



Facility Condition Assessment
Sam Houston High School Condition Assessment

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Summary of Findings

The Sam Houston High School Facility located, at 9400 Irvington in Houston, Texas, was built in 1952. It comprises approximately 330,383 gross square feet.

The total current deficiencies for this site, in 2007 construction cost dollars, are estimated at \$3,580,274.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot
01	Main	240,731	1952	\$2,991,472	4.94%	\$12.43
02	Vocational 01	18,960	1952	\$273,337	5.74%	\$14.42
03	Vocational 02	12,000	1978	\$139,019	4.61%	\$11.58
04	Cosmetology	1,651	1978	\$96,518	23.26%	\$58.46
05	Vocational 03	8,827	1978	\$34,075	1.54%	\$3.86
06	Mechanical 01	4,298	1970	\$9,552	.88%	\$2.22
08	ROTC	5,700	2005	\$5,812	.41%	\$1.02
Sto 01	Storage Building	100	1990	\$0	.00%	\$0.00
Sto 02	Storage Building	100	1990	\$0	.00%	\$0.00
Sto 03	Storage 03	192	1990	\$0	.00%	\$0.00
Sto 04	Storage Building	192	1990	\$0	.00%	\$0.00
	Site	0	0	\$30,488	.00%	\$0.00
Totals		292,751		\$3,580,274	4.87%	\$12.23

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the building systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and capital renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	\$1,493	\$0	\$0	\$0	\$28,995	\$30,488
Roofing	\$0	\$6,142	\$0	\$0	\$0	\$6,142
Structural	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$1,184,604	\$0	\$0	\$0	\$1,184,604
Interior	\$0	\$176,273	\$0	\$0	\$0	\$176,273
Mechanical	\$96,475	\$290,496	\$0	\$0	\$0	\$386,971
Electrical	\$0	\$28,442	\$33,892	\$30,654	\$0	\$92,988
Plumbing	\$292,332	\$6,007	\$0	\$0	\$0	\$298,339
Fire and Life Safety	\$371,718	\$522,207	\$0	\$0	\$0	\$893,925
Technology	\$0	\$0	\$0	\$0	\$11,605	\$11,605
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$498,938	\$0	\$0	\$0	\$0	\$498,938
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,260,957	\$2,214,171	\$33,892	\$30,654	\$40,600	\$3,580,274



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All deficiencies have been further categorized according to the type of deficiency observed. Capital Renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code Compliance includes items that are a building code-related deficiency. Deferred Maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A Functional Deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
ADA Compliance	\$291,001	\$24,768	\$0	\$0	\$0	\$315,769
Capital Renewal	\$498,938	\$1,574,415	\$33,892	\$0	\$0	\$2,107,244
Code Compliance	\$371,718	\$158,220	\$0	\$0	\$0	\$529,938
Deferred Maintenance	\$99,299	\$64,103	\$0	\$30,654	\$1,134	\$195,191
Educational Adequacy	\$0	\$0	\$0	\$0	\$39,467	\$39,467
Functional Deficiency	\$0	\$392,665	\$0	\$0	\$0	\$392,665
Hazardous Material	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,260,957	\$2,214,171	\$33,892	\$30,654	\$40,600	\$3,580,274

The deficiencies that are categorized as Capital Renewal are also included in the Life Cycle Forecast. Since there is a potential to double-dip these line items in the life cycle capital renewal forecast, they have been deleted from the capital renewal forecast chart, and the other categories are then referred to as non-life cycle-related deficiencies. In order to more accurately reflect current need, current, non-life cycle deficiencies are then added to life cycle items that are currently expired. This value indicates the level of need based on current condition and those items that have reached the end of their useful life. These current life cycle needs have the standard soft cost multiplier applied so that the costs are treated identically for deficiencies and life cycle needs. Soft costs are not applied to forecasted life cycle need due to the opportunity for the cost factors to vary over time.



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Expenditure Cost Reconciliation

Program Repair Cost	2,368,000
Special Program Deficiencies	
Safety Upgrades	1,088,000
Security Upgrades	28,000
High Priority Roofing Upgrades	0
High Priority HVAC Upgrades	96,000
Total Deficiency Cost (As Shown in this Report)	3,580,000
Science Infrastructure	439,000
Science Allowance	432,000
Total Expenditure	4,451,000

The reconciliation above is provided to explain how findings of the building condition assessment shown in this report relate to other published documents.

Program Repair Cost	This cost was published in documentation provided to the board and represents general renovation costs anticipated at the school, including program-related soft costs
Special Program Deficiencies	These four categories of deficiencies are included in the detailed deficiency listing at the end of this report.
Total Deficiency Cost	This is the total of the detailed deficiency listing at the end of this report.
Science Infrastructure	These costs provide for correcting building needs in science labs and classrooms.
Science Allowance	These costs provide for equipment in science labs and classrooms.
Total Expenditure	This is the total expenditure for the school and matches the one page overview previously published.