

CORONADO HIGH

Front Door Image



CORONADO HIGH

Site Aerial



Physical Address:
100 Champions Place
El Paso, Texas 79912

Building Completed: 1962
Optimal Capacity: 3,043
Building Area: 363,431 SF
Site Acreage: 43.18
Fall 2025 Enrollment: 2,576



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Coronado High 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	\$16,083,407
Priority 2	\$16,295,211
Priority 3	\$5,459,782
Priority 4	\$14,013,631
Priority Totals	\$51,852,031

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$5,459,782	\$0	\$5,459,782
Exterior Enclosure	\$0	\$367,630	\$0	\$0	\$367,630
Fire Protection	\$0	\$21,066	\$0	\$14,013,631	\$14,034,697
HVAC	\$13,777,036	\$0	\$0	\$0	\$13,777,036
Interior Construction	\$0	\$941,437	\$0	\$0	\$941,437
Interior Finishes	\$0	\$6,052,887	\$0	\$0	\$6,052,887
Plumbing	\$0	\$5,601,335	\$0	\$0	\$5,601,335
Roofing	\$0	\$2,344,985	\$0	\$0	\$2,344,985
Safety & Security	\$2,305,469	\$0	\$0	\$0	\$2,305,469
Site	\$0	\$950,006	\$0	\$0	\$950,006
Stairs	\$0	\$15,866	\$0	\$0	\$15,866
Structure	\$902	\$0	\$0	\$0	\$902
Priority Totals	\$16,083,407	\$16,295,211	\$5,459,782	\$14,013,631	\$51,852,031
TOTALS P1					\$16,083,407
TOTALS P1 + P2					\$32,378,618
TOTALS P1 + P2 + P3					\$37,838,399
TOTALS P1 + P2 + P3 + P4					\$51,852,031



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$5,459,782
	1	The motor control center had exceeded its expected useful life and appeared to be abandoned in place.	Replace or remove the aged motor control centers.	3	Coronado HS Building C Coronado HS	Electrical Distribution
	2	The panelboard had exceeded its expected useful life.	Replace the aged panelboard.	3	Coronado HS Building C Coronado HS	Electrical Distribution
	3	A switchboard had exceeded its expected useful life.	Replace the aged switchboard.	3	Coronado HS Building C Coronado HS	Electrical Distribution
	4	Several transformers had exceeded their expected useful life.	Replace the aged transformers.	3	Coronado HS Building C Coronado HS	Electrical Distribution
	5	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Coronado HS Cafeteria Building Coronado HS	Electrical Distribution
	6	The switchboard had exceeded its expected useful life.	Replace the aged switchboard.	3	Coronado HS Cafeteria Building Coronado HS	Electrical Distribution
	7	The transformers had exceeded their expected useful life.	Replace the aged transformers.	3	Coronado HS Cafeteria Building Coronado HS	Electrical Distribution
	8	The panelboard had exceeded its expected useful life.	Replace the aged panelboard and main service feeder.	3	Coronado HS Concessions Building Coronado HS	Electrical Distribution
	9	The panelboards from 1962 had exceeded their expected useful life.	Replace the aged panelboards.	3	Coronado HS Gym Building Coronado HS	Electrical Distribution
	10	The transformers from 1962 had exceeded their expected useful life.	Replace the aged transformers.	3	Coronado HS Gym Building Coronado HS	Electrical Distribution
	11	The panelboards were approaching or had exceeded their expected useful life.	Replace the aged panelboards.	3	Coronado HS ROTC Building Coronado HS	Electrical Distribution
	12	The transformers had exceeded their expected useful life.	Replace the aged transformers.	3	Coronado HS ROTC Building Coronado HS	Electrical Distribution
	13	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Auxiliary Gym Building Coronado HS	Lighting
	14	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Building C Coronado HS	Lighting
	15	The interior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Building C Coronado HS	Lighting
	16	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Cafeteria Building Coronado HS	Lighting
	17	The interior lighting had exceed its expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Cafeteria Building Coronado HS	Lighting
	18	The lighting had exceeded its expected useful life.	Replace the aged interior lighting.	3	Coronado HS Concessions Building Coronado HS	Lighting



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	19	The exterior HID fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Gym Building Coronado HS	Lighting
	20	The interior fluorescent fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS Gym Building Coronado HS	Lighting
	21	The interior fluorescent fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Coronado HS ROTC Building Coronado HS	Lighting
	22	The exterior HID lighting fixtures were damaged and had exceeded their expected useful life.	Replace the exterior lighting.	3	Coronado HS Shop/Greenhouse Building Coronado HS	Lighting
	23	The interior fluorescent lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Coronado HS Shop/Greenhouse Building Coronado HS	Lighting
EXTERIOR ENCLOSURE						\$367,630
	24	There was a metal lintel added at the top of the door. The metal was exposed and now is corroded.	Remove the rust and apply paint and sealant.	2	Coronado HS Auxiliary Gym Building Coronado HS	Exterior Doors
	25	The exterior doors had faded and chalking paint on their exterior surfaces.	Repaint the six exterior personnel doors.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Exterior Doors
	26	One of the overhead coiling doors was assumed to be original construction and had exceeded its expected useful life.	Replace the overhead coiling door.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Exterior Doors
	27	There were several areas of the exterior brick walls with deteriorated mortar. The mortar was considered to be past its useful design life.	Repoint all exterior walls.	2	Coronado HS Auxiliary Gym Building Coronado HS	Exterior Walls
	28	There were gaps at the base of the louvers and evidence of leaks from the staining on the brick at the gaps. The paint was faded and the louvers were considered to be near the end of their expected useful life.	Repair the seals at the edges of the louvers where it meets the brick and repaint the faded finish. Plan to replace the louvers in the near future.	2	Coronado HS Cafeteria Building Coronado HS	Exterior Walls
FIRE PROTECTION						\$14,034,697
	29	The hood fire suppression system had exceeded its expected useful life.	Replace the aged hood fire suppression system.	2	Coronado HS Cafeteria Building Coronado HS	Fire Protection / Suppression
	30	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Auxiliary Gym Building Coronado HS	Fire Protection / Suppression
	31	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Building C Coronado HS	Fire Protection / Suppression
	32	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Building D Coronado HS	Fire Protection / Suppression
	33	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Cafeteria Building Coronado HS	Fire Protection / Suppression



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	34	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Concessions Building Coronado HS	Fire Protection / Suppression	
	35	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Coronado HS Field House Coronado HS	Fire Protection / Suppression	
	36	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS Gym Building Coronado HS	Fire Protection / Suppression	
	37	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Coronado HS ROTC Building Coronado HS	Fire Protection / Suppression	
	38	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Coronado HS Shop/Greenhouse Building Coronado HS	Fire Protection / Suppression	
HVAC							\$13,777,036
	39	The air handling unit was approaching the end of its expected useful life.	Plan to replace the air handling unit.	1	Coronado HS Building C Coronado HS	Mechanical / HVAC	
	40	The VFDs were approaching the end of their expected useful lives.	Plan to replace the VFDs.	1	Coronado HS Building C Coronado HS	Mechanical / HVAC	
	41	Condensate pump C-01B was disassembled at the time of the assessment.	Repair the pump and return to service.	1	Coronado HS Building C Coronado HS	Mechanical / HVAC	
	42	The building has evaporative coolers. Classrooms are still in use.	Replace the evaporative coolers with rooftop package air conditioning units. Install the necessary duct to properly distribute the conditioned air and connect equipment or upgrade existing EMS.	1	Coronado HS Building C Coronado HS	Mechanical / HVAC	
	43	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	1	Coronado HS Building C Coronado HS	Mechanical / HVAC	
	44	The RTUs used R22 refrigerant which has been phased out.	Replace the RTUs with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Coronado HS Building D Coronado HS	Mechanical / HVAC	
	45	The split system used R22 refrigerant which has been phased out.	Replace the split-system with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Coronado HS Building D Coronado HS	Mechanical / HVAC	
	46	The air curtain had exceeded its expected useful life.	Replace the air curtain.	1	Coronado HS Cafeteria Building Coronado HS	Mechanical / HVAC	
	47	The walk-in kitchen equipment split-system used R22 refrigerant which has been phased out.	Replace the walk-in kitchen equipment split-system with a system that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Coronado HS Cafeteria Building Coronado HS	Mechanical / HVAC	



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		DEFICIENCY	RECOMMENDATION			
	48	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	Coronado HS Field House Coronado HS	Mechanical / HVAC
	49	Abandoned evaporative coolers were present on the roof.	Remove the abandoned evaporative coolers.	1	Coronado HS Gym Building Coronado HS	Mechanical / HVAC
	50	The electric unit heater had exceeded its expected useful life.	Replace the unit heater.	1	Coronado HS Gym Building Coronado HS	Mechanical / HVAC
	51	The building utilized evaporative cooling for conditioned air which 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	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	52	The exhaust fans were physically damaged, excessively noisy, or contained excessive debris in the housing. Additionally, the fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	53	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	54	The heating hot water circulating pump was moderately corroded, missing a belt cover, and had exceeded its expected useful life.	Replace the hot water pump.	1	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	55	The split-systems used R22 refrigerant which has been phased out.	Replace the split-system with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	56	One hydronic unit heater had exceeded its expected useful life.	Replace the unit heater.	1	Coronado HS ROTC Building Coronado HS	Mechanical / HVAC
	57	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	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
	58	The exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
	59	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
	60	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC



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	61	The gas unit heaters were corroded and had exceeded their expected useful life.	Replace the gas unit heaters.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
	62	The heating hot water pumps were corroded and had exceeded their expected useful life.	Replace the heating hot water pumps.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
	63	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	1	Coronado HS Shop/Greenhouse Building Coronado HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$941,437
	64	The door louver was damaged there were minor dents in the door. The door was nearing its expected useful design life.	Replace the door with the next renovation.	2	Coronado HS Auxiliary Gym Building Coronado HS	Interior Doors
	65	The wood doors and frames were showing damage and were near the end of their expected useful life.	Replace the interior doors throughout the building.	2	Coronado HS Cafeteria Building Coronado HS	Interior Doors
	66	The interior doors were observed with damaged and deteriorated finish. Additionally, some of the door hardware was corroded.	Replace the interior doors, including installing new hardware.	2	Coronado HS Gym Building Coronado HS	Interior Doors
	67	The paint was missing at the top of the door in the women's toilet room.	Repaint the door.	2	Coronado HS ROTC Building Coronado HS	Interior Doors
	68	There were several interior doors that had damaged or deteriorated finishes.	Repair the damaged doors and refinish.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Doors
	69	The door was damaged and dented with what appeared to be a missing deadbolt lock.	Replace the damaged door and frame.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Doors
	70	The study corrals in the basement were showing damage on all the edges of the dividing panels. The casework desks were also near the end of their useful design life.	Replace the damaged study corrals and desks.	2	Coronado HS Cafeteria Building Coronado HS	Interior Specialties
	71	The metal wrap on the service counter was scratched and rusty.	Replace metal wrap as it has exceeded its useful design life.	2	Coronado HS Concessions Building Coronado HS	Interior Specialties
	72	The door was no longer attached to the metal cage storage system.	Repair the door hinges and re-attach to the frame.	2	Coronado HS Gym Building Coronado HS	Interior Specialties
	73	The base of the girls locker room shower partition was rusted and considered to be past its useful design life.	Replace rusted and corroded portions of the shower partition base and support.	2	Coronado HS Gym Building Coronado HS	Interior Specialties



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		DEFICIENCY	RECOMMENDATION			
	74	The painted wood casework had damaged finishes, edges and doors which didn't fully close or were misaligned. The countertops also didn't overhang the edges of the casework and offered no protection for the edge at the top of the casework. The casework was considered to be past its useful design life.	Replace the casework and countertops in the concessions area.	2	Coronado HS Gym Building Coronado HS	Interior Specialties
	75	The laminated countertops in the concession area were missing portions of the laminate, the open supporting shelves also were dented and missing areas of paint and both the countertops and shelving were considered to be past their useful design life.	Replace the countertops and shelves below the overhead doors.	2	Coronado HS Gym Building Coronado HS	Interior Specialties
	76	Some of the metal locker sections had multiple layers of paint and were corroded on the interior. The lockers were considered to be too damaged for repair and past their useful design life.	Replace the lockers which were corroded.	2	Coronado HS Gym Building Coronado HS	Interior Specialties
	77	There was minor corrosion and damage to the chain-link fencing in the storage area. Additionally, the paint on the frame at the entry to the locker area was damaged.	Refinish the chain link post and frame.	2	Coronado HS ROTC Building Coronado HS	Interior Specialties
	78	The paint and top layer of the wood on the cabinets was damaged. The cabinets were considered to be past their useful design life.	Replace the cabinets and countertops.	2	Coronado HS ROTC Building Coronado HS	Interior Specialties
	79	The laminate edging was missing for the ledge behind the sinks in the restroom.	Replace the laminated ledge.	2	Coronado HS ROTC Building Coronado HS	Interior Specialties
	80	The side panel of the casework in the office was missing the laminated finish.	Finish the end panel with an applied plastic laminate.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Specialties
	81	The finish on the corners on some of the walls were damaged but the metal corner bead was in good condition. Additionally, there were holes in the walls where it appeared there had been previous equipment mounted.	Repair the finish and repaint the wall. Apply corner guards to prevent future damage. Repair the holes by filling and patching, and repaint the walls.	2	Coronado HS Auxiliary Gym Building Coronado HS	Interior Walls
	82	The control joint sealant had gaps and was pulling away at the edges.	Replace backer rod and sealant and paint to match.	2	Coronado HS Building D Coronado HS	Interior Walls
	83	The painted wood frames of the interior windows and the wood trim at the corners of the partitions were show chips and scratches.	Repair the damage repaint the wood.	2	Coronado HS Cafeteria Building Coronado HS	Interior Walls
	84	The thermal freezer partition base and area around the door appeared to be damaged.	Repair the partition damage.	2	Coronado HS Cafeteria Building Coronado HS	Interior Walls



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	85	The storage room had several areas with damaged gypsum board.	Repair the damaged gypsum. Recommend using impact resistant gypsum in areas prone to damage or a fiberglass reinforced plastic (FRP) panel as wainscot to protect the wall.	2	Coronado HS Gym Building Coronado HS	Interior Walls	
	86	The corners of the CMU have been damaged.	Install corner guards at damaged corners.	2	Coronado HS ROTC Building Coronado HS	Interior Walls	
	87	There was cracking and damage to the painted concrete masonry unit (CMU) block walls.	Repair and repoint the CMU block walls throughout the building.	2	Coronado HS ROTC Building Coronado HS	Interior Walls	
	88	There was a cut into the window frame for electrical wires which damaged the frame. The seal around the frame and glazing is also deteriorated.	Replace window frame and run electrical through the wall.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Walls	
INTERIOR FINISHES							\$6,052,887
	89	The acoustic fiber ceiling panels in the gym panels were broken, stained or missing. The ceiling panels were considered to be past their useful design life.	Replace the ceiling in the gym.	2	Coronado HS Auxiliary Gym Building Coronado HS	Interior Ceiling Finishes	
	90	The ceiling in the toilet room adjacent to the weight room was observed with water damage.	Replace the gypsum board ceiling in the restroom after the source of the leaks has been identified and repaired.	2	Coronado HS Auxiliary Gym Building Coronado HS	Interior Ceiling Finishes	
	91	The single occupancy toilet, adjacent to scullery, had an acoustical ceiling system which is not recommended. Additionally, the ceiling system had exceeded its expected useful life.	Replace the acoustical ceiling in the restroom with a gypsum board ceiling. Ensure that work is done in accordance with a hazardous material survey, reference in the Interior Finishes section of this report for recommendation.	2	Coronado HS Cafeteria Building Coronado HS	Interior Ceiling Finishes	
	92	The acoustical ceiling systems throughout the building were observed with damaged, missing and mismatched tiles. Additionally, the majority of the ceilings had also exceeded their expected useful life.	Replace the acoustical ceiling systems that were damaged and had exceeded its expected useful life. Ensure that work is done in accordance with a hazardous material survey, reference in the Interior Finishes section of this report for recommendation.	2	Coronado HS Cafeteria Building Coronado HS	Interior Ceiling Finishes	
	93	The sections of the building that were open to structure had insulation adhered to the under side of the concrete deck. There were panels of insulation missing and moisture damage throughout.	Replace the insulation at the underside of the deck. Ensure that work is done in accordance with a hazardous material survey, reference in the Interior Finishes section of this report for recommendation.	2	Coronado HS Cafeteria Building Coronado HS	Interior Ceiling Finishes	
	94	The first floor locker room the ceiling was missing several panels due to damage.	Repair the damage and replace the ceiling panels.	2	Coronado HS Gym Building Coronado HS	Interior Ceiling Finishes	
	95	The ceiling in the basement was damaged due to moisture.	Repair the moisture damage, repaint the ceiling.	2	Coronado HS Gym Building Coronado HS	Interior Ceiling Finishes	



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	96	The adhered acoustical ceiling tiles were observed with damage and missing sections throughout the building. Additionally, due to the age of the system, there is a potential that the ceiling system contains asbestos.	Replace the adhered acoustical ceiling tiles with a suspended grid acoustic ceiling system. (Note: a hazardous materials survey has been included in the flooring finish section of the deficiencies. The current pricing assumes remediation of hazardous materials for this finish)	2	Coronado HS Gym Building Coronado HS	Interior Ceiling Finishes	
	97	There were areas of missing and damaged acoustical ceiling tiles that were noted to be caused by roof leaks.	Replace the damaged acoustical ceiling tiles after the roof repairs or replacement have occurred.	2	Coronado HS ROTC Building Coronado HS	Interior Ceiling Finishes	
	98	There was insulation above the horticulture room which had torn vapor barrier in a few areas.	Repair the areas of torn foil facing on the batt insulation.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Ceiling Finishes	
	99	There were water stained acoustic panels observed in the corridor of the building.	Replace the acoustic ceiling tiles after the leak that had resulted in the damage has been remedied.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Ceiling Finishes	
	100	The carpet in the library was worn in areas and seams were falling apart and had been repaired with duct tape. The carpet was considered to be past its useful design life.	Replace the carpet flooring.	2	Coronado HS Building C Coronado HS	Interior Floor Finishes	
	101	The sealed concrete finish in the library was cracked and appeared to have damaged the surface of the concrete or the concrete had already been damaged. There was also some deterioration at the base of the column.	The finish should be ground down to expose concrete and a topping slab applied.	2	Coronado HS Building C Coronado HS	Interior Floor Finishes	
	102	Due to the age of the building, it is recommended that a hazardous materials survey be completed prior to any demolition work.	Perform a hazardous materials survey of the building.	2	Coronado HS Cafeteria Building Coronado HS	Interior Floor Finishes	
	103	There was a cracked tile in the kitchen and evidence of a previous repair. There was also some damage by the door to the cold storage thermal partition. The quarry tile was patched in several areas and was considered to be near the end of its useful design life.	Replace the cracked tiles and plan to replace all the tiles in the near future.	2	Coronado HS Cafeteria Building Coronado HS	Interior Floor Finishes	
	104	The vinyl composition tiles (VCT) were cracked in multiple areas and the VCT was considered to be near its useful design life. Due to the age of the building the basement VCT is assumed to contain hazardous materials.	Replace the VCT flooring throughout the building. Test for hazardous materials for basement flooring.	2	Coronado HS Cafeteria Building Coronado HS	Interior Floor Finishes	
	105	The painted floor finish by the drain was deteriorated.	Refinish floor and seal concrete.	2	Coronado HS Concessions Building Coronado HS	Interior Floor Finishes	
	106	There was hard water staining and damaged grout in the locker room.	Address drainage and re-grout and clean tile. Seal tile and grout to prevent more further damage.	2	Coronado HS Field House Coronado HS	Interior Floor Finishes	



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	107	There were chipped vinyl composition tiles.	Replace damaged tiles	2	Coronado HS Field House Coronado HS	Interior Floor Finishes	
	108	There were several materials throughout the building that were identified as potentially containing hazardous materials.	It is recommended that a hazardous material survey be completed prior to any renovation work being completed in the building.	2	Coronado HS Gym Building Coronado HS	Interior Floor Finishes	
	109	The vinyl composition tiles (VCT) were damaged, missing or stained. The VCT was considered to be past its useful design life. Due to the age of the building, the VCT is assumed to contain asbestos.	Replace all VCT tiles.	2	Coronado HS Gym Building Coronado HS	Interior Floor Finishes	
	110	The ceramic tile floor coving in the girl's locker room was no longer adhered to the slab, and other sections of tile flooring were chipped and broken.	Replace the tile flooring in the locker rooms.	2	Coronado HS Gym Building Coronado HS	Interior Floor Finishes	
	111	The wood flooring was damaged with deep scrapes, chipping and staining. Additionally, the flooring was either nearing or had exceeded its expected useful life.	Replace the wood flooring throughout the gym.	2	Coronado HS Gym Building Coronado HS	Interior Floor Finishes	
	112	The wood floor finish at the weight room equipment was damaged	Refinish the wood floor.	2	Coronado HS ROTC Building Coronado HS	Interior Floor Finishes	
	113	There was an area in the ROTC office which was missing the floor finish. The office floor was also covered with weight room rubber flooring. The flooring was considered to be past its useful design life.	Replace office flooring with carpet tile or vinyl composition tile.	2	Coronado HS ROTC Building Coronado HS	Interior Floor Finishes	
	114	The ceramic tile flooring in the treatment room was observed with areas of patched tile, staining and deteriorated grout. Due to the age of the floor finish it is recommended that the tile in the area be replaced.	Replace the ceramic tile flooring.	2	Coronado HS ROTC Building Coronado HS	Interior Floor Finishes	
	115	There was water damage to the rubber flooring in the treatment room from leaks in at a floor drain.	Replace the rubber flooring after all leaks have been fixed.	2	Coronado HS ROTC Building Coronado HS	Interior Floor Finishes	
	116	The vinyl composition tile was cracked around the edges and had exceeded its expected useful life. Additionally, due to the age of the system, there is a potential that the flooring contains asbestos.	Replace the VCT flooring throughout the building. (Note: a hazardous materials survey has been included in the flooring finish section of the deficiencies. The current pricing assumes remediation of hazardous materials for this finish)	2	Coronado HS ROTC Building Coronado HS	Interior Floor Finishes	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	117	Based on the age of the building, it is possible that there are hazardous materials present in the building finishes. Therefore, it is recommended that a hazardous material survey be completed for the building to identify any hazardous material prior to performing any renovation work.	Perform a hazardous material survey for the building.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Floor Finishes
	118	The painted concrete throughout the building was deteriorated.	Recoat the concrete slab-on-grade with an epoxy coating that will provide a more durable finish.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Floor Finishes
	119	The vinyl composition tile (VCT) flooring was worn and near the end of its expected useful life. Additionally, most of the rubber base was missing throughout the building.	Replace the VCT flooring throughout the building, which includes the installation of new rubber base. (Note: a hazardous materials survey has been included in the flooring finish section of the deficiencies. The current pricing assumes remediation of hazardous materials for this finish)	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Floor Finishes
	120	The paint on the exposed block walls within the basement was deteriorated and there was graffiti by the stairs.	Repaint the CMU and concrete walls.	2	Coronado HS Building C Coronado HS	Interior Wall Finishes
	121	The tile finishes within the restrooms had been patched at replaced plumbing fixtures and did not match existing. Additionally, the tile finish had exceed its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Coronado HS Building C Coronado HS	Interior Wall Finishes
	122	The corridor finishes were deteriorated and matching the current finish would not be recommended.	Replace the corridor finishes throughout the building to meet the Districts current design standards.	2	Coronado HS Building C Coronado HS	Interior Wall Finishes
	123	There were sections of damaged gypsum wallboard throughout the school. Some of the damage was noted to be from water leaks.	Repair all sources of water intrusion (not included in this cost) and replaced the damaged gypsum wallboard.	2	Coronado HS Cafeteria Building Coronado HS	Interior Wall Finishes
	124	There were some areas of missing paint.	Repaint the walls.	2	Coronado HS Concessions Building Coronado HS	Interior Wall Finishes
	125	The painted CMU in the weight room had scratches and was dirty in areas.	Repaint the CMU walls.	2	Coronado HS Field House Coronado HS	Interior Wall Finishes
	126	The ceramic tile wall finish at the girl's and boy's locker rooms was observed with damaged and missing tiles. Additionally, there were areas where doors had been removed from the locker rooms which left behind paint overspray on the tiles and additional wall damage.	Repair the damaged sections of wall and replace the ceramic tile wall finish.	2	Coronado HS Gym Building Coronado HS	Interior Wall Finishes



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	127	The acoustic wall finish in the storage room was observed with damage and based on age may contain asbestos.	Replace the acoustic paneling throughout the storage room. (Note: a hazardous materials survey has been included in the flooring finish section of the deficiencies. The current pricing assumes remediation of hazardous materials for this finish.)	2	Coronado HS Gym Building Coronado HS	Interior Wall Finishes	
	128	The gypsum board partitions were observed to be damaged, scuffed and dirty throughout the building.	Patch the damaged gypsum board and refinish the walls.	2	Coronado HS ROTC Building Coronado HS	Interior Wall Finishes	
	129	The paint on the concrete column was chipped and missing sections of the concrete on the surface of the column.	Repair the damaged concrete areas and repaint the column.	2	Coronado HS ROTC Building Coronado HS	Interior Wall Finishes	
	130	The joint where the CMU meets plaster/concrete was deteriorated.	Repair the joint sealant and the plaster.	2	Coronado HS ROTC Building Coronado HS	Interior Wall Finishes	
	131	The wall tile was damaged and there appears to be some corrosion from metal in the wall.	Replace the tile in the damaged area and repair substrate as necessary to remove the corrosion.	2	Coronado HS ROTC Building Coronado HS	Interior Wall Finishes	
	132	The paint on the walls was scratched and dirty particularly at the lower portion of the wall.	Repaint all CMU walls.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Wall Finishes	
	133	The ceramic wall tile was observed with deteriorated grout and areas of previous repairs. Additionally, the tile finish had exceeded its expected useful life.	Replace the ceramic wall tiles.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Interior Wall Finishes	
PLUMBING							\$5,601,335
	134	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Coronado HS Building C Coronado HS	Domestic Water Distribution	
	135	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	Coronado HS Building D Coronado HS	Domestic Water Distribution	
	136	The backflow preventer was approaching the end of its expected useful life.	Plan to replace the backflow preventer.	2	Coronado HS Cafeteria Building Coronado HS	Domestic Water Distribution	
	137	The boilers were approaching the end of their expected useful lives.	Plan to replace the boilers.	2	Coronado HS Cafeteria Building Coronado HS	Domestic Water Distribution	
	138	Three steel storage tanks were present in the mechanical room that were assumed to be abandoned in place.	Remove the abandoned storage tanks.	2	Coronado HS Cafeteria Building Coronado HS	Domestic Water Distribution	
	139	EPISD Facilities Maintenance staff reported the domestic water distribution, sanitary waste pipes, and grease traps were in poor condition.	Replace the domestic water distribution, sanitary waste piping and grease traps during the next major facility renovation.	2	Coronado HS Cafeteria Building Coronado HS	Domestic Water Distribution	
	140	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Coronado HS Concessions Building Coronado HS	Domestic Water Distribution	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	141	The water heater had exceeded its expected useful life.	Replace the water heater.	2	Coronado HS Field House Coronado HS	Domestic Water Distribution	
	142	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Coronado HS Gym Building Coronado HS	Domestic Water Distribution	
	143	The pump had exceeded the end of its expected useful life.	Replace the domestic water booster pump.	2	Coronado HS ROTC Building Coronado HS	Domestic Water Distribution	
	144	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Coronado HS ROTC Building Coronado HS	Domestic Water Distribution	
	145	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Domestic Water Distribution	
	146	The water heater was corroded and had exceeded its expected useful life.	Replace the domestic water heater.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Domestic Water Distribution	
	147	The roof drains were missing strainers and were blocked by debris.	Install strainers on all roof drains and remove debris from the roof.	2	Coronado HS Auxiliary Gym Building Coronado HS	Other Plumbing	
	148	Based on the amount of corrosion on the lift station cover, it is recommended that the lift station be completely replaced.	Replace the lift station, including pump and controls.	2	Coronado HS Building C Coronado HS	Other Plumbing	
	149	EPISD Facilities Maintenance staff reported the roof drain piping was in poor condition.	Replace the roof drain piping during the next major facility renovation.	2	Coronado HS Building C Coronado HS	Other Plumbing	
	150	EPISD Facilities Maintenance staff reported the roof drain piping was in poor condition.	Replace the roof drain piping during the next major facility renovation.	2	Coronado HS Cafeteria Building Coronado HS	Other Plumbing	
	151	EPISD Facilities Maintenance staff reported the roof drain piping was in poor condition.	Replace the roof drain piping during the next major facility renovation.	2	Coronado HS Gym Building Coronado HS	Other Plumbing	
	152	A portion of the roof drains were missing their strainers.	Replace the roof drain strainers.	2	Coronado HS Gym Building Coronado HS	Other Plumbing	
	153	The drinking fountains had exceeded their expected useful life.	Replace the drinking fountains.	2	Coronado HS Auxiliary Gym Building Coronado HS	Plumbing Fixtures	
	154	The single occupant restrooms had exceeded their expected useful life.	Replace the single occupant restrooms.	2	Coronado HS Auxiliary Gym Building Coronado HS	Plumbing Fixtures	
	155	The plumbing fixtures were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Coronado HS Building C Coronado HS	Plumbing Fixtures	
	156	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Coronado HS Building D Coronado HS	Plumbing Fixtures	
	157	The restrooms, drinking fountains, and commercial kitchen sinks were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Coronado HS Cafeteria Building Coronado HS	Plumbing Fixtures	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	158	The commercial kitchen sink was approaching the end of its expected useful life.	Replace the aged commercial kitchen sink.	2	Coronado HS Concessions Building Coronado HS	Plumbing Fixtures
	159	The kitchen sink was approaching the end of its expected useful life.	Replace the aged kitchen sink.	2	Coronado HS Concessions Building Coronado HS	Plumbing Fixtures
	160	The drinking fountains had exceeded their expected useful life.	Replace the drinking fountains.	2	Coronado HS Field House Coronado HS	Plumbing Fixtures
	161	The locker room fixtures had exceeded their expected useful life.	Replace the locker room fixtures.	2	Coronado HS Field House Coronado HS	Plumbing Fixtures
	162	The plumbing fixtures had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Coronado HS Gym Building Coronado HS	Plumbing Fixtures
	163	All plumbing fixtures were approaching or had exceeded their expected useful lives.	Replace the aged plumbing fixtures.	2	Coronado HS ROTC Building Coronado HS	Plumbing Fixtures
	164	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Plumbing Fixtures
ROOFING						\$2,344,985
	165	The roof coverings were deteriorated and had exceeded their expected useful lives.	Replace the roof coverings.	2	Coronado HS Auxiliary Gym Building Coronado HS	Roof
	166	The buildings modified bitumen roofing was observed with surface cracks, degranulation, and blistering throughout. Additionally, there were signs of leaks on the interior of the facility and the roofing system had exceeded its expected useful life.	Replace the modified bitumen roofing with a single ply membrane system that meets or exceeds the District's design standard.	2	Coronado HS Building C Coronado HS	Roof
	167	The breezeway was observed with damage and missing paint at the columns and staining and corrosion at the overhead structure and decking.	Repair and sand the column and refinish to prevent rust and corrosion damage.	2	Coronado HS Cafeteria Building Coronado HS	Roof
	168	The canopy support and trim finishes were deteriorated. There was evidence of leaking and the soffit was also showing water damage and cracking. The canopy was considered to be past its useful design life.	Replace the canopy and refinish the support structure.	2	Coronado HS Cafeteria Building Coronado HS	Roof
	169	The metal trim at the bottom edge of the corrugated metal fascia was loose and was not adhered to the brick exterior.	Replace the metal trim (flashing) at the time of the roof replacement.	2	Coronado HS Cafeteria Building Coronado HS	Roof
	170	The modified bitumen roof covering assumed to have exceeded its expected useful life and there was evidence of multiple roof leaks observed on the interior of the building.	Replace the modified bitumen roof covering.	2	Coronado HS Cafeteria Building Coronado HS	Roof



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	171	The soffit at the walkway to the incinerator building was damaged from water leaks and the finish had exceeded its expected useful life.	Replace the soffit after the roof of the walkway covering has been replaced.	2	Coronado HS Cafeteria Building Coronado HS	Roof
	172	The roof appeared to have exceeded its expected useful life, however it was recently sealed and there were no signs of active leaks.	Plan to replace the roof covering.	2	Coronado HS Concessions Building Coronado HS	Roof
	173	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Coronado HS Field House Coronado HS	Roof
	174	There was a damaged sections of metal fascia and sections of missing flashing observed.	Repair the damaged substrate and replace the damaged metal panels and trim.	2	Coronado HS Gym Building Coronado HS	Roof
	175	The canopy built-up roof system was deteriorated with areas of blistering. The soffit below the covering had significant water damage indicative of roof leaks. The roof covering was detaching from the building at its flashing. Additionally, the covering had exceeded its expected useful life.	Replace the canopy's roof covering.	2	Coronado HS Gym Building Coronado HS	Roof
	176	The soffit was showing multiple areas of damage and evidence of previous repair. The soffit was considered to be past its useful design life.	Replace the damaged soffit.	2	Coronado HS Gym Building Coronado HS	Roof
	177	The lower roof covering was deteriorated with areas of blistering and cracking throughout. The covering had exceeded its expected useful life.	Replace the lower roof covering.	2	Coronado HS Gym Building Coronado HS	Roof
	178	The roof had exceeded its expected useful life. Evidence of roof leaks were observed on the interior of the building at the time of the assessment.	Replace the roof covering.	2	Coronado HS ROTC Building Coronado HS	Roof
	179	The paint on the roof hatch was deteriorated and the ladder and hatch were not in alignment, which created an awkward, and potentially dangerous transition to the roof.	Relocated the roof ladder to align with the roof hatch.	2	Coronado HS Shop/Greenhouse Building Coronado HS	Roof
SAFETY & SECURITY						\$2,305,469
	180	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Coronado HS Site Coronado HS	Communications & Security
	181	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Coronado HS Site Coronado HS	Communications & Security
	182	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Coronado HS Site Coronado HS	Communications & Security



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		DEFICIENCY	RECOMMENDATION			
SITE						\$950,006
	183	The sidewalk near the stairs and ramp from the baseball fields was observed with erosion and displacement.	Regrade the area around the sidewalk and repair the deteriorated concrete pathway.	2	Coronado HS Site Coronado HS	Site
	184	Transverse and longitudinal cracking was observed throughout the parking lot.	Repair cracking in the parking lot surface.	2	Coronado HS Site Coronado HS	Site
	185	The paved surface near the portables was severely deteriorated with patching observed throughout.	Repave the surface near the portable education buildings.	2	Coronado HS Site Coronado HS	Site
STAIRS						\$15,866
	186	The stair treads and risers were damaged with sections of missing rubber finish.	Replace the rubber treads a the interior stairs.	2	Coronado HS Building C Coronado HS	Interior Stairs
STRUCTURE						\$902
	187	There tube steel supports for the balcony/breezeway were damaged on the corners and the finish scraped off or scratched.	Repair and sand column and refinish to prevent rust and corrosion damage.	1	Coronado HS Gym Building Coronado 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)	\$16,083,407
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$16,295,211
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$5,459,782
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$14,013,631

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	\$16,083,407
PRIORITY 2 TOTAL	\$16,295,211
PRIORITY 3 TOTAL	\$5,459,782
PRIORITY 4 TOTAL	\$14,013,631
FACILITY CONDITION REPAIR COST	\$51,852,031
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$254,765,131
FACILITY CONDITION INDEX	0.20
	FAIR