TORRES ELEMENTARY

Front Door Image



Physical Address:
10700 Rushing Road
El Paso, Texas 79924

Building Completed: 2020
Optimal Capacity: 898
Building Area: 104,597 SF
Site Acreage: 11.49
Fall 2025 Enrollment: 558

TORRES ELEMENTARY

Site Aerial





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Torres Elementary School

Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	$2,259,475
Priority 2	$4,126,549
Priority 3	$379,720
Priority 4	$0
Priority Totals	$6,765,744

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$379,720	$0	$379,720
Exterior Enclosure	$0	$594,575	$0	$0	$594,575
Fire Protection	$0	$5,530	$0	$0	$5,530
HVAC	$1,093,537	$0	$0	$0	$1,093,537
Interior Construction	$0	$337,613	$0	$0	$337,613
Interior Finishes	$0	$341,157	$0	$0	$341,157
Plumbing	$0	$36,041	$0	$0	$36,041
Roofing	$0	$2,107,846	$0	$0	$2,107,846
Safety & Security	$1,165,938	$0	$0	$0	$1,165,938
Site	$0	$703,788	$0	$0	$703,788
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$2,259,475**	**$4,126,549**	**$379,720**	**$0**	**$6,765,744**

TOTALS P1	**$2,259,475**
TOTALS P1 + P2	**$6,386,024**
TOTALS P1 + P2 + P3	$6,765,744
TOTALS P1 + P2 + P3 + P4	$6,765,744

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$379,720**
	1	Panel K2-SECT2 in the Cafeteria Electrical Room was missing it's outer cover, leaving wires exposed. The panelboards installed in 1990 had exceeded their expected useful life.	Replace the panelboards.	3	C - Old CR Building Torres Elementary School	Electrical Distribution	
EXTERIOR ENCLOSURE							**$594,575**
	2	The aged exterior doors had exceeded their expected useful life.	Replace the exterior doors.	2	C - Old CR Building Torres Elementary School	Exterior Doors	
	3	The original storefront system had exceeded its expected useful life.	Replace the storefront system.	2	C - Old CR Building Torres Elementary School	Exterior Windows	
	4	The aluminum windows appeared to be original to building construction and had exceeded their expected useful life.	Replace the aluminum windows	2	C - Old CR Building Torres Elementary School	Exterior Windows	
FIRE PROTECTION							**$5,530**
	5	The fire suppression system serving the atrium area had leaking sprinkler heads, resulting in minor staining on adjacent wall surfaces.	Replace the affected sprinkler heads to correct the leakage issue.	2	C - Old CR Building Torres Elementary School	Fire Protection / Suppression	
HVAC							**$1,093,537**
	6	The evaporative coolers on the upper roof had severe corrosion on 10% of their upper surface. The evaporative coolers had exceeded or were approaching the end of their 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 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	A-B - Admin/CR Building Torres Elementary School	Mechanical / HVAC	
	7	The expansion tank in the mechanical room ceiling had moderate corrosion throughout its exterior cover.	Replace the corroded expansion tank.	1	C - Old CR Building Torres Elementary School	Mechanical / HVAC	
	8	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	1	C - Old CR Building Torres Elementary School	Mechanical / HVAC	
	9	The roof exhaust fans had exceeded their expected useful life.	Replace the roof exhaust fans.	1	C - Old CR Building Torres Elementary School	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$337,613**
	10	The glazed doors had exceeded their expected useful life.	Replace aluminum glazed doors.	2	C - Old CR Building Torres Elementary School	Interior Doors	
	11	The toilet partitions had exceeded their expected useful life.	Replace the aged toilet partitions.	2	C - Old CR Building Torres Elementary School	Interior Specialties	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	12	The urinal screens had exceeded their expected useful life.	Replace the urinal screens.	2	C - Old CR Building Torres Elementary School	Interior Specialties	
	13	The casework had exceeded its expected useful life.	Replace the casework.	2	C - Old CR Building Torres Elementary School	Interior Specialties	
	14	Painted gypsum board partitions in the library showed evidence of water intrusion and material deterioration. According to EPISD staff, this was the result of prior storm-related roof damage. Additional areas of damaged gypsum board were observed in the kindergarten hallway, attributed to leaks from the fire suppression piping.	Remove and replace all water-damaged gypsum board and restore finishes after repairs to the roof and fire suppression piping have been completed to prevent recurrence.	2	A-B - Admin/CR Building Torres Elementary School	Interior Walls	
	15	The 1990's era aluminum glazed partitions had exceeded their expected useful life.	Replace the aluminum glazed partitions.	2	C - Old CR Building Torres Elementary School	Interior Walls	
INTERIOR FINISHES							**$341,157**
	16	An isolated section of acoustical ceiling tiles in A124 had severe water damage.	Replace the damaged acoustical ceiling tiles.	2	A-B - Admin/CR Building Torres Elementary School	Interior Ceiling Finishes	
	17	The acoustical tile in the cafeteria had moderate water damage staining throughout.	Replace the acoustical ceiling tiles.	2	C - Old CR Building Torres Elementary School	Interior Ceiling Finishes	
	18	Sections of carpet in the library exhibited discoloration and staining consistent with moisture exposure. EPISD staff reported that this from the storm damage.	Remove and replace carpet and padding in all areas exhibiting moisture-related staining, and verify the subfloor is dry and in acceptable condition before installing new flooring.	2	A-B - Admin/CR Building Torres Elementary School	Interior Floor Finishes	
	19	The tile flooring was from the 1990s era and had exceeded its expected useful life.	Replace the tile flooring.	2	C - Old CR Building Torres Elementary School	Interior Floor Finishes	
	20	The vinyl flooring was from the 1990s era and had exceeded its expected useful life.	Replace the vinyl flooring	2	C - Old CR Building Torres Elementary School	Interior Floor Finishes	
	21	Sections of painted gypsum board finish in the library exhibited discoloration and staining consistent with moisture exposure during the period when the roof was removed in a storm.	Remove and replace all gypsum board and finishes exhibiting moisture-related staining, and confirm that the underlying framing and adjacent materials are dry and in acceptable condition prior to reinstalling finishes.	2	A-B - Admin/CR Building Torres Elementary School	Interior Wall Finishes	
PLUMBING							**$36,041**
	22	The backflow preventer was approaching the end of its useful life.	Replace the backflow preventer.	2	C - Old CR Building Torres Elementary School	Domestic Water Distribution	
	23	The roof drain covers had moderate corrosion and rusting throughout their exterior surface.	Replace the roof drain covers.	2	C - Old CR Building Torres Elementary School	Other Plumbing	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	24	The mop sink in the Custodial Closet had minor stains and corrosion on 15% of its exterior surface. The mop sinks had also exceed their expected useful lives.	Replace the mop sinks.	2	C - Old CR Building Torres Elementary School	Plumbing Fixtures	
	25	The drinking fountains had exceed their expected useful lives.	Replace the drinking fountains.	2	C - Old CR Building Torres Elementary School	Plumbing Fixtures	
ROOFING							$2,107,846
	26	The roof covering had moderate deterioration with cracking, pounding throughout and had exceeded its expected useful life.	Replace the existing roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	A-B - Admin/CR Building Torres Elementary School	Roof	
	27	The roof covering had minor signs of ponding throughout. Water intrusion was reported by EPISD staff and was observed in room A124.	Replace the existing roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	C - Old CR Building Torres Elementary School	Roof	
SAFETY & SECURITY							$1,165,938
	28	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Site Torres Elementary School	Communications & Security	
	29	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Site Torres Elementary School	Communications & Security	
	30	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Site Torres Elementary School	Communications & Security	
SITE							$703,788
	31	The north and east asphalt parking lots were not improved with the new school and had many areas with alligator cracking.	Perform a mill and overlay of the affected asphalt area to restore a durable pavement surface.	2	C - Old CR Building Torres Elementary School	Site	
	32	Evidence of poor site drainage and erosion were observed throughout the site.	Re-evaluate drainage path for storm water, add splash blocks for roof drains	2	Site Torres Elementary School	Site	
	33	The pavement near the storm drainage was cracked and deteriorated.	Replace the damaged pavement.	2	Site Torres Elementary School	Site	
STAIRS							$0
STRUCTURE							$0

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY / RECOMMENDATION				
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)				$2,259,475
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				$4,126,549
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				$379,720
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				$0

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	$2,259,475
PRIORITY 2 TOTAL	$4,126,549
PRIORITY 3 TOTAL	$379,720
PRIORITY 4 TOTAL	$0
FACILITY CONDITION REPAIR COST	$6,765,744
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$60,457,066
FACILITY CONDITION INDEX	**0.11**
	FAIR