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Sam Houston Elementary2

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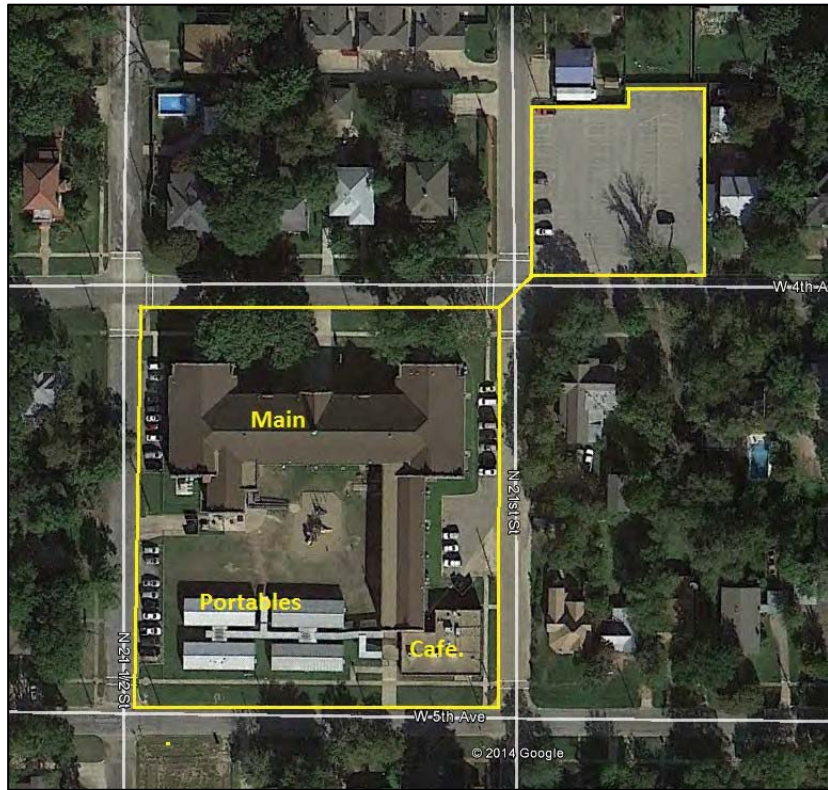
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Sam Houston Elementary



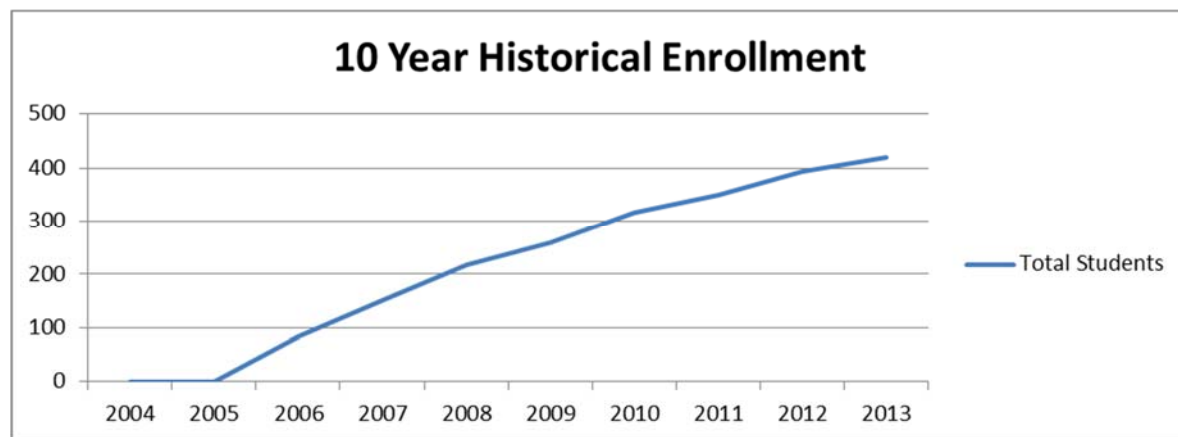
General comments, campus capacity, and student demographics:

The Sam Houston Elementary campus was originally constructed in about the 1920's with a wing addition in 1938. The campus is comprised of about 55,000 square feet and rests on approximately 3.1 acres. There are currently 401 equivalent full-time students enrolled, Pre-K through 5th grades, and 45 staff. The buildings are generally in good condition, but due to their age there are pressing maintenance and repair issues that need to be addressed.

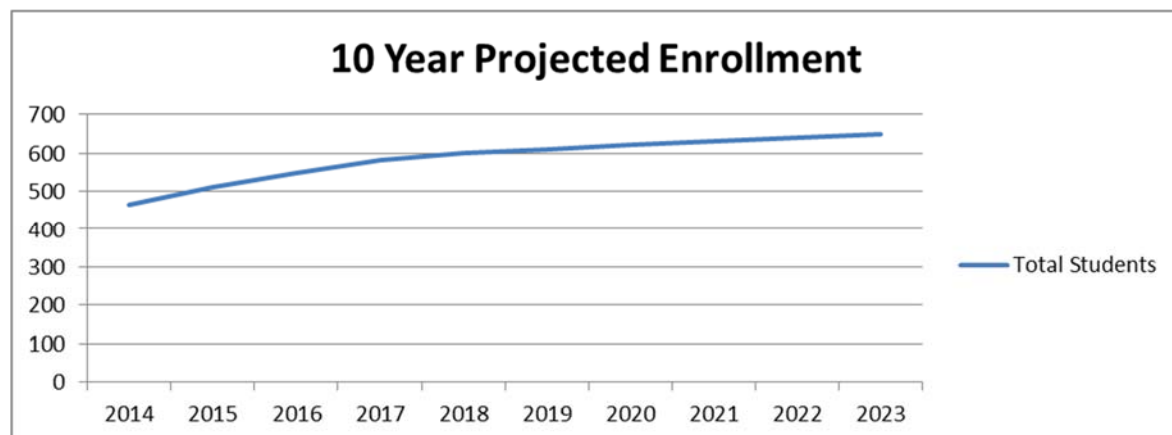
Current Enrollment:	Pre-K	22
	Kinder	84
	1st	79
	2nd	60
	3rd	58
	4th	50
	5th	48
	Total:	401

# of Permanent General Instruction Classrooms:	13	<i>(excludes portable buildings, science and PC labs)</i>
Maximum # of Students per Classroom:	22	
Maximum # of Students - Campus:	286	<i>(without utilization factor)</i>
Utilization Factor:	0.95	<i>(to allow enrollment and program fluctuation)</i>
Adjusted Campus Capacity:	272	
# of Students Over Capacity:	129	
% Capacity:	148%	

10 Year Historical Enrollment										
Grade	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Pre-K	0	0	44	41	44	39	44	42	42	43
Kinder	0	0	40	77	78	66	71	70	83	85
1st	0	0	0	33	67	71	70	64	61	78
2nd	0	0	0	0	28	56	55	55	59	60
3rd	0	0	0	0	0	27	51	52	54	58
4th	0	0	0	0	0	0	25	46	51	48
5th	0	0	0	0	0	0	0	21	43	49
Total	0	0	84	151	217	259	316	350	393	421
Growth %			N/A - Base Year	79.76%	43.71%	19.35%	22.01%	10.76%	12.29%	7.12%
Student Growth			N/A - Base Year	67	66	42	57	34	43	28



10 Year Projected Enrollment										
Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Pre-K	43	43	43	43	43	43	43	43	43	43
Kinder	87	88	90	92	93	95	97	99	100	102
1st	87	89	91	92	94	97	99	102	105	108
2nd	79	88	90	92	93	94	95	96	97	98
3rd	61	80	90	92	93	95	97	99	101	102
4th	58	62	81	91	92	93	94	94	95	96
5th	49	60	63	82	92	94	96	98	100	102
Total	464	510	547	583	601	611	621	630	640	651
Growth %	10.26%	9.82%	7.27%	6.59%	3.15%	1.58%	1.59%	1.59%	1.60%	1.61%
Student Growth	43	46	37	36	18	10	10	10	10	10



Topography and Drainage

- Grade around buildings should slope away from buildings; in several areas, the grade slopes to the buildings.



- Concrete slopes to building and storm drain is filled with gravel.



Parking and Drives

- Additional ADA and van accessible parking spaces should be provided for staff and visitors.

Area	Regular Spaces	ADA	Van Accessible	Surface Type	Surface Condition	Striping Condition	Lighting
NE across street	51	0	0	Asphalt	Fair	Poor	Fair
West	23	0	0	Gravel	Poor	None	Fair
East	16	1	0	Asphalt	Fair	Poor	Fair
Total	90	1	0				
Total recommended/required	65	4	3				

Difference +/- + 25 (3) (3)
 Parking based on: 45 Staff
 401 Students

- Recommend rebuilding the west parking to provide an asphalt surface, and seal coating the asphalt surfaces at the east and northeast parking within the next 2 years.

- Gravel surface at west parking.



- Asphalt surface at east parking.



2.0 Building Systems and Components

ADA Accessibility

- Many doors have pull handles in lieu of lever hardware.
- No ADA restrooms provided for staff; no sinks in student restrooms are completely ADA accessible.
- Wheelchair lift provides access to 2nd floor; access by elevator is recommended.



- Steps prevent wheelchair access into the Music/Art room.



- Landing at top of ramp at main entrance has excessive slope, 2% maximum needed.



- Ramp to auditorium has excessive slope, 8.3% maximum needed.



- Handrails needed at ramp in hallway of Main building.



- ADA access provided to edge of playground, but no access to equipment.



Roofs

- Roof on the Main building is asphalt shingle and the Cafeteria roof is built-up gravel. The roofs are 20+ years old and are in fair-to-poor condition; the roofs have reached the end of their expected life cycle and replacement should be budgeted for in the next five years.

- Flashing on vent is rolling up.



- Typical Cafeteria building roof conditions; staff reported leak in Cafeteria.



Foundations

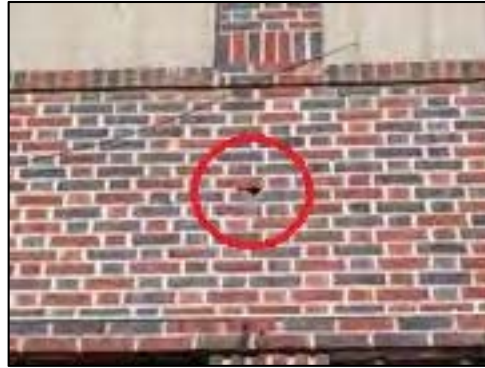
- Opening under slab at corner of gym.



- Exposed rebar in slab.



- Various brick cracks and brick damage around building.



- Damaged downspouts in several locations.



Building Envelope

- Windows in Main buildings except east side are inefficient single pane and caulk and glaze is failing. Building expansion joint caulk is failing or beginning to fail at Main and Cafeteria buildings.



- Wood window is rotting.



Electrical, Communications, and Data Infrastructure

- In many classrooms extension cords are being used for permanent power connections.
- Exposed exterior data cable should be placed inside conduit for better protection.
- Survey reported breakers tripping in teachers' lounge A113.
- Exposed electrical conduit.



- EMT strapping is missing and conduit is on the ground.



- Exterior electrical cover missing allowing wires to be exposed.



Drinking Fountains

- At least half of all fountains in each location should be ADA accessible.

Location	Quantity	ADA
1st floor	3	1
2nd floor	3	1
Totals	6	2
+ / (-) Recommended *	+ 2	(1)

Restrooms

Student

Campus/Location	Boys Commodes	ADA Boys Commodes	Urinals	Sinks	ADA Sinks	Girls Commodes	ADA Girls Commodes	Classroom/Unisex Commodes	ADA Classroom/Unisex Commodes
1st floor	5	0	0	2	0				
1st floor	2	0	4	4	0	3	1		
2nd floor	3	0	4	2	0				
2nd floor	1	1	4	4	0	6	1		
Gym				1	0			1	0
Portables				8	8			8	8
Totals	11	1	12	21	8	9	2	9	8
+ / (-) Recommended	+ 5		(1)	+ 11		+ 2			

Staff

Campus/Location	Men's Commodes	ADA Men's Commodes	Urinals	Sinks	ADA Sinks	Women's Commodes	ADA Women's Commodes	Unisex Commodes	ADA Unisex Commodes
Kitchen				1	0			1	0
Auditorium	1	0	0	2	0	1	0		
A113				1	0			1	0
Totals	1	0	0	4	0	1	0	2	0

Exterior Windows, Doors, and Walls

- Most exterior painted finishes at all buildings are in fair-to-poor condition and are in need of repair and repainting.
- Fascia trim is detaching.



- External wood door is in poor condition.



Flooring

- Carpeting in Main building is in fair-to-poor condition; carpet should be replaced within the next 5 years. When the existing carpet is replaced, it should be replaced with carpet tiles to allow small stained or damaged areas to be replaced without replacing entire areas.
- VCT in Cafeteria building is in fair-to-poor condition and should be budgeted to be replaced in the next 5 years.

Interior Doors, Cabinets, Ceilings and Walls

- Interior painted surfaces are in fair-to-poor condition in all buildings; interior surfaces should be repainted in the next 3 years.
- 2'x4' ceiling tile in all buildings is in fair-to-poor condition and should be replaced within the next 5 years.

- Cracked walls in auditorium.



- Damaged wall in room B107.



- Damaged, sagging, and stained ceiling tiles in B107, A101, and gym.



3.0 Building Safety and Security

Student Loading Areas



- Canopies should be provided at all student loading areas to provide protection from weather.
- Parent loading for drop-off and pick-up on north, east, and south sides of campus backs up, especially during afternoon pick-up. Afternoon parent and bus pick-up traffic takes approximately 10-15 minutes to disperse. Some parents circumvent the pick-up lines by parking on the streets, and crossing parent and bus lanes to pick-up their children and walk them back; this creates additional safety hazards.

Pedestrian Services and On-site Walkways

- Sidewalk is settling and cracking, with gap forming under step.



- No canopy over door through which K-1st dismisses.



Playgrounds and Athletic Field Equipment

- Split pipe on rail of playground equipment.



Campus Security Systems

- The campus is in need of security upgrades, including a secure vestibule at the main entrance of the campus, secure fencing and gates around the entire campus, and additional security cameras at the interior and exterior.

Life Safety Systems

- The campus does not have adequate emergency lights for safe egress.
- Recommend addition of strobes, pull stations, and additional smoke detectors to the fire alarm system.
- Portable building had fire pull box pulled out of wall and fire pulls were not connected.
- Blocked exit in library.



4.0 Educational Adequacy

Size of Academic Learning

- Most classrooms do not meet current TEA space requirements of 800 square feet minimum for Pre-K through 1st grades and 700 square feet minimum for 2nd through 5th grades.
- Currently 8 classrooms are located in temporary portable buildings. Recommend that district construct permanent space to house all classes and programs currently located in these portable buildings.

Specialized Learning Areas

- Two specialized classrooms (Speech/Dyslexia and Reading lab).

Library/Resource/Media Center

- Library does not meet TEA recommended size.

# of students	401
Total sq. ft.	1,130
TEA recommended sq. ft.	2,604
+ / (-) TEA recommended	(1,474)
Meets TEA recommended	No
Storage sq. ft.	65
Media Center sq. ft.	0
Office sq. ft.	75
Work Room sq. ft.	0
Age appropriate	Yes

Gymnasium, Athletic Facilities, P.E. Areas

- Gym is 4,923 square feet of playing surface.

Science

- The science classroom does not meet the current TEA requirement of 900 square feet.

Room	Classroom sq. ft.		# of stations	Max # of students	Eye Wash/Shower	Storage Square Feet
	Actual	+ / (-) TEA				
B101	880	(20)	25	22	0/0	Adequate

Music & Art

- Music and Art share room A101 near the gym.
- Floor is carpeted.

Computer Labs

- The computer lab does not meet current TEA space requirements; current TEA requirement is 900 square feet.

+ / (-) TEA 900

Room	Square feet	sq. ft. requirement	Max # of PC's *	Current # of PC's	PC's + / (-) TEA requirement
A105	545	(355)	15	26	+ 11

Cafeteria and Kitchen

- The kitchen is undersized for current number of meals served.

Cafeteria - Seating Area				Serving Area			
Square Feet - Actual	Square Feet - Recommended *	Square Feet + / (-) Recommended	Seating Capacity	Square Feet - Actual	Square Feet - Recommended **	Square Feet + / (-) Recommended	# of Serving Lines
2,166	2,280	(114)	228	83	114	(31)	+ 1

* 10 square feet per seat

** ½ a square feet per seat

Kitchen					Lunch Periods		
Square Feet - Actual	Square Feet - Recommended ***	Square Feet + / (-) Recommended	Storage	Average Daily Meals Served	# of Lunch Periods	Begins at:	Ends at:
488	1,964	(1,476)	Fair	561	?		

*** 3 ½ square feet per meal served

Nurse's Clinic

- Consideration should be made during future renovation or expansion to provide a nurse's office clinic meeting the minimum size recommendation by CEFPI of 500 square feet.

Square Feet	+ / (-) recommended	# of Sick Beds / Private	# of Restrooms	Sink	Secure Storage	Near front office
140	(360)	1/No	0	No	Yes	Yes