

School Assessment Report



Type: High Schools
School: Sam Houston High School
Date: Jul 16, 2012

Final

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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

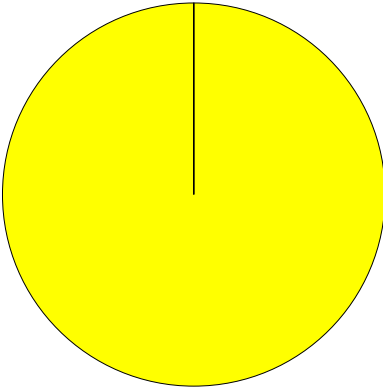
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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.

| Unifomat 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 |

| Unifomat Classification | RSLI | SCI | Condition Budget |
|-------------------------|------|--------|------------------|
| | | Total: | \$6,433,759 |

Condition Deficiency Priority

| Building /Site | GSF | FCI | Condition Budget | | | | | |
|----------------------------|---------|-------|------------------|------------|-------------|------------|------------|-------------|
| | | | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Total |
| 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

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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.

| Unifomat 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

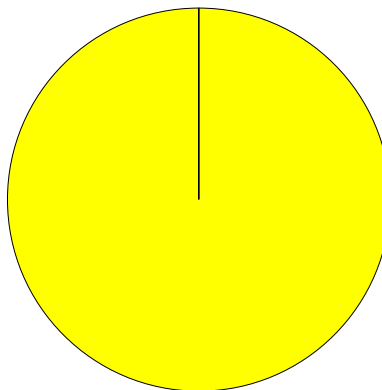
Site Deficiencies Budget Detail

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:

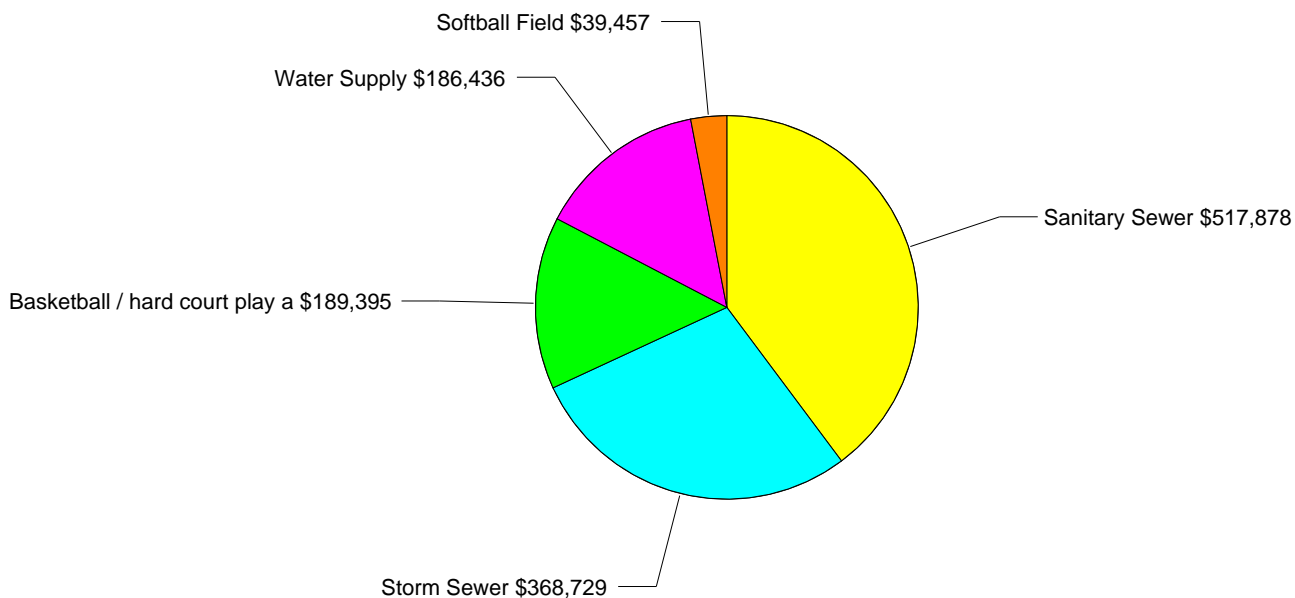


3 - Short Term Conditions (2-3 Years) \$1,301,897

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

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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.

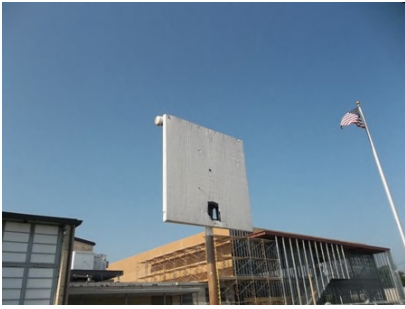
Recommendation: No action is required.

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

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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 |

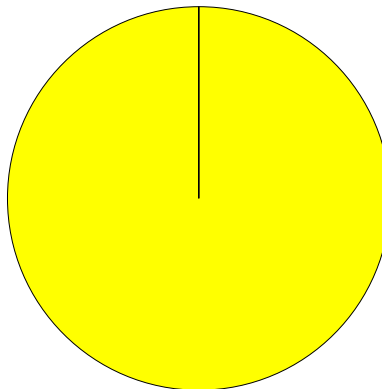
Building Condition Budget Detail

| 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 |

| Unifomat | 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:



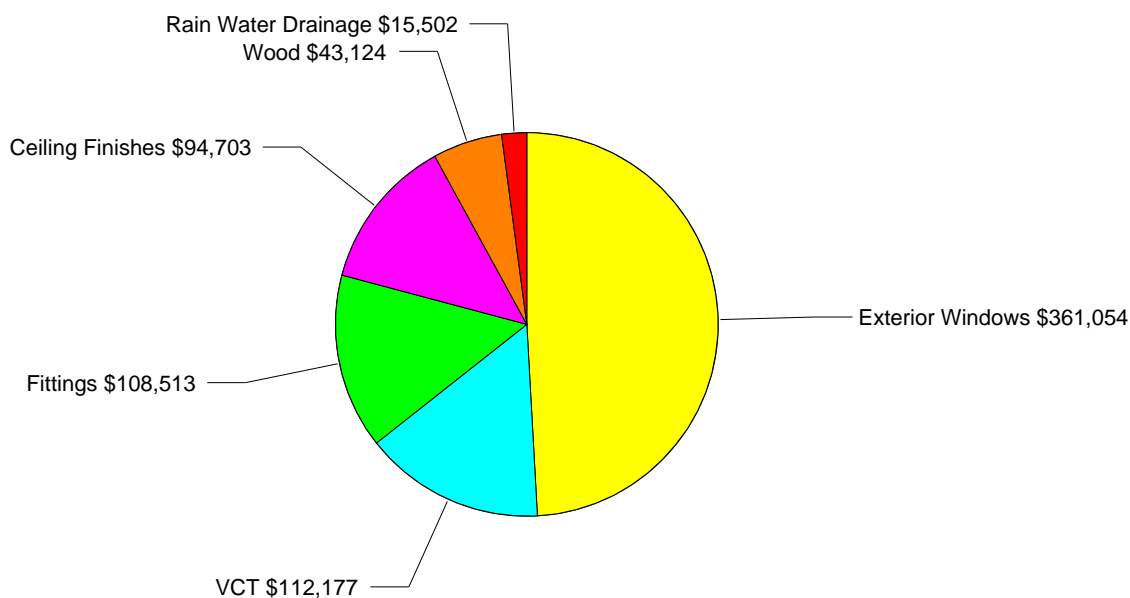
3 - Short Term Conditions (2-3 Years) \$735,073

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.

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 |

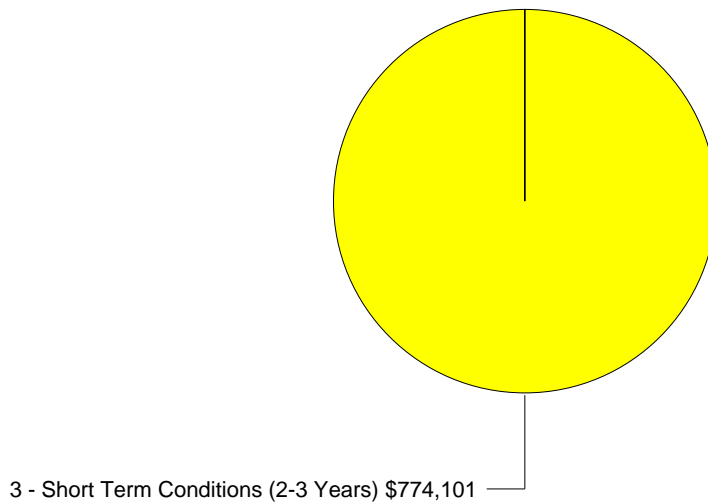
Building Deficiency Condition Budget Detail

| 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 |

| Unifomat | 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

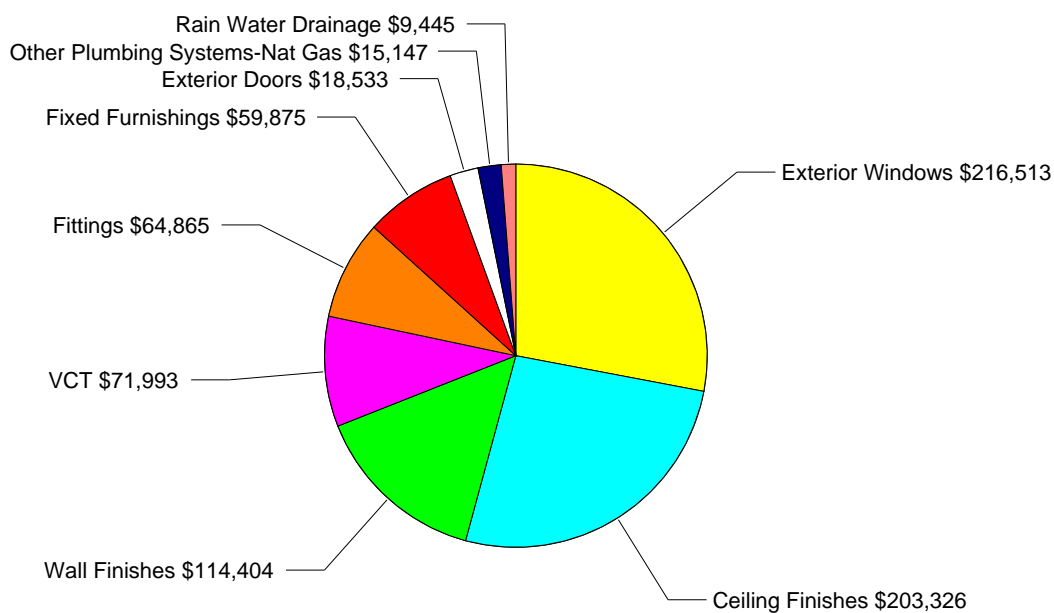
Deficiencies by Priority:



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

| Unifomat 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 |

| Unifomat 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 |

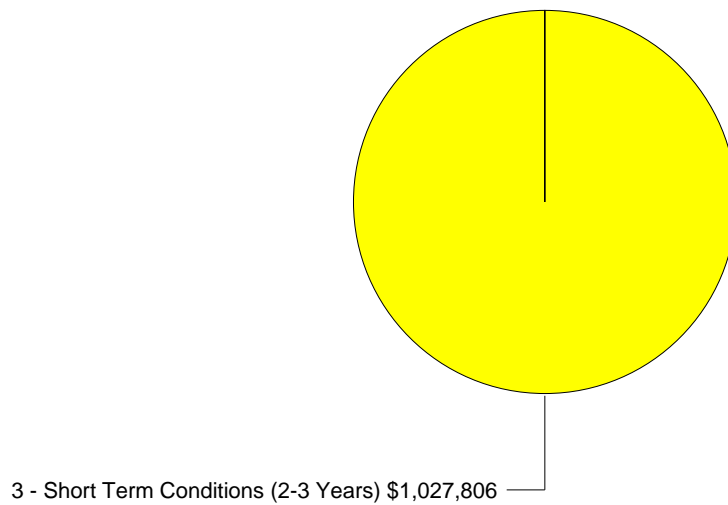
Building Deficiency Condition Budget Detail

| Unifomat | 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

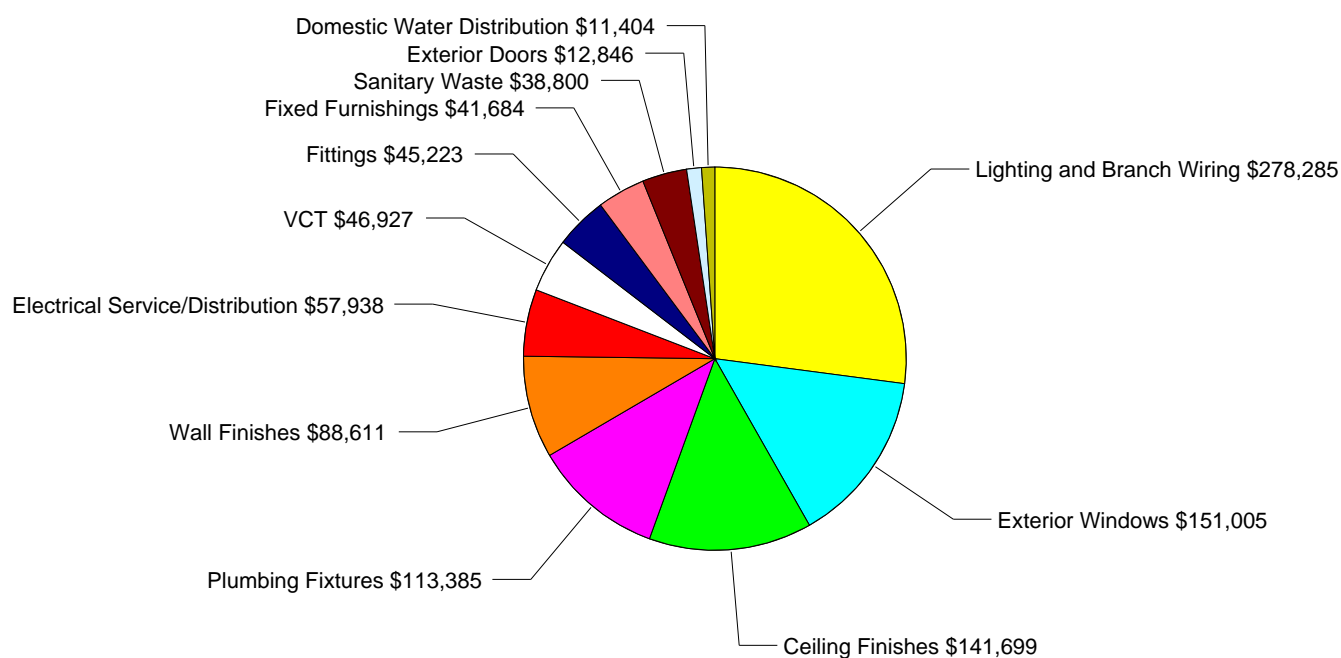
Deficiencies by Priority:



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

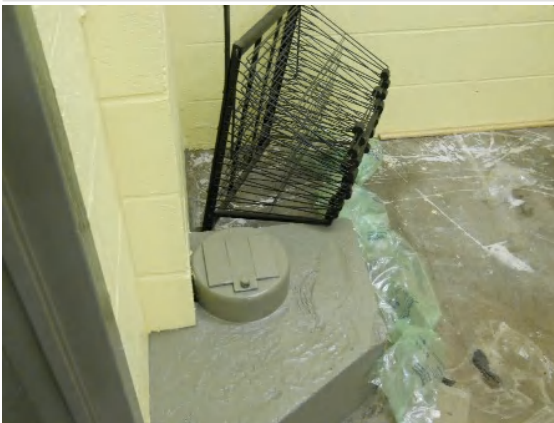
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053.

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.

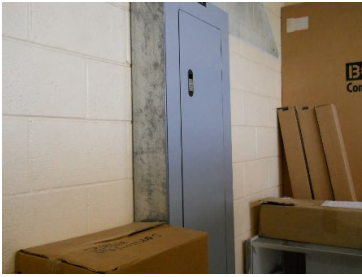
Condition Budget: \$45,223

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



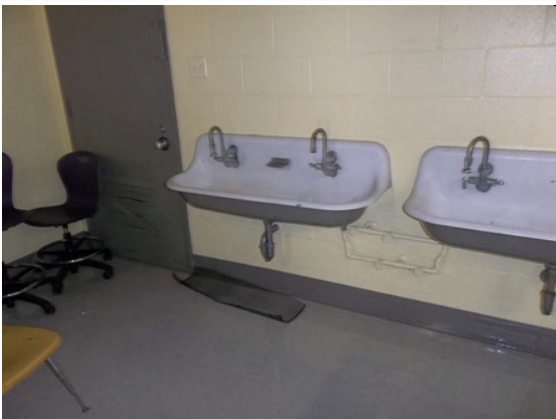
System: D2010 - Plumbing Fixtures

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



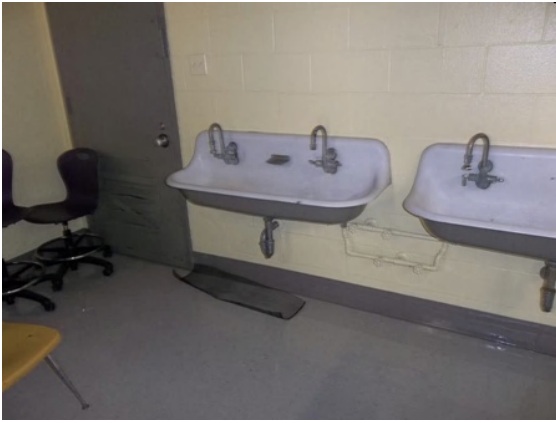
System: D2020 - Domestic Water Distribution

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



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

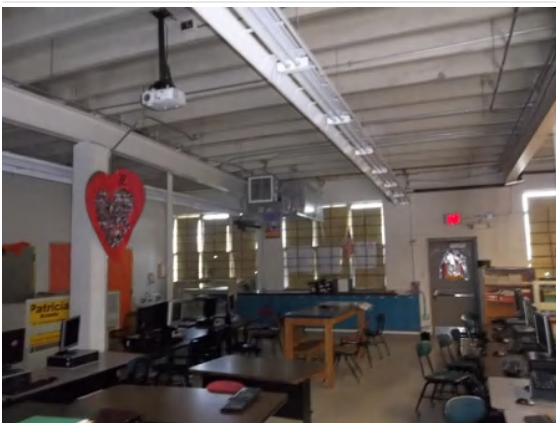
Priority: 3 - Short Term Conditions (2-3 Years)

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 |

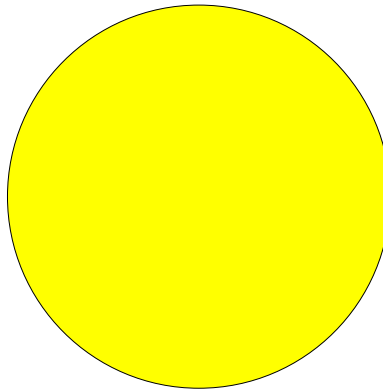
Building Deficiency Condition Budget Detail

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|-----------|--------------------|------------|------|--------------|-------------------|-------------|------|-----|------------------|
|-----------|--------------------|------------|------|--------------|-------------------|-------------|------|-----|------------------|

| 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:

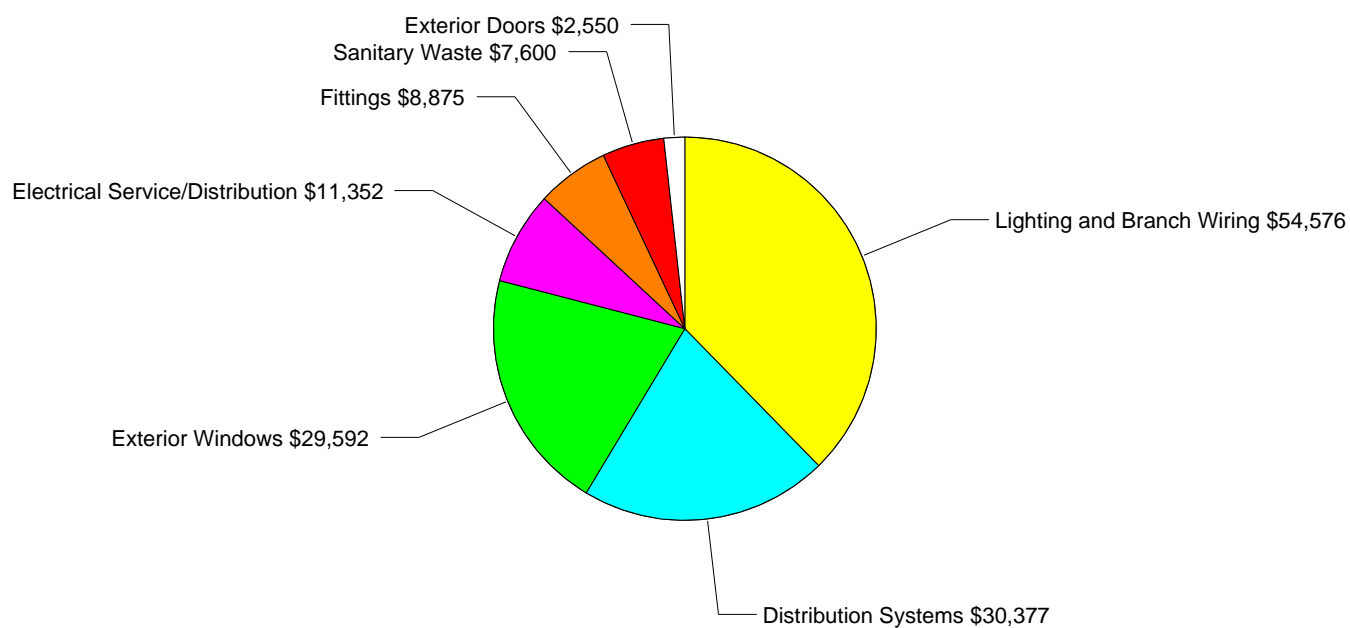


Final

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.

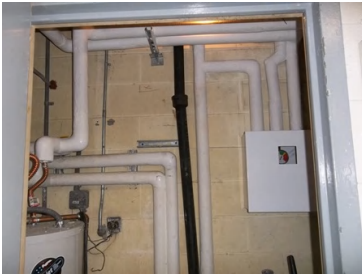
Recommendation: No action is required.

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

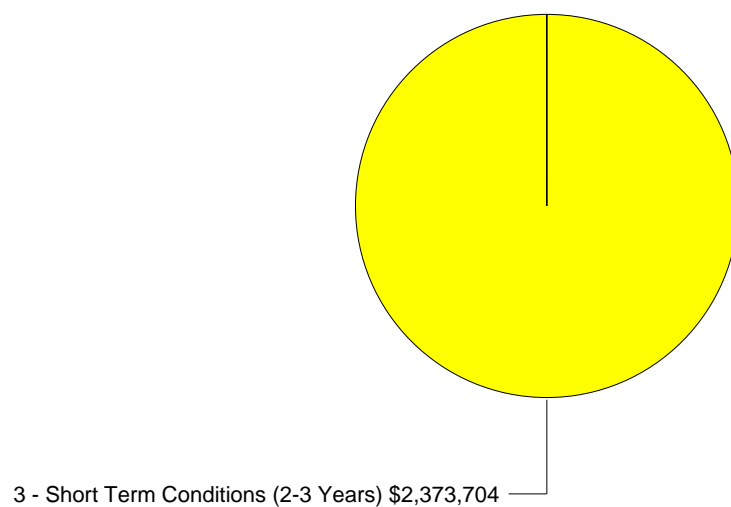
| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|-----------|----------------------|------------|------|--------------|-------------------|-------------|------|-------|------------------|
| A1010 | Standard Foundations | \$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

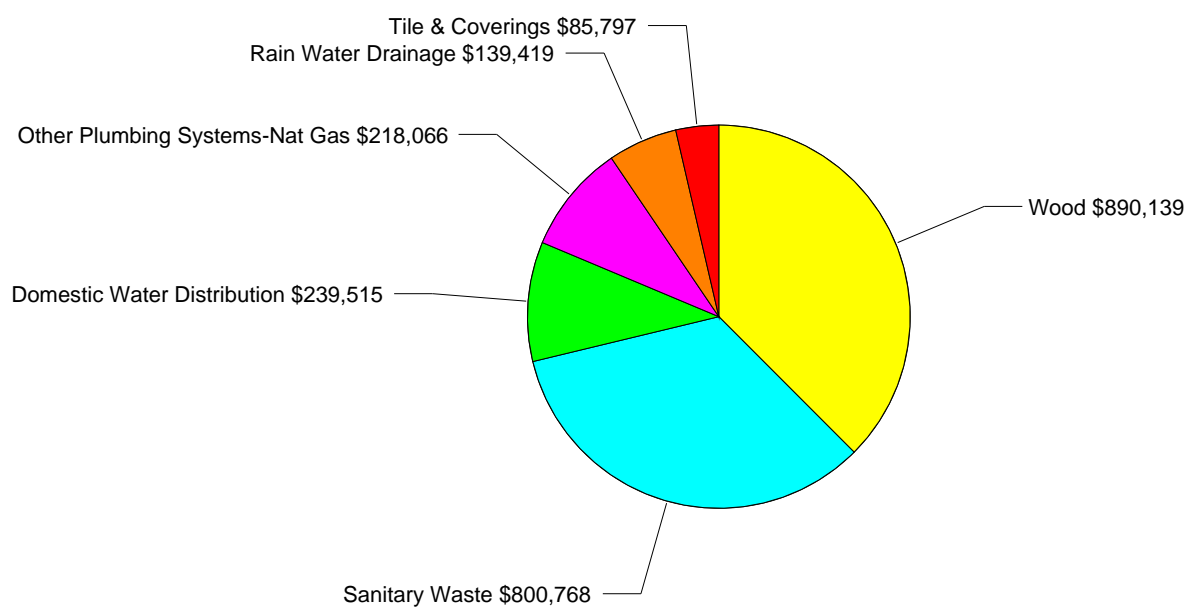
Deficiencies by Priority:



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.

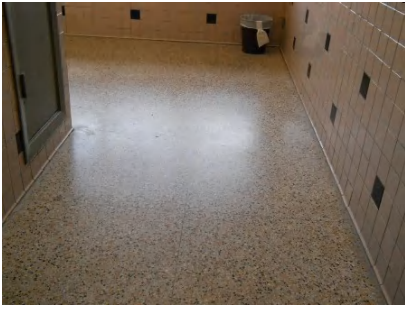
Recommendation: No action is required.

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 |

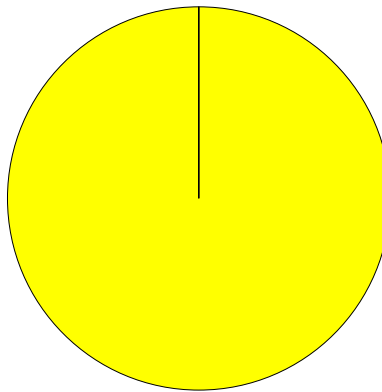
Building Deficiency Condition Budget Detail

| 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 |

| Unifomat | 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:

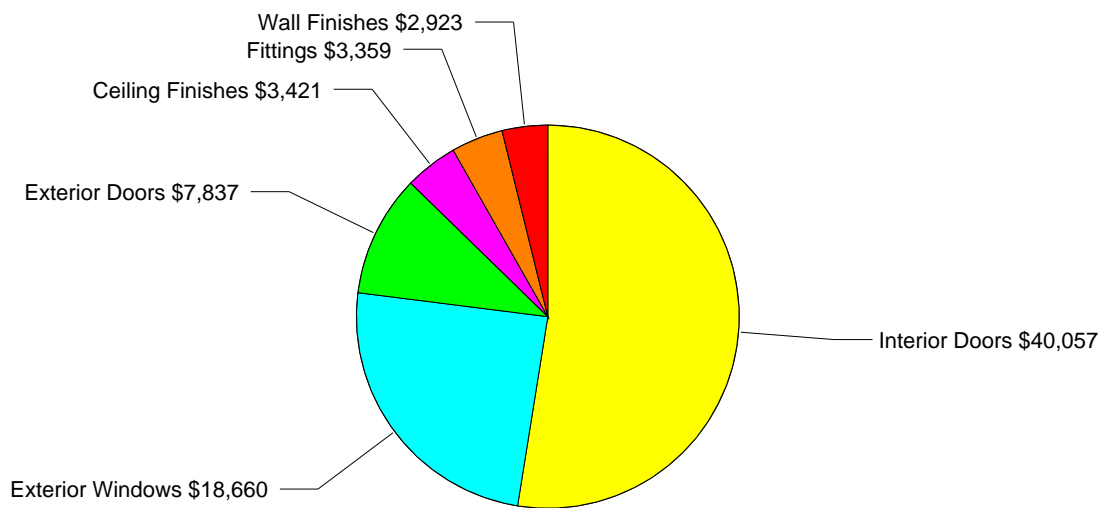


3 - Short Term Conditions (2-3 Years) \$76,257

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

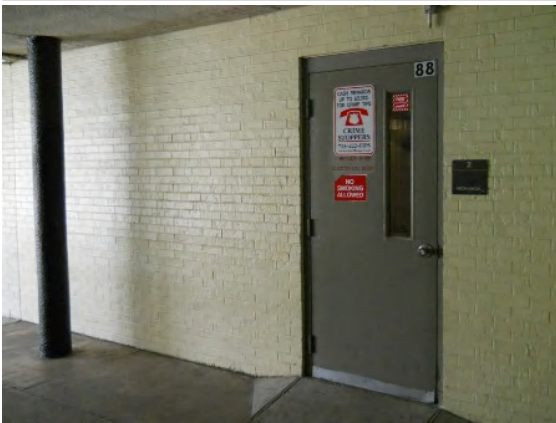
Priority: 3 - Short Term Conditions (2-3 Years)

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.

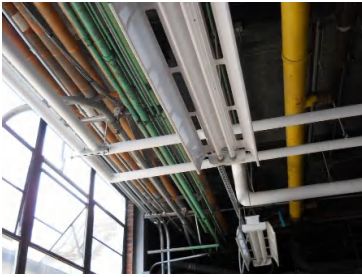
Recommendation: No action is required.

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

| Unifomat 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

| Unifomat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|----------|--------------------|------------|------|--------------|-------------------|-------------|------|-----|------------------|
|----------|--------------------|------------|------|--------------|-------------------|-------------|------|-----|------------------|

| 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.

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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 | 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 | Condition Score is a factor used in the calculation of School Score expressed as |
| Correction | 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 | Distress refers to a user defined root cause of a deficiency. Distress descriptions are: |
| Element | 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. |

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|-------------------------------------|--|
| 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 Unifomat 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 Unifomat 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. |

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|---------------------------|--|
| 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, RSMeans 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