BARRON ELEMENTARY

Front Door Image



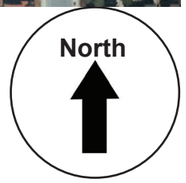
Physical Address:
11155 Whitey Ford Street
El Paso, TX 79934

Building Completed: 2001
Optimal Capacity: 794
Building Area: 86,651 SF
Site Acreage: 14.40
Fall 2025 Enrollment: 368

BARRON ELEMENTARY

Site Aerial





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Barron 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	$190,938
Priority 2	$2,368,291
Priority 3	$0
Priority 4	$5,313,483
Priority Totals	$7,872,712

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$0	$0
Exterior Enclosure	$0	$300,328	$0	$0	$300,328
Fire Protection	$0		$0	$5,313,483	$5,313,483
HVAC	$0	$188,490	$0	$0	$188,490
Interior Construction	$0	$902	$0	$0	$902
Interior Finishes	$0	$19,681	$0	$0	$19,681
Plumbing	$0	$149,760	$0	$0	$149,760
Roofing	$0	$1,530,399	$0	$0	$1,530,399
Safety & Security	$190,938	$0	$0	$0	$190,938
Site	$0	$178,732	$0	$0	$178,732
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$190,938**	**$2,368,291**	**$0**	**$5,313,483**	**$7,872,712**

TOTALS P1	**$190,938**
TOTALS P1 + P2	**$2,559,229**
TOTALS P1 + P2 + P3	$2,559,229
TOTALS P1 + P2 + P3 + P4	$7,872,712

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Barron ElementRy School

Proposed Work Items

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$0**
EXTERIOR ENCLOSURE							**$300,328**
	1	The EIFS walls had deteriorated surfaces and cracks that had been repaired with window sealant.	Resurface the EIFS walls at the atriums.	2	Barron ES Main Building Barron ES	Exterior Walls	
	2	The exterior fixed aluminum windows in the atriums had a lot of sealant applied over the factory rubber seals.	Replace the atrium windows	2	Barron ES Main Building Barron ES	Exterior Windows	
	3	The hollow metal frame windows around the library walls had single pane glazing which has been identified as a deficiency by the District.	Replace the single pane glazed hollow metal windows with double pane windows.	2	Barron ES Main Building Barron ES	Exterior Windows	
	4	The storefronts systems had single pane glazing which has been identified as a deficiency by the District.	Replace the single pane glazed storefronts with double pane storefronts.	2	Barron ES Main Building Barron ES	Exterior Windows	
FIRE PROTECTION							**$5,313,483**
	5	The hood fire protection system was approaching the end of its expected useful life.	Replace the hood fire suppression system.	2	Barron ES Main Building Barron ES	Fire Protection / Suppression	
	6	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Barron ES Main Building Barron ES	Fire Protection / Suppression	
HVAC							**$188,490**
	7	HRU-2 had a squeaking belt.	Adjust or replace the drive belt as necessary to prevent equipment failure.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	8	The refrigerant line insulation at the Liebert split systems was sun damaged and degraded.	Replace all exposed refrigerant line insulation.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	9	The ancillary equipment serving the heating hot water and chilled water systems was observed with corroded components (chemical feed water systems), and were aged and approaching the end of their expected useful life.	Replace the chemical feedwater systems for the heating hot water and chilled water systems.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	10	The chilled water pumps had exceeded their expected useful life.	Replace the chilled water pump assemblies.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	11	The split system air cooled condenser utilized R-22 refrigerant which has been phased out of production and the equipment was approaching the end of their expected useful life.	Replace the ductless split system including the interconnecting refrigerant lines with units that utilizes a non-ozone depleting refrigerant.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	12	The two refrigeration compressors serving the walk-in cooler and freezer utilized R-22 refrigerant which has been phased out of production.	Replace the refrigeration compressors with units that utilizes a non-ozone depleting refrigerant.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	
	13	The two VFD's had surpassed their expected useful life.	Replace the VFD's.	2	Barron ES Main Building Barron ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
INTERIOR CONSTRUCTION							**$902**
	14	A minor crack was observed in the gypsum board wall above the door in room 306.	Repair the crack and texture and paint to match existing wall finish.	2	Barron ES Main Building Barron ES	Interior Walls	
INTERIOR FINISHES							**$19,681**
	15	Excessive wear and damage throughout the carpet in the administration area.	Replace the administration area carpet.	2	Barron ES Main Building Barron ES	Interior Floor Finishes	
PLUMBING							**$149,760**
	16	The water treatment system was not operational and had surpassed its expected useful life.	If the water treatment system is necessary, replace all of the system components.	2	Barron ES Main Building Barron ES	Domestic Water Distribution	
	17	The domestic water backflow preventer had exceeded its expected useful life.	Replace the domestic water backflow preventer.	2	Barron ES Main Building Barron ES	Domestic Water Distribution	
	18	The domestic water booster pumps had exceeded their expected useful lives.	Replace the domestic water booster pumps.	2	Barron ES Main Building Barron ES	Domestic Water Distribution	
	19	The 300-MBH water heater had surpassed its expected useful life.	Replace the water heater in kind.	2	Barron ES Main Building Barron ES	Domestic Water Distribution	
	20	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Barron ES Main Building Barron ES	Plumbing Fixtures	
ROOFING							**$1,530,399**
	21	The modified bitumen roof system had cracking, blisters, moderate surface degranulation, and several patches.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Barron ES Main Building Barron ES	Roof	
SAFETY & SECURITY							**$190,938**
	22	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Barron ES Site Barron ES	Communications & Security	
	23	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Barron ES Site Barron ES	Communications & Security	
SITE							**$178,732**
	24	Sections of the asphalt paved roadways & drive aisles (outside of the parking lot) were heavily cracked and were observed with moderate transverse and lateral cracking throughout.	Replace the deteriorated sections of asphalt paving, seal the transverse and lateral cracking, and sealcoat and stripe the parking lot.	2	Barron ES Site Barron ES	Site	
	25	The asphalt paved play area was observed with moderate cracking.	Resurface the asphalt paved play area and restripe.	2	Barron ES Site Barron ES	Site	
	26	The asphalt paved parking area was observed with transverse and longitudinal cracking throughout.	Seal the cracking throughout the parking lot, sealcoat the surface, and restripe the parking areas and drive aisles.	2	Barron ES Site Barron ES	Site	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
STAIRS							$0
STRUCTURE							$0

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)	$190,938
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$2,368,291
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$0
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	$5,313,483

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	$190,938
PRIORITY 2 TOTAL	$2,368,291
PRIORITY 3 TOTAL	$0
PRIORITY 4 TOTAL	$5,313,483
FACILITY CONDITION REPAIR COST	$7,872,712
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$50,084,278
FACILITY CONDITION INDEX	**0.16**
	FAIR