

EL PASO HIGH

Front Door Image



Physical Address:
800 E. Schuster Avenue
El Paso, Texas 79902

Building Completed: 1916
Optimal Capacity: 1,712
Building Area: 231,949 SF
Site Acreage: 26.51
Fall 2025 Enrollment: 1,636

EL PASO HIGH

Site Aerial





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SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$6,248,796
Priority 2	\$35,568,390
Priority 3	\$5,090,940
Priority 4	\$15,202,921
Priority Totals	\$62,111,048

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$4,856,299	\$0	\$4,856,299
Exterior Enclosure	\$0	\$11,871,548	\$0	\$0	\$11,871,548
Fire Protection	\$0	\$902	\$0	\$15,202,921	\$15,203,823
HVAC	\$3,152,318	\$5,197,659	\$0	\$0	\$8,349,977
Interior Construction	\$0	\$1,878,986	\$0	\$0	\$1,878,986
Interior Finishes	\$0	\$4,151,037	\$0	\$0	\$4,151,037
Plumbing	\$0	\$4,876,600	\$0	\$0	\$4,876,600
Roofing	\$0	\$3,067,335	\$0	\$0	\$3,067,335
Safety & Security	\$2,305,469	\$0	\$0	\$0	\$2,305,469
Site	\$0	\$4,209,615	\$0	\$0	\$4,209,615
Stairs	\$0	\$314,707	\$0	\$0	\$314,707
Structure	\$791,009	\$0	\$0	\$0	\$791,009
Priority Totals	\$6,248,796	\$35,568,390	\$5,090,940	\$15,202,921	\$62,111,048
			TOTALS P1		\$6,248,796
			TOTALS P1 + P2		\$41,817,186
			TOTALS P1 + P2 + P3		\$46,908,126
			TOTALS P1 + P2 + P3 + P4		\$62,111,048



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	The elevator had exceeded the end of its expected useful life and EPISD staff reported that the elevator was not operable.	Replace the elevator.	3	El Paso HS Cafeteria/LRC Building El Paso HS	Elevators, Lifts, and Escalators
ELECTRICAL						\$4,856,299
	2	The majority of the electrical distribution equipment had exceeded the end of its expected useful life.	Replace the aged electrical distribution equipment.	3	El Paso HS Main Building El Paso HS	Electrical Distribution
	3	The electrical service for the building had exceeded its expected useful life.	Install a new electrical service to the building.	3	El Paso HS Field House El Paso HS	Electrical Distribution
	4	Several panelboards had exceeded the end of their expected useful lives.	Replace the panelboards.	3	El Paso HS Gym Building El Paso HS	Electrical Distribution
	5	The transformers had exceeded the end of their expected useful lives.	Replace the transformers.	3	El Paso HS Gym Building El Paso HS	Electrical Distribution
	6	The transformers had exceeded the end of their expected useful lives.	Replace the transformers.	3	El Paso HS Mechanical Building El Paso HS	Electrical Distribution
	7	The panelboards had exceeded the end of their expected useful lives.	Replace the panelboards.	3	El Paso HS Mechanical Building El Paso HS	Electrical Distribution
	8	The panelboards were observed to be Federal Pacific, and while they were not observed with the problematic "Stab-Lok" breakers, the panelboards have an increased risk of failure.	Replace the panelboards.	3	El Paso HS Wrestling Building El Paso HS	Electrical Distribution
	9	The panelboard was observed to be Federal Pacific, and while it was not observed with the problematic "Stab-Lok" breakers, the panelboard has an increased risk of failure.	Replace the panelboard.	3	El Paso HS Press Box El Paso HS	Electrical Distribution
	10	The fluorescent lighting had exceeded the end of its expected useful life.	Replace the fluorescent lighting.	3	El Paso HS Gym Building El Paso HS	Lighting
	11	The fluorescent lighting had exceeded the end of its expected useful life.	Replace the fluorescent fixtures.	3	El Paso HS Cafeteria/LRC Building El Paso HS	Lighting
	12	The fluorescent lighting had exceeded the end of its expected useful life.	Replace the fluorescent lighting fixtures.	3	El Paso HS Main Building El Paso HS	Lighting
	13	The building's lighting had exceeded the end of their expected useful life.	Replace the interior lighting with LED fixtures.	3	El Paso HS ROTC Building El Paso HS	Lighting
	14	The fluorescent lighting had exceeded the end of its expected useful life.	Replace the fluorescent fixtures.	3	El Paso HS Field House El Paso HS	Lighting
	15	The interior fluorescent lighting had exceeded the end of its expected useful life.	Replace the interior lighting with LED fixtures.	3	El Paso HS Auxiliary Gym Building El Paso HS	Lighting
	16	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	El Paso HS Wrestling Building El Paso HS	Lighting
	17	The building's lighting had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	El Paso HS Mechanical Building El Paso HS	Lighting



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	18	The building's lighting had exceeded the end its expected useful life.	Replace the interior lighting with LED fixtures.	3	El Paso HS Concessions Building El Paso HS	Lighting
	19	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	El Paso HS Ticketbooth El Paso HS	Lighting
EXTERIOR ENCLOSURE						\$11,871,548
	20	The majority of the exterior doors had exceeded their expected useful life. Additionally, doors on the field side of the building were observed with failure at the corners of the doors, and the rooftop stair bulkhead doors were heavily corroded and missing their hardware.	Replace the exterior doors with new hollow metal framed doors that match the current design of the building. Replacement of the door hardware is recommended at this time.	2	El Paso HS Main Building El Paso HS	Exterior Doors
	21	The aluminum framed exterior doors were approaching the end of their expected useful life.	Replace the aluminum framed glazed doors in conjunction with the replacement of the storefront system.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Doors
	22	The fully glazed hollow metal doors had exceeded their expected useful life and had single pane glazing.	Replace the hollow metal doors in the window wall system with aluminum frame storefront doors with double pane glazing. This work should occur in conjunction with the installation of the new storefront system.	2	El Paso HS Gym Building El Paso HS	Exterior Doors
	23	The exterior doors had exceeded their expected useful life and had faded and chipped paint.	Replace the exterior doors, including hardware.	2	El Paso HS Gym Building El Paso HS	Exterior Doors
	24	The exterior doors had exceeded their expected useful life.	Replace the exterior doors, including hardware.	2	El Paso HS Mechanical Building El Paso HS	Exterior Doors
	25	The overhead coiling doors had exceeded their expected useful life.	Replace the overhead coiling doors.	2	El Paso HS Concessions Building El Paso HS	Exterior Doors
	26	The hollow metal doors were approaching the end of their expected useful life.	Plan to replace the hollow metal doors, including hardware.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Doors
	27	The doors at the restrooms had been replaced with wood doors designed for interior use. Additionally, the hollow metal doors had exceeded their expected useful life.	Replace the exterior doors, including hardware.	2	El Paso HS ROTC Building El Paso HS	Exterior Doors
	28	The paint on the security gates at the overhead coiling doors was faded and there was some surface corrosion.	Prep and repaint the security gates.	2	El Paso HS Concessions Building El Paso HS	Exterior Doors
	29	The exterior door had exceeded its expected useful life.	Replace the exterior door, including hardware.	2	El Paso HS Concessions Building El Paso HS	Exterior Doors
	30	The exterior door had exceeded its expected useful life.	Replace the exterior door, including hardware.	2	El Paso HS Wrestling Building El Paso HS	Exterior Doors
	31	The overhead coiling door had exceeded its expected useful life.	Replace the overhead coiling door in kind.	2	El Paso HS Wrestling Building El Paso HS	Exterior Doors



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		DEFICIENCY	RECOMMENDATION			
	32	Sections of the pre-cast exterior panels were heavily cracked and deteriorated, and the steel embed plates at the panel joints had rust corrosion.	Based on the level of failure in the pre-cast exterior panels, it is recommended that the exterior of the building be completely replaced, including the concrete masonry unit (CMU) walls.	2	El Paso HS Gym Building El Paso HS	Exterior Walls
	33	The west stair was observed with cracking, assumed to be due to settling of the stair.	Repair the brick structure at the stairs and repoint the brick exterior.	2	El Paso HS Main Building El Paso HS	Exterior Walls
	34	Areas of the exterior were observed with deteriorated mortar.	Repoint the exterior walls.	2	El Paso HS Wrestling Building El Paso HS	Exterior Walls
	35	The stone wall was observed with areas of missing mortar over approximately 10% of the exterior.	Tuck point and repair stone wall.	2	El Paso HS ROTC Building El Paso HS	Exterior Walls
	36	There was some deterioration of the grout in the northeast corner of the exterior walls.	Repoint the exterior stone walls and apply a sealer.	2	El Paso HS Mechanical Building El Paso HS	Exterior Walls
	37	The corner post of the chain-link fence was damaged and the fencing in general had exceeded its expected useful life.	Replace the security fencing at the building.	2	El Paso HS Mechanical Building El Paso HS	Exterior Walls
	38	Sections of the decorative guardrail were damaged.	Repair the decorative guardrail sections that have been damaged.	2	El Paso HS Main Building El Paso HS	Exterior Walls
	39	The paint on the back side of the parapets was peeling away from the structure and was observed with cracking between and through some of the concrete blocks.	Strip the paint from the parapet, repair the block and waterproof the structure.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Walls
	40	There were sleeves in the roofing system that allows for overflow of storm water that allowed water to get into the soffit and had damaged the EIFS.	Replace the damaged EIFS soffit and replace the overflow scuppers through the deck to prevent future water damage.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Walls
	41	There was cracking observed at the exterior walls, typically at the lower corners of the exterior windows.	Repair the cracking concrete and monitor for further expansion of the crack which could indicate structural distress.	2	El Paso HS Field House El Paso HS	Exterior Walls
	42	The cement plaster finishes at the rooftop stair bulkheads was damaged and deteriorated.	Replace the plaster finish for the rooftop stair bulkheads.	2	El Paso HS Main Building El Paso HS	Exterior Walls
	43	The paint on the exterior of the main mechanical room (cast-in-place concrete) was peeling.	Remove any loose paint, prep the surface of the concrete and refinish.	2	El Paso HS Main Building El Paso HS	Exterior Walls
	44	There was a crack in the EIFS finish where the lower level of the structure connects to the main building (inside corner).	Repair the crack in the EIFS and repaint the area of the patch.	2	El Paso HS Auxiliary Gym Building El Paso HS	Exterior Walls
	45	The expansion joints in the exterior walls were deteriorated.	Replace the expansion joints including removal of the existing sealant and backer material and replacement with new materials.	2	El Paso HS Wrestling Building El Paso HS	Exterior Walls
	46	One panel within a second floor section of storefront was observed with fogging due to a failed seal, and the storefront systems were approaching the end of their expected useful life.	Plan to replace the storefront glazing system throughout the building.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Windows



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		DEFICIENCY	RECOMMENDATION			
	47	The exterior windows had exceeded their expected useful life and were single-pane glazed units which do not meet the districts current design standard.	Replace the exterior windows with energy efficient dual-pane glazed units that meet the districts current design standards.	2	El Paso HS ROTC Building El Paso HS	Exterior Windows
	48	The exterior windows had exceeded the end of their expected useful life and had single-pane glazing.	Replace the exterior windows and storefront systems throughout the building with double pane units that meet the Districts current design standards.	2	El Paso HS Gym Building El Paso HS	Exterior Windows
	49	The aged exterior windows had single pane glazing which does not meet current District design standards.	Replace the single pane windows with insulated double pane glazed windows.	2	El Paso HS Press Box El Paso HS	Exterior Windows
	50	The exterior windows had been painted over, had corroded frames, were single-pane, and had exceeded their expected useful life.	Replace the exterior windows with aluminum frame units with dual-pane glazing and install security bars.	2	El Paso HS Field House El Paso HS	Exterior Windows
	51	The exterior windows were approaching the end of their expected useful life.	Plan to replace the exterior windows for the building in conjunction with the replacement of the storefront system.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Exterior Windows
	52	The exterior window for the building was single-pane glazing and had exceeded its expected useful life.	Replace the exterior window with a dual-pane unit that meets the districts current design standards.	2	El Paso HS Wrestling Building El Paso HS	Exterior Windows
	53	The lintel above the windows along the lower portion of the northwest wing of the building was observed with corrosion.	Remove any corrosion from the lintel and refinish to prevent further deterioration.	2	El Paso HS Main Building El Paso HS	Exterior Windows
FIRE PROTECTION						\$15,203,823
	54	The fire suppression riser was out of inspection.	Get the inspection current on the fire riser.	2	El Paso HS Main Building El Paso HS	Fire Protection / Suppression
	55	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Main Building El Paso HS	Fire Protection / Suppression
	56	The building was not protected by an automatic sprinkler system.	The building was not protected by an automatic sprinkler system.	4	El Paso HS Gym Building El Paso HS	Fire Protection / Suppression
	57	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Cafeteria/LRC Building El Paso HS	Fire Protection / Suppression
	58	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Auxiliary Gym Building El Paso HS	Fire Protection / Suppression
	59	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS ROTC Building El Paso HS	Fire Protection / Suppression
	60	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Field House El Paso HS	Fire Protection / Suppression
	61	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Wrestling Building El Paso HS	Fire Protection / Suppression
	62	The building was not protected by an automatic sprinkler system.	The building was not protected by an automatic sprinkler system.	4	El Paso HS Mechanical Building El Paso HS	Fire Protection / Suppression



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	63	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	El Paso HS Press Box El Paso HS	Fire Protection / Suppression
HVAC						\$8,349,977
	64	The chillers used R22 refrigerant and were approaching the end of their expected useful life.	Replace the chillers.	1	El Paso HS Mechanical Building El Paso HS	Mechanical / HVAC
	65	The cooling towers had mineral build up and corrosion on the drift eliminators. The towers had exceeded their expected useful life.	Replace the cooling towers.	1	El Paso HS Mechanical Building El Paso HS	Mechanical / HVAC
	66	The heat exchanger had moderate corrosion and had exceeded its expected useful life.	Replace the heat exchanger.	1	El Paso HS Mechanical Building El Paso HS	Mechanical / HVAC
	67	Evaporative 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	El Paso HS Field House El Paso HS	Mechanical / HVAC
	68	The evaporative coolers have 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	El Paso HS ROTC Building El Paso HS	Mechanical / HVAC
	69	Three distribution pumps were corroded and had exceeded their expected useful life.	Replace the chilled water pumps.	1	El Paso HS Mechanical Building El Paso HS	Mechanical / HVAC
	70	The evaporative cooler had moderate corrosion and was approaching the end of its expected useful life.	Replace the evaporative cooler 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	El Paso HS Mechanical Building El Paso HS	Mechanical / HVAC
	71	The evaporative cooler was approaching the end of its expected useful life.	Replace the evaporative coolers with rooftop package air conditioning units (heating and cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	El Paso HS Wrestling Building El Paso HS	Mechanical / HVAC
	72	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	El Paso HS Field House El Paso HS	Mechanical / HVAC
	73	The furnaces have exceeded their expected useful life.	Replace the furnaces.	1	El Paso HS ROTC Building El Paso HS	Mechanical / HVAC
	74	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	El Paso HS Wrestling Building El Paso HS	Mechanical / HVAC
	75	The gas-fired unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	El Paso HS Field House El Paso HS	Mechanical / HVAC
	76	The hydronic unit heaters were abandoned in place.	Remove the unit heaters and hydronic piping.	1	El Paso HS Wrestling Building El Paso HS	Mechanical / HVAC



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	77	The rooftop exhaust fan had exceeded its expected useful life.	Replace the rooftop exhaust fan.	1	El Paso HS ROTC Building El Paso HS	Mechanical / HVAC
	78	The fan coil units throughout the building were approaching or had exceeded their expected useful life.	Replace the fan coil units.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	79	The packaged air conditioning units used R22 refrigerant, had damaged fins, and had exceeded their expected useful life.	Replace the packaged air conditioning units.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Mechanical / HVAC
	80	The rooftop make-up air units had exceeded their expected useful life.	Replace the make-up air units.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	81	The air handlers throughout the building had exceeded their expected useful life.	Replace the air handlers.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	82	The majority of the heating hot water and chilled water pumps had exceeded their expected useful life, and some were observed with corrosion.	Replace the pumps.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	83	The VFDs had exceeded their expected useful life.	Replace the VFDs.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	84	Most of the rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	85	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Mechanical / HVAC
	86	The make-up air units were approaching the end of their expected useful life.	Plan to replace the make-up air units.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Mechanical / HVAC
	87	The heating hot water and chilled water air separators and expansion tanks had exceeded their expected useful life.	Replace the air separators and expansion tanks.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	88	The split systems used R22 refrigerant and had exceeded their expected useful life.	Replace the split systems.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
	89	The packaged DX refrigerant systems had damaged fins and had exceeded their expected useful life.	Replace the packaged DX refrigerant systems.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Mechanical / HVAC
	90	The unit heaters had exceeded their expected useful life.	Replace the electric unit heaters.	2	El Paso HS Concessions Building El Paso HS	Mechanical / HVAC
	91	The gas unit heaters had exceeded their expected useful life.	Replace the unit heaters.	2	El Paso HS Main Building El Paso HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$1,878,986
	92	The interior wood doors had aged hardware, deteriorated paint, and scratch and chipped surfaces.	Replace the interior doors throughout.	2	El Paso HS Gym Building El Paso HS	Interior Doors
	93	The doors aged hardware and veneer delamination at the door bases.	Replace the interior doors after the repairs to the interior slab and walls are complete.	2	El Paso HS Wrestling Building El Paso HS	Interior Doors
	94	The interior doors had exceeded their expected useful life.	Replace the interior doors, including hardware.	2	El Paso HS ROTC Building El Paso HS	Interior Doors



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	95	There was a notch cut out the of the bottom of the door slab, and the door had exceeded its expected useful life.	Replace the interior door, including hardware.	2	El Paso HS Mechanical Building El Paso HS	Interior Doors
	96	The aged casework had exceeded its expected useful life and had marred surfaces.	Replace the damaged laboratory casework throughout.	2	El Paso HS Main Building El Paso HS	Interior Specialties
	97	The casework had exceeded its expected useful life and had chips, scratches, and aged hardware. One cabinet door was missing.	Replace the casework throughout the building.	2	El Paso HS Gym Building El Paso HS	Interior Specialties
	98	The laminate casework and countertops were observed with damage.	Replace the damaged and deteriorated casework and countertops.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Specialties
	99	The restroom partitions had exceeded expected useful life and had damaged hardware.	Replace the restroom partitions.	2	El Paso HS Gym Building El Paso HS	Interior Specialties
	100	Toilet partitions had exceeded the end of their expected life and had deteriorated paint finishes.	Replace toilet partitions throughout.	2	El Paso HS Field House El Paso HS	Interior Specialties
	101	Significant settlement cracking in the interior walls was observed.	Replace interior walls after structural repairs to the slab have been completed.	2	El Paso HS Wrestling Building El Paso HS	Interior Walls
INTERIOR FINISHES						\$4,151,037
	102	The older ACT had discolored grids and discolored and stained tiles throughout	Replace ACT throughout.	2	El Paso HS Main Building El Paso HS	Interior Ceiling Finishes
	103	The ceilings were observed with missing, loose and damaged tiles, and the system was assumed to be asbestos containing.	Remediate the existing ceiling system and install new acoustical ceilings throughout the building. Based on the age of the building and the type of flooring, the pricing assumes the presence of hazardous materials.	2	El Paso HS ROTC Building El Paso HS	Interior Ceiling Finishes
	104	The ACT had dirty and discolored grids and dirty, water stained and mismatched tiles throughout.	Replace the ACT throughout.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Ceiling Finishes
	105	Acoustical treatment in gymnasium is falling off structure in approximately 20% of ceiling.	Repair acoustical treatment.	2	El Paso HS Gym Building El Paso HS	Interior Ceiling Finishes
	106	The acoustical ceilings had exceeded their expected useful life.	Replace the acoustic ceiling system with a moisture resistant gypsum board ceiling.	2	El Paso HS Field House El Paso HS	Interior Ceiling Finishes
	107	Damaged gypsum board ceiling at south entrance lobby.	Repair the water damaged ceiling after the source of the water intrusion is remedied.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Ceiling Finishes
	108	water damage in gypsum ceiling.	Remove ceiling and replace.	2	El Paso HS Gym Building El Paso HS	Interior Ceiling Finishes
	109	The acoustic ceiling tiles in the locker rooms appeared to be a type that is know to contain asbestos. It is recommended that a hazardous materials survey be completed for this building.	Perform a hazardous materials survey.	2	El Paso HS Field House El Paso HS	Interior Ceiling Finishes
	110	The aged VCT had moderate wear and patches throughout.	Replace VCT throughout the facility.	2	El Paso HS Main Building El Paso HS	Interior Floor Finishes



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	111	Patched and damaged ceramic tile in locker rooms and restrooms.	Replace ceramic floor tile throughout.	2	El Paso HS Gym Building El Paso HS	Interior Floor Finishes
	112	The Terrazzo flooring throughout the building was observed with cracking and minor damage. Additionally, the flooring had exceeded its expected useful life.	Replace the terrazzo flooring throughout the building.	2	El Paso HS Gym Building El Paso HS	Interior Floor Finishes
	113	Water damage was observed in several locations on the hardwood plank floor.	Replace the hardwood gym flooring.	2	El Paso HS Auxiliary Gym Building El Paso HS	Interior Floor Finishes
	114	The VCT flooring throughout the building was cracked and damaged.	Replace VCT throughout the facility.	2	El Paso HS ROTC Building El Paso HS	Interior Floor Finishes
	115	The aged sheet vinyl flooring in science classrooms had moderate wear, patches, and small areas of missing flooring.	Replace sheet vinyl flooring with vinyl composition tile (VCT).	2	El Paso HS Main Building El Paso HS	Interior Floor Finishes
	116	The aged carpet in offices, auditorium, and library had excessive wear, patches, and wrinkling.	Replace the carpet throughout facility.	2	El Paso HS Main Building El Paso HS	Interior Floor Finishes
	117	The aged carpet in library had excessive wear and raveling seams.	Replace the carpet in the library.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Floor Finishes
	118	The flooring throughout the building was damaged and patched.	Replace the tile flooring throughout the building.	2	El Paso HS Field House El Paso HS	Interior Floor Finishes
	119	Damaged hardwood in dance room.	Sand and resurface hardwood floor in dance room.	2	El Paso HS Gym Building El Paso HS	Interior Floor Finishes
	120	The painted concrete floor finish had heavy wear and previous layers of chipped paint.	Remove all layers of paint to bare concrete and refinish the concrete floors with an epoxy coating.	2	El Paso HS Concessions Building El Paso HS	Interior Floor Finishes
	121	Damaged vinyl composition tile (VCT) was observed in several locations throughout the building.	Replace the damaged VCT.	2	El Paso HS Auxiliary Gym Building El Paso HS	Interior Floor Finishes
	122	Damaged ceramic tile in lobby.	Replace the ceramic tile wall finishes throughout the lobby with a modern finish that meets the Districts current design standards.	2	El Paso HS Gym Building El Paso HS	Interior Wall Finishes
	123	Restroom wall tile show damage and have been patched many times.	Replace ceramic wall tile in all restrooms.	2	El Paso HS Gym Building El Paso HS	Interior Wall Finishes
	124	Damaged acoustical treatments	Repair.	2	El Paso HS Gym Building El Paso HS	Interior Wall Finishes
	125	The plaster walls were observed with damage at partition corners.	Repair the plaster walls and install corner guards.	2	El Paso HS ROTC Building El Paso HS	Interior Wall Finishes
	126	Wallpaper had a significant amount of water damage and curling edges.	Replace all wallpaper surrounding elevator and adjacent walls.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Wall Finishes
	127	Damaged painted gyp board in approximately less than 1% of walls	Repair as required.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Interior Wall Finishes



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
PLUMBING						\$4,876,600
	128	EPISD staff reported the domestic water and sanitary waste piping were in poor condition and in need of replacement.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	El Paso HS Main Building El Paso HS	Domestic Water Distribution
	129	EPISD staff reported the domestic water and sanitary waste piping were in poor condition and in need of replacement.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	El Paso HS Gym Building El Paso HS	Domestic Water Distribution
	130	EPISD staff stated there are issues with the sewer line that feeds into the main building.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	El Paso HS ROTC Building El Paso HS	Domestic Water Distribution
	131	EPISD staff reported the domestic water and sanitary waste piping were in poor condition and in need of replacement.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	El Paso HS Field House El Paso HS	Domestic Water Distribution
	132	The boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Domestic Water Distribution
	133	The domestic water boiler had exceeded its expected useful life.	Replace the boiler.	2	El Paso HS Gym Building El Paso HS	Domestic Water Distribution
	134	The water heater had corrosion around its base and had exceeded its expected useful life.	Replace the water heater.	2	El Paso HS Field House El Paso HS	Domestic Water Distribution
	135	The storage tank was approaching the end of its expected useful life.	Plan to replace the storage tank.	2	El Paso HS Field House El Paso HS	Domestic Water Distribution
	136	The domestic water pumps had exceeded their expected useful life.	Replace the domestic water pumps	2	El Paso HS Main Building El Paso HS	Domestic Water Distribution
	137	The inlet and outlet boiler water piping was corroded.	Replace corroded sections of boiler piping.	2	El Paso HS Main Building El Paso HS	Domestic Water Distribution
	138	The water heater had exceeded its expected useful life.	Replace the water heater.	2	El Paso HS Auxiliary Gym Building El Paso HS	Domestic Water Distribution
	139	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	El Paso HS Concessions Building El Paso HS	Domestic Water Distribution
	140	The water heater had exceeded its expected useful life.	Replace the water heater.	2	El Paso HS Wrestling Building El Paso HS	Domestic Water Distribution
	141	The backflow preventer had a minor leak and had exceeded its expected useful life.	Replace the backflow preventer.	2	El Paso HS Auxiliary Gym Building El Paso HS	Domestic Water Distribution
	142	The strainers for the roof drains were fabricated from a light-weight mesh which was not suitable for their intended use, and the roof drains had exceeded their expected useful life.	Replace the roof drains in conjunction with the replacement of the roofing systems.	2	El Paso HS Main Building El Paso HS	Other Plumbing
	143	The roof drains are likely original construction and had exceeded their expected useful life.	It is recommended that the storm water drainage system be replaced in conjunction with the roofing replacement.	2	El Paso HS Gym Building El Paso HS	Other Plumbing



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		DEFICIENCY	RECOMMENDATION			
	144	The plumbing fixtures throughout the facility had exceeded the end of their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	El Paso HS Field House El Paso HS	Plumbing Fixtures
	145	The plumbing fixtures throughout the building were approaching or had exceeded the end of their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Plumbing Fixtures
	146	The service sinks had exceeded the end of their expected useful life.	Replace the service sinks.	2	El Paso HS Main Building El Paso HS	Plumbing Fixtures
	147	The drinking fountains had exceeded the end of their expected useful life.	Replace the drinking fountains.	2	El Paso HS Main Building El Paso HS	Plumbing Fixtures
	148	The single-occupant restroom plumbing fixtures had exceeded the end of their expected useful life.	Replace the plumbing fixtures in the single-occupant restrooms.	2	El Paso HS Main Building El Paso HS	Plumbing Fixtures
	149	The drinking fountains had exceeded the end of their expected useful lives.	Replace the drinking fountains.	2	El Paso HS Gym Building El Paso HS	Plumbing Fixtures
	150	The emergency eyewash/showers had exceeded the end of their expected useful life.	Replace the emergency eyewash/showers.	2	El Paso HS Main Building El Paso HS	Plumbing Fixtures
	151	The plumbing fixtures throughout the building had exceeded the end of their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	El Paso HS Concessions Building El Paso HS	Plumbing Fixtures
	152	The drinking fountains had exceeded the end of their expected useful lives.	Replace the drinking fountains.	2	El Paso HS Auxiliary Gym Building El Paso HS	Plumbing Fixtures
	153	The service sink had exceeded its expected useful life.	Replace the service sink.	2	El Paso HS Wrestling Building El Paso HS	Plumbing Fixtures
	154	The drinking fountain had exceeded the end of its expected useful life.	Replace the drinking fountain.	2	El Paso HS ROTC Building El Paso HS	Plumbing Fixtures
	155	The drinking fountain had exceeded its expected useful life.	Replace the drinking fountain.	2	El Paso HS Wrestling Building El Paso HS	Plumbing Fixtures
ROOFING						\$3,067,335
	156	The main roof of the building was observed blistering at the membrane seams, and the roofing system had exceeded its expected useful life.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Main Building El Paso HS	Roof
	157	The roofing was blistered and deteriorated, and the roof had exceeded its expected useful life.	Replace the existing built-up and modified bitumen roofing systems with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Gym Building El Paso HS	Roof
	158	The cap sheet was deteriorated exposing the fibers, and the roof had exceeded its expected useful life.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Cafeteria/LRC Building El Paso HS	Roof



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	159	The roofing was approaching the end of its expected useful life and the roofing cap sheet was deteriorated.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Auxiliary Gym Building El Paso HS	Roof
	160	The lower roof at the mechanical space and above the northwest wing was observed with vegetation growing through the roof. Additionally, the roofing system was approaching the end of its expected useful life.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Main Building El Paso HS	Roof
	161	The frames of the skylights were corroded and there were evidence of water intrusion at nearly all of the skylights. Additionally, the skylights had exceeded their expected useful life.	Replace the skylights throughout the roof.	2	El Paso HS Main Building El Paso HS	Roof
	162	The built-up roofing system had exceeded its expected useful life.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Wrestling Building El Paso HS	Roof
	163	The roof was observed with damaged singles and the roofing system was estimated to have exceeded its expected useful life.	Replace the asphalt single roofing system, including flashing and water barrier.	2	El Paso HS ROTC Building El Paso HS	Roof
	164	The coating on the roof was deteriorated, and the roof had exceeded its expected useful life.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at roof edges.	2	El Paso HS Field House El Paso HS	Roof
	165	Access to the roof was provided through the use of two separate interior ladders that were connected by walking along the top edge of the CMU exterior wall. The access path is not safe and the ladders did not extend properly to the platform and roof spaces.	Install a new set of access ladders, with proper security and install a walkway to the roof hatch location with appropriate fall protection.	2	El Paso HS Gym Building El Paso HS	Roof
	166	The roofing had exceeded its expected useful life.	Replace the modified bitumen roofing with a single-ply membrane system that meets, or exceeds the District's current design standard.	2	El Paso HS Press Box El Paso HS	Roof
	167	The building did not have roof access.	Install an exterior mounted roof access ladder.	2	El Paso HS Wrestling Building El Paso HS	Roof
	168	The opening of the hatch was oriented so that you exit toward the edge of the roof which presents a life safety issue.	Add guardrail along the parapet in front of the roof hatch and extending four feet on either side of the roof hatch.	2	El Paso HS Auxiliary Gym Building El Paso HS	Roof
	169	The building did not have a storm water management system.	Install gutters and downspouts around the building to prevent erosion and to direct storm water to the site storm water system.	2	El Paso HS ROTC Building El Paso HS	Roof
	170	The building did not have a rain water drainage system.	Install gutters and downspouts on the building.	2	El Paso HS Wrestling Building El Paso HS	Roof



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		DEFICIENCY	RECOMMENDATION			
	171	The roof hatch was oversized and was missing the lift assist springs. Additionally the weight of the lid had damaged the frame of the hatch and hinges.	Replace the roof access hatch in conjunction with the replacement of the roof.	2	El Paso HS Gym Building El Paso HS	Roof
	172	The roofing for the building was assumed to be original construction and had exceeded its expected useful life.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	El Paso HS Ticketbooth El Paso HS	Roof
	173	The hatch bar would not stay locked in the up position and the opening of the hatch was situated so that you exit toward the edge of the roof.	Replace the roof hatch in conjunction with the replacement of the roofing membrane.	2	El Paso HS Auxiliary Gym Building El Paso HS	Roof
	174	The gutters and downspouts had exceeded their expected useful life.	Replace the gutters and downspout at the northwest wing of the building.	2	El Paso HS Main Building El Paso HS	Roof
	175	The parapet did not have cap flashing.	Install new metal parapet cap flashing along the parapet in conjunction with the installation of a new roofing system.	2	El Paso HS Press Box El Paso HS	Roof
SAFETY & SECURITY						\$2,305,469
	176	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	El Paso HS Site El Paso HS	Communications & Security
	177	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	El Paso HS Site El Paso HS	Communications & Security
	178	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	El Paso HS Site El Paso HS	Communications & Security
SITE						\$4,209,615
	179	The asphalt parking lots throughout the site were observed with cracking and general deterioration throughout.	Replace the asphalt paved parking lots throughout the school.	2	El Paso HS Site El Paso HS	Site
	180	The hillsides surrounding the main parking area (situated to the northeast of the school) was noted and observed to be an area of constant erosion.	Install additional retaining walls at the parking area to control erosion around the parking lot.	2	El Paso HS Site El Paso HS	Site
	181	The stairs concrete stairs throughout the site were observed with deteriorated steps and side walls.	Replace the concrete steps throughout the site, with the exception of recently installed stairs, sidewalks or ramps.	2	El Paso HS Site El Paso HS	Site
	182	The ramp between the Cafeteria and main Gym was wood construction with metal hand/guardrails. The wood was damaged and cracking throughout, and the guardrail supports were rusted.	Replace the wood ramp with a concrete ramp that meets current ADA requirements.	2	El Paso HS Site El Paso HS	Site
	183	The asphalt roadway was cracked and deteriorated throughout the school property.	Replace the asphalt roadway paving, full depth replacement, along the east side of the football field.	2	El Paso HS Site El Paso HS	Site



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY				
		RECOMMENDATION				
	184	The concrete sidewalks throughout the school were observed with cracked and deteriorated areas.	2	El Paso HS Site El Paso HS	Site	
	185	The concrete access lane on the southwest side of the school was deteriorated and cracked throughout.	2	El Paso HS Site El Paso HS	Site	
	186	The expansion joint at the drive lane sidewalk was deteriorated.	2	El Paso HS Site El Paso HS	Site	
STAIRS						\$314,707
	187	The concrete stairs were observed with cracking and spalling of the treads and risers.	2	El Paso HS Main Building El Paso HS	Exterior Stairs	
	188	The handrails and guardrails were observed with corrosion, typically at their bases.	2	El Paso HS Main Building El Paso HS	Exterior Stairs	
	189	The exterior stairs were observed with weathering and cracking of the steps, and chipping of the concrete nosing's.	2	El Paso HS Field House El Paso HS	Exterior Stairs	
	190	Metal nosing in concrete treads were loose.	2	El Paso HS Gym Building El Paso HS	Interior Stairs	
STRUCTURE						\$791,009
	191	Due to the condition of the concrete slab-on-grade, it is recommended that the ROM replacement cost of the slab be budgeted to reflect in the buildings overall condition.	1	El Paso HS Wrestling Building El Paso HS	Structure	
	192	The roof trusses for the building were observed with rot.	1	El Paso HS ROTC Building El Paso HS	Structure	
	193	The slab along the back of the building had settled over 6 inches which had resulted in cracking throughout the slab.	1	El Paso HS Wrestling Building El Paso HS	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)	\$6,248,796
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$35,568,390
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$5,090,940
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$15,202,921



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		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						\$6,248,796
PRIORITY 2 TOTAL						\$35,568,390
PRIORITY 3 TOTAL						\$5,090,940
PRIORITY 4 TOTAL						\$15,202,921
FACILITY CONDITION REPAIR COST						\$62,111,048
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)						\$162,596,249
FACILITY CONDITION INDEX						0.38
						GOOD