Texas Higher Education Coordinating Board
Institutional Deferred Maintenance to Replacement Values Summary - Fall 2008

FICE	Institution	DM to RV	CDM to RV	Deferred Maintenance (DM)	Critical Deferred Maintenance (CDM)	Educational and General Replacement Value[3] (RV)
The University of Texas System						
003655	The University of Texas System Administration	0%	0.0%	$ -	$ -	$ 77,823,763
003656	The University of Texas at Arlington	3%	0.0%	29,495,000	-	914,955,395
003658	The University of Texas at Austin	3%	0.0%	87,202,936	-	2,694,657,752
009741	The University of Texas at Dallas	2%	0.0%	8,080,000	-	340,541,195
003661	The University of Texas at El Paso	2%	0.0%	12,549,000	-	729,877,466
003599	The University of Texas - Pan American	2%	0.0%	8,200,764	-	455,676,243
030646	The University of Texas at Brownsville	0%	0.2%	-	220,000	110,057,211
009930	The University of Texas of the Permian Basin	3%	0.0%	2,990,000	-	114,703,444
010115	The University of Texas at San Antonio	3%	0.0%	16,578,000	-	584,542,445
011163	The University of Texas at Tyler	1%	0.0%	1,475,000	-	199,020,386
	Subtotal	3%	0.0%	$166,570,700	$ 220,000	$ 6,221,855,300
Texas A&M University System						
003629	Texas A&M University System Administration	0%	0.0%	$ -	$ -	$ 50,410,058
003632	Texas A&M University[7]	1%	0.0%	23,490,679	-	2,420,679,121
010298	Texas A&M University at Galveston	3%	0.0%	2,575,000	-	98,657,485
003630	Prairie View A&M University	4%	0.0%	13,630,000	-	341,245,475
003631	Tarleton State University	1%	0.0%	4,151,134	-	289,275,906
011161	Texas A&M University - Corpus Christi	2%	0.0%	4,392,500	-	206,814,186
003639	Texas A&M University - Kingsville	3%	0.0%	9,570,948	-	317,553,476
009651	Texas A&M International University	0%	0.0%	60,000	-	148,167,326
003665	West Texas A&M University	2%	0.0%	4,752,778	-	288,494,581
003565	Texas A&M University - Commerce	2%	0.0%	4,427,000	-	248,005,216
029269	Texas A&M University - Texarkana	0%	0.2%	-	78,500	39,835,936
	Subtotal	2%	0.0%	$ 67,050,039	$ 78,500	$ 4,449,138,765
University of Houston System						
011721	University of Houston System Administration	0%	0.0%	$ -	$ -	$ 78,687,051
003652	University of Houston	2%	0.0%	35,918,000	-	1,518,447,714
011711	University of Houston - Clear Lake	1%	0.0%	2,773,773	-	223,357,780
012826	University of Houston - Downtown	1%	0.0%	1,350,000	-	255,062,266
013231	University of Houston - Victoria	0%	0.0%	-	-	34,802,147
	Subtotal	2%	0.0%	$ 40,041,773	$ -	$ 2,110,356,958
University of North Texas System						
103594	University of North Texas System Administration	0%	0.0%	$ -	$ -	$ -
003594	University of North Texas	3%	0.5%	28,877,000	5,669,000	1,051,358,819
	Subtotal	3%	0.5%	$ 28,877,000	$ 5,669,000	$ 1,051,358,819
Texas Tech University System						
439154	Texas Tech University System Administration[2]	0%	0.0%	$ -	$ -	$ -
003644	Texas Tech University	1%	0.0%	7,512,300	-	922,440,645
003541	Angelo State University	2%	0.0%	4,595,000	-	230,848,335
	Subtotal	1%	0.0%	$12,107,300	$0	$1,153,288,980
Texas State University System						
000110	Texas State University System	0%	0.0%	$ -	$ -	$ -
003581	Lamar University	1%	0.0%	3,904,000	-	409,296,166
036273	Lamar Institute of Technology	1%	0.0%	596,500	-	47,331,878
023582	Lamar State College - Orange	2%	0.0%	840,000	-	53,863,320
023485	Lamar State College - Port Arthur	1%	0.0%	927,980	-	63,961,393
003606	Sam Houston State University	2%	0.0%	6,390,000	-	334,760,802
003615	Texas State University - San Marcos	1%	0.0%	9,786,286	-	819,484,561
003625	Sul Ross State University	0%	0.0%	75,000	-	118,653,865
000020	Sul Ross State University Rio Grande College	0%	0.0%	-	-	-
	Subtotal	1%	0.0%	$ 22,519,766	$ -	$ 1,847,351,985

The Independent Institutions						
003592	Midwestern State University	3%	0.0%	$ 6,600,854	$ -	$ 206,069,568
003624	Stephen F. Austin State University	3%	0.0%	12,575,000	-	400,964,487
003642	Texas Southern University	2%	0.2%	8,076,089	1,150,000	520,650,498
003646	Texas Woman's University	3%	0.0%	10,370,144	-	392,326,838
	Subtotal	2%	0.1%	$37,622,087	$1,150,000	$1,520,011,392
Health-Related Institutions						
000030	The University of Texas Southwestern Medical Center at Dallas	0%	0.0%	-	-	2,252,561,563
104952	The University of Texas Medical Branch at Galveston[1]	0%	0.0%	-	-	2,017,674,053
011618	The University of Texas Health Science Center at Houston	1%	0.0%	16,464,861	-	1,442,188,821
000040	The University of Texas Health Science Center at San Antonio	3%	0.0%	26,854,000	-	912,263,588
025554	The University of Texas M.D. Anderson Cancer Center	0%	0.0%	-	-	2,957,750,341
000404	The University of Texas Health Center at Tyler	1%	0.0%	2,200,000	-	216,780,619
000089	Texas A&M University Health Science Center	0%	0.0%	1,653,000	-	420,818,387
000130	University of North Texas Health Science Center at Fort Worth	0%	0.0%	-	-	312,302,900
000412	Texas Tech University Health Sciences Center	1%	0.0%	8,716,250	-	763,215,139
	Subtotal	0%	0.0%	$ 55,888,111	$ -	$11,295,555,410
Texas State Technical College System						
009642	Texas State Technical College System Administration	0%	0.0%	$ -	$ -	$ -
009225	Texas State Technical College - Harlingen	3%	0.2%	4,232,000	350,000	160,370,311
009932	Texas State Technical College - West Texas	1%	0.0%	298,352	-	48,985,105
033965	Texas State Technical College - Marshall[5]	0%	0.0%	145,000	-	23,322,373
003634	Texas State Technical College - Waco	2%	2.3%	2,907,275	4,092,500	178,816,735
	Subtotal	2%	1.1%	$ 7,582,627	$ 4,442,500	$ 411,494,524
	Public Universities Total	2%	0.0%	$ 374,788,665	$ 7,117,500	$18,353,362,198
	Public Health-Related Institutions Total	0%	0.0%	$ 55,888,111	$ -	$11,295,555,410
	Texas State Technical College System Total	2%	1.1%	$ 7,582,627	$ 4,442,500	$ 411,494,524
	All Institutions Total	1%	0.0%	$ 438,259,403	$ 11,560,000	$30,060,412,133

Definitions:

Critical Deferred Maintenance - The physical conditions of a building or facility that place its occupants at risk of harm or the facility at risk of not fulfilling its functions.

Deferred Maintenance - An existing or imminent building maintenance-related deficiency from prior years that needs to be corrected, or scheduled preventive maintenance tasks that were not performed because other tasks funded within the budget were perceived to have higher priority status. The accumulation of facility components in need of repair brought about by age, use, or damage for which remedies are postponed or considered backlogged. This may include those repairs postponed due to insufficient funding.

Education and General (E&G) - Space used for teaching, research, or the preservation of knowledge, including the proportional share used for those activities in any building or facility used jointly with auxiliary enterprise, or space that is permanently unassigned. E&G space is supported by state appropriations.

Replacement Value - The value of an institution's overall campus facilities, as determined annually by the Board. The method of calculation is based upon recently approved Board project costs, with adjustments based upon room types and the institution's location within the state. Replacement values for public universities, the Lamar State Colleges, and the Texas State Technical Colleges are calculated only for E&G space. Replacement values for public health-related institutions are calculated for the NASF space. Replacement values are used to measure the validity of construction projects that are submitted to the Board for approval and are not recommended for insurance purposes.

Net Assignable Square Feet (NASF) - The sum of all areas within the interior walls of rooms on all floors of a building assigned to, or available for assignment to, an occupant or use, excluding unassigned areas. NASF includes auxiliary space and E&G space.

Notes:

1. The University of Texas Medical Branch at Galveston's Deferred Maintenance Reports are delayed due to Hurricane IKE.

2. Texas Tech University System Office changed the owner type on the five of their six buildings from type one to type five. Type five is excluded from the Educational and General Replacement Value calculations. This change resulted in the system office having no Educational and General Replacement Value assigned to its space.

3. Due to a spike in construction costs during 2007 and 2008 the base rate included in the Educational and General Replacement Value calculation increased 47 percent from $244 per square foot to $358 per square foot. Therefore, all institutions experienced a 45 percent increase in replacement value over last year's report.

4. The Room Adjustment Coefficient calculated for the Educational and General Replacement Values using the RS Means Square Foot Costs book did not change for the fifth year in a row.

5. The Location Adjustment Coefficient calculated for the Educational and General Replacement Values experienced no overall change. Some institutions experienced less than a two percent change plus or minus. Texas State Technical College - Marshall experienced an 11 percent decrease from the previous year.

6. Overall, there was a 44 percent decrease in reported critical deferred maintenance from last year at $11.6 million compared to $20.6 million. Non-critical deferred maintenance of $438 million was reported at an increased seven percent to the previous year's $408 million. This year's reported $30 billion educational and general replacement value was a 50 percent increase over last year's $20 billion.

7. Texas A&M University's Main Campus includes deferred maintenance for the portion of their buildings occupied by other agencies. The institution's EGRV is calculated using only the institution's occupied space.

Sources:

Texas Higher Education Coordinating Board Fall 2008 Certified Facilities Inventory as of November 2008
2009 RSMean Square Foot Costs, 30th annual addition, Published December 2008
RSMeans Reed Construction Data QuickCost Estimator (www.rsmeans.com)
Replacement Values calculated on 01/7/2009 through the EDRES Interface
Texas Higher Education Coordinating Board Fall 2008 MP2 and MP4 Reports submitted October 15, 2008

Last Updated: 1/26/2009 Updated by: Paul Turcotte

Institution Location Adjustment Coefficients

The Coordinating Board staff update the Location Adjustment Coefficient codes in the calculation application using the interface at \\Swing\CBNet\Apps\EDC\FacilitiesTables\FacilitiesTables.exe. Users must be in the EDCFUpdate role to access the application.

System	Institution	FICE	ZIP	HRI	LAC
6	Sul Ross - Rio Grande	000020	78840	FALSE	0.7600
1	UT SW Med Center at Dallas	000030	75390	TRUE	0.9700
1	UT HSC at San Antonio	000040	78229	TRUE	0.9500
2	Texas A&M University Health Science Center	000089	77840	TRUE	0.9300
6	Texas State University System	000110	78666	FALSE	0.9300
5	UNT HSC at Fort Worth	000130	76107	TRUE	0.9300
1	UT Health Center at Tyler	000404	75708	TRUE	0.8900
4	Texas Tech Univ HSC	000412	79430	TRUE	0.8900
2	Texas Agricultural Extension Service	000555	77840	FALSE	0.9300
2	Texas Agricultural Experiment Station	000556	77840	FALSE	0.9300
2	Texas Veterinary Medical Diagnostic Laboratory	000557	77840	FALSE	0.9300
2	Texas Forest Service	000576	77840	FALSE	0.9300
2	Texas Wildlife Damage Management Service	000577	77840	FALSE	0.9300
2	Texas Engineering Experiment Station	000712	77840	FALSE	0.9300
2	Texas Engineering Extension Service	000716	77840	FALSE	0.9300
2	Texas Transportation Institute	000727	77840	FALSE	0.9300
6	Angelo St. University	003541	76909	FALSE	0.8300
2	Texas A&M Univ-Commerce	003565	75429	FALSE	0.8000
6	Lamar University	003581	77710	FALSE	0.9400
7	Midwestern St. University	003592	76308	FALSE	0.9100
5	University of North Texas	003594	76203	FALSE	0.8600
1	UT-Pan American	003599	78539	FALSE	0.8400
6	Sam Houston St. University	003606	77341	FALSE	0.8000
6	Texas State University - San Marcos	003615	78666	FALSE	0.9300
7	Stephen F. Austin St. University	003624	75962	FALSE	0.8200
6	Sul Ross St. University	003625	79832	FALSE	0.8700
2	Prairie View A&M University	003630	77446	FALSE	0.8400
2	Tarleton St. University	003631	76446	FALSE	0.8000
2	Texas A&M University	003632	77840	FALSE	0.9300
8	Texas St. Tech. Col.-Waco	003634	76705	FALSE	0.9100
2	Texas A&M Univ-Kingsville	003639	78363	FALSE	0.8800
7	Texas Southern University	003642	77004	FALSE	1.0000
4	Texas Tech University	003644	79409	FALSE	0.8900
7	Texas Woman's University	003646	76204	FALSE	0.8600
3	University of Houston	003652	77204	FALSE	1.0000
1	UT at Arlington	003656	76019	FALSE	0.9300
1	UT at Austin	003658	78701	FALSE	0.9300
1	UT at El Paso	003661	79968	FALSE	0.8700
2	West Texas A&M University	003665	79016	FALSE	0.9200
8	Texas St. Tech. Col.-Harlingen	009225	78550	FALSE	0.8400
2	Texas A&M Int'l University	009651	78041	FALSE	0.8800
1	UT at Dallas	009741	75083	FALSE	0.8800
1	UT of the Permian Basin	009930	79762	FALSE	0.8600
8	Texas St. Tech. Col. West Texas	009932	79601	FALSE	0.8700
1	UT at San Antonio	010115	78249	FALSE	0.9500
2	Texas A&M Univ at Galveston	010298	77553	FALSE	0.9800

2	Texas A&M Univ-Corpus Christi	011161	78412	FALSE	0.8800
1	UT at Tyler	011163	75799	FALSE	0.8900
1	UT HSC at Houston	011618	77030	TRUE	1.0000
3	Univ of Houston-Clear Lake	011711	77058	FALSE	1.0000
3	Univ of Houston-Downtown	012826	77002	FALSE	1.0000
3	University of Houston-Victoria	013231	77901	FALSE	0.8600
6	Lamar University-Port Arthur	023485	77641	FALSE	0.9400
6	Lamar University-Orange	023582	77630	FALSE	0.9400
1	UT M.D. Anderson Cancer Center	025554	77030	TRUE	1.0000
2	Texas A&M Univ-Texarkana	029269	75505	FALSE	0.8700
1	UT at Brownsville	030646	78520	FALSE	0.8400
8	Texas St. Tech Col - Marshall	033965	75670	FALSE	0.8200
6	Lamar Institute of Technology	036273	77710	FALSE	0.9400
1	UT Med Branch at Galveston	104952	77555	TRUE	0.9800
	Texas Tech University System	439154	79409	FALSE	0.8900
	University of North Texas System	103594	75201	FALSE	0.9700
	University of Houston System	011721	77004	FALSE	1.0000
	The University of Texas System	003655	78701	FALSE	0.9300
	Texas A&M University System	003629	77845	FALSE	0.9300
	Texas A&M University College of Veterinary Medicine	000081	77843	TRUE	0.9300

Space Use Code Match to Room Adjustment Coefficient

The Coordinating Board staff update the Space Use codes in the calculation application using the interface at \\Swing\CBNet\Apps\EDC\FacilitiesTables\FacilitiesTables.exe. Users must be in the EDCFUpdate role to access the application.

Space Use Code	Space Use Name	RSM Code	RAC
110	Classroom	M.120	1.00
115	Classroom Service	M.120	1.00
210	Class Laboratory	M.150	1.05
215	Class Laboratory Service	M.150	1.05
220	Special Class Laboratory	M.150	1.05
225	Special Class Laboratory Service	M.150	1.05
230	Individual Study Laboratory	M.150	1.05
235	Individual Study Laboratory Service	M.150	1.05
250	Non-Class Laboratory	M.150	1.05
255	Non-Class Laboratory Service	M.150	1.05
310	Office	M.460	0.96
315	Office Service	M.460	0.96
350	Conference Room	M.460	0.96
355	Conference Room Service	M.460	0.96
410	Reading/Study Room	M.390	0.90
420	Stack	M.390	0.90
430	Open-Stack Reading Room	M.390	0.90
440	Processing Room	M.390	0.90
455	Study Service	M.390	0.90
50	Inactive Area	M.120	1.00
510	Armory	M.690	0.51
515	Armory Service	M.690	0.51
520	Athletic/Physical Education	M.310	0.81
525	Athletic/Physical Education Service	M.310	0.81
530	Audio/Visual, Radio, TV Facilities	M.660	1.23
535	Audio/Visual, Radio, TV Facilities Service	M.660	1.23
540	Clinic (Non-Health Professions)	M.410	1.03
545	Clinic Service (Non-Health Professions)	M.410	1.03
550	Demonstration Facilities	M.170	0.89
555	Demonstration Facilities Service	M.170	0.89
560	Field Service Facility	M.290	0.75
570	Animal Quarters	M.690	0.51
575	Animal Quarters Service	M.690	0.51
580	Greenhouse	M.150	1.05
585	Greenhouse Service	M.150	1.05
590	Other	M.040	0.79
60	Alteration or Conversion	M.120	1.00
610	Assembly	M.040	0.79
615	Assembly Service	M.040	0.79
620	Exhibition	M.040	0.79
625	Exhibition Service	M.040	0.79
630	Food Facilities	M.530	0.99
635	Food Facilities Service	M.530	0.99
640	Day Care	M.170	0.89
645	Day Care Service	M.170	0.89
650	Lounge	M.110	0.85

655	Lounge Service	M.110	0.85
660	Merchandising Facilities	M.630	0.73
665	Merchandising Facilities Service	M.630	0.73
670	Recreation	M.160	0.94
675	Recreation Service	M.160	0.94
680	Meeting Room	M.170	0.89
685	Meeting Room Service	M.170	0.89
690	Locker Room	M.160	0.94
70	Unfinished Area	M.120	1.00
710	Data Processing/Computer	M.660	1.23
715	Data Processing/Computer Service	M.660	1.23
720	Shop	M.200	0.62
725	Shop Service	M.200	0.62
730	Storage	M.200	0.62
735	Storage Service	M.200	0.62
740	Vehicle Storage Facility	M.260	0.57
745	Vehicle Storage Facility Service	M.260	0.57
750	Central Food Stores	M.640	0.70
755	Central Food Store Service	M.640	0.70
760	Hazardous Materials	M.150	1.05
765	Hazardous Materials Service	M.150	1.05
770	Central Support	M.200	0.62
775	Central Support Service	M.200	0.62
810	Patient Bedroom	M.330	1.52
815	Patient Bedroom Service	M.330	1.52
820	Patient Bath	M.330	1.52
830	Nurses Station	M.330	1.52
835	Nurses Station Service	M.330	1.52
840	Surgery	M.330	1.52
845	Surgery Service	M.330	1.52
850	Health Care Treatment	M.330	1.52
855	Treatment Service	M.330	1.52
860	Health Care Service Laboratory	M.330	1.52
865	HCS Laboratory Service	M.330	1.52
870	Health Care Supplies	M.330	1.52
880	Health Care Public Waiting	M.330	1.52
890	Staff On-Call Facility	M.330	1.52
895	Staff On-Call Facility Service	M.330	1.52
910	Sleep/Study without Toilet/Bath	M.130	0.81
919	Toilet/Bath	M.130	0.81
920	Sleep/Study with Toilet/Bath	M.130	0.81
935	Sleep/Study Service	M.130	0.81
950	Apartment	M.010	0.76
955	Apartment Service	M.010	0.76
970	House	M.240	0.82
M10	Men's Public Restroom	M.330	1.52
U10	Unisex Bathroom	M.330	1.52
W10	Women's Public Restroom	M.330	1.52
WWW	Circulation Area	M.690	0.51
XXX	Building Service Area	M.690	0.51
YYY	Mechanical Area	M.200	0.62
ZZZ	Structural Area	M.690	0.51

Historical Project Cost
Average Adjusted Historical Cost per Gross Square Foot (Base Rate)

Project Name	Project Number	Gross Square Feet	Educational and General Square Feet	Facility Type	Start Date	Total Cost	Location Adjustment Coefficient	Time Adjustment Coefficient	Cost per GSF	Adjusted Cost per GSF
Construct Undergraduate Academic Center	003615-08-004	123,763	79,066	Classroom, General	09/2009	41,088,869	0.93	1.00	$332.00	$356.99
Construct Dairy Center	003631-08-003	82,000	33,000	Other	08/2009	9,252,280	0.80	1.00	$112.83	$141.04
Construct Music Building	003565-08-004	68,444	34,360	Classroom, General	01/2009	26,702,000	0.80	1.00	$390.13	$487.66
Construct Physical Sciences/Eng Core Facility Phase II	003661-08-005	145,827	87,850	Classroom, General	11/2008	61,655,658	0.87	1.08	$422.80	$525.09
Re-Approve Construct Student Success Center	009651-08-003	89,430	55,772	Classroom, General	10/2008	22,784,100	0.88	1.08	$254.77	$312.81
Public Affairs Bldg(3rd Re-Ap	003642-05-017	81,300	51,260	Classroom, General	10/2008	12,556,087	1.00	1.08	$154.44	$166.87
Reapprove UH-Sugarland Classroom/Offic	013231-06-001	145,000	101,500	Classroom, General	07/2008	28,693,500	0.86	1.08	$197.89	$248.62
Construct Rawls College of Business Administration	003644-08-003	137,000	82,200	Classroom, General	06/2008	59,710,000	0.89	1.08	$435.84	$529.12
Construct Business Leadership Building (College of Business Admin Bldg)	003594-07-004	180,000	84,000	Classroom, General	06/2008	53,103,513	0.86	1.08	$295.02	$370.66
Re-approval of Mitchell Physics Buildings	003632-08-014	191,784	114,182	Classroom, General	02/2008	73,058,700	0.93	1.08	$380.94	$442.58
									Average Adjusted Historical Cost per Gross Square Foot (Base Rate)	**$358.14**
									Previous Year's Average Adjusted Historical Cost per Gross Square Foot (Base Rate)	**$244.17**
									Annual Percent Change	**47%**

Base Rate: Average cost per square foot of the 10 latest Office, General and Classroom, General projects with more than 50,000 gross square feet. The projects are adjusted for location and inflation using RSMeans data. HRI's, pools, and power plants are omitted from the 10 most recent projects list.
Fees in scope include all Total Professional Services (Architectural/Design Service, Project Management (System), Project Management (Contract), Other Professional Fees, Administrative Costs, and Property Acquisition Fees).

Reporting Constants

Room Adjustment Coefficient for RSMeans M.120	2008 High, Total Building Cost for a 50,000 Square Feet College, Classroom, 2-3 Story	Report Year	Base Rate	Vocational Room Adjustment Coefficient
$268.40	$ 8,882,355	2008	$358.14	0.75

Coordinating Board staff submit a DSR via TRAX requesting the EDRES application be updated with the Base Rate and Vocational Room Adjustment Coefficient prior to running the Educational and General Replacement Value calculation.

The Education and General Replacement Value calculation can be run through http://cbnet/Apps/EDC/FacilityReports/FacilityReports.exe. Users must be in the EDCFUpdate role to access the application.

Location Adjustment Coefficients

Source: http://www.rsmeans.com/calculator/index.asp

ZIP Code	2009 High Total Cost for 50,000 Square Feet College, Classroom, 2-3 Story	2009 Location Adjustment Coefficient (LAC)
75083	$ 7,848,573	0.88
75390	$ 8,592,939	0.97
75429	$ 7,142,915	0.80
75505	$ 7,758,588	0.87
75670	$ 7,243,677	0.82
75708	$ 7,909,097	0.89
75799	$ 7,909,097	0.89
75962	$ 7,263,336	0.82
76019	$ 8,218,946	0.93
76107	$ 8,218,946	0.93
76203	$ 7,662,857	0.86
76204	$ 7,662,857	0.86
76308	$ 8,066,093	0.91
76446	$ 7,082,283	0.80
76705	$ 8,106,151	0.91
76909	$ 7,398,461	0.83
77002	$ 8,882,355	1.00
77004	$ 8,882,355	1.00
77030	$ 8,882,355	1.00
77058	$ 8,882,355	1.00
77204	$ 8,882,355	1.00
77341	$ 7,150,289	0.80
77446	$ 7,418,112	0.84
77553	$ 8,661,187	0.98
77555	$ 8,661,187	0.98
77630	$ 8,363,500	0.94
77641	$ 8,363,500	0.94
77710	$ 8,363,500	0.94
77840	$ 8,220,580	0.93
77901	$ 7,607,208	0.86
78041	$ 7,773,314	0.88
78229	$ 8,437,517	0.95
78249	$ 8,437,517	0.95
78363	$ 7,855,116	0.88
78412	$ 7,855,116	0.88
78520	$ 7,479,516	0.84
78539	$ 7,479,516	0.84
78550	$ 7,479,516	0.84
78666	$ 8,226,301	0.93
78701	$ 8,226,301	0.93
78840	$ 6,788,011	0.76
79016	$ 8,179,716	0.92
79409	$ 7,865,749	0.89
79430	$ 7,865,749	0.89
79601	$ 7,761,042	0.87
79762	$ 7,621,121	0.86
79832	$ 7,723,407	0.87

79968	$	7,723,407	0.87
75201	$	8,592,939	0.97
77845	$	8,220,580	0.93
77843	$	8,220,580	0.93

Room Adjustment Coefficient

Source: 2009 RS Mean Square Foot Costs, 30th annual addition, Published December 2008

Building Classification	RSMeans Code	Maximum Cost per Square Foot	Room Adjustment Coefficient
Apartment	M.010	$204.90	0.76
Auditorium	M.040	$211.65	0.79
Club, Social	M.110	$226.85	0.85
College Classroom	M.120	$268.40	1.00
College Dorm	M.130	$217.40	0.81
College Laboratory	M.150	$282.00	1.05
Student Union	M.160	$252.40	0.94
Community Center	M.170	$238.50	0.89
Factory	M.200	$165.40	0.62
House	M.240	$219.40	0.82
Garage, Auto	M.260	$152.00	0.57
Garage, Repair	M.290	$200.80	0.75
Gymnasium	M.310	$218.00	0.81
Hospital	M.330	$407.15	1.52
Library	M.390	$241.15	0.90
Medical Office (2 story)	M.410	$277.65	1.03
Office	M.460	$256.80	0.96
Restaurant	M.530	$266.60	0.99
Store, Retail	M.630	$194.65	0.73
Supermarket	M.640	$187.30	0.70
Telephone Exchange	M.660	$329.45	1.23
Warehouse	M.690	$137.20	0.51

Time Adjustment Factor (TAF)

Source: 2009 RS Mean Square Foot Costs, 30th annual addition, Published December 2008

Year	RSMeans Historical Cost Index for Houston, TX	Time Adjustment Factor
1998	101.30	
1999	104.60	1.54
2000	106.00	1.52
2001	107.80	1.49
2002	111.50	1.44
2003	113.40	1.42
2004	115.90	1.39
2005	129.00	1.25
2006	138.20	1.17
2007	146.00	1.10
2008	149.10	1.08
2009	161.10	1.00

RSMeans Historical Cost Indexes are based on a 30-city national average with a base of 100 on January 1, 1993.

Objective: Assign a value to the Educational and General space for a given institution.

E&G Replacement Value
Sum of ($E\&G_{room}$ * $Baseline_{annual}$ * $LAC_{institution}$ * RAC_{room} * $Mulitiplier_{building}$)

Educational and General Square Feet (E&G): The institution provided educational and general Net Assignable Square Feet. Note: Use the Assigned Area in place of E&G Area, since Health-Related Institutions do not report E&G Area for clinical spaced.

Exclude the following:
Building Condition is 7.
Building Type is 8, 9, or R.
Space Use Code is 050, 060, 070, 523, 630, 635, 660, 665, 670, 675, 750, 755, M10, U10, W10, WWW, XXX, YYY, ZZZ, or is greater than 899.
Space Use Code is between 800 and 899 without a **Functional Category** of 11, 12, 15, 21, or 22.
Functional Category is less than 10, between 29 and 41, greater than 89, or is 42, 52, 65, or 66.
Functional Category is 55, 56, or 57 with a **CIP Code** not between 740000 and 750000.
CIP Code is between 850001 and 859999, 817500, or between 720000 and 739999.

Baseline: Average cost per square foot of the 10 latest office and classroom projects with more than 50,000 gross square feet. The projects are adjusted for location and inflation using RSMeans data. HRI's, pools, and power plants are omitted from the 10 most recent projects list. The list of applicable projects typically spans three to four years due to the limiting selection criteria. Fees in scope include all Total Professional Services (Architectural/Design Service, Project Management (System), Project Management (Contract), Other Professional Fees, Administrative Costs, and Property Acquisition Fees).

Location Adjustment Coefficient (LAC): The ratio of the cost of building a structure in a particular zip code to the cost of building the same structure in Houston, TX per RSMeans round to the nearest hundredths.

Exclusions:
Institutions with a zero coefficient.

Room Adjustment Coefficient (RAC): The ratio of the cost of building a type of room to the cost of building an office building in Houston, TX per "RSMeans Square Foot Costs" annual publication rounded to the nearest hundredths. Table 1 is a list of Space Use Codes to RSMeans Codes. (Note, the digital media and website do not include the required cost range information found only in the hard copy version of the publication. The University of Texas at Austin Architecture Library holds a copy.)

Exceptions:
RAC_{voc} is held constant at 0.75 when
Space Use (Room Type) >= 210 and <=255 (Laboratory)
Functional Category (Usage) = 12 (Vocational/Technical Instruction)

($GSF_{building}$/$ASF_{building}$)

Gross Square Feet – Building ($GSF_{building}$): The GSF in the Facilities Building Inventory rounded to the nearest whole number.

Exceptions: GSF is set to 0 if,
Owner Code does not equal 1, 2, or 3
Building Type does not equal 1, 2, 3, 4, 5, 6, 7, H, or R

Available Square Feet – Building ($ASF_{building}$): The sum of the product of the reported room dimensions for a building.

Exceptions:
Residential Space: For **Building Types** 6 and 7 (residential) ASF is 60 percent of GSF if it is greater than the sum of the calculated ASF. Otherwise, the calculated ASF is used.

Overall Educational and General Space
On residential buildings where the sum of the assignable area provided by the institution is less than 60 percent of the gross square footage, the product of the difference of the two numbers, the Location Adjustment Coefficient, the Building Multiplier, and 0.89 (for the Room Adjustment Coefficient) is added to the calculated replacement value.