LAMAR ELEMENTARY

Front Door Image



Physical Address:
1440 E Cliff Drive
El Paso, Texas 79902

Building Completed: 1961
Optimal Capacity: 938
Building Area: 73,943 SF
Site Acreage: 8.39
Fall 2025 Enrollment: 265

LAMAR ELEMENTARY

Site Aerial





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Lamar Elementary School

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	$2,946,356
Priority 2	$9,675,315
Priority 3	$2,126,803
Priority 4	$6,951,146
Priority Totals	$21,699,620

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,126,803	$0	$2,126,803
Exterior Enclosure	$0	$1,639,766	$0	$1,396,007	$3,035,773
Fire Protection	$0	$0	$0	$5,555,139	$5,555,139
HVAC	$1,590,944	$0	$0	$0	$1,590,944
Interior Construction	$0	$310,362	$0	$0	$310,362
Interior Finishes	$0	$2,877,450	$0	$0	$2,877,450
Plumbing	$0	$1,818,932	$0	$0	$1,818,932
Roofing	$0	$1,335,695	$0	$0	$1,335,695
Safety & Security	$1,247,188	$0	$0	$0	$1,247,188
Site	$0	$967,943	$0	$0	$967,943
Stairs	$0	$7,850	$0	$0	$7,850
Structure	$108,225	$717,317	$0	$0	$825,542
Priority Totals	**$2,946,356**	**$9,675,315**	**$2,126,803**	**$6,951,146**	**$21,699,620**

TOTALS P1	**$2,946,356**
TOTALS P1 + P2	**$12,621,671**
TOTALS P1 + P2 + P3	$14,748,475
TOTALS P1 + P2 + P3 + P4	$21,699,620

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$2,126,803**
	1	The majority of the electrical distribution system had exceeded its expected useful life. There were signs of burning and potential arc flash on the service entrance equipment's main breaker. Additionally, the electrical service capacity did not meet industry design standards for an elementary school.	Replace the electrical service and associated distribution equipment to meet industry design standards.	3	Lamar ES Cafeteria Building Lamar ES	Electrical Distribution	
	2	The panelboard was approaching the end of its expected useful life.	Plan to replace the panelboard.	3	Lamar ES Library Building Lamar ES	Electrical Distribution	
	3	The majority of the electrical distribution system's components had exceeded or were approaching the end of their expected useful lives.	Replace the electrical distribution system.	3	Lamar ES Main Building Lamar ES	Electrical Distribution	
	4	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting.	3	Lamar ES Gym Building Lamar ES	Lighting	
EXTERIOR ENCLOSURE							**$3,035,773**
	5	The exterior glazed doors had exceeded expected useful service life.	Replace the exterior glazed doors.	2	Lamar ES Cafeteria Building Lamar ES	Exterior Doors	
	6	The exterior metal doors had exceeded expected useful life and did not align to properly close and seal the building envelope.	Replace the exterior metal doors.	2	Lamar ES Cafeteria Building Lamar ES	Exterior Doors	
	7	The exterior doors had exceeded expected useful service life and did not align to properly close and seal the building envelope.	Replace the exterior doors.	2	Lamar ES Main Building Lamar ES	Exterior Doors	
	8	There were multiple cracks in the exterior brick walls.	Repair the sections of cracked brick, and repoint and seal the exterior.	2	Lamar ES Cafeteria Building Lamar ES	Exterior Walls	
	9	The exterior wall panels were reported to be asbestos concrete and were finished with tile. The tile finish was failing and large sections of panel were exposed or had mismatched repairs.	Replace the exterior wall panels.	2	Lamar ES Cafeteria Building Lamar ES	Exterior Walls	
	10	There were multiple cracks in the brick on the west side of the building.	Repair the section of cracked brick.	2	Lamar ES Main Building Lamar ES	Exterior Walls	
	11	The exterior wall panels were reported to be asbestos concrete and were finished with tile. The tile finish was failing and large sections of panel were exposed or had mismatched repairs.	Replace the exterior wall panels.	2	Lamar ES Main Building Lamar ES	Exterior Walls	
	12	The windows had exceeded expected useful service life and had single pane glazing.	Replace the exterior windows with dual pane glazing.	2	Lamar ES Cafeteria Building Lamar ES	Exterior Windows	

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		DEFICIENCY	RECOMMENDATION				
	13	Staff reported on-going leaks from windows which had damage surrounding areas. The windows were difficult to operate and had exceeded expected useful service life. The windows also had single pane glazing.	Replace the exterior windows with dual pane windows.	4	Lamar ES	Exterior Windows	
FIRE PROTECTION							**$5,555,139**
	14	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Lamar ES Cafeteria Building Lamar ES	Fire Protection / Suppression	
	15	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Lamar ES Gym Building Lamar ES	Fire Protection / Suppression	
	16	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Lamar ES Library Building Lamar ES	Fire Protection / Suppression	
	17	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Lamar ES Main Building Lamar ES	Fire Protection / Suppression	
HVAC							**$1,590,944**
	18	The air handling units located in the cafeteria had exceeded their expected useful lives.	Replace the air handlers.	1	Lamar ES Cafeteria Building Lamar ES	Mechanical / HVAC	
	19	The majority of the building spaces were conditioned by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement.	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	Lamar ES Cafeteria Building Lamar ES	Mechanical / HVAC	
	20	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Lamar ES Cafeteria Building Lamar ES	Mechanical / HVAC	
	21	The fin tube radiation throughout the building had exceeded its expected useful life.	Replace the fin tube radiation.	1	Lamar ES Cafeteria Building Lamar ES	Mechanical / HVAC	
	22	Three of the heating hot water pumps were corroded and had exceeded their expected useful lives.	Replace the pumps.	1	Lamar ES Cafeteria Building Lamar ES	Mechanical / HVAC	
	23	The building was conditioned by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement. The evaporative coolers were approaching the end of their useful lives.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Lamar ES Gym Building Lamar ES	Mechanical / HVAC	
	24	The building was conditioned by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement. The evaporative coolers were approaching the end of their useful lives.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Lamar ES Library Building Lamar ES	Mechanical / HVAC	
	25	The furnace had exceeded its expected useful life.	Replace the furnace.	1	Lamar ES Library Building Lamar ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	26	The majority of the building spaces were conditioned by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement.	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	Lamar ES Main Building Lamar ES	Mechanical / HVAC	
	27	The building exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Lamar ES Main Building Lamar ES	Mechanical / HVAC	
	28	The fin tube radiation throughout the building had exceeded its expected useful life.	Replace the fin tube radiation.	1	Lamar ES Main Building Lamar ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$310,362**
	29	The interior doors had exceeded expected useful life and had alignment problems between the doors and frames. Alignment repairs were frequently required.	Replace the interior doors and frames.	2	Lamar ES Main Building Lamar ES	Interior Doors	
	30	The casework had isolated areas of damage with doors that did not close and had exceeded expected useful service life.	Replace the casework.	2	Lamar ES Main Building Lamar ES	Interior Specialties	
	31	The water closet and urinal partitions had exceeded expected useful service life and sections were beginning to show corrosion.	Replace the water closet and urinal partitions.	2	Lamar ES Main Building Lamar ES	Interior Specialties	
	32	Minor cracking was observed in the interior brick walls.	Repair and monitor cracks in the brick walls.	2	Lamar ES Main Building Lamar ES	Interior Walls	
INTERIOR FINISHES							**$2,877,450**
	33	The ACT in the kitchen, classrooms, and administration area had exceeded expected useful life and had isolated areas of damage with mismatched and discolored tiles.	Replace the acoustic ceiling tile.	2	Lamar ES Cafeteria Building Lamar ES	Interior Ceiling Finishes	
	34	The ACT in classrooms and corridors had exceeded expected useful life and had isolated areas of damage, displaced and discolored tiles with mismatched tiles from past repairs.	Replace the ACT in the classrooms and corridors.	2	Lamar ES Main Building Lamar ES	Interior Ceiling Finishes	
	35	The ceramic tile in the restrooms had exceeded expected useful life and had areas of damaged and missing tile.	Replace the ceramic tile flooring.	2	Lamar ES Cafeteria Building Lamar ES	Interior Floor Finishes	
	36	The quarry tile in the kitchen had exceeded expected useful life and had areas of damaged and missing tile.	Replace the quarry tile flooring.	2	Lamar ES Cafeteria Building Lamar ES	Interior Floor Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	37	The VCT in the corridors, cafeteria, classrooms and administration area had exceeded expected useful life and had scratches and isolated areas of damage.	Replace the VCT flooring.	2	Lamar ES Cafeteria Building Lamar ES	Interior Floor Finishes	
	38	The VCT near the front desk was cracked.	Repair the crack in the slab and replace the VCT flooring to match existing.	2	Lamar ES Library Building Lamar ES	Interior Floor Finishes	
	39	The ceramic tile in the restrooms had exceeded expected useful life and had areas of damaged and missing tile.	Replace the ceramic tile flooring in the restrooms.	2	Lamar ES Main Building Lamar ES	Interior Floor Finishes	
	40	The VCT in the classrooms and corridors had exceeded expected useful life and had widespread discoloration with isolated areas of damage.	Replace the VCT throughout.	2	Lamar ES Main Building Lamar ES	Interior Floor Finishes	
	41	The wall tile in the restrooms had exceeded expected useful service life, had areas of damage, and similar tile was not available for spot repairs.	Replace the wall tile in the restrooms.	2	Lamar ES Cafeteria Building Lamar ES	Interior Wall Finishes	
	42	The wall tile in the restrooms had exceeded expected useful life, showed areas of damage, and similar tile was not available for spot repairs.	Replace the wall tile in the restrooms.	2	Lamar ES Main Building Lamar ES	Interior Wall Finishes	
PLUMBING							**$1,818,932**
	43	EPISD facility maintenance staff reported frequent issues with line breaks and water leaks throughout the building. The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Lamar ES Cafeteria Building Lamar ES	Domestic Water Distribution	
	44	The domestic water heater had exceed its expected useful life.	Replace the domestic water heater.	2	Lamar ES Gym Building Lamar ES	Domestic Water Distribution	
	45	EPISD facility maintenance staff reported frequent issues with line breaks and water leaks throughout the building. The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Lamar ES Main Building Lamar ES	Domestic Water Distribution	
	46	The water heaters were approaching the end of their useful lives.	Plan to replace the water heaters.	2	Lamar ES Main Building Lamar ES	Domestic Water Distribution	
	47	The drinking fountains had exceeded their expected useful lives. The fountains were covered and turned off at the time of assessment as a COVID-19 safety measure.	Replace the drinking fountains.	2	Lamar ES Cafeteria Building Lamar ES	Plumbing Fixtures	
	48	The plumbing fixtures in the single occupant restrooms thought the building had exceeded their expected useful lives.	Replace the fixtures in the single occupant restrooms thought the building.	2	Lamar ES Cafeteria Building Lamar ES	Plumbing Fixtures	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	49	The service sinks had exceeded their expected useful lives.	Replace the service sinks.	2	Lamar ES Cafeteria Building Lamar ES	Plumbing Fixtures	
	50	The drinking fountains had exceeded their expected useful lives. The fountains were covered and turned off at the time of assessment as a COVID-19 safety measure.	Replace the drinking fountains.	2	Lamar ES Gym Building Lamar ES	Plumbing Fixtures	
	51	The kitchen sink was approaching the end of its useful life.	Plan to replace the kitchen sink.	2	Lamar ES Library Building Lamar ES	Plumbing Fixtures	
	52	The majority of the plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the aged plumbing fixtures to meet current district standards.	2	Lamar ES Main Building Lamar ES	Plumbing Fixtures	
ROOFING							**$1,335,695**
	53	The modified bitumen roof covering had exceeded its expected useful life and was in poor condition. Staff reported ongoing roof leaks.	Replace the modified bitumen roof covering and add roof access.	2	Lamar ES Cafeteria Building Lamar ES	Roof	
	54	Staff reported ongoing minor roof leaks. The roof covering had widespread alligator cracking.	Replace the roof covering.	2	Lamar ES Library Building Lamar ES	Roof	
	55	The modified bitumen covering had exceeded its expected useful life and was in poor condition. Staff reported ongoing roof leaks. Surface was aged with evidence of ponding, degranulation, blistering, cracking of the cap sheet and evidence of past repairs.	Replace the modified bitumen covering.	2	Lamar ES Main Building Lamar ES	Roof	
	56	The roof hatch was installed with the lip below the surface of the roof level and had weathered paint and corrosion.	Replace the roof hatch.	2	Lamar ES Main Building Lamar ES	Roof	
SAFETY & SECURITY							**$1,247,188**
	57	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Lamar ES Site Lamar ES	Communications & Security	
	58	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Lamar ES Site Lamar ES	Communications & Security	
	59	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Lamar ES Site Lamar ES	Communications & Security	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SITE							**$967,943**
	60	The parking lot and play area were observed with moderate weathering, potholes, sink hole, and longitudinal and alligator cracking.	Complete a full depth replacement of the parking and play areas, including repair of the substrate where sinkholes have been observed.	2	Lamar ES Site Lamar ES	Site	
	61	EPISD Facilities Maintenance Staff reported that the site lighting was inadequate.	Install pole mounted fixtures throughout the parking area in conjunction with the replacement of the parking surface.	2	Lamar ES Site Lamar ES	Site	
	62	Drainage and erosion was noted as being a concern throughout the site, impacting parking areas, sidewalks, play areas, and buildings. There was undermining of the pedestrian paving and settling of buildings. It was noted that after rain events debris collected on the sidewalks and play areas.	Perform a site-wide drainage study to develop a plan correcting drainage issues.	2	Lamar ES Site Lamar ES	Site	
	63	There was significant erosion and damage to the pavement on the north side of the main building.	Replace the paved surfaces and improve drainage to prevent continued damage between the street and building.	2	Lamar ES Site Lamar ES	Site	
STAIRS							**$7,850**
	64	The aged stairs showed signs of settlement such as cracks.	Repair the concrete stairs.	2	Lamar ES Main Building Lamar ES	Exterior Stairs	
STRUCTURE							**$825,542**
	65	A small floor crack extended diagonally from the north to the south wall with a hairline crack in the south wall above the window. Staff noted that the crack was recent within the last few months.	Engage a structural engineer to determine the cause of the cracking.	1	Lamar ES Library Building Lamar ES	Structure	
	66	There were structural concerns evidenced by multiple areas of cracking at interior and exterior walls, floor damage, and noticeable changes in alignment of doors. Staff reported the floor and wall cracks in the east wing were relatively new and had changed of the last few months.	Perform a structural assessment in coordination with site drainage study.	1	Lamar ES Main Building Lamar ES	Structure	

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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)				$2,946,356
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				$9,675,315
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				$2,126,803
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				$6,951,146

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	$2,946,356
PRIORITY 2 TOTAL	$9,675,315
PRIORITY 3 TOTAL	$2,126,803
PRIORITY 4 TOTAL	$6,951,146
FACILITY CONDITION REPAIR COST	$21,699,620
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$42,739,054
FACILITY CONDITION INDEX	**0.51**
	POOR