

# Facility Condition Assessment (DRAFT)



# College Hills Elementary

1101 Williams St, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	2009
Major Renovations:	n/a
Building Area:	88,361 sf
Site Acreage:	14.21 ac
Current Enrollment (2021 - 2022):	600 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



VLK | ARCHITECTS

# COLLEGE HILLS ELEMENTARY SCHOOL

Date Reviewed: October 13, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Provide ADA crash hardware on gates that are part of the exit.	4	EA
SITE	Repair sidewalk outside of Gym and Door #8	33	SF
SITE	Replace site signage	8	EA
SITE	Provide accessible route to playgrounds	325	SF
SITE	Provide accessible picnic table	1	EA
SITE	Widen entrance/exit driveway	1	LS
SITE	Extend canopy at car rider line	860	SF
SITE	Replace playground	1	LS
SITE	Regrade outside Door #8, between Doors 12 & 13 (Gym Doors)	1	LS
SITE	Repaint fire lane striping and crosswalks	1	LS
SITE	Replace site furniture	3	EA
SITE	Playground - clean/clear drain		
SITE	Fence - Repair maintenance access gates to close properly		
SITE	Secure wood railing and wood ramps at portable buildings		

EXTERIOR	Replace all building sealants and backer rod	87,800	SF
EXTERIOR	Replace perimeter sealant at building and paving	1	LS
EXTERIOR	Replace mowstrip (outside Room 102)	100	SF
EXTERIOR	Replace damaged canopy downspout drains	16	EA
EXTERIOR	Downspout drain connection to boot - clean and paint	30	EA
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace glazing vertical mullion fascia covers	6	EA
EXTERIOR	RegROUT above window head		
EXTERIOR	Replace damaged brick at glazing head		
EXTERIOR	Canopy - Repair fascia at wall connection		

INTERIOR	Gym - Replace 4" rubber wall base	4,610	LF
INTERIOR	Classrooms - Remove folding partition; replace with stud wall	45	LF
INTERIOR	Building - Replace damaged ceiling tiles	4,000	SF
INTERIOR	Building - Replace resilient flooring	21,700	SF
INTERIOR	Classroom - Modify casework & replace appliances	1	LS
INTERIOR	Stage - Replace stage curtain	1	LS
INTERIOR	Classrooms - Replace countertop & backsplash in Rooms 104, 404, 615, 618	1,152	SF
INTERIOR	Restrooms - Replace mirrors	6	EA
INTERIOR	Building - Replace vinyl wallcovering	88,361	SF
INTERIOR	Building - Replace all room and wayfinding signage	131	EA
INTERIOR	Library - Replace library furniture and shelving	1	LS
INTERIOR	Classrooms - Repair gypsum board below windows and paint		
INTERIOR	Building - Replace sealant around drinking fountains, Corridor 400		
INTERIOR	Building - Reseal around sinks and casework		
INTERIOR	Building - Clean walk off carpet at exterior doors		
INTERIOR	Classroom - Reinstall casework hardware or installing missing hardware, Room 618		
INTERIOR	Conference Room - Reinstall casework base		
INTERIOR	Isolation Room - Patch and paint walls		
INTERIOR	Restroom - Replace stall hardware		
INTERIOR	Teachers Lounge - reinstall casework sash at sink		

MECHANICAL	Replace original space rooftop units. (2008)	1	LS
MECHANICAL	Replace original outside air rooftop units and specialty rooftop units. (2008)	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust (2008) and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Replace existing MDF rooftop unit	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement)	1	LS
MECHANICAL	Replace all diffusers/grilles in facility	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Extend HVAC condensate drain into the drain.		
MECHANICAL	Replace kitchen return air vents.		

# COLLEGE HILLS ELEMENTARY SCHOOL

Date Reviewed: October 13, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
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PLUMBING	Clinic - Replace existing sink with an ADA compliant sink and add ANSI compliant emergency eyewash at sink in clinic	1	LS
PLUMBING	Roof - Clean and repaint gas piping	3,000	LF
PLUMBING	Route condensate piping from upper roof to scuppers serving lower roof in lieu of spilling on to lower roof.	1	LS
PLUMBING	Replace domestic hot water circulation pump.	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Replace gas water heater	1	EA
PLUMBING	Restroom 210 - Install Insulation Kit at lavatory piping		

ELECTRICAL	Kitchen - Add safety stainless steel NEMA 4X disconnect switch for mixer or provide permanent lock-off device on circuit breaker.	1	LS
ELECTRICAL	Kitchen - Add GFCI protection for receptacles to meet current NEC requirements in kitchen, drinking fountains, etc. required by current NEC.	1	LS
ELECTRICAL	Cafeteria - Add exit signage visible from all areas of cafeteria to all exits and exit accesses.	1	LS
ELECTRICAL	Kitchen - Provide additional lighting in Kitchen for code required minimum 50FC light levels on food preparation and cleaning surfaces.	1	LS
ELECTRICAL	Site - Provide emergency lighting exit signage from building exits to beyond gated fence egress to the public way as required by NFPA 101 and IBC. Provide ADA crash hardware on gates.	1	LS
ELECTRICAL	Group relamp all parking lot fixtures with manufacturer's recommended HID lamps to extend their useful life and increase light levels for safety and security.	1	LS
ELECTRICAL	Building - Add Surge Suppression Devices to all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Building - Provide additional outlets to remove non code compliant plug splitters, plug strips, and extension cords. NEC violation.	1	LS
ELECTRICAL	Provide egress lighting, emergency egress lighting and exit signage for temporary building boardwalks and walkways.	1	LS
ELECTRICAL	Remove storage items blocking electrical equipment access and working clearances		
ELECTRICAL	Remove decorations which block the view of exit signage and fire alarm visual alarms.		
ELECTRICAL	Replace burned out lamps/ballast, inoperable light switches		

TECHNOLOGY			
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LIFE SAFETY	Site/ Portables - Add exterior fire alarm devices at T-Building covered and restricted walkways and boardwalk. Provide emergency lighting for enclosed walkway and exterior exit discharge to the public way.	1	LS
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ROOFING	Roof replacement	87,800	SF
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# Creek View Elementary

1001 Eagle Avenue, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2009
Major Renovations:	2014 (Site Work)
Building Area:	83,986 sf
Site Acreage:	29.93 ac
Current Enrollment (2021 - 2022):	476 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# CREEK VIEW ELEMENTARY SCHOOL

Date Reviewed: October 27, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Reseal pavement joints	1	LS
SITE	Canopy - Replace rusted canopy columns and install concrete footings at columns.	10	EA
SITE	Replace broken sidewalks	1	LS
SITE	Repaint fire lane striping and parking	1	LS
SITE	Replace broken inlet covers (quantity: 4)		

EXTERIOR	Replace all building sealants and backer rod	85,000	SF
EXTERIOR	Fill/replace mow strip section	100	SF
EXTERIOR	Replace window frames, glazing and flashing	1,820	SF
EXTERIOR	Replace sill pan (Rooms 711, 715, 717)	3	EA
EXTERIOR	Replace weatherstripping at exterior doors	31	EA
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS
EXTERIOR	Clean and paint rusted downspout boots	30	EA
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Paint all plaster soffits	705	SF
EXTERIOR	Repoint brick outside rooms 502 & 504		
EXTERIOR	Secure downspouts		
EXTERIOR	Install GFCI cover plates		

INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	8,155	SF
INTERIOR	Gym - Replace wall pads	12	EA
INTERIOR	Classroom - Modify casework & replace appliances	1	LS
INTERIOR	Building - Replace blinds	1,820	SF
INTERIOR	Building - Replace resilient flooring	30,933	SF
INTERIOR	Casework - Seal joints	1	LS
INTERIOR	Building - Replace carpet	42,729	SF
INTERIOR	Building - Install corner guards	88	EA
INTERIOR	Building - Repaint hollow metal doors and frames	6	EA
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	3,663	SF
INTERIOR	Building - Replace vinyl wallcovering on all interior walls	83,986	SF
INTERIOR	Corridors - Replace all room and wayfinding signage	128	EA
INTERIOR	Gym - Replace 4" rubber wall base	312	LF
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Classroom - Repair and paint wall		
INTERIOR	Classroom - Replace transition strip		
INTERIOR	Classroom - Reinstall casework pull handle		
INTERIOR	Restroom - Reseal around plumbing fixtures		
INTERIOR	Reinstall/replace transition strips		

MECHANICAL	Replace original space rooftop units. (2008)	1	LS
MECHANICAL	Replace original outside air rooftop units and specialty rooftop units. (2008)	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust (2008)	1	LS
MECHANICAL	Perform service on existing exhaust fans and ensure correct exhaust fan interlocks in BMCS (Not to be included with fan replacement)	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement)	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

PLUMBING	Replace existing sink with an ADA compliant sink and add ANSI compliant emergency eyewash at sink in clinic	1	EA
PLUMBING	Route condensate piping from upper roof to scuppers serving lower roof in lieu of spilling on to lower roof.	1	LS
PLUMBING	Replace all electric instantaneous water heaters	36	EA
PLUMBING	Route sanitary piping from clothes washer and connect to underground sanitary system. Currently discharging into mop sink.	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Electric Drinking Fountain near Boys 107 RR missing a push button, replace unit		

## CREEK VIEW ELEMENTARY SCHOOL

Date Reviewed: October 27, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
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ELECTRICAL	Add exit signage for NFPA 101 compliance.	1	LS
ELECTRICAL	Provide GFCI receptacles for all locations required by current NEC, including kitchen, roofs, outdoors, near sinks, etc.	1	LS
ELECTRICAL	Add exterior egress discharge lighting at all exterior exits.	1	LS
ELECTRICAL	Replace lamps and if necessary add additional lighting in kitchen areas for code minimum 50 foot-candles on all work and food prep surfaces and counters.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete or failed units and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Provide fault current study to properly set all adjustable circuit breaker settings.	1	LS
ELECTRICAL	Provide local disconnect for kitchen door air curtain.		
ELECTRICAL	Add additional receptacle outlets in lieu of using plug strips. (Fire code violation)		
ELECTRICAL	Kitchen - Replace burned out lamps and ballast. Add exit signage to student exits from queue area.		
ELECTRICAL	Remove storage items from electrical rooms.		

TECHNOLOGY			
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LIFE SAFETY	Remove fire alarm pull stations from exit doors, provide blank cover plates.		
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ROOFING	Deterioration of the SBS system evident. Alligatoring of the membrane, blisters across all areas of the building roof, evidence of previous hail damage, blisters threatening the membrane laps in numerous locations. Prep and clean up for a roof coating could be looked into but blistering could continue to occur over time.	85,000	SF
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# Forest Ridge Elementary

1950 Greens Prairie Rd W, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2005
Major Renovations:	n/a
Building Area:	85,553 sf
Site Acreage:	15.53 ac
Current Enrollment (2021 - 2022):	516 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# FOREST RIDGE ELEMENTARY SCHOOL

Date Reviewed: October 17, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Regrade site to drain	1	LS
SITE	Reseal pavement joints	1	LS
SITE	Parent drop off/ queuing lane improvements	1	LS
SITE	Landscaping at building entrance	1	LS
SITE	Replace broken sidewalks	1	LS
SITE	Repaint fire lane striping and parking lot striping	1	LS

EXTERIOR	Replace all backer rod and sealant at all levels of the building and across the roof	99,000	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Fill/replace mow strip section	940	SF
EXTERIOR	Paint exterior exposed steel and handrails	1	LS
EXTERIOR	Replace weatherstripping at exterior doors	31	EA
EXTERIOR	Replace window frames, glazing and flashing	3,605	SF
EXTERIOR	Paint all plaster soffits	705	SF
EXTERIOR	Paint exterior hollow metal doors and frames	6	EA
EXTERIOR	Repair/repaint brick masonry, outside Rooms 103 & 304		

INTERIOR	Building - Replace window sills	1	LS
INTERIOR	Building - Repaint walls	82,426	SF
INTERIOR	Building - Install corner guards	210	EA
INTERIOR	Stage - Replace stage curtains	1	LS
INTERIOR	Gym - Replace 4" rubber wall base	336	LF
INTERIOR	Classroom - Modify casework & replace appliances	1	LS
INTERIOR	Casework - Seal joints	1	LS
INTERIOR	Building - Replace carpet	42,730	SF
INTERIOR	Building - Replace resilient flooring	27,350	SF
INTERIOR	Building - Replace vinyl wallcovering on all interior walls	85,553	SF
INTERIOR	Replace carpet (Admin, Library, 602)	6,100	SF
INTERIOR	Add secure door between Reception and rest of Admin suite	1	LS
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	3,663	SF
INTERIOR	Building - Repaint door frames	145	EA
INTERIOR	Building - Replace blinds	3,605	SF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	9,139	SF
INTERIOR	Building - Reseal all exposed concrete flooring	2,520	SF
INTERIOR	Corridors - Replace all room and wayfinding signage	131	EA
INTERIOR	Building - Replace casework	1	LS
INTERIOR	Gym - Replace wall pads	12	EA
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Gym - Repair wall under window		
INTERIOR	Install casework sash at sink		

MECHANICAL	Replace air cooled chillers (2004 R-22 Refrigerant) and all exterior pipe insulation and jacketing	1	LS
MECHANICAL	Replace chilled and hot water water pumps.	1	LS
MECHANICAL	Replace original rooftop units (2004) R-22 Refrigerant	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust (2004) and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Replace 2005 Carrier indoor chilled water air handling units	1	LS
MECHANICAL	Replace 2005 Carrier roof mounted chilled water outside air handling units	1	LS
MECHANICAL	Add carbon monoxide (CO) monitoring station in boiler room	1	LS
MECHANICAL	Replace admin VRF system	1	LS
MECHANICAL	Reinsulate chilled water air separator	1	LS
MECHANICAL	Reinsulate chilled water pump suction diffusers, spool piece, and volute	1	LS
MECHANICAL	Replace chilled and hot water chemical feeders, provide new chemical treatment, and reinsulate piping from chemical feeder back to main	1	LS
MECHANICAL	Clean gymnasium ductwork and grilles.	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS

# FOREST RIDGE ELEMENTARY SCHOOL

Date Reviewed: October 17, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
MECHANICAL	Perform airside and waterside TAB (To be included with RTU and chiller replacement)	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Connect condensate drain piping to Lennox units on roof and route to approved roof drain		

PLUMBING	Replace existing sink with an ADA compliant sink and add an ANSI Compliant emergency eyewash at sink in clinic 701	1	LS
PLUMBING	Relocate sprinkler heads or remove suspend panels. Sprinkler heads hidden behind suspend panels. Art 514.	4	EA
PLUMBING	Central Plant - Clean and paint exposed gas piping	3,000	LF
PLUMBING	Roof - Clean and repaint all gas piping	3,000	LF
PLUMBING	Reroute downspout around mechanical piping to avoid spilling onto mechanical piping and gas piping below.	1	EA
PLUMBING	Central Plant - Clean and repaint gas piping. Paint and pipe deterioration are caused by downspout spilling on piping	20	LF
PLUMBING	Route AC condensate drains to floor sink adjacent to mop sink. Custodian 411	1	LS
PLUMBING	Provide a floor sink adjacent to mop sink for AC condensate piping. Custodian 803	1	LS
PLUMBING	Route sanitary piping from clothes washer and connect to underground sanitary system. Currently discharging into mop sink. Custodian 212.	1	EA

ELECTRICAL	Kitchen - Remove electrical box on floor near cashier	1	LS
ELECTRICAL	Building - Replace receptacles with GFCI type and new cover plates for current NEC compliance near sinks, in kitchens, outside, on roofs, etc. to meet current NEC. Provide GFCI receptacles or circuit breakers for drinking fountains.	1	LS
ELECTRICAL	Building - Add additional exit signs for egress for life safety code compliance	1	LS
ELECTRICAL	Replace and add emergency lighting and exit signage at interior courtyard.	1	LS
ELECTRICAL	Building - Provide exterior exit discharge emergency lighting for all ramps, canopies, and stairs leading to the public way to meet current code.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace all site lighting pole fixtures with LED.	1	LS
ELECTRICAL	Building - Add additional outlets to eliminate plug strips (fire code violation)	1	LS
ELECTRICAL	Gym - Replace lamps in emergency strip fixtures.		
ELECTRICAL	Remove storage items to allow code required access and working clearance to electrical equipment.		
ELECTRICAL	Remove decorations and signage blocking exit signage.		
ELECTRICAL	Provide additional outlets and or wire management in IDF/MDF rooms.		
ELECTRICAL	Kitchen - Provide new weather proof cover plate for exterior receptacle at kitchen door.		
ELECTRICAL	Kitchen - Replace cover plate with oversized cover plate or fill in around electrical box.		
ELECTRICAL	Remove code non-compliant exterior location rated festoon lighting. If permitted by AHJ, provide messenger wire with stand-off insulators as required by the NEC for exterior locations.		

TECHNOLOGY			
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LIFE SAFETY	Remove fire alarm pull stations from exit doors, provide blank cover plate		
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ROOFING	Roof replacement	99,000	SF
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# Greens Prairie Elementary

4315 Greens Prairie Trail, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2011
Major Renovations:	n/a
Building Area:	89,741 sf
Site Acreage:	45.56 ac (shared)
Current Enrollment (2021 - 2022):	559 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# GREENS PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 17, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Repaint fire lane striping	1	LS
SITE	Address playground erosion	1	LS
SITE	Repair playground barrier		

EXTERIOR	Replace all backer rod and sealant at all levels of the building and across the roof	91,440	SF
EXTERIOR	Install canopy over 3rd grade corridor exterior door	43	SF
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Repair mechanical yard gate		
EXTERIOR	Replace door threshold and door sweep (3rd grade corridor)		

INTERIOR	Classroom - Modify casework & replace appliances	1	LS
INTERIOR	Gym - Repaint ceiling	5,898	SF
INTERIOR	Add secure door between Reception and rest of Admin suite	1	LS
INTERIOR	Kitchen - Replace epoxy flooring	1,940	SF
INTERIOR	Building - Replace carpet	48,600	SF
INTERIOR	Stage - Replace stage curtains	1	LS
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	89,741	SF
INTERIOR	Building - Replace vinyl wallcovering throughout	89,741	SF
INTERIOR	Cafeteria - Replace damaged acoustic paneling	270	SF
INTERIOR	Kitchen - Repair/repaint hollow metal frames and lockers	1	LS
INTERIOR	Building - Reseal exposed concrete flooring	2,939	SF
INTERIOR	Building - Replace resilient flooring	24,487	SF
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	5,270	SF
INTERIOR	Building - Replace blinds	1,715	SF
INTERIOR	Building - Install corner guards	88	EA
INTERIOR	Corridors - Replace all room and wayfinding signage	150	EA
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	8,800	SF
INTERIOR	Building - Repaint hollow metal doors and frames	6	EA
INTERIOR	Kitchen - Replace broken tile on serving line		

MECHANICAL	Replace all original space rooftop units. (2010)	1	LS
MECHANICAL	Replace all original outside air rooftop units and specialty rooftop units. (2010)	1	LS
MECHANICAL	Perform service on existing exhaust fans and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Perform TAB	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

PLUMBING	Add ANSI compliant emergency Eyewash. Clinic 711	1	EA
PLUMBING	Clean and repaint all gas piping on roof.	3,000	LF
PLUMBING	Replace floor drain and set flush with finished floor. Custodian 409	1	EA
PLUMBING	Route sanitary piping from clothes washer and connect to underground sanitary system. Currently discharging into mop sink. Custodian 309.	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Replace instantaneous electric water heaters.	36	EA

ELECTRICAL	Provide emergency egress lighting to the gate exits to the public way for code compliance. Provide ADA crash hardware gates.	1	LS
ELECTRICAL	Provide emergency egress lighting to the gate exits to the public way for code compliance. Provide ADA crash hardware gates.	1	LS
ELECTRICAL	Provide additional outlets to eliminate the need for non-code compliant plug strips.	1	LS

# GREENS PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 17, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Provide exit sign at student exits from kitchen queue, and restroom pods and collaboration classroom areas leading to exit corridors, and in corridors at all changes in direction (office area).	1	LS
ELECTRICAL	Replace defective surge suppression device on main switchboard.	1	LS
ELECTRICAL	Provide fault current study and adjust circuit breakers for optimal coordination.	1	LS
ELECTRICAL	Replace metal halide parking lot fixtures with LED.	1	LS
ELECTRICAL	Provide local disconnect for kitchen air curtain fan.		
ELECTRICAL	Provide wire management at MDF/IDFs.		
ELECTRICAL	Remove decorations that block visibility to exit signage.		

TECHNOLOGY			
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LIFE SAFETY	Remove fire alarm pull stations at exits, provide blank cover plate.		
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ROOFING	Roof replacement	91,440	SF
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# Pebble Creek Elementary

200 Parkview Dr, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	1996
Major Renovations:	2014, 2016
Building Area:	74,500 sf
Site Acreage:	14.87 ac
Current Enrollment (2021 - 2022):	580 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# PEBBLE CREEK ELEMENTARY SCHOOL

Date Reviewed: October 18, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Resurface playground track	3,150	SF
SITE	Replace paving sealants	1	LS
SITE	Fill and regrade site around sidewalk and building to storm inlet	1,860	SF
SITE	Provide canopy coverage over front sidewalks	1,400	SF
SITE	Install push bar gate hardware at all egress locations	5	EA
SITE	Replace sidewalk around playground	1,500	SF
SITE	Check playground equipment; order replacement parts as needed		

EXTERIOR	Replace all building sealants across the roof surface and vertical wall surface	85,000	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Seal and repaint rear canopy	9,100	SF
EXTERIOR	Repoint damaged brick	1	LS
EXTERIOR	Repaint gym canopy	400	SF
EXTERIOR	Repaint exterior steel lintels	800	LF

INTERIOR	Classroom - Replace sill pan and repair wall and window sill damage. Rooms 104, 106, 503, 507	4	EA
INTERIOR	Kitchen - Replace epoxy flooring	2,462	SF
INTERIOR	Kitchen - Repaint	2,950	SF
INTERIOR	Kitchen - Replace laundry and restroom doors	2	EA
INTERIOR	Building - Reseal all exposed concrete floors	232	SF
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	2,785	SF
INTERIOR	Replace library furniture shelving	1	LS

MECHANICAL	Replace existing split systems (gas furnace, evaporator and condensing units R-22 Refrigerant). Existing units (majority 1996) are approaching and/or are at the end of life expectancy	1	LS
MECHANICAL	Replace remaining original RTU	1	LS
MECHANICAL	Correct RTU walkways on roof obstructed by new equipment.	1	LS
MECHANICAL	Replace exposed metal ductwork in gymnasium with exposed fabric duct system.	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement)	1	LS
MECHANICAL	Add exhaust hood above existing kiln. Work shall include relocating lighting and sprinkler head.	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Remove louvers and motorized dampers on exterior wall of Gym and patch to match existing	2	EA
MECHANICAL	A/C to Electrical Rooms	1	LS

PLUMBING	Art - Relocate sprinkler head over kiln	1	LS
PLUMBING	Restrooms - Provide insulation kits	6	EA
PLUMBING	Replace gas fired water heater, water heater is 21 yrs old and nearing the end of its life span	1	LS
PLUMBING	Replace all electric water heaters 10 yrs or older. Provide concrete housekeeping pad, drain pans with drain lines. Provide floor sinks adjacent to heaters for drain lines. Existing electric water heaters are 16 years old	3	EA
PLUMBING	Kitchen - Replace gate valve at water entry with a ball valve	1	LS
PLUMBING	Provide a floor sink adjacent to mop sink for AC condensate drain. Kitchen Custodian room.	1	LS
PLUMBING	Provide an ANSI compliant emergency eyewash at sink in clinic. Clinic 711	1	LS
PLUMBING	Provide hard gas pipe connections at all gas entries into the building	21	EA

ELECTRICAL	Repair/replace broken, corroded, conduit facility wide, including building exterior, and roof	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new cover plates for current NEC compliance near sinks, in kitchens, outside, on roofs, drinking fountains, etc.	1	LS

## PEBBLE CREEK ELEMENTARY SCHOOL

Date Reviewed: October 18, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Provide code compliant plug strips with plug-end overcurrent protection or additional wall outlets.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, and panel boards.	1	LS
ELECTRICAL	Replace stage lighting with LED.	1	LS
ELECTRICAL	Seal conduit/sleeve openings in floor to prevent insect infestation.		
ELECTRICAL	Remove decorations that block exit signage and emergency lighting.		
ELECTRICAL	Remove rust and paint all exterior electrical panels, disconnect switches and transformer to extend useful life.		
ELECTRICAL	Remove custodial and storage from electrical rooms.		

TECHNOLOGY			
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LIFE SAFETY	Replace fire alarm panel. Replace entire system in all buildings with voice evacuation fire alarm system.	1	LS
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ROOFING	Partial Roof Replacement - Areas over Gym, Cafeteria and Kitchen	15,200	SF
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# River Bend Elementary

4070 Holleman Drive S, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2019
Major Renovations:	n/a
Building Area:	90,134 sf
Site Acreage:	18.73 ac
Current Enrollment (2021 - 2022):	524 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# RIVER BEND ELEMENTARY SCHOOL

Date Reviewed:

TYPE	DESCRIPTION	QUANTITY	U of M
SITE			
EXTERIOR	Replace all building sealants across the roof surface and vertical wall surface	89,300	SF
INTERIOR			
MECHANICAL			
PLUMBING			
ELECTRICAL			
TECHNOLOGY			
LIFE SAFETY			
ROOFING	Roofing Sealants/ General Maintenance. Roof has 10+ years left.	89,300	SF



# Rock Prairie Elementary

3400 Welsh Ave, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	1989
Major Renovations:	2010, 2014, 2015
Building Area:	75,067 sf
Site Acreage:	10.00 ac
Current Enrollment (2021 - 2022):	609 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# ROCK PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Secure site with fencing	2,700	LF
SITE	Remove portable buildings; regrade, sod	1	LS
SITE	Fill and regrade site around sidewalk to inlet; replace sidewalk outside cafeteria	1	LS
SITE	Replace kitchen ramp	175	SF
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Replace site furnishings	4	EA
SITE	Repaint parking lot striping	1	LS
SITE	Remove metal shed	1	LS
SITE	Reseal pavement joints	1	LS
SITE	Provide covered kindergarten playground	2,500	SF
SITE	Remove concrete bike racks; provide new bike racks	4	EA
SITE	Remove trees close to building foundation	4	EA
SITE	Replace parking lot light base cover	1	EA
SITE	Replace dumpster enclosure fence pickets	92	LF
SITE	Infill hole at walking track		

EXTERIOR	Replace building sealants and thru-wall flashings	80,000	SF
EXTERIOR	Replace weatherstripping at exterior doors	25	EA
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace window frames, glazing and flashing	2,331	SF
EXTERIOR	Repaint exterior handrails and exposed structure	1	LS

INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	3,200	SF
INTERIOR	Building - Repaint throughout	75,067	SF
INTERIOR	Building - Replace casework	1	LS
INTERIOR	Building - Replace doors and hardware	112	EA
INTERIOR	Building - Replace resilient flooring	28,378	SF
INTERIOR	Building - Replace carpet	46,000	SF
INTERIOR	Main Corridors - Provide tile wainscot and vinyl wallcovering above	8,970	SF
INTERIOR	Classrooms and Corridor Wings: Replace vinyl wallcovering	17,280	SF
INTERIOR	Building - Replace ceilings	75,067	SF
INTERIOR	Building - Paint hollow metal doors and frames	10	EA
INTERIOR	Building - Replace blinds	2,331	SF
INTERIOR	Building - Replace all room and wayfinding signage	140	EA
INTERIOR	Replace acoustical panels	1	LS
INTERIOR	Kitchen - Replace tile flooring with epoxy flooring	1,800	SF
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Replace stage curtains	1	LS
INTERIOR	Kitchen, Gym: Repair CMU walls, paint	1,420	SF
INTERIOR	Room 308 - Replace chalkboard with markerboard	1	EA
INTERIOR	Furroun around semi-recessed electrical panels in Kitchen	1	LS
INTERIOR	Building - Reseal all exposed concrete floors	230	SF
INTERIOR	Custodial Rooms - Install FRP at mop sinks	150	SF
INTERIOR	Replace damaged gypsum board ceiling areas	320	SF
INTERIOR	Classroom - Remove folding partition; replace with stud wall	30	LF
INTERIOR	Stage - restrain wood floor	650	SF
INTERIOR	Admin area - tape, float and paint damaged wall area		

MECHANICAL	Replace original Air Handling Units (1988)	1	LS
MECHANICAL	Replace Building Management and Control System	1	LS
MECHANICAL	Replace original Carnes VAV Terminal Units (1988)	1	LS
MECHANICAL	Replace all AHUs VFDs	1	LS
MECHANICAL	Replace chilled water pumps.	1	LS
MECHANICAL	Replace air cooled chillers (2005 R-22 Refrigerant)	1	LS
MECHANICAL	Reinsulate all Chilled and hot water piping	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Add exhaust fan to admin. restroom	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

# ROCK PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
MECHANICAL	Perform airside and waterside TAB (To be included with AHU, Terminal Unit Replacement and chiller replacement)	1	LS
MECHANICAL	Replace admin VRF system	1	LS
MECHANICAL	Add carbon monoxide (CO) monitoring station in boiler room	1	LS
MECHANICAL	Add pretreated outside air units to single zone and multizone air handling units	1	LS
MECHANICAL	Replace exposed metal ductwork in gymnasium with spiral metal duct. (This scope to only be done when ductwork is not being replaced)	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Replace air curtain at Kitchen receiving entrance door	1	LS
MECHANICAL	Reinsulate chemical feeder piping from chemical feeder to mains.		
MECHANICAL	Add supplemental air conditioning to the main entry vestibule.		

PLUMBING	Replace ball valve and hose connection with hose bib and integral vacuum breaker. Custodian 834.	1	EA
PLUMBING	Replace existing floor sinks in kitchen and reset indirect discharges to floor sinks to maintain minimum 2" air gap above floor sink.	3	EA
PLUMBING	Provide floor sink for 3 Compartment Sink, 2 Compartment Sink and Prep Sink and provide indirect discharge to floor sink.	3	EA
PLUMBING	Provide ADA compliant sink in Art 817	1	EA
PLUMBING	Provide ADA compliant sink in Storage 818.	1	EA
PLUMBING	Provide Floor sink under Ice machine. Faculty Men 619.	1	EA
PLUMBING	Replace sink with ADA compliant sink. Faculty Lounge 615.	1	EA
PLUMBING	Replace existing sink with an ADA compliant sink and add an ANSI Compliant emergency eyewash at sink in clinic 612	1	LS
PLUMBING	Clean and repaint all existing gas pipe.	150	LF
PLUMBING	Replace electric drinking fountain near Girls Restroom 310, Girls Restroom 210, Boys 312.	3	EA
PLUMBING	Replace all electric instantaneous water heaters	7	EA
PLUMBING	Replace all electric tank type water heaters 10 yrs and older, provide proper support platform, drain pan and drain lines. Custodial 710, Custodial 314, Custodial 114, Custodial 214, Custodial 414. Relocate to new housekeeping pad in room, to make water heater accessible.	5	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Relocate trap primers in mechanical rooms to above ceiling near main per manufacturers installation recommendations. Mechanical 309, Mechanical 112	3	EA
PLUMBING	Relocate and properly support hose bibb in mechanical 801, provide a vacuum breaker on hose bibb		

ELECTRICAL	Provide exterior exit discharge emergency lighting at all exits for IBC and NFPA code compliance. Include all fenced and gated areas that are part of the egress to the public way.	1	LS
ELECTRICAL	Add exit signage as required by NFPA 101.	1	LS
ELECTRICAL	Replace receptacles in restrooms/toilets, near sinks, in kitchen, drinking fountains, and where required by current NEC with GFCI type.	1	LS
ELECTRICAL	Replace all interior, building mounted exterior lighting and egress lighting with LED. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc.	1	LS
ELECTRICAL	Provide egress lighting and signage for exiting interior courtyard.	1	LS
ELECTRICAL	Add additional receptacle outlets to eliminate plug strips (fire code violation)	1	LS
ELECTRICAL	Replace obsolete motor control center with panelboard and provide individual motor controllers or VFDs for mechanical equipment	1	LS
ELECTRICAL	Replace all building mounted exterior lighting with dedicated LED fixtures to eliminate LED retrofit bulbs.	1	LS
ELECTRICAL	Replace obsolete SqD NEHB 277/480 Volt panelboards.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace switchboard meter for monitoring by BMCS.	1	Is
ELECTRICAL	Test all battery emergency lighting with 90 minute blackout at night. Verify all egress corridors and passage access, classrooms have adequate illumination at end of test. Replace batteries and/or fixtures as needed.		
ELECTRICAL	Remove decorative material from emergency light fixtures.		

## ROCK PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Remove storage items and clear from code required electrical equipment clearance and work areas.		

TECHNOLOGY	Relocate IDF racks from mechanical/electrical rooms to new dedicated IDF room (Data Cable and Electrical)	1	LS
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LIFE SAFETY			
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ROOFING	Roof replacement	80,000	SF
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# South Knoll Elementary

1220 Boswell St, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	1967
Major Renovations:	2018, 2019
Building Area:	80,113 sf
Site Acreage:	11.81 ac
Current Enrollment (2021 - 2022):	618 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# SOUTH KNOLL ELEMENTARY SCHOOL

Date Reviewed: October 13, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Secure site with fencing	1,350	LF
SITE	Repaint fire lane striping	1	LS
SITE	Remove trees near building foundation	6	EA
SITE	Reseal pavement joints	1	LS
SITE	Resurface track	3,225	SF
SITE	Provide accessible route to playground	300	SF
SITE	Replace wood deck boards	1,000	SF
SITE	Replace site signage	10	EA
SITE	Parent drop off/ queuing lane improvements		
SITE	Install shade canopy over basketball court	4,700	SF

EXTERIOR	Replace all backer rod and sealant at all areas of the building	103,563	SF
EXTERIOR	Repair and repaint spalled areas around gym building perimeter	1	LS
EXTERIOR	Replace hollow metal glazed opening with aluminum storefront system.	340	SF
EXTERIOR	Replace door 17; reinstall hardware	2	EA
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS
EXTERIOR	Provide downspout boots	7	EA
EXTERIOR	Building envelope repairs - possible water intrusion at corner of foundation	1	LS
EXTERIOR	Front façade renovation/ upgrade	1	LS
EXTERIOR	Pressure wash building exterior	1	LS

INTERIOR	Kitchen - Repaint walls in dishroom	283	LF
INTERIOR	Kitchen Equipment - Replace (2) double ovens	2	EA
INTERIOR	Classrooms - Replace glazing with tempered glazing	450	SF
INTERIOR	Cafeteria - Install handrails at stage stairs	1	LS
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	500	SF
INTERIOR	Gym Building - Provide maintenance platform for access to reheat coils	1	LS
INTERIOR	Replace stage curtains	1	LS
INTERIOR	Building - Install stainless steel corner guards	7	EA
INTERIOR	Custodian - Repair gypsum board walls and install FRP around mop sink	1	LS
INTERIOR	Gym - Paint CMU walls	15	SF
INTERIOR	Corridors - Install tile wainscot	1,520	LF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	8,263	SF
INTERIOR	Building - Paint interior handrails	200	LF
INTERIOR	Building - Reseal all exposed concrete flooring	709	SF
INTERIOR	Corridors - Replace all room and wayfinding signage	140	EA
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Building - reglue rubber base		
INTERIOR	Classroom 27 - Replace door pull		
INTERIOR	Extermination Services (rodents)		
INTERIOR	Isolation Room - Secure loose conduit		

MECHANICAL	Add/replace supply air diffusers and include insulation on the back of the grilles.	1	LS
MECHANICAL	Fix condensate drain piping at the outdoor air handling unit and dry well	1	LS
MECHANICAL	Correct instantaneous gas fired heater flue duct to ensure products of combustion exit space. Also add CO Monitor to this space	1	LS
MECHANICAL	Provide return air ductwork from wall in storage room into the Gym.	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Replace insulation, repaint, jacket and add pipe supports to refrigerant piping insulation	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room and book storage room	1	LS
MECHANICAL	Add air curtain to kitchen receiving door	1	LS
MECHANICAL	Perform TAB	1	LS
MECHANICAL	Replace (2) Carrier packaged DX air handling units and (1) split system in yard by Gym	1	LS
MECHANICAL	Replace (2) Carrier DX split systems on roof	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

# SOUTH KNOLL ELEMENTARY SCHOOL

Date Reviewed: October 13, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
PLUMBING	Provide missing insulation kits on TAS compliant fixtures	3	EA
PLUMBING	Patch gyp and provide stainless steel wall panels around mop sink in all custodial rooms.	1	LS
PLUMBING	Provide an ANSI Compliant emergency eyewash at the sink in the clinic. Nurse 3051	1	EA
PLUMBING	Clean and paint all exposed gas piping on the exterior of the building.	100	LF
PLUMBING	Replace domestic hot water circulating pump which is heavily corroded. Mechanical 3011F	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Provide wall mounted water closets in clinic and admin restrooms	2	EA
PLUMBING	Replace electric water heater in custodial room 40, provide a floor sink adjacent to heater for drain lines. Custodial 304A.	1	EA
PLUMBING	Repair broken water pipe and insulate. Provide fiberglass insulation with a metal jacket.		
PLUMBING	Provide mop sink faucet in custodial room 304A.		

ELECTRICAL	Provide additional building exterior security and egress lighting. Replace existing building exterior incandescent, fluorescent, and HID lighting with dedicated LED light fixtures.	1	LS
ELECTRICAL	Add GFCI protection for receptacles to meet current code at all sinks and drinking fountains, kitchens, exterior locations, roof, etc.	1	LS
ELECTRICAL	Provide parking lot lighting also at parent and bus drop off.	1	LS
ELECTRICAL	Add egress path and exit lighting to T-Building limited access corridors ramps and stairs for code compliance	1	LS
ELECTRICAL	Add additional receptacle outlets in lieu of using plug strips. (Fire code violation)	1	LS
ELECTRICAL	Add emergency egress lighting and exit signage if necessary for egress path to gates and beyond for the exterior exit discharge to the public way. Provide crash hardware on fenced in area gates as required by NFPA and IBC.	1	LS
ELECTRICAL	Relocate or provide additional exit sign to be not be obstructed by stage curtain support rail.	1	LS
ELECTRICAL	Add security lighting in service areas.	1	LS
ELECTRICAL	Provide additional lighting in courtyard areas and add emergency egress lighting and exit signage if necessary for egress path to gates and beyond for the exterior exit discharge to the public way. Provide crash hardware on fenced in area gates as required by NFPA and IBC.	1	LS
ELECTRICAL	Add GFCI WP receptacle at office condensing unit as required by IMC.	1	LS
ELECTRICAL	Verify water leak repaired above Panel DPC. Replace obsolete and possible water damaged Panel DPC. Provide drip shield below water lines above.	1	LS
ELECTRICAL	Replace obsolete switchboard.	1	LS
ELECTRICAL	Replace obsolete panelboards.	1	LS
ELECTRICAL	Replace all interior, building mounted fluorescent, incandescent, and HID lighting and egress lighting with LED. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc..	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Add/convert theatrical lighting to LED	1	LS
ELECTRICAL	Remove storage items blocking electrical equipment access and working clearances		
ELECTRICAL	Remove stored material and obstructions in front of electrical equipment as required by NEC.		
ELECTRICAL	Replace wall mounted decorative light fixtures at entry with LED or remove if abandoned and provide cover plate.		
ELECTRICAL	Replace receptacle with WP while in use GFCI receptacle for irrigation controller.		
ELECTRICAL	Verify NFPA required operation of all battery pack emergency lighting with black out at night test.		

TECHNOLOGY	Remove all abandoned communications cabling as required by NEC.	1	LS
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LIFE SAFETY	Add Ansul fire protection system to existing kitchen hoods	1	LS
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## SOUTH KNOLL ELEMENTARY SCHOOL

Date Reviewed: October 13, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
LIFE SAFETY	Add carbon monoxide (CO) monitoring station in boiler room	1	LS

ROOFING	Roof repairs - Main Building	78,807	SF
ROOFING	Roof replacement - Gym Building	24,756	SF

# Southwood Valley Elementary

2700 Brothers Blvd, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	1983
Major Renovations:	2014, 2017, 2022
Building Area:	78,927 sf
Site Acreage:	11.17 ac
Current Enrollment (2021 - 2022):	657 students



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:



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# SOUTHWOOD VALLEY ELEMENTARY SCHOOL

Date Reviewed: October 20, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Replace canopy to portables	1,800	SF
SITE	Expand parking area	1	LS
SITE	Secure site with fencing	200	LF
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Replace wood shade structure with aluminum canopy	700	SF
SITE	Provide cover for playground equipment	550	SF
SITE	Replace kitchen ramp	1	LS
SITE	Replace sidewalk, outside corner of room 248	320	SF

EXTERIOR	Repoint brick at outside corner of rooms 248 and 320	1	LS
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS

INTERIOR	Provide fire rated stage curtain	1	LS
INTERIOR	Kitchen - Provide (2) new double ovens	2	EA
INTERIOR	Kitchen - Replace pass-thru coolers/ warmers	1	EA
INTERIOR	Kitchen - Paint storeroom	750	SF
INTERIOR	Replace library furniture shelving	1	LS

MECHANICAL	Replace original Air Handling Units (1982)	1	LS
MECHANICAL	Replace Building Management and Control System	1	LS
MECHANICAL	Replace original VAV Terminal Units and heating fan coil units (1982) with new Constant Volume Boxes	1	LS
MECHANICAL	Replace chilled water pumps.	1	LS
MECHANICAL	Replace air cooled chillers (2007 R-22 Refrigerant).	1	LS
MECHANICAL	Replace Expansion Tank with ground mounted	1	LS
MECHANICAL	Reinsulate all Chilled and hot water piping	1	LS
MECHANICAL	Replace (2) 1999 PK boilers	1	LS
MECHANICAL	Perform airside and waterside TAB (To be included with AHU, Terminal units and chiller replacement)	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust (2008) and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Replace underground piping from equipment yard to building	1	LS

PLUMBING	Provide a sample well downstream of the grease trap.	1	LS
PLUMBING	Central Plant - Provide Acid Neutralizer on condensate line from exhaust elbow on gas water heater.	1	EA
PLUMBING	Kitchen - Provide floor sink under three compartment sink as an indirect waste receptor.	1	EA
PLUMBING	Kitchen - Provide floor sink under two compartment sink as an indirect waste receptor.	1	EA
PLUMBING	Kitchen - Provide floor sink under single compartment prep sink as an indirect waste receptor.	1	EA
PLUMBING	Provide pipe support for piping/sprinkler head in storage room next to office 406.	1	EA
PLUMBING	Provide a new mop sink and mop sink faucet with hot water in custodial rooms. 300 Wing, 245 and 512.	3	LS
PLUMBING	Replace electric tank type water heaters 10 yrs or older, Storage 405 Mezzanine.	1	EA
PLUMBING	Provide floor sink for condensate in custodian 732.	1	EA
PLUMBING	Provide direct connection to underground sanitary system in lieu of discharging to mop sink in Custodian 309.	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Repaint outdoor gas piping	200	LF

ELECTRICAL	Provide disconnect for kitchen door air curtain.	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new coverplates for current NEC compliance near sinks, in kitchens, outside, drinking fountains, on roofs, etc. where not addressed in recent renovations.	1	LS

# SOUTHWOOD VALLEY ELEMENTARY SCHOOL

Date Reviewed: October 20, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
<b>ELECTRICAL</b>	Provide general code compliance rehabilitation to existing mechanical and electrical rooms. Remove abandoned equipment, conduit and wiring. Cover boxes, remove storage items, clear code required access and working clearance in front of electrical equipment.	1	LS
<b>ELECTRICAL</b>	Provide disconnect switches for kitchen freezer/cooler condensing units.	1	LS
<b>ELECTRICAL</b>	Replace all interior, lighting and egress lighting with LED at Kitchen and Gym. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc. associated with these areas.	1	LS
<b>ELECTRICAL</b>	Replace existing obsolete motor control center with distribution panelboard. Provide VFDs or local disconnect switches for mechanical equipment.	1	LS
<b>ELECTRICAL</b>	Replace obsolete ITE electrical distribution equipment, including but not limited to switchboards, panelboards, transformers, motor control centers, disconnect switches.	1	LS
<b>ELECTRICAL</b>	Provide local disconnects for older water heaters	1	LS
<b>ELECTRICAL</b>	Add exit signage and ends of corridors or change in direction of corridors. Gym is remaining to be addressed.	1	LS
<b>ELECTRICAL</b>	Add parking lot lighting at newer parking areas not covered by existing pole locations.	1	LS
<b>ELECTRICAL</b>	Kitchen - Relocate disconnect switches to accessible location mounting height. Replace with NEMA 4X stainless steel disconnects.	1	LS
<b>ELECTRICAL</b>	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
<b>ELECTRICAL</b>	Add egress path and exit lighting to T-Building limited access corridors ramps and stairs for code compliance	1	LS
<b>ELECTRICAL</b>	Central Plant - Elevate conduits off of pavement to avoid direct contact with concrete or wet areas.	1	LS
<b>ELECTRICAL</b>	Cafeteria/Stage - Provide new LED theatrical lighting.	1	LS
<b>ELECTRICAL</b>	Remove storage items clear of electrical equipment. Fire hazard and code violation.		
<b>ELECTRICAL</b>	Remove temporary lighting strung thru door jamb and in corridor, code violation.		

<b>TECHNOLOGY</b>	Playground - Security cameras		
<b>TECHNOLOGY</b>	Relocate technology equipment out of mech/elec rooms to dedicated technology closets to allow code required working clearance and access to electrical equipment	1	LS

<b>LIFE SAFETY</b>			
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<b>ROOFING</b>			
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# Spring Creek Elementary

2450 Brewster Dr, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2015
Major Renovations:	n/a
Building Area:	89,741 sf
Site Acreage:	14.43 ac
Current Enrollment (2021 - 2022):	661 students



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:



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# SPRING CREEK ELEMENTARY SCHOOL

Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Install push bar gate hardware at all egress locations	6	EA
SITE	Address site erosion	1	LS
SITE	Replace broken sidewalks	50	SF
SITE	Parking lot expansion		
SITE	Replace broken or missing utility covers (quantity: 6)		

EXTERIOR	Replace all building sealants across the roof surface and vertical wall surface	86,319	SF
EXTERIOR	Building envelope repairs - stair step cracking at exterior stone	1	LS
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS

INTERIOR	Building - Replace damaged ceiling tiles	8,239	SF
INTERIOR	Classroom - Replace countertop and backsplash	24	SF
INTERIOR	Classroom - Replace plastic laminate at window sill	10	LF
INTERIOR	Gym - Replace 4" rubber base	50	LF
INTERIOR	Building - Replace vinyl wallcovering on all interior walls	89,741	SF
INTERIOR	Building - Replace blinds	6,100	SF
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Library - Clear egress path to exit access doors		
INTERIOR	Replace soap dispensers		
INTERIOR	Classroom - Reinstall pulls on casework base cabinets		

MECHANICAL	Replace original space rooftop units. (2014)	1	LS
MECHANICAL	Replace original outside air rooftop units and specialty rooftop units. (2015)	1	LS
MECHANICAL	Perform service on existing exhaust fans and ensure correct exhaust fan interlocks in BMCS (Not to be included with fan replacement)	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement)	1	LS

PLUMBING	Provide acid neutralizer on condensate from exhaust flue.	1	EA
PLUMBING	Add ANSI compliant emergency eyewash at sink in clinic 711.	1	EA

ELECTRICAL	Add exit signage at each end of exit access corridors to indicate optional egress paths. Add exit signage to restroom pods and above corridor opening at all collaborative classrooms visible from all areas of classroom. Provide additional exit signing not obstructed by building elements visible from any point in the cafeteria seating area.	1	LS
ELECTRICAL	Relocate lighting contactor for NEC required working clearance	1	LS
ELECTRICAL	Provide additional electrical outlets to not require extension cords or plug strips.	1	LS
ELECTRICAL	Provide 3-way light switch at each door to main electrical room.	1	LS
ELECTRICAL	Provide fault current study or use original construction manufacturer's submitted fault current study and set all adjustable circuit breakers to recommended settings. All appear to be at the factory default settings which may result in lack of circuit breaker coordination and nuisance tripping of upstream circuit breakers.	1	LS
ELECTRICAL	Clear stored items in custodial closets blocking entrance to Electrical 310.		
ELECTRICAL	Repair panelboard HCB cover giving easy access to live parts.		
ELECTRICAL	Remove storage from all electrical rooms.		

TECHNOLOGY	Additional Camera Coverage		
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LIFE SAFETY			
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## SPRING CREEK ELEMENTARY SCHOOL

Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ROOFING	7yr old Roof. Built in 2015. Roofing was seen to have blisters across 60% of the roofing surface with temporary roof repairs seen at many curbs and side laps. Multiple RTU units leaking into metal decking and leaking into the gym, multiple rooms across the entire building were seen to have leaks.	86,319	SF



# Cypress Grove Intermediate

900 Graham Rd, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	1999
Major Renovations:	2009 (Add.), 2014, 2017
Building Area:	95,846 sf
Site Acreage:	17.39 ac
Current Enrollment (2021 - 2022):	515 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# CYPRESS GROVE INTERMEDIATE SCHOOL

Date Reviewed: October 27, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Secure site (east side) with 8' chainlink fence	1,000	LF
SITE	Install push bar gate door hardware at all egress locations	2	EA
SITE	Replace perimeter sealant and paving sealants	1	LS
SITE	Replace sidewalk adjacent to Door #11	60	SF
SITE	Regrade site, slope to drain	1	LS

EXTERIOR	Remove and replace all glass block in the gym area, remove exterior facade around windows to properly waterproof the window frame to the building and reinstall facade, remove and replace all sealants and backer rod.	100,400	SF
EXTERIOR	Provide canopy over exterior storefront doors #2	72	SF
EXTERIOR	Reseal windows and repair brick	1	LS
EXTERIOR	Paint exposed steel lintels	300	LF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Paint plaster soffits	1,100	SF
EXTERIOR	Paint metal coping - Mechanical yard	30	LF

INTERIOR	Kitchen - Repaint serving line wall	300	SF
INTERIOR	Kitchen - Repaint return air supply and returns	24	SF
INTERIOR	Building - Replace all flooring in wet areas and kitchen with poured epoxy	6,800	SF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	4,800	SF
INTERIOR	Corridor - Replace/patch tile wainscot	20	SF
INTERIOR	Gym - Replace wall pads	60	LF
INTERIOR	Building - Reseal all exposed concrete flooring	800	SF
INTERIOR	Kitchen - Reinstall stainless steel base at serving line		
INTERIOR	Replace smoke seals at door jambs		

MECHANICAL	Replace original space rooftop units on classroom addition. (2009)	1	LS
MECHANICAL	Replace original outside air rooftop units on classroom addition. (2009)	1	LS
MECHANICAL	Replace original space rooftop units. (1998). Excludes (2) units at cafeteria (2018)	1	LS
MECHANICAL	Replace original outside air rooftop units. (1998). Excludes (1) unit at cafeteria (2018)	1	LS
MECHANICAL	Replace original and addition exhaust fans including kitchen exhaust (2009 and 1998)	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement)	1	LS
MECHANICAL	Fix condensate drain traps at rooftop units		
MECHANICAL	Connect dryer to existing dryer vent in 112 Custodial		

PLUMBING	Provide a washing machine box in-wall rough-in for washing machine in Custodial room 112	1	LS
PLUMBING	Provide ADA compliant sinks in rooms 103, 409	3	EA
PLUMBING	Cut waste discharge line from 2 compartment scullery sink to provide air gap into floor sink.	2	EA
PLUMBING	Replace Leaking drinking fountain next to Custodian 221.	1	EA
PLUMBING	Provide ANSI compliant emergency eyewash at clinic sink.	1	EA
PLUMBING	Provide a sump pump system in crawl space below floor.	1	LS
PLUMBING	Provide pipe insulation kit at restroom across from 210	3	EA
PLUMBING	Provide a floor sink adjacent to mop sinks for AC condensate and water heater drain lines.	3	EA
PLUMBING	Relocate thermostatic mixing valve and circulating pump to an accessible location in fire riser room. Maximum height should be 5' above finished floor	1	LS
PLUMBING	Repaint all gas piping outdoors and on roof.	3,000	LF
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	LS
PLUMBING	Provide art classroom sinks with cold and hot water.	2	EA
PLUMBING	Student Restrooms, recommend providing hot water and cold water or single temperature (minimum 105 F) water. per new code	32	EA
PLUMBING	Provide Floor sink next to mop sink for condensate discharge. Custodian 209	1	EA

# CYPRESS GROVE INTERMEDIATE SCHOOL

Date Reviewed: October 27, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
PLUMBING	Duplex water heaters manufactured in 2013. Will start to reach life expectancy in 5 five years.	2	EA

ELECTRICAL	Provide emergency lighting for exterior exit discharge area and under building canopies for IBC and NFPA compliance.	1	LS
ELECTRICAL	Add additional exit signage at corridors and at changes in direction for code compliance. Add exit sign at library and at egress from kitchen queue line area.	1	LS
ELECTRICAL	Add additional outlets to remove non-compliant plug strips and extension cords.	1	LS
ELECTRICAL	Add exterior egress lighting to the public way (fence gates) where building exits are located within fenced and gated areas. Add exit signage to indicate gate/exit location. Provide crash hardware on all gates used as exits to the public way.	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new cover plates for current NEC compliance near sinks, in kitchens, outside, drinking fountains, on roofs, etc.	1	LS
ELECTRICAL	Remove key switch for restroom lighting where restroom is open to corridor. Reconnect to switched corridor light circuit to operate restrooms in unison with attached corridor to avoid darken areas while building is occupied.	1	LS
ELECTRICAL	Replace HID exterior downlighting with LED fixtures in lieu of LED retrofit bulbs.	1	LS
ELECTRICAL	Verify adjustable circuit breaker settings. Refer to OEM manuals for short circuit analysis report and circuit breaker setting recommendations.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace all interior, building mounted lighting and egress lighting with LED. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc.	1	LS
ELECTRICAL	Replace defective weatherproof covers for exterior receptacles.		
ELECTRICAL	Remove storage and obstructions in front of electrical and fire alarm panels. Maintain code required clear working space.		
ELECTRICAL	Remove storage and obstructions in front of electrical and fire alarm panels. Maintain code required clear working space.		
ELECTRICAL	Restroom 514A, relocate wardrobe cabinet to allow access to light switch.		

TECHNOLOGY	Wi-Fi network	1	LS
TECHNOLOGY	Security Cameras	1	LS

LIFE SAFETY			
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ROOFING	Roof replacement	100,400	SF
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# Oakwood Intermediate

106 Holik St, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	1979
Major Renovations:	1998 (Add.), 2010, 2011 (Add.), 2016, 2017
Building Area:	96,706 sf
Site Acreage:	13.24 ac (shared)
Current Enrollment (2021 - 2022):	720 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# OAKWOOD INTERMEDIATE SCHOOL

Date Reviewed: November 3, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Gates at parking entrances	5	EA
SITE	Add 6' chainlink gate exit to Holik/Anna Street intersection	1	EA
SITE	Relocate dumpster	1	LS
SITE	ADA ramp outside doors 3 & 4	1	LS
SITE	Sand and repaint gates near lecture hall	200	LF
SITE	Remove trees	4	EA
SITE	Shade canopy over basketball court	4,700	SF
SITE	Backfill/ regrade field, around buildings and sidewalks	1	LS
SITE	Replace planter/ retaining walls	1	LS

EXTERIOR	Replace all backer rod and sealant at all levels of the building and across the roof	98,303	SF
EXTERIOR	Protective barrier/ fall protection at roof edge (courtyard)	1	LS
EXTERIOR	Paint galvanized handrail	75	LF
EXTERIOR	Paint remainder of tilt wall panels	16,500	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Paint exterior steel lintels	46	LF
EXTERIOR	Paint downspouts	10	EA
EXTERIOR	Paint soffits	2,000	SF

INTERIOR	Custodian - Install FRP wainscot at mop sink throughout.	120	SF
INTERIOR	Building - Replace door hardware with ADA accessible hardware.	12	EA
INTERIOR	Cafeteria - Replace window sills	36	LF
INTERIOR	Building - Patch and fill holes in CMU; paint	10	SF
INTERIOR	Kiln - Replace ceiling insulation at roof deck	100	SF
INTERIOR	Classrooms - Replace casework (remaining)	1	LS
INTERIOR	Corridor - Replace slab; new floor finish	1,200	SF
INTERIOR	Room 221 - Replace signage	1	EA
INTERIOR	Replace VCT flooring with non-wax flooring (remaining areas)	9,556	SF
INTERIOR	Building - Replace all flooring in wet areas and kitchen with poured epoxy	5,554	SF
INTERIOR	Foundation repairs	1	LS
INTERIOR	Administration - Replace carpet	1,979	SF
INTERIOR	Kitchen - Replace ceiling tiles	2,383	SF
INTERIOR	Kitchen - Receiving ramp	115	SF
INTERIOR	Clinic - Privacy curtains	4	EA
INTERIOR	Library - Replace shelving	1	LS
INTERIOR	Cafeteria - Stage curtains	1	LS
INTERIOR	Building - Repaint throughout	34,000	SF
INTERIOR	Building - Replace carpet	23,810	SF
INTERIOR	Building - Repaint hollow metal frames	166	EA
INTERIOR	Kitchen - Replace lockers	6	EA
INTERIOR	Restrooms - Renovate all restrooms, includes new finishes, toilet partitions, toilet accessories, plumbing fixtures	2,500	SF
INTERIOR	Building - Replace doors and reinstall door hardware	12	EA
INTERIOR	Building - Replace blinds	700	SF
INTERIOR	Building - Replace acoustical paneling	1,200	SF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	19,000	SF

MECHANICAL	Kitchen - Air Curtain	1	LS
MECHANICAL	Replace 15 ton Addison outside air rooftop unit. (1998)	1	LS
MECHANICAL	Replace Carrier 4 ton rooftop unit (2005)	1	LS
MECHANICAL	Replace Trane 5 ton rooftop unit (1999)	1	LS
MECHANICAL	Perform TAB	1	LS
MECHANICAL	Replace all original space rooftop units. (2011)	1	LS
MECHANICAL	Replace exhaust fans including kitchen exhaust	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

PLUMBING	Provide floor sink under three compartment sink as an indirect waste receptor.	1	EA
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# OAKWOOD INTERMEDIATE SCHOOL

Date Reviewed: November 3, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
PLUMBING	Provide sinks and casework with ADA knee clearance.	5	EA
PLUMBING	Provide emergency eyewash at sink in clinic and ADA knee clearance.	1	LS
PLUMBING	Repaint all gas piping outdoors and on roof.	3,000	LF
PLUMBING	Gas Water heater is nearing its life expectancy at 16 years old. Replace with new high efficiency sealed combustion with new concentric vent at roof.	1	EA
PLUMBING	Replace and relocate domestic hot water circulating pumps to an accessible location and height.	2	EA
PLUMBING	Replace all electric water heaters 10 yrs or older	2	EA
PLUMBING	Student Restrooms, provide hot water and cold water or single temperature (minimum 105 F) water.	24	EA
PLUMBING	Provide a floor sink adjacent to the water heater for drain lines.	1	LS
PLUMBING	Replace shower valve in life skills restroom		

ELECTRICAL	Replace all non-LED exterior lighting with dedicated LED fixtures. Add or maintain battery emergency power for exterior exit discharge area to the public way.	1	LS
ELECTRICAL	Replace light fixture at courtyard areas with integral photocell controlled fixture.	1	LS
ELECTRICAL	Add weatherproof GFCI receptacles on roof within 25-feet of all roof top mechanical equipment for code compliance.	1	LS
ELECTRICAL	Provide emergency egress lighting from building to exterior exit discharge past fences and gates to the public way. Provide crash hardware on gates.	1	LS
ELECTRICAL	Add exit signage to all exit access corridors and passages, including library, gyms and student exit from kitchen queue. Doors in gyms not designated as NFPA 101 exits but with crash hardware shall be labeled as "NOT AN EXIT".	1	LS
ELECTRICAL	Add light fixture with battery back up to Electrical Room 124.	1	LS
ELECTRICAL	Add GFCI protection to all outlets in kitchens required by current NEC.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Add additional outlets to eliminate plug strips (fire code violation)	1	LS
ELECTRICAL	Replace HID parking lot lighting with LED, add parking lighting to parking lot and pick-up/drop off driveways	1	LS
ELECTRICAL	Replace burned out lamps and ballast, repair or replace damaged fixtures. Replace and add emergency lighting units ("bug-eyes") emergency battery ballast, etc. for code compliance.		
ELECTRICAL	Verify operation of all battery powered emergency lighting. Perform blackout test at night for 90-minutes. Replace defective units with LED units.		
ELECTRICAL	Remove all abandoned wiring as required by NEC.		
ELECTRICAL	Remove decorative items that are blocking view to exit signage and directions to exits.		
ELECTRICAL	Replace existing roof mounted receptacles with GFCI and new WP covers.		
ELECTRICAL	Clean and paint exterior of main switchboard.		
ELECTRICAL	Remove storage and janitorial equipment from electrical room and provide code compliance working clearance.		

TECHNOLOGY	Cafeteria - Sound Reinforcement	1	LS
TECHNOLOGY	Exterior Cameras	6	EA

LIFE SAFETY	Upgrade fire alarm system with voice evacuation.	1	LS
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ROOFING	Roof replacement (remaining areas)	26,100	SF
ROOFING	Replace gutters (near Cafeteria, Lecture Hall)	800	LF



# Pecan Trail Intermediate

4319 Greens Prairie Trail, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2017
Major Renovations:	n/a
Building Area:	120,321 sf
Site Acreage:	45.56 ac (shared)
Current Enrollment (2021 - 2022):	831 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# PECAN TRAIL INTERMEDIATE SCHOOL

Date Reviewed:

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Secure site with chainlink fencing	2,718	LF
SITE	Shade canopy over basketball court	4,700	SF

EXTERIOR	Replace all building sealants across the roof surface and vertical wall surface	88,201	SF
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INTERIOR	Provide casework, sinks, eyewash in new science classroom (former collaboration space)	1	LS
INTERIOR	Gym - Replace VCT floor with non-wax flooring	6,556	SF
INTERIOR	Building - Replace vinyl wallcovering	120,321	SF

MECHANICAL			
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PLUMBING			
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ELECTRICAL			
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TECHNOLOGY			
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LIFE SAFETY			
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ROOFING	Roof Replacement	88,201	SF
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# A&M Consolidated Middle

105 Holik St, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	1993
Major Renovations:	2011 (Add.), 2014, 2016, 2019, 2020
Building Area:	123,707 sf
Site Acreage:	17.85 ac
Current Enrollment (2021 - 2022):	713 students



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:



VLK | ARCHITECTS

# A&M CONSOLIDATED MIDDLE SCHOOL

Date Reviewed: October 25, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Demo and Rebuild restroom building, add storage and concessions	1	LS
SITE	Athletic Field - artificial turf	1	LS
SITE	Replace bike racks with bike ribbon racks	1	EA
SITE	Paint exterior guard rails	350	LF
SITE	Remove trees	4	EA
SITE	Replace splash blocks	10	EA
SITE	Replace concrete sidewalk	70	SF
SITE	Secure site with 8' chainlink fencing	1,839	LF
SITE	Repave visitor parking area	1	LS
SITE	Regrade site to slope to stormwater inlet	1	LS
SITE	Repaint fire lane striping	1	LS
SITE	Backfill/ regrade at sidewalk	1	LS
SITE	Locate long jump pits inside of the track "D" zone	1	LS

EXTERIOR	Replace all building sealants and backer rod	225,628	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Patch/ tooth-in brick	20	SF
EXTERIOR	Paint exposed lintels	520	LF
EXTERIOR	Clean gutters and seal joints; repair downspouts	1,869	LF

INTERIOR	Building - Reseal all exposed concrete flooring	1,693	SF
INTERIOR	Building - Replace ceiling grid and tiles	46,500	SF
INTERIOR	Building - Replace VCT with non-wax flooring	1,242	SF
INTERIOR	Building - Replace tile with non-wax flooring	278	SF
INTERIOR	Remove VCT flooring at Custodian rooms; seal concrete floors	214	SF
INTERIOR	Kitchen - Replace ceiling tiles	40	SF
INTERIOR	Kitchen - Replace ovens	2	EA
INTERIOR	Restrooms - Renovate admin restrooms, includes new finishes, toilet accessories, plumbing fixtures	144	SF
INTERIOR	Corridors - Install tile wainscot		SF
INTERIOR	Building - Repaint hollow metal door and door frame	1	EA
INTERIOR	Choir - Sand and repaint ceiling.	2,500	SF
INTERIOR	200 Flex Space - Install operable partition	1	LS
INTERIOR	Weight Room - acoustical panels	400	SF
INTERIOR	Gym - Renovations (acoustics, bleachers)	9,626	SF
INTERIOR	Kitchen - Paint walls	3,200	SF
INTERIOR	Building - Repaint hollow metal door frames	25	EA
INTERIOR	Building - Replace blinds	4,680	SF
INTERIOR	Library - Replace Library shelving	1	LS
INTERIOR	Science Room 215 - Reinstall hardware pull		
INTERIOR	Corridor, Room 205 - Replace hardware pull on fire extinguisher cabinet		

MECHANICAL	Reinsulate outdoor condenser water piping at the closed circuit cooling tower and provide new aluminum jacketing	1	LS
MECHANICAL	Replace inline condenser water pumps	1	LS
MECHANICAL	Replace original space rooftop units. (1994 & 1999)	1	LS
MECHANICAL	Replace original outside air rooftop units and specialty rooftop units. (1999)	1	LS
MECHANICAL	Replace all diffusers/grilles	1	LS
MECHANICAL	Add exhaust to Janitor's closet 135 and 306	1	LS
MECHANICAL	Reinsulate existing ductwork in mezzanine	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB	1	LS
MECHANICAL	Reinsulate all refrigerant piping associated with two ground mounted condensing unit outdoors with paint and aluminum jacketing	1	LS
MECHANICAL	Replace ground mounted packaged DX air conditioner at the music building	1	LS
MECHANICAL	Add an outside air unit to the music building to reduce space humidity levels	1	LS
MECHANICAL	Replace existing Energy Recovery Units with new Energy Recovery Units and Dedicated Outside air units to serve OA to WSHP	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Replace heating hot water chemical feeder	1	LS

# A&M CONSOLIDATED MIDDLE SCHOOL

Date Reviewed: October 25, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
MECHANICAL	Replace two ground mounted condensing units, associated air handling units and refrigerant piping by the administration area	1	LS
MECHANICAL	Replace ground mounted AAON, Trane, and Mitsubishi condensing units, associated air handling units and refrigerant piping by Classroom wing	1	LS

PLUMBING	Reset condensate lines to floor sink to provide air gap.	2	EA
PLUMBING	Replace sink with ADA compliant sink.	1	EA
PLUMBING	Replace electric drinking fountains with TAS compliant fixtures	4	EA
PLUMBING	Provide TAS compliant fixtures in Admin restrooms	2	EA
PLUMBING	Add stainless steel backsplash panels at mop sinks to protect walls.	7	EA
PLUMBING	Provide ANSI compliant emergency eyewash in clinic.	1	EA
PLUMBING	Replace service sink with mop sink and provide hot and cold water with new mop sink faucet (Custodial 232C)	1	LS
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	LS
PLUMBING	Provide a floor sink adjacent to mop sink for AC condensate drains	3	EA
PLUMBING	Replace all electric water heaters 10 years or older (Custodian 608)	1	EA

ELECTRICAL	Provide personnel gates with crash hardware at all fences that enclose any building exit to the public way. Provide lighting and emergency lighting for exit discharge from building to 10-feet past the last exit gate, ramp, or steps, outdoor covered sidewalks with restrictive hand rails, etc. for code compliance.	1	LS
ELECTRICAL	Add exit signage in corridor indicating all available exits where more than one exit is required. Also at office lobby, kitchen queue, gyms, etc.	1	LS
ELECTRICAL	Add additional outlets in lieu of strip outlets for code compliance.	1	LS
ELECTRICAL	Add GFCI protection to drinking fountains.	1	LS
ELECTRICAL	Replace and increase lighting in kitchen with LED for 50FC minimum required by health code.	1	LS
ELECTRICAL	Add additional outlets in kitchen to avoid trip hazard cord use.	1	LS
ELECTRICAL	Provide dedicated outlets for large appliances. Use of extension cords for large appliances not code compliant.	1	LS
ELECTRICAL	Provide additional outlets to eliminate permanent use of plug strips, splitters, and extension cords. Code violation.	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new coverplates for current NEC compliance near sinks, in kitchens, outside, on roofs, etc.	1	LS
ELECTRICAL	Re-work electrical switchgear locations for code required working clearance and equipment clearance code violations. Create additional data closet spaces to accommodate data equipment.	1	LS
ELECTRICAL	Repair building electrical service disconnect switch mounting to building to be flush with wall, seal building penetration. Replace service lateral conduits and conductors from utility transformer to panelboard due to corrosion of conduits. Lock the access door or provide padlock provisions to prevent unauthorized access.	1	LS
ELECTRICAL	Add lighting to dark areas of administrative office areas.	1	LS
ELECTRICAL	Relocate equipment disconnects in an accessible location when replacing mechanical equipment.	1	LS
ELECTRICAL	Replace fluorescent and interior, building mounted HID lighting and egress lighting with LED. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc.	1	LS
ELECTRICAL	Add pole mounted LED site lighting to pickup/drop offs, driveways, and parking lots	1	LS
ELECTRICAL	Provide new LED lighting throughout Library with lighting controls	1	LS
ELECTRICAL	Replace exterior luminaires on pinnacle with LED.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Provide metal weather proof while-in-use cover plates for all ground accessible outdoor receptacles.		
ELECTRICAL	Replace all damaged and non-compliant exit signage.		
ELECTRICAL	Remove portable AC blocking access to electrical equipment. Provide permanent AC or relocate associated data racks.		

# A&M CONSOLIDATED MIDDLE SCHOOL

Date Reviewed: October 25, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Provide spot relamping of existing HID sport lighting as needed to extend useful life. Replace with correct HID lamp rated for horizontal mounting position if lamp is horizontal in fixture. Existing fixtures and poles appear to be in good to very good condition.		
ELECTRICAL	Replace burned out lamps and ballast, repair or replace damaged fixtures. Replace and add emergency lighting units ("bug-eyes") emergency battery ballast, etc. for code compliance.		
ELECTRICAL	Cover exposed electrical panels, j-boxes, etc. Plug unused box openings. Remove abandoned wiring for NEC compliance.		
ELECTRICAL	Clean and group relamp existing pendant fixtures with fluorescent or retrofit LED lamps.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING	Roof Replacement - low slope roof areas	21,400	SF
ROOFING	Roof Replacement - standing seam metal roof areas	82,400	SF

# College Station Middle

900 Rock Prairie Rd, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	1990
Major Renovations:	2009 (Add.), 2014, 2015, 2018, 2019, 2020
Building Area:	154,894 sf
Site Acreage:	24.74 ac
Current Enrollment (2021 - 2022):	648 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# COLLEGE STATION MIDDLE SCHOOL

Date Reviewed: October 20, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Resurface track	1	LS
SITE	Demo and Rebuild restroom building, add storage and concessions	1	LS
SITE	Athletic Field - artificial turf	1	LS
SITE	Provide Handicapped Parking Signage	6	EA
SITE	Verify egress requirements for exterior doors secured with chain link fencing. Provide egress lighting, exit signage, pathways, and crash gate hardware	1	LS
SITE	Repaint fire lane striping and parking lot striping	1	LS
SITE	Backfill / regrade around buildings and sidewalks	1	LS
SITE	Install 8' perimeter fencing around outdoor facilities.	3,480	LF
SITE	Repair / replace concrete curb	25	SF
SITE	Replace concrete sidewalk	400	SF

EXTERIOR	Replace all building sealants and backer rod	163,000	SF
EXTERIOR	Replace/ repoint mortar outside of natatorium	1	LS
EXTERIOR	Replace hollow metal window frames	3,784	SF
EXTERIOR	Pressure building exterior	1	LS
EXTERIOR	Repaint exterior hollow metal doors and frames at front entrance	1	LS
EXTERIOR	Patch hairline CMU cracks		
EXTERIOR	Repair door in Collaboration 419		

	Roll down grilles in egress corridors. Verify use during times of building occupancy and verify exit signage required during use periods. Verify battery back-up operation and automatic roll-up during activation of fire alarm system during power outages for first responder access through building. Make upgrades and modifications as needed. Electrical portion (excluding grille's battery operation component) \$2500.00	1	LS
INTERIOR	Main Gym - Replace bleachers	1	LS
INTERIOR	Admin / Counselor - Provide large round convex mirror	1	LS
INTERIOR	Room 942 - Replace door hardware at 942	4	EA
INTERIOR	Replace door seals	50	EA
INTERIOR	Repair gypsum board ceiling	100	SF
INTERIOR	Install FRP panels at Custodian mop sink	500	SF
INTERIOR	Gym - Replace backboards	1	LS
INTERIOR	Kitchen - Replace hollow metal door; reinstall door hardware	1	EA
INTERIOR	Kitchen - Replace pass through coolers and warmers	2	EA
INTERIOR	Kitchen - Replace lockers	6	EA
INTERIOR	Weight Room - Add acoustic panels	552	SF
INTERIOR	Restrooms - Renovate all restrooms, includes new finishes, toilet partitions, toilet accessories, plumbing fixtures	6,000	SF
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	154,894	SF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	46,500	SF
INTERIOR	Paint exterior handrails and guardrails	200	LF
INTERIOR	Building - Replace blinds	2,500	SF
INTERIOR	Replace VCT and sheet vinyl flooring with non-wax flooring in remaining areas (storage)	8,000	SF
INTERIOR	Building - Reseal all exposed concrete flooring	500	SF
INTERIOR	Kitchen - Replace tile flooring with poured epoxy	4,000	SF
INTERIOR	Room 409 - Reinstall casework hardware		
INTERIOR	Reinstall plywood at transom		
INTERIOR	Drama - patch carpet		

MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform airside and waterside TAB (To be included with RTU and chiller replacement)	1	LS
MECHANICAL	Replace admin VRF system	1	LS
MECHANICAL	Add carbon monoxide (CO) monitoring station in boiler room	1	LS
MECHANICAL	Relocate BMCS control panel clear of electrical panel working clearance and equipment clearance space	1	LS
MECHANICAL	Replace original Air Handling Units (1989)	1	LS
MECHANICAL	Replace original ENVIROTEC VAV Terminal Units (1989)	1	LS
MECHANICAL	Replace chilled and hot water pumps. Add VFDs to pumps	1	LS



# COLLEGE STATION MIDDLE SCHOOL

Date Reviewed: October 20, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
MECHANICAL	Provide new chemical treatment.	1	LS
MECHANICAL	Replace air cooled chiller (2005 R-22 Refrigerant). Chillers are approaching end of expected life. This work shall include replacing all exterior pipe insulation and jacketing.	1	LS
MECHANICAL	Reinsulate all chilled water piping, interior and exterior (including aluminum jacketing)	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Add low exhaust in natatorium to reduce chemical buildup in space.	1	LS
MECHANICAL	Reconfigure return air ductwork of unit serving Orchestra so that it is not open to water heater / Janitor's closet	1	LS
MECHANICAL	Add Dedicated Cooling to each IDF room	1	LS
MECHANICAL	Replace AAON outside air RTU and space RTU serving Orchestra	1	LS
MECHANICAL	Natatorium: Adjust HVLS fans to a minimum speed to reduce the potential of pool water evaporation. This also disturbs the Chloramine cloud at pool surface.		

PLUMBING	Replace existing sump pump system with a new duplex pump system. Add a flow and high water sensor to system with remote notification	1	LS
PLUMBING	Provide floor sink under prep sink to serve as an indirect waste for prep sink.	1	EA
PLUMBING	Provide floor sink under 3 compartment sink to serve as an indirect waste receptor for 3 comp sink.	1	EA
PLUMBING	Provide ADA compliant fixtures in Locker Room 820.	1	EA
PLUMBING	Provide ADA compliant sink and knee clearance. Room 605 in learning center.	1	EA
PLUMBING	Replace mop sink and faucet in custodial room 402A and 502A. Provide hot water to mop sink.	2	LS
PLUMBING	Replace electric drinking fountains with TAS compliant fountains.	6	EA
PLUMBING	Repaint gas piping outdoors	1,000	LF
PLUMBING	Provide trench drains under showers.	6	EA
PLUMBING	Provide an emergency eyewash at sink in clinic.	1	LS
PLUMBING	Provide a backflow preventer and floor sink for ice machine in boys football locker room	1	LS
PLUMBING	Provide trap seal protection for all floor drains	1	LS
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Student Restrooms, recommend providing hot water and cold water or single temperature (minimum 105 F) water. per new code	10	EA
PLUMBING	Provide hot water to art room sinks. Art 412.	2	EA
PLUMBING	Provide floor sink adjacent to mop sink for AC condensate drain in custodial room 403	1	LS
PLUMBING	Provide mop sinks in lieu of service sinks	3	LS
PLUMBING	Replace all domestic water piping.	154,894	SF

ELECTRICAL	Add additional exit signage for NFPA 101 compliance.	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new coverplates for current NEC compliance near sinks, in kitchens, locker rooms, outside, on roofs, etc.	1	LS
ELECTRICAL	Provide additional permanent electrical outlets to avoid using plug strips. Fire code violation.	1	LS
ELECTRICAL	Replace pool equipment electrical with non-metallic enclosures and PVC SCH 80 conduit and boxes.	1	LS
ELECTRICAL	Add exit signage for band practice room corridors and other locations where required to identify the exit access door from other doors.	1	LS
ELECTRICAL	Provide exterior exit discharge emergency lighting at all exits. Comply with current IBC.	1	LS
ELECTRICAL	Replace hard to access and all non-4-foot fluorescent lamp light fixtures with LED.	1	LS
ELECTRICAL	Provide GFCI protection for all NEC required kitchen outlets, drinking fountains, locker rooms, custodial, exterior locations, and at all other locations required by current NEC.	1	LS
ELECTRICAL	Provide exit signage from kitchen queue to cafeteria. Additional exit signage where lacking in corridors and other exit access doors, exit passages, and exits.	1	LS
ELECTRICAL	Provide routine preventative maintenance to main electrical disconnect bolted pressure switch and switchboard by OEM field services technicians.	1	LS
ELECTRICAL	Provide system grounding of transformer main bonding jumper to building steel or another component of the building ground system.	1	LS

# COLLEGE STATION MIDDLE SCHOOL

Date Reviewed: October 20, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Replace all interior, building mounted lighting and egress lighting with LED. Replace all lighting controls to latest IECC compliance with full range dimming in office, instructional areas, etc.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace theatrical lighting, dimmer rack and controls with LED	1	LS
ELECTRICAL	Replace all HID light fixtures with LED in lieu of LED retrofit bulbs that are not compatible with fixtures. Removal of fixture lens may void the fixtures UL damp location listing.	1	LS
ELECTRICAL	Remove local switch control of all restrooms without doors to the corridors. Re-circuit these restrooms to the adjacent corridor to avoid dark areas during building occupancy.	1	LS
ELECTRICAL	Replace existing football field lighting with LED.	1	LS
ELECTRICAL	Remove existing motor control centers with distribution panelboards, convert pumps and fans to VFDs.	1	LS
ELECTRICAL	Gym - Replace motors on side goals.	4	EA
ELECTRICAL	Provide new cover plates for floor receptacle outlets for code compliance. Provide cable management to protect data and power cables.		
ELECTRICAL	Remove decorations that block view of exit signage and exits.		
ELECTRICAL	Remove abandoned communication wiring as required by NEC.		
ELECTRICAL	Replace lamps in all light fixtures with a priority to egress paths and emergency lighting fixtures. Verify battery operation, and replace batter ballast if needed.		

TECHNOLOGY	Relocate IT equipment clear of electrical panel working clearance and equipment clearance space. Code requirement.	1	LS
TECHNOLOGY	Remove and relocate IT equipment from electrical room access, working clearance, and equipment clearance spaces. Provide proper IT equipment infrastructure, support racks, cable management to industry standards.	1	LS
TECHNOLOGY	Relocate IDF racks from mechanical rooms to new dedicated IDF room (Data Cable and Electrical)	1	LS

LIFE SAFETY			
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ROOFING	Roof Replacement - Low Slope Roof	41,200	SF
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# Wellborn Middle

15510 Royder Road, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2018
Major Renovations:	n/a
Building Area:	169,639 sf
Site Acreage:	50.38 ac
Current Enrollment (2021 - 2022):	840 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# WELLBORN MIDDLE SCHOOL

Date Reviewed:

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Athletic Field - artificial turf	1	LS
SITE	Resurface track	1	LS

EXTERIOR			
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INTERIOR	Provide casework, sinks, eyewash in new science classroom (former collaboration space)	1	LS
INTERIOR	Gym - Replace backboards (motorized)	4	EA
INTERIOR	Girls Locker Room - add (20) double-tier lockers	1	LS
INTERIOR	Kitchen - Reseal epoxy floor	6,000	SF
INTERIOR	Adjust exterior door closers		

MECHANICAL			
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PLUMBING	Hose bib at field	1	LS
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ELECTRICAL	LED Lighting at practice field	1	LS
ELECTRICAL	Motorize gym bleachers	1	LS

TECHNOLOGY	Two scoreboards in each gym	4	EA
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LIFE SAFETY			
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ROOFING	Roof repairs	10,000	SF
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# A&M Consolidated High

1801 Harvey Mitchell Pkwy S, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	1977
Major Renovations:	1997 (Add.), 2009, 2013, 2015 (Add.), 2022
Building Area:	402,687 sf
Site Acreage:	40.00 ac
Current Enrollment (2021 - 2022):	2,141 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# A&M CONSOLIDATED HIGH SCHOOL

Date Reviewed: October 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Restripe and renumber parking lot	1	LS
SITE	Reseal all paving control joints	3,200	LF
SITE	Replace paving; paving is settling from outside of room 1242-1237, around the corner to auditorium, causing sidewalk to slope toward building	200	SF
SITE	Provide ADA compliant ramp to door # 38	64	SF
SITE	Regrade and relay brick path around trees.	100	SF
SITE	Softball: Sidewalk access to entrance	900	SF
SITE	Repaint parking lot light poles	38	EA
SITE	Replace asphalt area at loading zone	315	SF
SITE	Repaint bike racks	100	LF
SITE	Provide positive drainage at sidewalk near door #26 & moving southwest along fire striping to prevent ponding	200	SF
SITE	Repair damaged concrete curb	10	LF
SITE	Remove trees near building foundation	3	EA
SITE	Relocate trash cans from door egress		
SITE	Install cover plates at area drains		

EXTERIOR	Replace all building sealants and backer rod	275,000	SF
EXTERIOR	Provide street number on exterior of building	1	LS
EXTERIOR	Replace exterior metal wall panels	800	SF
EXTERIOR	Replace Overhead Door #5	1	EA
EXTERIOR	Repair spall & repaint wall outside band hall	1	LS
EXTERIOR	Repoint Brick, outside auditorium & door #43	1	LS
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Seal building penetrations		
EXTERIOR	Uncover weeps at head joints outside Gym B, preventing water from exiting air barrier		
EXTERIOR	Install exterior electrical cover plates		
EXTERIOR	Pressure wash baseball bleachers		

INTERIOR	Install door closers on fire-rated doors	21	EA
INTERIOR	Replace elevators	2	EA
INTERIOR	Renovate existing sports medicine and adjacent spaces to accommodate laundry, storage, etc.	1,800	SF
INTERIOR	Infill tiered cafeteria to accommodate more seating	3,100	SF
INTERIOR	Renovate dish room	1	LS
INTERIOR	Replace kitchen equipment (dish machine & pass through coolers and warmers)	1	LS
INTERIOR	Remove folding security gates	2	EA
INTERIOR	Replace safety rail (CTE mezzanine)	60	LF
INTERIOR	Replace door hardware at boys track & cross country locker room	1	EA
INTERIOR	Renovate varsity boys' basketball locker room (layout)	1,300	SF
INTERIOR	Gym 3: Additional side goals	4	EA
INTERIOR	Freshman Gym: Replace basketball backboards and scoreboards	1	LS
INTERIOR	Main Gym: Refinish floor	9,700	SF
INTERIOR	Replace kitchen flooring	5,100	SF
INTERIOR	Scenery Shop: install vacuum system	1	LS
INTERIOR	Install motorized overhead door opener	1	LS
INTERIOR	Kitchen: replace missing ceiling tiles		
INTERIOR	Kitchen: clean and paint ceiling air devices		

MECHANICAL	Replace 1997 Package outside air units (R-22)	1	LS
MECHANICAL	Replace original Air Handling Units (1978/1983).	1	LS
MECHANICAL	Replace original suspended fan coil units. (1978)	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Replace DX split systems (R-22)	1	LS
MECHANICAL	Replace original space rooftop units.	1	LS
MECHANICAL	Replace all chilled and hot water pumps and consolidate where possible. This shall include new VFDs.	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform airside and waterside TAB (To be included with RTU and chiller replacement)	1	LS
MECHANICAL	Replace all indoor chilled water piping insulation.	1	LS
MECHANICAL	Relocate CHW piping clear of transformer	1	LS

# A&M CONSOLIDATED HIGH SCHOOL

Date Reviewed: October 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
MECHANICAL	Replace roof mounted chilled and hot water pipe insulation and jacketing. Provide proper pipe cross overs.	1	LS
MECHANICAL	Replace existing exterior air separator and reinsulate and provide new aluminum jacketing	1	LS
MECHANICAL	Add Dedicated Cooling to each MDF/IDF room	1	LS
MECHANICAL	Add new wood shop dust collection system.	1	LS
MECHANICAL	Relace 2012 AAO rooftop units. Relace 2014/2015/2018 rooftop units.	1	LS
MECHANICAL	Relace 2012 DX Split Systems.	1	LS

PLUMBING	Provide floor sink for ice machine. Faculty Workroom E-2106	1	EA
PLUMBING	Provide floor sink for fire sprinkler test station, in lieu of connecting to storm piping. Storage S-7.	1	EA
PLUMBING	Locker Room: Provide trench drain along shower head wall in lieu of floor drain in center of room.	4	EA
PLUMBING	Mechanical Room: Repair leaking water piping in water heater room.	1	LS
PLUMBING	Replace waste piping or provide fire wrap insulation on PVC piping in return air plenum	1	LS
PLUMBING	Provide new TAS compliant shower valve in girls shower area	1	LS
PLUMBING	Provide tempered water to emergency showers in science classrooms	3	EA
PLUMBING	Re-paint gas piping on roof and outdoors.	4,000	LF
PLUMBING	Provide a separate water supply and backflow preventer on ice machine in girls locker room	1	LS
PLUMBING	Provide freeze proof roof hydrants in lieu of water piping on roof with hose bibbs.	20	LS
PLUMBING	Provide tempered water for dual temperature faucets at cw only lavatories.	2	EA
PLUMBING	Electric water heater is 10 years old and reaching life expectancy.	1	EA
PLUMBING	Replace electric water heater in set room adjacent to auditorium	1	LS
PLUMBING	Auditorium: Provide minimum 3 feet clearance in front of fire sprinkler system risers for access.		

ELECTRICAL	Add/replace lighting controls in soccer locker rooms.	1	LS
ELECTRICAL	Vocational Shops: Relocate air compressor disconnect switch to a code compliant accessible location.	1	LS
ELECTRICAL	Replace all convenience receptacle outlets with GFCI for code compliance in all areas required by current NEC, kitchen, toilets, restrooms near sinks, locker rooms, drinking fountains, exterior, roofs, wet areas, vocational shops, etc.	1	LS
ELECTRICAL	Provide additional outlets to eliminate the used of plug strips. Fire code violation.	1	LS
ELECTRICAL	Relocate/reconfigure electrical gear to allow code required access and working clearance	1	LS
ELECTRICAL	Art rooms, replace dimming switches and cover plates for track lighting	1	LS
ELECTRICAL	Replace obsolete motor control centers with distribution panels. Provide VFDs for mechanical equipment in lieu of MCC control for AHUs, fans, and pumps not currently on VFDs.	1	LS
ELECTRICAL	Gym: Replace obsolete panelboards and other electrical gear. Relocate for required code working clearances.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Repair rain/sun shield on roof top switchboard.		
ELECTRICAL	Remove storage from electrical and mechanical rooms. Remove/relocate custodial storage in front of panels located in custodial rooms. Provide working clearance and access as required by NEC.		

TECHNOLOGY			
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LIFE SAFETY	Add voice evacuation to fire alarm system. If building is renovated and includes altered floor plan, or new additions, those areas will require voice evacuation and will need to include the entire smoke compartment area to avoid confusion with voice and horn alarms.	1	LS
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# AMCHS Multi-Sport Field House

1801 Harvey Mitchell Pkwy S, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	2008
Major Renovations:	n/a
Building Area:	11,077 sf
Site Acreage:	40.00 ac (shared)
Current Enrollment (2021 - 2022):	n/a



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# AMCHS MULTI-SPORT FIELD HOUSE

Date Reviewed: October 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Softball Field: artificial turf	1	LS
SITE	Sidewalk settling near door #2; regrade and replace paving	150	SF

EXTERIOR	Replace all building sealants and backer rod	5,294	SF
EXTERIOR	Paint all exterior hollow metal doors and frames, including rain caps and roll up doors	9	EA
EXTERIOR	Softball: replace pressbox and ticket booth	1	LS
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace exterior electrical outlet covers		

INTERIOR	Replace ceiling tiles and grid in damaged areas	530	SF
INTERIOR	Replace blinds	50	SF
INTERIOR	Replace carpet	530	SF
INTERIOR	Building - reseal concrete	8,920	SF
INTERIOR	Replace floor tile	1,750	SF
INTERIOR	Replace framed mirrors	13	EA
INTERIOR	Renovate public restrooms	475	SF
INTERIOR	Repaint interior hollow metal doors and frames	10	EA

MECHANICAL	Replace rooftop units (R-22) (2008)	1	LS
MECHANICAL	Replace Reznor Outside Air Unit	1	LS
MECHANICAL	Add Dedicated Cooling to each MDF/IDF room	1	LS
MECHANICAL	Perform test and balance	1	LS
MECHANICAL	Perform retro-commissioning	1	LS

PLUMBING	Add insulation kits	13	EA
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ELECTRICAL	Provide additional receptacle outlets to avoid use of extension cords. Fire code violation	1	LS
ELECTRICAL	Provide exit signage and additional egress lighting	1	LS
ELECTRICAL	Provide emergency egress lighting from press box and bleachers to the public way for code compliance.	1	LS
ELECTRICAL	Replace all interior and exterior lighting with LED and updated lighting controls.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace burned out lamps/ballast, verify operation of emergency battery lighting.		

TECHNOLOGY			
TECHNOLOGY			

LIFE SAFETY			
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ROOF	Roof replacement	5,294	SF
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# AMCHS STADIUM FIELD HOUSE

Date Reviewed: October 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Reseal pavement joints	1	LS

EXTERIOR	Replace all building sealants and backer rod	15,150	SF
EXTERIOR	Pressure wash building exterior	1	LS

INTERIOR	Building - Replace ceiling tiles and grid in damaged areas	1,320	SF
INTERIOR	Install walk off carpet at exterior doors	144	SF
INTERIOR	Replace weatherstripping at all exterior doors	6	EA
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	15,200	SF
INTERIOR	Building - Reseal concrete	3,500	SF
INTERIOR	Building - Replace vct flooring with non-wax flooring	4,400	SF
INTERIOR	Replace weight room rubber flooring	4,000	SF
INTERIOR	Repaint hollow metal doors and frames	126	SF
INTERIOR	Replace blinds.	100	SF
INTERIOR	Replace mosaic floor tile	1,550	EA
INTERIOR	Mount fire extinguisher on bracket		

MECHANICAL	Replace rooftop units (R-22) (2008)	1	LS
MECHANICAL	Add Dedicated Cooling to each MDF/IDF room	1	LS
MECHANICAL	Perform TAB (To be included with RTU replacement)	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

PLUMBING	Install insulation kits on TAS compliant lavatories	1	LS
PLUMBING	Clean and paint all gas piping, exposed on outside of building and indoors	500	LF
PLUMBING	Provide insulation on all exposed copper water piping	1,000	LF
PLUMBING	Re-insulate fire entry to fieldhouse	1	LS
PLUMBING	Provide a floor sink adjacent to the mop sink for AC condensate drain	1	LS

ELECTRICAL	Replace receptacles with GFCI type and new cove plates for current NEC compliance at locker rooms, restrooms, near sinks, in kitchens, outside, on roofs, etc.	1	LS
ELECTRICAL	Replace exterior building wall mounted fixtures with LED cut-off fixtures	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Replace all emergency fluorescent lighting battery pack/ballast not replaced since 2019 or does not operate for the code required 90-minutes at the required lighting level required by NFPA 101 Life Safety Code and the IBC. Conduct simulated power outages (at night for areas with windows or skylights) by turning off all lighting branch circuits for 2-hours serving a given area to verify.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOF	Roof replacement	15,150	SF
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# AMCHS Tiger Stadium

1801 Harvey Mitchell Pkwy S, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	
Major Renovations:	2008
Building Area:	7,000 sf
Site Acreage:	22.74 ac (shared)
Current Enrollment (2021 - 2022):	n/a



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



VLK | ARCHITECTS

# AMCHS TIGER STADIUM

includes Baseball Field

Date Reviewed: October 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Resurface track	1	LS
SITE	Regrade away from electrical equipment	1	LS
SITE	Rebuild ticket booths/ entrances for home and visitor	1	LS
SITE	Baseball Field: artificial turf	1	LS
SITE	D-Zone artificial turf	1	EA
SITE	Provide accessible paths	500	SF

EXTERIOR	Rebuild press box, home and visitor restrooms and concessions	1	LS
EXTERIOR	Rebuild tennis facilities	420	SF

INTERIOR			
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MECHANICAL			
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PLUMBING			
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ELECTRICAL	Add emergency egress lighting from press box and stadium seating for code compliance	1	LS
ELECTRICAL	Upgrade the existing baseball sports lighting using Musco 10-year warranty LED sports lighting system using existing poles. Target illumination to be 150-percent of minimum UIL recommended light levels. Ultimate lighting level determined by existing pole structural conditions and pole locations. Provide new Musco lighting controls system.	1	LS
ELECTRICAL	Upgrade the existing softball and tennis sports lighting using Musco 10-year warranty LED sports lighting system using existing poles. Target illumination to be 150-percent of minimum UIL recommended light levels. Ultimate lighting level determined by existing pole structural conditions and pole locations. Provide new Musco lighting controls system.	1	LS
ELECTRICAL	Replace receptacles with GFCI type and new coverplates for current NEC compliance near sinks, in kitchens, outside, on roofs, etc.		
ELECTRICAL	Group re-lamp existing baseball, softball, and tennis HID sports lighting, replace fogged lenses, verify and correct aiming of existing fixtures. TEMPORARY IMPROVEMENT AND INCREASED RETURN ON INITIAL INVESTMENT UNTIL LED LIGHTING REPLACEMENT.		

TECHNOLOGY	Scoreboard/ Video board	1	LS
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LIFE SAFETY			
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ROOF			
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# College Station High

4002 Victoria Avenue, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2011
Major Renovations:	n/a
Building Area:	407,407 sf
Site Acreage:	61.68 ac
Current Enrollment (2021 - 2022):	2,131 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# COLLEGE STATION HIGH SCHOOL

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Replace pavement sealants	1	LS
SITE	Repair parking lot concrete curbs	15	LF
SITE	Patch concrete parking lot drive	200	SF
SITE	Restripe parking lot	1	LS
SITE	Replace concrete sidewalk	250	SF
SITE	Replace concrete drive and curbs at parking lot.	100	SF

EXTERIOR	Below Grade waterproofing at Staff Breakroom	1	LS
EXTERIOR	Replace door seals	37	EA
EXTERIOR	Building: Patch/ tooth-in CMU	10	LF
EXTERIOR	Cafeteria: Replace glazing (one pane)	150	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Patios: Clean and paint	1,650	SF

INTERIOR	Replace damaged ceiling tiles	12,000	SF
INTERIOR	Cafeteria - Replace ceramic floor tiles	9,000	SF
INTERIOR	Gym - Refinish floor/ repaint court lines	21,000	SF
INTERIOR	Wrestling - Replace flooring	3,250	SF
INTERIOR	Building - Patch and paint sheetrock surround at windows	60	SF
INTERIOR	Building - Reseal all exposed concrete flooring	8,000	SF
INTERIOR	Building - Patch and paint gypsum wall	350	SF
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	407,407	SF
INTERIOR	Building - Repaint hollow metal door and door frame	300	EA
INTERIOR	Building - Replace doors and reinstall door hardware	5	EA
INTERIOR	Band - Install floor base		
INTERIOR	Band - Install missing floor tiles		
INTERIOR	Serving - Reinstall serving line stainless steel base plate		
INTERIOR	Building Cleaning - Remove webbing - Corridor outside of Band		
INTERIOR	Reinstall door sweep; Double Doors adjacent to Room 1327		
INTERIOR	Restroom - Reinstall grab bar cover plates		
INTERIOR	Room 1210 - Reinstall casework plastic laminate		
INTERIOR	Restroom 1404 - Repair restroom door hinge		
INTERIOR	Restroom - Replace soap dispenser		
INTERIOR	Locker Room - Reinstall rubber floor base		

MECHANICAL	Add carbon monoxide (CO) monitoring station in boiler room	1	LS
MECHANICAL	Replace/fix boiler flue ductwork	1	LS
MECHANICAL	Reroute boiler flue ductwork out from under canopy. This is a safety concern.	1	LS
MECHANICAL	Repaint outdoor condenser water piping	1	LS
MECHANICAL	Fix drain piping on condenser water piping		

PLUMBING	Replace electric drinking fountain near auditorium	1	EA
PLUMBING	Provide fire department hose connections at rear of stage	2	EA
PLUMBING	Replace existing electric drinking fountain in band hall	1	EA
PLUMBING	Pump out, clean and inspect grease interceptor for deterioration.	1	EA
PLUMBING	Provide tempered water to emergency showers in science area.	8	EA
PLUMBING	Gas Tankless Water Heaters throughout appear to be 10 years old. Possible replacement within the next 5 years.	30	EA

ELECTRICAL	Replace all exterior wall mounted HID light fixtures with new full cut-off LED fixtures.	1	LS
ELECTRICAL	Add, relocate, replace exit signage for NFPA 101 Life Safety code compliance.	1	LS
ELECTRICAL	Provide additional outlets to eliminate the use of plug strips. Fire code violation.	1	LS
ELECTRICAL	Add additional light fixture locations in mechanical and electrical rooms where deficient.	1	LS
ELECTRICAL	Auditorium/ Band/ Choir: Add exit signage visible from anywhere inside assembly occupancy spaces (50+ persons). Existing signage at exit access doors not visible from interior portions of the room.	1	LS



# COLLEGE STATION HIGH SCHOOL

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Replace circuit breakers for electric drinking fountains with GFCI circuit breakers to comply with current code.	1	LS
ELECTRICAL	Provide exit signage at all building exits.	1	LS
ELECTRICAL	Verify HVLFF fans are integrated with fire alarm to shut down upon alarm condition as required by code.	1	LS
ELECTRICAL	Add manual/automatic lighting controls in Kitchen Dry Storage room S-0308.	1	LS
ELECTRICAL	Provide additional electrical outlets in life skills classrooms to remove the need for extension cords (code violation) which also pose trip hazard.	1	LS
ELECTRICAL	Add additional receptacle outlets in computer lab existing surface raceway to eliminate the need for power strips which are a fire code violation.	1	LS
ELECTRICAL	Replace competition and auxiliary gyms and wrestling room compact fluorescent lighting with LED and provide maintained minimum 80 foot-candle over UIL competition courts to meet minimum UIL recommendations.	1	LS
ELECTRICAL	Upgrade the existing baseball, softball, and tennis sports lighting using Musco 10-year warranty LED sports lighting system using existing poles. Target illumination to be 150-percent of minimum UIL recommended light levels. Ultimate lighting level determined by existing pole structural conditions and pole locations. Provide new Musco lighting controls system.	1	LS
ELECTRICAL	Relocate fire alarm equipment from elevator machine room. Code requires only elevator directly associated with the elevator be located in dedicated elevator machine rooms. Replace cover to elevator control equipment.	1	LS
ELECTRICAL	Art rooms, replace HID track light heads with 90 CRI LED. Replace all general are compact fluorescent lighting with 90CRI LED.	1	LS
ELECTRICAL	Add three-way lighting controls in rooms with multiple entrances/exits	1	LS
ELECTRICAL	Replace lighting with much higher lumen output and add additional fixtures as needed in commons/cafeteria area corridors due to insufficient light levels.	1	LS
ELECTRICAL	Replace existing corridor compact fluorescent lighting with LED.	1	LS
ELECTRICAL	Replace all interior fluorescent and HID lighting with LED fixtures.	1	LS
ELECTRICAL	Replace all pedestrian pole HID light fixtures with LED.	1	LS
ELECTRICAL	Auditorium: Replace house lights with LED and DMX RM controls. Additional programming of theatrical dimming system for house lights to be capable of being used for run of show effects. Provide central emergency battery inverter and emergency lighting control interface to dimming system.	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Remove flag pole light fixtures and wiring and patch sidewalk or replace with new LED inground light fixtures.	1	LS
ELECTRICAL	Replace/repair switchboard metering and integrate to BMCS for remote monitoring and recording/trending.	1	LS
ELECTRICAL	Group relamp exterior building mounted HID/fluorescent down light fixtures.		
ELECTRICAL	Replace burned out lamps and ballast, repair or replace fixtures.		
ELECTRICAL	Install covers on refrigerators and coolers		
ELECTRICAL	Install cover on elevator controller.		
ELECTRICAL	Repair existing gym light installation. Group re-lamp and replace defective ballast.		
ELECTRICAL	Clear storage and janitorial supplies from electrical and mechanical rooms to allow ready access and working clearance.		
ELECTRICAL	Group re-lamp all auditorium house light fluorescent light fixtures.		
ELECTRICAL	Group re-lamp existing baseball, softball, and tennis HID sports lighting, replace fogged lenses, verify and correct aiming of existing fixtures. TEMPORARY IMPROVEMENT AND INCREASED RETURN ON INITIAL INVESTMENT UNTIL LED LIGHTING REPLACEMENT.		
ELECTRICAL	Replace all non functioning exit signs and those with limited illumination due to end of life failure.		
ELECTRICAL	Instrument Repair Room 1331: Remove temporary lighting suspended from T-Grid. Code violation.		
ELECTRICAL	Auditorium: Remove black light lamps and provide standard fluorescent lamps in emergency light fixtures.		
ELECTRICAL	Kitchen: Remove decorations blocking view of exit signage and exit doors.		
ELECTRICAL	Provide full load bank test on generator. Verify fuel/tank condition and provide fuel polishing if necessary.		
ELECTRICAL	Remove obstacles in all egress corridors		

TECHNOLOGY			
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# COLLEGE STATION HIGH SCHOOL

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
LIFE SAFETY	Replace building fire alarm panel and audio alarms with voice evacuation. Convert horn strobes to strobes, add fire alarm speakers in ceilings.	1	LS
ROOFING	Roof replacement	252,000	SF

# CSHS Field House

4002 Victoria Avenue, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2011
Major Renovations:	n/a
Building Area:	28,285 sf
Site Acreage:	61.68 ac (shared)
Current Enrollment (2021 - 2022):	n/a



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

## CSHS FIELD HOUSE

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Regrade site; slope to drain	12,000	SF
SITE	Replace site paving	1,000	SF

EXTERIOR	Replace all building sealants and backer rod	34,700	SF
EXTERIOR	Paint plaster soffits	160	SF
EXTERIOR	Paint exterior structural columns	300	SF
EXTERIOR	Repair storefront mullion cover		

INTERIOR	Football Locker Rooms - Replace lockers	324	EA
INTERIOR	Shower floor areas (ponding)	270	SF
INTERIOR	Baseball Locker Rooms - Replace lockers/ improve layout	500	SF
INTERIOR	Girls Locker Rooms - Replace lockers/ improve layout	1,000	SF
INTERIOR	Laundry - Provide additional laundry lockers	68	EA

MECHANICAL			
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PLUMBING			
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ELECTRICAL	Refer to electrical deficiencies for main building; scope for this building is included		
ELECTRICAL	Relocate or remove decorations obstructing view of exit signage and exits. Fire code violation.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING	Roof replacement	34,700	SF
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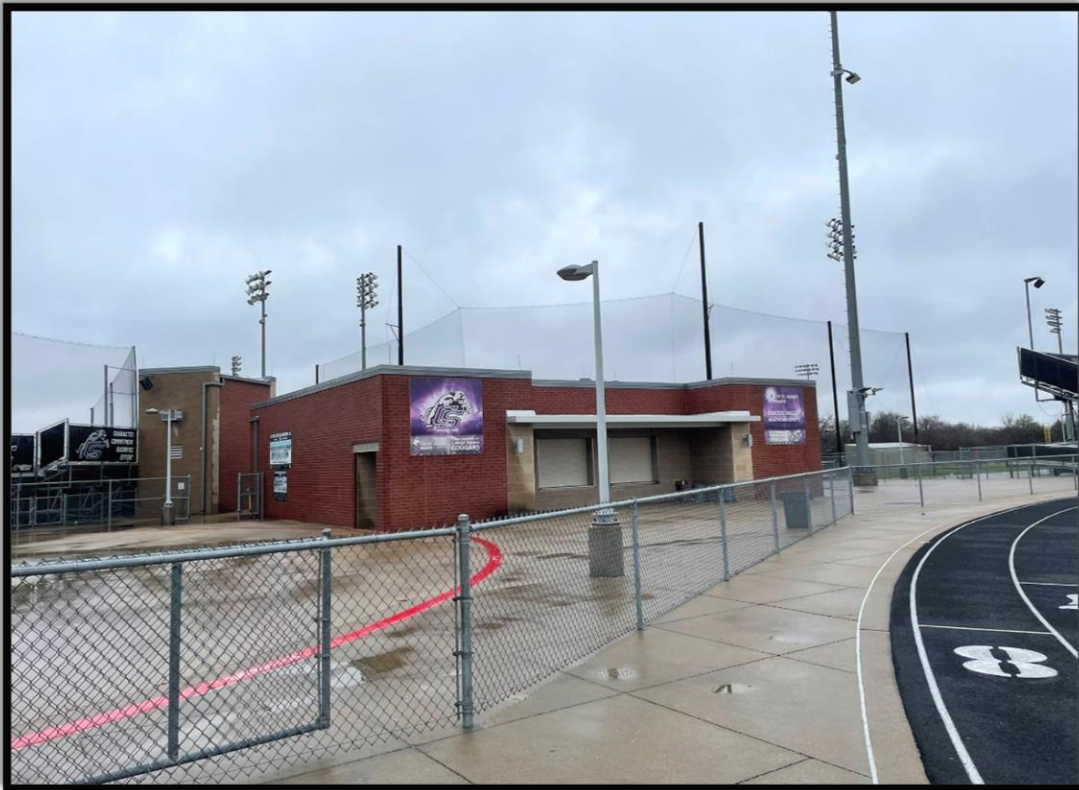
# CSHS Baseball/ Softball Concessions

4002 Victoria Avenue, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2011
Major Renovations:	n/a
Building Area:	4,337 sf
Site Acreage:	61.68 ac (shared)
Current Enrollment (2021 - 2022):	n/a



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

## CSHS BASEBALL/ SOFTBALL/ CONCESSION BUILDING

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Replace site paving	1	LS
SITE	Baseball & Softball Fields: Artificial Turf	1	LS
SITE	Renovate (2) softball, (1) baseball bullpen	3	EA

EXTERIOR	Replace exterior door	1	EA
EXTERIOR	Repoint masonry	1	LS
EXTERIOR	Replace all building sealants and backer rod	34,700	SF

INTERIOR	Replace casework	1,000	SF
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MECHANICAL			
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PLUMBING			
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ELECTRICAL	Refer to electrical deficiencies for main building; scope for this building is included		
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TECHNOLOGY			
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LIFE SAFETY			
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ROOFING	Roof replacement	4,282	SF
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# CSHS Cougar Stadium

4002 Victoria Avenue, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2011
Major Renovations:	n/a
Building Area:	8,180 sf
Site Acreage:	61.68 ac (shared)
Current Enrollment (2021 - 2022):	n/a



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# CSHS COUGAR STADIUM

Date Reviewed: October 7, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Resurface track	1	LS
SITE	D-Zone artificial turf	1	EA

EXTERIOR	Press Box - Repair waterproofing; Remove & reinstall wall panel system	15,120	SF
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INTERIOR	Press Box - Replace damaged gysum board; paint	50	SF
INTERIOR	Press Box - Replace vct flooring with marmoleum flooring	1,100	SF
INTERIOR	Press Box - Replace ceiling tiles and grid in damaged areas	2,000	SF
INTERIOR	Press Box - Reseal all exposed concrete flooring	4,200	SF
INTERIOR	Press Box - Replace carpet	1,200	SF
INTERIOR	Press Box - Replace damaged hollow metal doors frames	2	EA
INTERIOR	Press Box - Repaint hollow metal doors and frames.	21	EA
INTERIOR	Press Box - Repaint throughout, including handrails and exposed structure.	8,300	SF

MECHANICAL			
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PLUMBING			
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ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
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TECHNOLOGY	Scoreboard/ Video board	1	LS
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LIFE SAFETY			
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ROOFING	Press Box - Roof replacement	5,600	SF
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# College View High

1300 George Bush Dr, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	2016
Major Renovations:	n/a
Building Area:	56,006 sf
Site Acreage:	13.24 ac (shared)
Current Enrollment (2021 - 2022):	149 students



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# COLLEGE VIEW HIGH SCHOOL

Date Reviewed: November 3, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Regrade and replace mow strip	120	LF
SITE	Replace sidewalks	800	SF
SITE	Replace asphalt paving with concrete pavement	13,000	SF
SITE	Replace broken trash can lid		

EXTERIOR	Replace all building sealants and backer rod; replace sealants at mechanical surface mounted units	43,600	SF
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace perimeter sealant and at sidewalks	1	LS
EXTERIOR	Repoint brick	1	LS
EXTERIOR	Exterior Door - Replace door sweep	51	LF
EXTERIOR	Building - Repair brick at building entrance	16	SF
EXTERIOR	Repair concrete stair landing	30	SF
EXTERIOR	Building - Repaint hollow metal door and door frames	12	EA

INTERIOR	Repair CMU crack at top of learning stairs; install control joint	1	LS
INTERIOR	Conference Room - Install expansion joint	400	SF
INTERIOR	Front Office - Install corner guards	15	EA
INTERIOR	Replace ceiling tiles and grid in damaged areas	100	SF
INTERIOR	Patch and repair CMU	15	LF
INTERIOR	Renovate/expand clinic	1	LS
INTERIOR	Renovate to provide locker room/ showers for activity room/ gym	1	LS
INTERIOR	Convert Principal Storage to vault/ record storage	1	LS
INTERIOR	Art Room - Repair/ patch concrete slab cracks	2,560	SF
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	56,006	SF
INTERIOR	Patch and paint wall above folding partition		
INTERIOR	Reseal casework		

MECHANICAL	Replace 2015 space rooftop units	1	LS
MECHANICAL	Add pretreated outside air units to single zone units. Provide OA per current ASHRAE Standard	1	LS
MECHANICAL	Replace 2015 mini splits serving MDF/IDF rooms	1	LS
MECHANICAL	Perform service on existing exhaust fans and ensure correct exhaust fan interlocks in BMCS (Not to be included with fan replacement)	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB (To be included with RTU Replacement and on existing systems)	1	LS

PLUMBING	Classroom 144 - Provide solids interceptors on sinks	2	EA
PLUMBING	Classroom 138 - Provide ADA sink with knee clearance	1	EA
PLUMBING	Provide tempered water to emergency showers in science classrooms.	2	EA
PLUMBING	Provide ANSI compliant emergency eyewash at clinic sink.	1	EA
PLUMBING	Repaint all gas piping outdoors and on roof.	3,000	LF
PLUMBING	Apply sealant around water closet base at epoxy flooring		

ELECTRICAL	Add additional exit signage for code compliance in all corridors, exit access, and vestibules at all exit access doors.	1	LS
ELECTRICAL	Provide GFCI circuit breaker for drinking fountains to current NEC requirements.	1	LS
ELECTRICAL	Provide GFCI protection for all culinary kitchens, life skill kitchens, and school kitchen receptacle outlets to current NEC requirements.	1	LS
ELECTRICAL	Increase lighting levels in all kitchen areas to 50FC minimum for health/sanitation code requirements. This includes all locations with food prep hoods and permanently mounted cooking equipment, including residential range/ovens.	1	LS
ELECTRICAL	Relocate exit signage to be clear of visual obstruction from other light fixtures and other building elements.	1	LS
ELECTRICAL	Provide additional outlets and power poles to remove power and data cabling routed across floors which are a trip hazard and could be an ADA/TAS violation. (Lounge/Workroom)	1	LS
ELECTRICAL	Verify and provide GFCI protection for all receptacles within six feet of lab sinks. The deficiency appears to be limited to orange color isolated ground receptacle circuits.	1	LS

# COLLEGE VIEW HIGH SCHOOL

Date Reviewed: November 3, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Provide GFI protections for all outlets as required by NEC in all food prep areas with permanently mounted cooking appliances which includes residential range/ovens.	1	LS
ELECTRICAL	Provide or use existing fault current study recommendations for adjustable circuit breakers. Verify all adjustable circuit breakers have been set for best coordination between circuit breakers. Several circuit breakers appear to be set at factory minimums which could cause cascading power failure down stream during fault conditions.	1	LS
ELECTRICAL	Replace burned out lamps and ballast and test and verify operation of all emergency light fixtures, replace battery ballast or inverters as needed to ensure compliance with NFPA 101 Life Safety Code.		
ELECTRICAL	Remove obstructions to shop/lab area electrical equipment. Maintain NEC required access.		
ELECTRICAL	Remove obstructions to all exits.		
ELECTRICAL	Remove all storage in electrical rooms. Maintain NEC working clearance and access.		
ELECTRICAL	Remove obstructions to fire alarm pane access and working/control space.		
ELECTRICAL	Remove all obstructions and storage from all electrical rooms for NEC compliance.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING	Roof Replacement	43,600	SF
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# Barbara Bush Parent Center

1200 George Bush Dr, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:

Major Renovations:

2016

Building Area:

4,750 sf

Site Acreage:

13.24 ac (shared)



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:

# BARBARA BUSH PARENT CENTER

Date Reviewed: October 25, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Replace concrete splash blocks	10	EA
SITE	Site - Regrade site sloping to drain	1	LS
SITE	Site - Remove exterior carpet, clean and prep for paint	1	LS

EXTERIOR	Repair / repaint plaster soffit	208	SF
EXTERIOR	Building - Replace window frames, glazing and flashing.	400	SF
EXTERIOR	Site - Replace cracked/broken thresholds.	1	LS
EXTERIOR	Repair cracked / crumbling foundation/ exterior wall.	1	LS
EXTERIOR	Repoint masonry and tooth in brick.	1	LS
EXTERIOR	Prime and paint Hollow Metal door frames	7	EA

INTERIOR	Install FRP board around mop sinks	40	SF
INTERIOR	Replace Plam door and door hardware	12	EA
INTERIOR	Replace VCT and sheet vinyl flooring with non-wax flooring (marmoleum or equal) throughout	3,500	SF
INTERIOR	Replace Carpet	300	SF
INTERIOR	Restrooms - Renovate all restrooms, includes new finishes, toilet partitions, toilet accessories, plumbing fixtures and replace	200	SF

MECHANICAL	Replace (1) 2010 Carrier rooftop unit	1	LS
MECHANICAL	Add exhaust to Custodial room with mop sink	1	LS
MECHANICAL	Route all RTU condensate drain lines to an approved place of disposal	1	LS

PLUMBING	Provide cane apron on electric drinking fountain near restrooms.	1	EA
PLUMBING	Provide ADA sink with necessary knee clearance.	2	EA
PLUMBING	Provide mop sink faucet with vacuum breaker.	1	EA

ELECTRICAL	Replace canopy fixtures contaminated with rain water. Correct conduit and box configuration to routing under canopy deck and seal all roof penetrations. Add emergency lighting for all ramps and stairs, and under canopy that is part of the exit discharge to the public way.	1	LS
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ELECTRICAL	Provide additional exit signs for NFPA 101 Life Safety requirements.	1	LS
ELECTRICAL	Provide GFCI receptacles with standard WP cover plates located within 25-feet of all roof mounted mechanical equipment.	1	LS
ELECTRICAL	Provide GFCI protection for all drinking fountains and all other equipment required by current NEC. Replace receptacles at kitchen and sinks, exterior locations with GFCI outlets.	1	LS
ELECTRICAL	Replace all remaining fluorescent, incandescent, and HID lighting.	1	LS
ELECTRICAL	Replace all obsolete GE panelboards.	1	LS
ELECTRICAL	Remove abandoned light switches and wiring and provide blank cover plates.	1	LS
ELECTRICAL	Provide fur out flush with panelboard back box and replace front of panel with flush mount cover to eliminate sharp edge hazard to occupants. Provide spare conduits to above ceiling and below floor.	1	LS
ELECTRICAL	Provide cover plates for electrical boxes.		
ELECTRICAL	Remove storage from electrical room. Maintain NEC working clearances.		

TECHNOLOGY			
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LIFE SAFETY	Provide a fire sprinkler system for the entire building.	15,000	SF
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ROOFING			
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# CSISD Central Office

1812 Welsh, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:	1982
Major Renovations:	2017
Building Area:	46,000 sf
Site Acreage:	3.34 ac



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:



# CENTRAL OFFICE

Date Reviewed: November 9, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Provide handrails at exterior ramp	50	LF
SITE	Remove vegetation from front courtyards	1	LS
SITE	Repaint fire lane striping and parking lot striping	1	LS
SITE	Remove trees near foundation.	10	EA
SITE	Concrete repairs	1	LS

EXTERIOR	Building envelope repairs	1	LS
EXTERIOR	Corridor connection between buildings	3,750	SF
EXTERIOR	Pressure wash exterior building	1	LS
EXTERIOR	Replace metal soffit	400	SF
EXTERIOR	Prime and paint Hollow Metal window and door frames	20	EA
EXTERIOR	Exterior - Paint	14,900	SF
EXTERIOR	Site - Remove exterior tile at circulation paths. Prep area and add brushed finish topping slab	2,000	SF
EXTERIOR	Exterior - Repair plaster	20	SF
EXTERIOR	Replace exterior storefront	2,100	SF
EXTERIOR	Replace glazing	2,000	SF

INTERIOR	Building - Replace door hardware	230	EA
	Corridors - Replace room and wayfinding signage and provide additional wayfinding signage	180	EA
INTERIOR	Building - Replace carpet	16,480	SF
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas.	6,200	SF
INTERIOR	Building - Repaint throughout, including handrails and exposed structure	20,600	SF
INTERIOR	Building - Replace blinds	2,000	SF
INTERIOR	Restrooms - Renovate all restrooms, includes new finishes, toilet partitions, toilet accessories, plumbing fixtures and replace	1,200	SF
INTERIOR	Building - Replace vinyl wall covering at interior corridor walls	1	LS
INTERIOR	Building - Install stainless steel corner guards	75	EA
INTERIOR	Reseal sealed concrete floor	2,060	SF
INTERIOR	Building - Replace vct with marmoleum flooring	2,100	SF
INTERIOR	Replace casework throughout	1	LS
INTERIOR	Building - Add sound insulation to partitions	20,600	SF

MECHANICAL	Replace all DX split systems (excluding LG variable refrigerant flow (VRF) systems and associated pretreated outside air DX split systems)	1	LS
MECHANICAL	Provide new variable refrigerant flow (VRF) system with pretreated outside air units in lieu of replacing the DX split systems one for one. Pretreated outside air units and VRF condensing units would need to be ground mounted outdoors. Indoors units would be a combination of highwalls, cassettes, and ducted fan coil units.	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS
MECHANICAL	Perform TAB	1	LS
MECHANICAL	Replace all exhaust fans on northeast facility	1	LS
	Add exhaust to Custodial room with mop sink	1	LS
MECHANICAL	Provide all fan coil units suspended above ceilings with condensate overflow switches and remove overflow PVC drain lines.	1	LS

PLUMBING	Provide ADA compliant sink in breakroom with necessary knee clearance.	4	EA
PLUMBING	Provide ADA compliant electric drinking fountain.	1	EA
PLUMBING	Provide cane apron electric drinking fountain.	1	EA
PLUMBING	Route condensate overflow line to a floor sink or exterior wall.	1	EA
PLUMBING	Provide ADA compliant lavatory in restroom.	2	EA
PLUMBING	Pipes exposed outside annex entry and end of building.	1	LS
PLUMBING	Drains drip into bathroom sinks in the annex.	1	LS

TYPE	DESCRIPTION	QUANTITY	U of M
ELECTRICAL	Provide exterior exit discharge emergency lighting required by IBC at all exterior exits to the public way (past the building and canopy perimeter).	1	LS
ELECTRICAL	Add additional exit signage to indicate exits, exit passage ways and exit access doors.	1	LS
ELECTRICAL	Verify GFCI protection at all areas required by current NEC. Provide GFCI receptacles at all sink locations. Provide GFCI protection for drinking fountains and all other outlets required by current NEC.	1	LS
ELECTRICAL	Provide exterior exit discharge emergency lighting at all exits past the building structure, including under canopy covers.	1	LS
ELECTRICAL	Provide fault coordination study. Adjust circuit breaker settings for coordination with down stream circuit breakers.	1	LS
ELECTRICAL	Relocate surge suppression device as close as possible with very minimum conduit and cable length for maximum protection from surges. Add SPDs to existing panels without SPDs.	1	LS
ELECTRICAL	Add emergency lighting at transfer switch locations for NFPA compliance.	1	LS
ELECTRICAL	Starnes - Maintenance Concerns - Increase power supply to athletics offices.		
ELECTRICAL	McClendon - Priorities for Improvement - 4th - Increase outlets in offices and common areas.	1	LS
ELECTRICAL	Replace all interior and exterior non-LED lighting with LED.	1	LS
ELECTRICAL	Replace flexible metal conduit with weatherproof flexible metal conduit for NEC compliance		
ELECTRICAL	Replace ground access exterior receptacles with GFCI and weather proof while in use cove plates.		
ELECTRICAL	Provide new or verify operation of GFCI protection at all receptacles within 6-feet of sinks for NEC compliance.		
ELECTRICAL	Verify operation of emergency lighting units (bug-eyes). Replace batteries or unit if deficient. Remove if emergency egress lighting is provided by LED lay-in fixtures in the same area.		
ELECTRICAL	Verify annual full load load bank annual testing of generator.		

TECHNOLOGY	Security Cameras	12	EA
TECHNOLOGY	Public Address System	20,600	SF

LIFE SAFETY	Provide a fire sprinkler system for the front building	24,000	SF
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ROOFING			
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# Facilities & Maintenance Complex

2000 Welsh, College Station, TX 77840



## CAMPUS INFORMATION

Original Building Completed:

Major Renovations:

2018

Building Area:

27,450 sf

Site Acreage:

5.7 ac (shared)



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:

## FACILITIES & MAINTENANCE COMPLEX

Date Reviewed: November 10, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Repave parking lot	120,000	SF
SITE	Add striping for accessible path	70	SF
SITE	Site - Install push bar gate hardware at all egress locations	2	EA
SITE	Regrade around building so that there is a positive slope away from the building	1	LS
SITE	Install area drain and tie to nearest underground storm water line.	1	LS
SITE	Repave parking lot	120,000	SF
SITE	Repave parking lot	120,000	SF
SITE	Repaint underside of metal canopy	350	SF
SITE	Pressure wash site	1	LS
SITE	Patch asphalt paving	300	SF

EXTERIOR	Replace metal wall panels	4,000	SF
EXTERIOR	Enclose pre-engineered roof with metal panels for storage/ attic stock (warehouse space only, no office or restrooms; lighting, ventilation, (2) overhead doors)	1	LS
	Seal around glazing frames		
EXTERIOR	Seal exterior penetration (condensate pipes)		

INTERIOR	Building addition -Offices, storage, breakroom etc.	4,000	SF
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MECHANICAL	Reconfigure exhaust to discharge to the exterior	1	LS
MECHANICAL	Replace all DX split systems and DX packaged wall mounted unit that are at or approaching end of their useful life	1	LS
MECHANICAL	Replace all unit heaters	1	LS
MECHANICAL	Replace existing dust collector	1	LS

PLUMBING	Provide ADA compliant plumbing fixtures and knee space	1	LS
PLUMBING	Provide tempered water to emergency eyewash in shop.	1	EA
PLUMBING	Provide a backflow preventer on the ice machine in the shop area	1	LS
PLUMBING	Provide hot water to service sink in shop.	1	EA
PLUMBING	Clean and paint exposed gas piping outside of building	500	LF

ELECTRICAL	Provide lighting under proposed covered parking canopy.	1	LS
ELECTRICAL	Provide additional receptacle outlets for all appliances and at shop work tables to eliminate the use of extension cords and plug strips. Code violation.	1	LS
ELECTRICAL	Replace or provide new exit signage with integral lighting heads above all exit doors.	1	LS
ELECTRICAL	Replace all exterior lighting with LED. Provide emergency lighting for exterior exit discharge areas.	1	LS
ELECTRICAL	Install new emergency generator (approx. 60kw)	1	LS
ELECTRICAL	Surge Suppression Devices. Replace obsolete and add where not existing on all switchboards, motor control centers, and panel boards.	1	LS
ELECTRICAL	Add/replace exit signage, add emergency lighting inside and at exterior egress locations for life safety code compliance.	1	LS
ELECTRICAL	Replace all electrical panels. Nearly all if not all are obsolete.	1	LS
ELECTRICAL	Add lighting to outdoor covered storage areas.	1	LS
ELECTRICAL	Provide additional building mounted site/security lighting from multiple buildings.	1	LS
ELECTRICAL	Relocate motor starter for code required working clearnace	1	LS
ELECTRICAL	Add electrical outlets, remove abandoned electrical, general repair and refurbish to entire electrical systems not covered in other deficiency items.	1	LS
ELECTRICAL	Provide new pole mounted site lighting as part of parking lot repavement.	1	LS

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING			
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# Purchasing Building

9304 Rock Prairie Rd, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2015
Major Renovations:	n/a
Building Area:	29,756 sf
Site Acreage:	43.50 ac (shared)



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

## PURCHASING BUILDING

Date Reviewed: October 18, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Site - Repaint fire lane striping and crosswalks	1	LS
SITE	Pressure wash exterior building	1	LS

EXTERIOR	Relocate load leveler to have next to one another	1	LS
EXTERIOR	Add second concrete ramp	1	LS

INTERIOR	Install building expansion joint	1	LS
INTERIOR	Repair walk-in refrigerator leak		

MECHANICAL			
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PLUMBING			
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ELECTRICAL	Verify or provide HVLS fans are integrated with fire alarm system to shut down during fire alarm condition as required by NFPA.	1	LS
ELECTRICAL	Add additional exit signs along main perimeter racking aisles towards the exit as required by NFPA 101. Remove obstructions and keep fire exits clear.	1	LS
ELECTRICAL	Provide additional outlets to eliminate plug strips and extension cords. NEC violation. Add additional outlets in office to eliminate trip hazard.	1	LS

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING			
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# Technology Building

2000 Welsh, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:

Major Renovations:

Building Area:

Site Acreage:

2017

9,061 sf

5.7 ac (shared)



## SUMMARY

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Priority One Costs:

Priority Two Costs:

Priority Three Costs:

Priority Four Costs:



# TECHNOLOGY FACILITY

Date Reviewed: November 9, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE			

EXTERIOR			
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INTERIOR	Conference Room: Extend walls to deck and apply sound sealant	1	LS
INTERIOR	Building - Replace ceiling tiles and grid in damaged areas.		

MECHANICAL			
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PLUMBING	Provide Floor sink next to mop sink for condensate lines.	1	EA
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ELECTRICAL	Maintain minimum clearance around electrical panels and equipment. Move storage items away from and off of electrical switchgear.		
ELECTRICAL	Verify annual full load bank generator testing and maintenance has/will occur.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING			
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# Transportation Facility

9304 Rock Prairie Rd, College Station, TX 77845



## CAMPUS INFORMATION

Original Building Completed:	2010
Major Renovations:	n/a
Building Area:	26,277 sf
Site Acreage:	43.50 ac (shared)



## SUMMARY

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Priority One Costs:  
Priority Two Costs:  
Priority Three Costs:  
Priority Four Costs:

# TRANSPORTATION FACILITY

Date Reviewed: October 18, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Seal joints in concrete pavement	1	LS
SITE	Expand bus parking lot.	1	LS
SITE	Provide gate controller on Rock Prairie Road	1	LS
SITE	Site - Replace gates.	2	EA
SITE	Site - Install push bar gate hardware at all egress locations	2	EA
SITE	Repaint concrete payment - entrance	600	SF
SITE	Miscellaneous paving and curb repair	1	LS
SITE	Maintenance Concerns - Fuel tanks need painting.	1	LS
SITE	Clean and prep to repaint underside of deck	650	SF

EXTERIOR	Building - Repaint hollow metal door, door frame, and window frame	43	EA
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INTERIOR	Building - Repaint throughout, including handrails and exposed structure	26,277	SF
INTERIOR	Add building expansion joint	1	LS
INTERIOR	New lifts for shop (bus lifts).	1	EA
INTERIOR	Clean and prep to repaint underside of deck	650	SF
INTERIOR	Add sealant around plumbing fixtures		
INTERIOR	2x2 lay-in ceiling tiles		

MECHANICAL	Replace all 2010 DX split systems	1	LS
MECHANICAL	Replace 2010 packaged DX ground mounted outside air units	1	LS
MECHANICAL	Add exhaust to Custodial A125	1	LS
MECHANICAL	Replace all 2010 Reznor unit heaters in bays	1	LS
MECHANICAL	Replace vehicle exhaust hoses	1	LS

PLUMBING	Provide tempered water to emergency shower in shop.	1	EA
PLUMBING	Gas Tankless water heaters are 12 years old nearing their life expectancy. May need to be replaced within the next 5 years.	2	EA

ELECTRICAL	Provide additional outlets to eliminate plug strips and extension cords. NEC violation. Add additional outlets in office to eliminate trip hazard.	1	LS
ELECTRICAL	Provide GFCI protection for drinking fountains and all other areas/equipment required by current NEC.	1	LS
ELECTRICAL	Replace all burned out lamps and test all emergency battery ballast fixtures. Replace vestibule fixtures with LED flat lens to avoid insect and dirt contamination.		

TECHNOLOGY			
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LIFE SAFETY			
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ROOFING			
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