CIELO VISTA ELEMENTARY

Front Door Image



Physical Address:
9000 Basil Court
El Paso, Texas 79925

Building Completed: 1967
Optimal Capacity: 393
Building Area: 61,358 SF
Site Acreage: 8.77
Fall 2025 Enrollment: 287

CIELO VISTA ELEMENTARY

Site Aerial



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Cielo Vista 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	$1,662,615
Priority 2	$8,319,602
Priority 3	$2,798,322
Priority 4	$3,960,965
Priority Totals	$16,741,503

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,798,322	$0	$2,798,322
Exterior Enclosure	$0	$1,368,990	$0	$0	$1,368,990
Fire Protection	$0	$110,579	$0	$3,960,965	$4,071,544
HVAC	$1,268,552	$0	$0	$0	$1,268,552
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$2,181,940	$0	$0	$2,181,940
Plumbing	$0	$1,591,588	$0	$0	$1,591,588
Roofing	$0	$1,222,865	$0	$0	$1,222,865
Safety & Security	$190,938	$0	$0	$0	$190,938
Site	$203,125	$972,434	$0	$0	$1,175,559
Stairs	$0	$0	$0	$0	$0
Structure	$0	$871,206	$0	$0	$871,206
Priority Totals	**$1,662,615**	**$8,319,602**	**$2,798,322**	**$3,960,965**	**$16,741,503**

TOTALS P1	**$1,662,615**
TOTALS P1 + P2	**$9,982,217**
TOTALS P1 + P2 + P3	$12,780,538
TOTALS P1 + P2 + P3 + P4	$16,741,503

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
CONVEYING							**$0**
ELECTRICAL							**$2,798,322**
	1	The majority of the electrical distribution system had exceeded its expected useful life. In addition, the main switchboard and one panelboard were manufactured by Federal Pacific Eclectic whose breakers have been known to fail to trip when overloaded causing a fire hazard.	Replace the aged electrical distribution system.	3	Cielo Vista ES Arts Building Cielo Vista ES	Electrical Distribution	
	2	The 800-amp switchboard and six panelboards had exceeded their expected useful life. Additionally, panelboards throughout the facility were observed to be manufactured by Federal Pacific Electric, and while these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure.	Replace the aged electrical distribution equipment.	3	Cielo Vista ES Main Building Cielo Vista ES	Electrical Distribution	
	3	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Cielo Vista ES Arts Building Cielo Vista ES	Lighting	
	4	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Cielo Vista ES Arts Building Cielo Vista ES	Lighting	
	5	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Cielo Vista ES Main Building Cielo Vista ES	Lighting	
	6	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Cielo Vista ES Main Building Cielo Vista ES	Lighting	
EXTERIOR ENCLOSURE							**$1,368,990**
	7	Based on the age of the building, it is recommended that the exterior brick be repointed and sealed.	Repoint and seal exterior brick.	2	Cielo Vista ES Main Building Cielo Vista ES	Exterior Walls	
	8	Exterior windows had single pane glazing, which has been identified as a deficiency by the district, and had exceeded their expected useful life.	Replace exterior windows throughout the building with double pane windows.	2	Cielo Vista ES Main Building Cielo Vista ES	Exterior Windows	
	9	Exterior storefronts had single pane wired glazing which has been identified as a deficiency by the District.	Replace the single pane glazed storefronts with double pane storefronts.	2	Cielo Vista ES Main Building Cielo Vista ES	Exterior Windows	
FIRE PROTECTION							**$4,071,544**
	10	The fire alarm control panel had exceeded their expected useful life.	Replace the fire alarm control panel.	2	Cielo Vista ES Main Building Cielo Vista ES	Fire Alarm	
	11	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	Cielo Vista ES Main Building Cielo Vista ES	Fire Protection / Suppression	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	12	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Cielo Vista ES Arts Building Cielo Vista ES	Fire Protection / Suppression	
	13	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Cielo Vista ES Main Building Cielo Vista ES	Fire Protection / Suppression	
HVAC							**$1,268,552**
	14	The evaporative cooler (Air Washers) had corrosion around its filter and had exceeded its expected useful life. Evaporative cooling, when used as the primary source of 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.	1	Cielo Vista ES Arts Building Cielo Vista ES	Mechanical / HVAC	
	15	The heating hot water system's chemical feedwater was approaching the end of its expected useful life.	Plan to replace the aging chemical feedwater system.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	16	Three heating hot water pumps were approaching the end of their expected useful life.	Plan to replace the aging heating hot water pumps.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	17	The VFDs were approaching the end of their expected useful life.	Plan to replace the aging VFDs.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	18	The evaporative coolers (Air Washers) were installed 1992, had corrosion on most units, and had exceeded their expected useful life.	Replace the aged evaporative coolers.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	19	The rooftop exhaust fans had exceeded their expected useful life.	Replace the aged rooftop exhaust fans.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	20	The split system was approaching the end of its expected useful life and was assumed to use R22 refrigerant and is therefore obsolete. The insulation had deteriorated and fallen off of refrigerant lines.	Replace the aged split system.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	21	Three chilled water pumps had exceeded their expected useful life.	Replace the aged water pumps.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
	22	The chillers utilized R-22 refrigerant which has been phased out of production and import as of 2020. Additionally, the chillers were approaching the end of their expected useful life.	Replace the two scroll type chillers with equipment that utilizes a non-ozone depleting refrigerant.	1	Cielo Vista ES Main Building Cielo Vista ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$0**
INTERIOR FINISHES							**$2,181,940**
	23	ACT panels in the cafetorium and community room were sagging and stained.	Replace damaged ACT panels in the cafetorium and community room.	2	Cielo Vista ES Main Building Cielo Vista ES	Interior Ceiling Finishes	
	24	Ceramic tile floor finishes were original to building construction.	Replace the ceramic tile floor finishes.	2	Cielo Vista ES Arts Building Cielo Vista ES	Interior Floor Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	25	The carpeting in the admin area was aged and deteriorated.	Replace flooring in the admin area.	2	Cielo Vista ES Main Building Cielo Vista ES	Interior Floor Finishes	
	26	Facility staff reported that the mastic used for floor finishes was asbestos containing material, and the VCT was cracked and displaced at floor joints.	With the proper remediation, remove the potentially asbestos containing floor finishes and replace with new materials to meet current school district standards.	2	Cielo Vista ES Main Building Cielo Vista ES	Interior Floor Finishes	
PLUMBING							**$1,591,588**
	27	The domestic water distribution and sanitary waste system had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cielo Vista ES Arts Building Cielo Vista ES	Domestic Water Distribution	
	28	The domestic water heater was approaching the end of its expected useful life.	Plan to replace the domestic hot water heater.	2	Cielo Vista ES Main Building Cielo Vista ES	Domestic Water Distribution	
	29	The domestic water distribution and sanitary waste system had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cielo Vista ES Main Building Cielo Vista ES	Domestic Water Distribution	
	30	The majority of the plumbing fixtures exceeded their expected useful lives.	Replace the aged plumbing fixtures to meet current district standards.	2	Cielo Vista ES Arts Building Cielo Vista ES	Plumbing Fixtures	
	31	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Cielo Vista ES Main Building Cielo Vista ES	Plumbing Fixtures	
ROOFING							**$1,222,865**
	32	The roof covering was deteriorated, cracked, and was observed with deteriorated granules.	Replace the roof covering.	2	Cielo Vista ES Arts Building Cielo Vista ES	Roof	
	33	Roof materials were worn and lifted, granules were deteriorated.	Replace the roof covering.	2	Cielo Vista ES Main Building Cielo Vista ES	Roof	
SAFETY & SECURITY							**$190,938**
	34	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Cielo Vista ES Site Cielo Vista ES	Communications & Security	
	35	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Cielo Vista ES Site Cielo Vista ES	Communications & Security	
	36	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Cielo Vista ES Site Cielo Vista ES	Communications & Security	
SITE							**$1,175,559**
	37	Site lighting was not observed at the parking areas.	Install site lighting at each of the existing parking lots. Install the lighting at the gravel lot simultaneously with the paving of the lot.	2	Cielo Vista ES Site Cielo Vista ES	Site	
	38	The gravel parking lot was significantly deteriorated.	Pave the gravel parking lot.	2	Cielo Vista ES Site Cielo Vista ES	Site	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	39	The asphalt paved parking lots were observed with a deteriorated surface and cracking throughout. Additionally, the asphalt surface appeared to have exceeded their expected useful lives.	Replace the asphalt paving for the parking areas and restripe.	2	Cielo Vista ES Site Cielo Vista ES	Site	
	40	The pedestrian paving was observed with minimal cracking and panel displacement.	Replace the damage and displaced sections of concrete sidewalk.	2	Cielo Vista ES Site Cielo Vista ES	Site	
STAIRS							**$0**
STRUCTURE							**$871,206**
	41	The roof deck was not visible for assessment. However, due to the condition of the roof membrane, and reports from facility staff of the roof leaking, it should be assumed that the roof deck is compromised and corroded.	Replace 35% metal decking at the time of the roof covering replacement.	2	Cielo Vista ES Arts Building Cielo Vista ES	Structure	
	42	The roof deck was not visible for assessment. 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	Cielo Vista ES Main Building Cielo Vista 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)	**$1,662,615**
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	**$1,662,615**
PRIORITY 2 TOTAL	**$8,319,602**
PRIORITY 3 TOTAL	**$2,798,322**
PRIORITY 4 TOTAL	**$3,960,965**
FACILITY CONDITION REPAIR COST	**$16,741,503**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$35,464,924**
FACILITY CONDITION INDEX	**0.47**
	POOR