

AUSTIN HIGH

Front Door Image

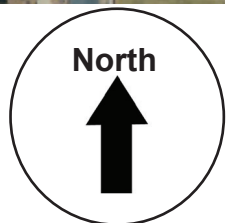


Physical Address:
3500 Memphis Avenue
El Paso, TX 79930

Building Completed: 1930
Optimal Capacity: 2,238
Building Area: 269,216 SF
Site Acreage: 5.40
Fall 2025 Enrollment: 946

AUSTIN HIGH

Site Aerial





EL PASO ISD
it starts with us

Austin High School

SUMMARY REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

Priority	Total Cost
Priority 1	\$1,375,215
Priority 2	\$16,188,335
Priority 3	\$796,996
Priority 4	\$19,881,149
Priority Totals	\$38,241,695

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$796,996	\$0	\$796,996
Exterior Enclosure	\$0	\$4,034,817	\$0	\$0	\$4,034,817
Fire Protection	\$0	\$40,925	\$0	\$19,881,149	\$19,922,074
HVAC	\$826,994	\$519,675	\$0	\$0	\$1,346,669
Interior Construction	\$0	\$471,787	\$0	\$0	\$471,787
Interior Finishes	\$0	\$3,398,501	\$0	\$0	\$3,398,501
Plumbing	\$30,252	\$3,763,299	\$0	\$0	\$3,793,551
Roofing	\$0	\$1,952,790	\$0	\$0	\$1,952,790
Safety & Security	\$517,969	\$0	\$0	\$0	\$517,969
Site	\$0	\$1,944,432	\$0	\$0	\$1,944,432
Stairs	\$0	\$62,109	\$0	\$0	\$62,109
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$1,375,215	\$16,188,335	\$796,996	\$19,881,149	\$38,241,695
			TOTALS P1		\$1,375,215
			TOTALS P1 + P2		\$17,563,551
			TOTALS P1 + P2 + P3		\$18,360,547
			TOTALS P1 + P2 + P3 + P4		\$38,241,695



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$796,996
	1	The panelboards that were installed in 1985 had exceeded their expected useful life.	Replace the aged panelboards.	3	Austin HS Library Building Austin HS	Electrical Distribution
	2	The 1995 era panelboards were approaching the end of their expected useful life.	Plan to replace the aging panelboards.	3	Austin HS Main Building Austin HS	Electrical Distribution
	3	The 1950 era transformers had exceeded their expected useful life.	Replace the aged transformers.	3	Austin HS Main Building Austin HS	Electrical Distribution
	4	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Austin HS Stadium Austin HS	Electrical Distribution
	5	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Austin HS Wrestling Building Austin HS	Electrical Distribution
	6	The interior fluorescent fixtures had exceeded their expected useful life.	Replace the aged interior fluorescent light fixtures.	3	Austin HS Gym Building Austin HS	Lighting
EXTERIOR ENCLOSURE						\$4,034,817
	7	The doors had faded paint with isolated areas of minor surface damage.	Clean and repaint the exterior doors and concession shutters.	2	Austin HS Concessions Building Austin HS	Exterior Doors
	8	The exterior personnel doors had exceeded their expected useful lives.	Replace the exterior personnel doors.	2	Austin HS Library Building Austin HS	Exterior Doors
	9	The overhead coiling door had physical damage and had exceeded its expected useful life.	Replace the overhead coiling door.	2	Austin HS Library Building Austin HS	Exterior Doors
	10	About 20% of the doors had damaged hardware or faded paint.	Repair 20% of the exterior metal doors.	2	Austin HS Main Building Austin HS	Exterior Doors
	11	The glazed doors had exceeded expected useful life and had single pane glazing.	Replace the exterior glazed doors.	2	Austin HS Main Building Austin HS	Exterior Doors
	12	The exterior doors were corroded and deteriorated and had exceeded their expected useful lives.	Replace the exterior doors.	2	Austin HS Stadium Austin HS	Exterior Doors
	13	The exterior metal doors and frames had faded paint.	Clean and repaint the exterior doors.	2	Austin HS Wrestling Building Austin HS	Exterior Doors
	14	Sections of the EIFS on the south façade had physical damage from what appeared to be students throwing rocks.	Repair the damaged EIFS.	2	Austin HS Gym Building Austin HS	Exterior Walls
	15	Areas of the glass block were damaged and cracked. There were also signs of leaks on the interior of the building adjacent to the glass blocks sections.	Replace the damaged/cracked blocks and reseal the sections to prevent water intrusion.	2	Austin HS Gym Building Austin HS	Exterior Walls
	16	Minor step cracking was observed on the north exterior.	Repair the step cracking and refinish the exterior to match existing.	2	Austin HS Library Building Austin HS	Exterior Walls
	17	The roof ladders had exceeded their expected useful life and were not securely fastened to the walls.	Replace the roof level fixed ladders.	2	Austin HS Main Building Austin HS	Exterior Walls



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	18	Based on the age of the building, and evidence of previous repairs, it would be recommended that the district plan to repoint and seal the entire building.	Repoint and seal the building exterior.	2	Austin HS Main Building Austin HS	Exterior Walls
	19	Based on the age of the building, it would be recommended that the exterior be repointed and painted.	Repoint and paint the CMU exterior.	2	Austin HS Stadium Austin HS	Exterior Walls
	20	There was minor isolated cracking in the brick mortar and discoloration of the brick on the north wall.	Repair the brick wall by sealing isolated areas of cracking and cleaning and monitoring the north wall.	2	Austin HS Wrestling Building Austin HS	Exterior Walls
	21	The ticket booth windows had cracked single-pane glazing.	Replace the ticket booth windows.	2	Austin HS Gym Building Austin HS	Exterior Windows
	22	The storefront at the entrances was single-pane glazing and had exceeded its expected useful life.	Replace the storefront.	2	Austin HS Library Building Austin HS	Exterior Windows
	23	The windows throughout the building were single-pane glazing and had exceeded their expected useful life.	Replace the windows.	2	Austin HS Library Building Austin HS	Exterior Windows
	24	The windows appeared to be original to the facility's construction and had exceeded their expected useful life. Additionally, the exterior windows were single-pane glazing and were observed with cracked panes and deteriorated frames.	Replace the buildings exterior windows with dual-pane glazing units.	2	Austin HS Stadium Austin HS	Exterior Windows
	25	The windows appeared original to construction and had exceeded expected useful life, had single pane glazing and had isolated damage to frames, seals, and glazing.	Replace aged exterior windows with double pane windows.	2	Austin HS Wrestling Building Austin HS	Exterior Windows
	26					
FIRE PROTECTION						\$19,922,074
	27	The fire alarm control panel had exceeded its expected useful life.	Replace the aged fire alarm control panel.	2	Austin HS Main Building Austin HS	Fire Alarm
	28	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Austin HS Library Building Austin HS	Fire Protection / Suppression
	29	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Austin HS Main Building Austin HS	Fire Protection / Suppression
	30	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Austin HS Stadium Austin HS	Fire Protection / Suppression
	31	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Austin HS Wrestling Building Austin HS	Fire Protection / Suppression



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
HVAC						\$1,346,669
	32	The heating hot water boiler had exceeded its expected useful life.	Replace the aged boiler.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	33	The heating hot water chemical feedwater system had exceeded its expected useful life.	Replace the aged chemical feedwater tank.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	34	The heating hot water expansion tank had exceeded its expected useful life.	Replace the aged expansion tank.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	35	The fin tube radiation had exceeded its expected useful life.	Replace the aged fin tube radiation.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	36	Evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	37	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	38	The three heating hot water pumps had corrosion.	Replace three hot water pumps.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	39	The heating hot water piping was corroded around the fittings.	Replace the corroded piping and fittings.	1	Austin HS Stadium Austin HS	Mechanical / HVAC
	40	The evaporative coolers had exceeded their expected useful life.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	41	The fan coil unit had exceeded its expected useful life.	Replace the fan coil unit.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	42	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	43	The gas unit heaters had exceeded their expected useful life.	Replace the gas unit heaters.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	44	The hydronic unit heaters had exceeded their expected useful life.	Replace the gas unit heaters.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	45	The in-line exhaust fan had exceeded its expected useful life.	Replace the in-line exhaust fan.	1	Austin HS Wrestling Building Austin HS	Mechanical / HVAC
	46	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	2	Austin HS Library Building Austin HS	Mechanical / HVAC
	47	The air curtain at the exterior door to the kitchen had exceeded its expected useful life.	Replace the air curtain.	2	Austin HS Main Building Austin HS	Mechanical / HVAC
	48	The boiler was approaching the end of its expected useful life.	Replace the boiler.	2	Austin HS Main Building Austin HS	Mechanical / HVAC
	49	Eleven heating hot water and chilled water circulating pumps had exceeded their expected useful life.	Replace the heating hot water and chilled water circulating pumps.	2	Austin HS Main Building Austin HS	Mechanical / HVAC



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	50	The compressors for the walk-in cooler and freezer had exceeded their expected useful life.	Replace the split systems for the walk-in cooler and freezer.	2	Austin HS Main Building Austin HS	Mechanical / HVAC
	51	Two wall exhaust fans had exceeded their expected useful life.	Replace the wall exhaust fans.	2	Austin HS Main Building Austin HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$471,787
	52	The casework had missing doors and damaged hardware.	Repair the casework by replacing the missing doors and repairing the damaged hardware.	2	Austin HS Concessions Building Austin HS	Interior Specialties
	53	The casework had exceeded expected useful life and had isolated areas of minor damage.	Replace the casework.	2	Austin HS Library Building Austin HS	Interior Specialties
	54	The casework in the single-user restrooms and break rooms had exceeded expected useful life and had areas damage.	Replace the casework in the single-user restrooms and break areas.	2	Austin HS Main Building Austin HS	Interior Specialties
	55	The toilet partitions had exceeded expected useful life and had areas of corrosion and damaged hardware.	Replace the toilet partitions.	2	Austin HS Stadium Austin HS	Interior Specialties
INTERIOR FINISHES						\$3,398,501
	56	The ceiling in the locker room was cracked.	Repair the gypsum board ceiling in the locker room.	2	Austin HS Gym Building Austin HS	Interior Ceiling Finishes
	57	Ceiling tiles were damaged and had water stains.	Replace the damaged ceiling tiles.	2	Austin HS Gym Building Austin HS	Interior Ceiling Finishes
	58	There was a small number of isolated ceiling tiles with damage and water staining spread throughout the building.	Repair the ceiling finish by replacing damaged ceiling tile.	2	Austin HS Main Building Austin HS	Interior Ceiling Finishes
	59	The acoustic ceiling panels had widespread staining, damage, and missing tiles.	Replace the acoustic ceiling panels throughout. Based on the age of the building and the type of acoustic ceiling, the pricing assumes the presence of hazardous materials.	2	Austin HS Stadium Austin HS	Interior Ceiling Finishes
	60	The suspended acoustic ceiling panels and suspension system varied in dates of construction and had sections of damage or missing tiles throughout.	Replace ceiling finish throughout.	2	Austin HS Wrestling Building Austin HS	Interior Ceiling Finishes
	61	The ceramic tile in the restrooms and kitchen had exceeded their expected useful life. Portions of the tile was cracked, damaged, missing or scratched.	Replace the ceramic tile in the restrooms and kitchen.	2	Austin HS Main Building Austin HS	Interior Floor Finishes
	62	The rubber flooring in the gym had exceeded its expected useful life and had areas of damaged and cracked rubber.	Replace the rubber floor covering in the gym.	2	Austin HS Main Building Austin HS	Interior Floor Finishes
	63	The VCT in the basement, the cafeteria, and select classrooms had exceeded expected useful life. Portions of the tile was cracked, damaged, missing or scratched. Staff reported that classroom 171 VCT had known asbestos containing material.	Replace the VCT in the basement, the cafeteria, and the classrooms with aged VCT. Include asbestos abatement as required.	2	Austin HS Main Building Austin HS	Interior Floor Finishes



Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	64	The ceramic tile in the restrooms and shower areas had areas of damage and had exceeded expected useful life.	Replace the ceramic tile.	2	Austin HS Stadium Austin HS	Interior Floor Finishes
	65	The VCT in the Trainer Room was damaged and sections were missing.	Replace the VCT in the Trainer Room. Based on the age of the building and the type of flooring, the pricing assumes the presence of hazardous materials.	2	Austin HS Stadium Austin HS	Interior Floor Finishes
	66	The concrete paint in the auto shop was deteriorated and had exceeded expected useful life.	Clean and repaint the concrete floor in the auto shop with an epoxy floor coating.	2	Austin HS Wrestling Building Austin HS	Interior Floor Finishes
	67	The ceramic tile in the restrooms and locker rooms had exceeded expected useful life. Portions of the tile was cracked, damaged, missing, or scratched.	Replace the ceramic tile in the restrooms and locker rooms.	2	Austin HS Wrestling Building Austin HS	Interior Floor Finishes
	68	The VCT at the main entrance had exceeded expected useful life. Portions of the tile was cracked, damaged, missing, or scratched.	Replace the VCT at the front entrance. Based on the age of the building and the type of flooring, the pricing assumes the presence of hazardous materials.	2	Austin HS Wrestling Building Austin HS	Interior Floor Finishes
	69	The ceramic wall tile at the front entrance, restrooms, locker rooms, and kitchen had exceeded expected useful life. Portions of the tile was cracked, damaged, missing or scratched. Sections of tile had been replaced with mismatched tiles.	Replace the ceramic wall tile at the front entrance, restrooms, locker rooms, and kitchen.	2	Austin HS Main Building Austin HS	Interior Wall Finishes
	70	The ceramic wall tile in the restrooms, locker rooms, and shower areas had areas of damage and had exceeded expected useful life.	Replace the ceramic wall tile in the restrooms, locker rooms, and shower areas.	2	Austin HS Stadium Austin HS	Interior Wall Finishes
	71	The ceramic wall tile at the entrance, restrooms, locker rooms, and corridor had exceeded expected useful life. Portions of the tile were cracked, damaged, missing, or scratched. Sections of tile had been replaced with mismatched tiles.	Replace the ceramic wall tile at the front entrance, restrooms, locker rooms, and corridor.	2	Austin HS Wrestling Building Austin HS	Interior Wall Finishes
PLUMBING						\$3,793,551
	72	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	Austin HS Concessions Building Austin HS	Domestic Water Distribution
	73	The domestic water pump was approaching the end of its expected useful life.	Plan to replace the domestic water pump.	2	Austin HS Gym Building Austin HS	Domestic Water Distribution
	74	The domestic hot water boiler had exceeded its expected useful life.	Replace the aged boiler.	2	Austin HS Gym Building Austin HS	Domestic Water Distribution
	75	The domestic water circulation pump was approaching the end of its expected useful life.	Plan to replace the domestic water circulation pump.	2	Austin HS Library Building Austin HS	Domestic Water Distribution
	76	The domestic water heater had exceeded its expected useful life.	Replace the aged domestic water heater.	2	Austin HS Library Building Austin HS	Domestic Water Distribution



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	77	EPISD staff stated the domestic water and sanitary waste piping in the science classrooms were in poor condition and need to be replaced.	Replace piping during next major renovation.	2	Austin HS Main Building Austin HS	Domestic Water Distribution
	78	The domestic water pump had exceeded its expected useful life.	Replace the aged domestic water pump.	2	Austin HS Main Building Austin HS	Domestic Water Distribution
	79	The electric water heater had exceeded its expected useful life.	Replace the aged electric water heater.	2	Austin HS Main Building Austin HS	Domestic Water Distribution
	80	Two backflow preventers had continuous leaks from their relief valves.	Replace the backflow preventers.	2	Austin HS Main Building Austin HS	Domestic Water Distribution
	81	One circulating pump had a continuous leak and was situated near electrical equipment which presents a life safety risk.	Replace the circulating pump.	2	Austin HS Main Building Austin HS	Domestic Water Distribution
	82	Both of the back flow preventers had exceeded their expected useful life.	Replace the aged backflow preventers.	2	Austin HS Stadium Austin HS	Domestic Water Distribution
	83	EPISD staff reported the domestic water and sanitary waste piping were in poor condition and in need of replacement.	Replace the piping during the next major renovation.	2	Austin HS Stadium Austin HS	Domestic Water Distribution
	84	EPISD staff reported the domestic water and sanitary waste piping were in poor condition and in need of replacement.	Replace the piping during the next major renovation.	2	Austin HS Wrestling Building Austin HS	Domestic Water Distribution
	85	The plumbing fixtures had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Austin HS Library Building Austin HS	Plumbing Fixtures
	86	The majority of the plumbing fixtures had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Austin HS Main Building Austin HS	Plumbing Fixtures
	87	One lavatory in the boys locker room was pulling away from the wall and all plumbing fixtures had either exceeded or were approaching the end of their expected useful life.	Replace the plumbing fixtures.	2	Austin HS Stadium Austin HS	Plumbing Fixtures
	88	The majority of the plumbing fixtures were approaching or had exceeded their expected useful life. Also, both of the group showers had constant leaking.	Replace the aged plumbing fixtures.	2	Austin HS Wrestling Building Austin HS	Plumbing Fixtures
ROOFING						\$1,952,790
	89	Sections of the roof were not accessible as the areas of the roof did not have fixed ladder access.	Add fixed roof access to all sections of the roof.	2	Austin HS Gym Building Austin HS	Roof
	90	The roof covering was degraded and blistered. Signs of leaks were present on the interior of the facility.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Austin HS Gym Building Austin HS	Roof



Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	91	The mechanical room's roof was not accessible as it did not have fixed ladder access.	Add fixed roof access to the mechanical room's roof.	2	Austin HS Library Building Austin HS	Roof
	92	The built-up roofing was reported to have been recoated in 2022 which would provide some additional expected useful life; however, the roof is well beyond its base expected useful life and could be prone to leaks and failure.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Austin HS Library Building Austin HS	Roof
	93	Excessive debris was observed on the built-up roof over the mechanical room. The roof covering had exceeded its expected useful life.	Replace the existing gravel ballasted built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Austin HS Library Building Austin HS	Roof
	94	The parapet wall had damage at the joints.	Replace the joint sealant on the parapet walls.	2	Austin HS Main Building Austin HS	Roof
	95	Areas of the roof were not accessible as they did not have fixed ladder access.	Add fixed roof access to all sections of the roof.	2	Austin HS Stadium Austin HS	Roof
	96	The gutters were corroded and the downspouts had physical damage.	Replace the gutters and downspouts.	2	Austin HS Stadium Austin HS	Roof
	97	The roofing systems had exceeded their expected useful lives. Evidence of roof leaks were observed on the interior of the building at the time of the assessment.	Replace the roof covering and water proof the concrete bleachers.	2	Austin HS Stadium Austin HS	Roof
	98	The flat roof covering had exceeded expected useful life and had areas of cracking, deterioration, past repairs, and evidence of leaks on the interior of the facility.	Replace the flat roof coverings.	2	Austin HS Wrestling Building Austin HS	Roof
SAFETY & SECURITY						\$517,969
	99	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Austin HS Site Austin HS	Communications & Security
	100	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Austin HS Site Austin HS	Communications & Security
SITE						\$1,944,432
	101	The finish on the decorative fencing along the north side of the school was faded.	Prep and paint the decorative fencing.	2	Austin HS Site Austin HS	Site
	102	The asphalt paving near the portables was worn and deteriorated.	Remove and replace the asphalt paving at the portables.	2	Austin HS Site Austin HS	Site
	103	The asphalt paving at the pull through was observed with moderate cracking and deterioration.	Repair the asphalt surface including, filling the cracks in the asphalt pavement, sealcoating the surface, and restriping the drive aisle.	2	Austin HS Site Austin HS	Site



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	104	The sections of perimeter chain-link fencing had areas of corrosion observed, and the fencing appeared to have exceeded its expected useful life.	Replace the aged sections of chain-link perimeter fencing and gates.	2	Austin HS Site Austin HS	Site
	105	The concrete steps that accommodate grade changes throughout the site were observed with sections of spalling concrete and areas of cracking.	Replace the concrete steps throughout the site.	2	Austin HS Site Austin HS	Site
	106	Sections of concrete paving were cracking and deteriorated throughout the site. Additionally, sections of concrete pavement at the courtyard were heaving at their expansion joints due to tree roots.	Replace the sections of deteriorated and heaving sidewalks. Correct any issues with the site vegetation at the time of replacement.	2	Austin HS Site Austin HS	Site
	107	There were multiple locations of deteriorated asphalt pavement and transverse and longitudinal cracking throughout.	Resurface the asphalt parking lots and restripe the drive aisles and parking spaces.	2	Austin HS Site Austin HS	Site
STAIRS						\$62,109
	108	A tripping hazard was present at top of steps due to soil heave.	Replace the heaving section of concrete paving.	2	Austin HS Gym Building Austin HS	Exterior Stairs
	109	The stairs on the east exterior of the facility had severe cracking.	Replace the east exterior stairs	2	Austin HS Library Building Austin HS	Exterior Stairs
	110	The floor finish and non-slip tread on the steps was worn and deteriorated.	Replace the floor finish on the interior stairs.	2	Austin HS Library Building Austin HS	Interior Stairs
STRUCTURE						\$0

CODE	PRIORITY	TOTAL
1	Must Do: Critical replacements of equipment & systems, replace evaporative cooling systems with refrigerated air, required code, safety & security items. (Life expectancy 0-2 years)	\$1,375,215
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$16,188,335
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$796,996
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$19,881,149



EL PASO ISD
it starts with us

Austin High School

DETAIL REPORT

Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
		FACILITY CONDITION INDEX				
		The Facility Condition Index (FCI) is used throughout the facility assessment industry as a general indicator of building health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Current Replacement Value. As a rule of thumb, an FCI of 0% - 1% is considered New, 2% - 10% is considered Good, 11% - 30% is considered Fair, 31% - 60% is considered Poor, and over 60% is considered Critical.				
		PRIORITY 1 TOTAL				\$1,375,215
		PRIORITY 2 TOTAL				\$16,188,335
		PRIORITY 3 TOTAL				\$796,996
		PRIORITY 4 TOTAL				\$19,881,149
		FACILITY CONDITION REPAIR COST				\$38,241,695
		CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)				\$188,720,416
		FACILITY CONDITION INDEX				
						0.20
						FAIR