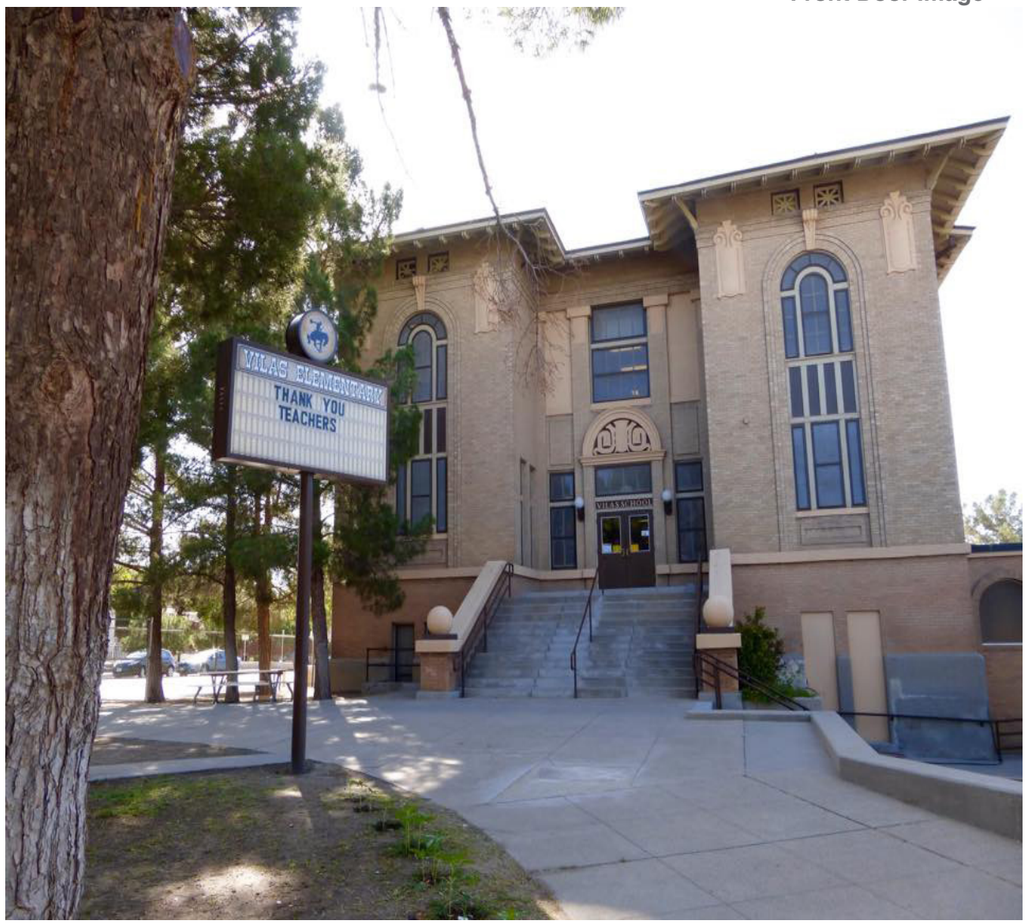
MESITA ECDC

Front Door Image



Physical Address:
220 Lawton Drive
El Paso, Texas 79902

Building Completed: 1909
Optimal Capacity: 627
Building Area: 65,432 SF
Site Acreage: 2.81
Fall 2025 Enrollment:

MESITA ECDC

Site Aerial





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Mesita Early Childhood Center

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	$1,495,825
Priority 2	$9,176,358
Priority 3	$2,447,896
Priority 4	$5,235,814
Priority Totals	$18,355,893

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$14,993	$0	$14,993
Electrical	$0	$0	$2,432,903	$0	$2,432,903
Exterior Enclosure	$0	$3,346,299	$0	$0	$3,346,299
Fire Protection	$0	$0	$0	$5,235,814	$5,235,814
HVAC	$929,510	$0	$0	$0	$929,510
Interior Construction	$0	$1,246,328	$0	$0	$1,246,328
Interior Finishes	$0	$1,013,933	$0	$0	$1,013,933
Plumbing	$0	$1,653,631	$0	$0	$1,653,631
Roofing	$0	$572,308	$0	$0	$572,308
Safety & Security	$450,938	$0	$0	$0	$450,938
Site	$0	$576,648	$0	$0	$576,648
Stairs	$0	$35,810	$0	$0	$35,810
Structure	$115,377	$731,401	$0	$0	$846,778
Priority Totals	**$1,495,825**	**$9,176,358**	**$2,447,896**	**$5,235,814**	**$18,355,893**

TOTALS P1	**$1,495,825**
TOTALS P1 + P2	**$10,672,183**
TOTALS P1 + P2 + P3	$13,120,079
TOTALS P1 + P2 + P3 + P4	$18,355,893

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Mesita Early Childhood Center

Proposed Work Items

DETAIL REPORT

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							**$14,993**
	1	EPISD facility maintenance staff reported frequently issues with the elevator causing intermittent service disruptions.	Investigate the cause of the service disruptions and repair as needed.	3	Vilas ES Classroom Building Vilas ES	Elevators, Lifts, and Escalators	
	2	EPISD facility maintenance staff reported frequently issues with the elevator causing intermittent service disruptions.	Investigate the cause of the service disruptions and repair as needed.	3	Vilas ES Main Building Vilas ES	Elevators, Lifts, and Escalators	
ELECTRICAL							**$2,432,903**
	3	The panelboards had exceeded their expected useful life.	Replace the panelboards.	3	Vilas ES Classroom Building Vilas ES	Electrical Distribution	
	4	A portion of the distribution panelboards had exceeded their expected useful lives.	Replace the aged panelboards.	3	Vilas ES Main Building Vilas ES	Electrical Distribution	
	5	The motor control center in the kitchen had exceeded its expected useful life.	Replace the motor control center.	3	Vilas ES Main Building Vilas ES	Electrical Distribution	
	6	The exterior service entrance equipment had exceeded its expected useful life.	Replace the service entrance equipment.	3	Vilas ES Main Building Vilas ES	Electrical Distribution	
	7	The exterior lighting had exceeded its expected useful life.	Replace the exterior lights with LED fixtures.	3	Vilas ES Classroom Building Vilas ES	Lighting	
	8	The interior lighting had exceeded its expected useful life.	Replace the interior lights with LED fixtures.	3	Vilas ES Classroom Building Vilas ES	Lighting	
	9	The exit lighting was approaching the end of its expected useful life.	Plan to replace the exit lighting.	3	Vilas ES Gym Building Vilas ES	Lighting	
	10	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Vilas ES Gym Building Vilas ES	Lighting	
	11	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Vilas ES Gym Building Vilas ES	Lighting	
	12	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Vilas ES Main Building Vilas ES	Lighting	
	13	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Vilas ES Main Building Vilas ES	Lighting	
EXTERIOR ENCLOSURE							**$3,346,299**
	14	The concrete decking under the main stairs had spalling and exposed rebar.	Replace the concrete decking at the main entrance in conjunction with the stair replacement.	2	Vilas ES Main Building Vilas ES	Structure	
	15	The exterior doors had exceeded expected useful service life.	Replace the exterior doors.	2	Vilas ES Main Building Vilas ES	Exterior Doors	
	16	There was cracking in the cement plaster (stucco) finish on the inboard sides of the parapet.	Repair the stucco finish.	2	Vilas ES Classroom Building Vilas ES	Exterior Walls	
	17	There was minor deterioration of the brick veneer and there were areas of previous repairs. Additionally, the brick exterior was aged and required preventative maintenance.	Repoint and seal the brick veneer.	2	Vilas ES Classroom Building Vilas ES	Exterior Walls	

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Mesita Early Childhood Center

Proposed Work Items

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

DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	18	The brick between the main building and the gym building was damaged. There were signs of water infiltration on the interior portion of the wall. Staff reported that excessive water exposure was frequent due to runoff between the buildings during rain events. Additionally, there was deterioration of the grout between the bricks throughout the exterior of the building.	Repair the brick exterior, in conjunction with the site drainage improvements, and point and seal the exterior of the building.	2	Vilas ES Main Building Vilas ES	Exterior Walls	
	19	The windows consisted of single pane glazing.	Replace the windows with dual pane glazing.	2	Vilas ES Classroom Building Vilas ES	Exterior Windows	
	20	The building had single pane glazing.	Replace the windows.	2	Vilas ES Main Building Vilas ES	Exterior Windows	
FIRE PROTECTION							**$5,235,814**
	21	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Vilas ES Classroom Building Vilas ES	Fire Protection / Suppression	
	22	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Vilas ES Gym Building Vilas ES	Fire Protection / Suppression	
	23	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Vilas ES Main Building Vilas ES	Fire Protection / Suppression	
HVAC							**$929,510**
	24	The heating hot water and chilled water chemical feedwater tanks were approaching the end of their expected useful lives.	Plan to replace the chemical feedwater tanks.	1	Vilas ES Classroom Building Vilas ES	Mechanical / HVAC	
	25	The heating hot water pumps were approaching the end of their expected useful lives.	Plan to replace the heating hot water pumps.	1	Vilas ES Classroom Building Vilas ES	Mechanical / HVAC	
	26	The furnace was approaching the end of its expected useful life.	Plan to replace the furnace.	1	Vilas ES Gym Building Vilas ES	Mechanical / HVAC	
	27	The evaporative coolers were approaching the end of their expected useful lives. Additionally, evaporative cooling has been identified by EPISD as not meeting the current district standards.	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	Vilas ES Gym Building Vilas ES	Mechanical / HVAC	
	28	The chemical feedwater tank was approaching the end of its expected useful life.	Plan to replace the chemical feedwater tank.	1	Vilas ES Main Building Vilas ES	Mechanical / HVAC	
	29	The heating hot water and chilled water pumps had minor corrosion and were approaching the end of their expected useful life.	Plan to replace the distribution pumps.	1	Vilas ES Main Building Vilas ES	Mechanical / HVAC	
	30	The rooftop exhaust fans were approaching the end of their expected useful lives.	Plan to replace the exhaust fans.	1	Vilas ES Main Building Vilas ES	Mechanical / HVAC	

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Mesita Early Childhood Center

Proposed Work Items

DETAIL REPORT

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				
	31	The chillers used R22 refrigerant which is obsolete.	Replace the chillers with a unit that utilizes a non-ozone depleting refrigerant. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Vilas ES Main Building Vilas ES	Mechanical / HVAC	
	32	The condensers had exceeded their expected useful lives and used R22 refrigerant which is obsolete.	Replace the condensers.	1	Vilas ES Main Building Vilas ES	Mechanical / HVAC	
	33	The evaporative coolers were approaching the end of 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	Vilas ES Main Building Vilas ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$1,246,328**
	34	The door hardware was reported to be an ongoing maintenance issue based on the style and age of the hardware. A portion of the hardware had been replaced on an as-needed basis.	Replace the remaining problematic hardware.	2	Vilas ES Main Building Vilas ES	Interior Doors	
	35	The casework in the classrooms had exceeded expected useful service life and had isolated areas of damage.	Replace the casework in the classrooms.	2	Vilas ES Classroom Building Vilas ES	Interior Specialties	
	36	The casework had exceeded expected useful service life.	Replace the casework.	2	Vilas ES Main Building Vilas ES	Interior Specialties	
	37	The plaster walls had exceeded expected useful life and reported to have asbestos-containing material.	Replace the plaster walls and plan for asbestos abatement as required.	2	Vilas ES Main Building Vilas ES	Interior Walls	
INTERIOR FINISHES							**$1,013,933**
	38	The VCT flooring had exceeded expected useful service life.	Replace the VCT throughout the building.	2	Vilas ES Classroom Building Vilas ES	Interior Floor Finishes	
	39	The ceramic tile in the restrooms had areas of damage and had exceeded expected useful service life.	Replace the ceramic tile flooring in the restrooms.	2	Vilas ES Main Building Vilas ES	Interior Floor Finishes	
	40	The oldest sections of VCT in the classrooms and corridors had exceeded expected useful service and had scratches and isolated areas of damage.	Replace the oldest sections of VCT flooring.	2	Vilas ES Main Building Vilas ES	Interior Floor Finishes	
	41	The wall tile in the corridors had exceeded expected useful life and similar tile was not available for spot repairs.	Replace the wall tile throughout.	2	Vilas ES Classroom Building Vilas ES	Interior Wall Finishes	
	42	The wall tile in select corridors had exceeded expected useful life and similar tile was not available for spot repairs.	Replace the original wall tile in select corridors.	2	Vilas ES Main Building Vilas ES	Interior Wall Finishes	
	43	The wall tile in the restrooms had exceeded expected useful service life and had areas of damaged and missing tile.	Replace the wall tile in the restrooms.	2	Vilas ES Main Building Vilas ES	Interior Wall Finishes	

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Mesita Early Childhood Center

Proposed Work Items

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
PLUMBING							**$1,653,631**
	44	EPISD staff stated the domestic water distribution and sanitary waste piping were aged and were in poor condition.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Vilas ES Classroom Building Vilas ES	Domestic Water Distribution	
	45	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Vilas ES Gym Building Vilas ES	Domestic Water Distribution	
	46	EPISD staff stated the domestic water distribution and sanitary waste piping were aged and were in poor condition.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Vilas ES Main Building Vilas ES	Domestic Water Distribution	
	47	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Vilas ES Main Building Vilas ES	Domestic Water Distribution	
	48	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Vilas ES Main Building Vilas ES	Domestic Water Distribution	
	49	The plumbing fixtures were approaching or had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Vilas ES Classroom Building Vilas ES	Plumbing Fixtures	
	50	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Vilas ES Gym Building Vilas ES	Plumbing Fixtures	
	51	The majority of the plumbing fixtures had exceeded their expected useful lives and one sink in a multi-occupant restroom was actively leaking.	Replace the plumbing fixtures.	2	Vilas ES Main Building Vilas ES	Plumbing Fixtures	
ROOFING							**$572,308**
	52	The roof covering for the flat roof sections had exceeded expected useful service life.	Replace the flat roof sections.	2	Vilas ES Classroom Building Vilas ES	Roof	
	53	The downspout near the gym building was damaged. The asphalt directly below the downspout was missing and there was evidence of water intrusion inside the building.	Replace the downspout and consider alternate drainage routing to limit excessive water between the buildings.	2	Vilas ES Main Building Vilas ES	Roof	
	54	The roof covering for the flat roof sections had exceeded expected useful service life.	Replace the flat roof sections.	2	Vilas ES Main Building Vilas ES	Roof	
	55	The roof hatch in the custodial closet near the cafeteria was not functional. The hatch would not open at the time of assessment.	Replace the roof hatch near the cafeteria.	2	Vilas ES Main Building Vilas ES	Roof	
SAFETY & SECURITY							**$450,938**
	56	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Vilas ES Site Vilas ES	Communications & Security	
	57	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Vilas ES Site Vilas ES	Communications & Security	
	58	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Vilas ES Site Vilas ES	Communications & Security	

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Mesita Early Childhood Center

Proposed Work Items

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SITE							**$576,648**
	59	Site lighting was not observed at the parking areas.	Install new pole mounted site lighting in conjunction with the repaving of the parking areas.	2	Vilas ES Site Vilas ES	Site	
	60	EPISD facilities maintenance staff reported issues with the front drain near the basement, and drainage issues were observed between the gym and the main building.	Investigate and address site drainage issues; including the drain near the basement and the excessive erosion between the gym and main building.	2	Vilas ES Site Vilas ES	Site	
	61	Deterioration of the playground surface was observed.	Repair the playground floor surface.	2	Vilas ES Site Vilas ES	Site	
	62	Paved surfaces were observed with moderate cracking and patching.	Repave parking lots and other paved surfaces on site.	2	Vilas ES Site Vilas ES	Site	
STAIRS							**$35,810**
	63	The exterior stairs at the front entrance were cracked and damaged. The concrete underneath the stairs was also damaged.	Replace the front entry stairs.	2	Vilas ES Main Building Vilas ES	Exterior Stairs	
STRUCTURE							**$846,778**
	64	The concrete decking under the main stairs had spalling and exposed rebar.	Replace the concrete decking at the main entrance in conjunction with the stair replacement.	1	Vilas ES Main Building Vilas ES	Structure	
	65	The roof deck had exceeded expected useful service life and the wood had areas of deterioration.	Carry an allowance to replace 35% of the wood decking at the time of the roof covering replacement.	2	Vilas ES Main Building Vilas ES	Structure	

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)	**$1,495,825**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$9,176,358**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,447,896**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$18,355,893**

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	**$1,495,825**
PRIORITY 2 TOTAL	**$9,176,358**
PRIORITY 3 TOTAL	**$2,447,896**
PRIORITY 4 TOTAL	**$18,355,893**
FACILITY CONDITION REPAIR COST	**$18,355,893**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$35,752,190**
FACILITY CONDITION INDEX	**0.51**
	POOR