wall treatments at band, choir, and orchestra.	3	Acoustical Treatment	Consultant Assessment with District Personnel	\$227,034
A18	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$3,718,816

TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A19	Renovate auditorium.	3	Renovation	Consultant Assessment with District Personnel	\$2,946,221
A20	Renovate administration area.	3	Flooring	Consultant Assessment with District Personnel	\$1,785,705
A21	Replace ceiling tiles at Kitchen.	3	Ceiling	Consultant Assessment with District Personnel	\$33,444
A22	Provide urinal partitions in restrooms.	3	Renovation	Consultant Assessment with District Personnel	\$15,926
A23	Replace casework.	4	Casework	Consultant Assessment with District Personnel	\$57,511
A24	Refinish/replace gym wood flooring.	4	Flooring	Consultant Assessment with District Personnel	\$649,504
A25	Renovate library into learning center.	4	Renovation	Consultant Assessment with District Personnel	\$1,708,641
A26	Repair CMU near the corner of doors.	4	Structural/ Foundation	Consultant Assessment with District Personnel	\$17,040
A27	Repair crack in CMU in auditorium area.	4	Renovation	Principal Questionnaire / Interview	\$426,010
A28	Repair flooring cracks.	4	Structural/ Foundation	Principal Questionnaire / Interview	\$170,404
A29	Renovate the campus in its entirety. (Addressed in other line items.)	4	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$78,811,850
Mechanical					\$2,228,159
M1	Replace air cooled chiller.	1	HVAC	Consultant Assessment with District Personnel	\$555,009
M2	Replace all central air handling units that are over 20 years old	1	HVAC	Consultant Assessment with District Personnel	\$762,546
M3	Replace all ductwork that is installed on the roof.	1	HVAC	Consultant Assessment with District Personnel	\$417,300
M4	Replace chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$96,730
M5	Replace chiller water piping.	1	HVAC	Consultant Assessment with District Personnel	\$13,910

TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M6	Replace rooftop units serving the gymnasium area	1	HVAC	Consultant Assessment with District Personnel	\$338,013
M7	Replace outside air unit on roof.	2	HVAC	Consultant Assessment with District Personnel	\$44,651
Electrical					\$2,254,950
E1	Add Interior Lighting to Library	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$33,384
E2	Upgrade electrical distribution (outlets).	1	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$104,325
E3	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$628,752
E4	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,488,489
Plumbing					\$2,475,980
P1	Replace all domestic water lines throughout the campus. (Hot and Cold)	1	Plumbing - Domestic Water	Consultant Assessment with District Personnel	\$2,434,250
P2	Upgrade water fountains	1	Plumbing - Fixtures	Principal Questionnaire / Interview (Consultant Verified)	\$41,730
Life Safety & Security					\$2,242,544
LSS1	Provide new PA and classroom communication system.	3	Public Address	Consultant Assessment with District Personnel	\$672,763
LSS2	Replace fire alarm system	3	Fire Alarm System	Consultant Assessment with District Personnel	\$1,569,781
Athletics/Activities					\$12,762,600
AA1	Replace Tennis fence slates or windscreen.	2	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$14,815
AA2	Replace existing Baseball and Softball hitting cages with new hitting cages on concrete pad with synthetic turf.	2	Athletic Fields	Consultant Assessment with District Personnel	\$267,907
AA3	Replace existing perimeter security fence at back of Softball outfield.	2	Athletic Fields	Consultant Assessment with District Personnel	\$3,572

TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

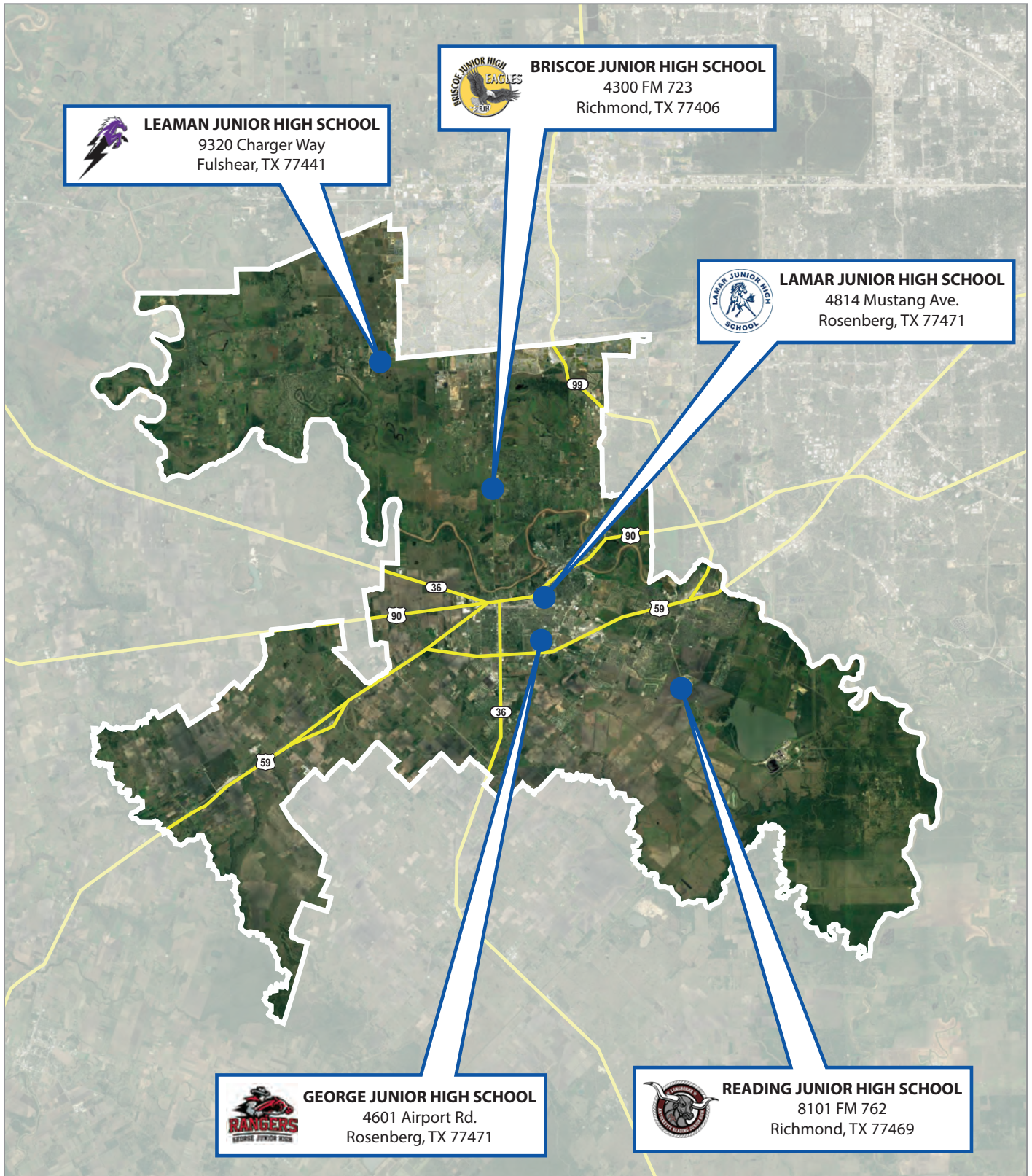
All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA4	Renovate north bleachers. North bleachers has no stair aisles, no handrails and does not meet ADA. Consider modifying or replacing. If replace bleachers, replace press box.	3	Bleachers	Consultant Assessment with District Personnel	\$1,321,818
AA5	Replace existing 6' perimeter security fence at the stadium with new 8' chainlink fence.	3	Athletic Fields	Consultant Assessment with District Personnel	\$133,774
AA6	Replace existing tennis court lighting with new LED lighting.	3	Athletic Courts	Consultant Assessment with District Personnel	\$2,388,828
AA7	Replace existing Baseball and Softball field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$1,092,491
AA8	Replace existing Football field lighting with new LED lighting.	3	Athletic Fields	Consultant Assessment with District Personnel	\$708,686
AA9	Rebuild existing baseball and softball natural turf fields.	3	Athletic Fields	Consultant Assessment with District Personnel	\$1,837,717
AA10	Rebuild natural turf practice fields.	3	Athletic Fields	Consultant Assessment with District Personnel	\$3,368,759
AA11	Provide new discus cage and pad and new shot put with throw sector.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$127,404
AA12	Provide metal panel outfield fences at baseball and softball.	4	Athletic Fields	Consultant Assessment with District Personnel	\$406,243
AA13	Renovate the tennis courts; Surface, nets, backstop and perimeter fencing.	4	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$1,090,586
Food Service					\$2,136,067
FS1	Replace cold storage assembly and associated refrigeration system.	2	Renovation	Consultant Assessment with District Personnel	\$141,395
FS2	Replace food service equipment.	3	Renovation	Consultant Assessment with District Personnel	\$1,994,671

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JUNIOR HIGH SCHOOL

KEY MAP



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BRISCOE JUNIOR HIGH SCHOOL



Physical Address:
4300 FM 723
Richmond, TX 77406

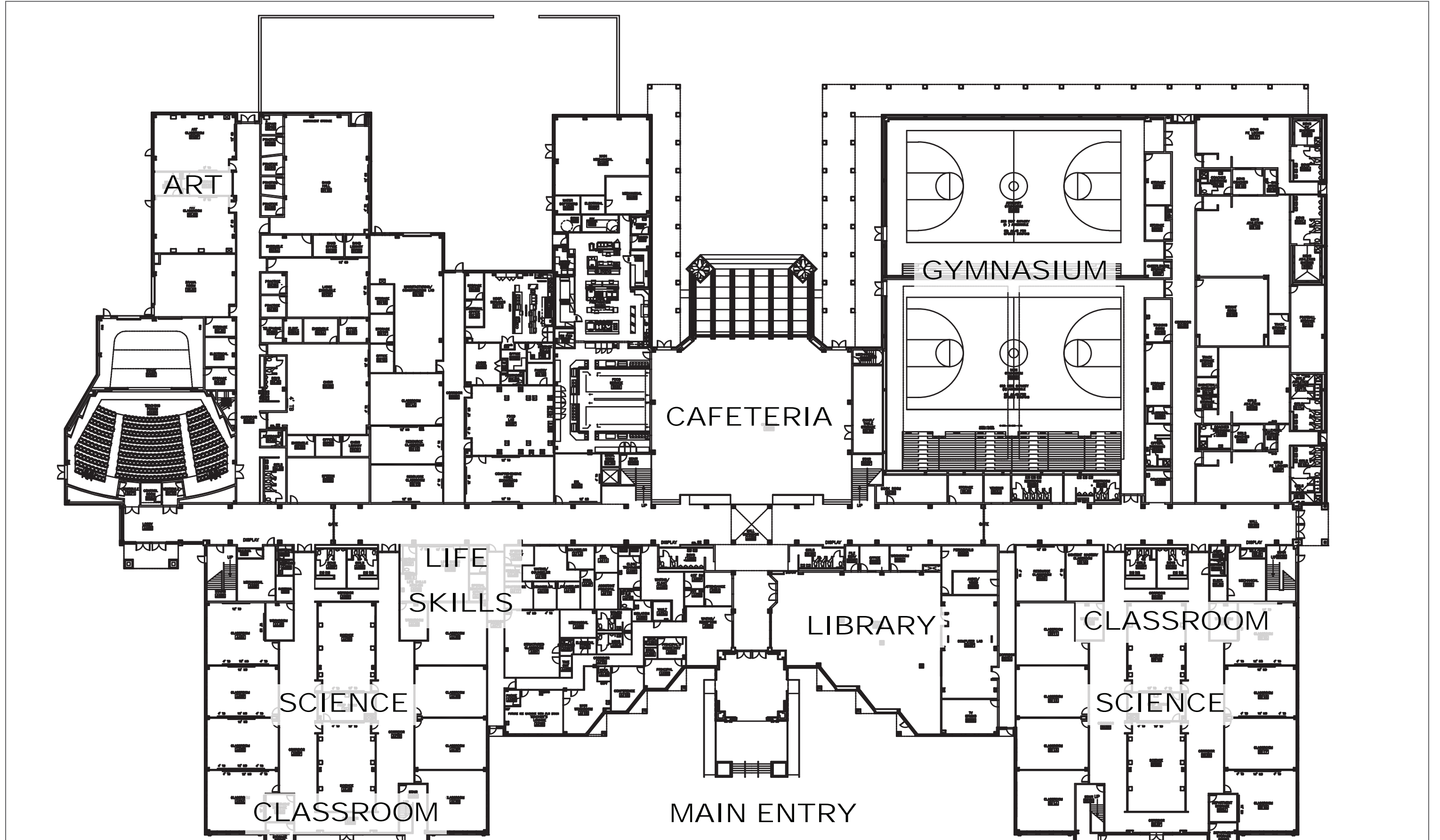
Original Building Completed: 2001
Total Building Area: 193,298 SF
Site Acreage: 116.8
Design Capacity: 1,200
Enrollment (February 28, 2020): 1,004



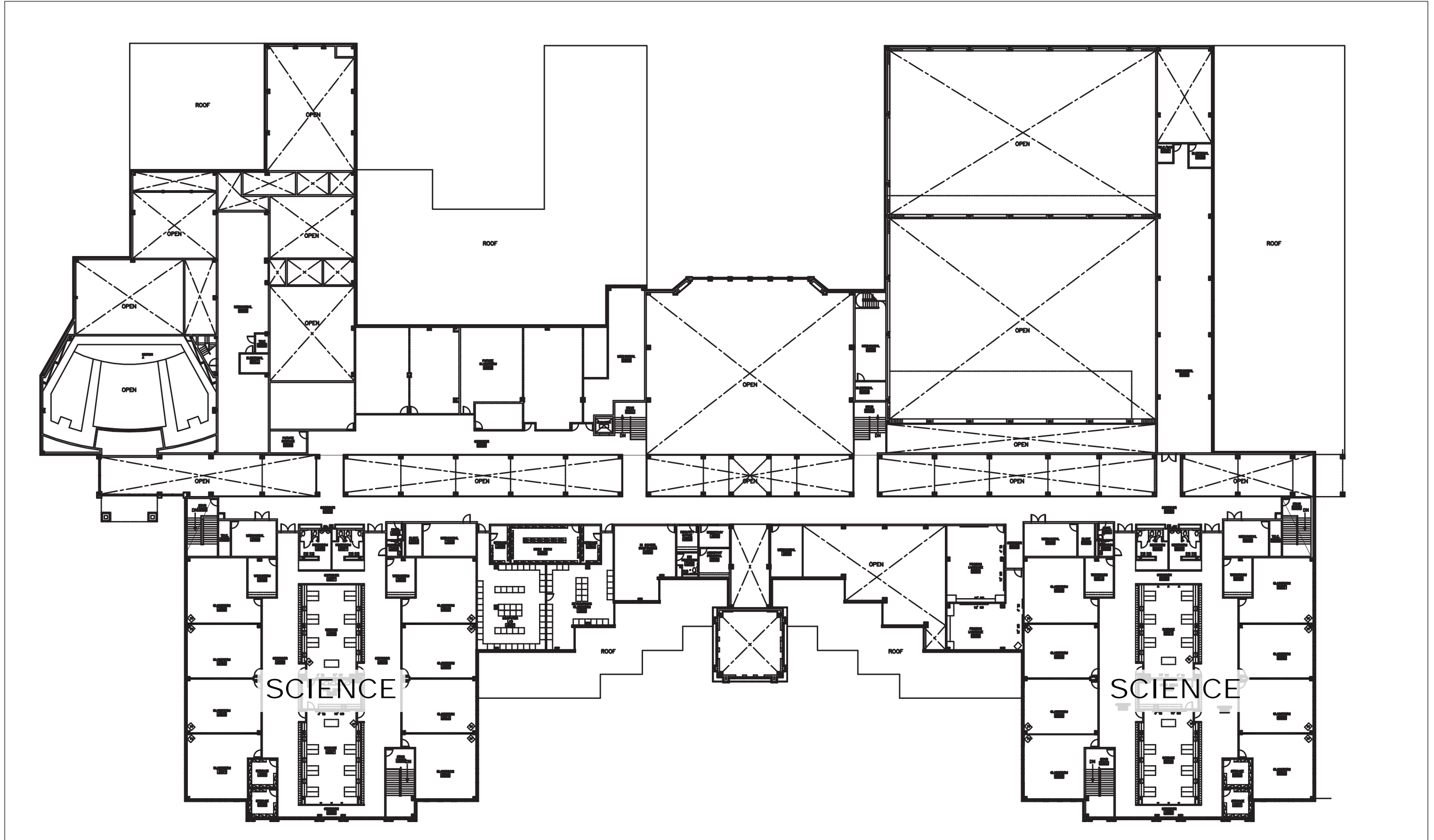
BRISCOE JUNIOR HIGH SCHOOL **SITE AERIAL**



BRISCOE JUNIOR HIGH SCHOOL **FIRST FLOOR PLAN**



BRISCOE JUNIOR HIGH SCHOOL **SECOND FLOOR PLAN**



BRISCOE JUNIOR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$9,626,149
Priority 2	\$2,784,368
Priority 3	\$8,406,576
Priority 4	\$2,890,147

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$6,370	\$0	\$6,370
Building Envelope	\$3,289,100	\$0	\$0	\$0	\$3,289,100
Architectural	\$521,625	\$1,011,720	\$2,786,966	\$2,890,147	\$7,210,458
Mechanical	\$4,788,518		\$1,656,254	\$0	\$6,444,772
Electrical	\$0	\$0	\$1,693,104	\$0	\$1,693,104
Plumbing	\$0	\$0	\$95,553	\$0	\$95,553
Technology	\$20,865	\$0	\$119,441	\$0	\$140,306
Life Safety & Security	\$1,006,041	\$0	\$1,077,430	\$0	\$2,083,471
Athletics/Activities	\$0	\$351,255	\$971,457	\$0	\$1,322,712
Food Service	\$0	\$1,421,393	\$0	\$0	\$1,421,393
Priority Totals	\$9,626,149	\$2,784,368	\$8,406,576	\$2,890,147	\$23,707,240

Totals P1	\$9,626,149
Totals P1+P2	\$12,410,517
Totals P1+P2+P3	\$20,817,092
Totals P1+P2+P3+P4	\$23,707,240

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BRISCOE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$6,370
C1	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$6,370
Building Envelope					\$3,289,100
B1	Replace exterior waterproofing/sealant joints and provide low detergent pressure wash to exterior surfaces	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$139,100
B2	Roof Replacement	1	Roof Replacement	Consultant Assessment with District Personnel	\$3,000,000
B3	Replace Metal Panel roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$150,000
Architecture					\$7,210,458
A1	Address settling that is occurring at entry doors and replace CMU wall at various locations.	1	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$521,625
A2	Provide additional cafeteria furniture to seat students during lunch.	2	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$14,884
A3	Renovate auditorium. Provide new curtains, new acoustical treatment, finishes, theatrical lighting & sound systems, seating and doors.	2	Renovation	Consultant Assessment with District Personnel	\$841,301
A4	Repaint ag shop ceiling and walls	2	Painting	Consultant Assessment with District Personnel	\$26,046
A5	Building Interior: Window Coverings	2	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A6	Install eye wash stations	2	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$17,860
A7	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$2,410,726
A8	Paint all previously painted interior surfaces.	3	Painting	Principal Questionnaire / Interview	\$376,240
A9	Replace blackboards in each classroom.(Cost per classroom)	4	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$429,418

BRISCOE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A10	Provide additional space for band and orchestra instrument storage.	4	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$3,504
A11	Provide more storage for entire facility (Space to be created inside existing facility)	4	Storage	Consultant Assessment with District Personnel	\$255,606
A12	Provide new acoustical panels in Fine arts Music suite.	4	Acoustical Treatment	Consultant Assessment with District Personnel	\$34,081
A13	Provide new door signage throughout campus.	4	Signage/Way-finding	Consultant Assessment with District Personnel	\$42,601
A14	Provide new exterior HM door and frame	4	Doors	Consultant Assessment with District Personnel	\$54,529
A15	Replace sound doors	4	Doors	Consultant Assessment with District Personnel	\$25,561
A16	Provide new flexible "next gen" furniture at all classrooms.	4	Furniture	Consultant Assessment with District Personnel	\$2,044,848
Mechanical					\$6,444,772
M1	Replace cooling tower.	1	HVAC	Consultant Assessment with District Personnel	\$278,200
M2	Provide VFD on chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$73,028
M3	Replace heating water piping.	1	HVAC	Consultant Assessment with District Personnel	\$27,820
M4	Replace heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$48,685
M5	Provide VFD on heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$27,820
M6	Upgrade central plant by replacing boilers, chilled water piping, chilled water pumps, chillers, and condenser water pumps and piping	1	HVAC	Consultant Assessment with District Personnel	\$4,332,965
M7	Replace central station air handling units.	3	HVAC	Consultant Assessment with District Personnel	\$993,752
M8	Provide DDC controls.	3	HVAC	Consultant Assessment with District Personnel	\$662,502

BRISCOE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Electrical					\$1,693,104
E1	Replace interior lights with LED lighting.	3	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,231,348
E2	Provide interior lighting controls.	3	Lighting (Interior)	Consultant Assessment with District Personnel	\$461,756
Plumbing					\$95,553
P1	Add water fountains for sports fields.	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
P2	Replace drinking fountains.	3	Drinking Fountains	Principal Questionnaire / Interview	\$47,777
P3	Replace water fountains.	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
Technology					\$140,306
T1	Install new projection system in forum.	1	Audio/Visual/Sound	Principal Questionnaire / Interview (Consultant Verified)	\$20,865
T2	Install new sound system in Large & Small Gyms and Forum.	3	Audio/Visual/Sound	Principal Questionnaire / Interview (Consultant Verified)	\$119,441
Life Safety & Security					\$2,083,471
LSS1	Replace intercom system.	1	Public Address	Consultant Assessment with District Personnel	\$1,006,041
LSS2	Replace fire alarm control system	3	Fire Alarm System	Consultant Assessment with District Personnel	\$1,077,430
Athletics/Activities					\$1,322,712
AA1	Replace bleachers at gymnasium in both gyms. (estimated 600 seats per gym.)	2	Bleachers	Consultant Assessment with District Personnel	\$241,116
AA2	Resurface tennis courts and replace nets.	2	Athletic Courts	Consultant Assessment with District Personnel	\$71,442

BRISCOE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA3	Replace H-style goalposts with new H-style goal posts with soccer net attachment.	2	Athletic Fields	Consultant Assessment with District Personnel	\$38,698
AA4	Provide 400 SF storage building.	3	Athletic Fields	Consultant Assessment with District Personnel	\$111,479
AA5	Strip, regrade and resod the two fields.	3	Athletic Fields	Consultant Assessment with District Personnel	\$859,978
Food Service					\$1,421,393
FS1	Replace aged food service equipment.	2	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$1,421,393

GEORGE JUNIOR HIGH SCHOOL



Physical Address:
4601 Airport Road
Rosenberg, TX 77471

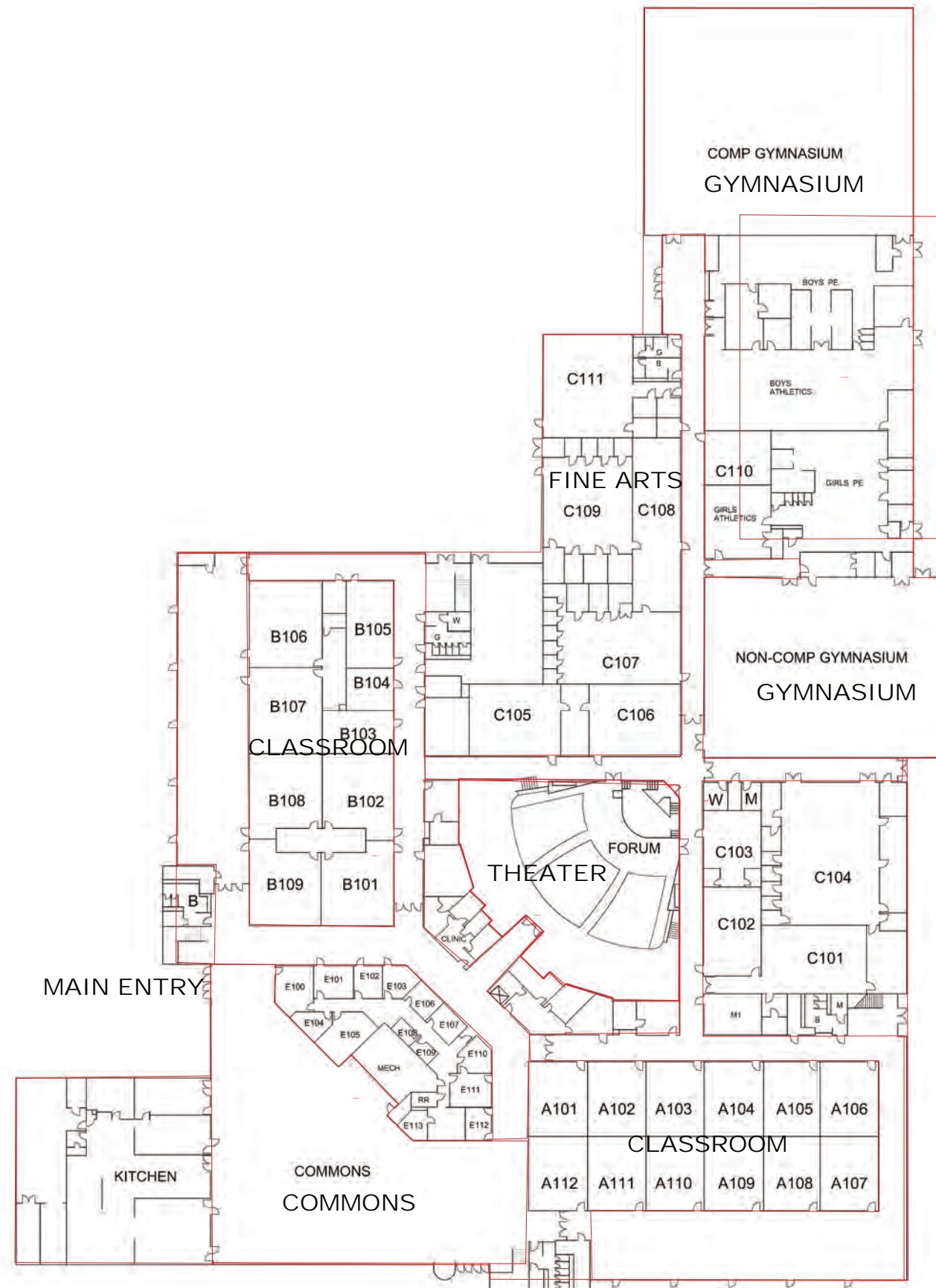
Original Building Completed: 1973
Total Building Area: 179,300 SF
Site Acreage: 88.9
Design Capacity: 1,200
Enrollment (February 28, 2020): 1,096



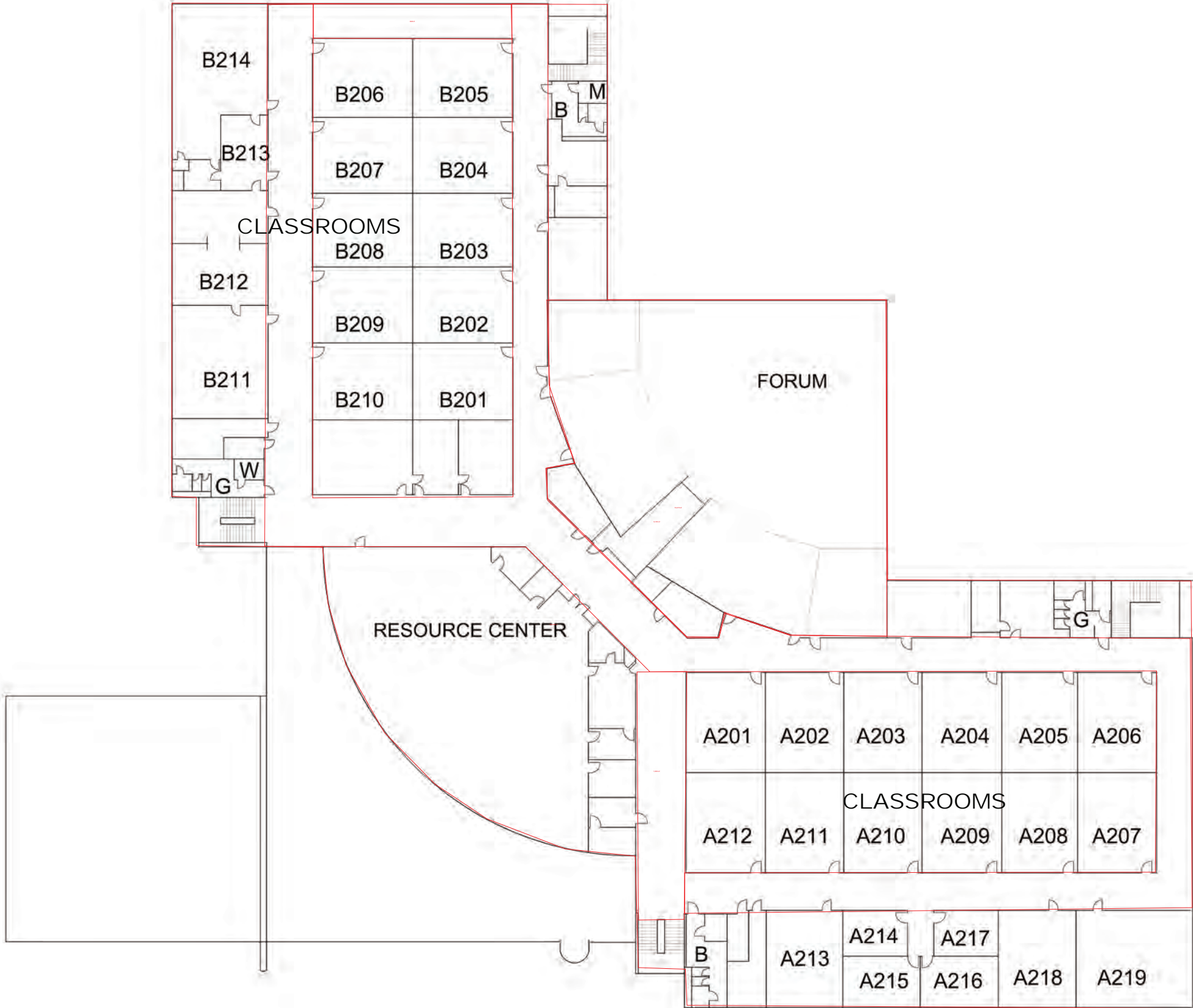
GEORGE JUNIOR HIGH SCHOOL **SITE AERIAL**



GEORGE JUNIOR HIGH SCHOOL **FIRST FLOOR PLAN**



GEORGE JUNIOR HIGH SCHOOL **SECOND FLOOR PLAN**



GEORGE JUNIOR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$9,605,705
Priority 2	\$7,016,585
Priority 3	\$6,455,847
Priority 4	\$1,141,355

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$1,001,520	\$848,371	\$1,027,196	\$0	\$2,877,087
Building Envelope	\$2,925,934	\$7,442	\$0	\$0	\$2,933,376
Architectural	\$2,978,131	\$4,257,148	\$2,494,932	\$1,141,355	\$10,871,566
Mechanical	\$0	\$74,419	\$31,851	\$0	\$106,270
Electrical	\$1,774,638	\$0	\$31,851	\$0	\$1,806,489
Plumbing	\$768,528	\$37,209	\$0	\$0	\$805,737
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$6,955	\$0	\$1,744,083	\$0	\$1,751,038
Athletics/Activities	\$0	\$1,776,370	\$0	\$0	\$1,776,370
Food Service	\$150,000	\$15,628	\$1,125,934	\$0	\$1,291,562
Priority Totals	\$9,605,705	\$7,016,585	\$6,455,847	\$1,141,355	\$24,219,493

Totals P1	\$9,605,705
Totals P1+P2	\$16,622,291
Totals P1+P2+P3	\$23,078,138
Totals P1+P2+P3+P4	\$24,219,493

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GEORGE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$2,877,087
C1	Demolish the tennis courts and add parking.	1	Site Paving - New	Consultant Assessment with District Personnel	\$904,150
C2	Provide site fencing	1	Site Fencing	Consultant Assessment with District Personnel	\$97,370
C3	Remove and replace asphalt parking lot	2	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$848,371
C4	Remove and replace asphalt parking	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,003,308
C5	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$23,888
Building Envelope					\$2,933,376
B1	Provide low detergent pressure wash to exterior surfaces.	1	Wall Repair (Exterior)	Principal Questionnaire / Interview (Consultant Verified)	\$48,685
B2	Replace Metal Panel roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$146,055
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$69,550
B4	Roof Replacement	1	Roof Replacement	Consultant Assessment with District Personnel	\$2,661,644
B5	Repair broken and cracked exterior wall cladding.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$7,442
Architecture					\$10,871,566
A1	Replace all flooring throughout campus including rubber base.	1	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$1,095,413
A2	Replace educational casework in all classrooms.	1	Casework	Consultant Assessment with District Personnel	\$1,196,260
A3	Renovate Choir by painting walls, replace chalkboards with erasable marker boards, replace ceiling tile and grid	1	Renovation	Consultant Assessment with District Personnel	\$243,425
A4	Replace teaching surfaces at classrooms.	1	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$83,460

GEORGE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Replace vinyl Composite Tile (VCT) and base at the Cafeteria with porcelain tile and new rubber base	1	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$178,048
A6	Replace exterior doors in the athletic area	1	Doors	Consultant Assessment with District Personnel	\$66,768
A7	Remove wall in AG shop and provide sightlines from classroom to shop	1	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$114,758
A8	Roof fascia and soffit to be removed and replaced	2	Exterior Soffit	Consultant Assessment with District Personnel	\$297,674
A9	Bleachers to be ADA compliant and to have handles	2	Bleachers	Consultant Assessment with District Personnel	\$140,651
A10	Paint all previously painted interior surfaces. Repair/patch walls prior to painting.	2	Building Graphics	Consultant Assessment with District Personnel	\$427,162
A11	Renovate restrooms throughout the campus	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,116,278
A12	Replace all floor covering throughout the campus.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$1,172,091
A13	Replace floors at Kitchen	2	Renovation	Consultant Assessment with District Personnel	\$11,163
A14	Replace interior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$334,883
A15	Repaint all exterior surfaces that have been previously painted.	2	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$44,651
A16	Repaint all interior surfaces that have been previously painted.	2	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$467,013
A17	Renovate Showers and Lockers room.	2	Renovation	Consultant Assessment with District Personnel	\$245,581

GEORGE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A18	Renovate science labs including storage, casework and furniture.	3	Casework	Principal Questionnaire / Interview (Consultant Verified)	\$1,839,398
A19	Replace appliances, Washer; dryer, refrigerator, (4 units)	3	Renovation	Consultant Assessment with District Personnel	\$12,740
A20	Replace carpet and base at Auditorium.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$83,609
A21	Replace Vinyl Composite Tile (VCT) and base throughout facility.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$167,218
A22	Replace doors p-laminate.	3	Doors	Consultant Assessment with District Personnel	\$28,666
A23	Replace casework at Gymnasium office.	3	Casework	Consultant Assessment with District Personnel	\$7,963
A24	Provide new accessible hardware throughout campus and key per district standard.	3	Doors	Consultant Assessment with District Personnel	\$298,604
A25	Provide a concession stand space for the campus near the gym	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$52,554
A26	Provide ceiling with acoustical lay-in ceiling tile and grid.	3	Ceiling	Consultant Assessment with District Personnel	\$4,180
A27	Repaint Auditorium walls.	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$14,985
A28	Renovate Ice Machine room.	4	Renovation	Consultant Assessment with District Personnel	\$112,467
A29	Provide new digital marquee for campus.	4	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$170,404
A30	Renovate Administration area.	4	Renovation	Staff Input	\$843,500
Mechanical					\$106,270
M1	Provide cooling for IT equipment and storage areas.	2	Mechanical	Principal Questionnaire / Interview (Consultant Verified)	\$74,419

GEORGE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M2	Provide HVAC air balance for building.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$31,851
Electrical					\$1,806,489
E1	Replace secondary switchgear.	1	Electrical Distribution	Consultant Assessment with District Personnel	\$278,200
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,122,328
E3	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$374,109
E4	Electrical inadequacies in administrative offices and work rooms.	3	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$31,851
Plumbing					\$805,737
P1	Replace approximately 150 LF of sanitary piping in the boys locker room	1	Plumbing - Sanitary Sewer	Consultant Assessment with District Personnel	\$73,028
P2	Replace all the underground sanitary lines in the kitchen	1	Plumbing - Sanitary Sewer	Consultant Assessment with District Personnel	\$695,500
P3	Replace drinking fountains.	2	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$37,209
Life Safety & Security					\$1,751,038
LSS1	Provide site signage.	1	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$6,955
LSS2	Provide access control for the front door, each lab and Cumulative Folder room.	3	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$35,832
LSS3	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$1,195,776
LSS4	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$512,475

GEORGE JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Athletics/Activities					\$1,776,370
AA1	Rebuild the football fields with new rootzone, sod, goalposts and irrigation.	2	Athletic Fields	Consultant Assessment with District Personnel	\$1,731,719
AA2	Replace scoreboards in both gyms.	2	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$44,651
Food Service					\$1,291,562
FS1	Replace cafeteria serving line doors and wall panels at the serving lines	1	Doors	Consultant Assessment with District Personnel	\$150,000
FS2	Paint walls at Kitchen	2	Renovation	Consultant Assessment with District Personnel	\$15,628
FS3	Renovate kitchen.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,011,271
FS4	Replace cold storage assembly and associated refrigeration system.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$114,664

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LAMAR JUNIOR HIGH SCHOOL



Physical Address:

4814 Mustang Avenue
Rosenberg, TX 77471

Original Building Completed: 1957

Total Building Area: 176,500 SF

Site Acreage: 80.7

Design Capacity: 1,200

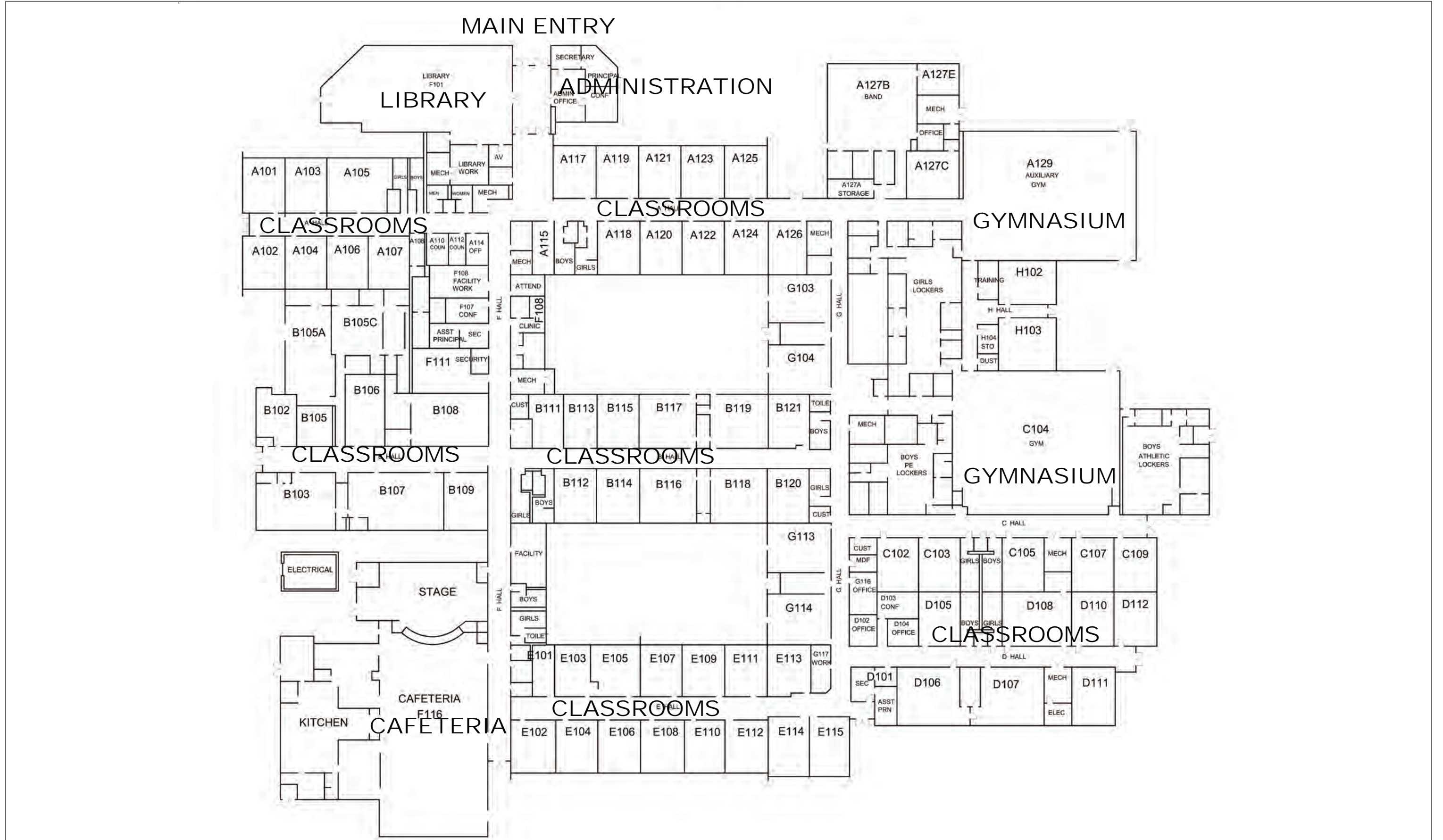
Enrollment (February 28, 2020): 913



LAMAR JUNIOR HIGH SCHOOL **SITE AERIAL**



LAMAR JUNIOR HIGH SCHOOL FLOOR PLAN



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LAMAR JUNIOR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$5,594,392
Priority 2	\$5,550,097
Priority 3	\$27,219,269
Priority 4	\$1,973,704

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$2,269,764	\$23,888	\$0	\$2,293,653
Building Envelope	\$3,828,728	\$89,302	\$39,814	\$0	\$3,957,844
Architectural	\$116,844	\$1,754,754	\$16,156,312	\$1,973,704	\$20,001,614
Mechanical	\$0	\$0	\$5,062,118	\$0	\$5,062,118
Electrical	\$1,473,820	\$14,884	\$31,851	\$0	\$1,520,555
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$461,840	\$0	\$461,840
Life Safety & Security	\$175,000	\$0	\$1,032,077	\$0	\$1,207,077
Athletics/Activities	\$0	\$0	\$4,411,369	\$0	\$4,411,369
Food Service	\$0	\$1,421,393	\$0	\$0	\$1,421,393
Priority Totals	\$5,594,392	\$5,550,097	\$27,219,269	\$1,973,704	\$40,337,462

Totals P1	\$5,594,392
Totals P1+P2	\$11,144,489
Totals P1+P2+P3	\$38,363,758
Totals P1+P2+P3+P4	\$40,337,462

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LAMAR JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$2,293,653
C1	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$37,209
C2	Remove and replace asphalt parking lots	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,232,555
C3	Building Exterior: Sidewalks cracking	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
Building Envelope					\$3,957,844
B1	Provide low detergent pressure wash to exterior surfaces.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$48,685
B2	Replace Modified Bitumen roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$3,661,808
B3	Repair broken and cracked exterior wall cladding.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$48,685
B4	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$69,550
B5	Wet glaze exterior windows.	2	Windows	Consultant Assessment with District Personnel	\$89,302
B6	Adjust exterior doors that stick possibly due to foundation settling.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
Architecture					\$20,001,614
A1	Install white boards in all classrooms	1	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$116,844
A2	Renovate Admin Area per district standard	2	Renovation	Consultant Assessment with District Personnel	\$295,680
A3	Replace interior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$468,837
A4	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$660,158
A5	Paint all previously painted interior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$330,079

LAMAR JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Assess foundation settling in administration area.	3	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$318,510
A7	Provide more suitable spaces for CTE programs.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$4,252,114
A8	Provide new/additional acoustical wall treatment at band and orchestra	3	Acoustical Treatment	Staff Input	\$31,851
A9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$706,368
A10	Repaint all previously painted interior surfaces.	3	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$490,506
A11	Replace carpet throughout the campus.	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$1,254,135
A12	Install roll down gates to manage facility during extracurricular events.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
A13	Renovate staff restroom	3	Renovation	Consultant Assessment with District Personnel	\$53,749
A14	Renovate dining area and kitchen	3	Renovation	Consultant Assessment with District Personnel	\$2,570,427
A15	Provide additional space for Special Education programs.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,329,781
A16	Provide additional storage options for technology equipment.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$265,956
A17	Provide library shelving with casters	3	Renovation	Consultant Assessment with District Personnel	\$99,535
A18	Renovate corridors to provide new durable surfaces throughout.	3	Renovation	Consultant Assessment with District Personnel	\$4,767,456

LAMAR JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A19	Provide new window coverings throughout campus.	4	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$20,448
A20	Replace casework in teachers lounge	4	Casework	Consultant Assessment with District Personnel	\$10,650
A21	Provide updated marquee. (Site signage is addressed in another line item.)	4	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$170,404
A22	Replace all classroom furniture.	4	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$1,772,202
Mechanical					\$5,062,118
M1	Mechanical Systems: HVAC Performance	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$5,062,118
Electrical					\$1,520,555
E1	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,105,365
E2	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$368,455
E3	Breakers near the cafeteria trip.	2	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$14,884
E4	Upgrade incandescent stage lighting.	3	Lighting (Interior)	Consultant Assessment with District Personnel	\$31,851
Technology					\$461,840
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$437,952
T2	Replace sound system.	3	Audio/Visual/ Sound	Consultant Assessment with District Personnel	\$23,888
Life Safety & Security					\$1,207,077
LSS1	Relocate the interior storefront system	1	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$175,000

LAMAR JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
LSS2	Provide new way finding signage	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$47,777
LSS3	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$984,301
Athletics/Activities					\$4,411,369
AA1	Fence practice fields.	3	Site Fencing	Principal Questionnaire / Interview (Consultant Verified)	\$117,053
AA2	Renovate outdoor bleachers and storage areas. (2 fields)	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
AA3	Replace bleachers.	3	Bleachers	Consultant Assessment with District Personnel	\$150,496
AA4	Replace scoreboard.	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$71,665
AA5	Renovate locker room areas.	3	Renovation	Consultant Assessment with District Personnel	\$3,941,566
AA6	Recoat the tennis courts and replace the nets.	3	Athletic Courts	Consultant Assessment with District Personnel	\$50,962
Food Service					\$1,421,393
FS1	Renovate entire kitchen and servery.	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$1,421,393

LEAMAN JUNIOR HIGH SCHOOL



Physical Address:
9320 Charger Way
Fulshear, TX 77441

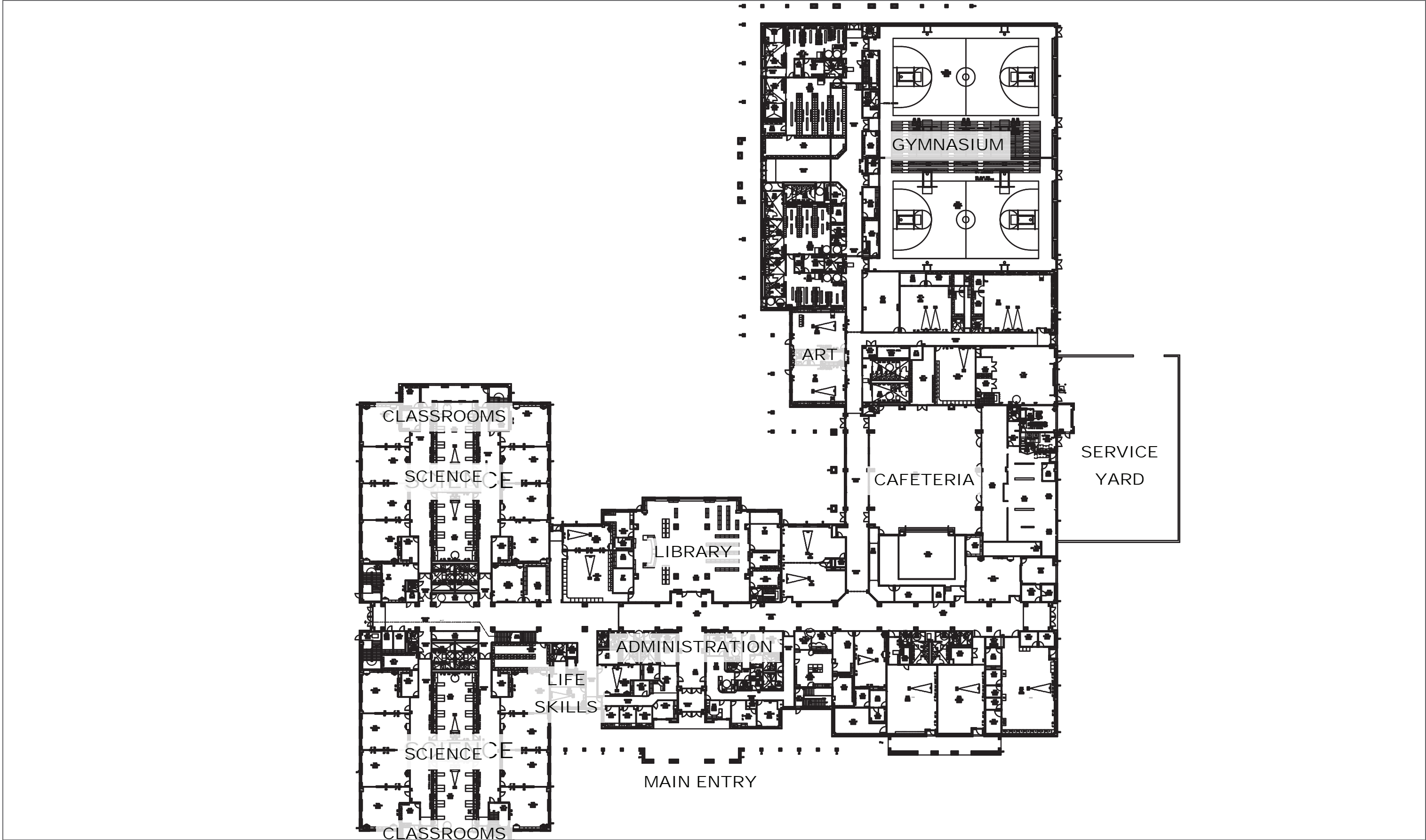


Original Building Completed: 2016
Total Building Area: 193,919 SF
Site Acreage: 124.5
Design Capacity: 1,200
Enrollment (February 28, 2020): 905

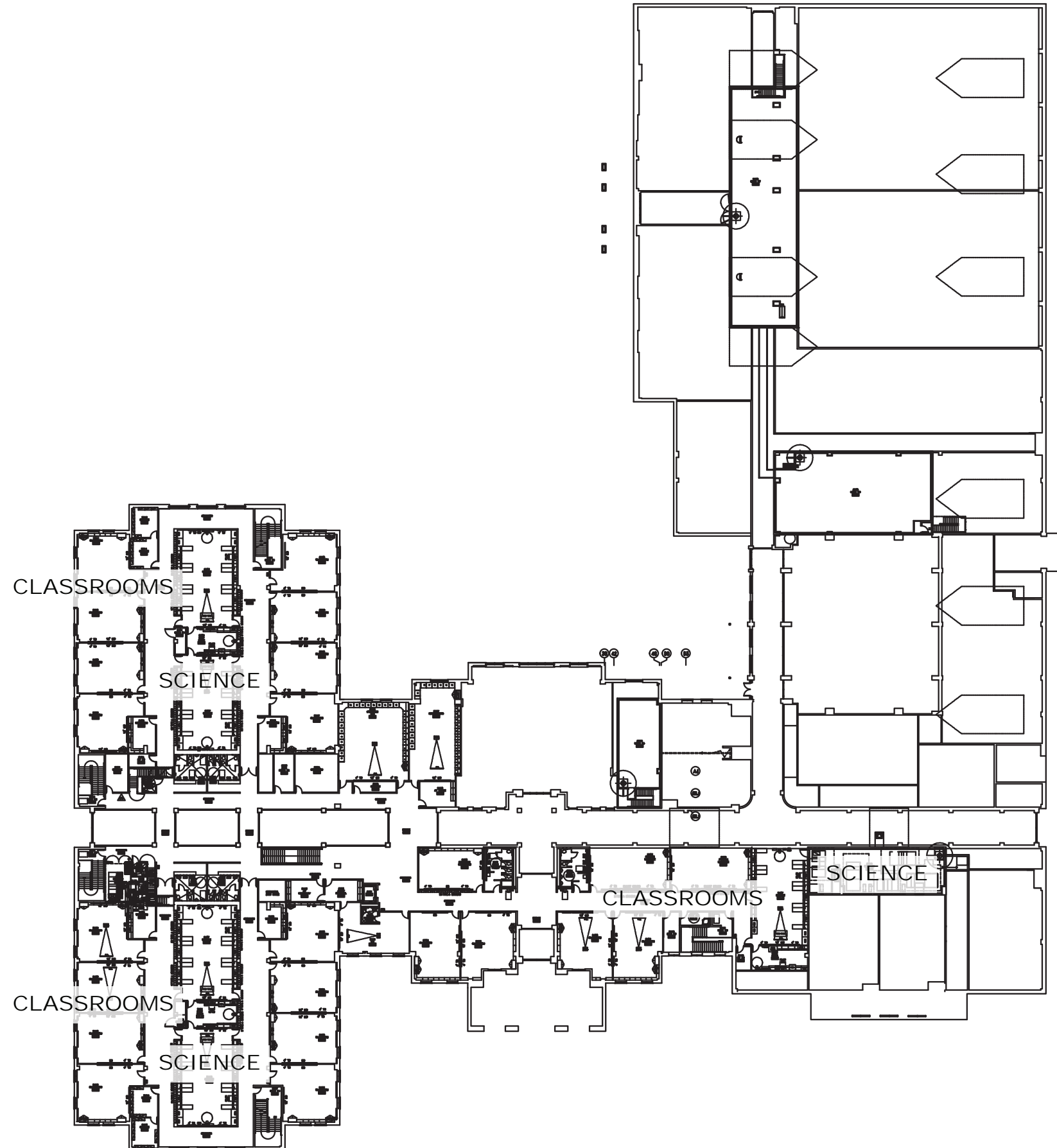
LEAMAN JUNIOR HIGH SCHOOL **SITE AERIAL**



LEAMAN JUNIOR HIGH SCHOOL **FIRST FLOOR PLAN**



LEAMAN JUNIOR HIGH SCHOOL **SECOND FLOOR PLAN**



LEAMAN JUNIOR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$29,767
Priority 3	\$770,931
Priority 4	\$165,292

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$322,492	\$0	\$322,492
Building Envelope	\$0	\$0	\$87,590	\$0	\$87,590
Architectural	\$0	\$29,767	\$360,848	\$140,583	\$531,199
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$3,408	\$3,408
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$21,301	\$21,301
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$29,767	\$770,931	\$165,292	\$965,990

Totals P1	\$0
Totals P1+P2	\$29,767
Totals P1+P2+P3	\$800,698
Totals P1+P2+P3+P4	\$965,990

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LEAMAN JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$322,492
C1	Install and new drive and bus drop off for Special Education buses.	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$322,492
Building Envelope					\$87,590
B1	Provide miscellaneous roof repairs.	3	Roof Replacement	Consultant Assessment with District Personnel	\$7,963
B2	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$79,628
Architecture					\$531,199
A1	Determine issue that is causing exterior doors to stick and correct it.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$29,767
A2	Install curtain/blinds.	3	Windows	Consultant Assessment with District Personnel	\$1,911
A3	Repair the ceiling.	3	Ceiling	Consultant Assessment with District Personnel	\$613
A4	Provide additional ovens in the hospitality classroom.	3	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$278,697
A5	Rework sound treatment around spaces adjacent to band hall.	3	Acoustical Treatment	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
A6	Reconfigure the drinking fountains' location.	4	Other	Consultant Assessment with District Personnel	\$140,583
Plumbing					\$3,408
P1	Replace electric drinking fountains.	4	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$3,408
Athletics/Activities					\$21,301
AA1	Building Spaces: Indoor athletic facilities	4	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$4,260

LEAMAN JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA2	Provide new wired location for scoreboard connection.	4	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$17,040

READING JUNIOR HIGH SCHOOL



Physical Address:
8101 FM 762
Richmond, TX 77469

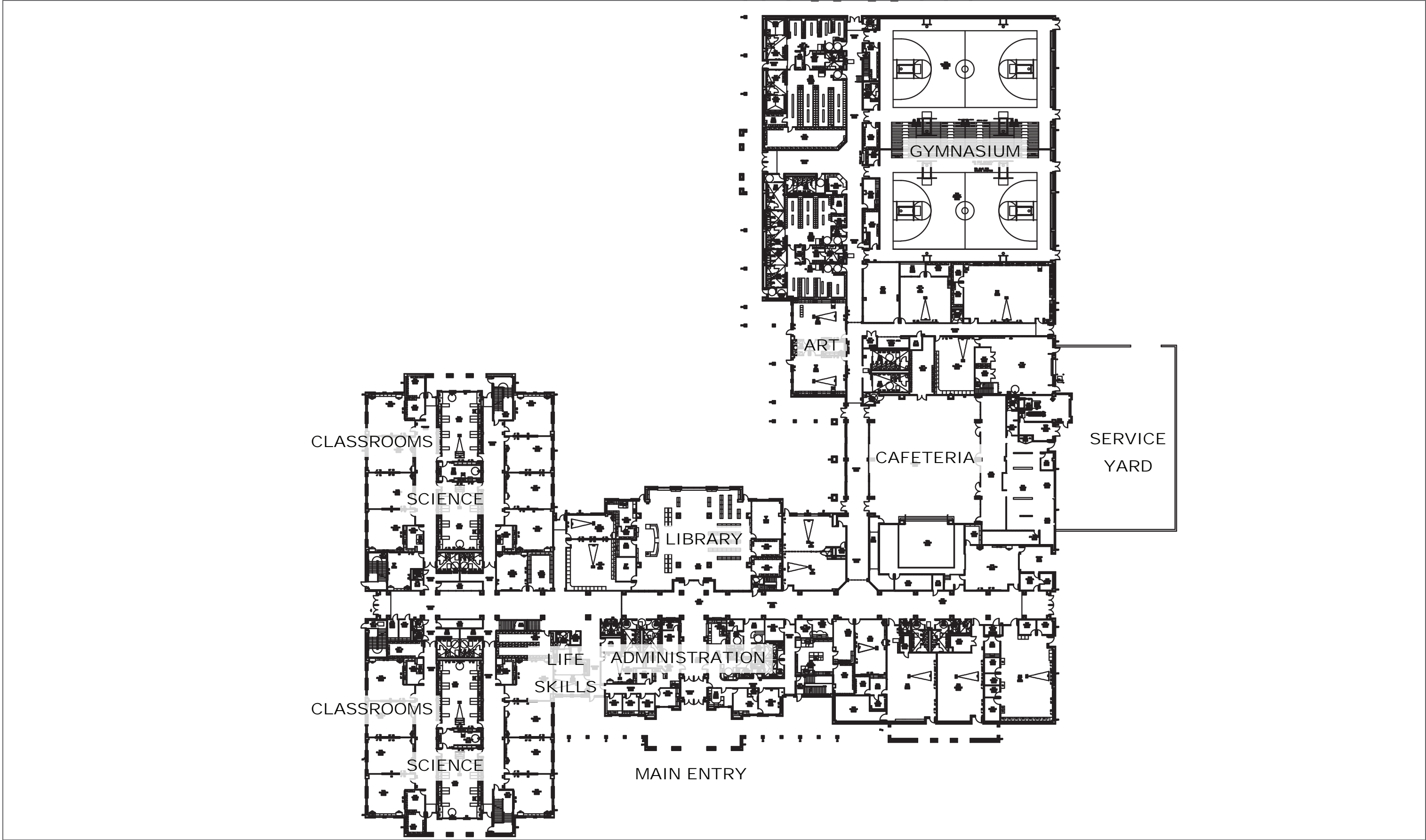
Original Building Completed: 2010
Total Building Area: 182,877 SF
Site Acreage: 139.4
Design Capacity: 1,200
Enrollment (February 28, 2020): 1,427



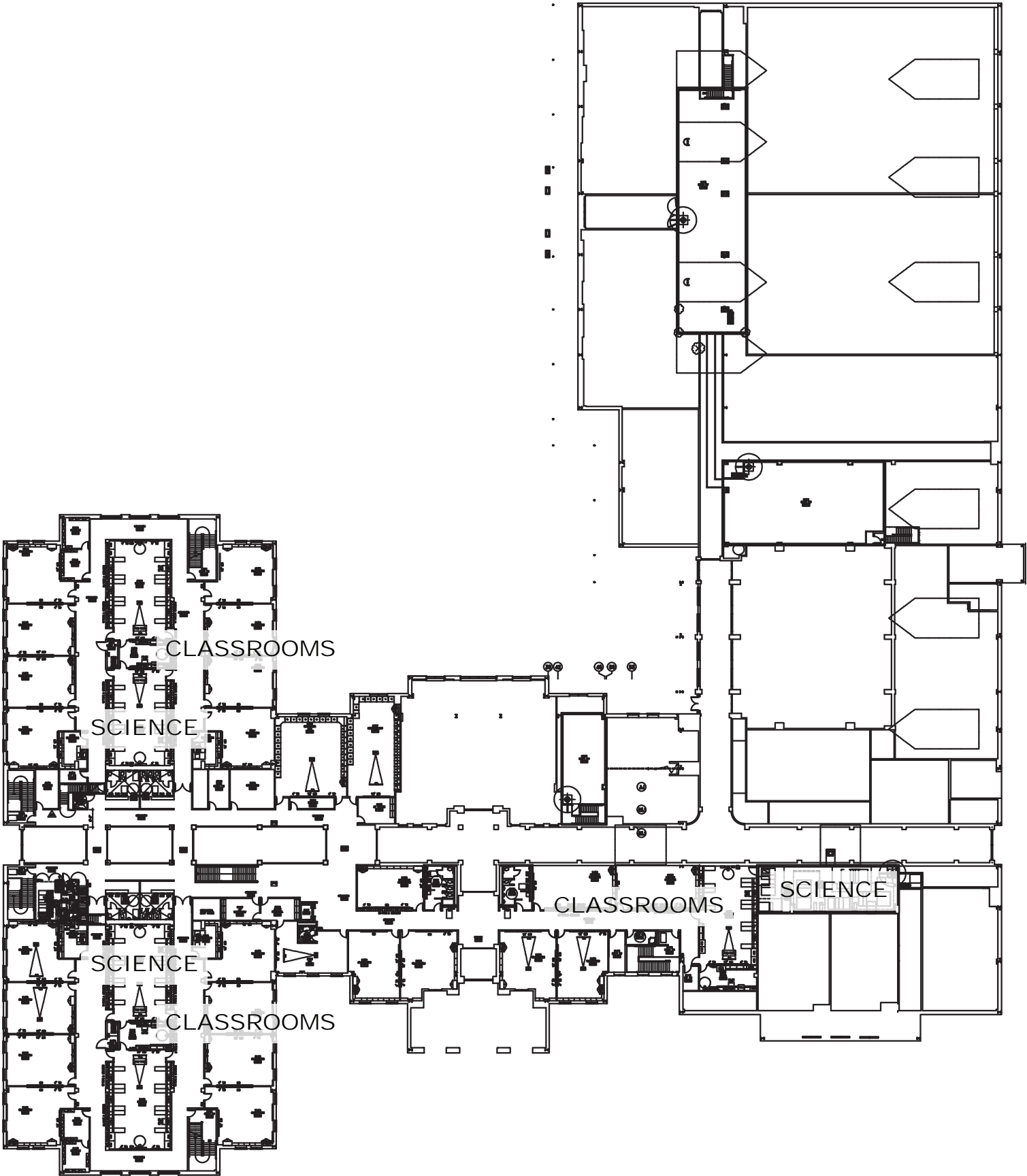
READING JUNIOR HIGH SCHOOL **SITE AERIAL**



READING JUNIOR HIGH SCHOOL **FIRST FLOOR PLAN**



READING JUNIOR HIGH SCHOOL **FIRST FLOOR PLAN**



READING JUNIOR HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$50,772
Priority 2	\$2,920,589
Priority 3	\$1,594,941
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$2,087	\$1,116	\$17,518	\$0	\$20,721
Building Envelope	\$48,685	\$0	\$0	\$0	\$48,685
Architectural	\$0	\$561,785	\$517,579	\$0	\$1,079,365
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$1,497,261	\$47,777	\$0	\$1,545,037
Plumbing	\$0	\$0	\$51,758	\$0	\$51,758
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$860,427	\$960,309	\$0	\$1,820,736
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$50,772	\$2,920,589	\$1,594,941	\$0	\$4,566,301

Totals P1	\$50,772
Totals P1+P2	\$2,971,361
Totals P1+P2+P3	\$4,566,301
Totals P1+P2+P3+P4	\$4,566,301

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READING JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$20,721
C1	Remove and replace broken concrete drive at entrance to gymnasium from parking lot.	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,087
C2	Remove and replace broken concrete drive behind school in drive between school and practice football field.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,116
C3	Remove and replace concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$9,555
C4	Service site irrigation system.	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
Building Envelope					\$48,685
B1	Address roof leaks in both gyms and the boys and girls locker rooms.	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$48,685
Architecture					\$1,079,365
A1	Replace site signage.	2	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$3,721
A2	Replace the ceiling tile and grid throughout the facility.	2	Ceiling	Consultant Assessment with District Personnel	\$446,437
A3	Review and address cracks in upstairs corridors.	2	Structural/Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A4	Provide more parking area.	3	Other	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
A5	Provide additional storage for fine arts materials and projects.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$99,535
A6	Provide enhanced landscaping and irrigation.	3	Landscaping	Consultant Assessment with District Personnel	\$79,628

READING JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A7	Provide storage for furniture and supplies.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$99,535
Electrical					\$1,545,037
E1	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$1,088,755
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$408,506
E3	Add receptacles in band hall and library workroom. (10 total)	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
E4	Breakers trip in workroom and cafeteria.	3	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
Plumbing					\$51,758
P1	Change restroom faucets.	3	Plumbing - Domestic Water	Principal Questionnaire / Interview (Consultant Verified)	\$11,944
P2	Add additional water fountains.	3	Plumbing - Domestic Water	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
Athletics/Activities					\$1,820,736
AA1	Rebuild competition field, and replace H-style goalposts at both fields.	2	Athletic Fields	Consultant Assessment with	\$793,301
AA2	Repair concrete damage in drive just Southwest of bleachers.	2	Athletic Fields	Consultant Assessment with District Personnel	\$11,163
AA3	Replace 6' fence along entire West side that is leaning with 8' fence to Tennis.	2	Athletic Fields	Consultant Assessment with District Personnel	\$55,963
AA4	Rebuild the Practice field	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$848,830

READING JUNIOR HIGH SCHOOL DETAILED REPORT

Proposed Work items

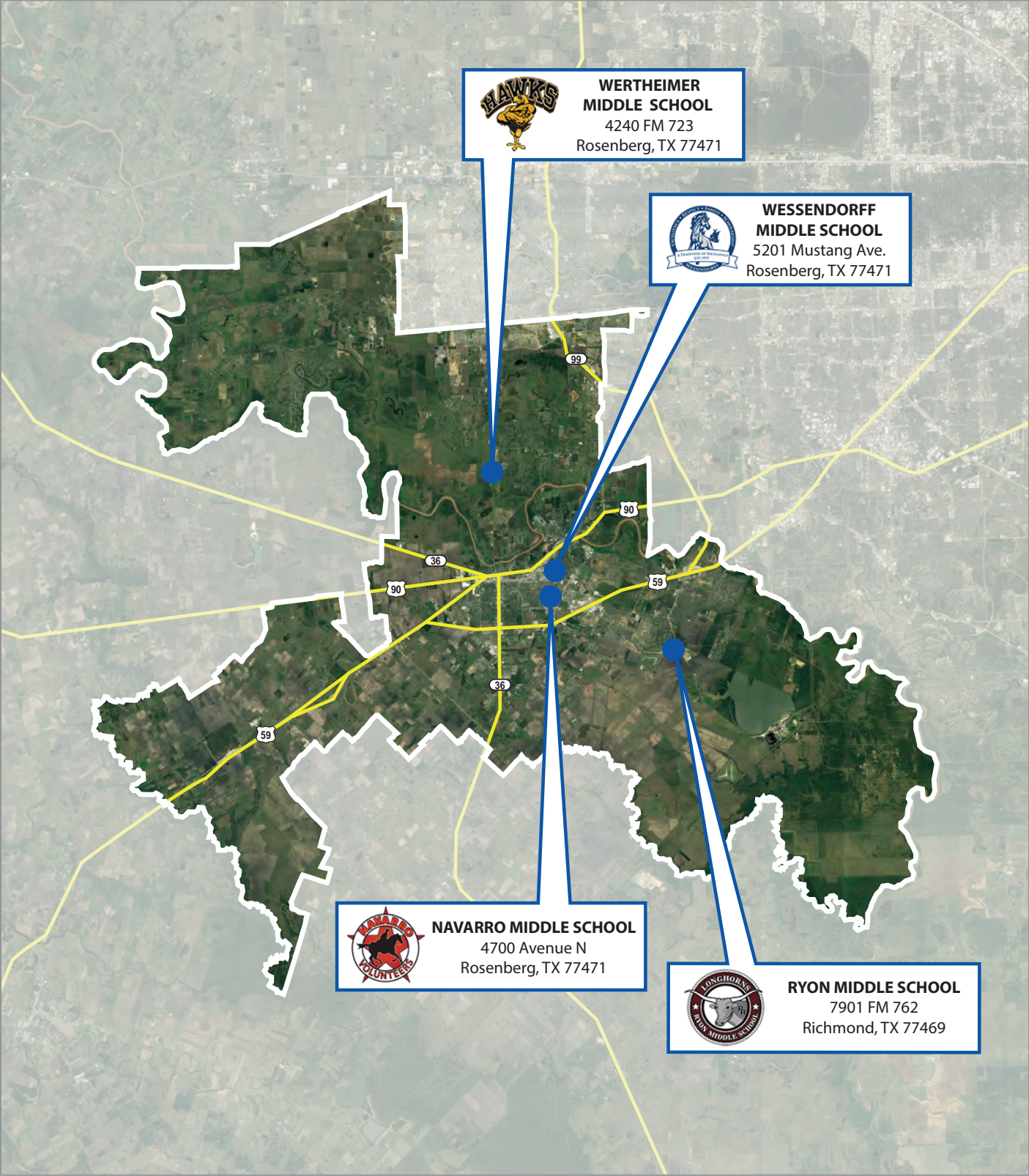
All cost estimates are in 2020 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA5	Provide 400 SF storage building.	3	Athletic Fields	Consultant Assessment with District Personnel	\$111,479

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MIDDLE SCHOOL

KEY MAP



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NAVARRO

MIDDLE SCHOOL



Physical Address:
4700 Avenue N
Rosenberg, TX 77471

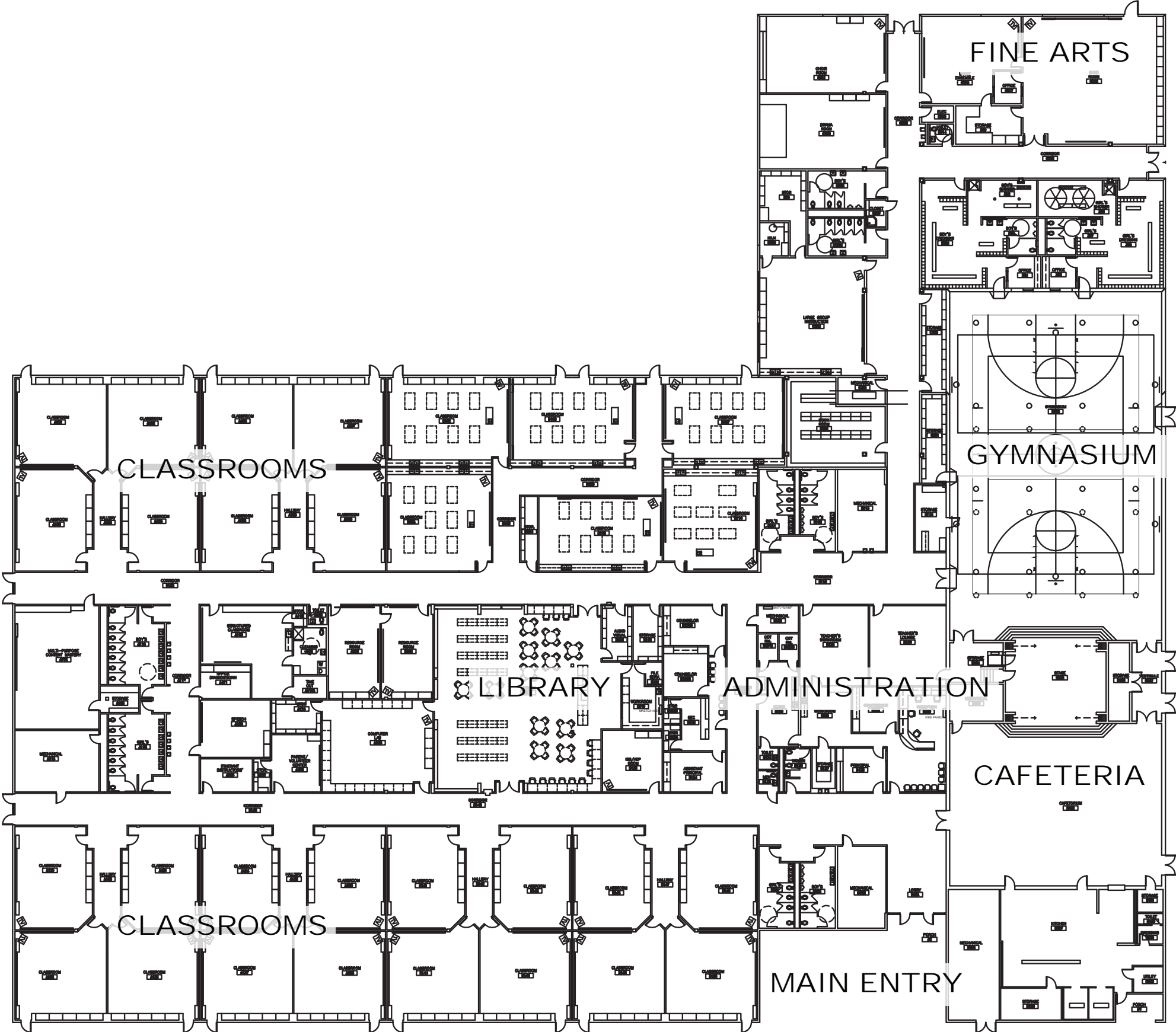
Original Building Completed: 1987
Total Building Area: 85,678 SF
Site Acreage: 11.6
Design Capacity: 600
Enrollment (February 28, 2020): 560



NAVARRO MIDDLE SCHOOL SITE AERIAL



NAVARRO MIDDLE SCHOOL FLOOR PLAN



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NAVARRO MIDDLE SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$3,663,688
Priority 2	\$3,853,390
Priority 3	\$5,756,502
Priority 4	\$2,360,095

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$6,955	\$0	\$3,145,290	\$511,212	\$3,663,457
Building Envelope	\$1,754,747	\$146,046	\$0	\$0	\$1,900,793
Architectural	\$1,171,918	\$1,436,091	\$1,817,500	\$255,606	\$4,681,114
Mechanical	\$0	\$552,185	\$0	\$0	\$552,185
Electrical	\$715,069	\$297,674	\$0	\$34,081	\$1,046,823
Plumbing	\$0	\$0	\$63,702	\$0	\$63,702
Technology	\$0	\$0	\$0	\$25,561	\$25,561
Life Safety & Security	\$15,000	\$0	\$682,233	\$0	\$697,233
Athletics/Activities	\$0	\$0	\$47,777	\$1,533,636	\$1,581,413
Food Service	\$0	\$1,421,393	\$0	\$0	\$1,421,393
Priority Totals	\$3,663,688	\$3,853,390	\$5,756,502	\$2,360,095	\$15,633,675

Totals P1	\$3,663,688
Totals P1+P2	\$7,517,078
Totals P1+P2+P3	\$13,273,580
Totals P1+P2+P3+P4	\$15,633,675

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NAVARRO MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$3,663,457
C1	Install ADA access ramp	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$6,955
C2	Remove and replace all concrete parking lots	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,986,035
C3	Replace broken concrete sidewalks around campus	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$159,255
C4	Provide and additional auto drop off for the campus.	4	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$511,212
Building Envelope					\$1,900,793
B1	Replace Modified Bitumen roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$1,754,747
B2	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$108,837
B3	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Consultant Assessment with District Personnel	\$37,209
Architecture					\$4,681,114
A1	Repair flooring cracks throughout facility.	1	Structural/ Foundation	Consultant Assessment with District Personnel	\$938,925
A2	Replace the Computer Lab casework.	1	Casework	Consultant Assessment with District Personnel	\$52,163
A3	Remove and replace ceiling with new acoustical lay-in ceiling tile at the Library.	1	Ceiling	Consultant Assessment with District Personnel	\$62,595
A4	Replace doors and hardware in the auditorium area with ADA compliant door hardware	1	Doors	Consultant Assessment with District Personnel	\$55,640
A5	Replace all hand sinks in restrooms	1	Renovation	Consultant Assessment with District Personnel	\$62,595
A6	Remove vinyl wall covering and repaint wall.	2	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$223,256
A7	Replace flooring materials and rubber base throughout the facility.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$1,116,091

NAVARRO MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A8	Provide stage equipment; curtain, sound and lighting.	2	Stage Curtains	Principal Questionnaire / Interview (Consultant Verified)	\$96,744
A9	Address cracks in flooring near rooms 313 and 116.	3	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
A10	Renovate administration area.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$836,090
A11	Replace flooring at kitchen areas.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$47,777
A12	Replace casework throughout campus.(per campus)	3	Casework	Principal Questionnaire / Interview (Consultant Verified)	\$637,021
A13	Provide interior storage for computer carts.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$199,069
A14	Replace window coverings throughout the facility.	3	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$17,916
A15	Replace doors - Change color.	4	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$255,606
Mechanical					\$552,185
M1	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$53,581
M2	Replace boiler.	2	HVAC	Consultant Assessment with District Personnel	\$22,326
M3	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$476,278
Electrical					\$1,046,823
E1	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$536,301

NAVARRO MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
E2	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$178,767
E3	Replace service entrance switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$297,674
E4	Add additional electrical receptacles in Library.	4	Technology - Systems/ Infrastructure	Principal Questionnaire / Interview (Consultant Verified)	\$34,081
Plumbing					\$63,702
P1	Install building domestic water filter.	3	Plumbing - Domestic Water	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
P2	Replace water fountains.	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
Technology					\$25,561
T1	Add five access card readers.	4	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$25,561
Life Safety & Security					\$697,233
LSS1	Install new video access control system	1	Life Safety	Consultant Assessment with District Personnel	\$15,000
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$477,563
LSS3	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$204,670
Athletics/Activities					\$1,581,413
AA1	Irrigate practice football and soccer field and regrade to fill holes.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$47,777
AA2	Install track.	4	Athletic Track & Field	Principal Questionnaire / Interview (Consultant Verified)	\$1,533,636

NAVARRO MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Food Service					\$1,421,393
FS1	Renovate entire kitchen and servery.	2	Building Addition	Consultant Assessment with District Personnel	\$1,421,393

ROBERTS MIDDLE SCHOOL



Physical Address:
9230 Charger Way
Fulshear, TX 77441

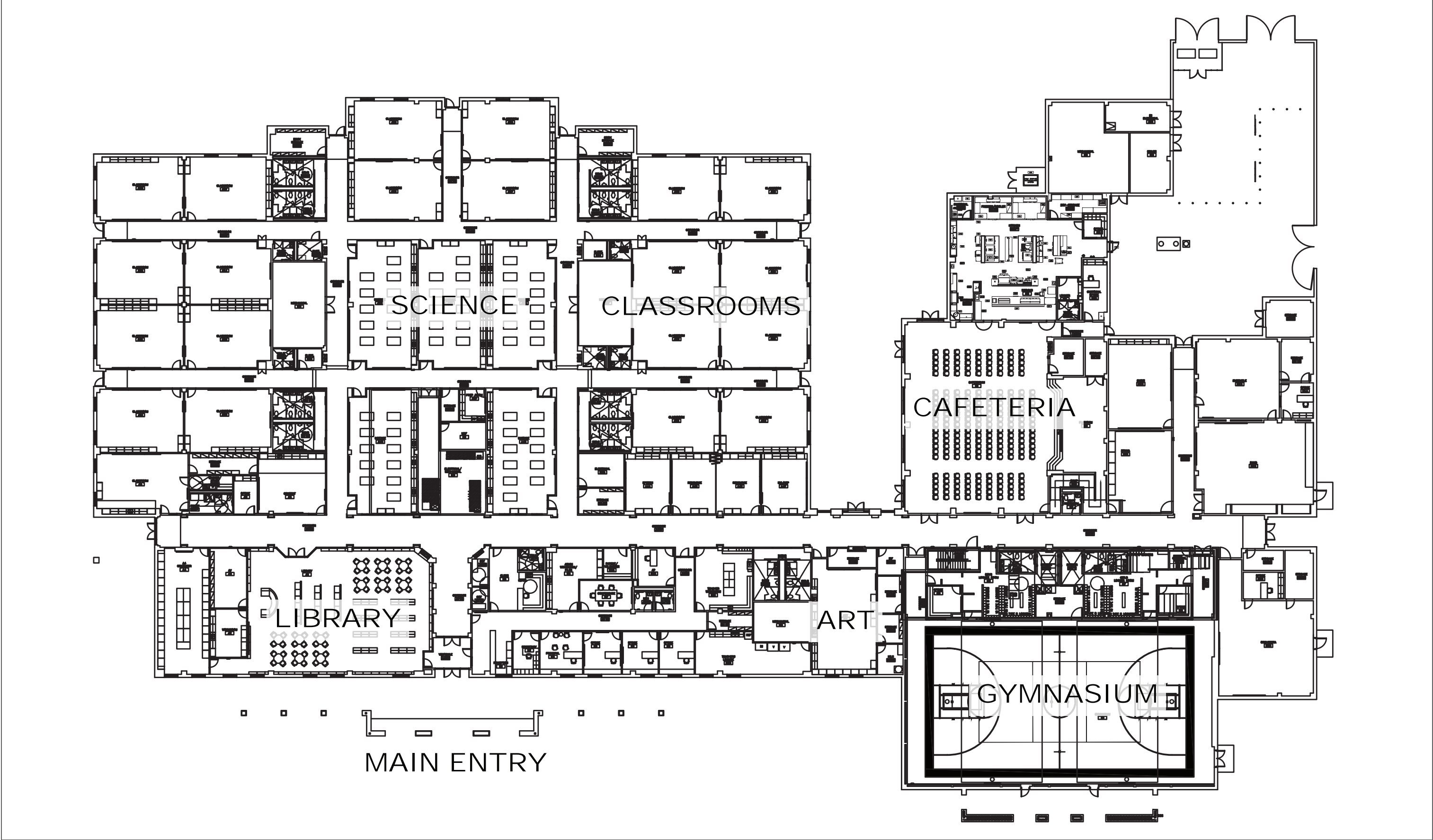


Original Building Completed: 2019
Total Building Area: 85,538 SF
Site Acreage: 124.5
Design Capacity: 600
Enrollment (February 28, 2020): 454

ROBERTS MIDDLE SCHOOL **SITE AERIAL**



ROBERTS MIDDLE SCHOOL FLOOR PLAN



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ROBERTS MIDDLE SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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ROBERTS MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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RYON MIDDLE SCHOOL



Physical Address:
7901 FM 762
Richmond, TX 77469

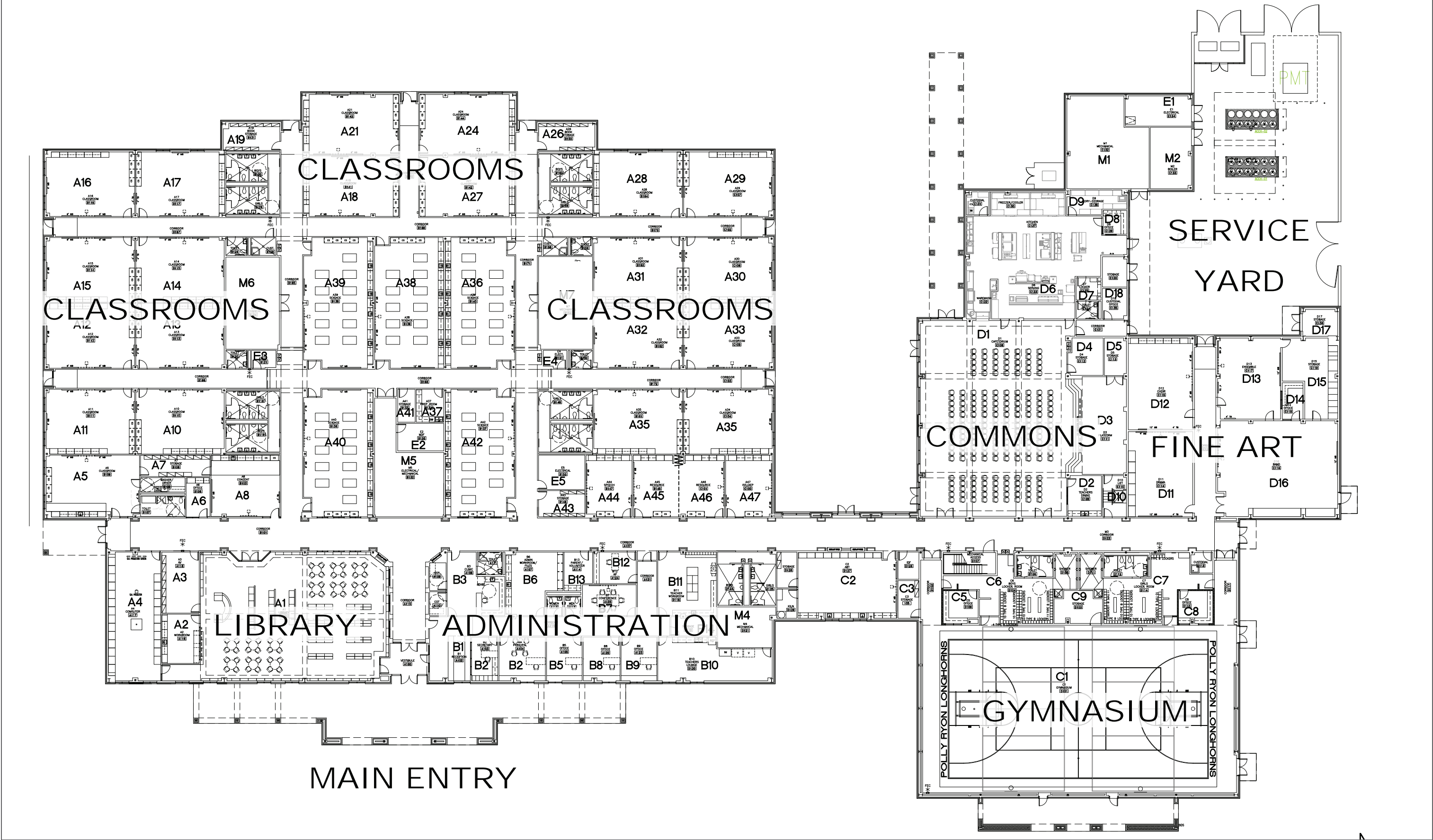
Original Building Completed: 2014
Total Building Area: 85,538 SF
Site Acreage: 139.4
Design Capacity: 600
Enrollment (February 28, 2020): 699



RYON MIDDLE SCHOOL **SITE AERIAL**



RYON MIDDLE SCHOOL FLOOR PLAN



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RYON MIDDLE SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$720,221
Priority 3	\$11,944
Priority 4	\$170,404

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$3,981	\$0	\$3,981
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$20,004	\$7,963	\$170,404	\$198,370
Mechanical	\$0		\$0	\$0	\$0
Electrical	\$0	\$700,217	\$0	\$0	\$700,217
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$720,221	\$11,944	\$170,404	\$902,569

Totals P1	\$0
Totals P1+P2	\$720,221
Totals P1+P2+P3	\$732,165
Totals P1+P2+P3+P4	\$902,569

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RYON MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$3,981
C1	Regrade north side of building that holds water after rainfall.	3	Site Grading/Fill	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
Architecture					\$198,370
A1	Replace carpet at Band Hall.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$20,004
A2	Service canopy covers that are leaking when it rains.	3	Canopy/Covered Walkway	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
A3	Install marquee.	4	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$170,404
Electrical					\$700,217
E1	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$509,249
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$190,968

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WERTHEIMER MIDDLE SCHOOL



Physical Address:
4240 FM 723
Rosenberg, TX 77471

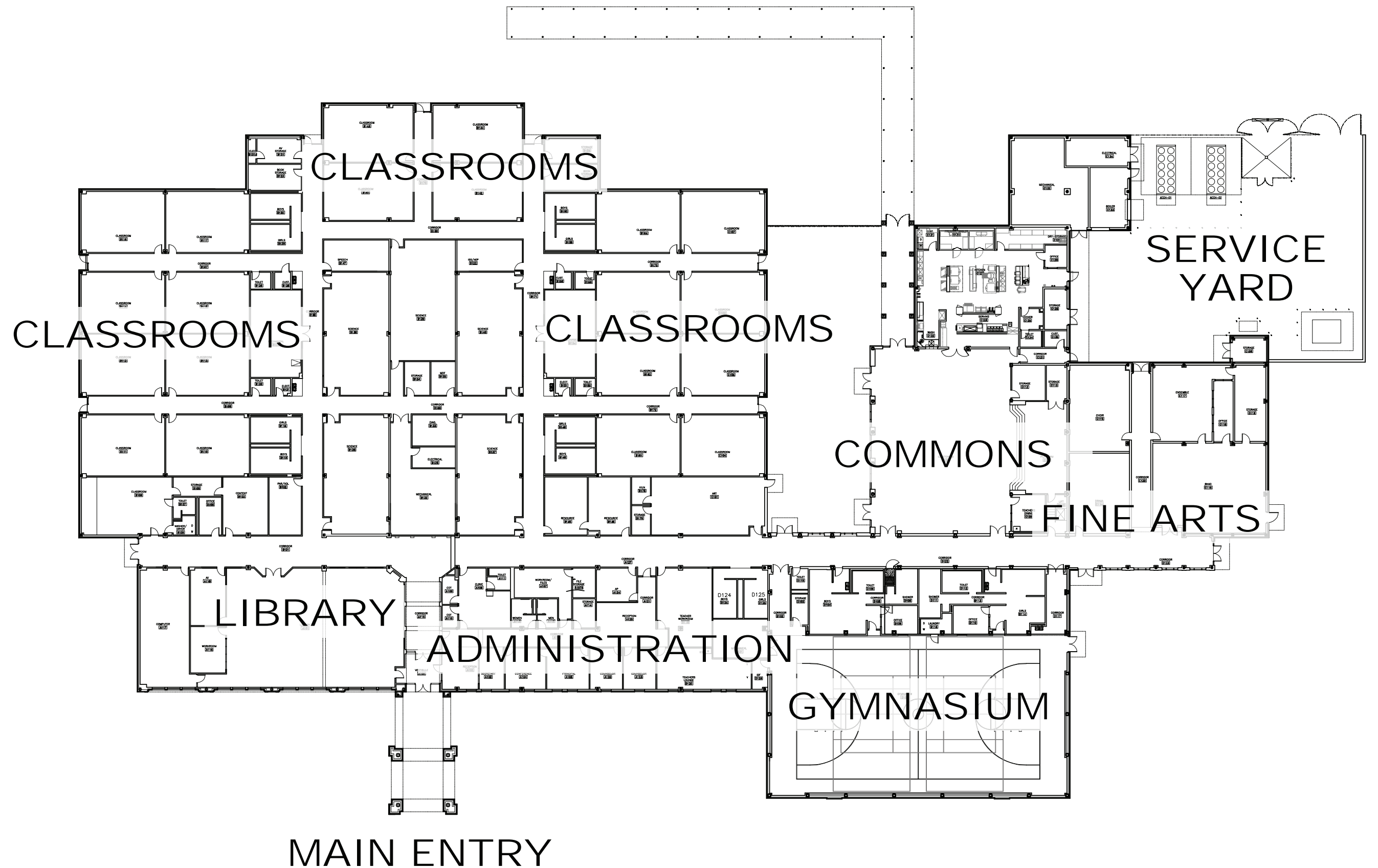
Original Building Completed: 2008
Total Building Area: 86,045 SF
Site Acreage: 116.8
Design Capacity: 600
Enrollment (February 28, 2020): 546



WERTHEIMER MIDDLE SCHOOL **SITE AERIAL**



WERTHEIMER MIDDLE SCHOOL FLOOR PLAN



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WERTHEIMER MIDDLE SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$251,771
Priority 2	\$1,767,469
Priority 3	\$3,266,643
Priority 4	\$340,564

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$208,624	\$0	\$208,624
Building Envelope	\$53,554	\$74,419	\$2,009,625	\$0	\$2,137,597
Architectural	\$0	\$827,906	\$199,069	\$340,564	\$1,367,539
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$768,401	\$0	\$0	\$768,401
Plumbing	\$93,893	\$0	\$0	\$0	\$93,893
Technology	\$0	\$89,302	\$0	\$0	\$89,302
Life Safety & Security	\$104,325	\$7,442	\$849,325	\$0	\$961,092
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$251,771	\$1,767,469	\$3,266,643	\$340,564	\$5,626,447

Totals P1	\$251,771
Totals P1+P2	\$2,019,240
Totals P1+P2+P3	\$5,285,884
Totals P1+P2+P3+P4	\$5,626,447

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WERTHEIMER MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$208,624
C1	Provide additional landscape and irrigate as required.	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
C2	Provide an paved play are for physical education.	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$128,997
Building Envelope					\$2,137,597
B1	Address miscellaneous roof leaks around campus.	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$48,685
B2	Address roof leak in gym (occurs during summer)	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$4,869
B3	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$74,419
B4	Replace existing built up roof with new two ply modified bitumen cool roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$2,009,625
Architecture					\$1,367,539
A1	Repair and or replace wall covering in areas where it has been damaged.	2	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A2	Replace carpet in library.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$65,116
A3	Replace the carpet throughout the campus	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$651,162
A4	Provide storage space.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$199,069
A5	Paint the door frame.	4	Doors	Consultant Assessment with District Personnel	\$60,067

WERTHEIMER MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Paint the wall.	4	Painting	Consultant Assessment with District Personnel	\$280,496
Electrical					\$768,401
E1	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$576,301
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$192,100
Plumbing					\$93,893
P1	Investigate sanitary service lines.	1	Plumbing - Sanitary Sewer	Consultant Assessment with District Personnel	\$93,893
Technology					\$89,302
T1	Replace sound system in gym and cafeteria.	2	Audio/Visual/ Sound	Consultant Assessment with District Personnel	\$89,302
Life Safety & Security					\$961,092
LSS1	Provide safe secure welcoming entry.	1	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$104,325
LSS2	Provide interior wayfinding signage	2	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
LSS3	Add additional card access.	3	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$478,260
LSS5	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$347,176

WESSENDORFF MIDDLE SCHOOL



Physical Address:

5201 Mustang Avenue
Rosenberg, TX 77471

Original Building Completed: 1997

Total Building Area: 85,803 SF

Site Acreage: 13.3

Design Capacity: 600

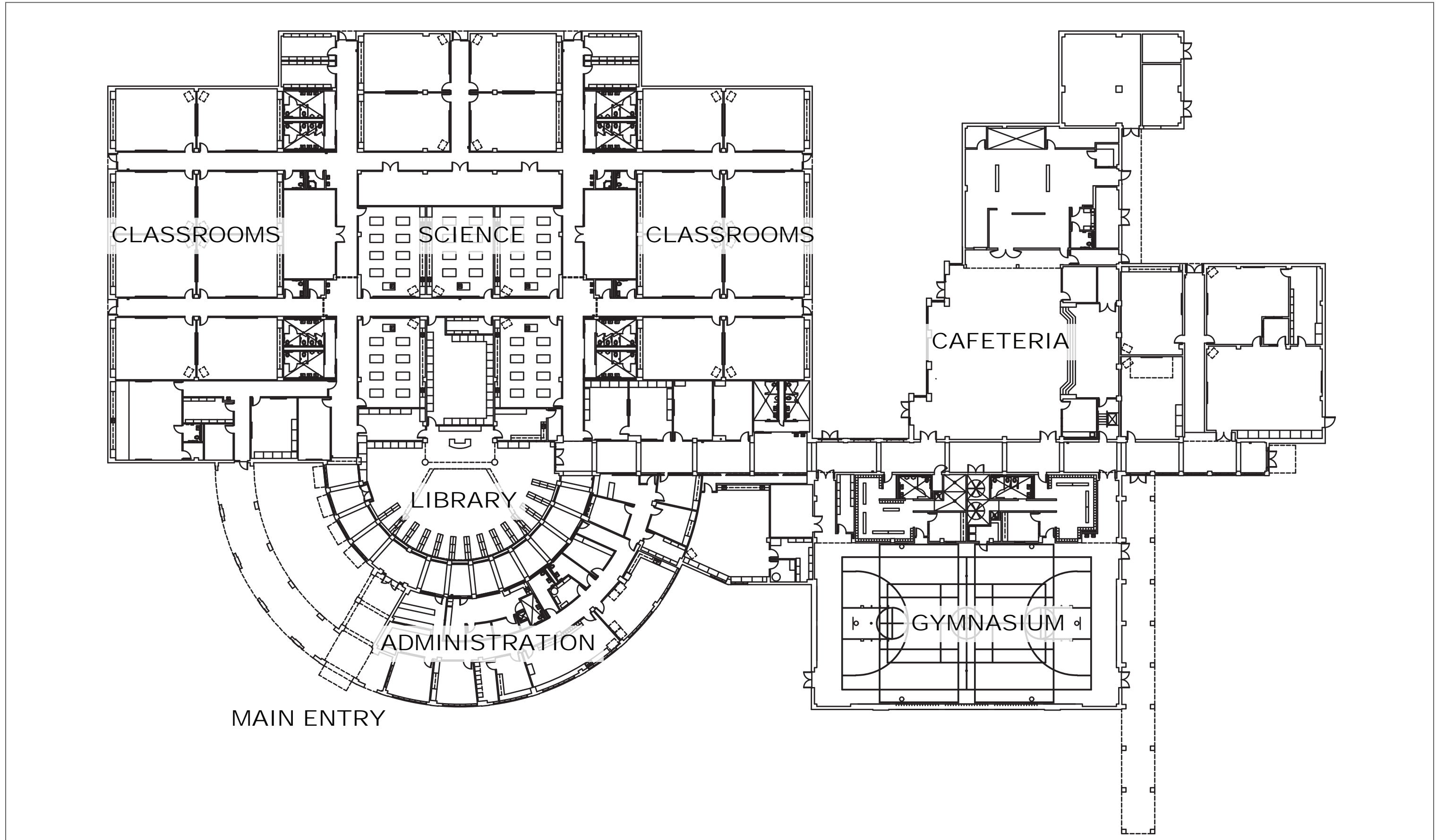
Enrollment (February 28, 2020): 471



WESSENDORFF MIDDLE SCHOOL **SITE AERIAL**



WESSENDORFF MIDDLE SCHOOL FLOOR PLAN



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WESSENDORFF MIDDLE SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$6,980,038
Priority 2	\$1,930,118
Priority 3	\$5,934,645
Priority 4	\$1,533,636

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$3,478	\$29,767	\$1,504,962	\$0	\$1,538,207
Building Envelope	\$1,916,798	\$0	\$0	\$0	\$1,916,798
Architectural	\$844,337	\$1,101,394	\$2,784,577	\$0	\$4,730,308
Mechanical	\$0	\$0	\$79,628	\$0	\$79,628
Electrical	\$0	\$766,213	\$0	\$0	\$766,213
Plumbing	\$3,589,476	\$0	\$4,778	\$0	\$3,594,253
Technology	\$625,950	\$0	\$0	\$0	\$625,950
Life Safety & Security	\$0	\$32,744	\$0	\$0	\$32,744
Athletics/Activities	\$0	\$0	\$39,814	\$1,533,636	\$1,573,450
Food Service	\$0	\$0	\$1,520,887	\$0	\$1,520,887
Priority Totals	\$6,980,038	\$1,930,118	\$5,934,645	\$1,533,636	\$16,378,437

Totals P1	\$6,980,038
Totals P1+P2	\$8,910,156
Totals P1+P2+P3	\$14,844,801
Totals P1+P2+P3+P4	\$16,378,437

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WESSENDORFF MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,538,207
C1	Remove and replace broken concrete sidewalk	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$3,478
C2	Address slow draining parking Teacher Parking lot.	2	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$22,326
C3	Regrade around facility to alleviate standing water.	2	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
C4	Add parking space to accommodate visitors.	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$191,106
C5	Remove and replace teacher parking lot and service yard drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,313,855
Building Envelope					\$1,916,798
B1	Replace existing built up roof with new two ply modified bitumen cool roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$1,798,563
B2	Provide low detergent pressure wash to exterior surfaces.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$48,685
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Principal Questionnaire / Interview (Consultant Verified)	\$69,550
Architecture					\$4,730,308
A1	Address foundation settling issues.	1	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$726,102
A2	Repair the wall.	1	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$6,955
A3	Repair the floor / foundation	1	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$69,550

WESSENDORFF MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A4	Repair the floor / foundation.	1	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$41,730
A5	Correct the exterior doors that are sticking	2	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$29,767
A6	Provide site signage and wayfinding so people know where to go.	2	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$29,767
A7	Replace vinyl composite tile (VCT), carpet and base throughout facility.	2	Flooring	Principal Questionnaire / Interview (Consultant Verified)	\$1,041,859
A8	Replace ceiling throughout the campus.	3	Ceiling	Principal Questionnaire / Interview (Consultant Verified)	\$445,915
A9	Replace educational casework in all classrooms.	3	Casework	Consultant Assessment with District Personnel	\$28,666
A10	Replace interior doors and hardware.	3	Doors	Consultant Assessment with District Personnel	\$318,510
A11	Replace teaching surfaces at each classroom.	3	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$191,106
A12	Provide new teaching surfaces in all classrooms. (2 per classroom)	3	Marker Boards/Tack Boards	Principal Questionnaire / Interview (Consultant Verified)	\$267,549
A13	Renovate the PASS / IBC Special Education suite.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$557,393
A14	Renovate the administrative suite	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$975,438

WESSENDORFF MIDDLE SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Mechanical					\$79,628
M1	Provide air and water balance for the campus.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
Electrical					\$766,213
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$191,553
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$574,660
Plumbing					\$3,594,253
P1	REPLACE SANITARY LINES	1	Plumbing - Sanitary Sewer	Consultant Assessment with District Personnel	\$3,588,780
P2	Service drinking fountain near A-18.	1	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$696
P3	Install deeper sinks in Art Room.	3	Plumbing - Fixtures	Principal Questionnaire / Interview (Consultant Verified)	\$4,778
Technology					\$625,950
T1	Install projector and associated AV equipment to enable presentations in the cafeteria.	1	Audio/Visual/Sound	Principal Questionnaire / Interview (Consultant Verified)	\$20,865
T2	Provide new PA and classroom communication system	1	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$605,085
Life Safety & Security					\$32,744
LSS1	Add additional security cameras	2	Security - Cameras	Principal Questionnaire / Interview (Consultant Verified)	\$32,744
Athletics/Activities					\$1,573,450
AA1	Regrade playfield.	3	Athletic Fields	Principal Questionnaire / Interview (Consultant Verified)	\$39,814

WESSENDORFF MIDDLE SCHOOL DETAILED REPORT

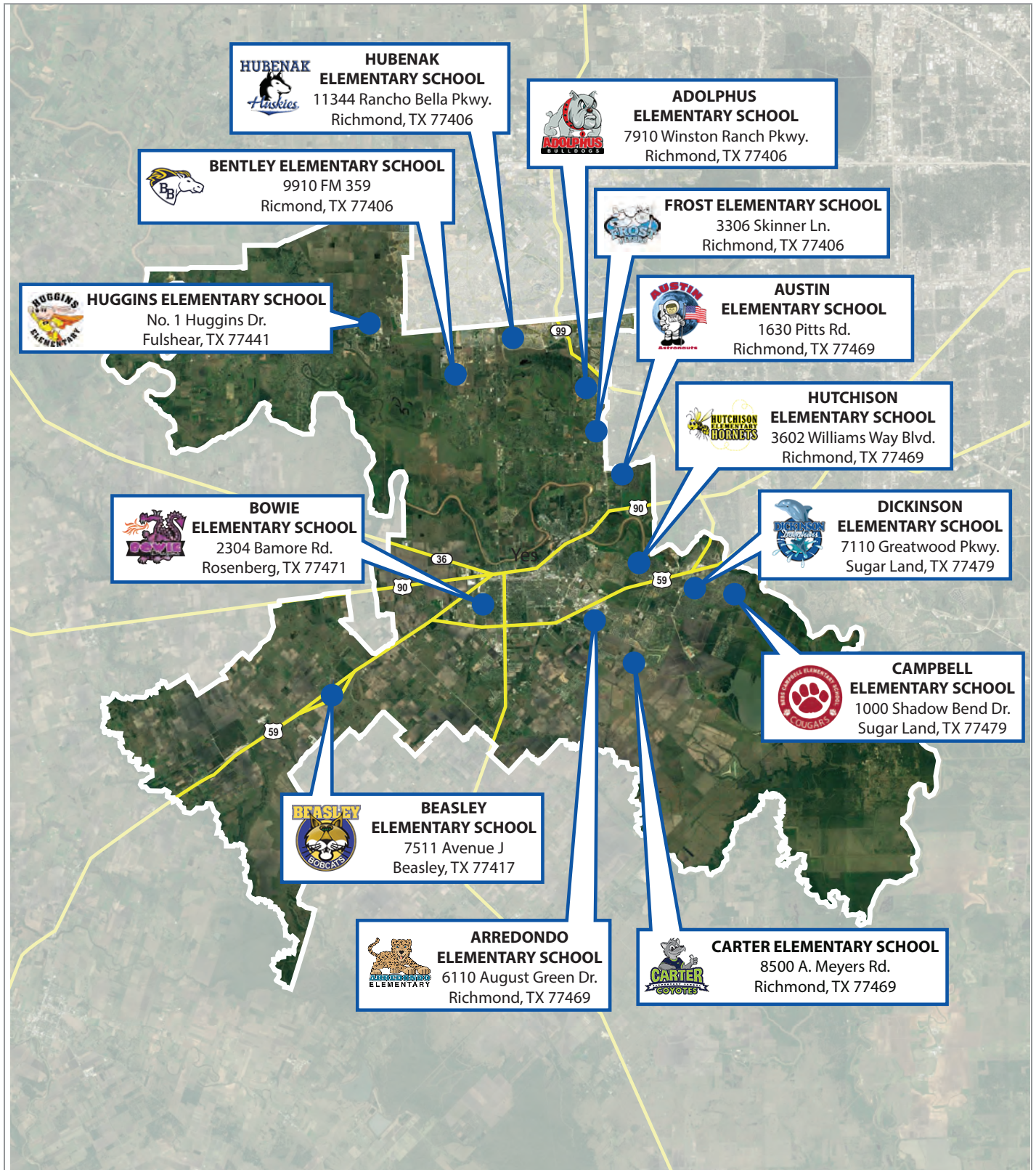
Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
AA2	Provide track for outdoor activities.	4	Athletic Track & Field	Principal Questionnaire / Interview (Consultant Verified)	\$1,533,636
Food Service					\$1,520,887
FS1	Renovate kitchen and servery per current district standards	3	Building Addition	Consultant Assessment with District Personnel	\$1,520,887

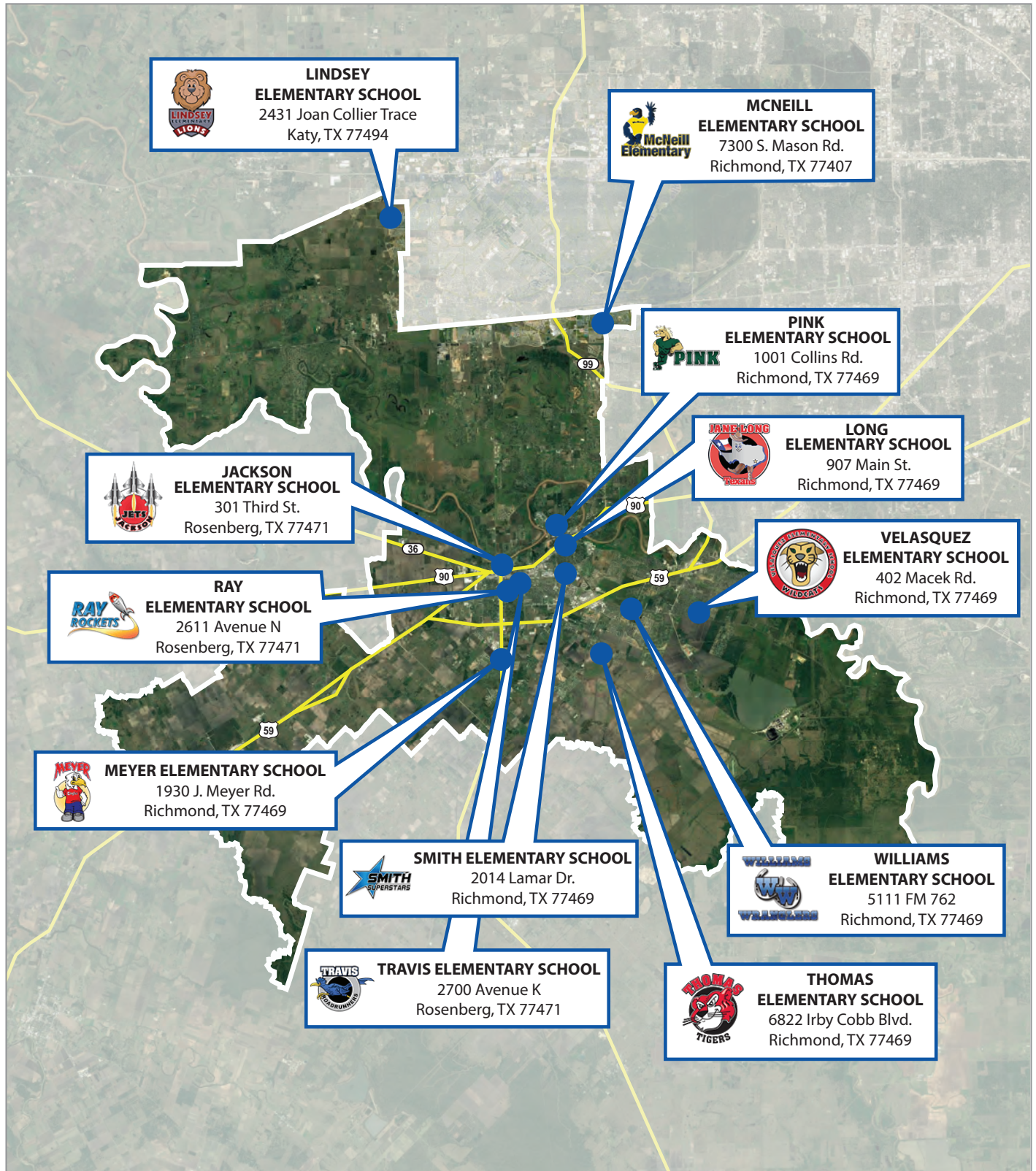
ELEMENTARY SCHOOL (A-I)

KEY MAP



ELEMENTARY SCHOOL (J-Z)

KEY MAP



ADOLPHUS

ELEMENTARY SCHOOL



Physical Address:

7910 Winston Ranch Parkway
Richmond, TX 77406

Original Building Completed: 2014

Total Building Area: 91,900 SF

Site Acreage: 14.6

Design Capacity: 750

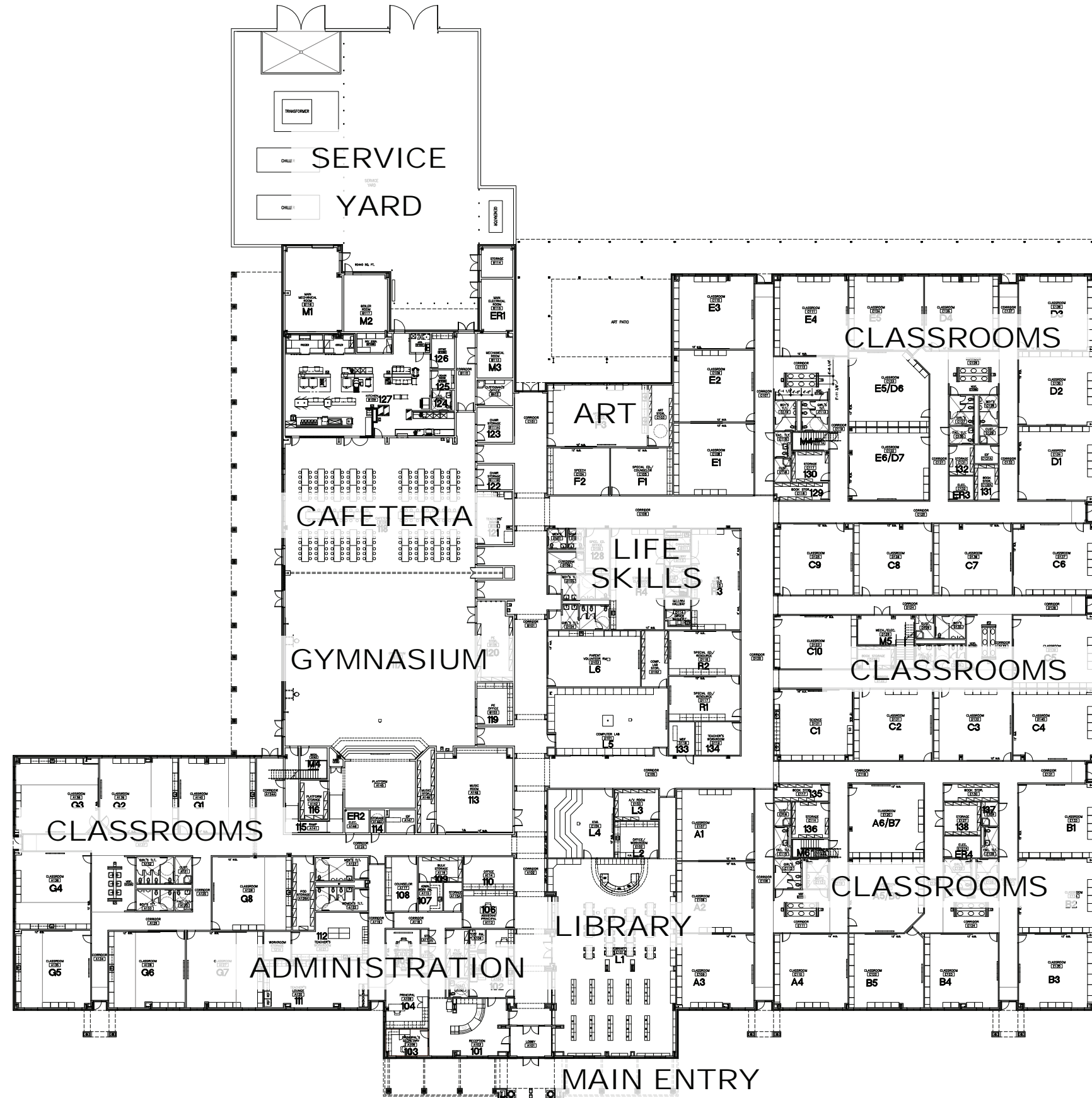
Enrollment (February 28, 2020): 842



ADOLPHUS ELEMENTARY SCHOOL **SITE AERIAL**



ADOLPHUS ELEMENTARY SCHOOL FLOOR PLAN



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ADOLPHUS ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$433,843
Priority 4	\$525,696

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$354,215	\$525,696	\$879,911
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$79,628	\$0	\$79,628
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$433,843	\$525,696	\$959,539

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$433,843
Totals P1+P2+P3+P4	\$959,539

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ADOLPHUS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$879,912
A1	Provide signage in the hallways to identify the gym, cafeteria and computer lab.	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$478
A2	Replace vinyl wall cover at corridor.	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$353,738
A3	Repair control/expansion joints	4	Other	Consultant Assessment with District Personnel	\$42,601
A4	Replace carpet and wall base	4	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$483,095
Technology					\$79,628
T1	Ensure that the sound system from the gym works well in the cafeteria.	3	Audio/Visual/Sound	Principal Questionnaire / Interview (Consultant Verified)	\$79,628

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ARREDONDO ELEMENTARY SCHOOL



Physical Address:
6110 August Green Drive
Richmond, TX 77469

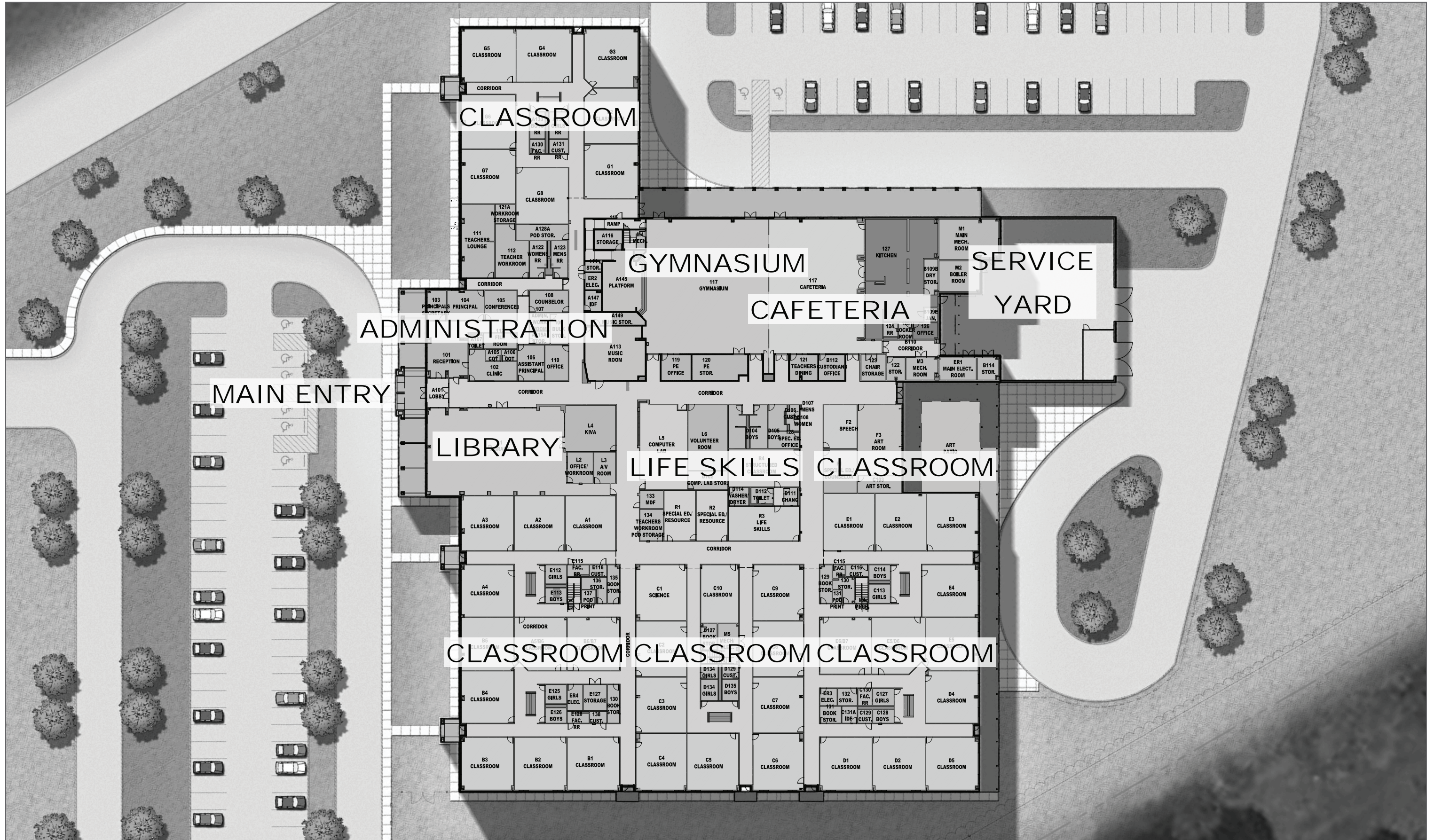
Original Building Completed: 2015
Total Building Area: 90,741 SF
Site Acreage: 14.3
Design Capacity: 750
Enrollment (February 28, 2020): 828



ARREDONDO ELEMENTARY SCHOOL **SITE AERIAL**



ARREDONDO ELEMENTARY SCHOOL FLOOR PLAN



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ARREDONDO ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$0
Priority 4	\$558,073

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$0	\$472,871	\$472,871
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$85,202	\$85,202
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$0	\$558,073	\$558,073

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$0
Totals P1+P2+P3+P4	\$558,073

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ARREDONDO ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$472,872
A1	Remove and replace corridor graphics to provide new durable surfaces throughout.	4	Building Graphics	Consultant Assessment with District Personnel	\$25,561
A2	Replace carpet and base throughout facility.	4	Flooring	Consultant Assessment with District Personnel	\$447,311
Plumbing					\$85,202
P1	Replace / Upgrade Toilets	4	Plumbing - Fixtures	Principal Questionnaire / Interview	\$85,202

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AUSTIN ELEMENTARY SCHOOL



Physical Address:
1630 Pitts Road
Richmond, TX 77469

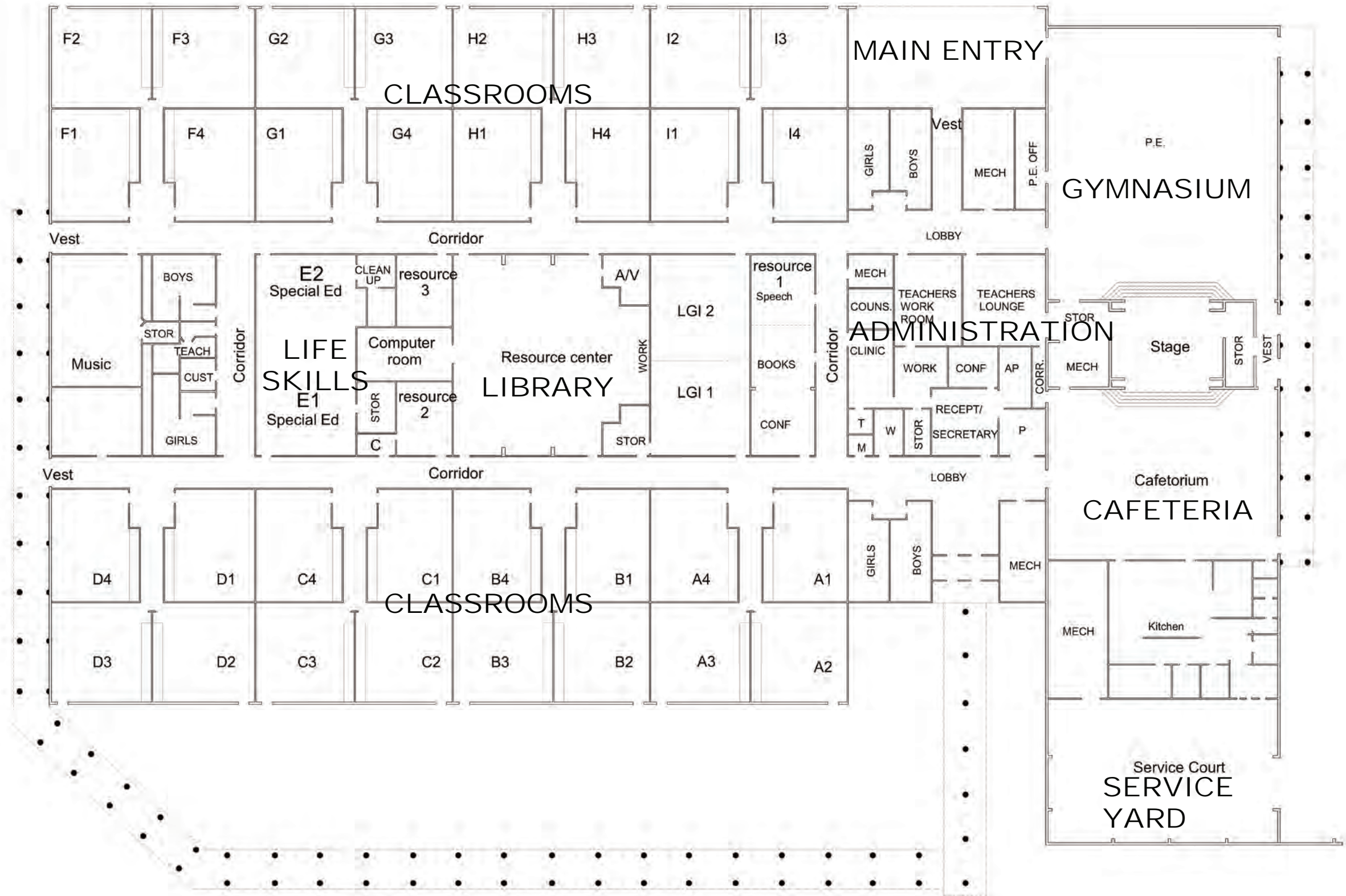
Original Building Completed: 1990
Total Building Area: 64,860 SF
Site Acreage: 13.2
Design Capacity: 720
Enrollment (February 28, 2020): 656



AUSTIN ELEMENTARY SCHOOL **SITE AERIAL**



AUSTIN ELEMENTARY SCHOOL FLOOR PLAN



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AUSTIN ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$1,858,075
Priority 2	\$2,491,279
Priority 3	\$5,526,092
Priority 4	\$2,584,389

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$133,953	\$3,706,665	\$2,567,988	\$6,408,606
Building Envelope	\$0	\$142,884	\$0	\$0	\$142,884
Architectural	\$1,634,425	\$267,907	\$814,511	\$16,401	\$2,733,244
Mechanical	\$0	\$198,742	\$0	\$0	\$198,742
Electrical	\$0	\$482,678	\$563,763	\$0	\$1,046,441
Plumbing	\$208,650	\$0	\$0	\$0	\$208,650
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$15,000	\$0	\$441,153	\$0	\$456,153
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,265,115	\$0	\$0	\$1,265,115
Priority Totals	\$1,858,075	\$2,491,279	\$5,526,092	\$2,584,389	\$12,459,835

Totals P1	\$1,858,075
Totals P1+P2	\$4,349,354
Totals P1+P2+P3	\$9,875,446
Totals P1+P2+P3+P4	\$12,459,835

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AUSTIN ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$6,408,606
C1	Install asphalt track.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$133,953
C2	Front parking lot does not have adequate parking for special events or field day programs. Add approximately 30 spaces.	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
C3	Landscaping is not in good condition. The PTO provided and currently maintains a butterfly garden in front of the school	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$43,795
C4	Site is too small for an elementary school. Add square footage to the building. (approximately 10,000 square feet)	3	Building Addition	Principal Questionnaire / Interview	\$3,423,987
C5	Remove and replace all concrete parking lots and drives.	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,556,060
C6	Remove and replace cracked concrete sidewalk.	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$11,928
Building Envelope					\$142,884
B1	Replace 10 exterior hollow metal entry doors and frames with new aluminum storefront systems. Approximately 128 sf each.	2	Doors	Consultant Assessment with District Personnel	\$142,884
Architecture					\$2,733,244
A1	Remove partition at stage and provide curtain. Upgrade stage lighting, projection screen and projector and sound system	1	Renovation	Consultant Assessment with District Personnel	\$382,525
A2	Renovate student restrooms.	1	Toilet Accessories	Consultant Assessment with District Personnel	\$625,950
A3	Replace doors and door hardware to comply with ADA.	1	Renovation	Consultant Assessment with District Personnel	\$208,650
A4	Repair and level floors in building. Replace floor finishes in rooms in classrooms and offices. Repair cracks in walls.	1	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$417,300
A5	Replace gymnasium and cafeteria floors and repair cracks in the substrate.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$267,907

AUSTIN ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Classrooms do not have adequate window coverings. Install window blinds.	3	Interior Finishes	Principal Questionnaire / Interview (Consultant Verified)	\$61,234
A7	Provide fence between the facility and adjacent buildings.	3	Site Fencing	Consultant Assessment with District Personnel	\$28,666
A8	Replace carpet at classrooms throughout the facility.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$334,436
A9	Replace Vinyl Wall Cover throughout the facility.	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$191,106
A10	The campus is very limited with the amount of storage rooms in the building. Add storage rooms.	3	Storage	Principal Questionnaire / Interview (Consultant Verified)	\$199,069
A11	Repair rubber base throughout the facility.	4	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$16,401
Mechanical					\$198,742
M1	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$198,742
Electrical					\$1,046,442
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$96,536
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$386,143
E3	Replace service entrance switchgear.	3	Electrical Distribution	Consultant Assessment with District Personnel	\$563,763
Plumbing					\$208,650
P1	Video sanitary sewer lines and provide limited area repairs as required.	1	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview (Consultant Verified)	\$208,650
Life Safety & Security					\$456,153
LSS1	Provide new video access control system	1	Life Safety	Consultant Assessment with District Personnel	\$15,000
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$361,525

AUSTIN ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
LSS3	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$1,265,115
FS1	Renovate the existing kitchens to include painting of all walls, replacement of all flooring, ceiling tiles and grid, and replacement of all kitchen equipment.	2	Building Addition	Consultant Assessment with District Personnel	\$1,265,115

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BEASLEY ELEMENTARY SCHOOL



Physical Address:
7511 Avenue J
Beasley, TX 77417

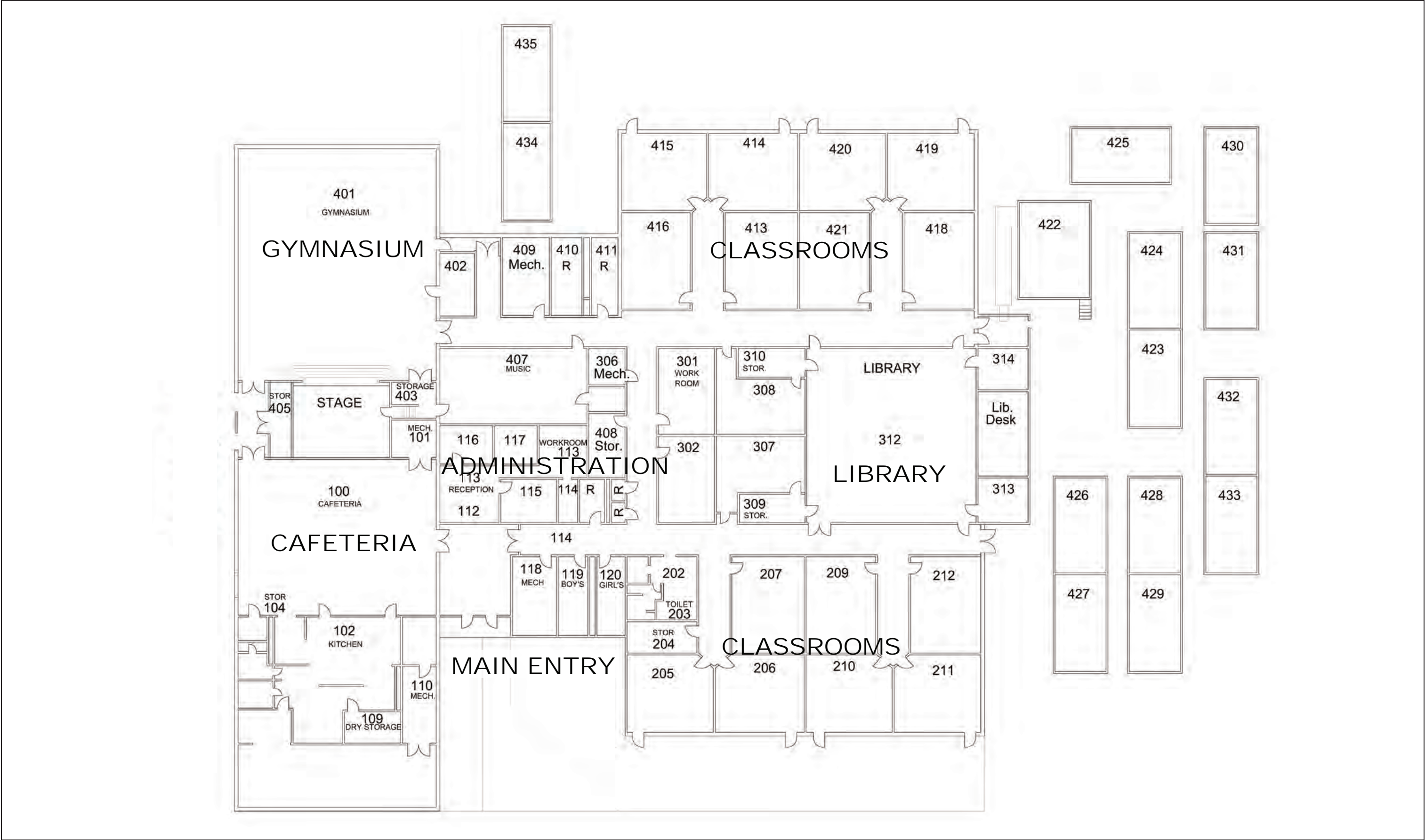


Original Building Completed: 1990
Total Building Area: 64,860 SF
Site Acreage: 5.1
Design Capacity: 370
Enrollment (February 28, 2020): 398

BEASLEY ELEMENTARY SCHOOL **SITE AERIAL**



BEASLEY ELEMENTARY SCHOOL FLOOR PLAN



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BEASLEY ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$600,814
Priority 2	\$1,903,834
Priority 3	\$4,198,063
Priority 4	\$30,178

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$55,814	\$1,457,185	\$4,260	\$1,517,259
Building Envelope	\$0	\$327,627	\$1,127,208	\$0	\$1,454,835
Architectural	\$139,442	\$113,883	\$742,926	\$25,918	\$1,022,169
Mechanical	\$0	\$0	\$424,256	\$0	\$424,256
Electrical	\$371,119	\$0	\$0	\$0	\$371,119
Plumbing	\$0	\$7,442	\$3,981	\$0	\$11,423
Technology	\$75,253	\$0	\$0	\$0	\$75,253
Life Safety & Security	\$15,000	\$0	\$442,507	\$0	\$457,507
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,399,068	\$0	\$0	\$1,399,068
Priority Totals	\$600,814	\$1,903,834	\$4,198,063	\$30,178	\$6,732,889

Totals P1	\$600,814
Totals P1+P2	\$2,504,648
Totals P1+P2+P3	\$6,702,711
Totals P1+P2+P3+P4	\$6,732,889

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BEASLEY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,517,259
C1	Remove and replace 4 asphalt driveway entries	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$55,814
C2	Remove and replace concrete parking lots	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,433,297
C3	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$23,888
C4	Provide landscaping and irrigation for the site	4	Landscaping	Principal Questionnaire / Interview	\$4,260
Building Envelope					\$1,454,836
B1	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$260,651
B2	Resolve water intrusion issue at portables.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$7,442
B3	Various minor foundation cracks to be addressed	2	Structural/ Foundation	Consultant Assessment with District Personnel	\$59,535
B4	Replace existing built up roof with new two ply modified bitumen cool roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$1,087,395
B5	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$39,814
Architecture					\$1,022,169
A1	Bad floor joint crack in gymnasium floor. Repair crack and floor material.	1	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$55,640
A2	Remove and replace ceiling with new acoustical lay-in ceiling tile at Portable building.	1	Ceiling	Principal Questionnaire / Interview	\$21,207
A3	Remove Stage partition and provide curtain.	1	Stage Curtains	Consultant Assessment with District Personnel	\$20,865
A4	Replace casework at the Teachers Lounge and repaint wall.	1	Renovation	Consultant Assessment with District Personnel	\$13,910
A5	Provide ADA ramp at exits, landings at exterior doors, and an accessible path to the playground.	1	Ramps	Consultant Assessment with District Personnel	\$27,820
A6	Replace carpet and base at portable building.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview	\$56,729

BEASLEY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A7	Replace teaching surface at classrooms.	2	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$57,153
A8	Provide additional door at Principal's room.	3	Renovation	Principal Questionnaire / Interview	\$2,389
A9	Renovate Administration area.	3		Consultant Assessment with District Personnel	\$597,207
A10	Renovate covered entrance.	3	Renovation	Principal Questionnaire / Interview	\$143,330
A11	Replace flooring at Kitchen.	4	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$25,918
Mechanical					\$424,256
M1	Provide DDC controls.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$423,460
M2	Room 313 is too cold in cold weather and too hot in hot weather and it's been that way for years.	3	HVAC	Consultant Assessment with District Personnel	\$796
Electrical					\$371,119
E1	Replace / Upgrade circuit breakers	1	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$13,910
E2	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$59,535
E3	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$297,674
Plumbing					\$11,423
P1	Replace waste piping	2	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
P2	Replace / Repair drinking fountains	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
Technology					\$75,253
T1	Replace sound system.	1	Sound Reinforcement	Consultant Assessment with District Personnel	\$75,253

BEASLEY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Life Safety & Security					\$457,507
LSS1	Provide new video access control system	1	Security	Consultant Assessment with District Personnel	\$15,000
LSS2	Install additional signage for parent pick up	3	Signage/Way-finding	Principal Questionnaire / Interview	\$573
LSS3	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$362,306
LSS4	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$1,399,068
FS1	Renovate entire kitchen and servery. (Cold Storage Assembly, new in 2019.)	2	Building Addition	Consultant Assessment with District Personnel	\$1,399,068

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BENTLEY ELEMENTARY SCHOOL



Physical Address:
9910 FM 359
Richmond, TX 77406

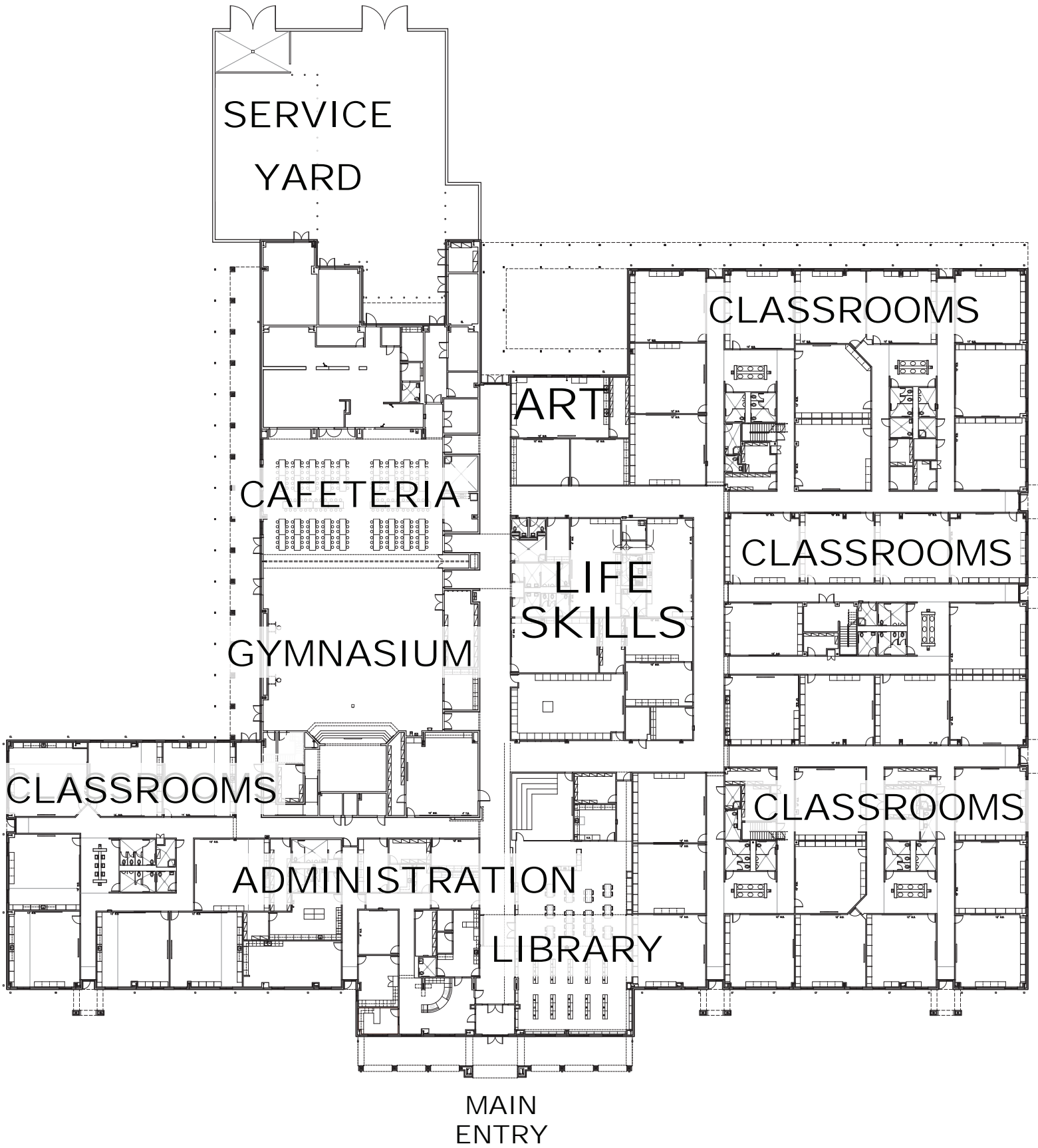
Original Building Completed: 2017
Total Building Area: 91,693 SF
Site Acreage: 14.6
Design Capacity: 750
Enrollment (February 28, 2020): 826



BENTLEY ELEMENTARY SCHOOL **SITE AERIAL**



BENTLEY ELEMENTARY SCHOOL FLOOR PLAN



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BENTLEY ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$7,442
Priority 3	\$64,498
Priority 4	\$47,376

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$16,722	\$3,408	\$20,130
Building Envelope	\$0	\$0	\$23,888	\$0	\$23,888
Architectural	\$0	\$0	\$0	\$43,968	\$43,968
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$7,442	\$0	\$0	\$7,442
Technology	\$0	\$0	\$23,888	\$0	\$23,888
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$7,442	\$64,498	\$47,376	\$119,316

Totals P1	\$0
Totals P1+P2	\$7,442
Totals P1+P2+P3	\$71,940
Totals P1+P2+P3+P4	\$119,316

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BENTLEY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$20,130
C1	Remove and replace cracked concrete drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$16,722
C2	Remove and replace cracked concrete sidewalk	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$3,408
Building Envelope					\$23,888
B1	Repair exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$23,888
Architecture					\$43,968
A1	Replace flooring on restrooms	4	Flooring (carpet, tile, etc.)	Staff Input	\$43,968
Plumbing					\$7,442
P1	Upgrade sanitary piping	2	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
Technology					\$23,888
T1	Upgrade AV System	3	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$23,888

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BOWIE

ELEMENTARY SCHOOL



Physical Address:
2304 Bamore Road
Rosenberg, TX 77471

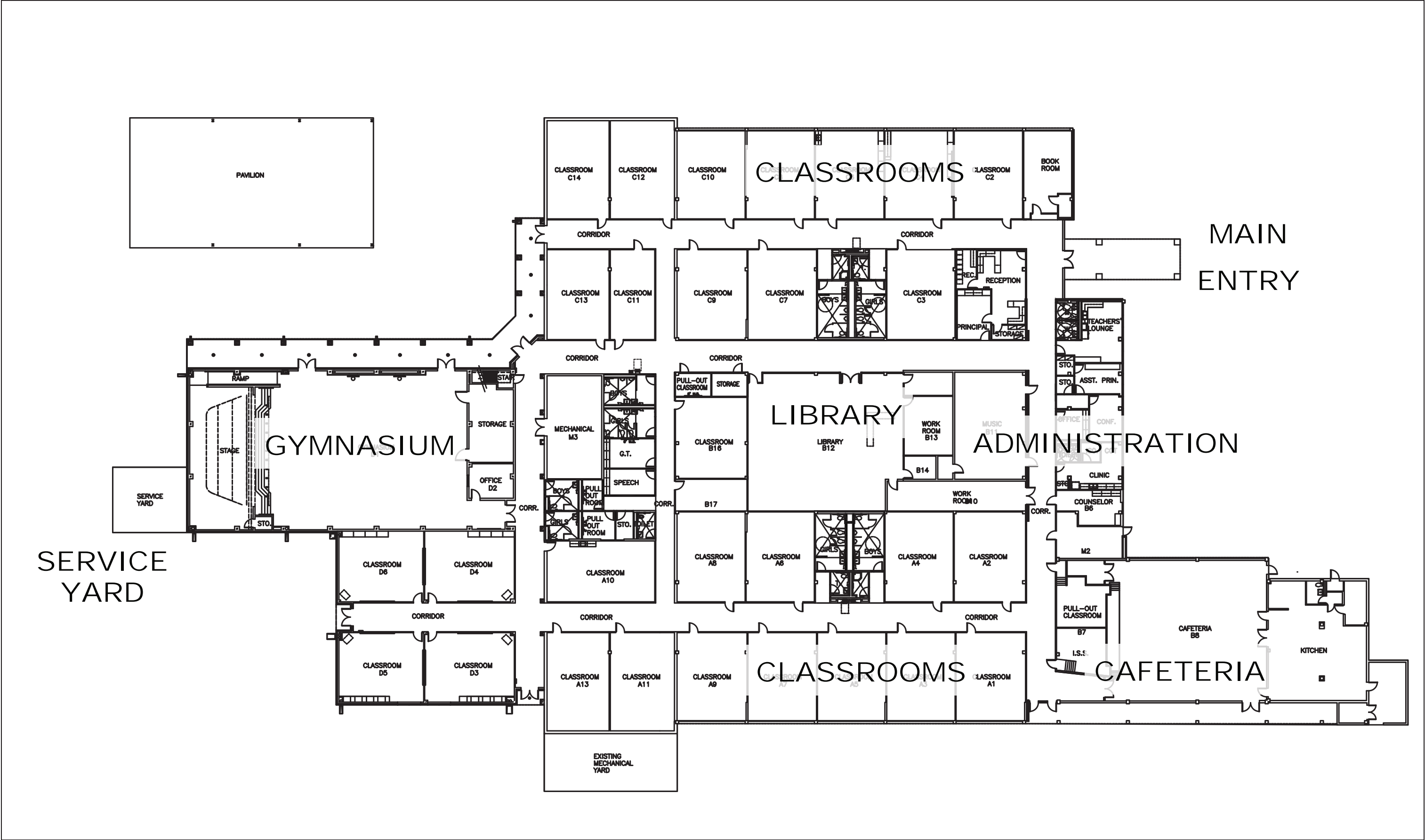
Original Building Completed: 1961
Total Building Area: 73,564 SF
Site Acreage: 5.0
Design Capacity: 640
Enrollment (February 28, 2020): 563



BOWIE ELEMENTARY SCHOOL **SITE AERIAL**



BOWIE ELEMENTARY SCHOOL FLOOR PLAN



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BOWIE ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,788,321
Priority 2	\$5,218,783
Priority 3	\$2,854,570
Priority 4	\$383,613

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$11,824	\$770,231	\$39,814	\$281,167	\$1,103,035
Building Envelope	\$338,013	\$59,535	\$1,514,995	\$0	\$1,912,543
Architectural	\$591,731	\$1,953,932	\$576,902	\$102,447	\$3,225,012
Mechanical	\$648,623	\$621,246	\$214,517	\$0	\$1,484,386
Electrical	\$542,490	\$526,399	\$103,516	\$0	\$1,172,405
Plumbing	\$0	\$0	\$7,963	\$0	\$7,963
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$655,640	\$7,442	\$396,864	\$0	\$1,059,946
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,279,998	\$0	\$0	\$1,279,998
Priority Totals	\$2,788,321	\$5,218,783	\$2,854,570	\$383,613	\$11,245,288

Totals P1	\$2,788,321
Totals P1+P2	\$8,007,105
Totals P1+P2+P3	\$10,861,674
Totals P1+P2+P3+P4	\$11,245,288

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BOWIE ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,103,035
C1	Install ADA ramp for playground	1	Ramps	Consultant Assessment with District Personnel	\$11,824
C2	Add crosswalks and signage for walkers to walk safely. includes accessible ramps	2	Site Paving - New	Consultant Assessment with District Personnel	\$26,046
C3	Remove and replace all asphalt drives	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$669,767
C4	Remove and replace concrete play area	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$59,535
C5	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$14,884
C6	Connect downspouts to underground storm system	3	Site Drainage	Consultant Assessment with District Personnel	\$39,814
C7	Remove and replace cracked concrete drive	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$281,167
Building Envelope					\$1,912,543
B1	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$58,422
B2	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Consultant Assessment with District Personnel	\$279,591
B3	Various minor foundation cracks to be addressed	2	Renovation	Consultant Assessment with District Personnel	\$59,535
B4	Replace built up gravel and modified bitumen roof systems.	3	Roof Replacement	Consultant Assessment with District Personnel	\$1,514,995
Architecture					\$3,225,012
A1	Repair walls throughout facility	1	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$556
A2	Replace exterior windows and doors.	1	Windows	Consultant Assessment with District Personnel	\$132,145
A3	Restroom not ADA compliant. Renovate restrooms.	1	Renovation	Consultant Assessment with District Personnel	\$459,030
A4	Install a security camera over kitchen point of service.	2	Security - Cameras	Consultant Assessment with District Personnel	\$5,953

BOWIE ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$520,930
A6	Renovate cafeteria.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$148,837
A7	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$651,162
A8	Replace casework	2	Casework	Consultant Assessment with District Personnel	\$160,744
A9	Replace flooring tile.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$78,139
A10	Replace interior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$226,232
A11	Provide smart-board for teacher conference. Assume (2).	2	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$13,098
A12	Renovate library to address water intrusion.	2	Renovation	Consultant Assessment with District Personnel	\$148,837
A13	Paint all previously painted interior surfaces.	3	Painting	Staff Input	\$181,153
A14	Provide new A/V systems and controls.	3	Audio/Visual/ Sound	Consultant Assessment with District Personnel	\$159,255
A15	Refinish exterior doors and frames.	3	Doors	Consultant Assessment with District Personnel	\$2,389
A16	Renovate administration area	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$159,255
A17	Renovate corridors to provide new durable surfaces throughout.	3	Renovation	Consultant Assessment with District Personnel	\$74,850
A18	Repair exterior building soffit.	4	Canopy/Covered Walkway	Consultant Assessment with District Personnel	\$102,447
Mechanical					\$1,484,386
M1	Replace boiler.	1	HVAC	Consultant Assessment with District Personnel	\$83,460
M2	Replace fan coil units.	1	HVAC	Consultant Assessment with District Personnel	\$364,998

BOWIE ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M3	Replace split system AC units.	1	HVAC	Consultant Assessment with District Personnel	\$68,020
M4	Replace central station air handling unit (AHU 1).	1	HVAC	Consultant Assessment with District Personnel	\$62,595
M5	Replace central station air handling unit (AHU 17).	1	HVAC	Consultant Assessment with District Personnel	\$69,550
M6	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$395,758
M7	Provide VFD on heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$26,046
M8	Replace heating water piping.	2	HVAC	Consultant Assessment with District Personnel	\$14,884
M9	Replace heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$59,535
M10	Replace rooftop DX units.	2	HVAC	Consultant Assessment with District Personnel	\$125,023
M11	Provide VFD on chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$55,739
M12	Replace chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$158,777
Electrical					\$1,172,405
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$90,415
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$452,075
E3	Main office needs power outlets. Assume addition of (8) outlets.	2	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$7,740
E4	Replace secondary switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$247,069
E5	Replace service entrance switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$271,590
E6	Upgrade incandescent stage lighting.	3	Lighting (Interior)	Consultant Assessment with District Personnel	\$103,516

BOWIE ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Plumbing					\$7,963
P1	REPAIR sanitary lines	3	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview	\$7,963
Life Safety & Security					\$1,059,946
LSS1	Provide new PA and classroom communication system	1	Public Address	Consultant Assessment with District Personnel	\$600,000
LSS2	Provide secure front vestibule.	1	Renovation	Consultant Assessment with District Personnel	\$55,640
LSS3	Establish sidewalks and cross walks signage for walkers	2	Renovation	Consultant Assessment with District Personnel	\$7,442
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$390,175
LSS5	Access Control	3	Security - Card Readers	Principal Questionnaire / Interview	\$6,689
Food Service					\$1,279,998
FS1	Renovate entire kitchen and servery	2	Building Addition	Consultant Assessment with District Personnel	\$1,279,998

CAMPBELL ELEMENTARY SCHOOL



Physical Address:
1000 Shadow Bend Drive
Sugar Land, TX 77479

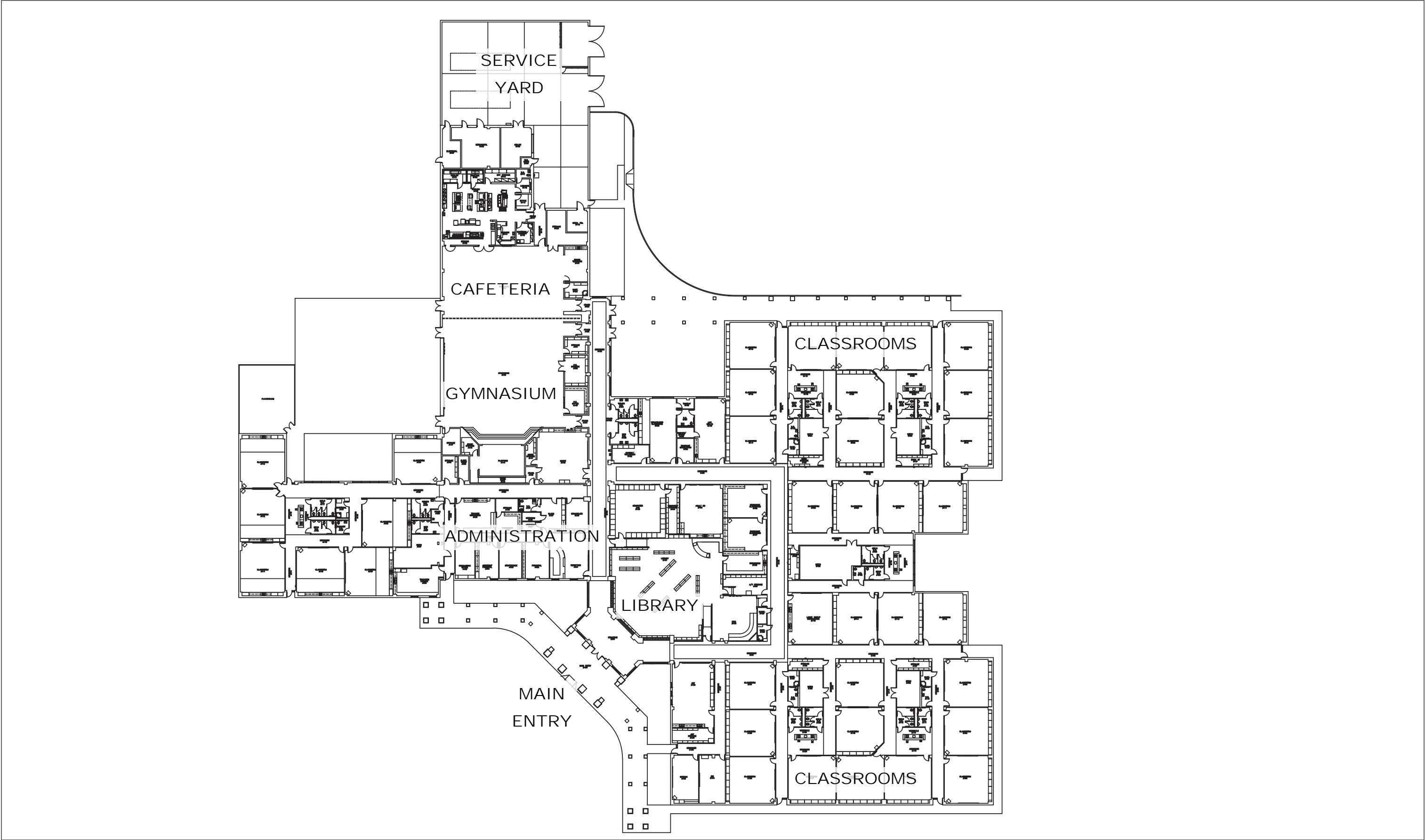
Original Building Completed: 2000
Total Building Area: 92,210 SF
Site Acreage: 11.5
Design Capacity: 720
Enrollment (February 28, 2020): 536



CAMPBELL ELEMENTARY SCHOOL **SITE AERIAL**



CAMPBELL ELEMENTARY SCHOOL FLOOR PLAN



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CAMPBELL ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,321,579
Priority 2	\$2,274,216
Priority 3	\$1,689,777
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$34,233	\$79,628	\$0	\$113,860
Building Envelope	\$2,002,345	\$0	\$0	\$0	\$2,002,345
Architectural	\$225,342	\$103,079	\$801,770	\$0	\$1,130,191
Mechanical	\$93,893	\$0	\$175,181	\$0	\$269,073
Electrical	\$0	\$1,095,046	\$0	\$0	\$1,095,046
Plumbing	\$0	\$0	\$11,148	\$0	\$11,148
Technology	\$0	\$0	\$86,157	\$0	\$86,157
Life Safety & Security	\$0	\$74,419	\$535,894	\$0	\$610,312
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$967,441	\$0	\$0	\$967,441
Priority Totals	\$2,321,579	\$2,274,216	\$1,689,777	\$0	\$6,285,572

Totals P1	\$2,321,579
Totals P1+P2	\$4,595,795
Totals P1+P2+P3	\$6,285,572
Totals P1+P2+P3+P4	\$6,285,572

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CAMPBELL ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$113,860
C1	Remove and replace broken concrete curb and concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,977
C2	Various sidewalks around the building are cracking. Possibly due to ground movement. Replace sidewalks as needed.	2	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$31,256
C3	Regrade area adjacent to playground to eliminate standing water. Review damage to the playground area from them holding water	3	Playgrounds/ Equipment	Principal Questionnaire / Interview	\$15,926
C4	Remove and replace concrete basketball play area	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$63,702
Building Envelope					\$2,002,345
B1	Replace existing built up roof with new two ply modified bitumen cool roof system. There are roof leaks in the kindergarten hallway in several locations and in Classroom G1.	1	Roof Replacement	Consultant Assessment with District Personnel	\$1,967,570
B2	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$34,775
Architecture					\$1,130,191
A1	There are issues with the interior and exterior doors opening and closing due to foundation issues.	1	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$125,190
A2	Refinish the existing chalkboards in all classrooms with dry erase material	1	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$100,152
A3	Replace counter tops at various sinks.	2	Renovation	Staff Input	\$21,218
A4	Various minor foundation cracks to be addressed	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$81,860
A5	Install an inlet and replace concrete in the area near the teacher's entrance to the building.	3	Doors	Principal Questionnaire / Interview	\$15,926
A6	Replace the maroon wall paper in the front office behind the receptionist desk	3	Interior Finishes	Principal Questionnaire / Interview (Consultant Verified)	\$1,911
A7	Install new basketball goals at the hardscaped area outside to replace the rusted ones	3	Playgrounds/ Equipment	Principal Questionnaire / Interview	\$15,926

CAMPBELL ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A8	Remove carpet and install LVT in the teachers lounge, principals office, assistant principals office, conference room and secretary's office in the administration area	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$69,674
A9	Provide way finding signage for all grade levels throughout the building	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
A10	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$507,228
A11	There are structural cracks in the kindergarten area near G1 and G7.	3	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
A12	replace and repair damaged restroom tile	3	Renovation	Consultant Assessment with District Personnel	\$107,497
Mechanical					\$269,073
M1	Provide VFD on heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$24,343
M2	Replace heating water piping.	1	HVAC	Consultant Assessment with District Personnel	\$13,910
M3	Replace heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$55,640
M4	Install back up generator	3	Emergency Generator	Principal Questionnaire / Interview	\$79,628
M5	Replace boiler. The kindergarten area feels like heat is coming out of the vents when AC should be.	3	HVAC	Consultant Assessment with District Personnel	\$95,553
Electrical					\$1,095,046
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$137,243
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$686,213
E3	Replace secondary switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$271,590
Plumbing					\$11,148
P1	Replace / Repair water faucets. Bathroom faucets near the gym need auto shut off handles.	3	Plumbing - Fixtures	Principal Questionnaire / Interview	\$11,148

CAMPBELL ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Technology					\$86,157
T1	Replace sound system.	3	Audio/Visual/ Sound	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$610,312
LSS1	Replace intercom system. The intercom is not audible in the hallways or gymnasium when the building is full of parents and gym activities are going on.	2	Public Address	Consultant Assessment with District Personnel	\$74,419
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$523,950
LSS3	Provide Access Control are already located near Room D8, back circle near cafeteria, and the cafeteria exit to the playground. The campus would like additional ones for other corners of the building	3	Security - Card Readers	Principal Questionnaire / Interview	\$11,944
Food Service					\$967,441
FS1	Renovate kitchen to include ceiling and grid, flooring, painting of walls, and replacing all kitchen equipment	2	Building Addition	Consultant Assessment with District Personnel	\$967,441

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CARTER ELEMENTARY SCHOOL



Physical Address:
8500 A Meyers Road
Richmond, TX 77469

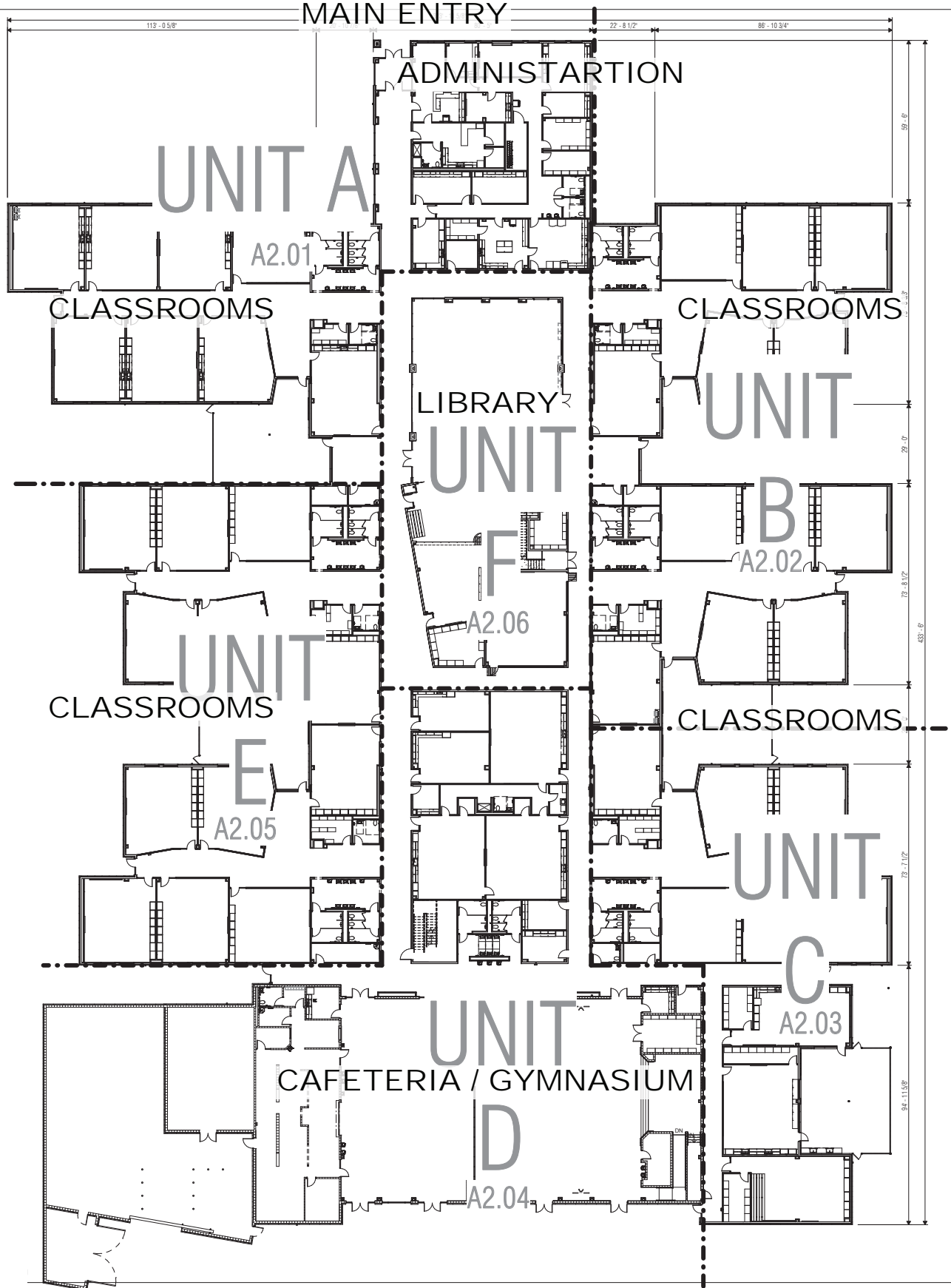
Original Building Completed: 2018
Total Building Area: 95,254 SF
Site Acreage: 17.8
Design Capacity: 750
Enrollment (February 28, 2020): 751



CARTER ELEMENTARY SCHOOL **SITE AERIAL**



CARTER ELEMENTARY SCHOOL FLOOR PLAN



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CARTER ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$1,593
Priority 4	\$2,449,558

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$1,593	\$15,336	\$16,929
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$0	\$2,393,324	\$2,393,324
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$20,448	\$20,448
Life Safety & Security	\$0	\$0	\$0	\$20,448	\$20,448
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$1,593	\$2,449,558	\$2,451,150

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$1,593
Totals P1+P2+P3+P4	\$2,451,150

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CARTER ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$16,929
C1	Regrade area adjacent to playground to eliminate standing water. Review damage to the playground area from them holding water	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$1,593
C2	Provide fencing around the fire turnaround lane.	4	Site Fencing	Principal Questionnaire / Interview (Consultant Verified)	\$15,336
Architecture					\$2,393,324
A1	There are not spaces designed for a diagnostician, Special Needs, speech, gifted and talented, dyslexia, reading and math facilitators, and an ESL lead. These teachers are using spaces designed for other uses. As the campus grows this will be a hug issue.	4	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$2,393,324
Technology					\$20,448
T1	It is unreliable and doesn't have bluetooth capabilities. It is brand new, yet it fails to work at every event like it is aged. There aren't any speakers on the stage, so when our students are performing on the stage, they lag behind because they cannot hear the music. The mic that plugs into the wall should be the most powerful, yet can't be heard and the wireless microphones go through batteries quickly (about 30 minutes if we are really using it) so we have to make sure all of them have new batteries because we go through everyone one of them.	4	Technology - Systems/ Infrastructure	Principal Questionnaire / Interview	\$20,448
Life Safety & Security					\$20,448
LSS1	There is a need for more cameras. The second grade hallway is a concern as there is not one that allows us to see what we need to see from the restroom to the exist door in any hall.	4	Security - Cameras	Principal Questionnaire / Interview	\$20,448

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CULVER ELEMENTARY SCHOOL



Physical Address:
3131 Learning Tree Lane
Rosenberg, TX 77471

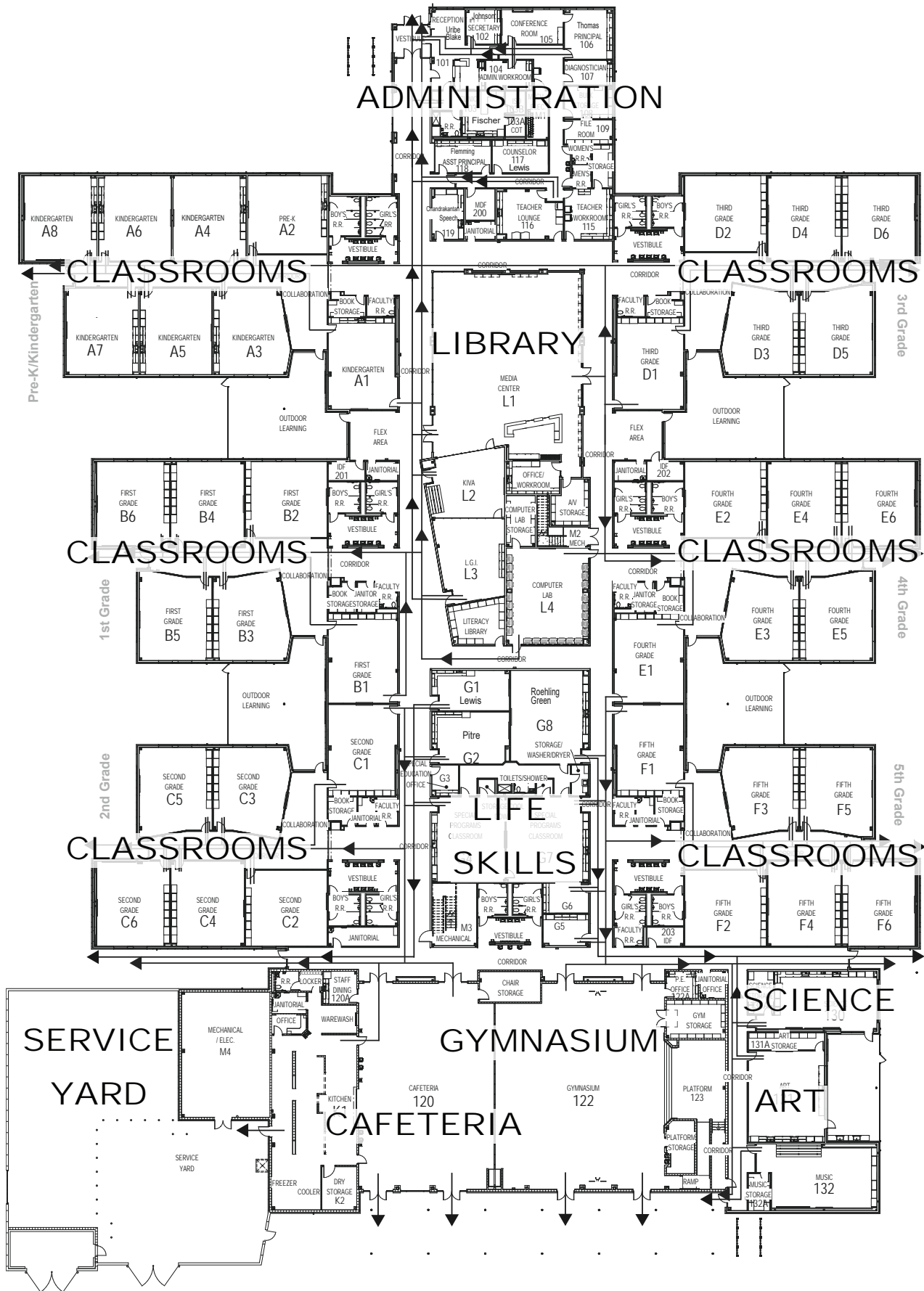
Original Building Completed: 2019
Total Building Area: 95,254 SF
Site Acreage: 114.0
Design Capacity: 750
Enrollment (February 28, 2020): 694



CULVER ELEMENTARY SCHOOL **SITE AERIAL**



CULVER ELEMENTARY SCHOOL FLOOR PLAN



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CULVER ELEMENTARY SCHOOL **SUMMARY REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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CULVER ELEMENTARY SCHOOL **DETAILED REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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DICKINSON ELEMENTARY SCHOOL



Physical Address:
7110 Greatwood Parkway
Sugar Land, TX 77479

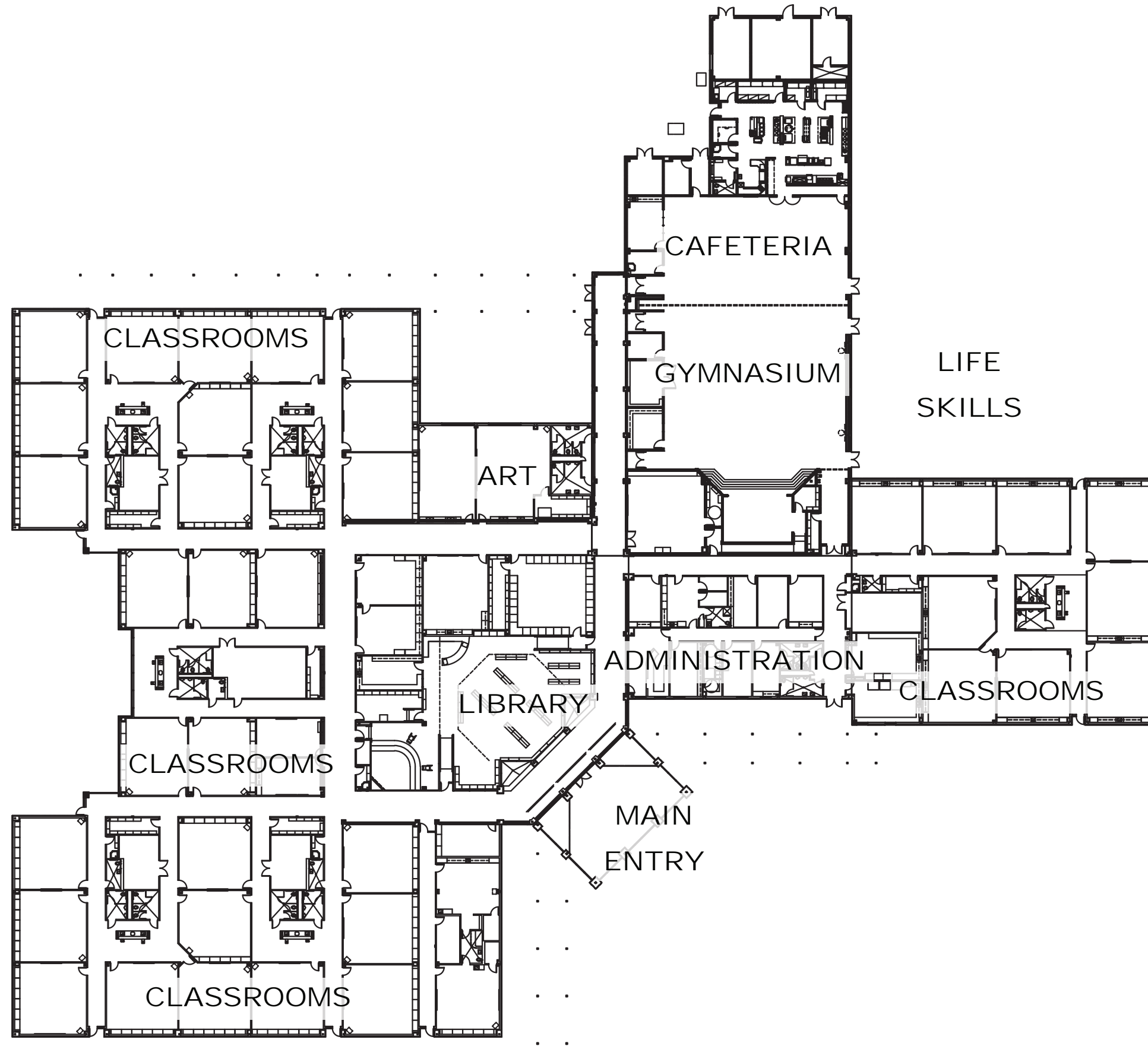
Original Building Completed: 1993
Total Building Area: 86,050 SF
Site Acreage: 15.8
Design Capacity: 750
Enrollment (February 28, 2020): 536



DICKINSON ELEMENTARY SCHOOL **SITE AERIAL**



DICKINSON ELEMENTARY SCHOOL FLOOR PLAN



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DICKINSON ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$3,743,382
Priority 2	\$2,920,591
Priority 3	\$3,407,265
Priority 4	\$690,136

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$6,955	\$119,070	\$57,332	\$0	\$183,356
Building Envelope	\$2,263,853	\$0	\$1,839,398	\$0	\$4,103,250
Architectural	\$0	\$0	\$799,302	\$0	\$799,302
Mechanical	\$0	\$1,212,724	\$179,162	\$690,136	\$2,082,022
Electrical	\$718,173	\$271,590	\$0	\$0	\$989,764
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$86,157	\$0	\$86,157
Life Safety & Security	\$754,401	\$0	\$445,915	\$0	\$1,200,316
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,317,207	\$0	\$0	\$1,317,207
Priority Totals	\$3,743,382	\$2,920,591	\$3,407,265	\$690,136	\$10,761,374

Totals P1	\$3,743,382
Totals P1+P2	\$6,663,973
Totals P1+P2+P3	\$10,071,238
Totals P1+P2+P3+P4	\$10,761,374

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DICKINSON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$183,356
C1	Remove and replace broken concrete sidewalk and concrete curb	1	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$6,955
C2	Provide additional parking. Assume 20 spaces	2	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$119,070
C3	Remove and replace concrete basketball play area	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$57,332
Building Envelope					\$4,103,250
B1	Replace existing built up roof with new two ply modified bitumen cool roof system and replace exterior waterproofing and sealant joints. Replace the metal panel roof at the main entry	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$2,263,853
B2	Replace existing built up roof with new two ply modified bitumen cool roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$1,839,398
Architecture					\$799,302
A1	Remove and replace carpet	3		Principal Questionnaire / Interview (Consultant Verified)	\$799,302
Mechanical					\$2,082,022
M1	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$395,758
M2	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$52,093
M3	Replace central station air handling units.	2	HVAC	Consultant Assessment with District Personnel	\$488,037
M4	Replace chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$105,674
M5	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$37,209
M6	Replace multi-zone ductwork.	2	HVAC	Consultant Assessment with District Personnel	\$133,953

DICKINSON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M7	Provide VFD on heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$27,870
M8	Replace boiler.	3	HVAC	Consultant Assessment with District Personnel	\$95,553
M9	Replace heating water piping.	3	HVAC	Consultant Assessment with District Personnel	\$15,926
M10	Replace heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$39,814
M11	Replace air cooled chiller.	4	HVAC	Consultant Assessment with District Personnel	\$562,333
M12	Replace grilles and diffusers.	4	HVAC	Consultant Assessment with District Personnel	\$127,803
Electrical					\$989,764
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$119,696
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$598,478
E3	Replace service entrance switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$271,590
Technology					\$86,157
T1	Replace sound system.	3	Audio/Visual/Sound	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$1,200,316
LSS1	Provide new PA and classroom communication system	1	Public Address	Consultant Assessment with District Personnel	\$754,401
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$445,915
Food Service					\$1,317,207
FS1	Replace cold storage assembly and associated refrigeration system.	2	Building Addition	Consultant Assessment with District Personnel	\$89,302
FS2	Replace existing serving lines to meet current NSF requirements.	2	Building Addition	Consultant Assessment with District Personnel	\$684,650
FS3	Replace food service equipment.	2	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$543,255

FROST ELEMENTARY SCHOOL



Physical Address:
3306 Skinner Lane
Richmond, TX 77406

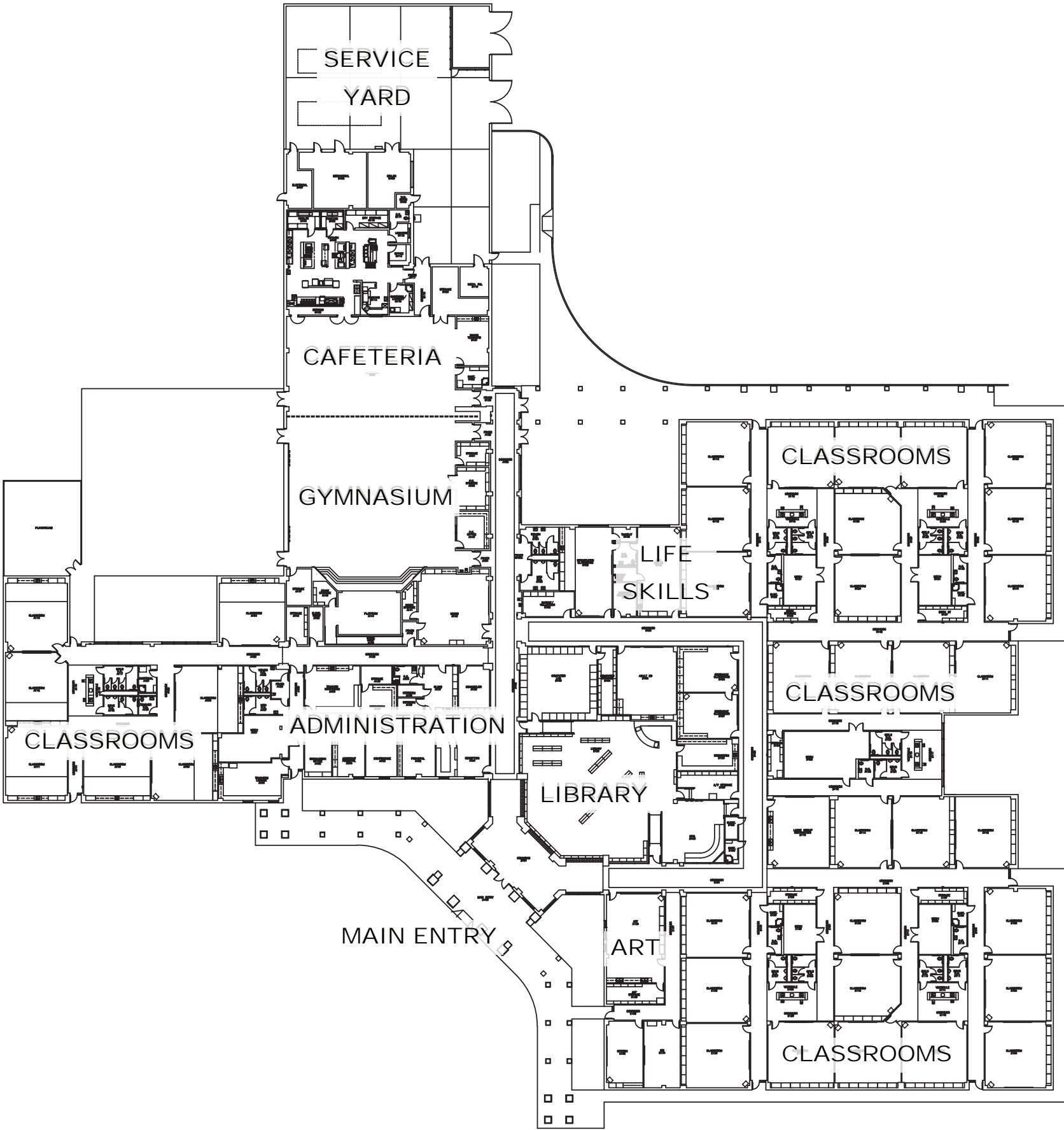
Original Building Completed: 2000
Total Building Area: 92,210 SF
Site Acreage: 15.8
Design Capacity: 720
Enrollment (February 28, 2020): 702



FROST ELEMENTARY SCHOOL **SITE AERIAL**



FROST ELEMENTARY SCHOOL FLOOR PLAN



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FROST ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$3,781,016
Priority 2	\$2,286,002
Priority 3	\$696,941
Priority 4	\$136,323

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$35,349	\$0	\$0	\$35,349
Building Envelope	\$2,222,818	\$0	\$0	\$0	\$2,222,818
Architectural	\$1,127,023	\$82,456	\$44,591	\$0	\$1,254,070
Mechanical	\$177,353	\$1,041,859	\$0	\$0	\$1,219,212
Electrical	\$253,823	\$823,456	\$0	\$136,323	\$1,213,602
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$205,598	\$0	\$205,598
Life Safety & Security	\$0	\$0	\$446,751	\$0	\$446,751
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$302,883	\$0	\$0	\$302,883
Priority Totals	\$3,781,016	\$2,286,002	\$696,941	\$136,323	\$6,900,282

Totals P1	\$3,781,016
Totals P1+P2	\$6,067,019
Totals P1+P2+P3	\$6,763,959
Totals P1+P2+P3+P4	\$6,900,282

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FROST ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$35,349
C1	Modify parking to address standing water after rain.	2	Site Paving - Maintenance	Principal Questionnaire / Interview	\$27,907
C2	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$7,442
Building Envelope					\$2,222,818
B1	Replace existing built up roof with new two ply modified bitumen cool roof system. Replace the existing metal panel roof system with a new metal roof. Replace the exterior waterproofing/sealant joints and seal windows at the receptionist area to eliminate the leaking condition.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$2,222,818
Architecture					\$1,254,070
A1	Provide waterproofing/seal at door.	1	Doors	Consultant Assessment with District Personnel	\$417
A2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid	1	Ceiling	Consultant Assessment with District Personnel	\$730
A3	Remove existing carpet and replace with new carpet	1	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$701,064
A4	Remove existing vinyl wall covering and replace with new vinyl wall covering	1	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$378,352
A5	Repair cracks on the floor and walls in the Cafeteria.	1	Structural/ Foundation	Consultant Assessment with District Personnel	\$2,504
A6	Replace playground fencing	1	Site Fencing	Principal Questionnaire / Interview	\$43,956
A7	Provide waterproofing/seal at windows.	2	Windows	Consultant Assessment with District Personnel	\$8,037
A8	Install irrigation system for outdoor planting.	2	Irrigation	Principal Questionnaire / Interview (Consultant Verified)	\$74,419
A9	Remove and replace vinyl wall covering.	3	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$42,999
A10	Replace sink counter top.	3	Interior Finishes	Consultant Assessment with District Personnel	\$1,593

FROST ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Mechanical					\$1,219,212
M1	Provide VFD on heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$24,343
M2	Replace boiler.	1	HVAC	Consultant Assessment with District Personnel	\$83,460
M3	Replace heating water piping.	1	HVAC	Consultant Assessment with District Personnel	\$13,910
M4	Replace heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$55,640
M5	Replace central station air handling units.	2	HVAC	Consultant Assessment with District Personnel	\$1,041,859
Electrical					\$1,213,602
E1	Replace service entrance switchgear.	1	Electrical Distribution	Consultant Assessment with District Personnel	\$253,823
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$137,243
E3	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$686,213
E4	Replace secondary switchgear.	4	Electrical Distribution	Consultant Assessment with District Personnel	\$136,323
Technology					\$205,598
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
T2	Replace sound system.	3	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$86,157
Life Safety & Security					\$446,751
LSS1	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$367,123
LSS2	Replace intercom system.	3	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$79,628

FROST ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Food Service					\$302,883
FS1	Replace aged FS Equipment and update to meet current District menu standards.	2	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$213,581
FS2	Replace cold storage assembly and associated refrigeration system.	2	Building Addition	Consultant Assessment with District Personnel	\$89,302

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HUBENAK

ELEMENTARY SCHOOL



Physical Address:

11344 Rancho Bella Parkway
Richmond, TX 77406

Original Building Completed: 2009

Total Building Area: 89,020 SF

Site Acreage: 14.0

Design Capacity: 750

Enrollment (February 28, 2020): 1079

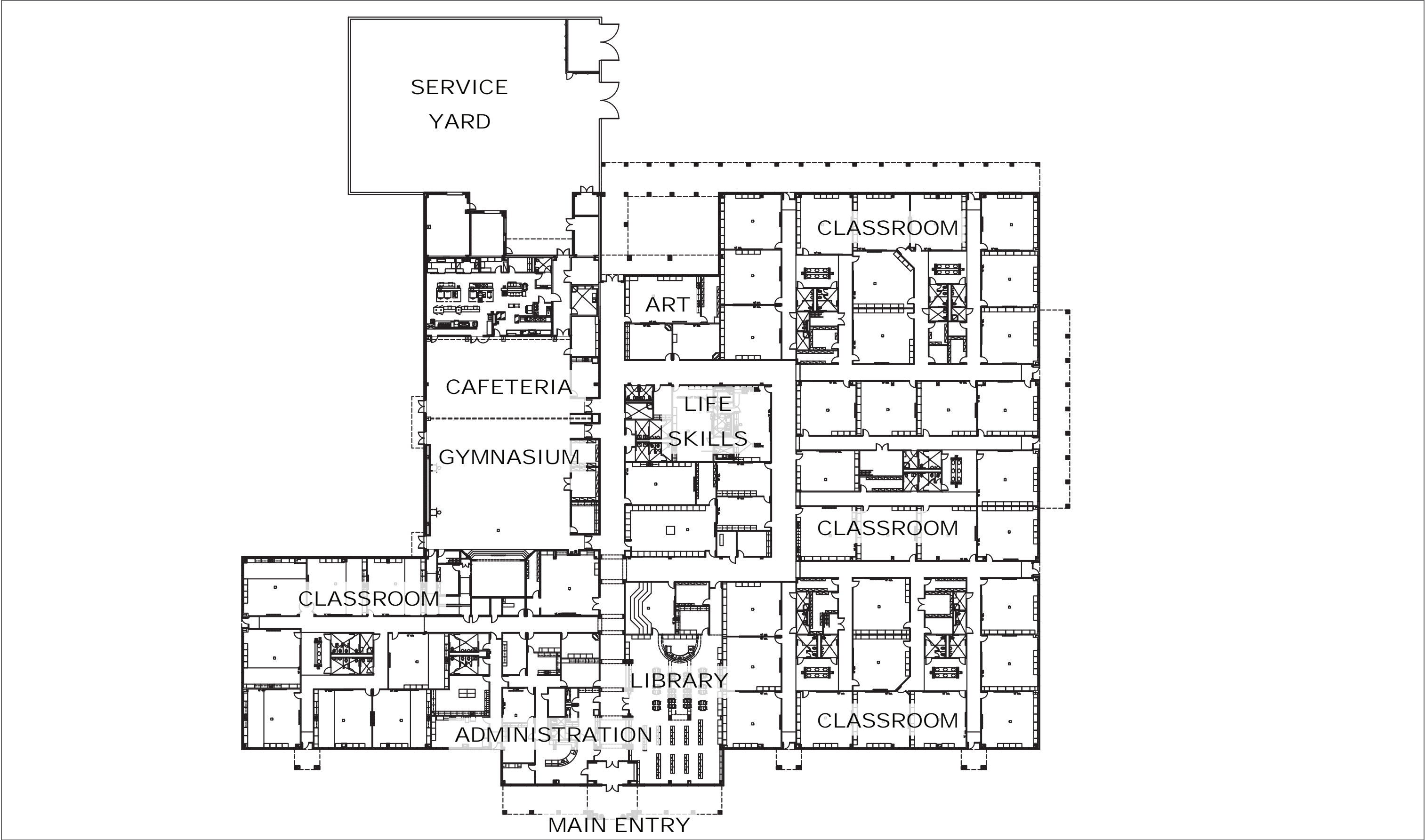
HUBENAK



HUBENAK ELEMENTARY SCHOOL **SITE AERIAL**



HUBENAK ELEMENTARY SCHOOL FLOOR PLAN



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HUBENAK ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$832,177
Priority 3	\$6,278,907
Priority 4	\$1,191,124

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$37,209	\$17,916	\$0	\$55,125
Architectural	\$0	\$0	\$4,489,277	\$903,141	\$5,392,418
Mechanical	\$0	\$0	\$306,566	\$0	\$306,566
Electrical	\$0	\$794,968	\$0	\$0	\$794,968
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$119,441	\$42,601	\$162,042
Life Safety & Security	\$0	\$0	\$473,784	\$245,382	\$719,166
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$871,922	\$0	\$871,922
Priority Totals	\$0	\$832,177	\$6,278,907	\$1,191,124	\$8,302,208

Totals P1	\$0
Totals P1+P2	\$832,177
Totals P1+P2+P3	\$7,111,084
Totals P1+P2+P3+P4	\$8,302,208

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HUBENAK ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Building Envelope					\$55,125
B1	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$37,209
B2	Paint all previously painted exterior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$17,916
Architecture					\$5,392,418
A1	Provide exterior signage to direct visitors to main office	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$3,058
A2	Add additional SPED rooms to accommodate programs.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$3,471,763
A3	Paint all previously painted interior surfaces.	3	Painting	Principal Questionnaire / Interview	\$248,040
A4	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$766,416
A5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	4	Ceiling	Consultant Assessment with District Personnel	\$536,773
A6	Replace stage curtains.	4	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$25,561
A7	Replace teaching surfaces at each classroom.	4	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$85,202
A8	Replace VWC	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$255,606
Mechanical					\$306,566
M1	Provide VFD on chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$55,739
M2	Provide VFD on heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$27,870
M3	Replace chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$159,255
M4	Replace heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$63,702

HUBENAK ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Electrical					\$794,968
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$132,495
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$662,473
Technology					\$162,042
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
T2	Provide a local sound system for the Library.	4	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$42,601
Life Safety & Security					\$719,166
LSS1	Provide an additional access control reader between pods D and C.	3	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$390,175
LSS3	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
LSS4	Address student drop off through the neighborhood.	4	Life Safety	Principal Questionnaire / Interview	\$245,382
Food Service					\$871,922
FS1	Add serving line in the event that the student capacity exceeds 1,000.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$684,797
FS2	Renovate servery.	3	Building Addition	Principal Questionnaire / Interview	\$187,125

HUGGINS

ELEMENTARY SCHOOL



Physical Address:
No. 1 Huggins Drive
Fulshear, TX 77441

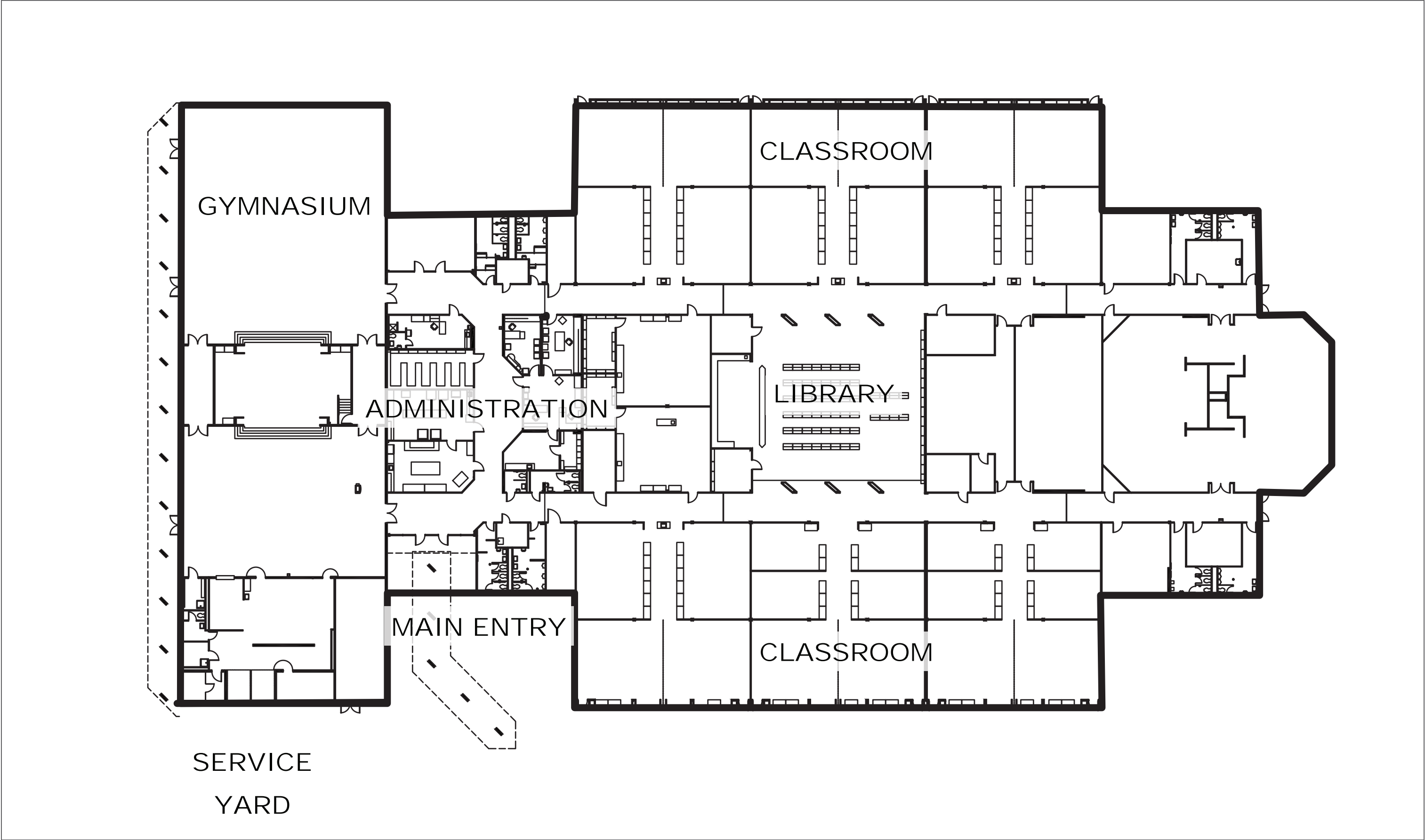
Original Building Completed: 1979
Total Building Area: 58,200 SF
Site Acreage: 20.5
Design Capacity: 650
Enrollment (February 28, 2020): 841



HUGGINS ELEMENTARY SCHOOL **SITE AERIAL**



HUGGINS ELEMENTARY SCHOOL **FLOOR PLAN**



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HUGGINS ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,521,376
Priority 2	\$2,312,972
Priority 3	\$3,069,644
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$276,837	\$489,710	\$0	\$766,547
Building Envelope	\$1,509,374	\$0	\$0	\$0	\$1,509,374
Architectural	\$25,000	\$1,837,393	\$1,554,331	\$0	\$3,416,724
Mechanical	\$0	\$198,742	\$0	\$0	\$198,742
Electrical	\$517,452	\$0	\$0	\$0	\$517,452
Plumbing	\$400,000	\$0	\$0	\$0	\$400,000
Technology	\$69,550	\$0	\$0	\$0	\$69,550
Life Safety & Security	\$0	\$0	\$70,072	\$0	\$70,072
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$955,531	\$0	\$955,531
Priority Totals	\$2,521,376	\$2,312,972	\$3,069,644	\$0	\$7,903,992

Totals P1	\$2,521,376
Totals P1+P2	\$4,834,348
Totals P1+P2+P3	\$7,903,992
Totals P1+P2+P3+P4	\$7,903,992

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HUGGINS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$766,547
C1	Remove and replace existing track	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$133,953
C2	Provide additional parking for school events. Assume 20 spaces	2	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$119,070
C3	Regrade or provide drainage from front parking lot.	2	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$23,814
C4	Apply sealcoat to the parking surface and restripe	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$35,832
C5	Remove and replace asphalt drives	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$453,877
Building Envelope					\$1,509,374
B1	Replace existing built up roof with new two ply modified bitumen cool roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$1,314,495
B2	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$98,900
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$34,775
B4	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Consultant Assessment with District Personnel	\$61,204
Architecture					\$3,416,724
A1	Provide access control near the portables	1	Doors	Consultant Assessment with District Personnel	\$25,000
A2	Replace crack tiles at restrooms throughout facility	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$49,116
A3	Replace millwork throughout facility	2	Casework	Consultant Assessment with District Personnel	\$333,395
A4	Replace windows at gym	2	Windows	Consultant Assessment with District Personnel	\$22,326

HUGGINS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Renovate and add restrooms	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$1,302,324
A6	Provide fencing	2	Site Fencing	Principal Questionnaire / Interview	\$130,232
A7	Provide additional storage. Assume addition.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$298,604
A8	Provide ADA compliant ramp to access the Stage.	3	Ramps	Consultant Assessment with District Personnel	\$39,814
A9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$334,436
A10	Repair Vinyl Wall Cover joint in walls throughout facility	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$401,323
A11	Replace /vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$225,744
A12	Replace acoustical wall panels.	3	Acoustical Treatment	Consultant Assessment with District Personnel	\$28,666
A13	Replace carpet and base throughout facility.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$142,135
A14	Replace screens at the Library.	3	Window Covering (blinds, shades, etc.)	Consultant Assessment with District Personnel	\$7,166
A15	Replace teaching surfaces at each classroom.	3	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$76,443
Mechanical					\$198,742
M1	Replace air cooled chiller.	2	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$198,742
Electrical					\$517,452
E1	Interior Lighting Controls	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$431,210
E2	Replace all interior lights with LED lights	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$86,242

HUGGINS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Plumbing					\$400,000
P1	Replace the remaining underground sanitary lines in the kitchen. ALL SANITARY LINES CAMPUS-WIDE	1	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview (Consultant Verified)	\$400,000
Technology					\$69,550
T1	Sound System	1	Audio/Visual/ Sound	Principal Questionnaire / Interview (Consultant Verified)	\$69,550
Life Safety & Security					\$70,072
LSS1	Provide new signage for doors and way-finding corridors	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
LSS2	Install additional card reader at front door	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$62,110
Food Service					\$955,531
FS1	Renovate entire kitchen and servery per current district standards.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$955,531

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HUTCHISON ELEMENTARY SCHOOL



Physical Address:

3602 Williams Way Boulevard
Richmond, TX 77469

Original Building Completed: 2005

Total Building Area: 95,000 SF

Site Acreage: 14.2

Design Capacity: 750

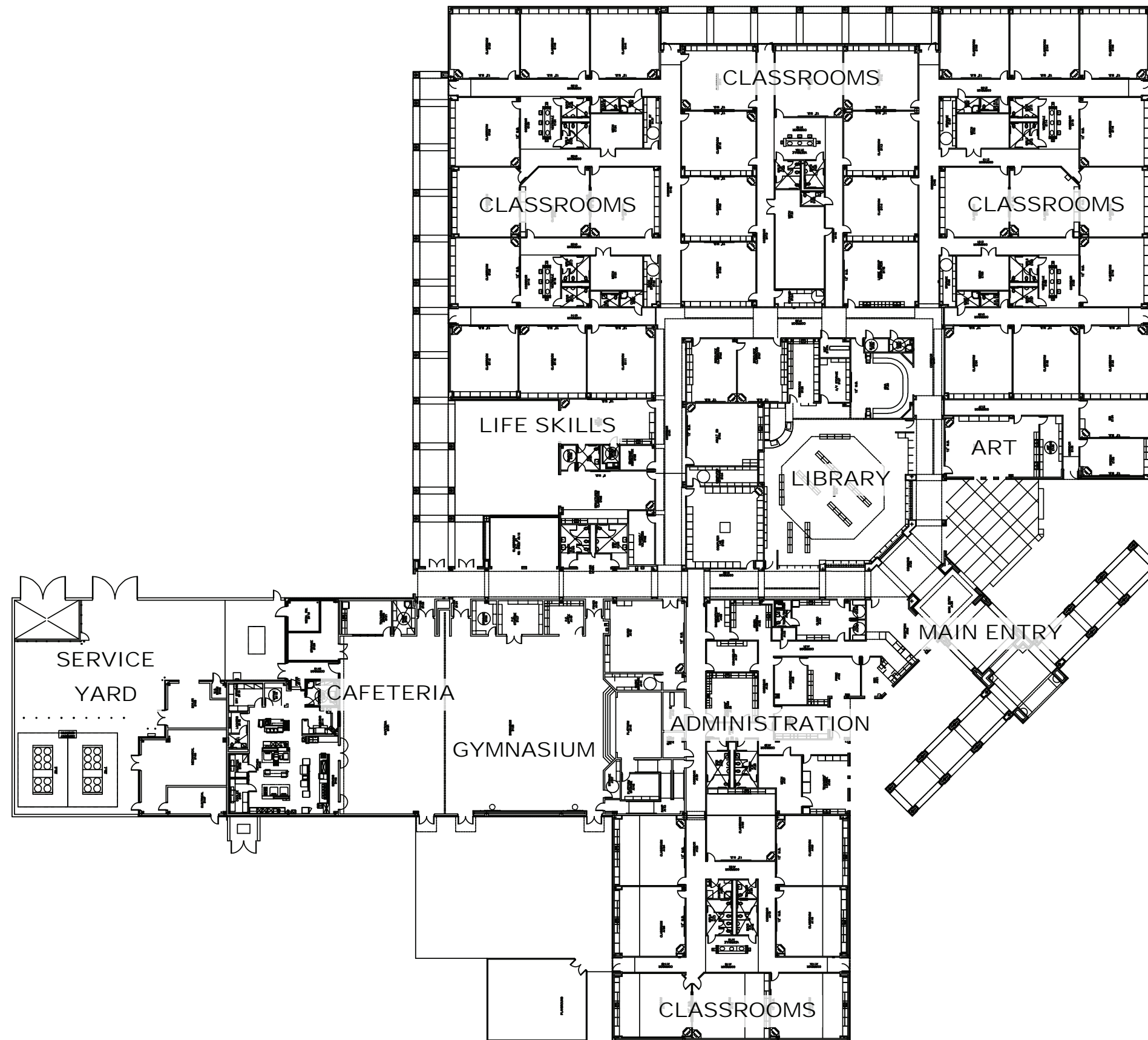
Enrollment (February 28, 2020): 737



HUTCHISON ELEMENTARY SCHOOL **SITE AERIAL**



HUTCHISON ELEMENTARY SCHOOL FLOOR PLAN



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HUTCHISON ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$2,368,369
Priority 3	\$3,601,716
Priority 4	\$102,242

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$119,070	\$71,665	\$0	\$190,734
Building Envelope	\$0	\$37,209	\$2,388,828	\$0	\$2,426,037
Architectural	\$0	\$638,139	\$651,354	\$0	\$1,289,492
Mechanical	\$0	\$725,580	\$0	\$0	\$725,580
Electrical	\$0	\$848,371	\$31,851	\$0	\$880,222
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$86,157	\$0	\$86,157
Life Safety & Security	\$0	\$0	\$79,628	\$0	\$79,628
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$292,233	\$102,242	\$394,476
Priority Totals	\$0	\$2,368,369	\$3,601,716	\$102,242	\$6,072,327

Totals P1	\$0
Totals P1+P2	\$2,368,369
Totals P1+P2+P3	\$5,970,084
Totals P1+P2+P3+P4	\$6,072,327

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HUTCHISON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$190,734
C1	Add parking to accommodate special events at the campus. Assume (20) spaces.	2	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$119,070
C2	Remove, re-grade, and replace concrete drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$71,665
Building Envelope					\$2,426,037
B1	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$37,209
B2	Replace existing built up roof with new two ply modified bitumen cool roof system	3	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$2,388,828
Architecture					\$1,289,492
A1	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$267,907
A2	Replace flooring in kitchen areas.	2	Flooring	Consultant Assessment with District Personnel	\$55,814
A3	Paint all previously painted interior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$247,442
A4	Repair cracks located in the cafeteria and gym walls.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$66,977
A5	Replace vinyl wall covering throughout facility.	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$130,589
A6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$501,654
A7	Repair wall cracks at various locations	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$19,111
Mechanical					\$725,580
M1	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$52,093
M2	Provide VFD on heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$26,046

HUTCHISON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M3	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$416,744
M4	Replace chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$148,837
M5	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$22,326
M6	Replace heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$59,535
Electrical					\$880,222
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$141,395
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$706,976
E3	Replace / Upgrade Circuit Breakers	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
E4	install additional electrical outlets	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
Technology					\$86,157
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$79,628
LSS1	Replace intercom system.	3	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
Food Service					\$394,476
FS1	Replace aged FS Equipment and update to meet current District menu standards.	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$292,233
FS2	Replace cold storage assembly and associated refrigeration system.	4	Building Addition	Consultant Assessment with District Personnel	\$102,242

JACKSON

ELEMENTARY SCHOOL



Physical Address:
301 Third Street
Rosenberg, TX 77471

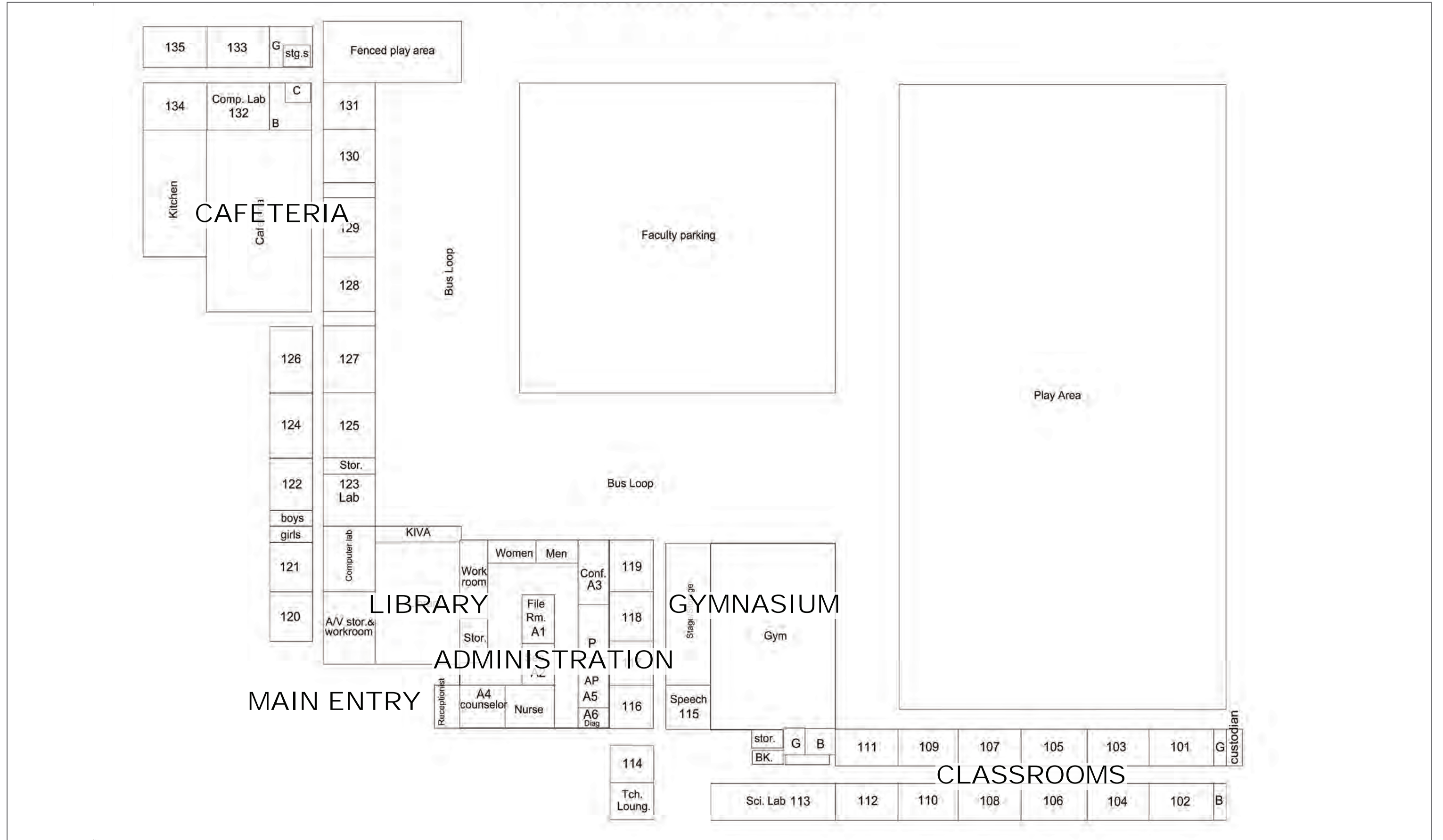
Original Building Completed: 1947
Total Building Area: 65,860 SF
Site Acreage: 5.3
Design Capacity: 520
Enrollment (February 28, 2020): 338



JACKSON ELEMENTARY SCHOOL **SITE AERIAL**



JACKSON ELEMENTARY SCHOOL FLOOR PLAN



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JACKSON ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,464,681
Priority 2	\$2,765,764
Priority 3	\$1,082,091
Priority 4	\$2,145,131

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$141,395	\$0	\$0	\$141,395
Building Envelope	\$1,499,401	\$27,907	\$0	\$0	\$1,527,307
Architectural	\$134,927	\$51,349	\$0	\$2,145,131	\$2,331,407
Mechanical	\$0	\$818,604	\$222,957	\$0	\$1,041,561
Electrical	\$682,007	\$178,604	\$104,885	\$0	\$965,497
Plumbing	\$0	\$0	\$2,389	\$0	\$2,389
Technology	\$148,346	\$0	\$262,930	\$0	\$411,276
Life Safety & Security	\$0	\$0	\$488,929	\$0	\$488,929
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,547,905	\$0	\$0	\$1,547,905
Priority Totals	\$2,464,681	\$2,765,764	\$1,082,091	\$2,145,131	\$8,457,666

Totals P1	\$2,464,681
Totals P1+P2	\$5,230,444
Totals P1+P2+P3	\$6,312,535
Totals P1+P2+P3+P4	\$8,457,666

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JACKSON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$141,395
C1	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$22,326
C2	Remove and replace existing track	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$119,070
Building Envelope					\$1,527,307
B1	Repair broken and cracked exterior wall cladding.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$6,955
B2	Replace existing built up roof with new two ply modified bitumen cool roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$1,342,913
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$34,775
B4	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$114,758
B5	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$27,907
Architecture					\$2,331,407
A1	Correct structural issues at Room 118 at exterior wall.	1	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$30,602
A2	Upgrade PPCD/Lifeskills playground	1	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$104,325
A3	Replace wall tile at restrooms	2	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$33,488
A4	Repair wall cracks at various locations	2	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$17,860
A5	Provide new corner guards	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$6,390
A6	Provide new layout for restroom at employee lounge	4	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$42,942

JACKSON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A7	Replace black and green board with white markerboard	4	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$250,494
A8	Replace casework	4	Casework	Consultant Assessment with District Personnel	\$511,212
A9	Replace door signage	4	Signage/Way- finding	Consultant Assessment with District Personnel	\$19,170
A10	Repaint previously painted interior surfaces.	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$196,220
A11	Replace HM door and frame at Gymnasium	4	Doors	Consultant Assessment with District Personnel	\$6,816
A12	Replace floor covering and base throughout the campus	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$894,621
A13	Replace plam doors and hardware	4	Doors	Consultant Assessment with District Personnel	\$191,705
A14	Replace VWC at corridor	4	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$25,561
Mechanical					\$1,041,561
M1	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$52,093
M2	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$253,023
M3	Replace chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$148,837
M4	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$29,767
M5	Replace rooftop DX units.	2	HVAC	Consultant Assessment with District Personnel	\$334,883
M6	Replace rooftop chilled water air handling units.	3	HVAC	Consultant Assessment with District Personnel	\$222,957
Electrical					\$965,497
E1	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$612,457

JACKSON ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
E2	Upgrade Electrical Panel	1	Electrical Distribution	Principal Questionnaire / Interview (Consultant Verified)	\$69,550
E3	Replace secondary switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$178,604
E4	Provide interior lighting controls.	3	Lighting (Interior)	Consultant Assessment with District Personnel	\$104,885
Plumbing					\$2,389
P1	Repair / Replace drinking fountains by front office and first grade	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$2,389
Technology					\$411,276
T1	Upgrade Sound System	1	Audio/Visual/Sound	Principal Questionnaire / Interview	\$140,000
T2	Install additional camera in the main hallway outside Admin office	1	Security - Cameras	Principal Questionnaire / Interview (Consultant Verified)	\$8,346
T3	Provide new/additional cameras.	3	Security - Cameras	Consultant Assessment with District Personnel	\$176,773
T4	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$488,929
LSS1	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$367,099
LSS2	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
LSS3	Install / Upgrade / Replace Emergency Lighting	3	Lighting (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
LSS4	Install additional video camera in hallway outside administrator's office	3	Security - Cameras	Principal Questionnaire / Interview	\$2,389
Food Service					\$1,547,905
FS1	Renovate entire kitchen and servery per current district standards	2	Building Addition	Consultant Assessment with District Personnel	\$1,547,905

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LINDSEY ELEMENTARY SCHOOL



Physical Address:
2431 Joan Collier Trace
Katy, TX 77494

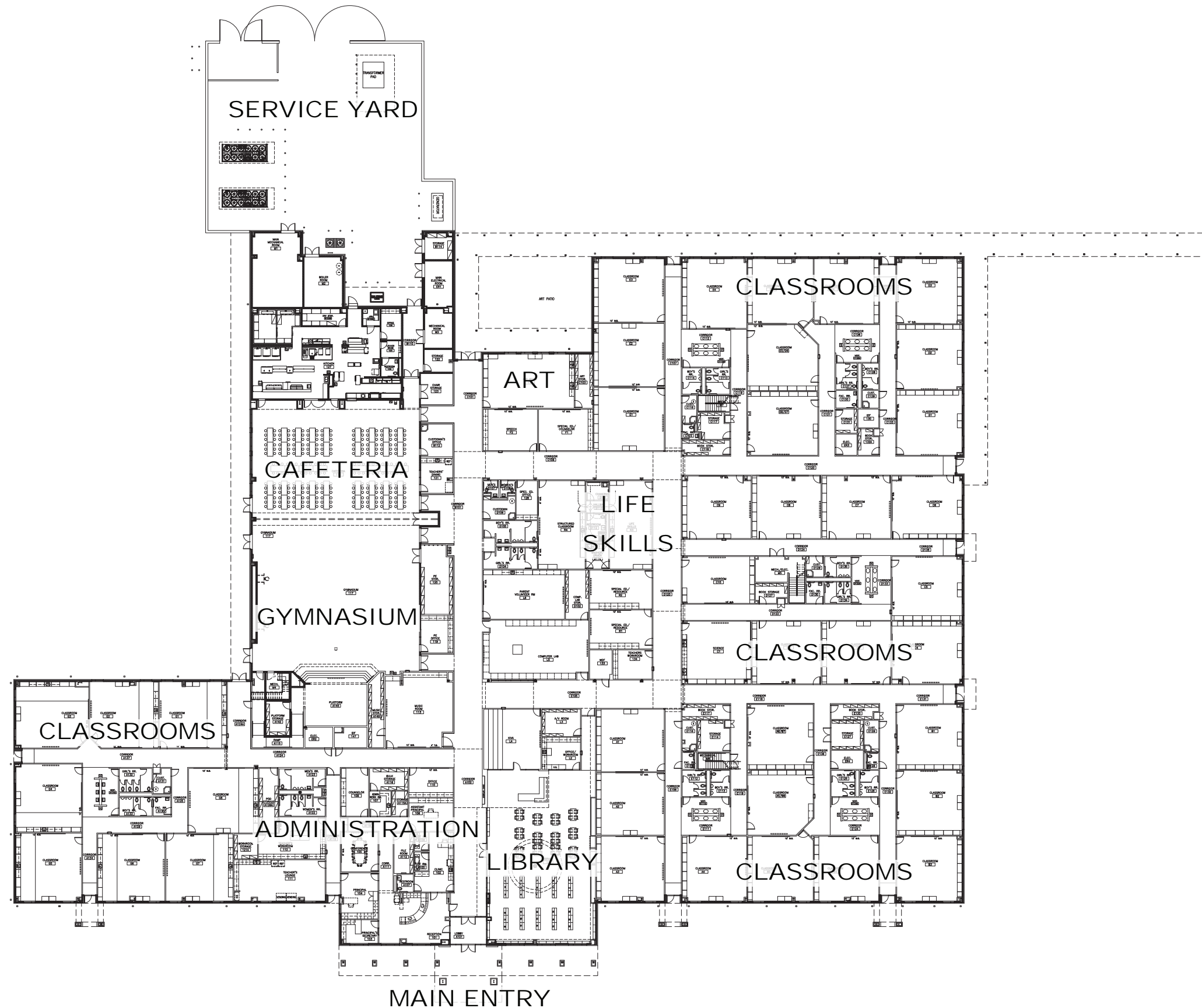
Original Building Completed: 2017
Total Building Area: 91,693 SF
Site Acreage: 14.6
Design Capacity: 750
Enrollment (February 28, 2020): 931



LINDSEY ELEMENTARY SCHOOL **SITE AERIAL**



LINDSEY ELEMENTARY SCHOOL FLOOR PLAN



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LINDSEY ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$385,398
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$181,551	\$0	\$181,551
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$2,389	\$0	\$2,389
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$14,333	\$0	\$14,333
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$187,125	\$0	\$187,125
Priority Totals	\$0	\$0	\$385,398	\$0	\$385,398

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$385,398
Totals P1+P2+P3+P4	\$385,398

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LINDSEY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$181,551
A1	Modify the Special Education classrooms to increase the size of the unit classrooms and add restrooms for Special Needs Students. Assumes building addition.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$181,551
Plumbing					\$2,389
P1	Repair / Replace drinking fountains	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$2,389
Life Safety & Security					\$14,333
LSS1	Add access control to three doors	3	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$14,333
Food Service					\$187,125
FS1	Renovate servery.	3	Building Addition	Principal Questionnaire / Interview	\$187,125

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LONG ELEMENTARY SCHOOL



Physical Address:
907 Main Street
Richmond, TX 77469

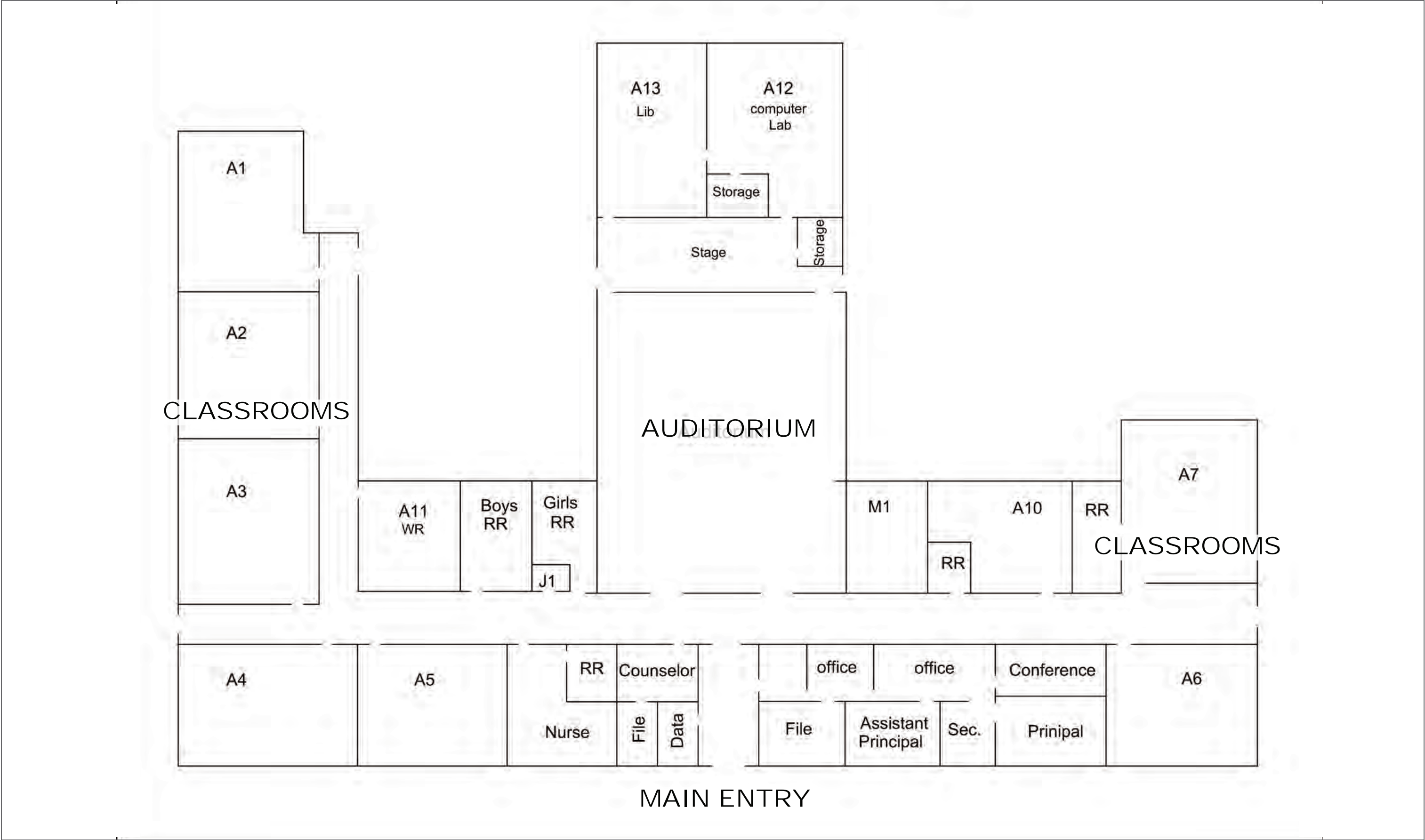


Original Building Completed: 1949
Total Building Area: 80,176 SF
Site Acreage: 6.1
Design Capacity: 750
Enrollment (February 28, 2020): 558

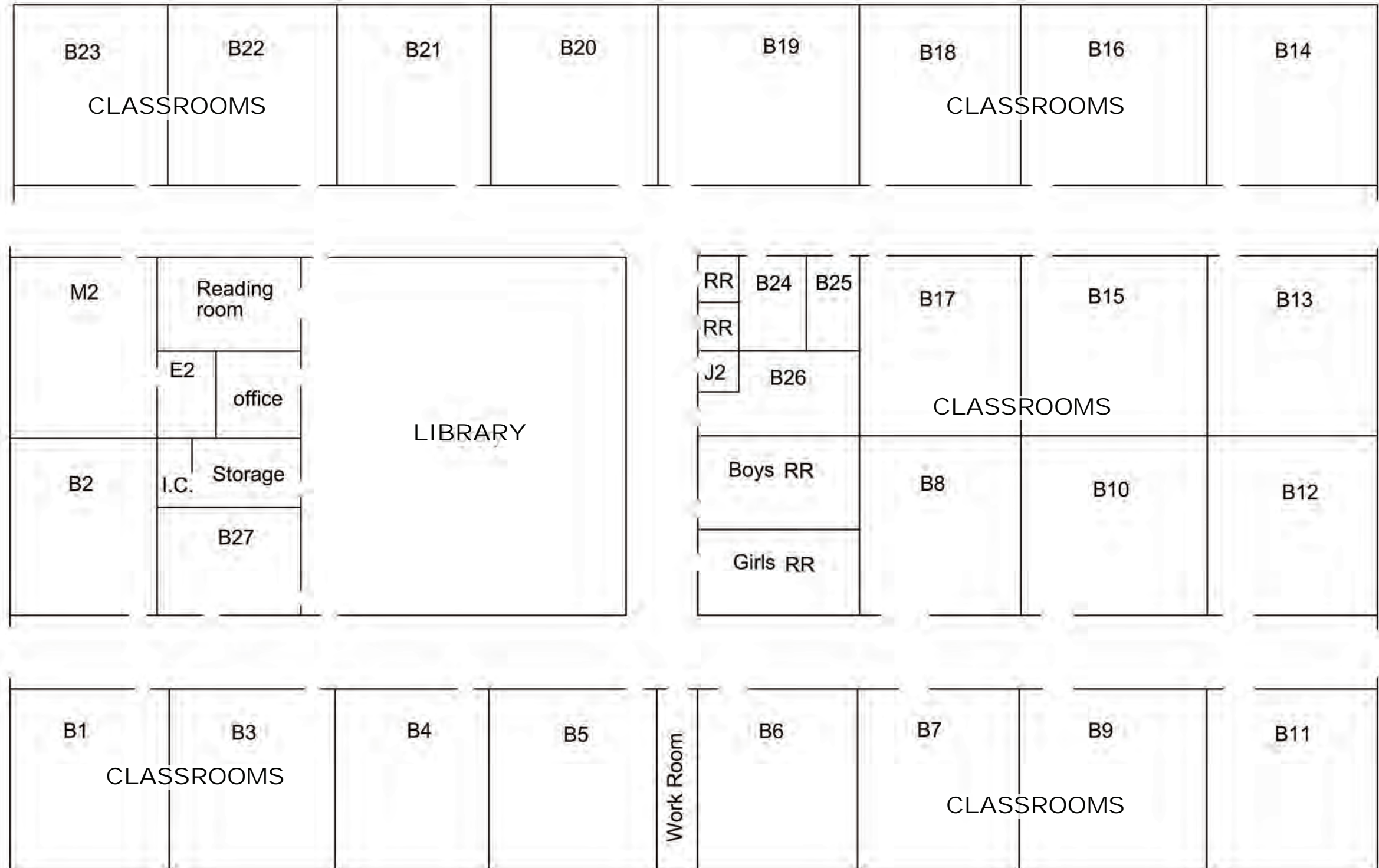
LONG ELEMENTARY SCHOOL **SITE AERIAL**



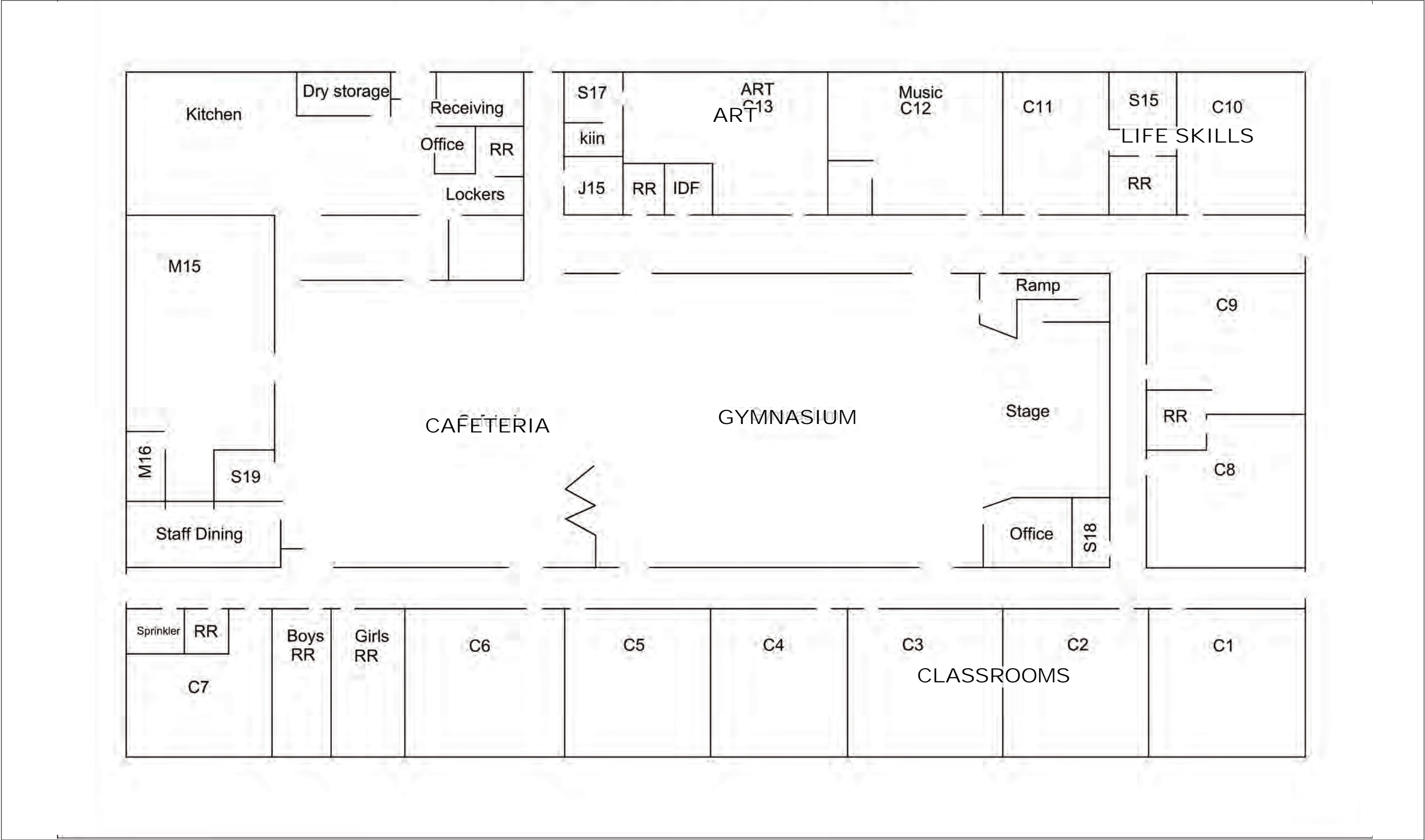
LONG ELEMENTARY SCHOOL **BUILDING A FLOOR PLAN**



LONG ELEMENTARY SCHOOL **BUILDING B FLOOR PLAN**



LONG ELEMENTARY SCHOOL **BUILDING C FLOOR PLAN**



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LONG ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,405,518
Priority 2	\$4,275,240
Priority 3	\$2,846,075
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$6,260	\$0	\$238,883	\$0	\$245,142
Building Envelope	\$403,390	\$182,176	\$0	\$0	\$585,566
Architectural	\$215,605	\$2,738,601	\$711,074	\$0	\$3,665,280
Mechanical	\$822,081	\$366,883	\$0	\$0	\$1,188,964
Electrical	\$222,560	\$987,580	\$0	\$0	\$1,210,140
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$135,623	\$0	\$199,069	\$0	\$334,692
Life Safety & Security	\$600,000	\$0	\$526,523	\$0	\$1,126,523
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$1,170,526	\$0	\$1,170,526
Priority Totals	\$2,405,518	\$4,275,240	\$2,846,075	\$0	\$9,526,833

Totals P1	\$2,405,518
Totals P1+P2	\$6,680,758
Totals P1+P2+P3	\$9,526,833
Totals P1+P2+P3+P4	\$9,526,833

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LONG ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$245,142
C1	Install concrete sidewalk	1	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$2,087
C2	Remove and re-grade concrete sidewalk	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$4,173
C3	Remove and replace asphalt parking lot	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$238,883
Building Envelope					\$585,566
B1	Provide miscellaneous roof repairs.	1	Roof Maintenance	Consultant Assessment with District Personnel	\$139,100
B2	Repair broken and cracked exterior wall cladding.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$34,775
B3	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$20,865
B4	Replace Modified Bitumen roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$208,650
B5	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Consultant Assessment with District Personnel	\$182,176
Architecture					\$3,665,280
A1	Repair VCT throughout	1	Structural/ Foundation	Consultant Assessment with District Personnel	\$194,740
A2	Replace Stage curtain.	1	Stage Curtains	Consultant Assessment with District Personnel	\$20,865
A3	Renovate library to provide more usable functional space.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$372,093
A4	Renovate restrooms throughout the facility including sanitary waste below foundation.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,302,324
A5	Repair CMU walls.	2	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$74,419

LONG ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Replace carpet / floor covering in main corridors.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$156,279
A7	Replace carpet and base throughout facility.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$833,487
A8	Provide additional storage. Assume addition.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$298,604
A9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$412,471
Mechanical					\$1,188,964
M1	Install acoustical insulation to HVAC systems in auditorium.	1	HVAC	Principal Questionnaire / Interview	\$20,865
M2	Remove the existing air cooled chillers, and chilled water pumps and replace with new air cooled chillers, and chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$801,216
M3	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$52,093
M4	Replace boiler.	2	HVAC	Consultant Assessment with District Personnel	\$89,302
M5	Replace chilled water piping	2	HVAC	Consultant Assessment with District Personnel	\$29,767
M6	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$29,767
M7	Provide VFD on heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$26,046
M8	Provide/replace IDF/MDF air conditioning.	2	HVAC	Consultant Assessment with District Personnel	\$65,488
M9	Replace heating water piping.	2	HVAC	Consultant Assessment with District Personnel	\$14,884
M10	Replace heating water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$59,535
Electrical					\$1,210,140
E1	Replace secondary switchgear.	1	Electrical Distribution	Consultant Assessment with District Personnel	\$111,280

LONG ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
E2	Replace service entrance switchgear - MCC.	1	Electrical Distribution	Consultant Assessment with District Personnel	\$111,280
E3	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$119,332
E4	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$596,658
E5	Replace service entrance switchgear - MSB.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$271,590
Technology					\$334,692
T1	Provide access control system upgrade.	1	Security - Card Readers	Consultant Assessment with District Personnel	\$135,623
T2	Install local sound system in library.	3	Audio/Visual/ Sound	Principal Questionnaire / Interview	\$79,628
T3	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
Life Safety & Security					\$1,126,523
LSS1	Provide new PA and classroom communication system.	1	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$600,000
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$446,896
LSS3	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$1,170,526
FS1	Replace and expand cold storage assembly and associated refrigeration system.	3	Building Addition	Consultant Assessment with District Personnel	\$95,553
FS2	Replace existing serving line and add to meet current District menu standards.	3	Building Addition	Consultant Assessment with District Personnel	\$1,074,973

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MCNEILL ELEMENTARY SCHOOL

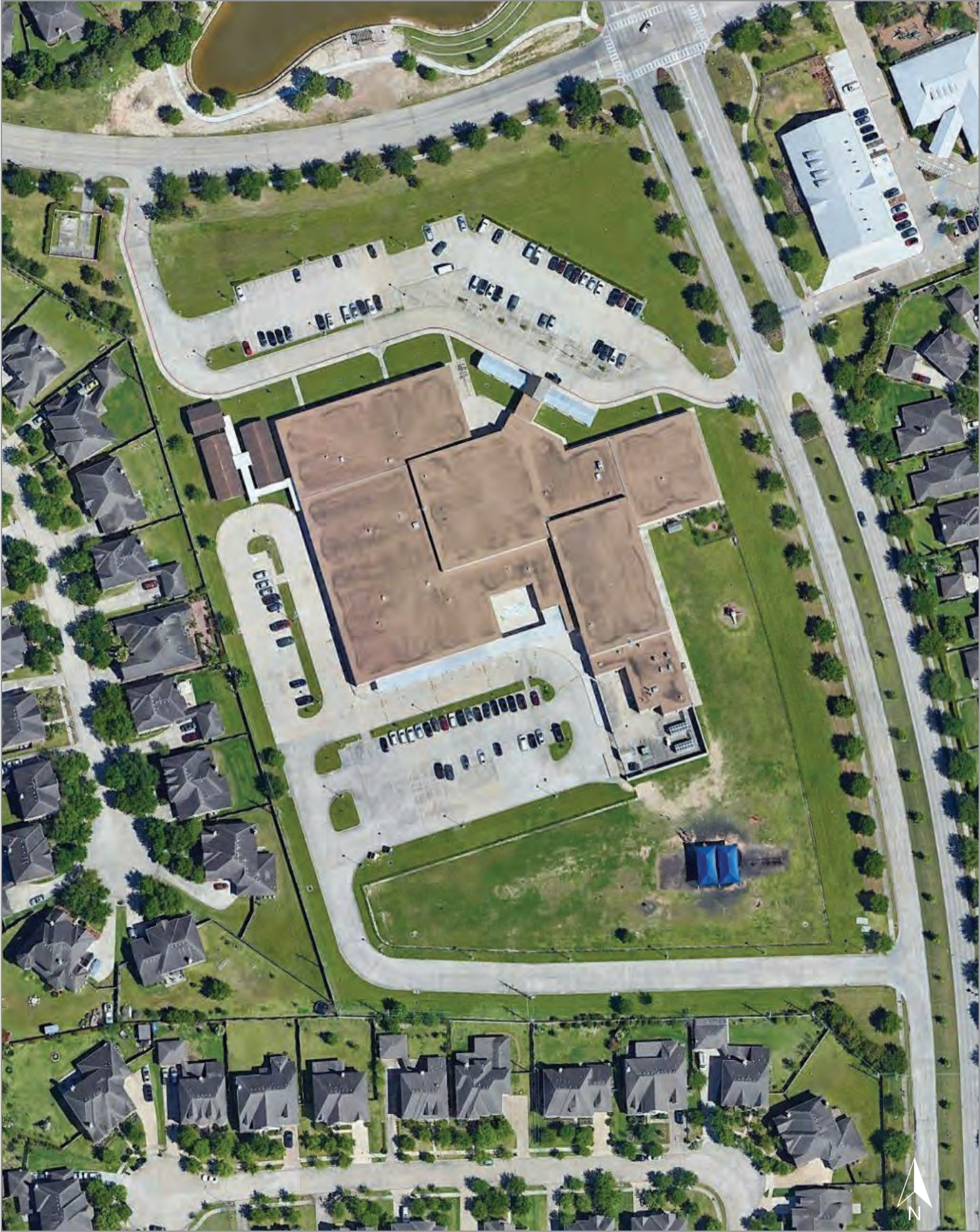


Physical Address:
7300 South Mason Road
Richmond, TX 77407

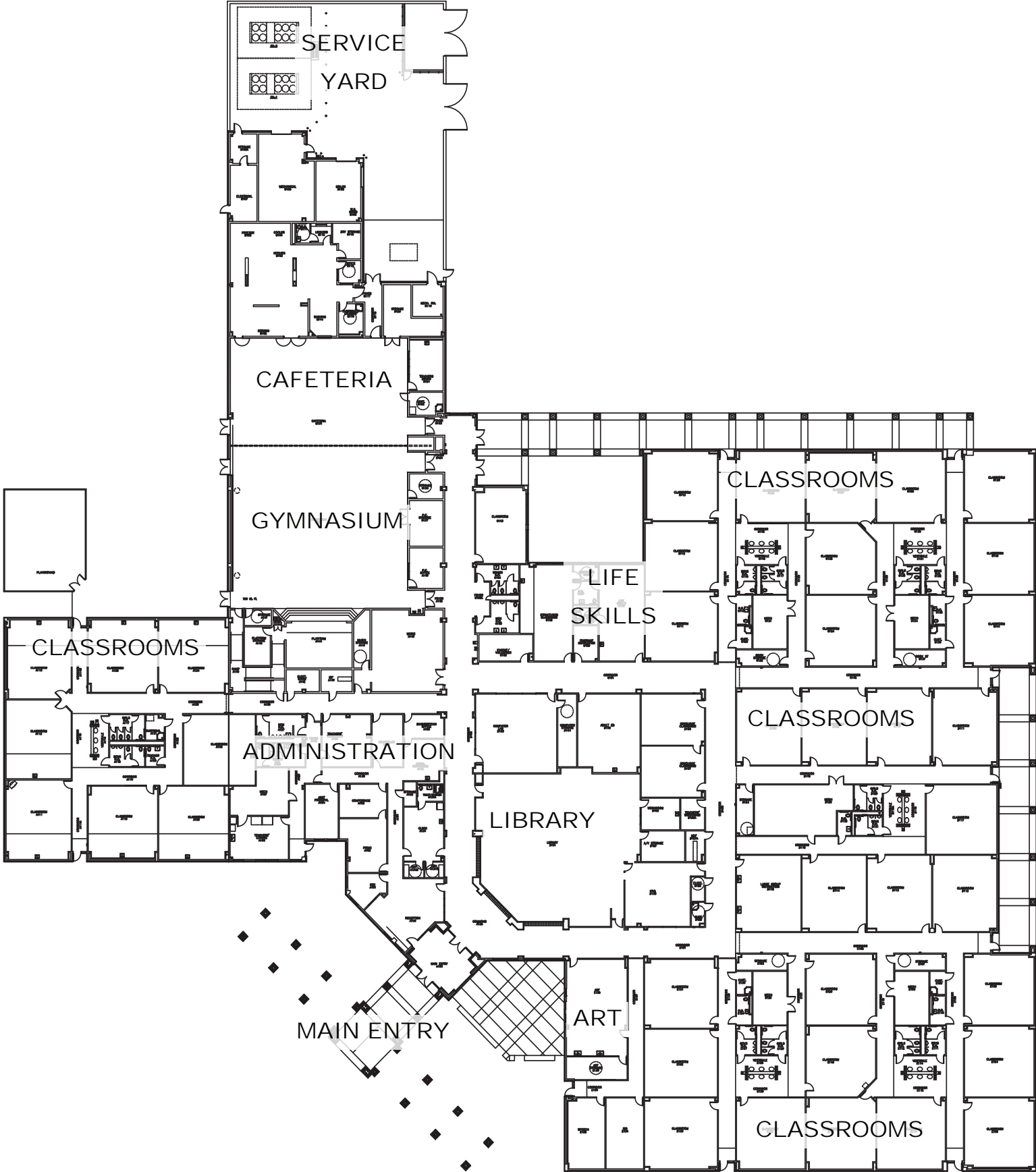
Original Building Completed: 2008
Total Building Area: 91,321 SF
Site Acreage: 12.1
Design Capacity: 750
Enrollment (February 28, 2020): 833



MCNEILL ELEMENTARY SCHOOL **SITE AERIAL**



MCNEILL ELEMENTARY SCHOOL FLOOR PLAN



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MCNEILL ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$1,038,772
Priority 3	\$3,048,500
Priority 4	\$187,615

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$153,364	\$153,364
Building Envelope	\$0	\$0	\$63,702	\$0	\$63,702
Architectural	\$0	\$223,256	\$1,098,861	\$34,251	\$1,356,368
Mechanical	\$0	\$0	\$322,492	\$0	\$322,492
Electrical	\$0	\$815,517	\$0	\$0	\$815,517
Plumbing	\$0	\$0	\$7,166	\$0	\$7,166
Technology	\$0	\$0	\$205,598	\$0	\$205,598
Life Safety & Security	\$0	\$0	\$588,645	\$0	\$588,645
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$762,036	\$0	\$762,036
Priority Totals	\$0	\$1,038,772	\$3,048,500	\$187,615	\$4,274,887

Totals P1	\$0
Totals P1+P2	\$1,038,772
Totals P1+P2+P3	\$4,087,273
Totals P1+P2+P3+P4	\$4,274,887

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MCNEILL ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$153,364
C1	Remove and replace existing asphalt track	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$153,364
Building Envelope					\$63,702
B1	Provide miscellaneous roof repairs.	3	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
B2	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$39,814
Architecture					\$1,356,368
A1	Remove existing wall paper, repair wall and paint	2	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$223,256
A2	Replace carpet throughout facility including rubber base.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$557,393
A3	Renovate or add space to meet SPED program needs as space is currently limited. Assumes addition.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$541,468
A4	Provide new door signage	4	Signage/Way-finding	Consultant Assessment with District Personnel	\$28,287
A5	Provide wayfinding sign	4	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$852
A6	Repaint HM door frame	4	Doors	Consultant Assessment with District Personnel	\$3,408
A7	Replace toilet partitions in restroom	4	Toilet Partitions	Consultant Assessment with District Personnel	\$1,704
Mechanical					\$322,492
M1	Provide VFD on chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$83,609
M2	REPLACE AHU	3	HVAC	Consultant Assessment with District Personnel	\$238,883

MCNEILL ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Electrical					\$815,517
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$135,919
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$679,597
Plumbing					\$7,166
P1	Replace drinking fountains	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$7,166
Technology					\$205,598
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
T2	Replace sound system.	3	Sound Reinforcement	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$588,645
LSS1	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$509,017
LSS2	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$762,036
FS1	Renovate servery, replace existing serving line to meet District standards.	3	Building Addition	Consultant Assessment with District Personnel	\$374,250
FS2	Replace aged FS Equipment and update to meet current District menu standards.	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$292,233
FS3	Replace cold storage assembly and associated refrigeration system.	3	Building Addition	Consultant Assessment with District Personnel	\$95,553

MEYER ELEMENTARY SCHOOL



Physical Address:
1930 J. Meyer Road
Richmond, TX 77469

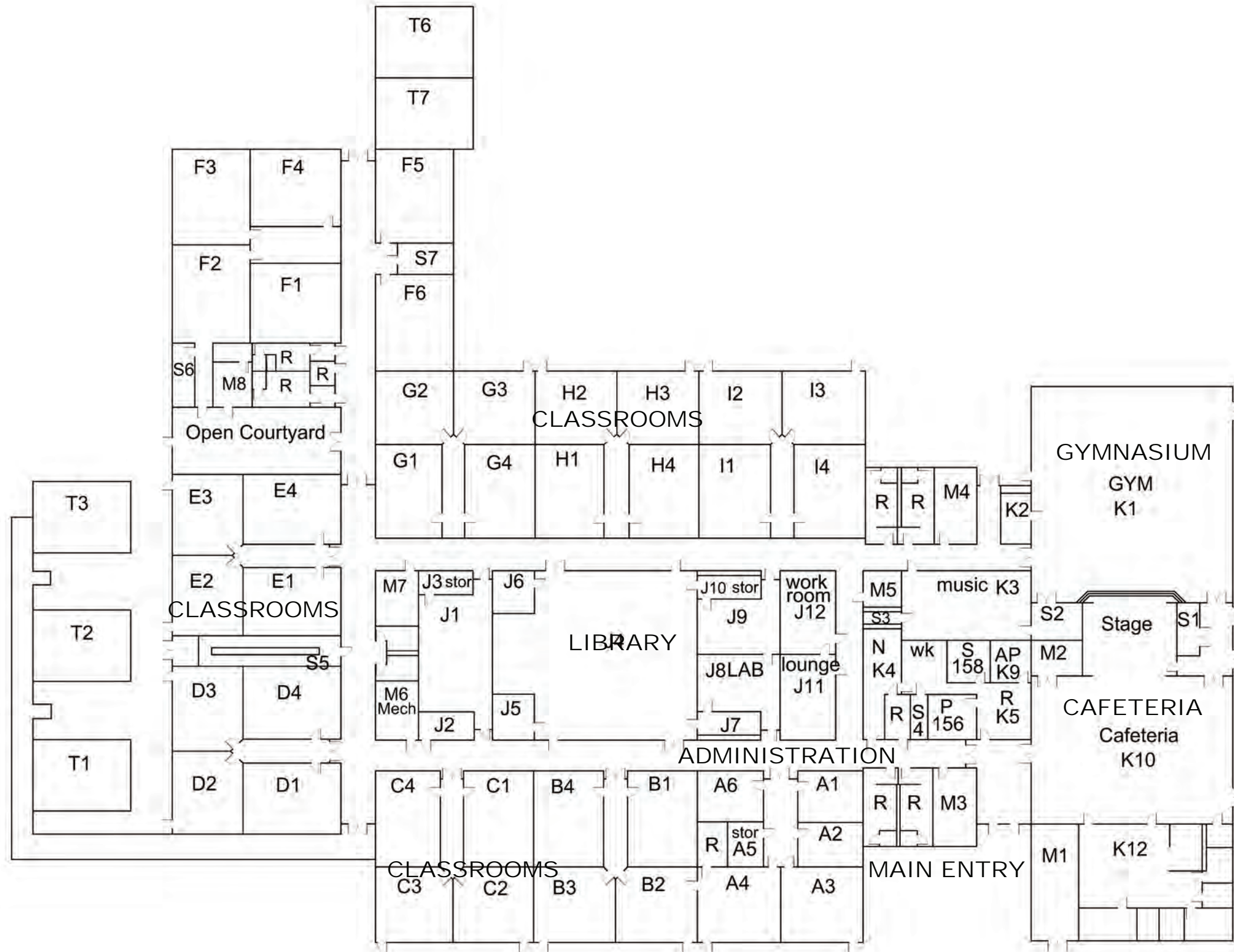


Original Building Completed: 1985
Total Building Area: 69,500 SF
Site Acreage: 10.0
Design Capacity: 750
Enrollment (February 28, 2020): 638

MEYER ELEMENTARY SCHOOL **SITE AERIAL**



MEYER ELEMENTARY SCHOOL FLOOR PLAN



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MEYER ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,184,008
Priority 2	\$5,342,286
Priority 3	\$3,532,678
Priority 4	\$198,095

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$2,149,945	\$0	\$2,149,945
Building Envelope	\$1,549,445	\$564,836	\$0	\$0	\$2,114,282
Architectural	\$39,516	\$2,696,746	\$756,462	\$198,095	\$3,690,818
Mechanical	\$0	\$398,139	\$0	\$0	\$398,139
Electrical	\$580,047	\$271,590	\$159,255	\$0	\$1,010,893
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$15,000	\$41,674	\$467,016	\$0	\$523,690
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,369,300	\$0	\$0	\$1,369,300
Priority Totals	\$2,184,008	\$5,342,286	\$3,532,678	\$198,095	\$11,257,067

Totals P1	\$2,184,008
Totals P1+P2	\$7,526,294
Totals P1+P2+P3	\$11,058,972
Totals P1+P2+P3+P4	\$11,257,067

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MEYER ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$2,149,945
C1	Remove and replace asphalt track	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$143,330
C2	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$15,926
C3	Remove and replace existing concrete parking lots	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,863,286
C4	Provide additional parking.	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$119,441
C5	Replace broken and cracked sidewalk.	3	Site Paving - Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
Building Envelope					\$2,114,282
B1	Replace existing built up roof with new two ply modified bitumen cool roof system and replace exterior waterproofing/sealant joints.	1	Roof Replacement	Consultant Assessment with District Personnel	\$1,549,445
B2	Powerwash the front of the campus, paint surfaces and lettering.	2	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$267,907
B3	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$125,023
B4	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Consultant Assessment with District Personnel	\$171,907
Architecture					\$3,690,818
A1	Install new fencing around the playground, back side and make the balance of the fence taller.	1	Site Fencing	Principal Questionnaire / Interview (Consultant Verified)	\$38,948
A2	Repair CMU walls in Gymnasium	1	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$568
A3	Renovate or add space to meet SPED program needs as space is currently limited. Assumes addition.	2	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$506,046
A4	Renovate restrooms with few fixtures and accessibility.	2	Renovation	Consultant Assessment with District Personnel	\$595,348

MEYER ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Renovate and create new restrooms throughout the building.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$1,302,324
A6	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$293,028
A7	Provide additional storage space.	3	Renovation	Principal Questionnaire / Interview	\$199,069
A8	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$445,915
A9	Provide shading structure for playground equipment. (2 - 25'x25' at \$30000 each)	3	Playgrounds/ Equipment	Principal Questionnaire / Interview	\$95,553
A10	Refresh landscaping around the facility.	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
A11	Replace plexiglass windows with glass windows.	4	Windows	Consultant Assessment with District Personnel	\$19,170
A12	Replace teaching surfaces at each classroom.	4	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$178,924
Mechanical					\$398,139
M1	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$26,046
M2	REPLACE AHU	2	HVAC	Consultant Assessment with District Personnel	\$74,419
M3	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$29,767
M4	Replace rooftop DX units.	2	HVAC	Consultant Assessment with District Personnel	\$66,977
M5	Replace split system AC units.	2	HVAC	Consultant Assessment with District Personnel	\$200,930
Electrical					\$1,010,893
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$96,675
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$483,373

MEYER ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
E3	Replace service entrance switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$271,590
E4	Install additional electrical outlets in most classrooms	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
E5	Install additional exterior lighting at front of school and along walkways to back portable buildings	3	Lighting (Exterior)	Principal Questionnaire / Interview (Consultant Verified)	\$79,628
Life Safety & Security					\$523,690
LSS1	Provide a video access control system	1	Security	Consultant Assessment with District Personnel	\$15,000
LSS2	Replace / Install Card Readers	2	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$26,791
LSS3	Install / upgrade exterior lighting.	2	Lighting (Exterior)	Principal Questionnaire / Interview	\$14,884
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$387,388
LSS5	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$1,369,300
FS1	Renovate entire kitchen and servery.	2	Building Addition	Consultant Assessment with District Personnel	\$1,369,300

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PINK ELEMENTARY SCHOOL



Physical Address:
1001 Collins Road
Richmond, TX 77469

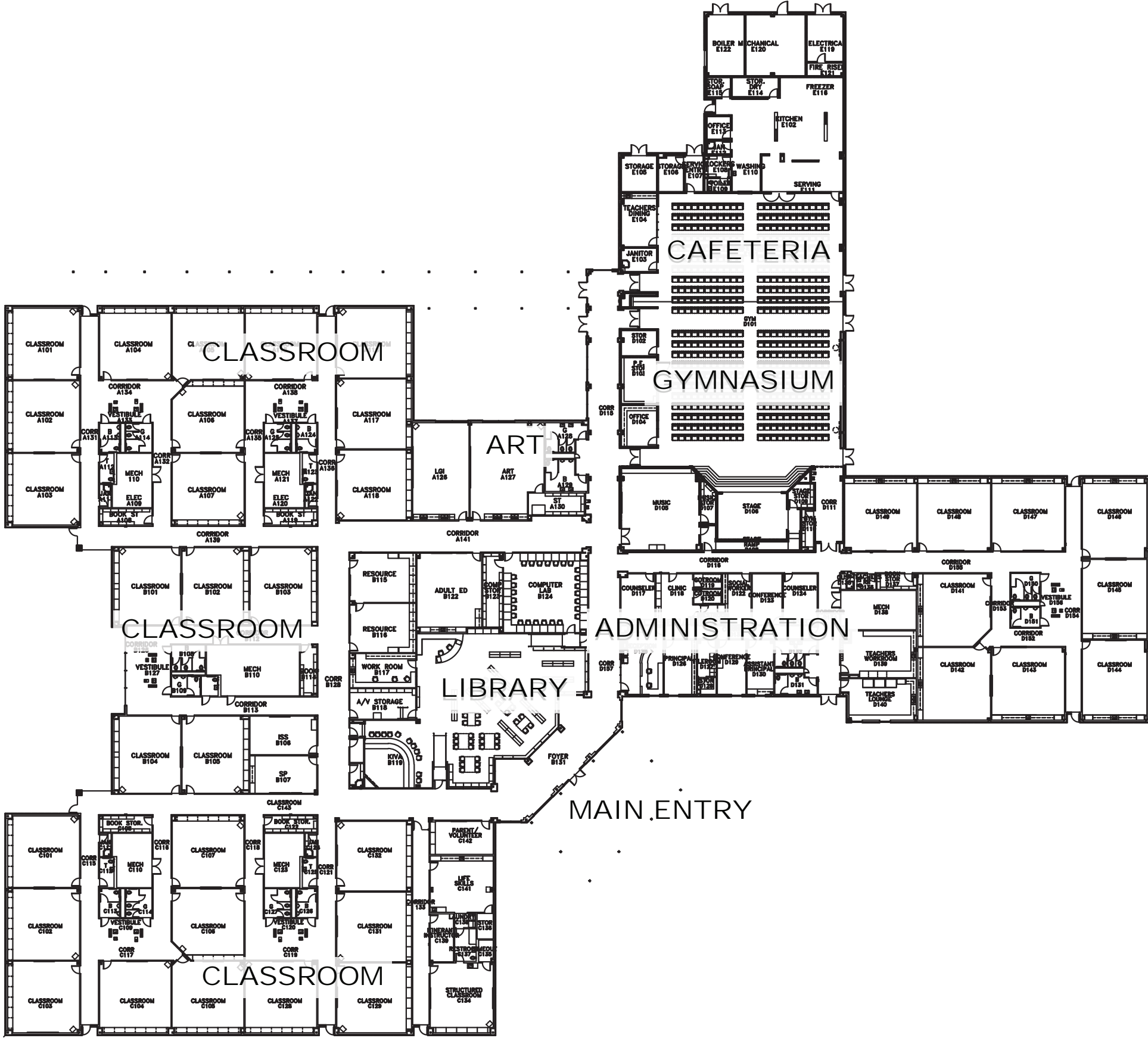
Original Building Completed: 1997
Total Building Area: 92,210 SF
Site Acreage: 10.9
Design Capacity: 720
Enrollment (February 28, 2020): 563



PINK ELEMENTARY SCHOOL SITE AERIAL



PINK ELEMENTARY SCHOOL FLOOR PLAN



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PINK ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$3,227,160
Priority 2	\$3,736,091
Priority 3	\$2,117,815
Priority 4	\$51,121

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$120,000	\$0	\$509,617	\$51,121	\$680,738
Building Envelope	\$2,142,140	\$0	\$0	\$0	\$2,142,140
Architectural	\$11,128	\$513,845	\$1,073,125	\$0	\$1,598,098
Mechanical	\$184,308	\$1,071,626	\$0	\$0	\$1,255,934
Electrical	\$769,585	\$543,181	\$0	\$0	\$1,312,765
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security		\$29,767	\$517,157	\$0	\$546,925
Athletics/Activities	\$0	\$0	\$17,916	\$0	\$17,916
Food Service	\$0	\$1,577,672	\$0	\$0	\$1,577,672
Priority Totals	\$3,227,160	\$3,736,091	\$2,117,815	\$51,121	\$9,132,188

Totals P1	\$3,227,160
Totals P1+P2	\$6,963,252
Totals P1+P2+P3	\$9,081,067
Totals P1+P2+P3+P4	\$9,132,188

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PINK ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$680,738
C1	Remove, re-grade, and replace concrete drive	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$120,000
C2	Provide additional parking for the campus. (20,000 sf)	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$477,766
C3	Remove and replace concrete dumpster drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$23,888
C4	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$7,963
C5	Remove and replace hard surface play area	4	Site Paving - Replacement	Consultant Assessment with District Personnel	\$51,121
Building Envelope					\$2,142,140
B1	Replace existing built up roof with new two ply modified bitumen cool roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$2,086,500
B2	Replace Metal Panel roof system.	1	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$55,640
Architecture					\$1,598,098
A1	Provide waterproofing/seal at corridor windows frames.	1	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$11,128
A2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$513,845
A3	Replace operable partition.	3	Renovation	Consultant Assessment with District Personnel	\$130,589
A4	Replace vinyl wall covering (VWC) throughout facility.	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$942,536
Mechanical					\$1,255,934
M1	Provide VFD on heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$24,343
M2	Replace boiler.	1	HVAC	Consultant Assessment with District Personnel	\$83,460

PINK ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M3	Replace heating water piping.	1	HVAC	Consultant Assessment with District Personnel	\$20,865
M4	Replace heating water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$55,640
M5	Replace central station air handling units.	2	HVAC	Consultant Assessment with District Personnel	\$1,071,626
Electrical					\$1,312,765
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$128,264
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$641,321
E3	Replace secondary switchgear.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$543,181
Life Safety & Security					\$546,925
LSS1	Renovate security vestibule.	2	Renovation	Principal Questionnaire / Interview	\$29,767
LSS2	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$513,972
LSS3	Install lock on gate surrounding portables	3	Life Safety	Principal Questionnaire / Interview	\$3,185
Athletics/Activities					\$17,916
AA1	Replace flooring in gymnasium including striping.	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview	\$17,916
Food Service					\$1,577,672
FS1	Renovate entire kitchen and servery per current district standards. (Cold Storage Assembly, new in 2019)	2	Building Addition	Consultant Assessment with District Personnel	\$1,577,672

RAY ELEMENTARY SCHOOL



Physical Address:
2611 Avenue N
Rosenberg, TX 77471

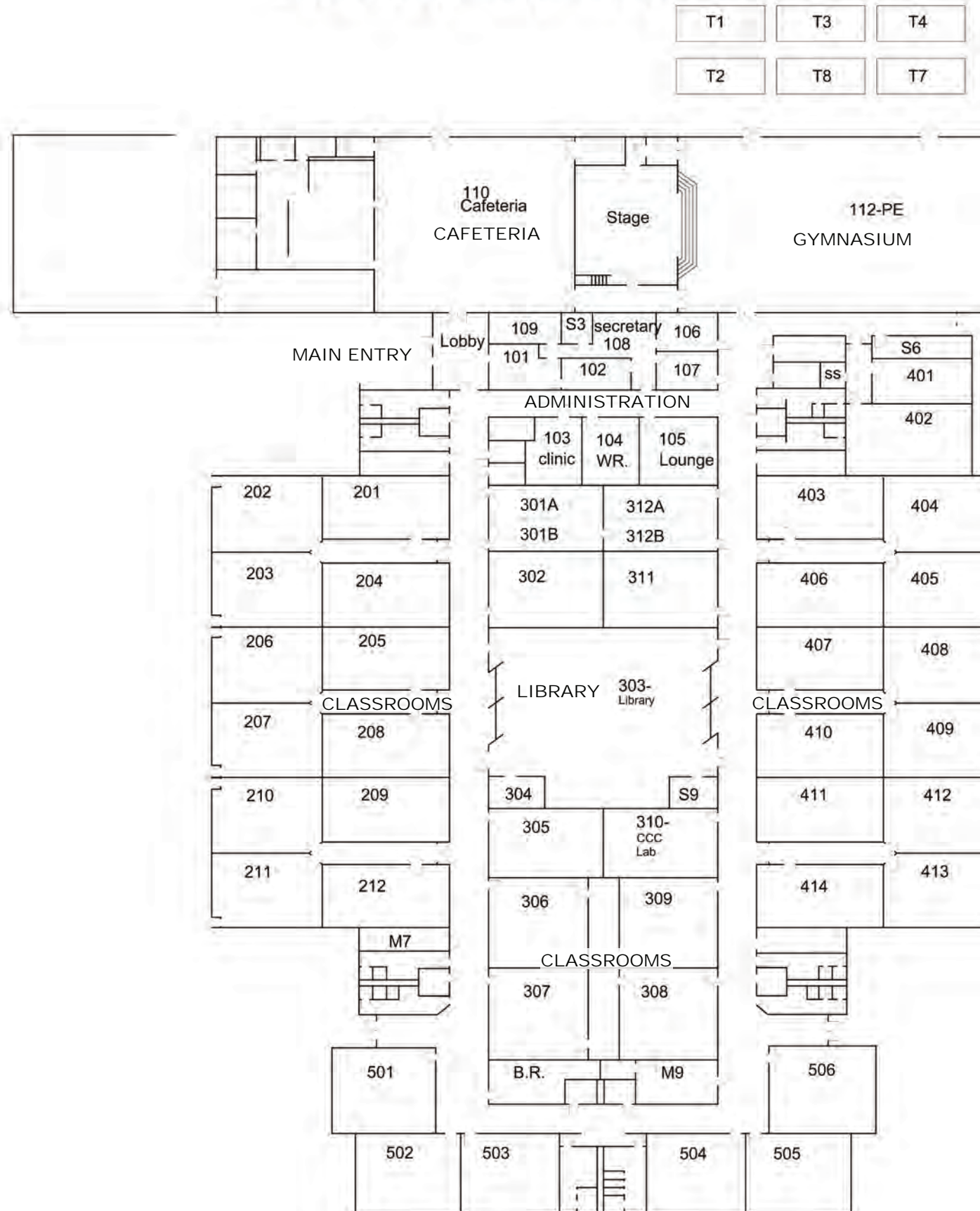
Original Building Completed: 1979
Total Building Area: 67,160 SF
Site Acreage: 20.1
Design Capacity: 640
Enrollment (February 28, 2020): 574



RAY ELEMENTARY SCHOOL **SITE AERIAL**



RAY ELEMENTARY SCHOOL FLOOR PLAN



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RAY ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,591,221
Priority 2	\$4,335,250
Priority 3	\$1,162,579
Priority 4	\$25,561

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$1,116,278	\$15,926	\$0	\$1,132,203
Building Envelope	\$1,621,732	\$0	\$107,895	\$0	\$1,729,628
Architectural	\$0	\$1,836,276	\$584,785	\$25,561	\$2,446,622
Mechanical	\$328,972	\$0	\$0	\$0	\$328,972
Electrical	\$560,517	\$0	\$0	\$0	\$560,517
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$80,000	\$13,395	\$453,973	\$0	\$547,368
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,369,300	\$0	\$0	\$1,369,300
Priority Totals	\$2,591,221	\$4,335,250	\$1,162,579	\$25,561	\$8,114,610

Totals P1	\$2,591,221
Totals P1+P2	\$6,926,471
Totals P1+P2+P3	\$8,089,050
Totals P1+P2+P3+P4	\$8,114,610

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RAY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,132,203
C1	Remove and replace asphalt drives	2	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$1,116,278
C2	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
Building Envelope					\$1,729,628
B1	Replace existing built up roof with new two ply modified bitumen cool roof system.	1	Roof Replacement	Consultant Assessment with District Personnel	\$1,460,550
B2	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$161,182
B3	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$39,814
B4	Replace outdated exterior windows with new energy efficient window assembly.	3	Windows	Consultant Assessment with District Personnel	\$68,082
Architecture					\$2,446,622
A1	Provide additional staff restrooms.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$104,186
A2	Replace acoustical ceiling tile and grid	2	Ceiling	Consultant Assessment with District Personnel	\$338,604
A3	Replace existing VCT flooring and carpet.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$924,650
A4	Replace existing casework, including library and demo.	2	Casework	Consultant Assessment with District Personnel	\$290,232
A5	Replace existing greenboard with white markerboards	2	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$178,604
A6	Provide metal storage shelving at storage	3	Storage	Consultant Assessment with District Personnel	\$11,466

RAY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A7	Renovate or add space to meet SPED program needs as space is currently limited. Assumes addition.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$541,468
A8	Provide handrail at stair	3	Railing (guard rails, handrails, etc.)	Consultant Assessment with District Personnel	\$4,778
A9	Reconfigure drinking fountain layout	3	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$3,185
A10	Replace existing toilet partitions	3	Toilet Partitions	Consultant Assessment with District Personnel	\$23,888
A11	Provide furnishings for art classrooms.	4	Furniture	Principal Questionnaire / Interview (Consultant Verified)	\$25,561
Mechanical					\$328,972
M1	Provide VFD on chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$24,343
M2	Replace air cooled chiller.	1	HVAC	Consultant Assessment with District Personnel	\$214,214
M3	Replace chilled water pumps.	1	HVAC	Consultant Assessment with District Personnel	\$69,550
M4	Replace chiller water piping.	1	HVAC	Consultant Assessment with District Personnel	\$20,865
Electrical					\$560,517
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$93,420
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$467,098
Life Safety & Security					\$547,368
LSS1	Provide fencing around the playground	1	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$65,000
LSS2	Provide new video access control system	1	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$15,000

RAY ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
LSS3	Provide additional security cameras throughout the campus.	2	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$13,395
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$374,345
LSS5	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Food Service					\$1,369,300
FS1	Renovate entire kitchen and servery per current district standards (Cold Storage Assembly, new in 2019)	2	Building Addition	Consultant Assessment with District Personnel	\$1,369,300

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SMITH ELEMENTARY SCHOOL



Physical Address:
2014 Lamar Drive
Richmond, TX 77469

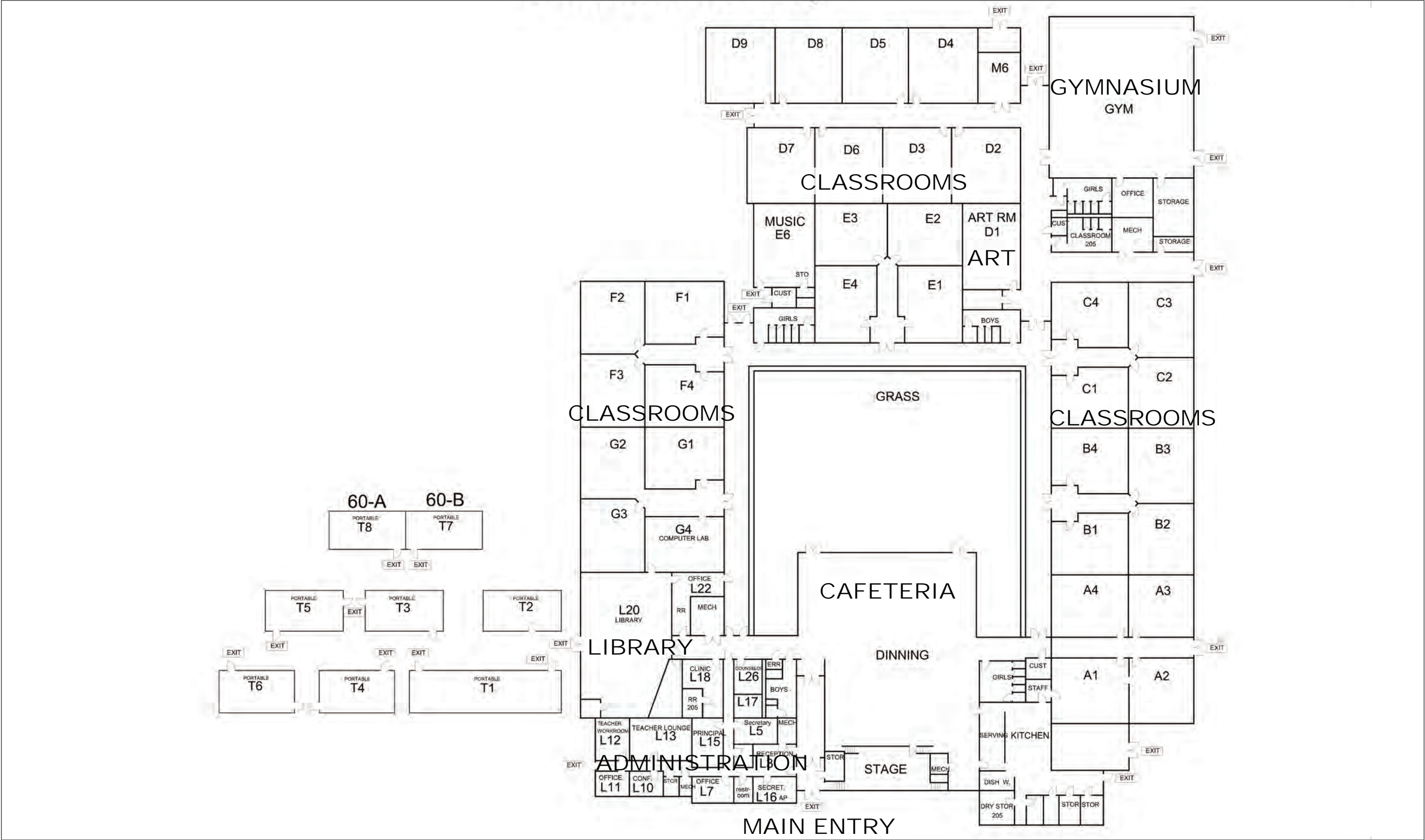
Original Building Completed: 1966
Total Building Area: 80,965 SF
Site Acreage: 14.6
Design Capacity: 600
Enrollment (February 28, 2020): 430



SMITH ELEMENTARY SCHOOL **SITE AERIAL**



SMITH ELEMENTARY SCHOOL FLOOR PLAN



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SMITH ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$1,812,208
Priority 2	\$8,805,573
Priority 3	\$2,047,986
Priority 4	\$511,212

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$2,731,159	\$0	\$0	\$2,731,159
Building Envelope	\$515,609	\$1,666,491	\$71,665	\$0	\$2,253,764
Architectural	\$0	\$2,605,657	\$1,013,659	\$451,571	\$4,070,887
Mechanical	\$20,865	\$462,734	\$115,460	\$0	\$599,059
Electrical	\$675,734	\$0	\$23,888	\$0	\$699,622
Plumbing	\$0	\$0	\$4,778	\$0	\$4,778
Technology	\$0	\$0	\$119,441	\$0	\$119,441
Life Safety & Security	\$600,000	\$0	\$699,095	\$0	\$1,299,095
Athletics/Activities	\$0	\$0	\$0	\$59,641	\$59,641
Food Service	\$0	\$1,339,533	\$0	\$0	\$1,339,533
Priority Totals	\$1,812,208	\$8,805,573	\$2,047,986	\$511,212	\$13,176,979

Totals P1	\$1,812,208
Totals P1+P2	\$10,617,781
Totals P1+P2+P3	\$12,665,767
Totals P1+P2+P3+P4	\$13,176,979

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SMITH ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$2,731,159
C1	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$29,767
C2	Remove and replace existing hard surface play area	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$111,628
C3	Remove and replace existing parking lots	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$2,455,811
C4	Remove and replace existing track	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$133,953
Building Envelope					\$2,253,764
B1	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$267,072
B2	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$247,320
B3	Repair window leak at the main entrance	1	Roof Maintenance	Principal Questionnaire / Interview	\$1,217
B4	Paint all previously painted exterior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$141,395
B5	Repair broken and cracked exterior wall cladding.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$4,465
B6	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$12,205
B7	Replace Modified Bitumen roof system.	2	Roof Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$1,508,426
B8	Replace freestanding canopies between buildings.	3	Canopy/Covered	Consultant	\$71,665
Architecture					\$4,070,887
A1	Address structural concern in the gym.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$148,837
A2	Paint all previously painted interior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$169,766

SMITH ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A3	Provide ADA seating and accessibility to stage.	2	Renovation	Consultant Assessment with District Personnel	\$37,209
A4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$339,531
A5	Renovate administrative suite to provide for larger workroom.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$539,534
A6	Renovate restroom.	2	Renovation	Consultant Assessment with District Personnel	\$620,464
A7	Repair wall cracks throughout facility	2	Renovation	Consultant Assessment with District Personnel	\$144,052
A8	Replace carpet in the K-1 wing with VCT.	2	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$130,232
A9	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$267,659
A10	Renovate to create additional adult restrooms.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$208,372
A11	Install window coverings throughout campus.	3	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
A12	Replace vinyl wall covering throughout facility	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$108,294
A13	Provide additional storage throughout facility	3	Renovation	Consultant Assessment with District Personnel	\$199,069
A14	Provide new A/V systems and controls.	3	Audio/Visual/Sound	Principal Questionnaire / Interview (Consultant Verified)	\$214,995
A15	Repair uneven floors in hallways and classrooms throughout facility	3	Renovation	Consultant Assessment with District Personnel	\$50,165
A16	Replace educational casework in all classrooms.	3	Casework	Consultant Assessment with District Personnel	\$414,064

SMITH ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A17	Replace wood deck at portables.	3	Other	Principal Questionnaire / Interview (Consultant Verified)	\$19,111
A18	Replace casework.	4	Casework	Consultant Assessment with District Personnel	\$426,010
A19	Replace stage curtains.	4	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$25,561
Mechanical					\$599,059
M1	Replace split system AC units. (ALL PACKAGE UNITS)	1	HVAC	Consultant Assessment with District Personnel	\$20,865
M2	Replace central station air handling units.	2	HVAC	Consultant Assessment with District Personnel	\$66,977
M3	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$395,758
M4	Provide VFD on heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$27,870
M5	Replace heating water piping.	3	HVAC	Consultant Assessment with District Personnel	\$23,888
M6	Replace heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$63,702
Electrical					\$699,622
E1	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$112,622
E2	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$563,112
E3	Install additional electrical outlets in Admin Offices and Nurse's station	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
Plumbing					\$4,778
P1	Replace drinking fountains near Gym	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$4,778

SMITH ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Technology					\$119,441
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
Life Safety & Security					\$1,299,094
LSS1	Provide new PA and classroom communication system	1	Public Address	Consultant Assessment with District Personnel	\$600,000
LSS2	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
LSS3	Replace and upgrade playground fencing	3	Playgrounds/ Equipment	Principal Questionnaire / Interview	\$167,218
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$451,293
LSS5	Replace way-finding signage	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$956
Athletics/Activities					\$59,641
AA1	Replace gym wall padding, backboards, goals and supports. (\$15,000 per goal and supports and \$5000 for wall pads)	4	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$59,641
Food Service					\$1,339,533
FS1	Renovate entire kitchen and servery per current district standards	2	Building Addition	Consultant Assessment with District Personnel	\$1,339,533

THOMAS ELEMENTARY SCHOOL



Physical Address:
6822 Irby Cobb Blvd
Richmond, TX 77469

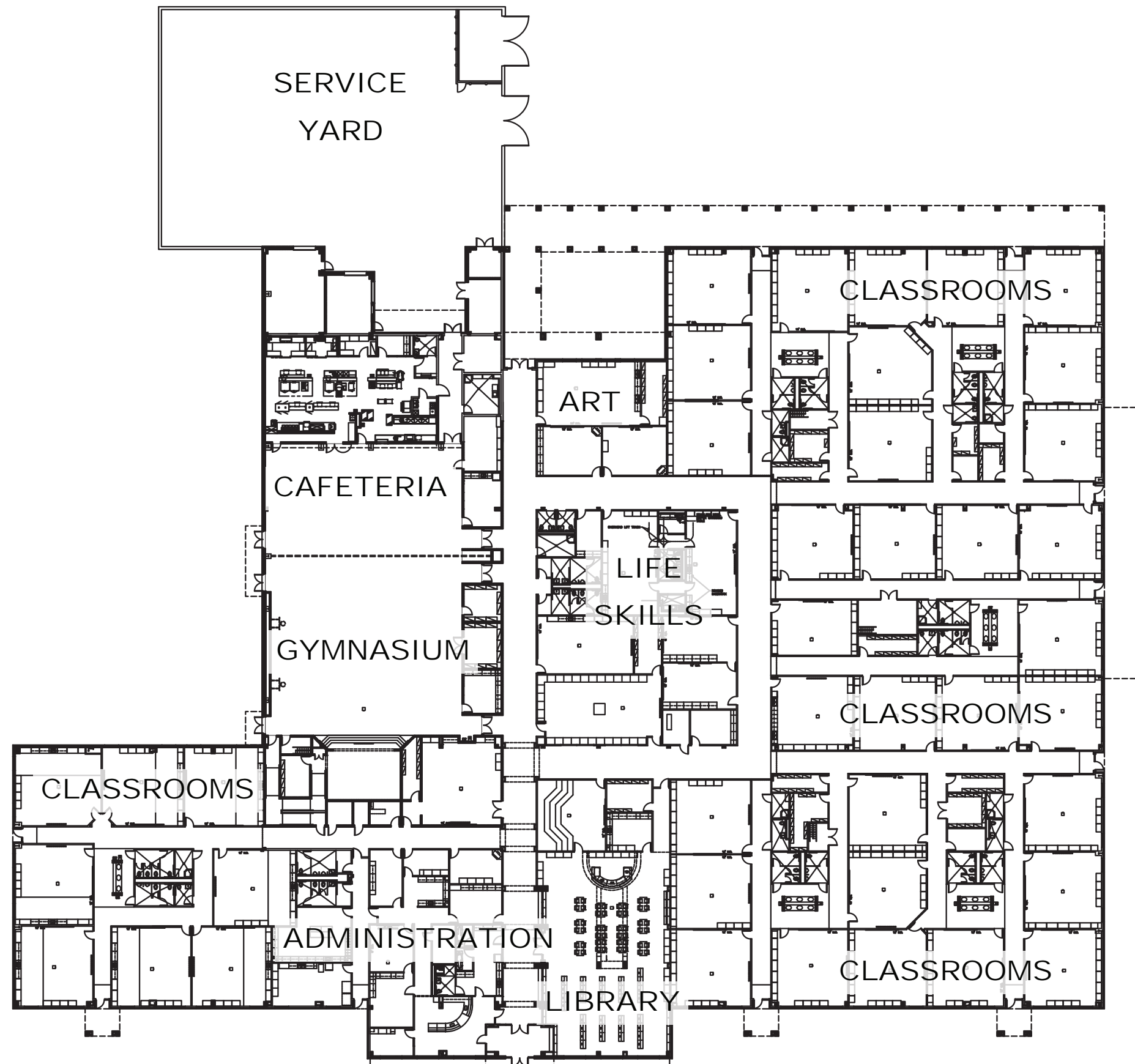
Original Building Completed: 2009
Total Building Area: 89,020 SF
Site Acreage: 13.0
Design Capacity: 750
Enrollment (February 28, 2020): 594



THOMAS ELEMENTARY SCHOOL **SITE AERIAL**



THOMAS ELEMENTARY SCHOOL FLOOR PLAN



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THOMAS ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$1,524,269
Priority 3	\$6,116,268
Priority 4	\$762,558

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$3,309,880	\$0	\$3,309,880
Architectural	\$0	\$729,301	\$1,780,672	\$762,558	\$3,272,531
Mechanical	\$0	\$0	\$306,566	\$0	\$306,566
Electrical	\$0	\$794,968	\$23,888	\$0	\$818,856
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$119,441	\$0	\$119,441
Life Safety & Security	\$0	\$0	\$575,819	\$0	\$575,819
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$1,524,269	\$6,116,268	\$762,558	\$8,403,095

Totals P1	\$0
Totals P1+P2	\$1,524,269
Totals P1+P2+P3	\$7,640,537
Totals P1+P2+P3+P4	\$8,403,095

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THOMAS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Building Envelope					\$3,309,880
B1	Replace Metal roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$3,233,995
B2	Replace Modified Bitumen roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$36,071
B3	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$39,814
Architecture					\$3,272,531
A1	Investigate structural crack, repair and correct finishes after repair has been completed at Gymnasium.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$111,628
A2	Investigate structural cracks, repair and correct finishes after repair has been completed at multiple locations.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$74,419
A3	Provide additional storage for technology hardware.	2	Storage	Principal Questionnaire / Interview (Consultant Verified)	\$245,581
A4	Replace playground equipment.	2	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$297,674
A5	Replace VCT and carpet in the administrative suite,	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$34,837
A6	Carpet to be removed and reinstalled	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$766,416
A7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$501,654
A8	Removed and replaced wall vinyl	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$477,766
A9	Replace door hardware.	4	Doors	Consultant Assessment with District Personnel	\$255,606
A10	Baseboard to be removed and replaced	4	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$506,952

THOMAS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Mechanical					\$306,566
M1	Provide VFD on chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$55,739
M2	Provide VFD on heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$27,870
M3	Replace chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$159,255
M4	Replace heating water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$63,702
Electrical					\$818,856
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$132,495
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$662,473
E3	Install additional electrical outlets	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
Technology					\$119,441
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$119,441
Life Safety & Security					\$575,819
LSS1	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$496,191
LSS2	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628

TRAVIS ELEMENTARY SCHOOL



Physical Address:
2700 Avenue K
Rosenberg, TX 77471

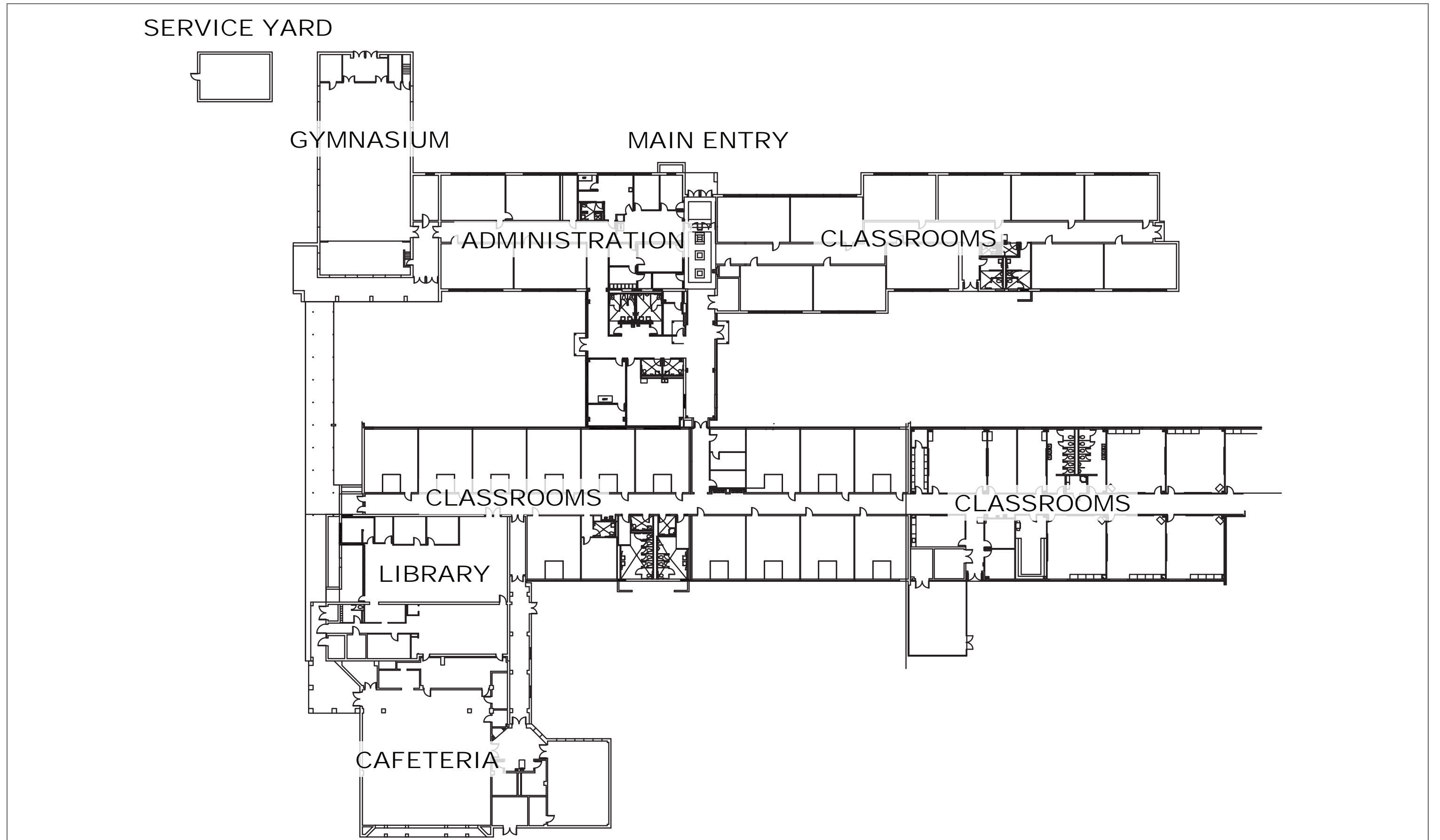
Original Building Completed: 1949
Total Building Area: 77,666 SF
Site Acreage: 20.1
Design Capacity: 680
Enrollment (February 28, 2020): 486



TRAVIS ELEMENTARY SCHOOL **SITE AERIAL**



TRAVIS ELEMENTARY SCHOOL FLOOR PLAN



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TRAVIS ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$5,855,910
Priority 2	\$4,069,717
Priority 3	\$3,123,811
Priority 4	\$3,710,547

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$169,702	\$226,976	\$23,888	\$255,606	\$676,173
Building Envelope	\$992,061	\$1,734,539	\$0	\$8,520	\$2,735,120
Architectural	\$3,207,715	\$1,208,259	\$1,620,552	\$3,412,340	\$9,448,866
Mechanical	\$0	\$883,199	\$0	\$0	\$883,199
Electrical	\$773,390	\$16,744	\$0	\$0	\$790,135
Plumbing	\$5,008	\$0	\$0	\$0	\$5,008
Technology	\$0	\$0	\$86,157	\$0	\$86,157
Life Safety & Security	\$708,033	\$0	\$437,683	\$0	\$1,145,716
Athletics/Activities	\$0	\$0	\$0	\$34,081	\$34,081
Food Service	\$0	\$0	\$955,531	\$0	\$955,531
Priority Totals	\$5,855,910	\$4,069,717	\$3,123,811	\$3,710,547	\$16,759,985

Totals P1	\$5,855,910
Totals P1+P2	\$9,925,627
Totals P1+P2+P3	\$13,049,438
Totals P1+P2+P3+P4	\$16,759,985

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TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$676,173
C1	Provide ADA access to the playground	1	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$18,779
C2	Remove and replace asphalt basketball court	1	Site Paving - Replacement	Consultant Assessment with District Personnel	\$83,460
C3	Correct site drainage at Ward Street parking.	1	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$34,775
C4	Correct site drainage issues.	1	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$25,734
C5	Reset inlets to grade	1	Site Utilities	Consultant Assessment with District Personnel	\$6,955
C6	Remove and replace asphalt parking lot	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$111,628
C7	Remove and replace asphalt sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$74,419
C8	Remove and replace broken concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$29,767
C9	Provide accessible route to playground.	2	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$11,163
C10	Replace broken sidewalks around the campus.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$23,888
C11	Provide parking that more easily accessible to the main entry of the building	4	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$255,606
Building Envelope					\$2,735,120
B1	Pressure wash to exterior surfaces.	1	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$27,820

TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
B2	Replace exterior doors.	1	Doors	Consultant Assessment with District Personnel	\$49,659
B3	Replace exterior waterproofing/sealant joints.	1	Waterproofing Sealant	Consultant Assessment with District Personnel	\$34,775
B4	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Consultant Assessment with District Personnel	\$392,958
B5	Provide roof maintenance to correct numerous roof leaks.	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$486,850
B6	Replace existing built up roof with new two ply modified bitumen cool roof system.	2	Roof Replacement	Consultant Assessment with District Personnel	\$1,734,539
B7	Provide general maintenance to correct building sealants and replace base in multiple areas.	4	Waterproofing Sealant	Principal Questionnaire / Interview (Consultant Verified)	\$8,520
Architecture					\$9,448,866
A1	Expand computer lab so that more computers can be added for student use	1	Technology - General/Misc.	Consultant Assessment with District Personnel	\$104,325
A2	Provide a restroom for Classroom 6 which is a special needs classroom	1	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$41,730
A3	Replace acoustical ceiling grid and tile	1	Ceiling	Consultant Assessment with District Personnel	\$361,660
A4	Convert existing classrooms into a new library and convert the existing library into classrooms	1	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$2,700,000
A5	Address the crack in the hallway near the teacher restroom.	2	Structural/ Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$37,209
A6	Correct leaking conditions at Rooms 30, 25 and 17 (textbook storage).	2	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
A7	Entry door from the playground does not lock easily as well as the door used to enter the building from the playground to the hallway leading to the cafeteria	2	Hardware	Principal Questionnaire / Interview (Consultant Verified)	\$5,656

TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A8	Replace all chalk boards with dry erase marker boards	2	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$160,744
A9	Replace the library shelving	2	Millwork	Consultant Assessment with District Personnel	\$81,860
A10	Provide additional restroom facilities for the campus, both single use and gang restrooms and appropriate restroom for self-contained program.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$669,767
A11	Provide an appropriate restroom facility for the Special Education program with a shower for cleanup and washer and dryer.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$245,581
A12	Provide new marquee for the campus	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$71,665
A13	Provide additional mulch fall surface around playground equipment.	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
A14	Provide additional outdoor play equipment .	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
A15	Provide new curtains at gymnasium	3	Stage Curtains	Consultant Assessment with District Personnel	\$3,344
A16	Provide new signage/ wayfinding signage	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$22,455
A17	Provide new storage hooks	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$701
A18	Provide window coverings throughout the campus.	3	Window Covering (blinds, shades, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$35,832
A19	Refresh landscaping around the campus.	3	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
A20	Repaint gyp board in classroom	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$23,888

TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A21	Replace black and/ or green board at classroom with markerboard	3	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$84,087
A22	Replace carpet in classrooms	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$418,045
A23	Replace interior door and/ or old plam door and hardware	3	Doors	Consultant Assessment with District Personnel	\$577,459
A24	Replace the existing swing sets with new swing sets	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$4,778
A25	Replace tile base at corridor	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$27,089
A26	Replace tile wall at restroom	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$43,515
A27	Replace vct floor and wall rubber base	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$195,088
A28	Replace vwc at classrooms	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$20,181
A29	Replace wall tile base at restroom	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$4,835
A30	Expand and renovate existing library to provide larger space that is age appropriately appointed.	4	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$928,702
A31	Provide additional gymnasium / large program space for programs and renovate existing space.	4	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$2,470,858
A32	Provide miscellaneous and instruments for music classroom.	4	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$12,780
Mechanical					\$883,199
M1	Provide DDC controls.	2	HVAC	Consultant Assessment with District Personnel	\$395,758
M2	Provide VFD on chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$26,046

TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M3	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$200,930
M4	Replace central station air handling units.	2	HVAC	Consultant Assessment with District Personnel	\$156,279
M5	Replace chilled water pumps.	2	HVAC	Consultant Assessment with District Personnel	\$74,419
M6	Replace chiller water piping.	2	HVAC	Consultant Assessment with District Personnel	\$29,767
Electrical					\$790,135
E1	Additional safety issues	1	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$27,820
E2	Replace distribution panel.	1	Electrical Distribution	Consultant Assessment with District Personnel	\$97,370
E3	Provide interior lighting controls.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$108,033
E4	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$540,167
E5	Install additional electrical outlets	2	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$10,047
E6	Install additional electrical outlets at admin. Assume (10)	2	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$6,698
Plumbing					\$5,008
P1	Replace 3 drinking fountains in the main hallway	1	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$5,008
Technology					\$86,157
T1	Replace sound system.	3	Sound Reinforcement	Consultant Assessment with District Personnel	\$86,157

TRAVIS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Life Safety & Security					\$1,145,716
LSS1	Install a alarm intrusion system at the school	1	Security - Intrusion Alarm	Principal Questionnaire / Interview (Consultant Verified)	\$108,033
LSS2	Provide new PA and classroom communication system.	1	Public Address	Consultant Assessment with District Personnel	\$600,000
LSS3	Provide additional card access reader locations	3	Hardware	Principal Questionnaire / Interview (Consultant Verified)	\$4,778
LSS4	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$432,905
Athletics/Activities					\$34,081
AA1	Provide adjustable height basketball equipment.	4	Athletic Courts	Principal Questionnaire / Interview (Consultant Verified)	\$34,081
Food Service					\$955,531
FS1	Renovate entire kitchen and servery per current district standards (Cold Storage Assembly, new in 2019)	3	Building Addition	Consultant Assessment with District Personnel	\$955,531

VELASQUEZ ELEMENTARY SCHOOL



Physical Address:
402 Macek
Richmond, TX 77469

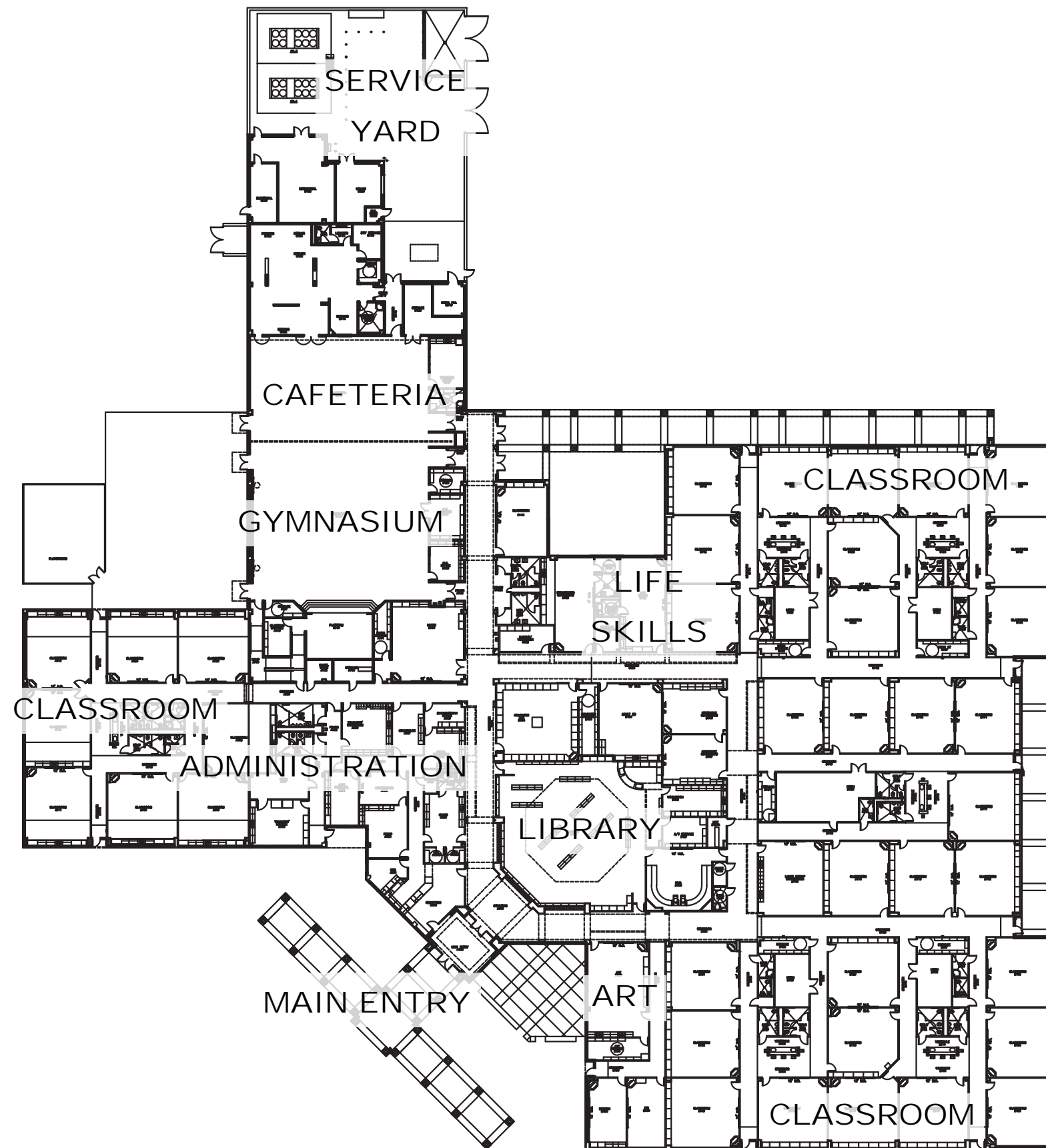
Original Building Completed: 2006
Total Building Area: 95,000 SF
Site Acreage: 13.6
Design Capacity: 750
Enrollment (February 28, 2020): 561



VELASQUEZ ELEMENTARY SCHOOL SITE AERIAL



VELASQUEZ ELEMENTARY SCHOOL FLOOR PLAN



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VELASQUEZ ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$3,460,802
Priority 3	\$9,761,981
Priority 4	\$2,300,454

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$7,442	\$50,564	\$0	\$58,006
Building Envelope	\$0	\$565,581	\$2,460,493	\$0	\$3,026,073
Architectural	\$0	\$1,907,547	\$3,889,526	\$0	\$5,797,073
Mechanical	\$0	\$0	\$638,454	\$255,606	\$894,060
Electrical	\$0	\$848,371	\$0	\$0	\$848,371
Plumbing	\$0	\$126,511	\$0	\$0	\$126,511
Technology	\$0	\$0	\$464,388	\$0	\$464,388
Life Safety & Security	\$0	\$5,350	\$616,318	\$0	\$621,668
Athletics/Activities	\$0	\$0	\$0	\$1,533,636	\$1,533,636
Food Service	\$0	\$0	\$1,642,240	\$511,212	\$2,153,452
Priority Totals	\$0	\$3,460,802	\$9,761,981	\$2,300,454	\$15,523,237

Totals P1	\$0
Totals P1+P2	\$3,460,802
Totals P1+P2+P3	\$13,222,783
Totals P1+P2+P3+P4	\$15,523,237

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VELASQUEZ ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$58,005
C1	Reset inlet to grade	2	Site Utilities	Consultant Assessment with District Personnel	\$7,442
C2	Replace broken sidewalks near the front of the building.	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
C3	Concrete buckling near Gym to be addressed	3	Site Paving - Maintenance	Consultant Assessment with District Personnel	\$23,888
C4	Remove and replace concrete drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$10,750
Building Envelope					\$3,026,073
B1	Repair roof leaks in the 5th grade pod and near rooms C3 and C4.	2	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$520,930
B2	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$37,209
B3	Repoint brick veneer at entry canopy	2	Canopy/Covered Walkway	Consultant Assessment with District Personnel	\$7,442
B4	Replace existing built up roof with new two ply modified bitumen cool roof system.	3	Roof Replacement	Consultant Assessment with District Personnel	\$2,460,493
Architecture					\$5,797,073
A1	Provide door between admin and reception	2	Doors	Consultant Assessment with District Personnel	\$2,233
A2	Replace carpet	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$1,149,223
A3	Replace door signage	2	Signage/Way-finding	Consultant Assessment with District Personnel	\$26,046
A4	Convert KIVA into LGI space.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$368,372
A5	Create a behavior unit for campus.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$245,581

VELASQUEZ ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A6	Install a new door for better access to the administrative suite.	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$49,116
A7	Replace the mobile partition between the gym and cafeteria.	2	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$66,977
A8	Add a door to allow the staff to exit from the librarian's office to the main hall.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
A9	Address structural cracks that are near the principal's office / front office area.	3	Structural/Foundation	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
A10	Renovate classroom casework to provide more secure option for student belongings.	3	Casework	Principal Questionnaire / Interview (Consultant Verified)	\$83,609
A11	Repaint all previously coated interior surfaces.	3	Painting	Principal Questionnaire / Interview (Consultant Verified)	\$222,957
A12	Paint all previously painted exterior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$264,762
A13	Provide new clothes hooks	3	Renovation	Consultant Assessment with District Personnel	\$6,370
A14	Replace carpet throughout the facility.	3		Principal Questionnaire / Interview (Consultant Verified)	\$627,067
A15	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$1,229,665
A16	Replace casework.	3	Casework	Consultant Assessment with District Personnel	\$767,511
A17	Replace flooring materials near back door.	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$2,787

VELASQUEZ ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A18	Replace interior doors and hardware.	3	Doors	Consultant Assessment with District Personnel	\$418,045
A19	Replace partition dividing gym/ cafeteria	3	Renovation	Consultant Assessment with District Personnel	\$7,963
A20	Update the shelving in the computer lab.	3	Casework	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
Mechanical					\$894,060
M1	Provide DDC controls.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$423,460
M2	Provide VFD on chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$55,739
M3	Replace chilled water pumps.	3	HVAC	Consultant Assessment with District Personnel	\$159,255
M4	Replace chillers.	4	HVAC	Consultant Assessment with District Personnel	\$255,606
Electrical					\$848,371
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$141,395
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$706,976
Plumbing					\$126,511
P1	Upgrade waste / sewage piping	2	Plumbing - Floor Drain	Principal Questionnaire / Interview (Consultant Verified)	\$74,419
P2	Upgrade/replace drinking fountains	2	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$52,093
Technology					\$464,388
T1	Provide security system upgrade.	3	Security - Intrusion Alarm	Consultant Assessment with District Personnel	\$378,231

VELASQUEZ ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
T2	Replace sound system.	3	Sound Reinforcement	Consultant Assessment with District Personnel	\$86,157
Life Safety & Security					\$621,668
LSS1	Provide a secure gate to the playground.	2	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$5,350
LSS2	Provide new way-finding site signage.	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$7,166
LSS3	Replace fire alarm system.	3	Fire Alarm System	Consultant Assessment with District Personnel	\$529,524
LSS4	Replace intercom system.	3	Public Address	Consultant Assessment with District Personnel	\$79,628
Athletics/Activities					\$1,533,636
AA1	Provide a track for outdoor exercise and activity.	4	Athletic Track & Field	Principal Questionnaire / Interview (Consultant Verified)	\$1,533,636
Food Service					\$2,153,452
FS1	Replace aged FS Equipment and update to meet current District menu standards.	3	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$408,012
FS2	Replace cold storage assembly and associated refrigeration system.	3	Building Addition	Consultant Assessment with District Personnel	\$382,212
FS3	Replace existing serving line to meet current District menu standards.	3	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$852,015
FS4	Any repairs or improvements recommended?	4		Principal Questionnaire / Interview (Consultant Verified)	\$511,212

WILLIAMS ELEMENTARY SCHOOL



Physical Address:
5111 FM 762
Richmond, TX 77469

Original Building Completed: 1985
Total Building Area: 84,925 SF
Site Acreage: 11.2
Design Capacity: 750
Enrollment (February 28, 2020): 404



WILLIAMS ELEMENTARY SCHOOL **SITE AERIAL**



WILLIAMS ELEMENTARY SCHOOL FLOOR PLAN



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WILLIAMS ELEMENTARY SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$1,206,564
Priority 2	\$7,069,683
Priority 3	\$581,998
Priority 4	\$748,287

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$400,000	\$826,045	\$79,628	\$255,606	\$1,561,279
Building Envelope	\$22,952	\$2,038,992	\$39,814	\$0	\$2,101,758
Architectural	\$166,920	\$1,562,789	\$462,557	\$492,681	\$2,684,946
Mechanical	\$0	\$386,976	\$0	\$0	\$386,976
Electrical	\$0	\$759,069	\$0	\$0	\$759,069
Plumbing	\$0	\$37,209	\$0	\$0	\$37,209
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$616,692	\$0	\$0	\$0	\$616,692
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$1,458,603	\$0	\$0	\$1,458,603
Priority Totals	\$1,206,564	\$7,069,683	\$581,998	\$748,287	\$9,606,531

Totals P1	\$1,206,564
Totals P1+P2	\$8,276,247
Totals P1+P2+P3	\$8,858,245
Totals P1+P2+P3+P4	\$9,606,531

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WILLIAMS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,561,279
C1	Addition of new concrete bus drive and replacement of hardscaped play surface	1	Site Paving - New	Staff Input	\$400,000
C2	Remove and re-surface asphalt track	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$223,256
C3	Remove and replace concrete parking lot 1.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$22,326
C4	Remove and replace concrete parking lot 2.	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$580,464
C5	Regrade the playfield that is holding water after a rain.	3	Site Grading/Fill	Principal Questionnaire / Interview (Consultant Verified)	\$31,851
C6	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$47,777
C7	Provide additional parking area for the campus.	4	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$255,606
Building Envelope					\$2,101,758
B1	Replace outdated exterior windows with new energy efficient window assembly.	1	Windows	Consultant Assessment with District Personnel	\$22,952
B2	Replace existing built up roof with new two ply modified bitumen cool roof system.	2	Roof Replacement	Consultant Assessment with District Personnel	\$2,038,992
B3	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$39,814
Architecture					\$2,684,946
A1	Add a bus canopy along the parent pick up drop off drive	1	Canopy/Covered Walkway	Consultant Assessment with District Personnel	\$166,920
A2	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Flooring	Consultant Assessment with District Personnel	\$1,562,789
A3	Correct the doors that are not properly aligned.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$47,777
A4	Paint all previously painted exterior/interior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$159,255

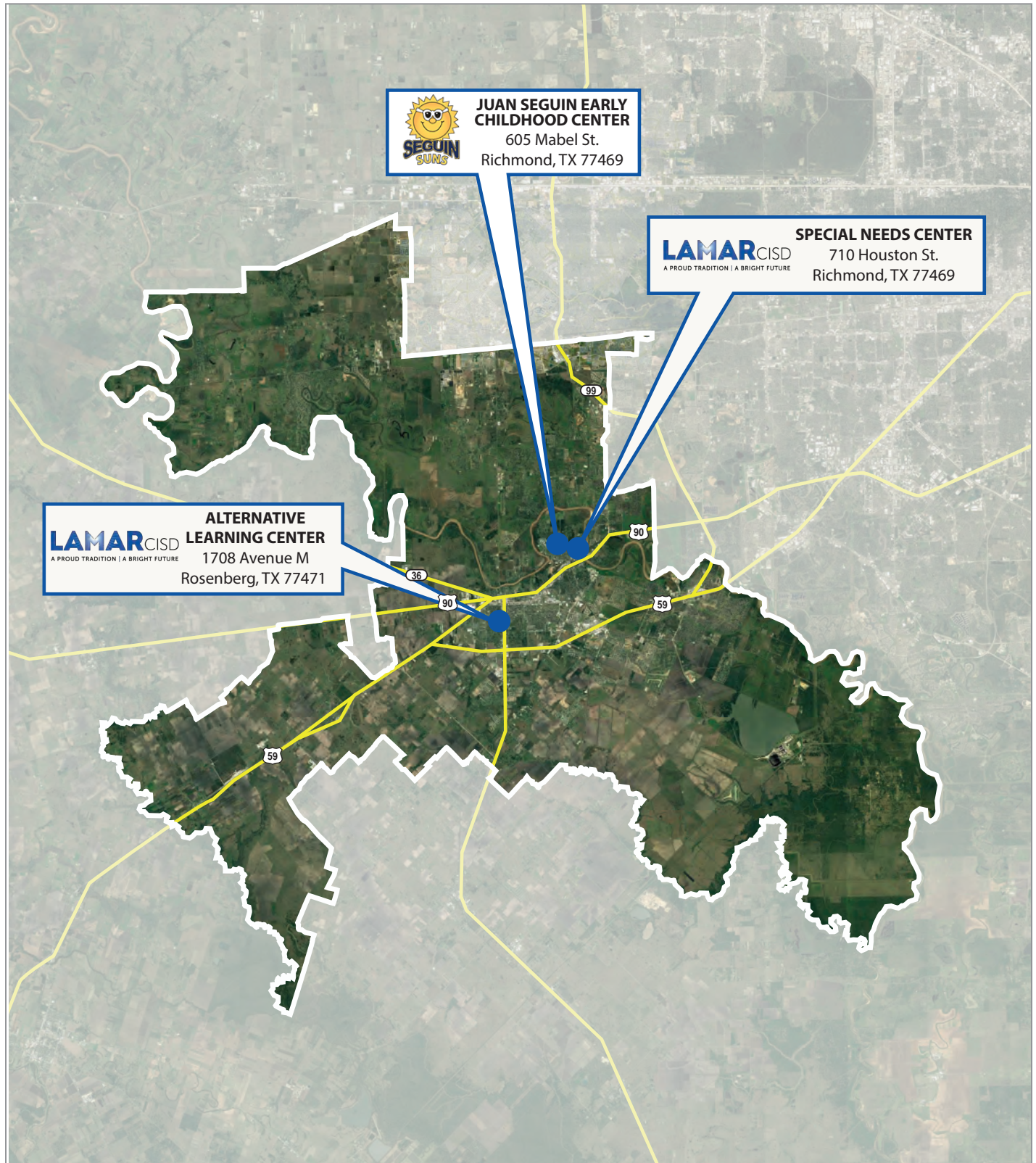
WILLIAMS ELEMENTARY SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A5	Replace floor covering in the gym storage.	3	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$557
A6	Replace floor tile	3	Flooring (carpet, tile, etc.)	Staff Input	\$54,306
A7	Replace teaching surfaces at each classroom.	3	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$200,662
A8	Renovate corridors to provide new durable surfaces throughout.	4	Renovation	Consultant Assessment with District Personnel	\$109,272
A9	Replace casework.	4	Casework	Staff Input	\$383,409
Mechanical					\$386,976
M1	Replace air cooled chiller.	2	HVAC	Consultant Assessment with District Personnel	\$200,930
M2	Install Back Up Power Generator	2	Emergency Generator	Principal Questionnaire / Interview	\$186,046
Electrical					\$759,069
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$126,511
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$632,557
Plumbing					\$37,209
P1	Replace underground sanitary lines in the kitchen	2	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview	\$37,209
Life Safety & Security					\$616,692
LSS1	Provide new way-finding site signage.	1	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$16,692
LSS2	Replace PA system and classroom sound reinforcement.	1	Public Address	Consultant Assessment with District Personnel	\$600,000
Food Service					\$1,458,603
FS1	Renovate entire kitchen and servery per current district standards (Cold Storage Assembly, new in 2019)	2	Building Addition	Consultant Assessment with District Personnel	\$1,458,603

ALTERNATIVE & SPECIAL PROGRAM KEY MAP



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ALTERNATIVE LEARNING CENTER

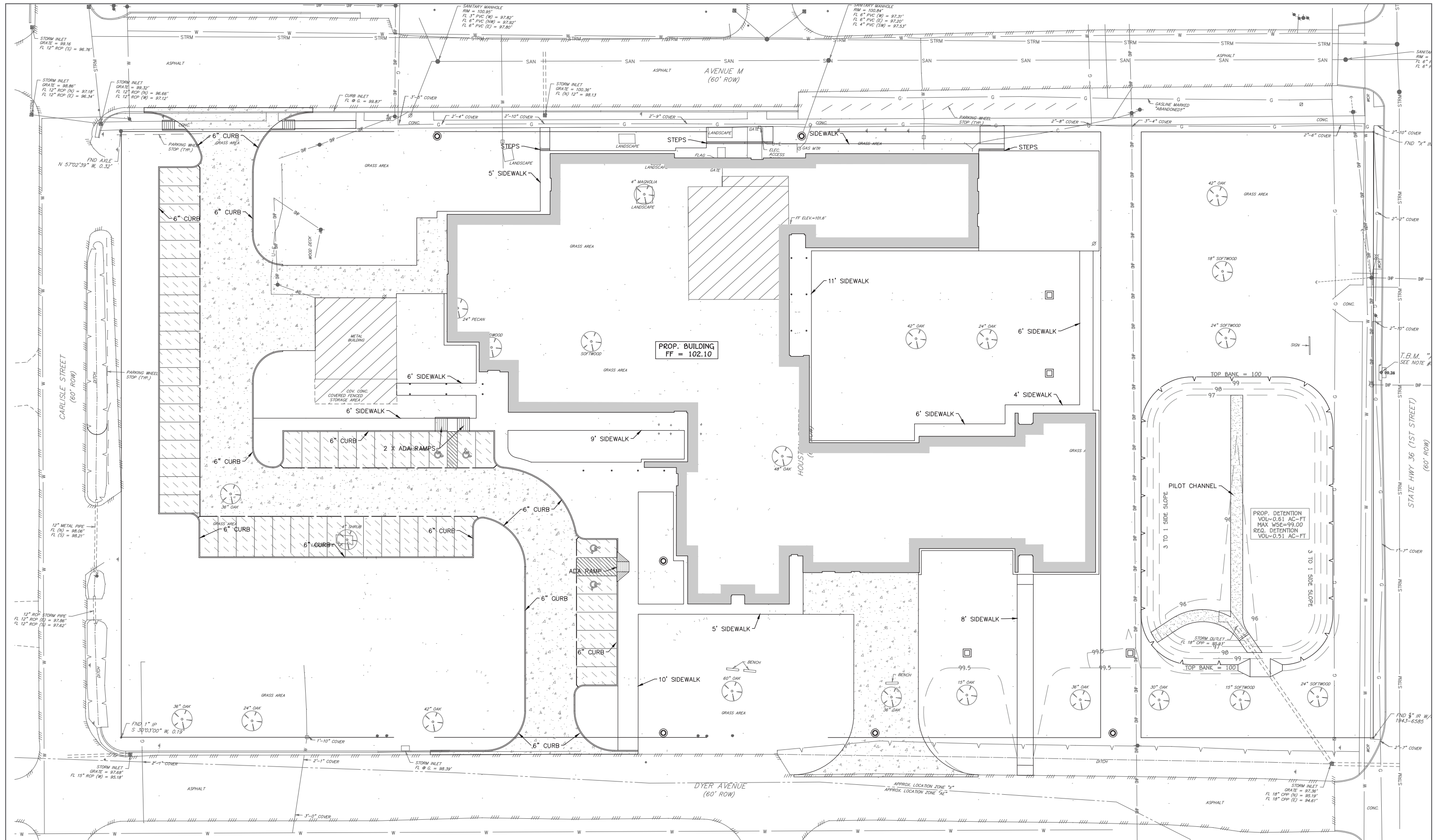


Physical Address:
1708 Avenue M
Rosenberg, TX 77471

Completed Building Renovations Expected: 2021
Total Building Area: 36,728 SF

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ALTERNATIVE LEARNING CENTER SITE PLAN



ALTERNATIVE LEARNING CENTER FLOOR PLAN



ALTERNATIVE LEARNING CENTER SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,000,000
Priority 2	\$0
Priority 3	\$0
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$2,000,000	\$0	\$0	\$0	\$2,000,000
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$2,000,000	\$0	\$0	\$0	\$2,000,000

Totals P1	\$2,000,000
Totals P1+P2	\$2,000,000
Totals P1+P2+P3	\$2,000,000
Totals P1+P2+P3+P4	\$2,000,000

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ALTERNATIVE LEARNING CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$2,000,000
A1	Expansion of 1621 to include more classrooms and space	1	Building Addition	Consultant Assessment with District Personnel	\$2,000,000

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SEGUIN

EARLY CHILDHOOD CENTER

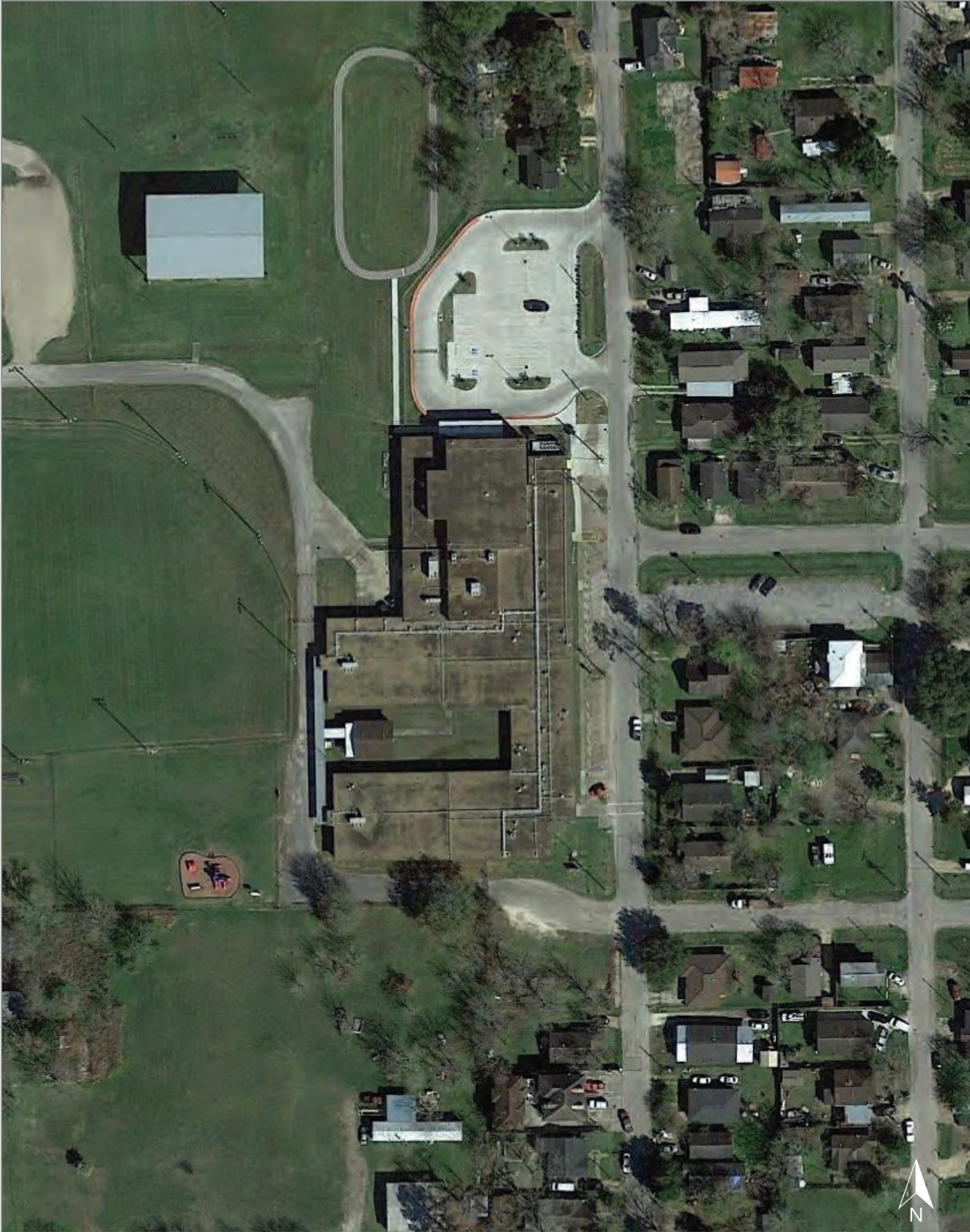


Physical Address:
605 Mabel Street
Richmond, TX 77469

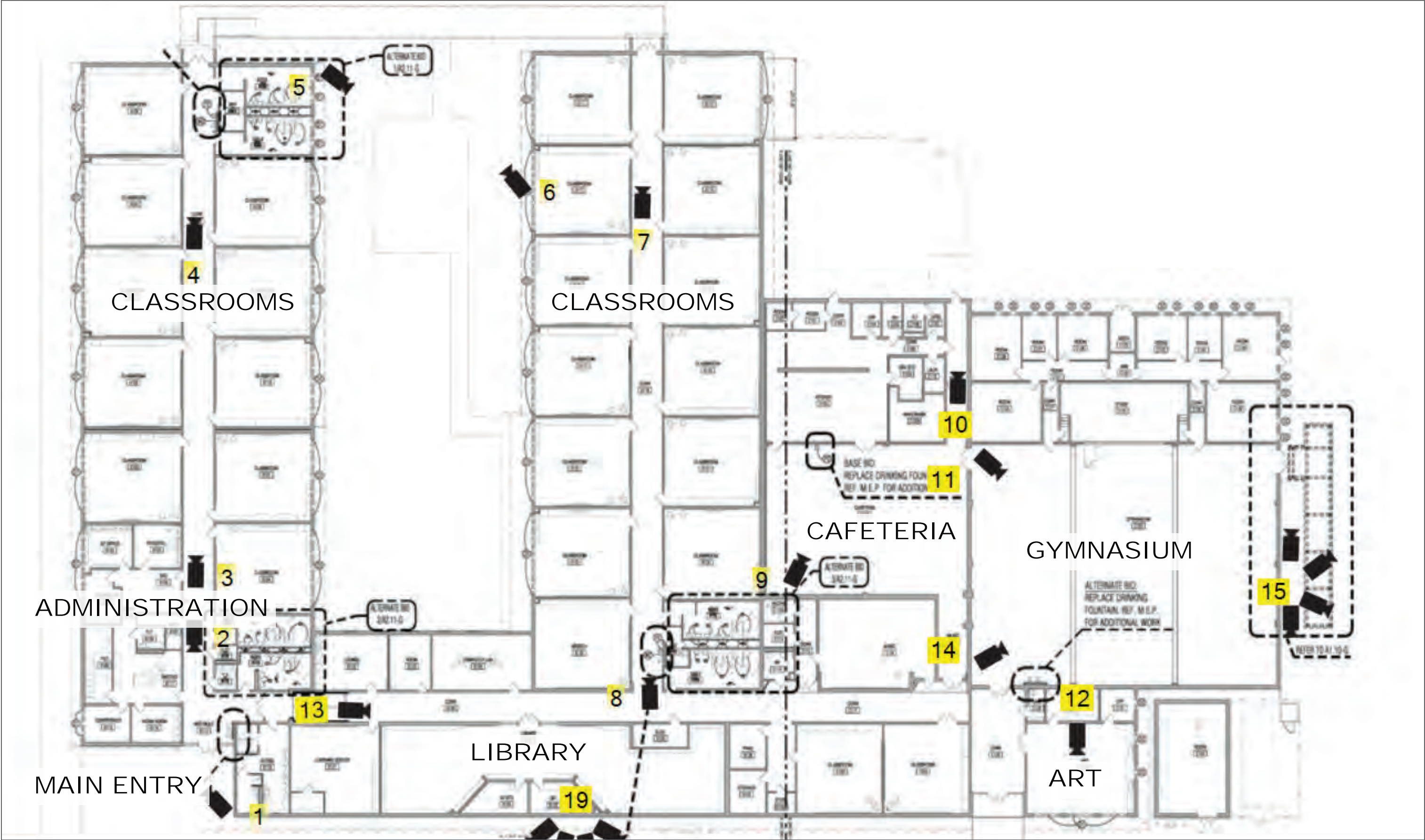
Original Building Completed: 1957
Total Building Area: 50,000 SF
Site Acreage: 12.0
Enrollment (February 28, 2020): 328



SEGUIN EARLY CHILDHOOD CENTER **SITE AERIAL**



SEGUIN EARLY CHILDHOOD CENTER FLOOR PLAN



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SEGUIN EARLY CHILDHOOD CENTER SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$2,088,169
Priority 2	\$1,715,198
Priority 3	\$3,341,174
Priority 4	\$400,449

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$141,395	\$1,052,677	\$0	\$1,194,072
Building Envelope	\$0	\$36,316	\$65,295	\$383,409	\$485,020
Architectural	\$179,578	\$899,720	\$1,737,076	\$17,040	\$2,833,414
Mechanical	\$0	\$0	\$445,915	\$0	\$445,915
Electrical	\$278,200	\$0	\$4,778	\$0	\$282,978
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$173,875	\$0	\$0	\$0	\$173,875
Life Safety & Security	\$306,020	\$0	\$5,574	\$0	\$311,594
Athletics/Activities	\$0	\$0	\$29,860	\$0	\$29,860
Food Service	\$1,150,496	\$637,767	\$0	\$0	\$1,788,263
Priority Totals	\$2,088,169	\$1,715,198	\$3,341,174	\$400,449	\$7,544,990

Totals P1	\$2,088,169
Totals P1+P2	\$3,803,367
Totals P1+P2+P3	\$7,144,541
Totals P1+P2+P3+P4	\$7,544,990

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SEGUIN EARLY CHILDHOOD CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,194,072
C1	Remove and replace asphalt track	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$133,953
C2	Reset inlet to grade	2	Site Utilities	Consultant Assessment with District Personnel	\$7,442
C3	Remove and replace asphalt drives	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$955,531
C4	Remove and replace dumpster drive	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$71,665
C5	Regrade multiple areas around the campus to eliminate standing water.	3	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
C6	Sidewalks cracking	3	Site Paving - Replacement	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
C7	Add sidewalk near front entry.	3	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$1,593
Building Envelope					\$485,020
B1	Replace the existing exterior canopies with aluminum canopies	2	Canopy/Covered Walkway	Consultant Assessment with District Personnel	\$21,433
B2	Provide miscellaneous roof repairs.	2	Roof Replacement	Consultant Assessment with District Personnel	\$14,884
B3	Repair broken and cracked exterior wall cladding.	3	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$55,739
B4	Replace storefront windows at secondary entrance.	3	Windows	Principal Questionnaire / Interview (Consultant Verified)	\$9,555
B5	Replace outdated exterior windows with new energy efficient window assembly.	4	Windows	Consultant Assessment with District Personnel	\$383,409
Architecture					\$2,833,414
A1	Repair wall and floor cracks throughout facility.	1	Structural/ Foundation	Consultant Assessment with District Personnel	\$146,055

SEGUIN EARLY CHILDHOOD CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A2	Replace stage curtain.	1	Stage Curtains	Consultant Assessment with District Personnel	\$30,602
A3	Replace rusted sink.	1	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$2,921
A4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$270,883
A5	Renovate dressing rooms.	2	Renovation	Consultant Assessment with District Personnel	\$104,186
A6	Plumbing: Adequate number of restrooms	2	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$312,558
A7	Replace walkway cover in the back of the building.	2	Canopy/Covered Walkway	Principal Questionnaire / Interview (Consultant Verified)	\$133,953
A8	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$78,139
A9	Replace vinyl composite tile (VCT) and base throughout facility.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$627,067
A10	Renovate Teacher Lounge and office.	3	Renovation	Consultant Assessment with District Personnel	\$238,883
A11	Renovate old locker room to create better storage space.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$238,883
A12	Renovate playground; Swings - \$20000; Benches - \$1000 each (2) ; Shade covers - \$30000 each (2)	3	Playgrounds/ Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$130,589
A13	Provide classroom hardware that will lock from inside the classroom.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$119,441
A14	Repair vinyl wall covering throughout facility.	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$99,535
A15	Provide ADA seating and accessibility to stage.	3	Renovation	Consultant Assessment with District Personnel	\$98,738

SEGUIN EARLY CHILDHOOD CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A16	Renovate front office / workroom to relocate staff mailboxes.	3	Renovation	Principal Questionnaire / Interview (Consultant Verified)	\$95,553
A17	Replace floor tile.	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$35,832
A18	Provide adjustable basketball hoops.	3	Athletic Equipment	Principal Questionnaire / Interview	\$31,851
A19	Provide music instruments for music classroom. (Allowance)	3	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
A20	Install large bulletin boards in the 300 hallway to display student work.	3	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$6,370
A21	Install bollards to protect aluminum canopy at student drop-off.	3	Canopy/Covered Walkway	Principal Questionnaire / Interview	\$3,981
A22	Replace stops on exterior doors.	3	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$1,593
A23	Provide a cafeteria table.	3	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$796
A24	Regrade and service irrigation system.	4	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$17,040
Mechanical					\$445,915
M1	Provide AC in the 300 hallway corridor.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$39,814
M2	Replace AC system in administrative office area to prevent the unit from freezing up.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$7,963

SEGUIN EARLY CHILDHOOD CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
M3	Upgrade HVAC equipment to function better in classroom spaces.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$398,138
Electrical					\$282,978
E1	Replace interior lights with LED lighting.	1	Lighting (Interior)	Consultant Assessment with District Personnel	\$278,200
E2	Install additional convenience receptacles in room 101.	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$4,778
Technology					\$173,875
T1	Replace / Upgrade PA System	1	Public Address	Principal Questionnaire / Interview (Consultant Verified)	\$173,875
Life Safety & Security					\$311,594
LSS1	Provide secure front vestibule.	1	Renovation	Consultant Assessment with District Personnel	\$243,425
LSS2	Provide new marquee sign at front entry.	1	Signage/Way-finding	Principal Questionnaire / Interview	\$62,595
LSS3	Access Control - additional card reader at 2nd front door.	3	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$5,574
Athletics/Activities					\$29,860
AA1	Finish out area that used to be used as a locker room and is being used as storage	3	Renovation	Consultant Assessment with District Personnel	\$29,860
Food Service					\$1,788,263
FS1	Renovate kitchen including new equipment and serving lines.	1	Renovation	Consultant Assessment with District Personnel	\$1,095,413
FS2	Replace flooring in kitchen areas.	1	Flooring	Consultant Assessment with District Personnel	\$55,084
FS3	Renovate existing kitchen and replace all Foodservice Equipment (except the Item 102 Cold Storage Assembly replaced in 2019)	2	Renovation	Consultant Assessment with District Personnel	\$625,115

SEGUIN EARLY CHILDHOOD CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
FS4	Replace ceiling at kitchen with washable ceiling tile.	2	Ceiling	Consultant Assessment with District Personnel	\$12,651

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SPECIAL NEEDS CENTER



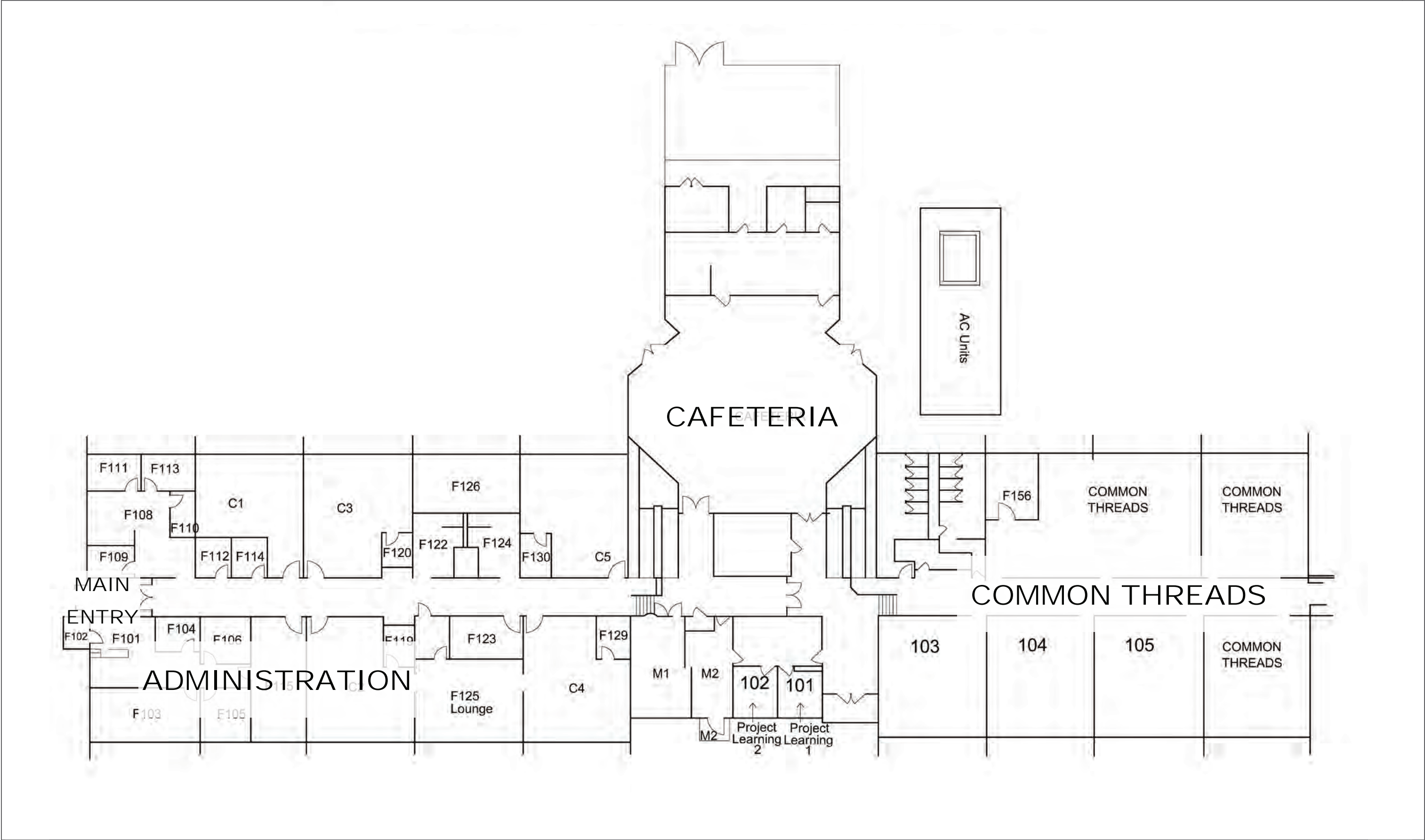
Physical Address:
710 Houston Street
Richmond, TX 77469

Original Building Completed: 1958
Total Building Area: 22,185SF

SPECIAL NEEDS CENTER **SITE AERIAL**



SPECIAL NEEDS CENTER FLOOR PLAN



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SPECIAL NEEDS CENTER SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$538,790
Priority 3	\$696,662
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$538,790	\$696,662	\$0	\$1,235,452
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$538,790	\$696,662	\$0	\$1,235,452

Totals P1	\$0
Totals P1+P2	\$538,790
Totals P1+P2+P3	\$1,235,452
Totals P1+P2+P3+P4	\$1,235,452

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SPECIAL NEEDS CENTER DETAILED REPORT

Proposed Work items

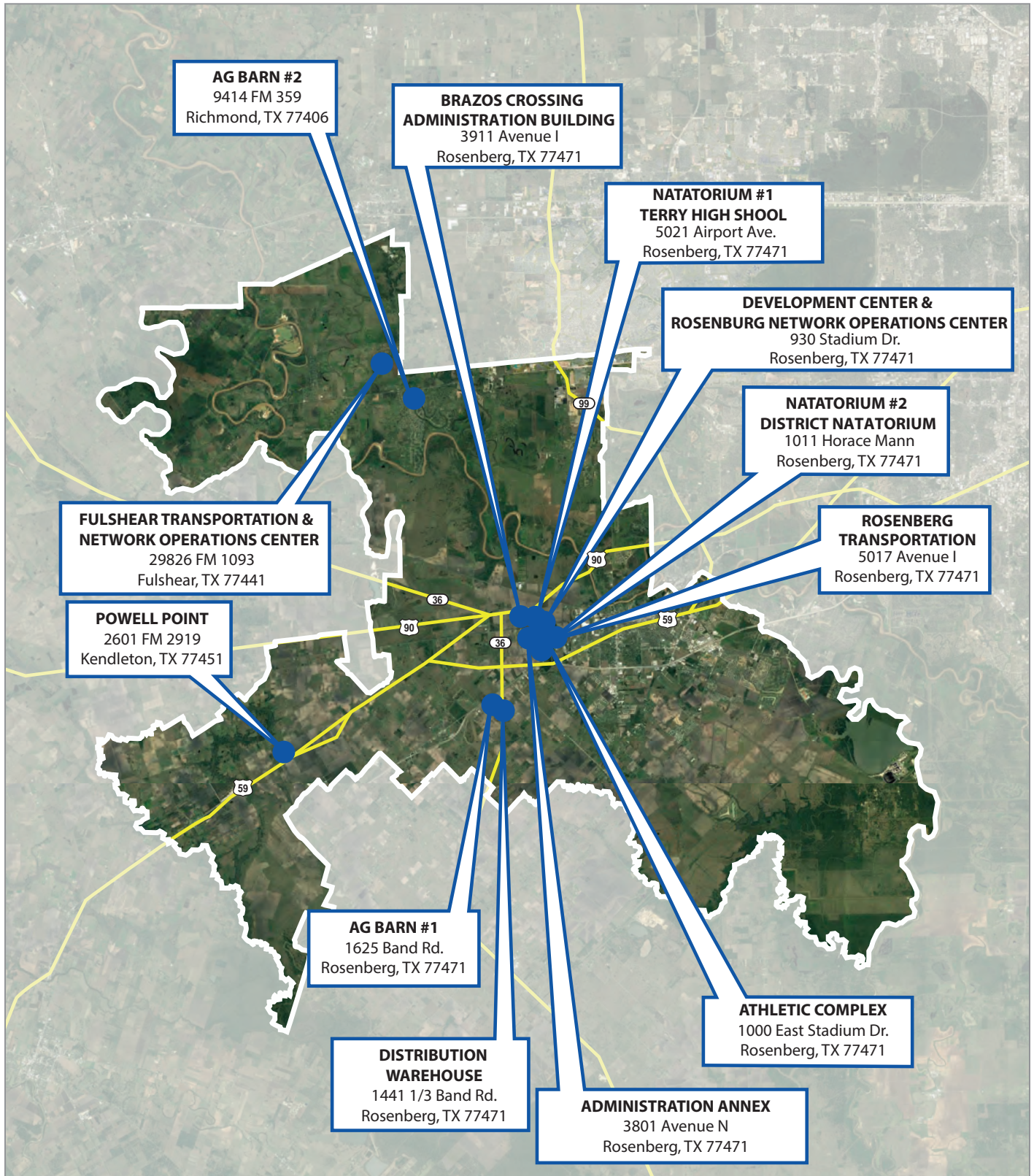
All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$1,235,452
A1	Renovate restroom.	2	Renovation	Consultant Assessment with District Personnel	\$148,837
A2	Replace casework.	2	Casework	Consultant Assessment with District Personnel	\$89,302
A3	Replace CMU Wall where cracks occur	2	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$2,977
A4	Replace interior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$297,674
A5	Paint all previously painted interior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$47,777
A6	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$61,154
A7	Renovate administration area.	3	Renovation	Consultant Assessment with District Personnel	\$79,628
A8	Renovate cafeteria.	3	Renovation	Consultant Assessment with District Personnel	\$298,604
A9	Renovate corridors to provide new durable surfaces throughout.	3	Renovation	Consultant Assessment with District Personnel	\$10,033
A10	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$75,248
A11	Replace HM doors and frames	3	Renovation	Consultant Assessment with District Personnel	\$15,926
A12	Replace teaching surfaces at each classroom.	3	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$28,666
A13	Replace windows ar cafeteria	3	Renovation	Consultant Assessment with District Personnel	\$79,628

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SUPPORT FACILITY

KEY MAP



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ADMINISTRATION ANNEX

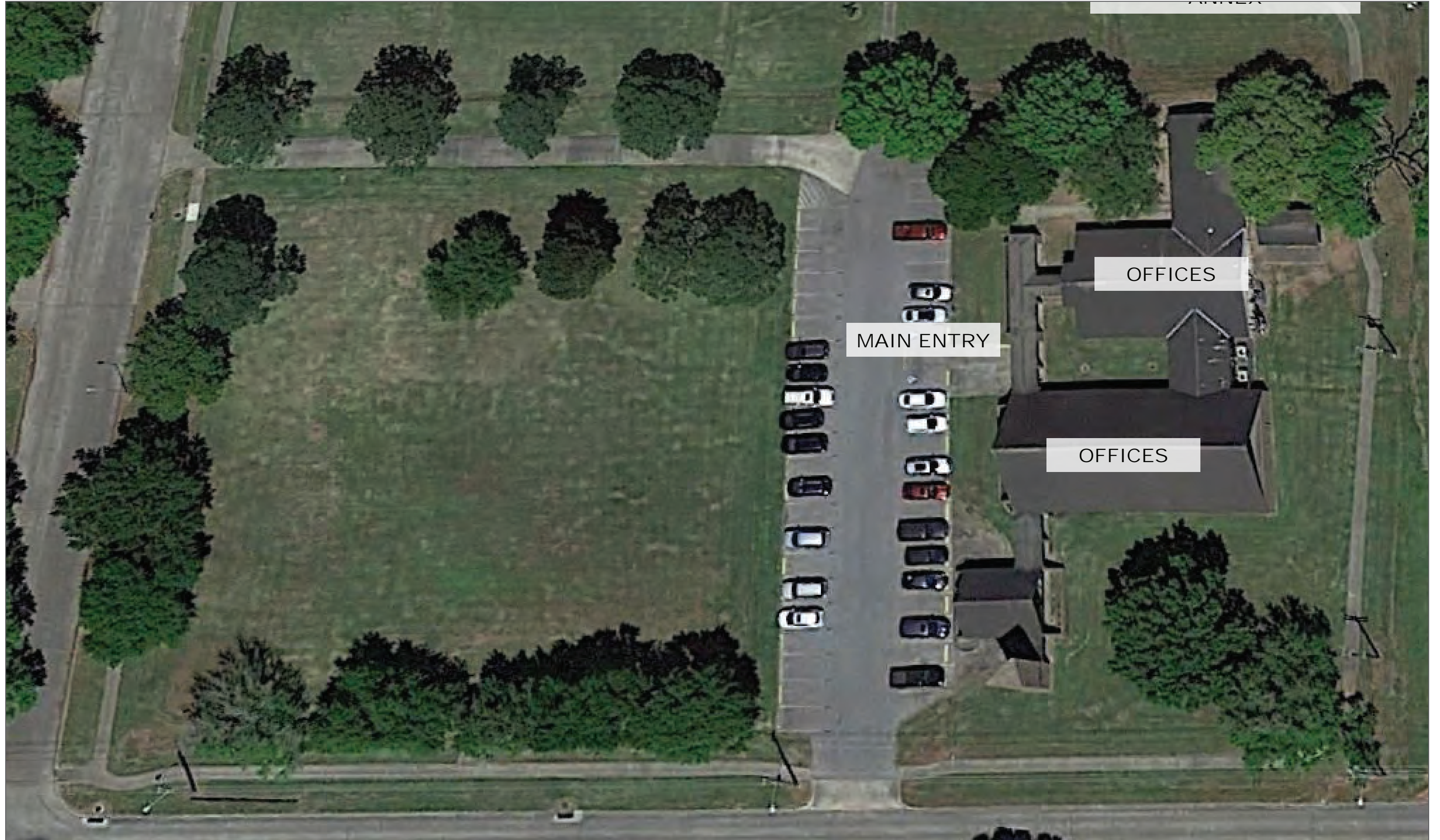


Physical Address:
3801 Avenue N
Rosenberg, TX 77471

Original Main Building Completed: 1957
Addition Completed: 1990
Total Building Area: 7,600 SF
Site Acreage: 2.8

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ADMINISTRATION ANNEX **SITE AERIAL**



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ADMINISTRATION ANNEX SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$686,734
Priority 3	\$108,612
Priority 4	\$4,260

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$3,721	\$0	\$0	\$3,721
Architectural	\$0	\$558,883	\$28,666	\$4,260	\$591,809
Mechanical	\$0	\$0	\$6,370	\$0	\$6,370
Electrical	\$0	\$67,870	\$0	\$0	\$67,870
Plumbing	\$0	\$0	\$19,111	\$0	\$19,111
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$56,260	\$54,465	\$0	\$110,726
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$686,734	\$108,612	\$4,260	\$799,606

Totals P1	\$0
Totals P1+P2	\$686,734
Totals P1+P2+P3	\$795,346
Totals P1+P2+P3+P4	\$799,606

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ADMINISTRATION ANNEX DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Building Envelope					\$3,721
B1	Provide miscellaneous roof repairs.	2	Roof Maintenance	Consultant Assessment with District Personnel	\$3,721
Architecture					\$591,809
A1	Replace casework	2	Casework	Consultant Assessment with District Personnel	\$111,628
A2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$39,591
A3	Replace interior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$111,628
A4	Replace vinyl composite tile (VCT) and base throughout facility.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$18,753
A5	Replace carpet and base throughout facility.	2	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$52,093
A6	Paint all previously painted interior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$33,935
A7	Renovate administration area.	2	Renovation	Consultant Assessment with District Personnel	\$37,209
A8	Renovate restroom.	2	Renovation	Consultant Assessment with District Personnel	\$89,302
A9	Renovate corridors to provide new durable surfaces throughout.	2	Renovation	Consultant Assessment with District Personnel	\$5,209
A10	Provide collaboration space(s).	2	Renovation	Consultant Assessment with District Personnel	\$14,884
A11	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$44,651
A12	Replace teaching surfaces at each classroom.	3	Marker Boards/ Tack Boards	Consultant Assessment with District Personnel	\$28,666
A13	Install recycling dumpster	4	Other	Consultant Assessment with District Personnel	\$4,260
Mechanical					\$6,370
M1	Replace grilles and diffusers.	3	HVAC	Consultant Assessment with District Personnel	\$6,370

ADMINISTRATION ANNEX DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Electrical					\$67,870
E1	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$50,902
E2	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$16,967
Plumbing					\$19,111
P1	Add additional water fountains.	3	Drinking Fountains	Principal Questionnaire / Interview (Consultant Verified)	\$19,111
Life Safety & Security					\$110,726
LSS1	Add additional card reader access.	2	Security - Card Readers	Principal Questionnaire / Interview (Consultant Verified)	\$22,326
LSS2	Replace fire alarm system.	2	Fire Alarm System	Consultant Assessment with District Personnel	\$33,935
LSS3	Add fire sprinklers.	3	Fire Sprinkler	Consultant Assessment with District Personnel	\$54,465

BRAZOS CROSSING ADMINISTRATION BUILDING



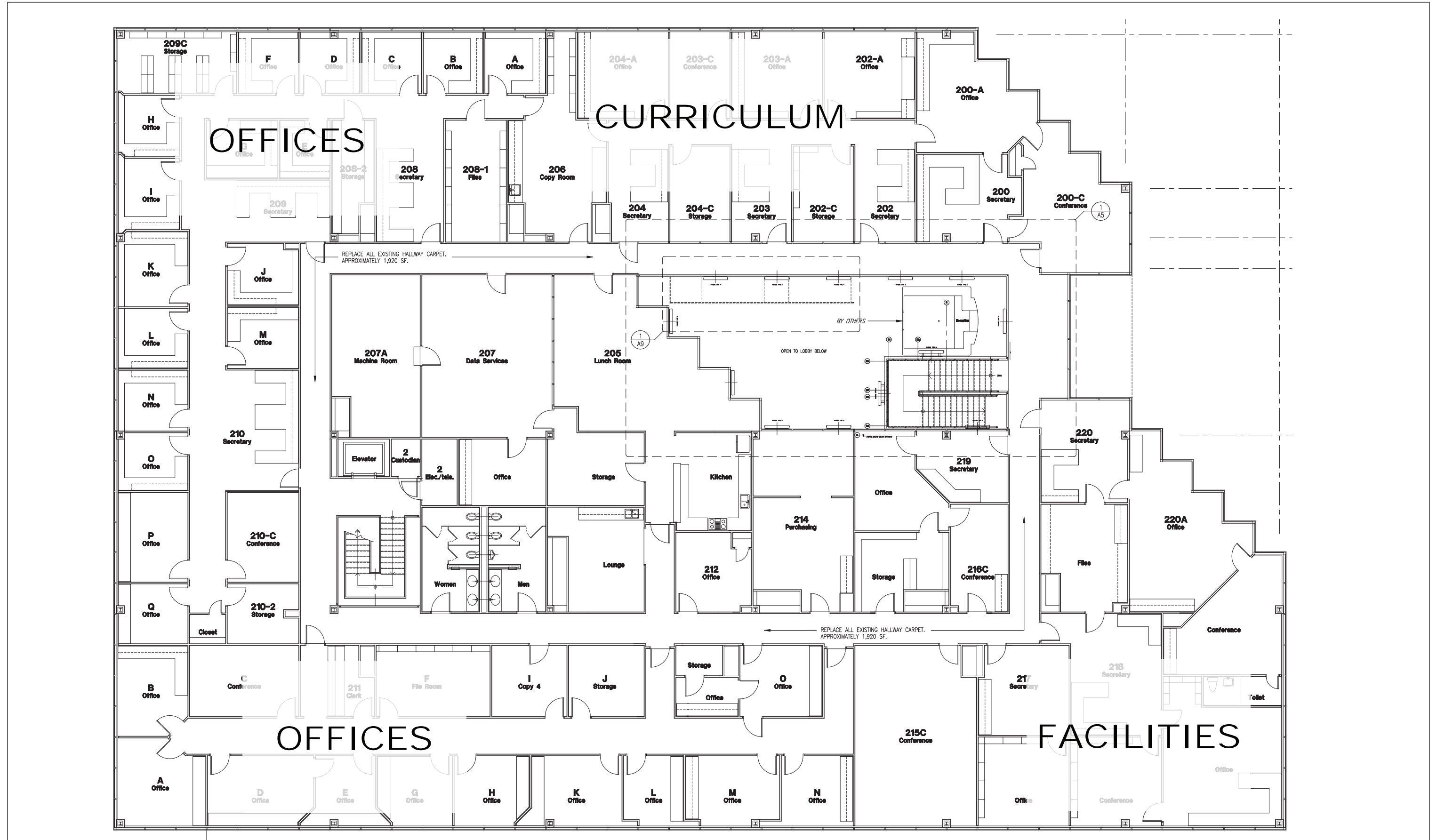
Physical Address:
3911 Avenue I
Rosenberg, TX 77471

Original Building Completed: N/A
Total Building Area: N/A
Site Acreage: 5.1

BRAZOS CROSSING ADMINBUILDING SITE AERIAL



BRAZOS CROSSING SECOND FLOOR PLAN



BRAZOS CROSSING ADMIN BUILDING SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$312,975
Priority 2	\$719,776
Priority 3	\$2,009,004
Priority 4	\$644,127

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$14,884	\$1,926,988	\$644,127	\$2,585,999
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$675,125	\$59,721	\$0	\$734,845
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$6,370	\$0	\$6,370
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$29,767	\$0	\$0	\$29,767
Life Safety & Security	\$312,975	\$0	\$15,926	\$0	\$328,901
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$312,975	\$719,776	\$2,009,004	\$644,127	\$3,685,882

Totals P1	\$312,975
Totals P1+P2	\$1,032,751
Totals P1+P2+P3	\$3,041,755
Totals P1+P2+P3+P4	\$3,685,882

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BRAZOS CROSSING ADMIN BUILDING DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$2,585,999
C1	Remove and replace cracked concrete sidewalk	2	Site Paving - Replacement	Consultant Assessment with District Personnel	\$14,884
C2	Remove and replace concrete parking lot	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$1,911,062
C3	There are a couple of low spots that hold water in the parking lot.	3	Site Drainage	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
C4	Add additional parking for large staff events. Cars have to park in the grassy area when there are events that require campus administrators to attend.	4	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$644,127
Architecture					\$734,845
A1	Replace the hinges on the main entry door and the back door	2	Hardware	Consultant Assessment with District Personnel	\$5,358
A2	Increase the square footage of the existing board room	2	Building Addition	Consultant Assessment with District Personnel	\$394,418
A3	Replace the interior door knobs with code compliant door levers and rekey each door.	2	Doors	Principal Questionnaire / Interview (Consultant Verified)	\$44,651
A4	Replace the operable partition wall in the board room.	2	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$19,349
A5	Update current elevator to new hydraulic elevator along with all finishes	2	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$193,488
A6	Demo existing mailboxes and install new mailboxes	2	Millwork	Principal Questionnaire / Interview (Consultant Verified)	\$17,860
A7	Add new built in sitting area for board members	3	Millwork	Consultant Assessment with District Personnel	\$11,944
A8	Replace the existing irrigation system	3	Irrigation	Consultant Assessment with District Personnel	\$47,777
Electrical					\$6,370
E1	Provide additional electrical receptacles for offices	3	Electrical - General / Misc.	Consultant Assessment with District Personnel	\$6,370

BRAZOS CROSSING ADMIN BUILDING DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Technology					\$29,767
T1	Install a new AV and sound system in the board room	2	Technology - Systems/ Infrastructure	Consultant Assessment with District Personnel	\$29,767
Life Safety & Security					\$328,901
LSS1	Upgrade the existing fire alarm system in the building	1	Life Safety	Principal Questionnaire / Interview (Consultant Verified)	\$312,975
LSS2	Provide an intercom phone system at the front desk and additional speakers in offices	3	Communication Systems/ Equipment	Consultant Assessment with District Personnel	\$15,926

AG BARN

#1



Physical Address:
1441 Band Road
Rosenberg, TX 77471

Original Building Completed: 1985
Total Building Area: 18,094 SF
Site Acreage: 2.7

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AG BARN #1 SITE AERIAL



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AG BARN #1 SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$481,747
Priority 4	\$38,341

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$477,766	\$0	\$477,766
Building Envelope	\$0	\$0	\$3,981	\$0	\$3,981
Architectural	\$0	\$0	\$0	\$38,341	\$38,341
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$481,747	\$38,341	\$520,088

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$481,747
Totals P1+P2+P3+P4	\$520,088

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AG BARN #1 DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$477,766
C1	Install concrete parking lot	3	Site Paving - New	Consultant Assessment with District Personnel	\$477,766
Building Envelope					\$3,981
B1	Provide miscellaneous roof repairs.	3	Roof Replacement	Consultant Assessment with District Personnel	\$3,981
Architecture					\$38,341
A1	Provide new wire fence	4	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$38,341

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AG BARN

#2



Physical Address:
9414 FM 359
Richmond, TX 77406

Original Building Completed: 2017
Total Building Area: 16,536 SF
Site Acreage: 11.7

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AG BARN #2 SITE AERIAL



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AG BARN #2 SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$0
Priority 4	\$1,677,627

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$1,661,439	\$1,661,439
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$0	\$16,188	\$16,188
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$0	\$1,677,627	\$1,677,627

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$0
Totals P1+P2+P3+P4	\$1,677,627

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AG BARN #2 DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$1,661,439
C1	Install concrete drive.	4	Site Paving - New	Consultant Assessment with District Personnel	\$1,661,439
Architecture					\$16,188
A1	Provide metal panel to close off open end.	4	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$5,964
A2	Provide handle on other side of egress door.	4	Doors	Consultant Assessment with District Personnel	\$1,704
A3	Provide fans on unistrut from ceiling to aim down.	4	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$8,520

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ATHLETIC COMPLEX



Physical Address:
1000 East Stadium Drive
Rosenberg, Texas 77471

Original Building Completed: 2008
Total Building Area: 5,400 SF
Site Acreage: 80.7

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ATHLETIC COMPLEX **SITE AERIAL**



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ATHLETIC COMPLEX SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$8,636,267
Priority 3	\$6,090,715
Priority 4	\$136,323

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$429,989	\$0	\$429,989
Building Envelope	\$0	\$183,814	\$346,380	\$0	\$530,194
Architectural	\$0	\$1,308,277	\$974,642	\$136,323	\$2,419,242
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$7,144,176	\$4,339,704	\$0	\$11,483,880
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$8,636,267	\$6,090,715	\$136,323	\$14,863,305

Totals P1	\$0
Totals P1+P2	\$8,636,267
Totals P1+P2+P3	\$14,726,982
Totals P1+P2+P3+P4	\$14,863,305

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ATHLETIC COMPLEX DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$429,989
C1	Remove and replace asphalt parking lots	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$429,989
Building Envelope					\$530,194
B1	Provide miscellaneous roof repairs.	2	Roof Replacement	Consultant Assessment with District Personnel	\$11,163
B2	Replace exterior waterproofing/sealant joints.	2	Waterproofing Sealant	Consultant Assessment with District Personnel	\$22,326
B3	Replace existing metal roof with new.	2	Roof Replacement	Consultant Assessment with District Personnel	\$142,884
B4	Repair broken and cracked exterior wall cladding.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$7,442
B5	Replace existing built up roof with two ply mod bit cool roof.	3	Roof Replacement	Consultant Assessment with District Personnel	\$346,380
Architecture					\$2,419,242
A1	Drinking Fountain	2	Plumbing - Domestic Water	Consultant Assessment with District Personnel	\$5,953
A2	Renovate office area. (Athletic Director office)	2	Renovation	Consultant Assessment with District Personnel	\$1,302,324
A3	Replace exterior doors.	3	Doors	Consultant Assessment with District Personnel	\$19,111
A4	Renovate restrooms below the stands.	3	Painting	Consultant Assessment with District Personnel	\$955,531
A5	Infill areas below bleachers to eliminate standing water.	4	Athletic Track & Field	Consultant Assessment with District Personnel	\$136,323
Athletics/Activities					\$11,483,880
AA1	Provide new addition and renovate interior athletics locker room building	2	Renovation	Consultant Assessment with District Personnel	\$7,144,176
AA2	Replace bleachers.	3	Bleachers	Consultant Assessment with District Personnel	\$3,981,380
AA3	Replace carpet in Athletic Building Locker Rooms with epoxy flooring	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$358,324

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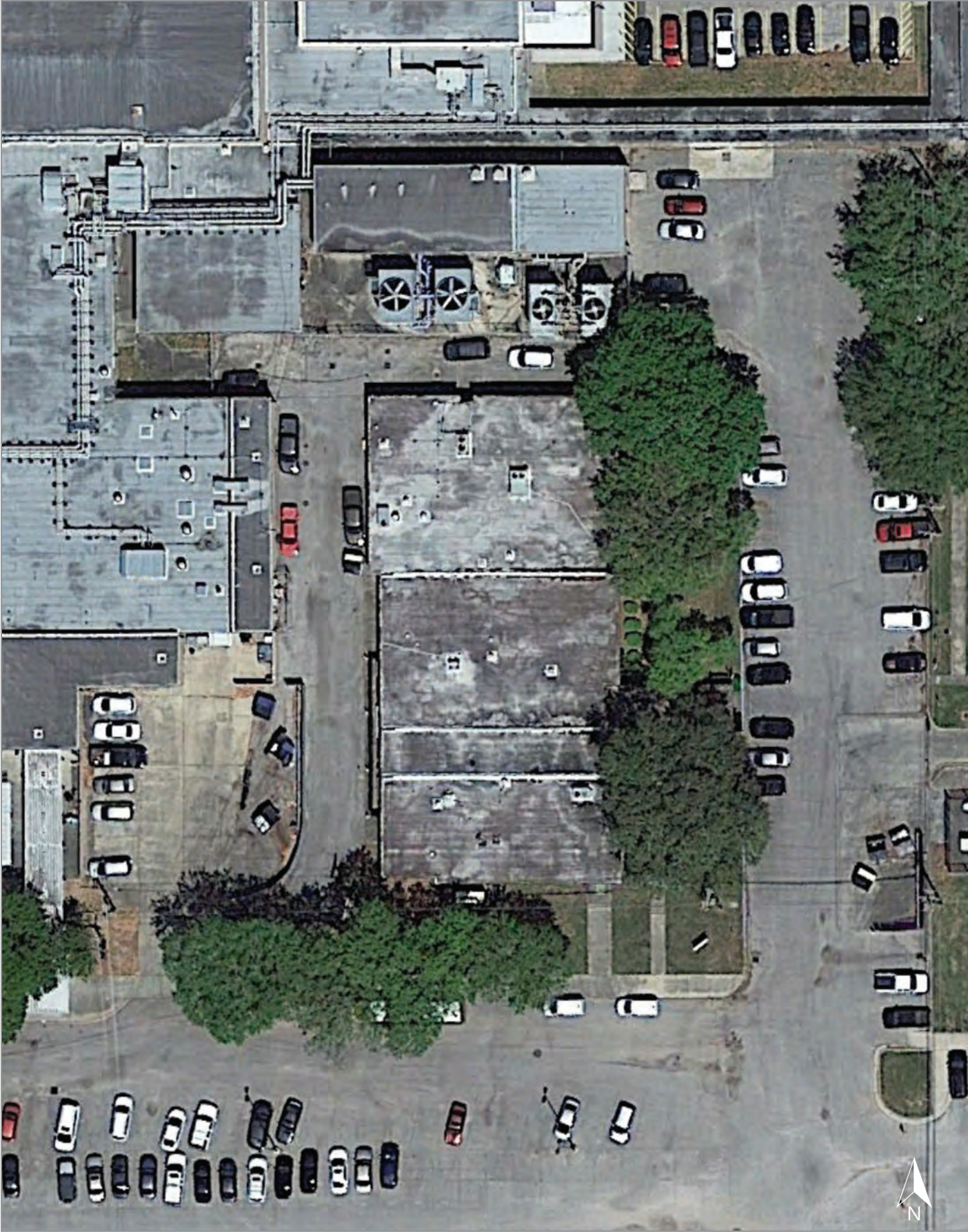
DEVELOPMENT CENTER



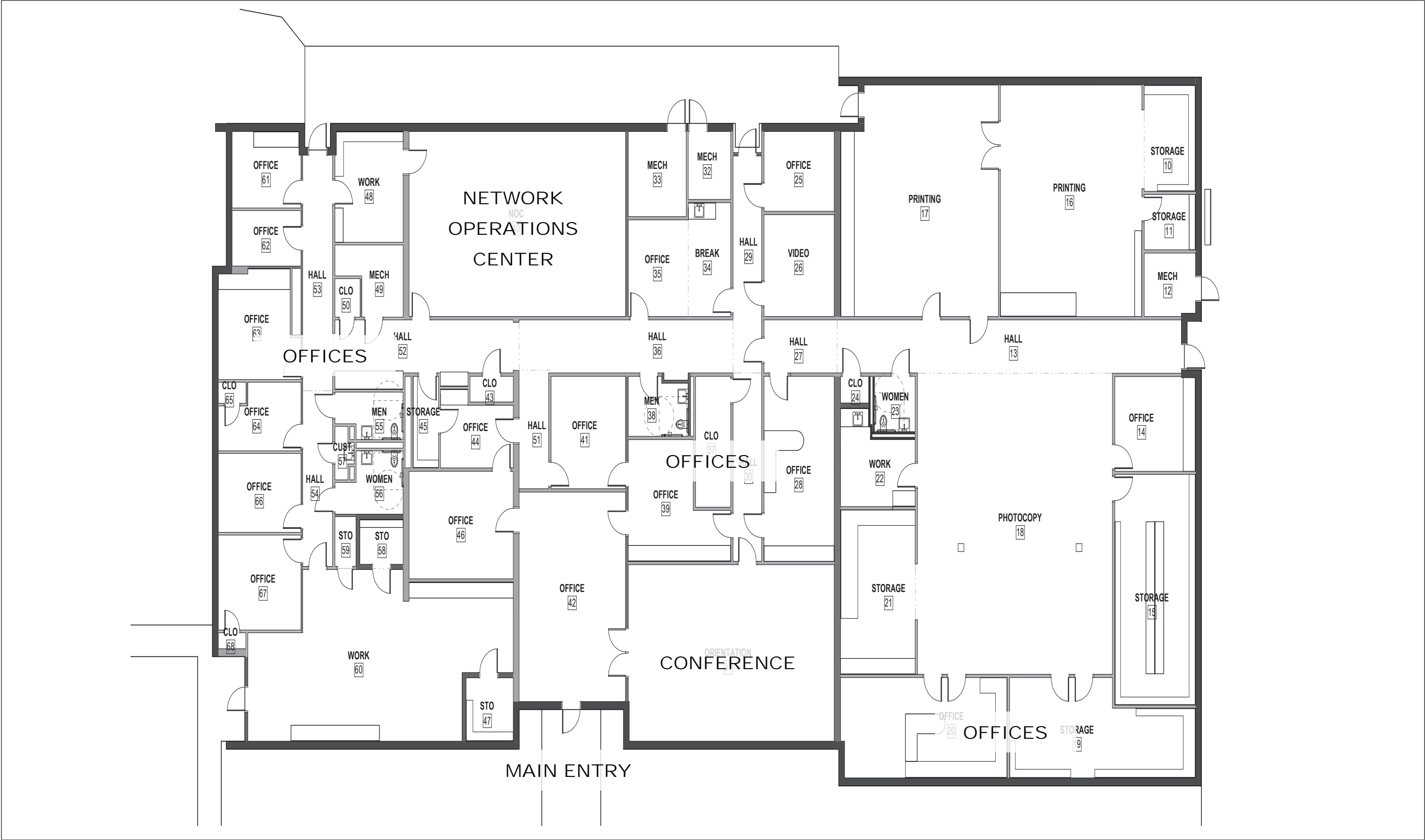
Physical Address:
930 Stadium Drive
Rosenberg, TX 77471

Original Building Completed: N/A
Total Building Area: 13,900 SF
Site Acreage: 80.7

DEVELOPMENT CENTER **SITE AERIAL**



DEVELOPMENT CENTER FLOOR PLAN



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DEVELOPMENT CENTER SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$3,000,000
Priority 2	\$402,009
Priority 3	\$4,430,082
Priority 4	\$204,485

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$22,326	\$15,926	\$170,404	\$208,655
Building Envelope	\$0	\$30,512	\$0	\$0	\$30,512
Architectural	\$3,000,000	\$59,535	\$4,278,709	\$34,081	\$7,372,325
Mechanical	\$0	\$0	\$31,851	\$0	\$31,851
Electrical	\$0	\$124,130	\$0	\$0	\$124,130
Plumbing	\$0	\$103,442	\$3,981	\$0	\$107,423
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$62,065	\$99,614	\$0	\$161,679
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$3,000,000	\$402,009	\$4,430,082	\$204,485	\$8,036,575

Totals P1	\$3,000,000
Totals P1+P2	\$3,402,009
Totals P1+P2+P3	\$7,832,090
Totals P1+P2+P3+P4	\$8,036,575

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DEVELOPMENT CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$208,655
C1	The area by the graphic arts parking area holds a lot of water. Front parking lot holds water as well due to storm drains not draining properly.	2	Site Drainage	Principal Questionnaire / Interview	\$22,326
C2	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$15,926
C3	Install sidewalks around the building	4	Site Paving - New	Principal Questionnaire / Interview (Consultant Verified)	\$42,601
C4	Need to add more parking spaces	4	Site Paving - New	Principal Questionnaire / Interview	\$127,803
Building Envelope					\$30,512
B1	Repair broken and cracked exterior wall cladding.	2	Wall Repair (Exterior)	Consultant Assessment with District Personnel	\$8,186
B2	Replace outdated exterior windows with new energy efficient window assembly.	2	Windows	Consultant Assessment with District Personnel	\$22,326
Architecture					\$7,372,325
A1	Renovate the interior portion of the development center	1	Interior Finishes	Principal Questionnaire / Interview (Consultant Verified)	\$3,000,000
A2	Replace exterior doors.	2	Doors	Consultant Assessment with District Personnel	\$59,535
A3	Paint all previously painted interior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$64,498
A4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$85,998
A5	Remove the old paneling from the walls and install gypsum board walls and metal studs	3	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$3,652,518
A6	Renovate administration area.	3	Renovation	Consultant Assessment with District Personnel	\$39,814
A7	Renovate restrooms	3	Renovation	Consultant Assessment with District Personnel	\$99,535

DEVELOPMENT CENTER DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
A8	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$214,995
A9	Replace interior doors and hardware.	3	Doors	Consultant Assessment with District Personnel	\$119,441
A10	There needs to be wayfinding signage identifying the building and the location of the building. It is very hard for people to find the building.	3	Signage/Way-finding	Principal Questionnaire / Interview (Consultant Verified)	\$1,911
A11	The landscaping needs to be redone (Allowance)	4	Landscaping	Principal Questionnaire / Interview (Consultant Verified)	\$34,081
Mechanical					\$31,851
M1	Replace split system AC units.	3	HVAC	Consultant Assessment with District Personnel	\$23,888
M2	The HVAC does not perform well. Occupants can be freezing at certain intervals during the day and hot during certain intervals.	3	HVAC	Principal Questionnaire / Interview (Consultant Verified)	\$7,963
Electrical					\$124,130
E1	Provide interior lighting controls.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$31,033
E2	Replace interior lights with LED lighting.	2	Lighting (Interior)	Consultant Assessment with District Personnel	\$93,098
Plumbing					\$107,423
P1	Water quality at the drinking fountains is not good. Piping needs to be replaced as well as the drinking fountains	2	Plumbing - Fixtures	Principal Questionnaire / Interview (Consultant Verified)	\$103,442
P2	Add trap primers for sanitary drains. The smells from the restrooms go into the main hallways and nearby offices.	3	Plumbing - Sanitary Sewer	Principal Questionnaire / Interview (Consultant Verified)	\$3,981
Life Safety & Security					\$161,679
LSS1	Replace fire alarm system.	2	Fire Alarm System	Consultant Assessment with District Personnel	\$62,065
LSS2	Add fire sprinklers.	3	Fire Sprinkler	Consultant Assessment with District Personnel	\$99,614

DISTRIBUTION WAREHOUSE



Physical Address:
1441 1/3 Band Road
Rosenberg, TX 77471

Original Building Completed: N/A
Total Building Area: N/A
Site Acreage: 2.0

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DISTRIBUTION WAREHOUSE **SITE AERIAL**



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DISTRIBUTION WAREHOUSE SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$3,447,065
Priority 3	\$79,628
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$200,930	\$0	\$0	\$200,930
Architectural	\$0	\$3,246,135	\$0	\$0	\$3,246,135
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$79,628	\$0	\$79,628
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$3,447,065	\$79,628	\$0	\$3,526,693

Totals P1	\$0
Totals P1+P2	\$3,447,065
Totals P1+P2+P3	\$3,526,693
Totals P1+P2+P3+P4	\$3,526,693

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DISTRIBUTION WAREHOUSE DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Building Envelope					\$200,930
B1	Provide new roof	2	Roof Replacement	Consultant Assessment with District Personnel	\$200,930
Architecture					\$3,246,135
A1	Provide new/additional interior wall	2	Interior Finishes	Consultant Assessment with District Personnel	\$111,628
A2	Provide steel shelving for books	2	Miscellaneous Equipment	Consultant Assessment with District Personnel	\$2,976,740
A3	Replace exterior doors and hardware.	2	Doors	Consultant Assessment with District Personnel	\$8,930
A4	Renovate restroom.	2	Renovation	Consultant Assessment with District Personnel	\$148,837
Life Safety & Security					\$79,628
LSS1	Provide new parking lot lighting throughout.	3	Lighting (Exterior)	Consultant Assessment with District Personnel	\$79,628

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FULSHEAR

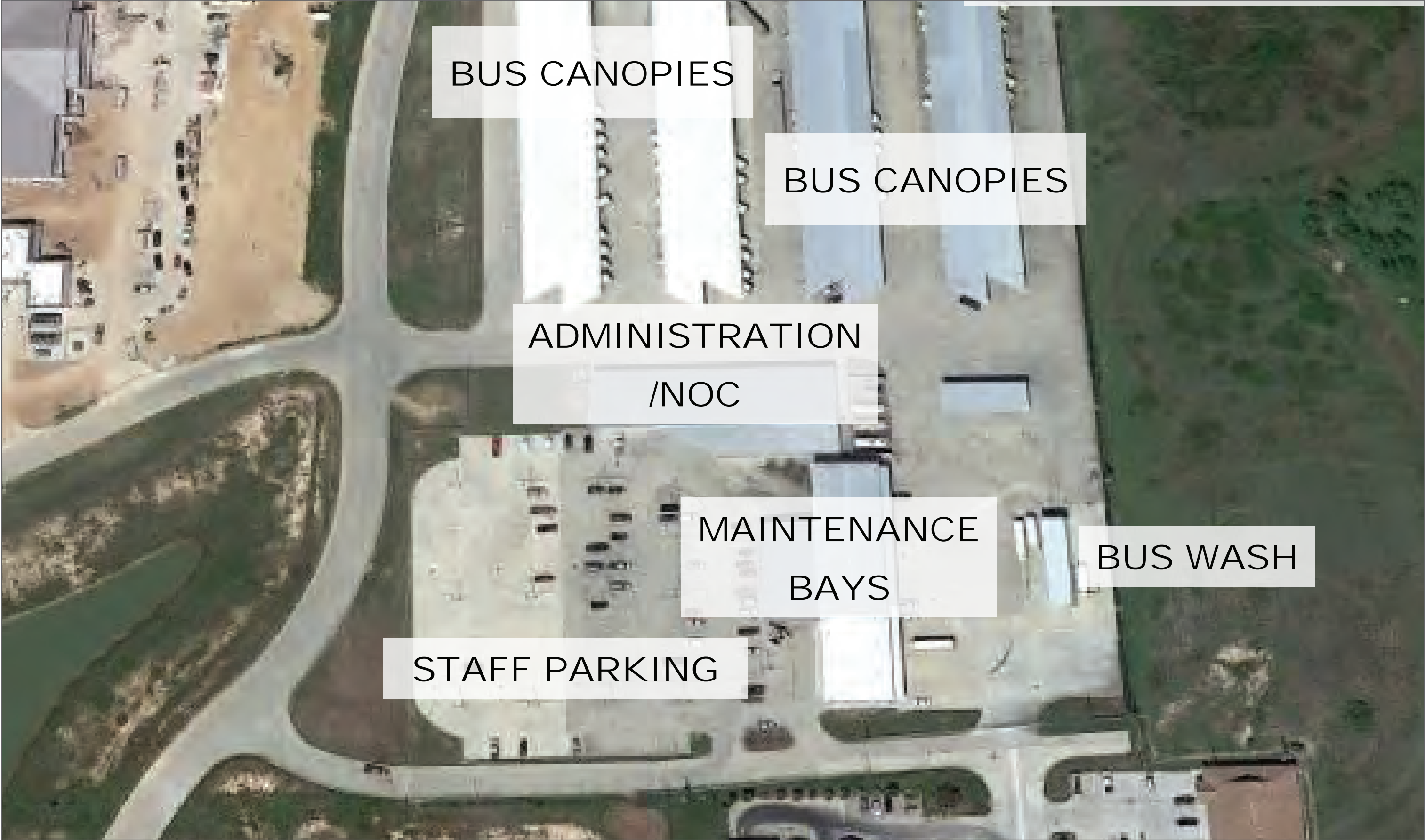
NETWORK OPERATIONS CENTER



Physical Address:
29826 FM 1093
Fulshear, TX 77441

Original Building Completed: 2013
Total Building Area: 33,485 SF
Site Acreage: 124.5

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BUS CANOPIES

BUS CANOPIES

ADMINISTRATION
/NOC

MAINTENANCE
BAYS

BUS WASH

STAFF PARKING

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FULSHEAR NETWORK OPERATIONS CENTER **SUMMARY REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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FULSHEAR NETWORK OPERATIONS CENTER **DETAILED REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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FULSHEAR

TRANSPORTATION



Physical Address:
29826 FM 1093
Fulshear, TX 77441

Original Building Completed: 2018
Total Building Area: 33,485 SF
Site Acreage: 124.5

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FULSHEAR TRANSPORTATION **SITE AERIAL**



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FULSHEAR TRANSPORTATION SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$66,768
Priority 2	\$93,767
Priority 3	\$274,277
Priority 4	\$25,561

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural		\$19,349	\$274,277	\$25,561	\$319,187
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$66,768	\$74,419	\$0	\$0	\$141,187
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$66,768	\$93,767	\$274,277	\$25,561	\$460,373

Totals P1	\$66,768
Totals P1+P2	\$160,535
Totals P1+P2+P3	\$434,813
Totals P1+P2+P3+P4	\$460,373

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FULSHEAR TRANSPORTATION DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$319,187
A1	Repair the walls.	2	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$19,349
A2	Paint all previously painted interior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$23,888
A3	Provide new wayfinding signage	3	Signage/Way-finding	Consultant Assessment with District Personnel	\$12,740
A4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	3	Ceiling	Consultant Assessment with District Personnel	\$92,368
A5	Repair the door frames.	3	Doors	Consultant Assessment with District Personnel	\$1,593
A6	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	3	Flooring	Consultant Assessment with District Personnel	\$132,381
A7	Replace casework.	3	Casework	Consultant Assessment with District Personnel	\$9,555
A8	Replace wall tile base at restroom	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$1,752
A9	Replace the tiles.	4	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$25,561
Life Safety & Security					\$141,187
LSS1	Add audio visual recording device at the front transaction counter.	1	Security	Consultant Assessment with District Personnel	\$11,128
LSS2	Add ten security cameras.	1	Security - Cameras	Consultant Assessment with District Personnel	\$55,640
LSS3	Provide new parking lot lighting throughout.	2	Lighting (Exterior)	Consultant Assessment with District Personnel	\$74,419

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NATATORIUM #1

TERRY HIGH SCHOOL



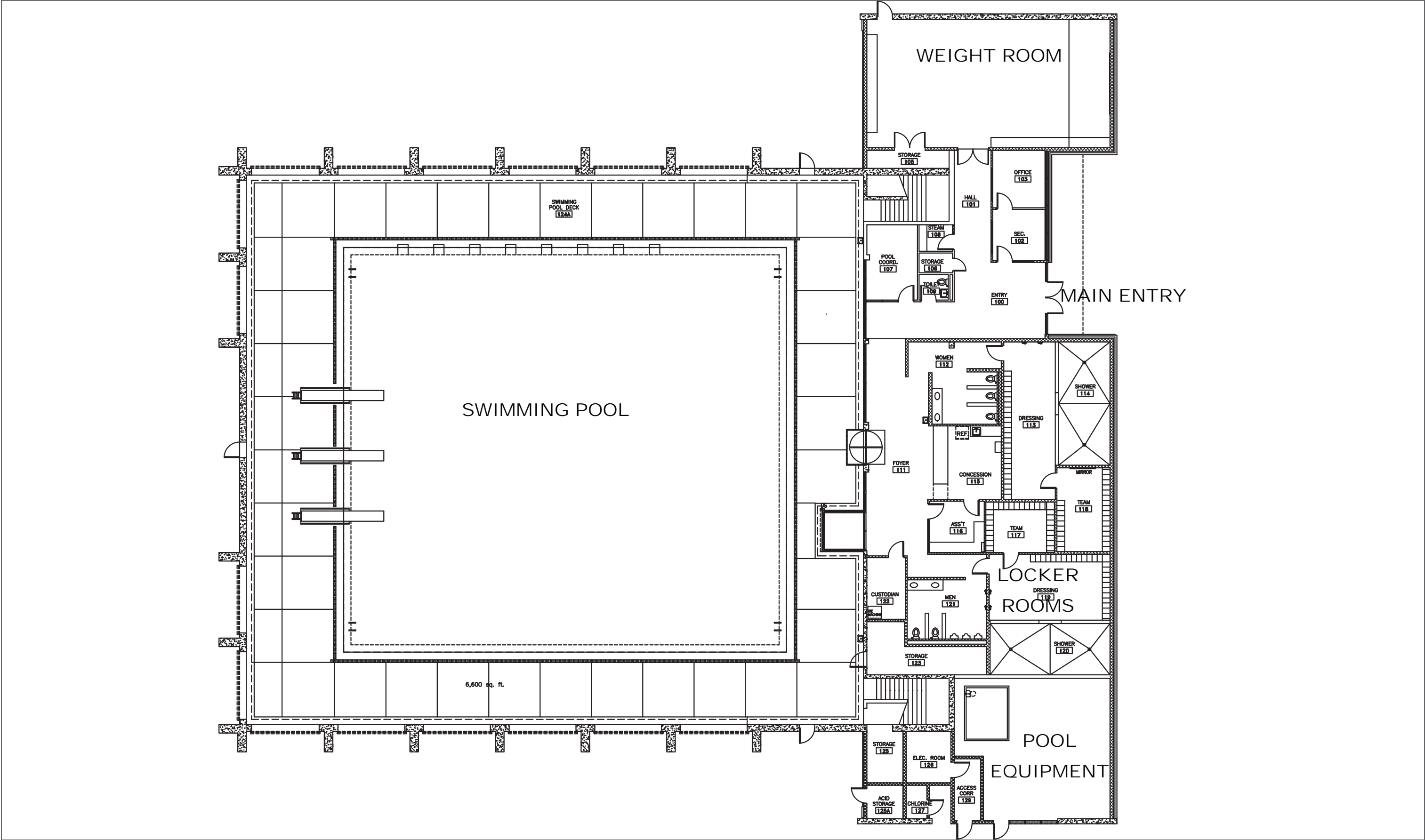
Physical Address:
5021 Airport Avenue
Rosenberg, TX 77471

Original Building Completed: 1982
Total Building Area: 14,370 SF
Site Acreage: 88.9

NATATORIUM #1 TERRY HIGH SCHOOL **SITE AERIAL**



NATATORIUM #1 TERRY HIGH SCHOOL FLOOR PLAN



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NATATORIUM #1 TERRY HIGH SCHOOL SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$392,238
Priority 3	\$1,522,719
Priority 4	\$80,686

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$170,790	\$1,274,918	\$80,686	\$1,526,394
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$74,419	\$0	\$0	\$74,419
Athletics/Activities	\$0	\$147,029	\$247,801	\$0	\$394,830
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$392,238	\$1,522,719	\$80,686	\$1,995,642

Totals P1	\$0
Totals P1+P2	\$392,238
Totals P1+P2+P3	\$1,914,956
Totals P1+P2+P3+P4	\$1,995,642

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NATATORIUM #1 TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$1,526,394
A1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility.	2	Ceiling	Consultant Assessment with District Personnel	\$52,093
A2	Paint all previously painted interior surfaces.	2	Painting	Consultant Assessment with District Personnel	\$41,674
A3	Window weather-proofing	2	Windows	Consultant Assessment with District Personnel	\$19,349
A4	Replace carpet/vinyl composite tile (VCT) and base throughout facility.	2	Renovation	Consultant Assessment with District Personnel	\$23,442
A5	Replace outdoor pool audio/visual.	2	Audio/Visual/Sound	Consultant Assessment with District Personnel	\$34,233
A6	Replace casework in facility.	3	Casework	Consultant Assessment with District Personnel	\$39,814
A7	Replace interior doors and hardware.	3	Doors	Consultant Assessment with District Personnel	\$99,535
A8	Replace teaching surfaces at each classroom.	3	Marker Boards/Tack Boards	Consultant Assessment with District Personnel	\$7,644
A9	Renovate restroom.	3	Renovation	Consultant Assessment with District Personnel	\$935,624
A10	Update sound system at the facility.	3	Audio/Visual/Sound	Consultant Assessment with District Personnel	\$63,702
A11	VCT Flooring	3	Flooring (carpet, tile, etc.)	Consultant Assessment with District Personnel	\$13,935
A12	Wall Finish	3	Wall Repair (Interior)	Consultant Assessment with District Personnel	\$114,664
A13	Replace casework.	4	Casework	Consultant Assessment with District Personnel	\$12,780
A14	Renovate corridors to provide new durable surfaces throughout.	4	Renovation	Consultant Assessment with District Personnel	\$34,507
A15	Locker room/weight room	4	Renovation	Consultant Assessment with District Personnel	\$33,399
Life Safety & Security					\$74,419
LSS1	Provide new parking lot lighting throughout.	2	Lighting (Exterior)	Consultant Assessment with District Personnel	\$74,419

NATATORIUM #1 TERRY HIGH SCHOOL DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Athletics/Activities					\$394,830
AA1	Resurface pool deck	2	Athletic Courts	Consultant Assessment with District Personnel	\$147,029
AA2	Renovate locker rooms/ restrooms	3	Renovation	Consultant Assessment with District Personnel	\$247,801

NATATORIUM #2

DISTRICT NATATORIUM



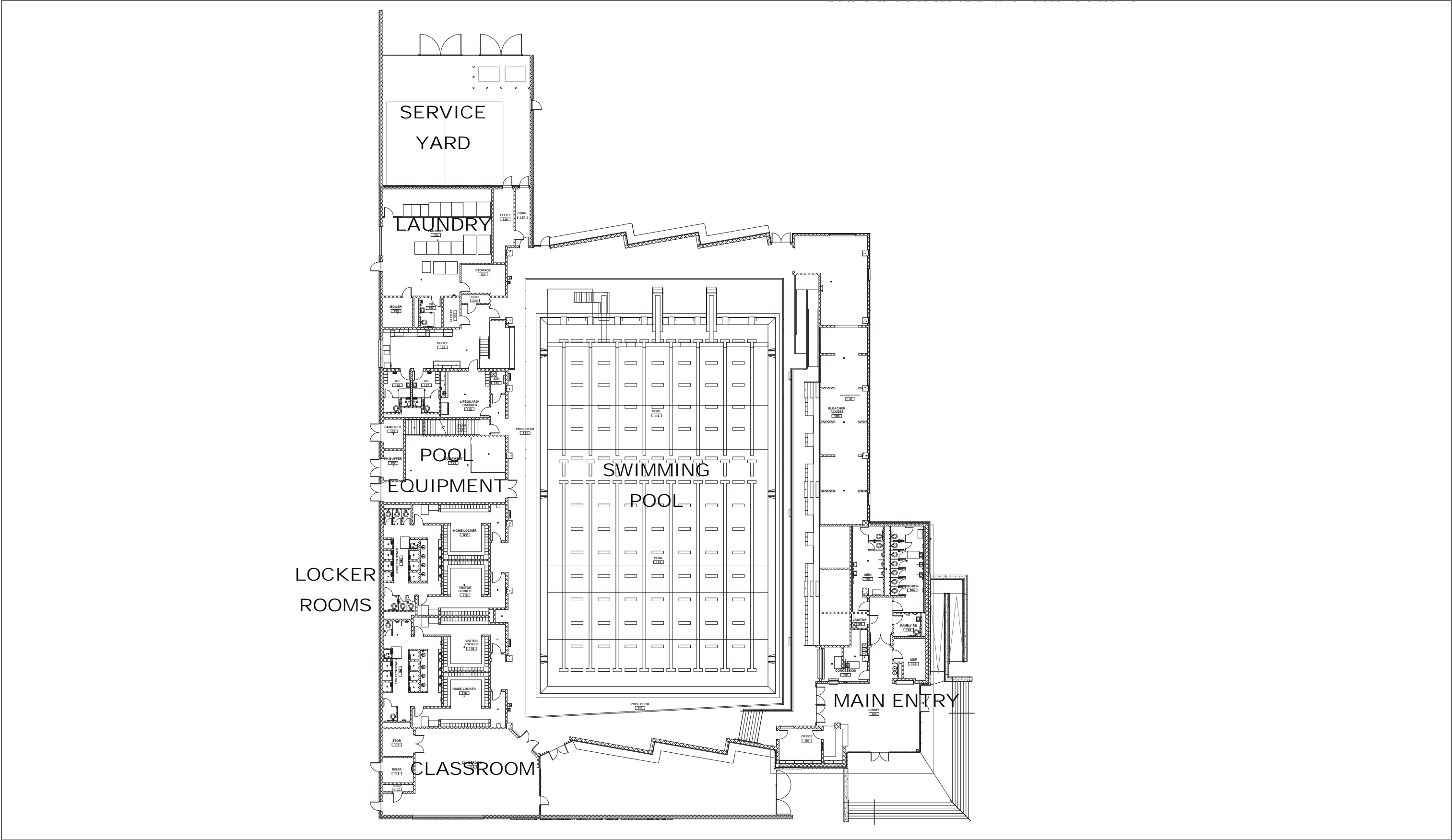
Physical Address:
1011 Horace Mann
Rosenberg, TX 77471

Original Building Completed: 2015
Total Building Area: 31,852 SF
Site Acreage: 80.7

NATATORIUM #2 DISTRICT NATATORIUM **SITE AERIAL**



NATATORIUM #2 DISTRICT NATATORIUM FLOOR PLAN



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NATATORIUM #2 DISTRICT NATATORIUM SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$0
Priority 3	\$538,999
Priority 4	\$505,255

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$230,920	\$0	\$230,920
Building Envelope	\$0	\$0	\$171,199	\$0	\$171,199
Architectural	\$0	\$0	\$136,880	\$207,048	\$343,928
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$298,207	\$298,207
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$0	\$538,999	\$505,255	\$1,044,254

Totals P1	\$0
Totals P1+P2	\$0
Totals P1+P2+P3	\$538,999
Totals P1+P2+P3+P4	\$1,044,254

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NATATORIUM #2 DISTRICT NATATORIUM DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$230,920
C1	Remove and replace cracked concrete sidewalk	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$15,926
C2	Remove and replace concrete parking lot	3	Site Paving - Replacement	Consultant Assessment with District Personnel	\$214,995
Building Envelope					\$171,199
B1	Paint all previously painted exterior surfaces.	3	Painting	Consultant Assessment with District Personnel	\$23,888
B2	Coat existing concrete roof with new coating.	3	Roof Replacement	Consultant Assessment with District Personnel	\$139,348
B3	Replace exterior waterproofing/sealant joints.	3	Waterproofing Sealant	Consultant Assessment with District Personnel	\$7,963
Architecture					\$343,928
A1	Bleacher water proofing.	3	Bleachers	Consultant Assessment with District Personnel	\$18,155
A2	Drains	3	Plumbing - Fixtures	Consultant Assessment with District Personnel	\$7,246
A3	Dehumidification	3	HVAC	Consultant Assessment with District Personnel	\$15,926
A4	Replace casework.	3	Casework	Consultant Assessment with District Personnel	\$95,553
A5	Provide new/additional acoustical wall treatments.	4	Acoustical Treatment	Consultant Assessment with District Personnel	\$138,886
A6	Provide new A/V systems and controls.	4	Audio/Visual/ Sound	Consultant Assessment with District Personnel	\$68,162
Athletics/Activities					\$298,207
AA1	Provide Rain-Screen under spectator bleachers	4	Bleachers	Consultant Assessment with District Personnel	\$298,207

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POWELL POINT



Physical Address:
2601 FM 2919
Kendleton, TX 77451

Original Building Completed: N/A
Total Building Area: N/A
Site Acreage: 25.5

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POWELL POINT SITE AERIAL



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POWELL POINT SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$9,507,335
Priority 3	\$0
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$156,279	\$0	\$0	\$156,279
Building Envelope	\$0	\$747,162	\$0	\$0	\$747,162
Architectural	\$0	\$7,050,781	\$0	\$0	\$7,050,781
Mechanical	\$0	\$399,627	\$0	\$0	\$399,627
Electrical	\$0	\$372,093	\$0	\$0	\$372,093
Plumbing	\$0	\$200,930	\$0	\$0	\$200,930
Technology	\$0	\$133,953	\$0	\$0	\$133,953
Life Safety & Security	\$0	\$446,511	\$0	\$0	\$446,511
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$0	\$9,507,335	\$0	\$0	\$9,507,335

Totals P1	\$0
Totals P1+P2	\$9,507,335
Totals P1+P2+P3	\$9,507,335
Totals P1+P2+P3+P4	\$9,507,335

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POWELL POINT DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Civil					\$156,279
C1	Provide fencing around entire site.	2	Site Fencing	Consultant Assessment with District Personnel	\$156,279
Building Envelope					\$747,162
B1	Replace inefficient exterior window system.	2	Windows	Consultant Assessment with District Personnel	\$77,395
B2	Replace existing roof with modified roofing system.	2	Roof Replacement	Consultant Assessment with District Personnel	\$669,767
Architecture					\$7,050,781
A1	Renovate all restrooms throughout campus to provide appropriate accessibility, new plumbing fixtures, new partitions and new finishes. INcluding gym.	2	Renovation	Consultant Assessment with District Personnel	\$517,953
A2	Replace the older portion of the canopies that lead to the gym.	2	Canopy/Covered Walkway	Consultant Assessment with District Personnel	\$29,767
A3	Repaint all interior spaces for the gymnasium	2	Painting	Consultant Assessment with District Personnel	\$28,651
A4	Fully renovate the entire main facility.	2	Renovation	Consultant Assessment with District Personnel	\$6,474,410
Mechanical					\$399,627
M1	Replace all exhaust fans.	2	Mechanical	Consultant Assessment with District Personnel	\$22,326
M2	Replace all updraft mechanical equipment throughout the facility.	2	Mechanical	Consultant Assessment with District Personnel	\$265,674
M3	Replace all ductwork throughout the campus.	2	Mechanical	Consultant Assessment with District Personnel	\$111,628
Electrical					\$372,093
E1	Replace the primary and secondary electrical services.	2	Electrical Distribution	Consultant Assessment with District Personnel	\$372,093
Plumbing					\$200,930
P1	Replace hot and cold water piping throughout campus to copper in place of galvanized piping.	2	Plumbing - Domestic Water	Consultant Assessment with District Personnel	\$200,930
Technology					\$133,953
T1	Refresh all instructional technology systems throughout the campus.	2	Technology - Systems/ Infrastructure	Consultant Assessment with District Personnel	\$133,953

POWELL POINT DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Life Safety & Security					\$446,511
LSS1	Install new fire suppression system.	2	Fire Sprinkler	Consultant Assessment with District Personnel	\$200,930
LSS2	Install new Public Address system.	2	Public Address	Consultant Assessment with District Personnel	\$89,302
LSS3	Install new security system. (Intrusion alarm)	2	Security	Consultant Assessment with District Personnel	\$156,279

ROSENBERG

NETWORK OPERATIONS CENTER



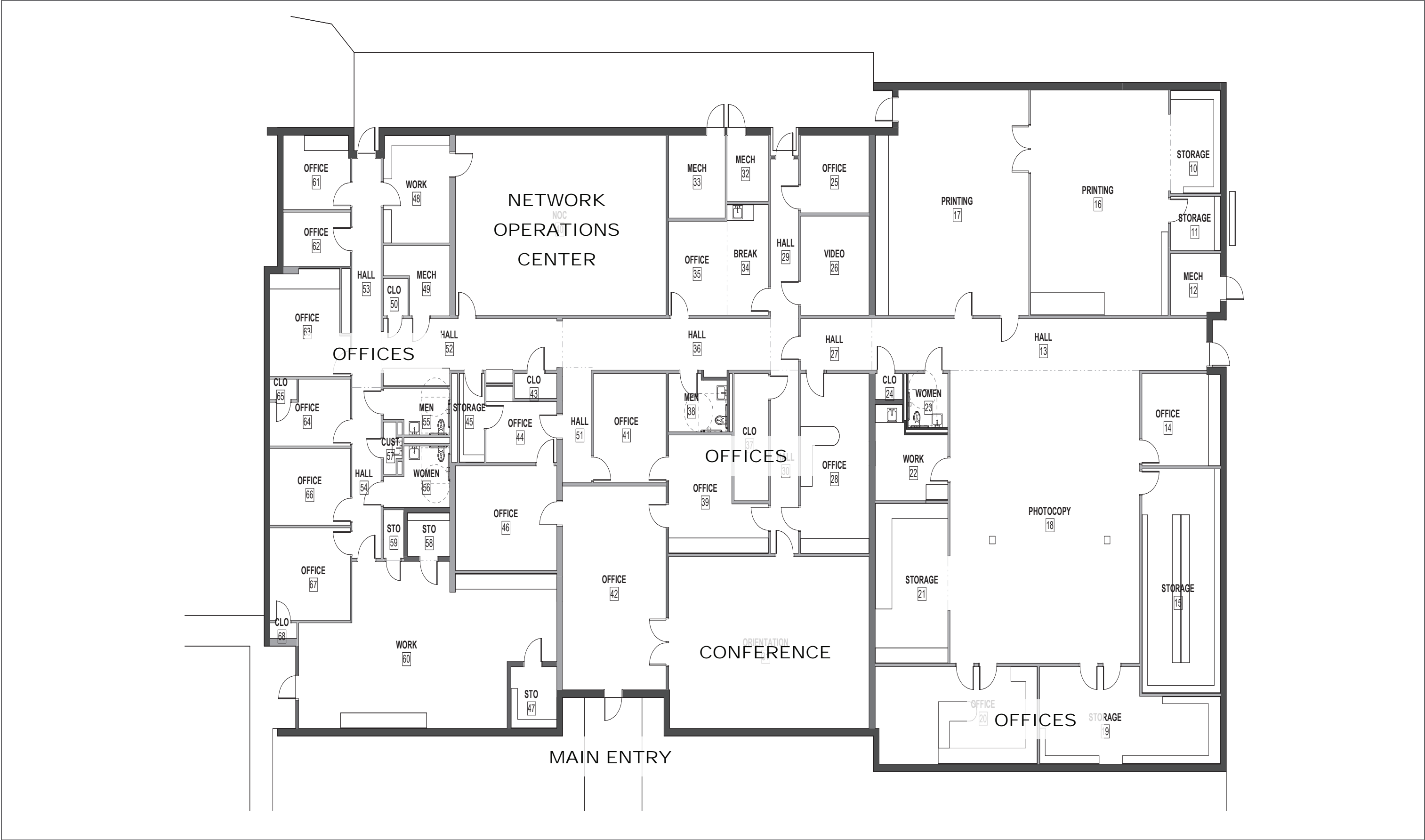
Physical Address:
930 Stadium Drive
Rosenberg, TX 77471

Original Building Completed: N/A
Total Building Area: 13,900 SF
Site Acreage: 80.7

ROSENBERG NETWORK OPERATIONS CENTER **SITE AERIAL**



ROSENBERG NETWORK OPERATIONS CENTER **FLOOR PLAN**



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ROSENBERG NETWORK OPERATIONS CENTER **SUMMARY REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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ROSENBERG NETWORK OPERATIONS CENTER **DETAILED REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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ROSENBERG TRANSPORTATION



Physical Address:
5017 Avenue I
Rosenberg, TX 77471

Original Building Completed: 1989
Total Building Area: 24,500 SF
Site Acreage: 80.7

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ROSENBERG TRANSPORTATION **SITE AERIAL**



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ROSENBERG TRANSPORTATION SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$6,936,222
Priority 2	\$134,995
Priority 3	\$15,926
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$222,560	\$0	\$0	\$0	\$222,560
Architectural	\$6,577,344	\$13,693	\$0	\$0	\$6,591,037
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$136,318	\$10,419	\$15,926	\$0	\$162,662
Plumbing	\$0	\$14,884	\$0	\$0	\$14,884
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$96,000	\$0	\$0	\$96,000
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$6,936,222	\$134,995	\$15,926	\$0	\$7,087,142

Totals P1	\$6,936,222
Totals P1+P2	\$7,071,217
Totals P1+P2+P3	\$7,087,142
Totals P1+P2+P3+P4	\$7,087,142

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ROSENBERG TRANSPORTATION DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Building Envelope					\$222,560
B1	Repair the roof and correct all roof leaks	1	Roof Maintenance	Principal Questionnaire / Interview (Consultant Verified)	\$222,560
Architecture					\$6,591,037
A1	Add additional training room space and office space. Current training room is about 1,200 SF and needs to be able to house around 200 employees. Additional high bay space to accommodate bus lifts (3,000sf) and appropriate restroom facilities.	1	Building Addition	Principal Questionnaire / Interview (Consultant Verified)	\$973,700
A2	Replace all door hardware and rekey. Frames are ok	1	Doors	Consultant Assessment with District Personnel	\$62,595
A3	Provide new fueling station, canopy, concrete paving and demolition of the existing technology building and provide new fencing around the entire perimeter of the transportation facility.	1	Renovation	Consultant Assessment with District Personnel	\$1,043,250
A4	Remove all of the existing bus canopies and lighting and replace with new. The current layout includes covered parking for 168 of the 200 buses that are used at this location. The old canopies are also no wide enough for the new buses.	1	Canopy/Covered Walkway	Principal Questionnaire / Interview (Consultant Verified)	\$4,346,875
A5	Replace approximately 1,200 square feet of carpet in the offices	1	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$14,606
A6	Level the existing shop floor. Shot blast the existing shop floor and apply a slip resistant coating. The floor gets slick when humidity levels get high and floor has moisture.	1	Flooring (carpet, tile, etc.)	Principal Questionnaire / Interview (Consultant Verified)	\$136,318
A7	Repair cracks in walls of the shop area	2	Wall Repair (Interior)	Principal Questionnaire / Interview (Consultant Verified)	\$7,442
A8	Remove and replace the ceiling grid and acoustical ceiling tile through the building. The ceiling is sagging in some areas of the building.	2	Ceiling	Principal Questionnaire / Interview (Consultant Verified)	\$6,251

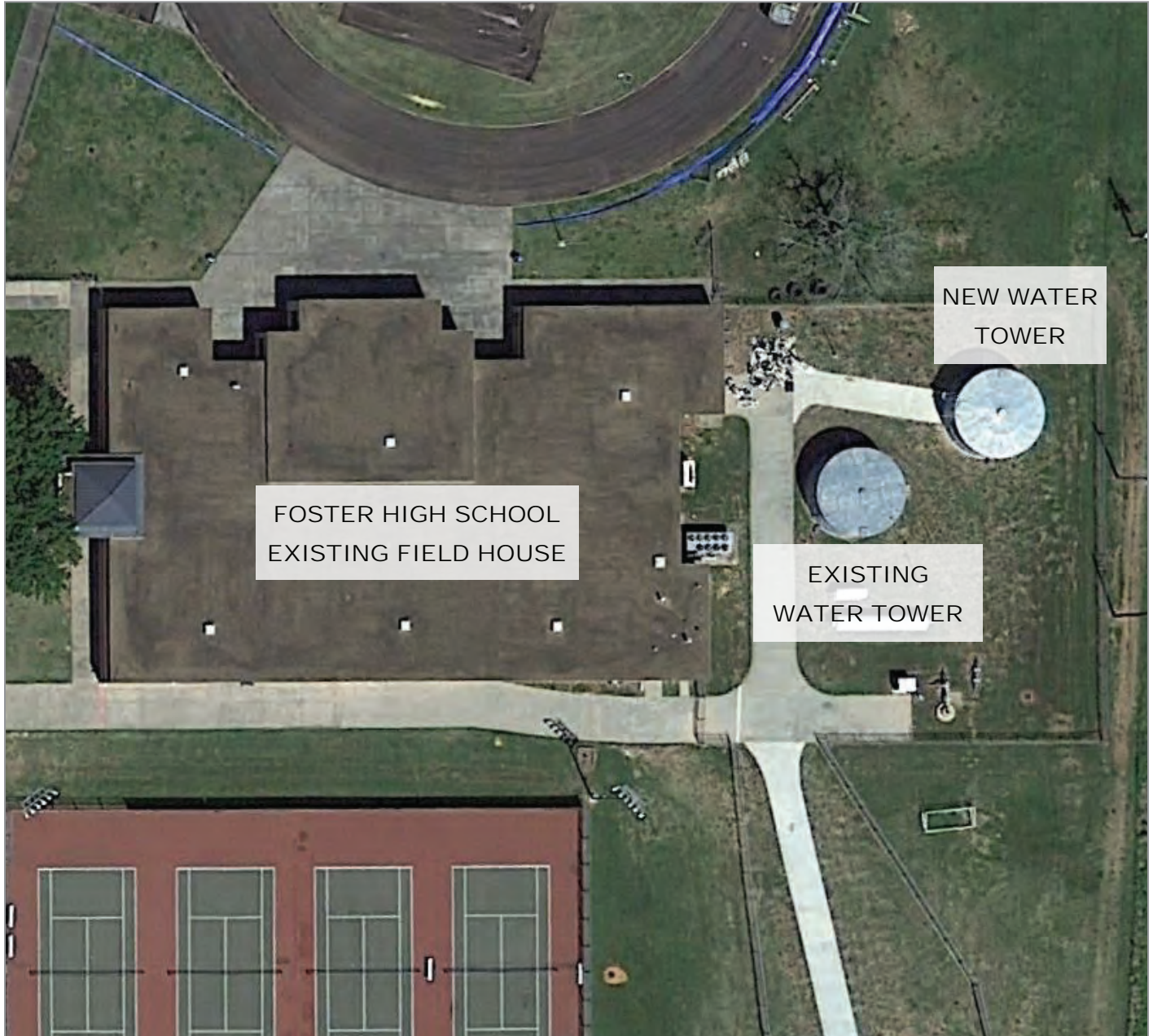
ROSENBERG TRANSPORTATION DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Electrical					\$162,662
E1	Replace all lights on the interior of the building with LED lighting and add additional lighting in the shop area. Area is dark	1	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$136,318
E2	Maintenance light reels in the shop areas need to be replaced. All of the cords are fraying	2	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$10,419
E3	Provide 220V power on the exterior wall centered on each bay	3	Electrical - General / Misc.	Principal Questionnaire / Interview (Consultant Verified)	\$15,926
Plumbing					\$14,884
P1	Replace all hose reels for air in the shop area	2	Miscellaneous Equipment	Principal Questionnaire / Interview (Consultant Verified)	\$14,884
Life Safety & Security					\$96,000
LSS1	Need additional cameras on the exterior and interior of the transportation facility	2	Security - Cameras	Principal Questionnaire / Interview (Consultant Verified)	\$59,535
LSS2	Provide a security alarm for the building. Presently there is not one	2	Security - Intrusion Alarm	Principal Questionnaire / Interview (Consultant Verified)	\$36,465

WATER TREATMENT PLANT



Physical Address:
4400 FM 723
Richmond, TX 77406

Original Building Completed: N/A
Total Building Area: N/A
Site Acreage: 116.8

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WATER TREATMENT PLANT **SUMMARY REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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WATER TREATMENT PLANT **DETAILED REPORT**

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

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development.

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DISTRICT-WIDE CLASSROOM FURNITURE SUMMARY REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority 1	\$5,500,000
Priority 2	\$0
Priority 3	\$0
Priority 4	\$0

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0
Architectural	\$5,500,000	\$0	\$0	\$0	\$5,500,000
Mechanical	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$5,500,000	\$0	\$0	\$0	\$5,500,000

Totals P1	\$5,500,000
Totals P1+P2	\$5,500,000
Totals P1+P2+P3	\$5,500,000
Totals P1+P2+P3+P4	\$5,500,000

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DISTRICT-WIDE CLASSROOM FURNITURE DETAILED REPORT

Proposed Work items

All costs are shown in 2020 dollars. The cost of all work items after this date should be adjusted accordingly.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	SOURCE	TOTAL COST
Architecture					\$5,500,000
A1	District-wide classroom furniture replacement.	1	Furniture	Consultant Assessment with District Personnel	\$5,500,000

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LAMARCISD

A PROUD TRADITION | A BRIGHT FUTURE



SECTION 6

DISTRICT-OWNED PROPERTY



In addition to existing school campuses, athletic and support facilities, Lamar CISD owns multiple real estate assets including several parcels of undeveloped land.

Information regarding land availability (such as location, size, configuration and proximity) typically prove helpful during the facility master planning

process, particularly when evaluating the feasibility and timing for construction of new facilities due to anticipated growth or other mitigating factors.

For these reasons, details regarding current District-owned property have been provided herein for reference purposes.

LAMAR CISD
TABLE OF DISTRICT-OWNED PROPERTIES

SITE	ACREAGE	DESCRIPTION	LOCATION	PROPOSED USE
1. Avenue I	16.3+	Goldshire Development Center Two Commercial Reserve A & B	South of Traylor Stadium and Avenue I (FM 1640)	TBD
2. Brazos Crossing	1.8+		East of LCISD Administration Building and West of Cole Avenue	TBD
3. Jordan Ranch	14+	ABST 261, Section 105 Jordan Ranch Road	Southwest of Jordan Ranch Park	Future Elementary Campus
4. Veranda	15+	Jane H. Long Survey, A-55	Southwest corner of Del Webb-Richmond Subdivision, Section 9-A	Future Elementary Campus

DISTRICT-OWNED **PROPERTY**

AVENUE I SITE // 16.3 +- ACRES



DISTRICT-OWNED **PROPERTY**

BRAZOS CROSSING SITE // 1.8 +- ACRES



DISTRICT-OWNED **PROPERTY**

JORDAN RANCH SITE // 14 +- ACRES



DISTRICT-OWNED **PROPERTY**

VERANDA SITE // 15 +/- ACRES



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