MESITA ELEMENTARY

Front Door Image



Physical Address:
3307 N Stanton Street
El Paso, TX 79902

Building Completed: 2000
Optimal Capacity: 938
Building Area: 99,623 SF
Site Acreage: 6.18
Fall 2025 Enrollment: 916

MESITA ELEMENTARY

Site Aerial





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Mesita 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	$1,515,858
Priority 2	$3,919,372
Priority 3	$3,139,250
Priority 4	$378,140
Priority Totals	$8,952,620

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$3,139,250	$0	$3,139,250
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$57,987	$0	$378,140	$436,127
HVAC	$706,608	$160,922	$0	$0	$867,530
Interior Construction	$0	$118,636	$0	$0	$118,636
Interior Finishes	$0	$24,268	$0	$0	$24,268
Plumbing	$0	$102,253	$0	$0	$102,253
Roofing	$0	$1,251,979	$0	$0	$1,251,979
Safety & Security	$719,063	$0	$0	$0	$719,063
Site	$0	$1,320,177	$0	$0	$1,320,177
Stairs	$0	$14,096	$0	$0	$14,096
Structure	$90,188	$869,054	$0	$0	$959,241
Priority Totals	**$1,515,858**	**$3,919,372**	**$3,139,250**	**$378,140**	**$8,952,620**

TOTALS P1	**$1,515,858**
TOTALS P1 + P2	**$5,435,230**
TOTALS P1 + P2 + P3	$8,574,480
TOTALS P1 + P2 + P3 + P4	$8,952,620

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$3,139,250
	1	The building's exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Mesita ES Building 02 Mesita ES	Lighting	
	2	The building's interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Mesita ES Building 02 Mesita ES	Lighting	
	3	The building's exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting.	3	Mesita ES Main Building Mesita ES	Lighting	
	4	The building's interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting.	3	Mesita ES Main Building Mesita ES	Lighting	
EXTERIOR ENCLOSURE							$0
FIRE PROTECTION							$436,127
	5	The communicator transmitter was not mounted properly and hanging by wires.	Repair the FACP.	2	Mesita ES Main Building Mesita ES	Fire Alarm	
	6	The 6-IN single-check backflow preventer and 3/4-IN backflow preventer on the bypass line had exceeded their expected useful lives.	Replace the backflow preventers.	2	Mesita ES Main Building Mesita ES	Fire Protection / Suppression	
	7	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Mesita ES Building 02 Mesita ES	Fire Protection / Suppression	
HVAC							$867,530
	8	The heating hot water and chilled water chemical feedwater tanks were corroded and approaching the end of their expected useful lives.	Replace the chemical feedwater tanks.	1	Mesita ES Main Building Mesita ES	Mechanical / HVAC	
	9	The heating hot water and chilled water distribution pumps were corroded and had exceeded their expected useful lives.	Replace the distribution pumps.	1	Mesita ES Main Building Mesita ES	Mechanical / HVAC	
	10	The evaporative coolers had corrosion and were approaching the end of their expected useful lives.	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	Mesita ES Main Building Mesita ES	Mechanical / HVAC	
	11	The rooftop exhaust fans were approaching the end of their expected useful lives.	Replace the exhaust fans.	1	Mesita ES Main Building Mesita ES	Mechanical / HVAC	
	12	The direct digital and VFD HVAC controls were approaching the end of their expected useful lives.	Replace the HVAC controls.	1	Mesita ES Main Building Mesita ES	Mechanical / HVAC	
	13	The split systems serving the electrical rooms, IT rooms, and kitchen walk-in coolers used R22 refrigerant and were approaching the end of their useful life.	Replace the split systems.	1	Mesita ES Main Building Mesita ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	14	The building utilizes evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. 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.	2	Mesita ES Building 02 Mesita ES	Mechanical / HVAC	
	15	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	2	Mesita ES Building 02 Mesita ES	Mechanical / HVAC	
	16	The fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	2	Mesita ES Building 02 Mesita ES	Mechanical / HVAC	
	17	The gas unit heater was approaching the end of its expected useful life.	Replace the unit heater.	2	Mesita ES Building 02 Mesita ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$118,636**
	18	EPISD Facilities Maintenance staff reported that the interior doors require reoccurring maintenance due to building settling.	Repair doors once settling issues have been addressed.	2	Mesita ES Main Building Mesita ES	Interior Doors	
	19	The walls near expansion joints were cracked and damaged.	Repair the damaged walls near the expansions joints. Coordinate repair work following structural study and structural or site drainage recommendations.	2	Mesita ES Main Building Mesita ES	Interior Walls	
INTERIOR FINISHES							**$24,268**
	20	The ceiling tiles had isolated staining from roof leaks.	Replace the damaged ceiling tiles upon repair of the roof leaks.	2	Mesita ES Building 02 Mesita ES	Interior Ceiling Finishes	
PLUMBING							**$102,253**
	21	Corrosion was observed on one domestic water expansion tank.	Investigate and repair the cause of the corrosion and treat the tank to ensure the component reaches its expected useful life.	2	Mesita ES Main Building Mesita ES	Domestic Water Distribution	
	22	Corrosion was observed on the outlet piping connection of one water heater. The water heater had exceeded its expected useful life.	Replace the water heater.	2	Mesita ES Main Building Mesita ES	Domestic Water Distribution	
	23	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Mesita ES Building 02 Mesita ES	Plumbing Fixtures	
	24	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Mesita ES Main Building Mesita ES	Plumbing Fixtures	

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		DEFICIENCY	RECOMMENDATION				
ROOFING							**$1,251,979**
	25	Staff reported ongoing roof leaks. The surface was aged with degranulation, cracking of the cap sheet, blistering, faded flashing and evidence of past repairs. Stained ceiling tiles were observed on the interior.	Replace the roof covering.	2	Mesita ES Building 02 Mesita ES	Roof	
	26	The roof covering was original to building construction and was in poor condition. Staff reported ongoing roof leaks. Surface was aged with degranulation, widespread blistering, degraded flashing seals and evidence of past repairs. The expansion joint near the library was impacted by structural movement. Stained ceiling tiles were observed on the interior. There was isolated damage to the ends of the downspouts.	Replace the roof covering to include repairs to the flashing and downspouts.	2	Mesita ES Main Building Mesita ES	Roof	
SAFETY & SECURITY							**$719,063**
	27	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Mesita ES Site Mesita ES	Communications & Security	
	28	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Mesita ES Site Mesita ES	Communications & Security	
	29	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Mesita ES Site Mesita ES	Communications & Security	
SITE							**$1,320,177**
	30	There was surface corrosion on the base of the canopy structure. There was a missing shade canopy.	Clean rust and repaint structure. Replace missing shade canopy.	2	Mesita ES Site Mesita ES	Site	
	31	Major Site drainage issues were observed. Rains ponds and washes field areas causing salt build up that kills grass. It was reported that dirt, trash, etc. clog drainage after rain and it requires frequent attention.	Install guards at drainage points to prevent trash and other debris to clog drainage. Regrade site to allow for appropriate site drainage. Fill in areas where erosion has occurred, and replant grassy play areas.	2	Mesita ES Site Mesita ES	Site	
	32	Paved surface problem areas include alligator cracking and linear cracking with past repairs and continued failure. Problem areas may be related to ground water issues.	Once site drainage issues have been investigated, repave paved parking areas.	2	Mesita ES Site Mesita ES	Site	
	33	The paved play area/sports court had significant cracking throughout.	Patch and reseal paved play area.	2	Mesita ES Site Mesita ES	Site	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	34	There were numerous slip and trip hazards on the sidewalks with excessive dirt and gravel washed over the concrete. Maintenance staff reported this was Problem areas include alligator cracking and linear cracking of asphalt and concrete cracking and movement at north exterior stairs. Problem areas may be related to ground water issues. Sidewalks previously mud jacked due to water issues.	Remove dirt and gravel and repair damaged sidewalk sections.	2	Mesita ES Site Mesita ES	Site	
STAIRS							**$14,096**
	35	The ramp and stairs at the southwest near the Science Building showed signs of structural movement with stairstep cracking of the CMU, separation of the joints, cracked concrete and evidence of past repairs.	Repair the damaged concrete and CMU.	2	Mesita ES Main Building Mesita ES	Exterior Stairs	
	36	The connecting sidewalk just above the north stairs had cracked concrete and the base under the concrete was eroded.	Repair the damaged concrete and upgrade the drainage to prevent erosion and prevent gravel from covering the sidewalk and stairs.	2	Mesita ES Main Building Mesita ES	Exterior Stairs	
	37	There was a slip and trip hazard at the north stairs with excessive dirt and gravel typically washed over the sidewalk at the base of the stairs. The north stairs were impacted by structural movement and had concrete cracking with damage and separation at the joints.	Repair the damaged concrete and upgrade the drainage to prevent erosion and prevent gravel from covering the sidewalk and stairs.	2	Mesita ES Main Building Mesita ES	Exterior Stairs	
STRUCTURE							**$959,241**
	38	Structural settling or movement issues were observed around expansion joints, most prominent near the library but also noted elsewhere. Wall, floor, and ceiling damage and cracks observed from interior and exterior of building on the first and second floor. Daylight was visible through the library exterior wall and water intrusion was reported by staff.	Perform a structural study.	1	Mesita ES Main Building Mesita ES	Structure	
	39	The roof deck was not visible for assessment. However, due to the condition of the roof covering, it should be assumed that the metal roof deck is compromised and corroded.	Plan for partial replacement of the metal roof deck when performing the next full roof replacement.	2	Mesita ES Building 02 Mesita ES	Structure	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	40	The roof deck was not visible for assessment. However, due to the condition of the roof covering, it should be assumed that sections of the metal roof deck were compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Mesita ES Main Building Mesita 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)	**$1,515,858**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$3,919,372**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$3,139,250**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$378,140**

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	**$1,515,858**
PRIORITY 2 TOTAL	**$3,919,372**
PRIORITY 3 TOTAL	**$3,139,250**
PRIORITY 4 TOTAL	**$378,140**
FACILITY CONDITION REPAIR COST	**$8,952,620**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$57,582,094**
FACILITY CONDITION INDEX	**0.16**
	FAIR