CLENDENIN ELEMENTARY

Front Door Image



Physical Address:
2701 Harrison Avenue
El Paso, Texas 79930

Building Completed: 1965
Optimal Capacity: 575
Building Area: 61,225 SF
Site Acreage: 4.60
Fall 2025 Enrollment: 438

CLENDENIN ELEMENTARY

Site Aerial





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Clendenin Elementary 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	$782,290
Priority 2	$5,641,118
Priority 3	$1,074,851
Priority 4	$4,030,606
Priority Totals	$11,528,865

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$1,074,851	$0	$1,074,851
Exterior Enclosure	$0	$1,195,424	$0	$0	$1,195,424
Fire Protection	$0	$120,240	$0	$4,030,606	$4,150,845
HVAC	$168,853	$10,878	$0	$0	$179,731
Interior Construction	$0	$49,663	$0	$0	$49,663
Interior Finishes	$0	$392,978	$0	$0	$392,978
Plumbing	$0	$1,512,296	$0	$0	$1,512,296
Roofing	$0	$1,151,893	$0	$0	$1,151,893
Safety & Security	$613,438	$0	$0	$0	$613,438
Site	$0	$302,747	$0	$0	$302,747
Stairs	$0	$22,244	$0	$0	$22,244
Structure	$0	$882,755	$0	$0	$882,755
Priority Totals	**$782,290**	**$5,641,118**	**$1,074,851**	**$4,030,606**	**$11,528,865**

TOTALS P1	**$782,290**
TOTALS P1 + P2	**$6,423,408**
TOTALS P1 + P2 + P3	$7,498,259
TOTALS P1 + P2 + P3 + P4	$11,528,865

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$1,074,851**
	1	The service entrance and four of the panelboards at the school were manufactured by Federal Pacific which has an increased risk for failure and had exceeded its expected useful life. Additionally, the electrical service did not meet the typical design standard for an elementary school. EPISD facility staff reported the service entrance equipment was fully utilized and that there were no spares available if needed.	Replace the electrical service and associated distribution equipment with a capacity that meets the current industry design standards.	3	Clendenin ES Main Building Clendenin ES	Electrical Distribution	
	2	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Clendenin ES Main Building Clendenin ES	Lighting	
EXTERIOR ENCLOSURE							**$1,195,424**
	3	There was minor deterioration of the grout in the brick exterior.	Repoint and seal the brick exterior.	2	Clendenin ES Main Building Clendenin ES	Exterior Walls	
	4	The single pane aluminum frame windows had exceeded their expected useful life, degraded, and were difficult to operate.	Replace the windows.	2	Clendenin ES Main Building Clendenin ES	Exterior Windows	
FIRE PROTECTION							**$4,150,845**
	5	The fire alarm control panel had exceeded its expected useful life.	Replace the fire alarm control panel.	2	Clendenin ES Main Building Clendenin ES	Fire Alarm	
	6	The wet-chemical hood fire suppression system was approaching the end of its expected useful life.	Plan to replace the wet-chemical hood fire suppression system.	2	Clendenin ES Main Building Clendenin ES	Fire Protection / Suppression	
	7	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Clendenin ES Main Building Clendenin ES	Fire Protection / Suppression	
HVAC							**$179,731**
	8	A make-up air unit was approaching the end of its expected useful life.	Plan to replace the make-up air unit.	1	Clendenin ES Main Building Clendenin ES	Mechanical / HVAC	
	9	Boiler #2 had exceeded its expected useful life.	Replace Boiler #2.	1	Clendenin ES Main Building Clendenin ES	Mechanical / HVAC	
	10	The evaporative coolers had exceeded their expected useful lives.	Replace the evaporative coolers.	1	Clendenin ES Main Building Clendenin ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$49,663**
	11	The water closet and urinal partitions were deteriorated. Several partitions had faulty hardware and two partitions in the men's faculty restroom were missing doors.	Replace the water closet and urinal partitions.	2	Clendenin ES Main Building Clendenin ES	Interior Specialties	
INTERIOR FINISHES							**$392,978**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	12	Cracks and damage was observed in the vinyl composition tile throughout the facility. The vinyl composition tile around courtyard had evidence of water damage.	Replace the damaged vinyl composition tile throughout the facility.	2	Clendenin ES Main Building Clendenin ES	Interior Floor Finishes	
	13	The tile in the multi-occupant restrooms was heavily worn and deteriorated.	Replace the tile in the multi-occupant restrooms.	2	Clendenin ES Main Building Clendenin ES	Interior Floor Finishes	
	14	The ceramic tile wainscoting in the restrooms and throughout the majority of the corridors was worn, degraded, and outdated.	Replace the dated wall finishes throughout the facility.	2	Clendenin ES Main Building Clendenin ES	Interior Wall Finishes	
PLUMBING							**$1,512,296**
	15	The domestic backflow preventer had exceeded its expected useful life.	Replace the domestic backflow preventer.	2	Clendenin ES Main Building Clendenin ES	Domestic Water Distribution	
	16	The domestic water boiler had exceeded its expected useful life.	Replace the domestic water boiler.	2	Clendenin ES Main Building Clendenin ES	Domestic Water Distribution	
	17	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Clendenin ES Main Building Clendenin ES	Domestic Water Distribution	
	18	Many roof drains were missing strainers at the time of assessment.	Replace the missing strainers to prevent clogging.	2	Clendenin ES Main Building Clendenin ES	Other Plumbing	
	19	The majority of the plumbing fixtures had exceeded or were approaching the end of their expected useful lives.	Replace the plumbing fixtures throughout the facility.	2	Clendenin ES Main Building Clendenin ES	Plumbing Fixtures	
ROOFING							**$1,151,893**
	20	The modified bitumen roof covering was approaching the end of its expected useful life, and was observed with minor degradation, blistering and signs of ponding.	Plan to replace the modified bitumen roof covering.	2	Clendenin ES Main Building Clendenin ES	Roof	
SAFETY & SECURITY							**$613,438**
	21	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Clendenin ES Site Clendenin ES	Communications & Security	
	22	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Clendenin ES Site Clendenin ES	Communications & Security	
	23	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Clendenin ES Site Clendenin ES	Communications & Security	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SITE							**$302,747**
	24	EPISD reported that the interior courtyard floods up to 2-feet during heavy rain storms.	Install proper drainage in the courtyard.	2	Clendenin ES Site Clendenin ES	Site	
	25	Parking lot lighting was not present at the school.	Prior to resurfacing the parking lots, install new parking lot lighting.	2	Clendenin ES Site Clendenin ES	Site	
	26	Cracks and surface deterioration was observed in the parking lot and paved play surfaces.	Resurface the parking lot and paved play surfaces.	2	Clendenin ES Site Clendenin ES	Site	
STAIRS							**$22,244**
	27	The stair's nosing was severely degraded causing a tripping hazard.	Replace the concrete stairs.	2	Clendenin ES Main Building Clendenin ES	Interior Stairs	
STRUCTURE							**$882,755**
	28	There were no observed deficiencies with the building metal deck; however, due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Replace 35% metal decking at the time of the roof covering replacement.	2	Clendenin ES Main Building Clendenin ES		

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)	**$782,290**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$8,319,602**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,798,322**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$3,960,965**

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	**$782,290**
PRIORITY 2 TOTAL	**$8,319,602**
PRIORITY 3 TOTAL	**$2,798,322**
PRIORITY 4 TOTAL	**$3,960,965**
FACILITY CONDITION REPAIR COST	**$11,528,865**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$35,388,050**
FACILITY CONDITION INDEX	**0.33**
	POOR