

School Assessment Report



Type: High Schools

School: Sam Houston High School

Date: Jul 16, 2012

Final

Table of Contents

Executive Summary	4
Condition Budget Summary	4
Site	6
Site Summary	6
Deficiency Condition Budget Summary: Site	7
Site Deficiencies Budget Detail	8
Site Deficiency Priority	8
Site Condition Deficiencies	9
Site Deficiencies Budget Narrative	10
Buildings	14
Building: Building 2 - B	14
Building Condition Budget Summary	14
Building Condition Budget Detail	14
Building Deficiency Priority	15
Building Condition Deficiencies	16
Building Condition Deficiencies Narrative	17
Building: Building 3 - C	24
Building Deficiency Condition Budget Summary	24
Building Deficiency Condition Budget Detail	24
Building Deficiency Priority	25
Building Deficiencies Budget Detail	26
Building Deficiencies Budget Narrative	27
Building: Building 5 - E	34
Building Deficiency Condition Budget Summary	34
Building Deficiency Condition Budget Detail	35
Building Deficiency Priority	36
Building Deficiencies Budget Detail	37
Building Deficiencies Budget Narrative	38
Building: Cosmetology Building 4 - D	46
Building Deficiency Condition Budget Summary	46
Building Deficiency Condition Budget Detail	46
Building Deficiency Priority	47
Building Deficiencies Budget Detail	49
Building Deficiencies Budget Narrative	50
Building: Main Building 1 - A	57

Building Deficiency Condition Budget Summary	57
Building Deficiency Priority	59
Building Deficiencies Budget Detail	60
Building Deficiencies Budget Narrative	61
Building: Mechanical Building 6 - F	69
Building Deficiency Priority	70
Building Deficiencies Budget Detail	71
Building Deficiencies Budget Narrative	72
Building: ROTC building 8	77
Building Deficiency Priority	79
Building Deficiencies Budget Detail	80
Building Deficiencies Budget Narrative	81
Glossary	88

Final

Executive Summary

School Name: Sam Houston High School

Number of Buildings:	7
Gross Area (SF):	292,277
Replacement Value:	\$82,563,633
Condition Budget:	\$6,433,760
Total FCI:	7.79%
Total RSLI:	46%
Total CFI:	7.8%
Condition Score:	92.21
Suitability, Educational Score:	69.89
Suitability, Tech Read Score:	90
Suitability, Total Score:	73.91
School Score:	83.06



Summary:

The Sam Houston High School Main Building is a 3-story building. Originally built in 1954, there are 7 permanent structures. The campus has had additions in 1978, 2004, with minor renovations in 1986, 1997, 2003, 2005 and 2007. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Condition Budget Summary

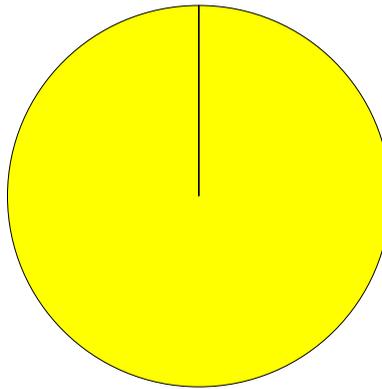
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	8%	8.64%	\$818,590
B30 Roofing	74%	0.00%	\$0
C10 Interior Construction	39%	5.46%	\$270,892
C20 Stairs	18%	0.00%	\$0
C30 Interior Finishes	28%	13.05%	\$1,899,243
D10 Conveying	37%	0.00%	\$0
D20 Plumbing	56%	40.42%	\$1,609,051
D30 HVAC	77%	0.32%	\$30,377
D40 Fire Protection	69%	0.00%	\$0
D50 Electrical	68%	3.74%	\$402,150
E10 Equipment	47%	0.00%	\$0
E20 Furnishings	40%	10.18%	\$101,559
G20 Site Improvements	41%	4.83%	\$228,853
G30 Site Mechanical Utilities	0%	105.00%	\$1,073,044
G40 Site Electrical Utilities	59%	0.00%	\$0

Uniformat Classification	RSLI	SCI	Condition Budget
		Total:	\$6,433,759

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Building 2 - B	18,980	15.1%	\$0	\$0	\$735,073	\$0	\$0	\$735,073
Building 3 - C	12,000	25.1%	\$0	\$0	\$774,101	\$0	\$0	\$774,101
Building 5 - E	8,827	45.4%	\$0	\$0	\$1,027,806	\$0	\$0	\$1,027,806
Cosmetology Building 4 - D	1,651	34.3%	\$0	\$0	\$144,922	\$0	\$0	\$144,922
Main Building 1 - A	240,731	3.8%	\$0	\$0	\$2,373,704	\$0	\$0	\$2,373,704
Mechanical Building 6 - F	4,388	3.7%	\$0	\$0	\$76,257	\$0	\$0	\$76,257
ROTC building 8	5,700	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Site		19.6%	\$0	\$0	\$1,301,897	\$0	\$0	\$1,301,897
Total:	292,277	7.8%	\$0	\$0	\$6,433,759	\$0	\$0	\$6,433,759



3 - Short Term Conditions (2-3 Years) \$6,433,759

School Condition Budget: \$6,433,759

Final

Site

Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.



Site Acreage		Condition Budget:	\$1,301,897
Replacement Value:	\$6,656,463	Total FCI:	19.56%
		Total RSLI:	37%

Site:

The Sam Houston High School original site was originally constructed in 1954. The site is occupied by 7 permanent structures. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	41%	4.83%	\$228,853
G30 Site Mechanical Utilities	0%	105.00%	\$1,073,044
G40 Site Electrical Utilities	59%	0.00%	\$0
		Total:	\$1,301,897

Final

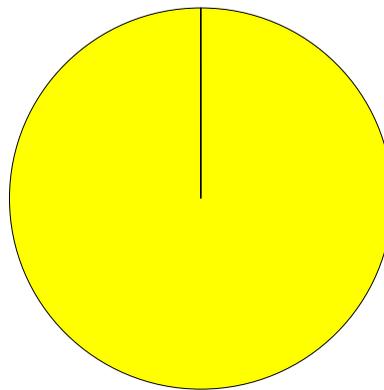
Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.56	25	2000	2025	\$615,535	52%	0.00%	\$0
G2020	Parking Lots	\$4.01	25	2000	2025	\$1,582,242	52%	0.00%	\$0
G2020	Pedestrian Paving - sidewalks, etc	\$0.76	30	2000	2030	\$299,876	60%	0.00%	\$0
G2040	Baseball Field	\$0.19	30	1990	2020	\$74,969	27%	0.00%	\$0
G2040	Basketball / hard court play area	\$0.48	10	1954	1964	\$189,395	0%	100%	\$189,395
G2040	Canopy	\$1.75	30	1954	1984	\$690,504	0%	0.00%	\$0
G2040	Football Field Natural Turf	\$0.07	10	2003	2013	\$27,620	10%	0.00%	\$0
G2040	Site Development	\$1.15	30	2000	2030	\$453,760	60%	0.00%	\$0
G2040	Softball Field	\$0.10	10	2000	2010	\$39,457	0%	100%	\$39,457
G2040	Track Synthetic Surface - Resurface only	\$0.45	10	2008	2018	\$177,558	60%	0.00%	\$0
G2050	Landscaping	\$1.49	10	2005	2015	\$587,915	-	0.00%	\$0
G3010	Water Supply	\$0.45	50	1954	2004	\$177,558	0%	105%	\$186,436
G3020	Sanitary Sewer	\$1.25	50	1954	2004	\$493,217	0%	105%	\$517,878
G3030	Storm Sewer	\$0.89	50	1954	2004	\$351,171	0%	105%	\$368,729
G4020	Site Lighting	\$2.27	30	2000	2030	\$895,683	60%	0.00%	\$0
Total		\$16.87				\$6,656,463	37%	19.56%	\$1,301,897

Site Deficiency Priority

Site Deficiencies by Priority:

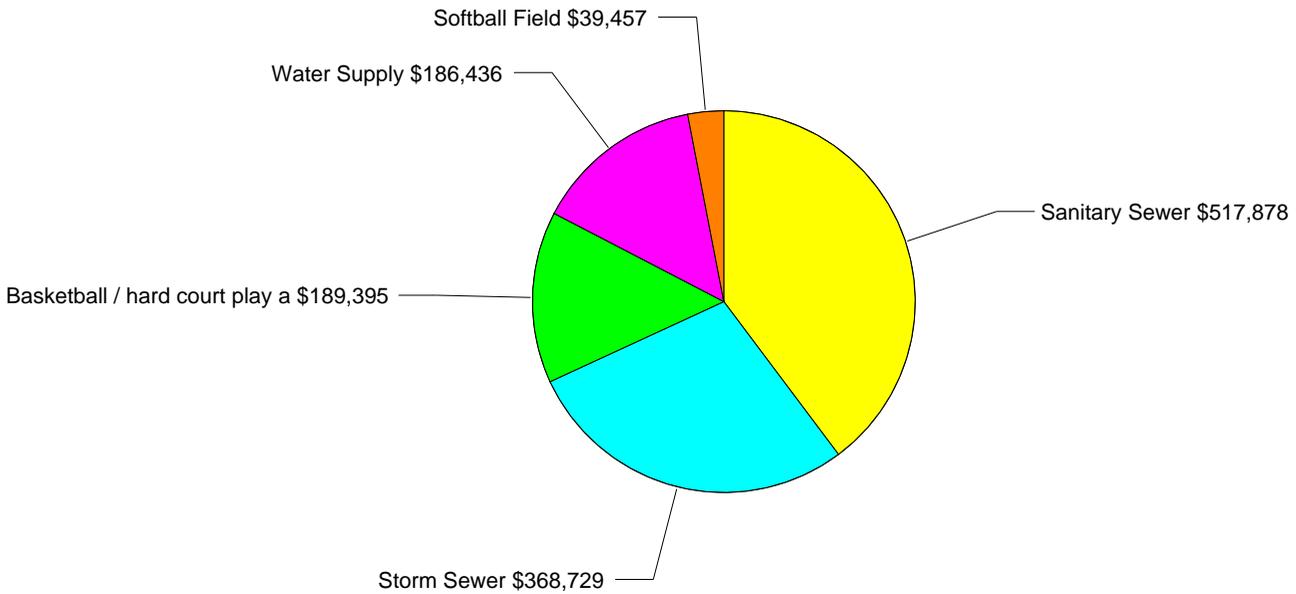


3 - Short Term Conditions (2-3 Years) \$1,301,897

Site Condition Budget: \$1,301,897

Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



Site Condition Budget: \$1,301,895

Final

Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.

System: G2010 - Roadways

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 25-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: G2020 - Parking Lots

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 25-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: G2020 - Pedestrian Paving - sidewalks, etc

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: G2040 - Baseball Field

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

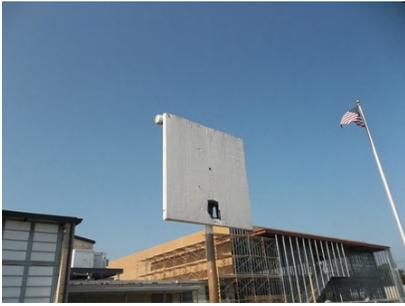
Recommendation: No action is required.

System: G2040 - Basketball / hard court play area

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 10-year service life which expired in 1964.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Basketball / hard court, play area beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$189,395

System: G2040 - Canopy

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

System: G2040 - Football Field Natural Turf

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: G2040 - Site Development

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: G2040 - Softball Field

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Softball Field System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$39,457

System: G2040 - Track Synthetic Surface - Resurface only

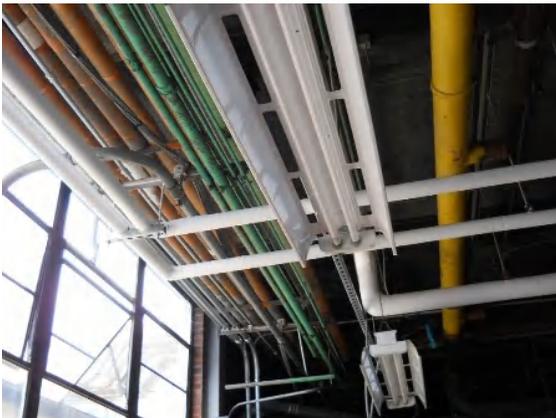
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 10-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: G2050 - Landscaping

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.



System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 50-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: water supply System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$186,436

Final



System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 50-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Sanitary Sewer System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$517,878



System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 50-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Storm Sewer System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$368,729

System: G4020 - Site Lighting

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Final

Buildings

Building Name: Building 2 - B

Year Built: 1954
 Gross Area (SF): 18,980

The Sam Houston High School Classroom Building 2 - B is a 1-story building. Originally built in 1954, there have been no additions, with renovations in 1992 and minor upgrades in 2003 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	1%	42.71%	\$361,054
B30 Roofing	60%	0.00%	\$0
C10 Interior Construction	33%	25.13%	\$108,513
C30 Interior Finishes	8%	62.42%	\$250,004
D20 Plumbing	78%	5.94%	\$15,502
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	81%	0.00%	\$0
D50 Electrical	30%	0.00%	\$0
E10 Equipment	40%	0.00%	\$0
E20 Furnishings	39%	0.00%	\$0
		Total:	\$735,073

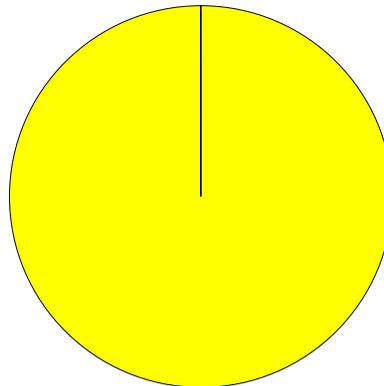
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.70	100	1954	2054	\$274,166	-	0.00%	\$0
A1030	Slab on Grade	\$9.25	100	1954	2054	\$237,013	-	0.00%	\$0
B1020	Roof Construction	\$17.35	100	1954	2054	\$444,559	-	0.00%	\$0
B2010	Exterior Walls	\$19.08	100	1954	2054	\$488,887	-	0.00%	\$0
B2020	Exterior Windows	\$12.81	30	1954	1984	\$328,231	0%	110%	\$361,054
B2030	Exterior Doors	\$1.10	30	1992	2022	\$28,185	33%	0.00%	\$0
B3010105	Built-Up	\$16.49	25	2002	2027	\$422,523	60%	0.00%	\$0
B3020	Roof Openings	\$0.72	30	2002	2032	\$18,449	67%	0.00%	\$0
C1010	Partitions	\$7.85	100	1954	2054	\$201,141	42%	0.00%	\$0
C1020	Interior Doors	\$5.15	20	2002	2022	\$131,958	50%	0.00%	\$0
C1030	Fittings	\$3.85	15	1992	2007	\$98,649	0%	110%	\$108,513
C3010	Wall Finishes	\$6.76	10	2004	2014	\$173,211	20%	0.00%	\$0
C3020410	VCT	\$3.98	12	1954	1966	\$101,980	0%	110%	\$112,177
C3020410	Wood	\$1.53	30	1954	1984	\$39,203	0%	110%	\$43,124
C3030	Ceiling Finishes	\$3.36	20	1954	1974	\$86,093	0%	110%	\$94,703
D2010	Plumbing Fixtures	\$9.63	30	2007	2037	\$246,749	83%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2040	Rain Water Drainage	\$0.55	30	1954	1984	\$14,093	0%	110%	\$15,502
D3050	Terminal & Package Units	\$14.56	15	2007	2022	\$373,071	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.24	15	2007	2022	\$83,019	67%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.94	30	2007	2037	\$24,086	83%	0.00%	\$0
D4020	Standpipes	\$0.33	40	2007	2047	\$8,456	88%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.13	15	2007	2022	\$3,331	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.91	30	1990	2020	\$125,809	27%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$23.63	30	1990	2020	\$605,471	27%	0.00%	\$0
D5030310	Telephone Systems	\$1.31	15	2007	2022	\$33,566	67%	0.00%	\$0
D5030910	Fire Alarm System	\$1.64	10	2007	2017	\$42,022	50%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.86	15	2007	2022	\$22,036	67%	0.00%	\$0
D5030920	LAN System	\$0.86	15	2007	2022	\$22,036	67%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.86	15	2000	2015	\$22,036	20%	0.00%	\$0
E1020	Institutional Equipment	\$1.90	20	2000	2020	\$48,684	40%	0.00%	\$0
E1090	Other Equipment	\$1.10	20	2000	2020	\$28,185	40%	0.00%	\$0
E2010	Fixed Furnishings	\$3.54	20	2000	2020	\$90,705	40%	0.00%	\$0
Total		\$189.97				\$4,867,601	39%	15.10%	\$735,073

Building Deficiency Priority

Deficiencies by Priority:



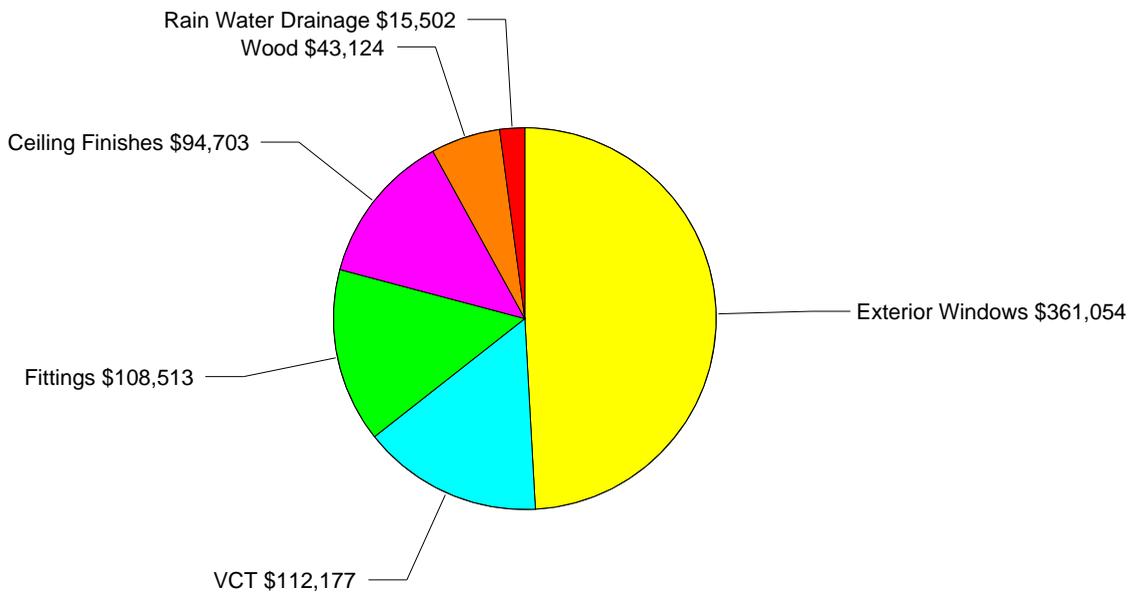
3 - Short Term Conditions (2-3 Years) \$735,073

Building 2 - B Condition Budget: \$735,073

Final

Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.



Building 2 - B Condition Budget: \$735,073

Final

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 2 - B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life.
Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$361,054

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 25-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054.

Recommendation: No action is required.

Final

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 15-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Building 2 - B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$108,513

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 12-year service life which expired in 1966.

Recommendation: The system should be replaced.



Deficiency

Location: Building 2 - B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: VCT System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$112,177



System: C3020410 - Wood

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Building 2 - B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wood System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$43,124



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.

Recommendation: The system should be replaced.

Deficiency

Location: Building 2 - B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes Beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$94,703

Final

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.



System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Building 2 - B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Rain Water Drainage System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,502

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 40-year service life. Based on the assessment, it is expected to expire in 2047.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

Final

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Final

Building Name: Building 3 - C

Year Built: 1978
 Gross Area (SF): 12,000

The Sam Houston School Classroom/vocational Building 3 – C is a 1-story building. Originally built in 1978, there have been no additions, with renovations in 1992, 1996 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.38%	\$235,046
B30 Roofing	80%	0.00%	\$0
C10 Interior Construction	44%	36.14%	\$64,865
C20 Stairs	14%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$389,723
D20 Plumbing	0%	110.00%	\$24,592
D30 HVAC	74%	0.00%	\$0
D40 Fire Protection	66%	0.00%	\$0
D50 Electrical	78%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$59,875
		Total:	\$774,101

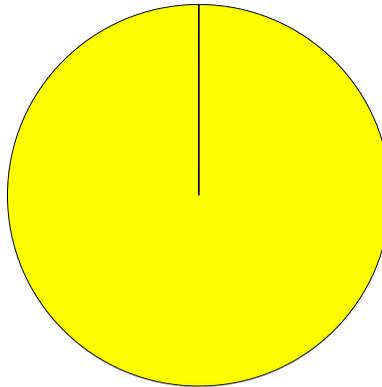
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.15	100	1978	2078	\$164,430	-	0.00%	\$0
A1030	Slab on Grade	\$8.78	100	1978	2078	\$142,236	-	0.00%	\$0
B1020	Roof Construction	\$16.47	100	1978	2078	\$266,814	-	0.00%	\$0
B2010	Exterior Walls	\$18.09	100	1978	2078	\$293,058	-	0.00%	\$0
B2020	Exterior Windows	\$12.15	30	1978	2008	\$196,830	0%	110%	\$216,513
B2030	Exterior Doors	\$1.04	30	1978	2008	\$16,848	0%	110%	\$18,533
B3010105	Built-Up	\$15.64	25	2007	2032	\$253,368	80%	0.00%	\$0
B3020	Roof Openings	\$0.68	30	2007	2037	\$11,016	83%	0.00%	\$0
C1010	Partitions	\$7.44	100	1978	2078	\$120,528	66%	0.00%	\$0
C1030	Fittings	\$3.64	20	1978	1998	\$58,968	0%	110%	\$64,865
C2010	Stair Construction	\$4.36	40	1978	2018	\$70,632	15%	0.00%	\$0
C3010	Wall Finishes	\$6.42	10	1978	1988	\$104,004	0%	110%	\$114,404
C3020410	VCT	\$4.04	12	1985	1997	\$65,448	0%	110%	\$71,993
C3030	Ceiling Finishes	\$11.41	20	1985	2005	\$184,842	0%	110%	\$203,326
D2040	Rain Water Drainage	\$0.53	30	1978	2008	\$8,586	0%	110%	\$9,445
D2090	Other Plumbing Systems- Nat Gas	\$0.85	20	1978	1998	\$13,770	0%	110%	\$15,147
D3040	Distribution Systems	\$12.46	30	2007	2037	\$201,852	83%	0.00%	\$0
D3050	Terminal & Package Units	\$13.81	15	2007	2022	\$223,722	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.08	15	2007	2022	\$49,896	67%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.89	30	2007	2037	\$14,418	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	2007	2022	\$1,944	67%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.24	15	2007	2022	\$20,088	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.66	30	2007	2037	\$75,492	83%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$22.40	30	2007	2037	\$362,880	83%	0.00%	\$0
D5030310	Telephone Systems	\$1.24	15	2005	2020	\$20,088	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.56	10	2007	2017	\$25,272	50%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.82	15	2005	2020	\$13,284	53%	0.00%	\$0
D5030920	LAN System	\$0.82	15	2005	2020	\$13,284	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.82	15	2005	2020	\$13,284	53%	0.00%	\$0
D5090	Other Electrical Systems	\$1.05	20	2005	2025	\$17,010	65%	0.00%	\$0
E2010	Fixed Furnishings	\$3.36	20	1985	2005	\$54,432	0%	110%	\$59,875
Total		\$190.02				\$3,078,324	50%	25.15%	\$774,101

Building Deficiency Priority

Deficiencies by Priority:

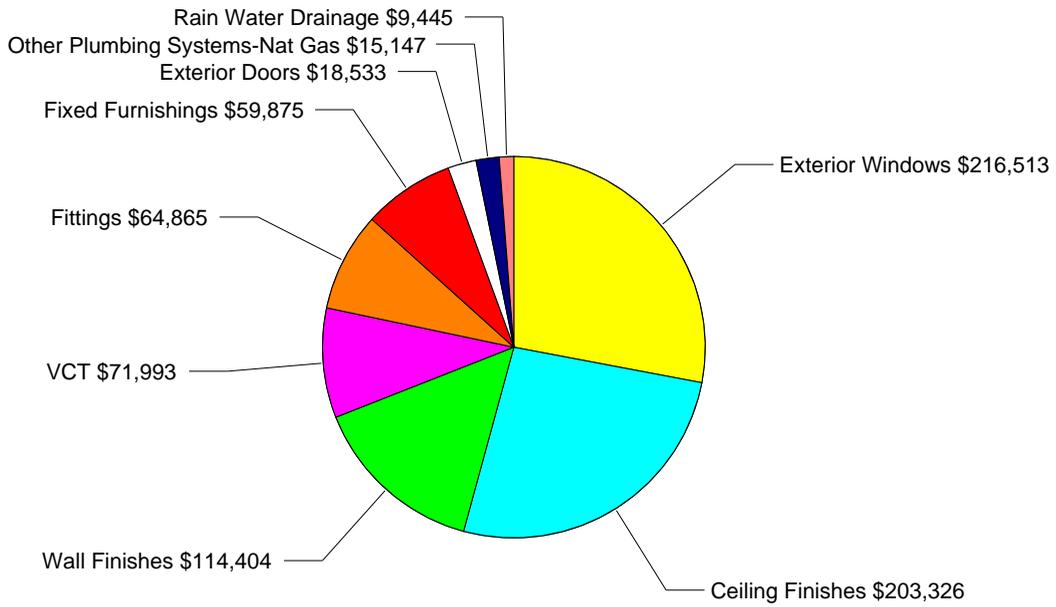


3 - Short Term Conditions (2-3 Years) \$774,101

Building 3 - C Condition Budget: \$774,101

Final

Building Deficiencies Budget Detail



Building 3 - C Condition Budget: \$774,101

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$216,513



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$18,533

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 25-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$64,865

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 10-year service life which expired in 1988.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$114,404

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 12-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: VCT System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$71,993

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes Beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$203,326



System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Rain Water Drainage System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$9,445



System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$15,147

Final

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Final

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.



System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Building 3 - C

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fixed Furnishings System beyond useful life.

Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$59,875

Building Name: Building 5 - E

Year Built: 1978

Gross Area (SF): 8,827

The Sam Houston School Classroom Building 5 – E is a 1-story building. Originally built in 1978, there have been no additions, with renovations in 1992, 1996 and 2005. The building is currently being used mainly for storage. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.39%	\$163,851

Uniformat Classification	RSLI	SCI	Condition Budget
B30 Roofing	80%	0.00%	\$0
C10 Interior Construction	31%	25.07%	\$45,223
C30 Interior Finishes	0%	110.00%	\$277,236
D20 Plumbing	0%	110.00%	\$163,589
D30 HVAC	74%	0.00%	\$0
D40 Fire Protection	66%	0.00%	\$0
D50 Electrical	8%	92.18%	\$336,223
E20 Furnishings	0%	110.00%	\$41,684
	Total:		\$1,027,806

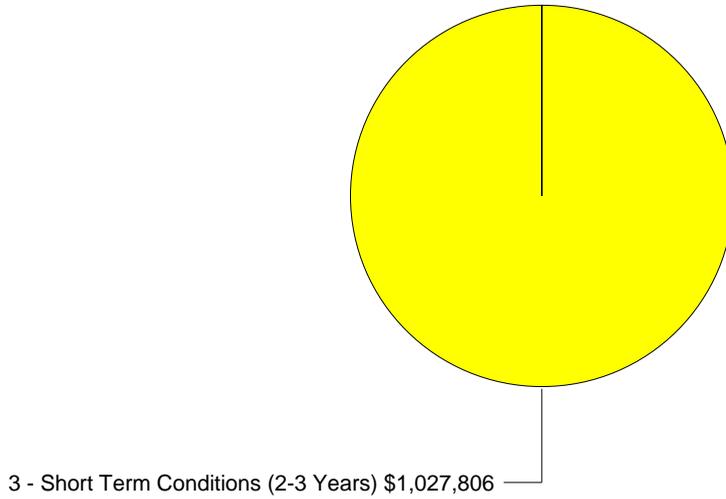
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.62	100	1978	2078	\$114,636	-	0.00%	\$0
A1030	Slab on Grade	\$8.31	100	1978	2078	\$99,026	-	0.00%	\$0
B1020	Roof Construction	\$15.61	100	1978	2078	\$186,016	-	0.00%	\$0
B2010	Exterior Walls	\$17.14	100	1978	2078	\$204,248	-	0.00%	\$0
B2020	Exterior Windows	\$11.52	30	1978	2008	\$137,278	0%	110%	\$151,005
B2030	Exterior Doors	\$0.98	30	1978	2008	\$11,678	0%	110%	\$12,846
B3010105	Built-Up	\$14.82	25	2007	2032	\$176,602	80%	0.00%	\$0
B3020	Roof Openings	\$0.65	30	2007	2037	\$7,746	83%	0.00%	\$0
C1010	Partitions	\$7.06	75	1978	2053	\$84,130	55%	0.00%	\$0
C1020	Interior Doors	\$4.63	40	1978	2018	\$55,173	15%	0.00%	\$0
C1030	Fittings	\$3.45	20	1978	1998	\$41,112	0%	110%	\$45,223
C3010	Wall Finishes	\$6.76	10	1978	1988	\$80,555	0%	110%	\$88,611
C3020410	VCT	\$3.58	12	1978	1990	\$42,661	0%	110%	\$46,927
C3030	Ceiling Finishes	\$10.81	20	1978	1998	\$128,817	0%	110%	\$141,699
D2010	Plumbing Fixtures	\$8.65	30	1978	2008	\$103,077	0%	110%	\$113,385
D2020	Domestic Water Distribution	\$0.87	30	1978	2008	\$10,367	0%	110%	\$11,404
D2030	Sanitary Waste	\$2.96	30	1978	2008	\$35,273	0%	110%	\$38,800
D3040	Distribution Systems	\$11.81	30	2007	2037	\$140,733	83%	0.00%	\$0
D3050	Terminal & Package Units	\$13.08	15	2007	2022	\$155,867	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.91	15	2007	2022	\$34,677	67%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.85	30	2007	2037	\$10,129	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.11	15	2007	2022	\$1,311	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.42	30	1978	2008	\$52,671	0%	110%	\$57,938
D5020	Lighting and Branch Wiring	\$21.23	30	1978	2008	\$252,986	0%	110%	\$278,285
D5030310	Telephone Systems	\$1.18	15	2005	2020	\$14,061	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.47	10	2005	2015	\$17,517	30%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.77	15	2005	2020	\$9,176	53%	0.00%	\$0
D5030920	LAN System	\$0.77	15	2012	2027	\$9,176	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.77	15	2005	2020	\$9,176	53%	0.00%	\$0
E2010	Fixed Furnishings	\$3.18	20	1978	1998	\$37,894	0%	110%	\$41,684
Total		\$189.97				\$2,263,768	29%	45.40%	\$1,027,806

Final

Building Deficiency Priority

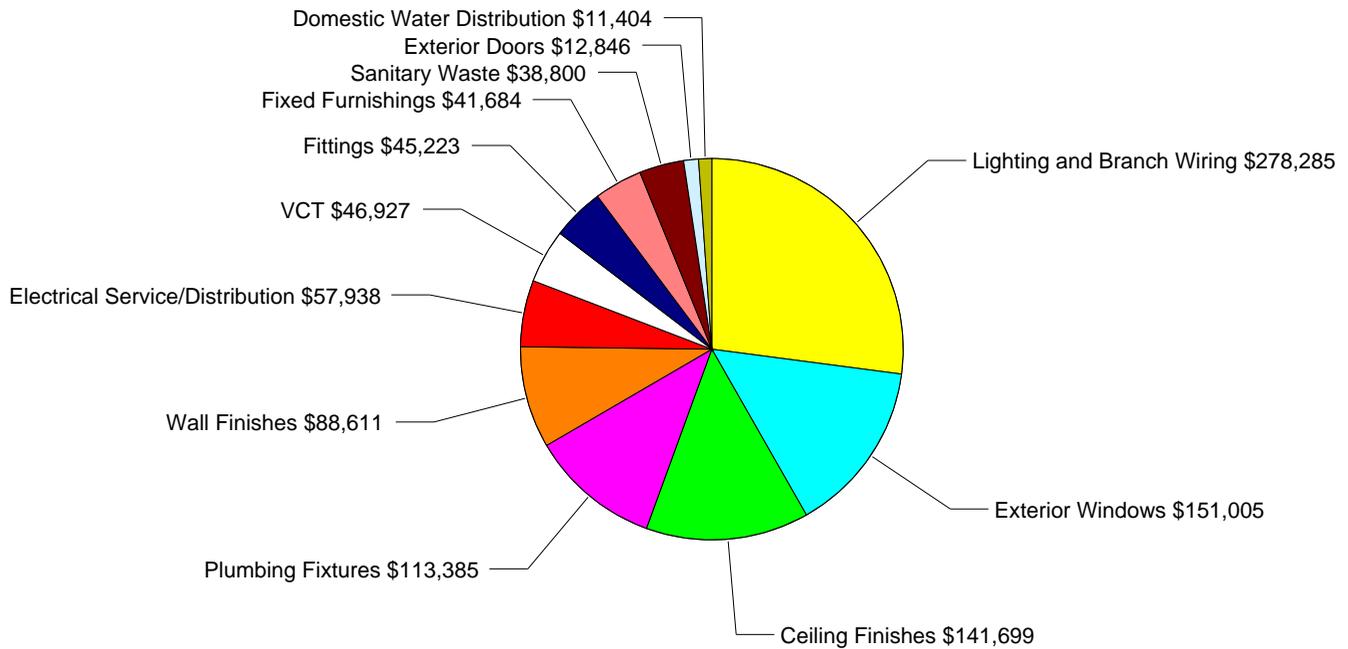
Deficiencies by Priority:



Building 5 - E Condition Budget: \$1,027,806

Final

Building Deficiencies Budget Detail



Building 5 - E Condition Budget: \$1,027,807

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$151,005



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$12,846

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 25-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: C1010 - Partitions

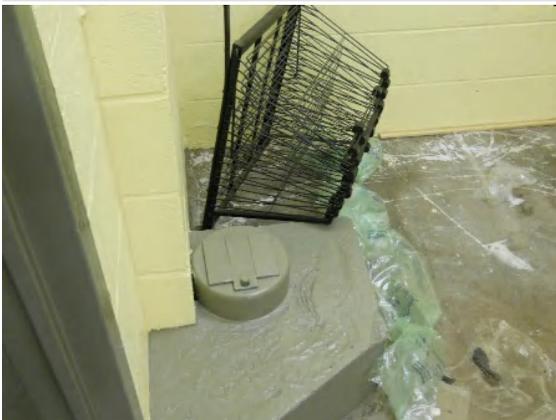
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$45,223

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 10-year service life which expired in 1988.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$88,611

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 12-year service life which expired in 1990.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: VCT System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$46,927

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes Beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$141,699



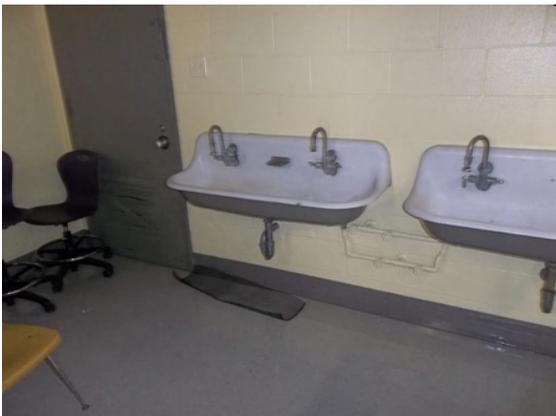
System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Plumbing Fixtures System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$113,385



System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic Water Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,404

Final



System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Sanitary Sewer System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$38,800

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.



System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E

Distress: Beyond Expected Life

Category: Deferred Maintenance

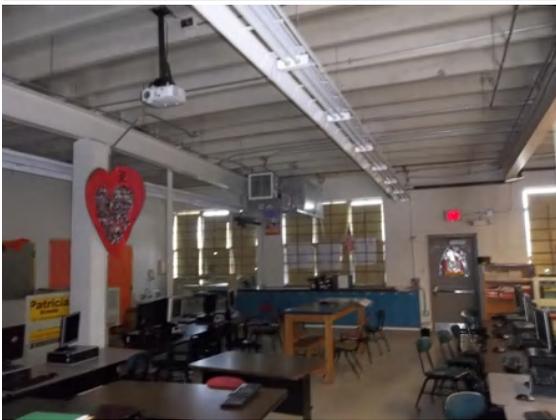
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Electrical Service/Distribution System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$57,938



System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Lighting and Branch Wiring System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$278,285

Final

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Final



System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Building 5 - E

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fixed Furnishings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$41,684

Building Name: Cosmetology Building 4 - D

Year Built: 1978
Gross Area (SF): 1,651

The Sam Houston School Cosmetology Building 4 – D is a 1-story building. Originally built in 1978, there have been no additions, with renovations in 1987, 1992, 1996 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.40%	\$32,142
B30 Roofing	80%	0.00%	\$0
C10 Interior Construction	11%	25.09%	\$8,875
C30 Interior Finishes	64%	0.00%	\$0
D20 Plumbing	73%	26.05%	\$7,600
D30 HVAC	17%	64.29%	\$30,377
D40 Fire Protection	93%	0.00%	\$0
D50 Electrical	9%	92.18%	\$65,927
E20 Furnishings	74%	0.00%	\$0
		Total:	\$144,922

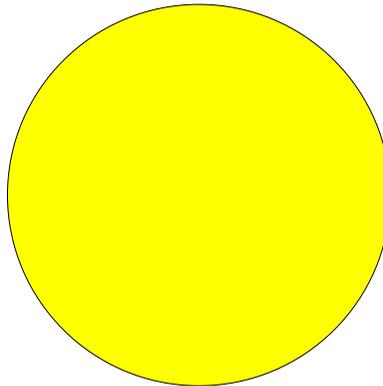
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
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Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.08	100	1978	2078	\$22,467	-	0.00%	\$0
A1030	Slab on Grade	\$8.72	100	1978	2078	\$19,436	-	0.00%	\$0
B1020	Roof Construction	\$16.36	100	1978	2078	\$36,464	-	0.00%	\$0
B2010	Exterior Walls	\$17.97	75	1978	2053	\$40,052	-	0.00%	\$0
B2020	Exterior Windows	\$12.07	30	1978	2008	\$26,902	0%	110%	\$29,592
B2030	Exterior Doors	\$1.04	30	1978	2008	\$2,318	0%	110%	\$2,550
B3010105	Built-Up	\$15.54	25	2007	2032	\$34,636	80%	0.00%	\$0
B3020	Roof Openings	\$0.68	30	2007	2037	\$1,516	83%	0.00%	\$0
C1010	Partitions	\$7.40	40	1978	2018	\$16,493	15%	0.00%	\$0
C1020	Interior Doors	\$4.85	40	1978	2018	\$10,810	15%	0.00%	\$0
C1030	Fittings	\$3.62	20	1978	1998	\$8,068	0%	110%	\$8,875
C3010	Wall Finishes	\$6.38	10	2007	2017	\$14,220	50%	0.00%	\$0
C3020410	VCT	\$3.76	12	2007	2019	\$8,380	58%	0.00%	\$0
C3030	Ceiling Finishes	\$11.33	20	2007	2027	\$25,253	75%	0.00%	\$0
D2010	Plumbing Fixtures	\$9.08	30	2011	2041	\$20,238	97%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.91	30	2011	2041	\$2,028	97%	0.00%	\$0
D2030	Sanitary Waste	\$3.10	30	1978	2008	\$6,909	0%	110%	\$7,600
D3010	Energy Supply	\$4.87	30	1978	2008	\$10,854	-	0.00%	\$0
D3040	Distribution Systems	\$12.39	30	1978	2008	\$27,615	0%	110%	\$30,377
D3060	Controls & Instrumentation	\$3.05	15	2011	2026	\$6,798	93%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.89	30	2011	2041	\$1,984	97%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	2011	2026	\$267	93%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.63	30	1978	2008	\$10,320	0%	110%	\$11,352
D5020	Lighting and Branch Wiring	\$22.26	30	1978	2008	\$49,614	0%	110%	\$54,576
D5030310	Telephone Systems	\$1.23	15	2005	2020	\$2,741	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.54	10	2007	2017	\$3,432	50%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.81	15	2005	2020	\$1,805	53%	0.00%	\$0
D5030920	LAN System	\$0.81	15	2012	2027	\$1,805	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.81	15	2005	2020	\$1,805	53%	0.00%	\$0
E2010	Fixed Furnishings	\$3.33	20	2007	2027	\$7,422	75%	0.00%	\$0
Total		\$189.63				\$422,657	36%	34.29%	\$144,922

Building Deficiency Priority

Deficiencies by Priority:

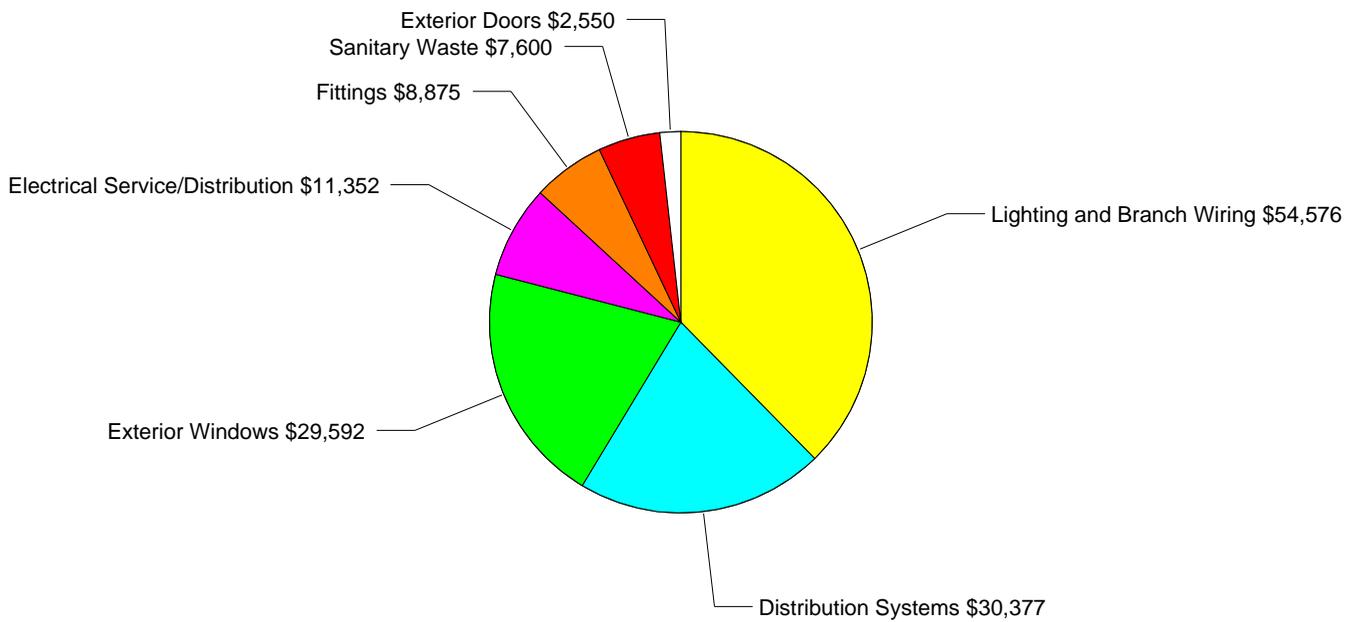


Final

Cosmetology Building 4 - D Condition Budget: \$144,922

3 - Short Term Conditions (2-3 Years) \$144,922

Building Deficiencies Budget Detail



Cosmetology Building 4 - D Condition Budget: \$144,922

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Cosmetology Building 4 - D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$29,592



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology Building 4 - D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$2,550

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 25-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology Building 4 - D

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,875

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

Final

System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 12-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Cosmetology Building 4 - D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$7,600

System: D3010 - Energy Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008 and is non-renewable.

Recommendation: The system should be replaced.



System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology Building 4 - D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Distribution Systems Beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$30,377

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Final

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.



System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology Building 4 - D

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Electrical Service/Distribution System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$11,352

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Cosmetology Building 4 - D
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Lighting and Branch Wiring System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$54,576

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

Final

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

Building Name: Main Building 1 - A

Year Built: 1954
 Gross Area (SF): 240,731

The Sam Houston High School Main Building is a 3-story building. Originally built in 1954, there have been additions in 1978, 2004, with renovations in 1986, 1997, 2003, 2005 and 2007. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	32%	0.00%	\$0
B30 Roofing	80%	0.00%	\$0
C10 Interior Construction	68%	0.00%	\$0
C20 Stairs	22%	0.00%	\$0
C30 Interior Finishes	37%	7.31%	\$975,936
D10 Conveying	37%	0.00%	\$0
D20 Plumbing	52%	40.96%	\$1,397,768
D30 HVAC	74%	0.00%	\$0
D40 Fire Protection	53%	0.00%	\$0
D50 Electrical	81%	0.00%	\$0
E10 Equipment	65%	0.00%	\$0
E20 Furnishings	75%	0.00%	\$0
		Total:	\$2,373,704

Building Deficiency Condition Budget Detail

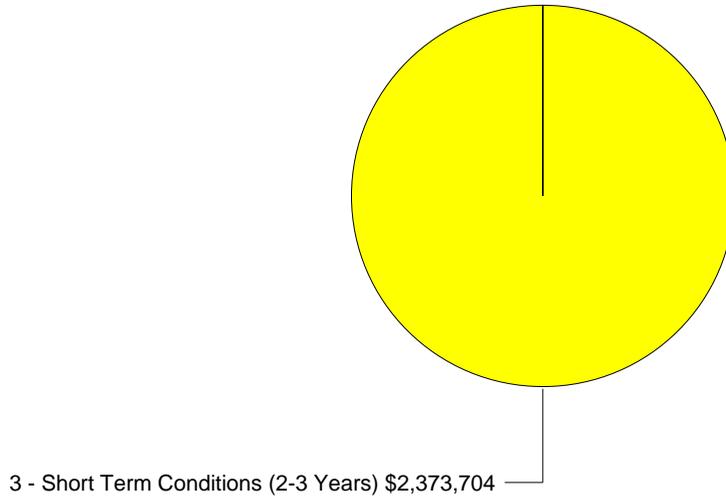
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.33	100	1954	2054	\$2,382,154	-	0.00%	\$0
A1030	Slab on Grade	\$6.33	100	1954	2054	\$2,057,167	-	0.00%	\$0
B1010	Floor Construction	\$15.74	100	1954	2054	\$5,115,293	-	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B1020	Roof Construction	\$11.88	100	1954	2054	\$3,860,844	-	0.00%	\$0
B2010	Exterior Walls	\$13.05	75	1954	2029	\$4,241,078	-	0.00%	\$0
B2020	Exterior Windows	\$8.78	30	2005	2035	\$2,853,385	77%	0.00%	\$0
B2030	Exterior Doors	\$0.76	30	1992	2022	\$246,990	33%	0.00%	\$0
B3010105	Built-Up	\$6.11	25	2007	2032	\$1,985,670	80%	0.00%	\$0
B3020	Roof Openings	\$0.79	30	2007	2037	\$256,740	83%	0.00%	\$0
C1010	Partitions	\$6.10	100	1954	2054	\$1,982,420	42%	0.00%	\$0
C1020	Interior Doors	\$3.53	40	2012	2052	\$1,147,204	100%	0.00%	\$0
C1030	Fittings	\$2.63	20	2012	2032	\$854,715	100%	0.00%	\$0
C2010	Stair Construction	\$3.15	75	1954	2029	\$1,023,709	23%	0.00%	\$0
C3010	Wall Finishes	\$4.63	10	2007	2017	\$1,504,689	50%	0.00%	\$0
C3020210	Terrazzo	\$22.74	75	1954	2029	\$7,390,201	23%	0.00%	\$0
C3020210	Tile & Coverings	\$0.24	30	1954	1984	\$77,997	0%	110%	\$85,797
C3020410	VCT	\$2.73	12	2004	2016	\$887,214	33%	0.00%	\$0
C3020410	Wood	\$2.49		1954	1954	\$809,217	-	110%	\$890,139
C3030	Ceiling Finishes	\$8.23	20	2007	2027	\$2,674,642	75%	0.00%	\$0
D1010	Elevators and Lifts	\$2.65	35	1990	2025	\$861,215	37%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.59	30	2007	2037	\$2,141,663	83%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.67	30	1954	1984	\$217,741	0%	110%	\$239,515
D2030	Sanitary Waste	\$2.24	30	1954	1984	\$727,971	0%	110%	\$800,768
D2040	Rain Water Drainage	\$0.39	30	1980	2010	\$126,745	0%	110%	\$139,419
D2090	Other Plumbing Systems- Nat Gas	\$0.61	20	1980	2000	\$198,242	0%	110%	\$218,066
D3040	Distribution Systems	\$8.99	30	2007	2037	\$2,921,632	83%	0.00%	\$0
D3050	Terminal & Package Units	\$9.95	15	2007	2022	\$3,233,619	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.22	15	2007	2022	\$721,471	67%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.64	30	2007	2037	\$207,992	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$25,999	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.36	30	2007	2037	\$1,091,956	83%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.17	30	2007	2037	\$5,255,037	83%	0.00%	\$0
D5030310	Telephone Systems	\$0.90	15	2010	2025	\$292,488	87%	0.00%	\$0
D5030910	Fire Alarm System	\$1.12	10	2007	2017	\$363,985	50%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.59	15	2007	2022	\$191,742	67%	0.00%	\$0
D5030920	LAN System	\$0.59	15	2012	2027	\$191,742	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.59	15	2007	2022	\$191,742	67%	0.00%	\$0
D5090	Other Electrical Systems	\$0.76	20	2007	2027	\$246,990	75%	0.00%	\$0
E1020	Institutional Equipment	\$1.30	20	2005	2025	\$422,483	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.42	20	2007	2027	\$786,468	75%	0.00%	\$0
Total		\$190.07				\$61,770,251	61%	3.84%	\$2,373,704

Final

Building Deficiency Priority

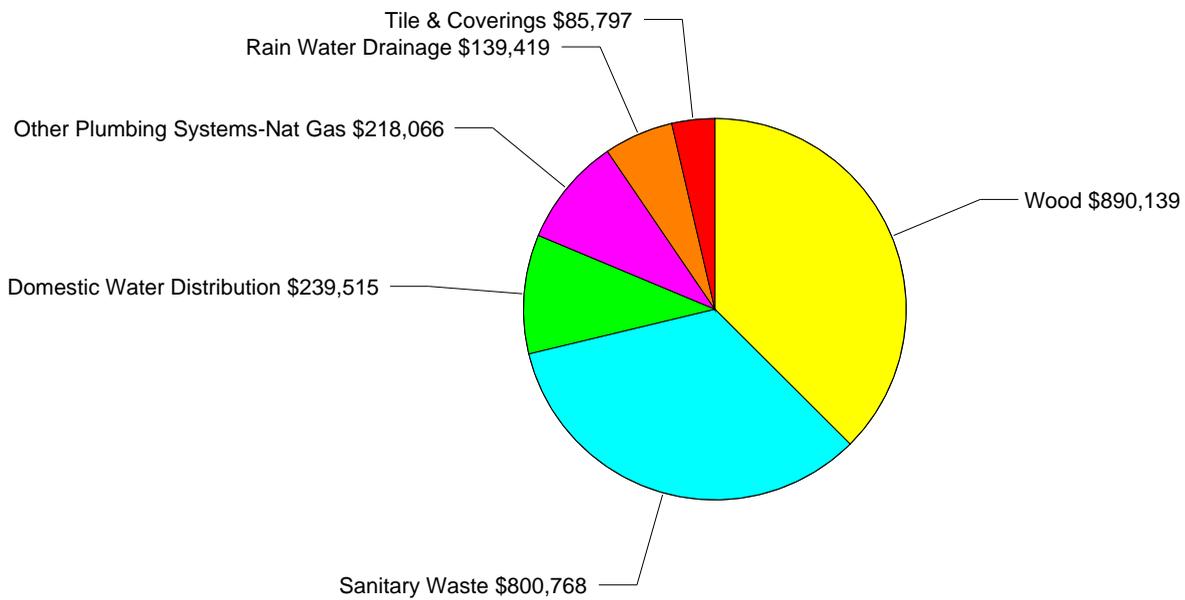
Deficiencies by Priority:



Main Building 1 - A Condition Budget: \$2,373,704

Final

Building Deficiencies Budget Detail



Main Building 1 - A Condition Budget: \$2,373,704

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B1010 - Floor Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 75-year service life. Based on the assessment, it is expected to expire in 2029 and is non-renewable.

Recommendation: No action is required.

Final

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 25-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

Recommendation: No action is required.

Final

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 75-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 75-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: C3020210 - Tile & Coverings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main Building 1 - A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Tile & Coverings System beyond useful life.
Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$85,797

System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 12-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.



System: C3020410 - Wood

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 0-year service life which expired in 1954.

Recommendation: The system should be replaced.

Deficiency

Location: Main Building 1 - A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wood System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$890,139

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: D1010 - Elevators and Lifts

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 35-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.



System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Main Building 1 - A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Domestic Water Distribution System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$239,515



System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Main Building 1 - A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Sanitary Sewer System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$800,768

Final



System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recommendation: The system should be replaced.

Deficiency

Location: Main Building 1 - A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Rain Water Drainage System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$139,419



System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: Main Building 1 - A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$218,066

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Final

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

Final

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 15-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

Final

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

Building Name: Mechanical Building 6 - F

Year Built: 1954
 Gross Area (SF): 4,388

The Sam Houston School Mechanical Building 6 – F is a 1-story building. Originally built in 1954, there has been an addition in 1970, with renovations in 1986, 2003, 2005 and 2012. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	0%	16.25%	\$26,497
B30 Roofing	75%	0.00%	\$0
C10 Interior Construction	4%	94.69%	\$43,416
C30 Interior Finishes	25%	41.67%	\$6,344
D20 Plumbing	100%	0.00%	\$0
D30 HVAC	99%	0.00%	\$0
D50 Electrical	100%	0.00%	\$0
		Total:	\$76,257

Building Deficiency Condition Budget Detail

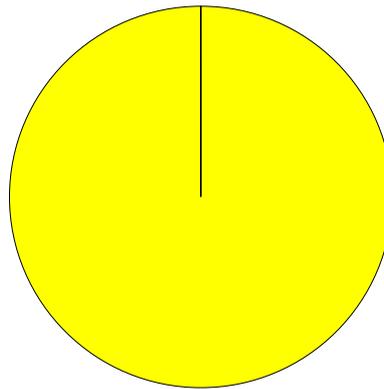
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.94	100	1954	2054	\$35,187	-	0.00%	\$0
A1020	Special Foundations	\$2.01	100	1954	2054	\$11,907	-	0.00%	\$0
A1030	Slab on Grade	\$12.03	100	1954	2054	\$71,263	-	0.00%	\$0
B1020	Roof Construction	\$11.97	100	1954	2054	\$70,908	-	0.00%	\$0
B2010	Exterior Walls	\$23.26	75	1954	2029	\$137,788	-	0.00%	\$0
B2020	Exterior Windows	\$3.00	30	1954	1984	\$17,771	0%	105%	\$18,660
B2030	Exterior Doors	\$1.26	30	1954	1984	\$7,464	0%	105%	\$7,837
B3010	Roof Coverings	\$10.77	20	2007	2027	\$63,799	75%	0.00%	\$0
B3020	Roof Openings	\$1.23	30	2007	2037	\$7,286	83%	0.00%	\$0

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C1010	Partitions	\$0.76	100	1954	2054	\$4,502	42%	0.00%	\$0
C1020	Interior Doors	\$6.44	40	1954	1994	\$38,149	0%	105%	\$40,057
C1030	Fittings	\$0.54	20	1954	1974	\$3,199	0%	105%	\$3,359
C3010	Wall Finishes	\$0.47	10	1954	1964	\$2,784	0%	105%	\$2,923
C3020	Floor Finishes	\$1.55	100	1954	2054	\$9,182	42%	0.00%	\$0
C3030	Ceiling Finishes	\$0.55	20	1954	1974	\$3,258	0%	105%	\$3,421
D2020	Domestic Water Distribution	\$0.52	30	2012	2042	\$3,080	100%	0.00%	\$0
D2030	Sanitary Waste	\$2.25	30	2012	2042	\$13,329	100%	0.00%	\$0
D3020	Heat Generating Systems	\$6.27	30	2012	2042	\$37,142	100%	0.00%	\$0
D3030	Cooling Generating Systems	\$85.31	30	2012	2042	\$505,359	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$22.00	20	2012	2032	\$130,324	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$139	30	2012	2042	\$821,690	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$6.99	30	2012	2042	\$41,407	100%	0.00%	\$0
D5030	Communications and Security	\$0.67	10	2012	2022	\$3,969	100%	0.00%	\$0
Total		\$344.50				\$2,040,749	94%	3.74%	\$76,257

Building Deficiency Priority

Deficiencies by Priority:

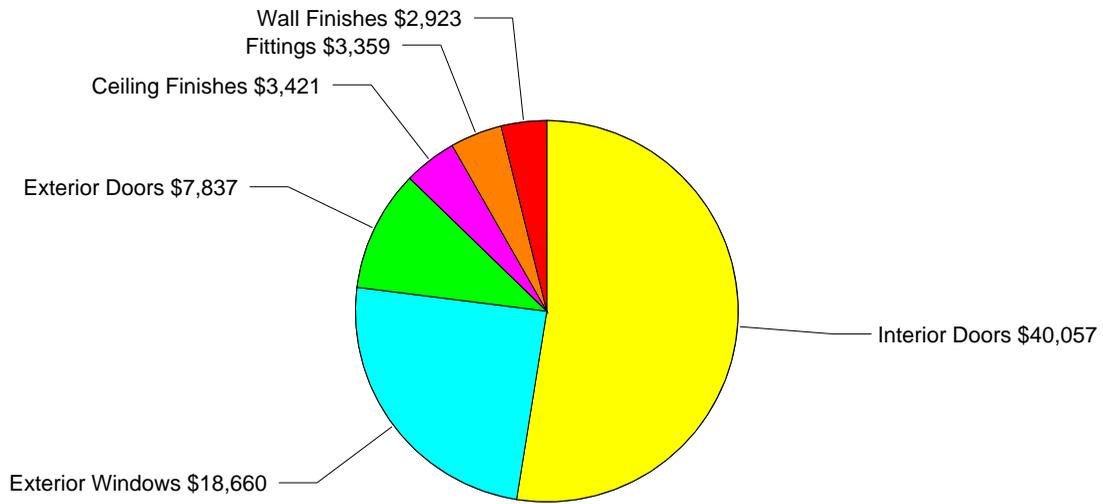


3 - Short Term Conditions (2-3 Years) \$76,257

Mechanical Building 6 - F Condition Budget: \$76,257

Final

Building Deficiencies Budget Detail



Mechanical Building 6 - F Condition Budget: \$76,257

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 75-year service life. Based on the assessment, it is expected to expire in 2029 and is non-renewable.

Recommendation: No action is required.

Final



System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical Building 6 - F

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$18,660



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical Building 6 - F

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,837

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

Final

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054.

Recommendation: No action is required.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 40-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical Building 6 - F

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Interior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$40,057

System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Mechanical Building 6 - F
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fittings System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$3,359



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 10-year service life which expired in 1964.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical Building 6 - F
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$2,923

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054.

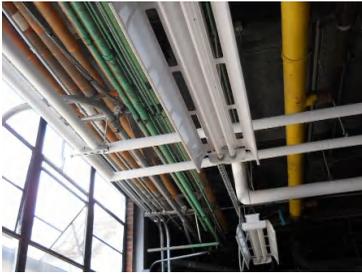
Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Mechanical Building 6 - F
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes Beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$3,421

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

Final

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Building Name: ROTC building 8

Year Built: 2005
 Gross Area (SF): 5,700

The Sam Houston School ROTC Building 8 – G is a 1-story building. Originally built in 2005, there has been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	34%	0.00%	\$0
B30 Roofing	72%	0.00%	\$0
C10 Interior Construction	78%	0.00%	\$0
C30 Interior Finishes	50%	0.00%	\$0
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	59%	0.00%	\$0
D40 Fire Protection	68%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
		Total:	\$0

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
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School Assessment Report - High Schools, Sam Houston High School, Site

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.28	100	2005	2105	\$63,715	-	0.00%	\$0
A1030	Slab on Grade	\$7.15	100	2005	2105	\$55,019	-	0.00%	\$0
B1020	Roof Construction	\$13.42	100	2005	2105	\$103,267	-	0.00%	\$0
B2010	Exterior Walls	\$14.75	75	2005	2080	\$113,501	-	0.00%	\$0
B2020	Exterior Windows	\$9.90	30	2005	2035	\$76,181	77%	0.00%	\$0
B2030	Exterior Doors	\$0.85	30	2005	2035	\$6,541	77%	0.00%	\$0
B3010105	Built-Up	\$12.75	25	2005	2030	\$98,111	72%	0.00%	\$0
B3020	Roof Openings	\$0.56	30	2005	2035	\$4,309	77%	0.00%	\$0
C1010	Partitions	\$6.07	40	2005	2045	\$46,709	83%	0.00%	\$0
C1020	Interior Doors	\$3.98	40	2005	2045	\$30,626	83%	0.00%	\$0
C1030	Fittings	\$2.97	20	2005	2025	\$22,854	65%	0.00%	\$0
C3010	Wall Finishes	\$5.23	10	2005	2015	\$40,245	30%	0.00%	\$0
C3020410	VCT	\$3.08	12	2005	2017	\$23,701	42%	0.00%	\$0
C3030	Ceiling Finishes	\$9.30	20	2005	2025	\$71,564	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.44	30	2005	2035	\$57,251	77%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.75	30	2005	2035	\$5,771	77%	0.00%	\$0
D2030	Sanitary Waste	\$2.54	30	2005	2035	\$19,545	77%	0.00%	\$0
D2040	Rain Water Drainage	\$0.43	30	2005	2035	\$3,309	77%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.70	20	2005	2025	\$5,387	65%	0.00%	\$0
D3010	Energy Supply	\$3.99	30	2005	2035	\$30,703	-	0.00%	\$0
D3020	Heat Generating Systems	\$3.85	30	2005	2035	\$29,626	77%	0.00%	\$0
D3030	Cooling Generating Systems	\$12.83	20	2005	2025	\$98,727	65%	0.00%	\$0
D3040	Distribution Systems	\$10.16	30	2005	2035	\$78,181	77%	0.00%	\$0
D3050	Terminal & Package Units	\$11.25	15	2005	2020	\$86,569	53%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.51	15	2005	2020	\$19,314	53%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.73	30	2005	2035	\$5,617	77%	0.00%	\$0
D4010	Sprinklers	\$3.45	25	2005	2030	\$26,548	72%	0.00%	\$0
D4020	Standpipes	\$0.26	40	2005	2045	\$2,001	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2005	2020	\$770	53%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.01	15	2005	2020	\$7,772	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.80	30	2005	2035	\$29,241	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$18.26	30	2005	2035	\$140,511	77%	0.00%	\$0
D5030310	Telephone Systems	\$1.01	15	2005	2020	\$7,772	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.27	10	2005	2015	\$9,773	30%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.67	15	2005	2020	\$5,156	53%	0.00%	\$0
D5030920	LAN System	\$0.67	15	2005	2020	\$5,156	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.67	15	2005	2020	\$5,156	53%	0.00%	\$0
D5090	Other Electrical Systems	\$0.85	20	2005	2025	\$6,541	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.74	20	2005	2025	\$21,084	65%	0.00%	\$0
Total		\$190.23				\$1,463,820	68%	0.00%	\$0

Final

Building Deficiency Priority

Deficiencies by Priority:

ROTC building 8 doesn't have any deficiencies to show in the pie chart.

Final

Building Deficiencies Budget Detail

ROTC building 8 doesn't have any deficiencies to show in the pie chart.

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 100-year service life. Based on the assessment, it is expected to expire in 2105 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 100-year service life. Based on the assessment, it is expected to expire in 2105 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 100-year service life. Based on the assessment, it is expected to expire in 2105 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 75-year service life. Based on the assessment, it is expected to expire in 2080 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 25-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

Final

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 12-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Final

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D3010 - Energy Supply

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035 and is non-renewable.

Recommendation: No action is required.

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Final

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 25-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Final

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

Final

Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building addition	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. "Main" is used to designate the original building. Additions built prior to 1980 were included in the Main building area calculations to reflect their predicted system depreciation characteristics and remaining useful life.
Calculated Next Renewal	Calculated Next Renewal refers to the year a system or building element completes its useful life based on its installed date and its expected useful or design life.
Capital Renewal	Capital Renewal refers to physical facility condition work (excluding suitability and technology work) that includes the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life that is not normally included in an annual operating maintenance budget.
Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.
Condition Score Correction	Condition Score is a factor used in the calculation of School Score expressed as Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Unifomat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress Element	Distress refers to a user defined root cause of a deficiency. Distress descriptions are: Elements are the major components that comprise building systems as defined by Unifomat.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal for user defined forward years (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

Final

Facility Condition Index (FCI)	FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100%(very poor).
Forecast Period	The Forecast Period refers to a user defined number of years after the Current Period.
Gross square feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.
Install year	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.
Life cycle	Life cycle refers to the period of time that a building or or element exists and can serve its intended function. The cycle includes warranty period, intrinsic period, and run to failure period. (See Useful Life)
Next Renewal	Next Renewal refers to a manually adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team.
Remaining Service Life %	Remaining Service Life % is a calculated value such that $RSL\% = RSL \text{ divided by its system Design Life (not displayed)}$.
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as $RSL = \text{Next Renewal or Calculated Next Renewal Year minus the Current Year}$.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) is calculated as the sum of a renewable systems Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Remaining Service Life Value	Remaining Service Life Value also known as the RSL Weight is a calculated value used to determine the RSLI that is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Suitability	Suitability refers to the measure of how well a facility supports the educational program(s) that it houses based on criteria derived from state laws, guidelines and national educational best practices.
Suitability Score	Suitability Score is a calculated value expressed as
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium the additional costs to prepare for the system renewal such as demolition costs.
Technology Score	Technology Score, also known as Technology Readiness Score, is calculated as follows: (Sum of scoring for technology readiness criteria issues) * weighted value.

Final

Uniformat	Uniformat, also known as Uniformat II, a publication of the Construction Specification Institute (CSI), is ASTM Uniformat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Useful Life	Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in this project are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMMeans cost data, and from user defined historical experience.
Utilization	Utilization, also known as School Utilization, refers to ratio of students to the school's capacity calculated by dividing the number enrolled at the school by its Program Capacity.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Weight (Weighting Factor)	Weight, also known as Weighting Factor, is a user defined factor used to apply more or less emphasis to system or element attributes such as deficiency category, deficiency priority or functional adequacy standard. For example, \$100 of a Priority 1 issue by default has the same cost value (1x) as \$100 of a Priority 5 item. Using weighting factors, the user can establish a priority factor so that for ranking or sorting purposes the facility (District, School, Building, Room, etc.) with a greater weighting (say 2x) thereby elevating it in rank order over the facility with Priority 1.
Year built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.

Final