

ANDRESS HIGH

Front Door Image

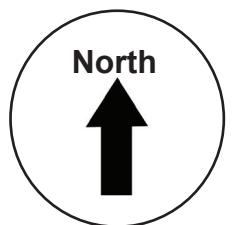


Physical Address:
5400 Sun Valley Drive
El Paso, TX 79924

Building Completed: 1960
Optimal Capacity: 2,206
Building Area: 257,182 SF
Site Acreage: 40.00
Fall 2025 Enrollment: 1,341

ANDRESS 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	\$7,638,160
Priority 2	\$35,003,375
Priority 3	\$6,893,150
Priority 4	\$9,758,841
Priority Totals	\$59,293,526

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$938,563	\$0	\$938,563
Electrical	\$0	\$0	\$5,954,586	\$0	\$5,954,586
Exterior Enclosure	\$49,540	\$15,104,086	\$0	\$0	\$15,153,626
Fire Protection	\$0	\$55,597	\$0	\$9,758,841	\$9,814,438
HVAC	\$5,283,151	\$0	\$0	\$0	\$5,283,151
Interior Construction	\$0	\$3,901,823	\$0	\$0	\$3,901,823
Interior Finishes	\$0	\$9,514,464	\$0	\$0	\$9,514,464
Plumbing	\$0	\$1,458,543	\$0	\$0	\$1,458,543
Roofing	\$0	\$3,853,364	\$0	\$0	\$3,853,364
Safety & Security	\$2,305,469	\$0	\$0	\$0	\$2,305,469
Site	\$0	\$1,030,021	\$0	\$0	\$1,030,021
Stairs	\$0	\$85,478	\$0	\$0	\$85,478
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$7,638,160	\$35,003,375	\$6,893,150	\$9,758,841	\$59,293,526
			TOTALS P1		\$7,638,160
			TOTALS P1 + P2		\$42,641,535
			TOTALS P1 + P2 + P3		\$49,534,685
			TOTALS P1 + P2 + P3 + P4		\$59,293,526



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							\$938,563
	1	No elevator was present in the multi-story building.	Install a hydraulic elevator to meet current ADA standards.	3	Andress HS Building A 3	Elevators, Lifts, and Escalators	
	2	No elevator was present in the multi-story building.	Install a hydraulic elevator to meet current ADA standards.	3	Andress HS Building B 4	Elevators, Lifts, and Escalators	
	3	No elevator was present in the multi-story building.	Install a hydraulic elevator to meet current ADA standards.	3	Andress HS Building C 5	Elevators, Lifts, and Escalators	
	4	No elevator was present in the multi-story building.	Install a hydraulic elevator to meet current ADA standards.	3	Andress HS Office Building 14	Elevators, Lifts, and Escalators	
ELECTRICAL							\$5,954,586
	5	A panelboard was missing a blank circuit cover, exposing live bussing.	Install a proper circuit blank cover.	3	Andress HS Boiler Building 2	Electrical Distribution	
	6	A 2000 era panelboard had the front enclosure pried from the dead front cover.	Repair the panelboard enclosure.	3	Andress HS Cafeteria Building 7	Electrical Distribution	
	7	The electrical distribution system had exceeded the end of its expected useful life.	Replace aged electrical distribution system.	3	Andress HS Building D 6	Electrical Distribution	
	8	Some of the observed electrical distribution equipment had exceeded the end of its expected useful life.	Replace the aged electrical distribution equipment.	3	Andress HS Boiler Building 2	Electrical Distribution	
	9	Some of the electrical distribution system had exceeded the end of its expected useful life.	Replace the aged electrical distribution equipment.	3	Andress HS Building A 3	Electrical Distribution	
	10	The majority of the electrical distribution system had exceeded the end of its typical design life.	Replace the aged electrical distribution equipment.	3	Andress HS Cafeteria Building 7	Electrical Distribution	
	11	The majority of the electrical service distribution equipment had exceeded the end of its expected useful life.	Replace the aged electrical distribution equipment.	3	Andress HS Field House 9	Electrical Distribution	
	12	The majority of the electrical distribution system had exceeded the end of its expected useful life.	Replace the aged electrical distribution equipment.	3	Andress HS Science Building 16	Electrical Distribution	
	13	The panelboard was missing blank circuit covers and had exceeded the end of its expected useful life.	Replace the aged panelboard.	3	Andress HS Concessions Building 8	Electrical Distribution	
	14	The 1963 era panelboards had exceeded the end of their expected useful lives.	Replace the aged panelboards.	3	Andress HS Gym Building 11	Electrical Distribution	
	15	The 1963 era panelboards had exceeded the end of their expected useful lives.	Replace the aged panelboards.	3	Andress HS Homemaking Building 12	Electrical Distribution	
	16	The 1974 era panelboards had exceeded the end of their expected useful lives.	Replace the aged panelboards.	3	Andress HS Library Building 13	Electrical Distribution	
	17	The 1963 era panelboards had exceeded the end of their expected useful lives.	Replace the aged panelboards.	3	Andress HS Wrestling Building 19	Electrical Distribution	
	18	Items were being stored on and around the transformer and the transformer had exceeded the end of its expected useful life.	Replace the aged transformer.	3	Andress HS Concessions Building 8	Electrical Distribution	



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		DEFICIENCY	RECOMMENDATION			
	19	The transformer was moderately corroded and had exceeded the end of its expected useful life.	Replace the aged transformer.	3	Andress HS Library Building 13	Electrical Distribution
	20	The 1963 era transformers and panelboards had exceeded the end of their expected useful lives.	Replace the aged panelboards and transformer.	3	Andress HS Building B 4	Electrical Distribution
	21	The electrical service distribution equipment had exceeded the end of its expected useful life.	Replace the electrical distribution equipment.	3	Andress HS Auxiliary Gym Building 1	Electrical Distribution
	22	The electrical service distribution had exceeded the end of its expected useful life.	Replace the electrical distribution system.	3	Andress HS ROTC Building 15	Electrical Distribution
	23	A panelboard was missing its dead front cover, exposing live bussing and had exceeded its expected design life.	Replace the panelboard.	3	Andress HS ROTC Building 15	Electrical Distribution
	24	The interior 1998 era and exterior lighting had exceeded the end of their expected useful lives.	Replace the aged lighting with LED fixtures.	3	Andress HS Office Building 14	Lighting
	25	The lighting system had exceeded the end of its expected useful life.	Replace the aged lighting with LED fixtures.	3	Andress HS ROTC Building 15	Lighting
	26	The exterior fluorescent lighting had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Building B 4	Lighting
	27	The interior fluorescent lighting had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Building B 4	Lighting
	28	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Building D 6	Lighting
	29	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Concessions Building 8	Lighting
	30	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Field House 9	Lighting
	31	The interior lighting and exterior HID lighting had exceeded the end of their expected useful lives.	Replace the lighting with LED fixtures.	3	Andress HS Girls Locker Room Building 10	Lighting
	32	The majority of the lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Gym Building 11	Lighting
	33	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Library Building 13	Lighting
	34	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Science Building 16	Lighting
	35	The lighting system had exceeded the end of its expected useful life.	Replace the lighting with LED fixtures.	3	Andress HS Ticketbooth 01 17	Lighting
EXTERIOR ENCLOSURE						\$15,153,626
	36	The exterior doors had moderate corrosion throughout. The doors had exceeded their expected useful life.	Replace the exterior metal doors.	1	Andress HS Auxiliary Gym Building 1	Replace the exterior metal doors.



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		DEFICIENCY	RECOMMENDATION			
	37	Exterior doors were beyond their expected useful life.	Replace exterior doors.	2	Andress HS Science Building 16	Exterior Doors
	38	The exterior doors were beyond their expected useful life.	Replace exterior doors.	2	Andress HS Wrestling Building 19	Exterior Doors
	39	The exterior doors were damaged and beyond their expected useful life.	Replace the exterior doors	2	Andress HS Girls Locker Room Building 10	Exterior Doors
	40	The exterior doors were beyond their expected useful life and were difficult to operate.	Replace the exterior doors.	2	Andress HS Building A 3	Exterior Doors
	41	The exterior doors were beyond their expected useful life.	Replace the exterior doors.	2	Andress HS Building B 4	Exterior Doors
	42	The exterior doors were beyond their expected useful life and were difficult to operate.	Replace the exterior doors.	2	Andress HS Building C 5	Exterior Doors
	43	The exterior doors were beyond their expected useful life and were difficult to operate.	Replace the exterior doors.	2	Andress HS Building D 6	Exterior Doors
	44	The exterior metal doors were beyond their expected useful life, and were observed with minor corrosion throughout.	Replace the exterior doors.	2	Andress HS Gym Building 11	Exterior Doors
	45	The exterior doors were beyond their expected useful life.	Replace the exterior doors.	2	Andress HS Library Building 13	Exterior Doors
	46	The exterior doors were aged beyond their expected useful life, and were observed with minor damage or corrosion throughout.	Replace the exterior doors.	2	Andress HS Office Building 14	Exterior Doors
	47	The doors had exceeded their expected useful life.	Replace the exterior doors.	2	Andress HS ROTC Building 15	Exterior Doors
	48	The exterior doors were corroded, and beyond their expected useful life.	Replace the exterior doors.	2	Andress HS Boiler Building 2	Exterior Doors
	49	The steel personnel doors were badly damaged due to vandalism.	Replace the exterior doors.	2	Andress Stadium 25	Exterior Doors
	50	The metal exterior door was damaged.	Replace the metal exterior door.	2	Andress HS Ticketbooth 01 17	Exterior Doors
	51	The exterior doors have exceeded their expected useful life, and several were observed with damage or corrosion.	Replace the metal exterior doors.	2	Andress HS Cafeteria Building 7	Exterior Doors
	52	The overhead coiling doors had been vandalized and were dented and damaged.	Replace the overhead coiling doors with a heavier steel door to prevent further damage.	2	Andress Stadium 25	Exterior Doors
	53	The concrete panels were deteriorated. EPISD Facility Maintenance staff reported that the panels may use asbestos containing materials.	Abate/Remove panels and replace with appropriate exterior material per EPISD Design Standards.	2	Andress HS Gym Building 11	Exterior Walls
	54	EPISD Facility Maintenance staff reported that the decorative concrete barrier allows for animals to build nests and is difficult to maintain.	Install mesh barrier on either side of concrete to prevent animal intrusion.	2	Andress HS Building C 5	Exterior Walls
	55	EPISD Facility Maintenance staff reported that the decorative concrete barrier allows for animals to build nests and is difficult to maintain.	Install mesh barrier on either side of concrete to prevent animal intrusion.	2	Andress HS Building D 6	Exterior Walls



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	56	EPISD Facility Maintenance staff reported that the decorative concrete barrier allows for animals to build nests and is difficult to maintain.	Install mesh barrier on either side of concrete to prevent animal intrusion.	2	Andress HS Building A 3	Exterior Walls
	57	There was evidence of water intrusion on the interior face of the walls.	Investigate source of water intrusion and replace joint caulk where necessary.	2	Andress HS Girls Locker Room Building 10	Exterior Walls
	58	Evidence of water intrusion was observed on the interior of the CMU.	Investigate the source of water intrusion and repair and reinforce CMU where necessary.	2	Andress HS Field House 9	Exterior Walls
	59	The joint sealant between the concrete and brick was observed to be severely deteriorated.	Remove and replace the joint sealant.	2	Andress HS Field House 9	Exterior Walls
	60	Deterioration of aggregate on concrete panels. Possible asbestos containing material.	Remove panels and replace with appropriate exterior material per EPISD Standards.	2	Andress HS ROTC Building 15	Exterior Walls
	61	The aggregate panels were deteriorated and EPISD Facility staff reported that they likely had hazardous materials.	Remove panels and replace with appropriate exterior material per EPISD Standards.	2	Andress HS Wrestling Building 19	Exterior Walls
	62	EPISD Facility Maintenance staff reported that the decorative concrete barrier allows for animals to build nests and is difficult to maintain. The wall was observed with cracking and crumbling concrete.	Remove the barrier wall and replace with appropriate structure if necessary.	2	Andress HS Building B 4	Exterior Walls
	63	The aggregate faced cement board panels at the exterior of the building were noted by EPISD Facility Staff to be asbestos containing.	Remove the concrete panels and replace with appropriate exterior material per EPISD Design Standards.	2	Andress HS Homemaking Building 12	Exterior Walls
	64	EPISD facility maintenance staff reported that the concrete panels likely used asbestos containing glue. The panels were observed with deterioration.	Remove the concrete panels using appropriate abatement methods and replace with exterior facade material per EPISD Design Standards.	2	Andress HS Building C 5	Exterior Walls
	65	The aggregate faced cement board panels at the exterior of the building were noted by EPISD Facility Staff to be asbestos containing.	Remove the concrete panels using appropriate abatement methods and replace with exterior facade material per EPISD Design Standards.	2	Andress HS Building D 6	Exterior Walls
	66	The aggregate faced cement board panels at the exterior of the building were noted by EPISD Facility Staff to be asbestos containing.	Remove the concrete panels using appropriate abatement methods and replace with exterior facade material per EPISD Design Standards.	2	Andress HS Girls Locker Room Building 10	Exterior Walls
	67	EPISD facility maintenance staff reported that the concrete panels used asbestos containing glue. The panels were observed with the aggregate stone significantly deteriorated.	Remove the concrete panels using appropriate abatement methods and replace with exterior facade material per EPISD Design Standards.	2	Andress HS Library Building 13	Exterior Walls



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		DEFICIENCY	RECOMMENDATION			
	68	The concrete aggregate panels were deteriorated. EPISD Facility Staff reported that they had potential asbestos containing material.	Remove the concrete panels using appropriate abatement methods and replace with exterior facade material per EPISD Design Standards.	2	Andress HS Science Building 16	Exterior Walls
	69	There was excessive vegetation growing on or near the exterior walls on the Southern and Eastern sides of the building.	Remove the excessive vegetation.	2	Andress HS Library Building 13	Exterior Walls
	70	The concrete panels were deteriorated, and in some cases missing or removed.	Remove the panels and apply appropriate exterior finish per EPISD Design Standards.	2	Andress HS Field House 9	Exterior Walls
	71	The exterior concrete panels were deteriorated, and the aggregate material was removed. The panels were observed with either deteriorated or excessive sealant.	Remove the panels and replace with appropriate exterior material per EPISD Design Standards.	2	Andress HS Cafeteria Building 7	Exterior Walls
	72	A large crack was observed in the interior face of the CMU wall near the back door of the building.	Repair cracking.	2	Andress HS Homemaking Building 12	Exterior Walls
	73	The plaster at the East entrance was cracked and damaged.	Repair plaster and repaint.	2	Andress HS Gym Building 11	Exterior Walls
	74	A large crack was observed near the mechanical room door.	Repair the cracked and damaged areas of brick.	2	Andress HS Boiler Building 2	Exterior Walls
	75	Corroded flashing was observed on the perimeter of the building.	Replace the flashing.	2	Andress HS ROTC Building 15	Exterior Walls
	76	The metal louver at the 2nd floor mechanical space was damaged and corroded.	Replace the metal louver.	2	Andress HS Office Building 14	Exterior Walls
	77	The metal louvers at the mechanical spaces under the stairs were bent and corroded.	Replace the metal louvers at the stairwell mechanical spaces.	2	Andress HS Building A 3	Exterior Walls
	78	The metal louvers at the mechanical spaces under the stairs were bent and corroded.	Replace the metal louvers at the stairwell mechanical spaces.	2	Andress HS Building C 5	Exterior Walls
	79	The exterior metal louvers were dented and corroded.	Replace the metal louvers on the mechanical portion of the building.	2	Andress HS Boiler Building 2	Exterior Walls
	80	The exterior brick was aged. Based upon its expected useful life preventative maintenance is required to repoint brick exterior.	Repoint and seal the brick exterior.	2	Andress HS Homemaking Building 12	Exterior Walls
	81	The exterior brick was observed with deteriorated mortar.	Repoint the brick exterior throughout.	2	Andress HS Auxiliary Gym Building 1	Exterior Walls
	82	The exterior brick was worn and deteriorated, and the joints were deteriorated and often patched.	Repoint the brick exterior.	2	Andress HS Building A 3	Exterior Walls
	83	The exterior brick was worn and deteriorated, and the joints were deteriorated and often patched.	Repoint the brick exterior.	2	Andress HS Building B 4	Exterior Walls
	84	The exterior brick was worn and deteriorated, and the joints were deteriorated and often patched.	Repoint the brick exterior.	2	Andress HS Building C 5	Exterior Walls



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		DEFICIENCY	RECOMMENDATION			
	85	The exterior brick was worn and deteriorated, and the joints were deteriorated and often patched.	Repoint the brick exterior.	2	Andress HS Science Building 16	Exterior Walls
	86	The exterior brick was worn with deteriorated mortar throughout.	Repoint the brick, and paint the exterior of the building.	2	Andress HS Boiler Building 2	Exterior Walls
	87	The exterior brick was observed with minor deterioration of the mortar.	Repoint the exterior brick and repair any areas of damage or deterioration.	2	Andress HS Building D 6	Exterior Walls
	88	The exterior brick face was observed with deteriorated joints and worn surfaces.	Repoint the exterior brick face.	2	Andress HS Library Building 13	Exterior Walls
	89	Based upon the expected useful life of brick exteriors, and the required preventative maintenance, it is recommended that the grout joints be repointed.	Repoint the exterior brick.	2	Andress HS Girls Locker Room Building 10	Exterior Walls
	90	The exterior brick was aged. Based upon its expected useful life preventative maintenance is required to repoint brick exterior.	Repoint the exterior brick.	2	Andress HS Office Building 14	Exterior Walls
	91	The mortar was deteriorated throughout the brick exterior.	Repoint the exterior brick.	2	Andress HS ROTC Building 15	Exterior Walls
	92	Based upon the expected useful life of brick exteriors, and the required preventative maintenance, it is recommended that the grout joints be repointed.	Repoint the exterior brick.	2	Andress HS Wrestling Building 19	Exterior Walls
	93	The exterior curtain wall system had exceeded its expected useful life.	Replace the curtain wall.	2	Andress HS Cafeteria Building 7	Exterior Windows
	94	The exterior windows were single pane, deteriorated sealant, and beyond their expected useful life.	Replace the exterior windows	2	Andress HS Science Building 16	Exterior Windows
	95	The windows and screens were observed to be original construction, and were in poor overall condition. The single-pane windows did not meet EPISD Design Standards.	Replace the exterior windows	2	Andress HS Wrestling Building 19	Exterior Windows
	96	The exterior windows were beyond their expected useful life, and were observed to be single-pane with deteriorated sealant.	Replace the exterior windows with double-pane glazing per EPISD Design Standards.	2	Andress HS Building A 3	Exterior Windows
	97	The exterior windows were beyond their expected useful life, and were observed to be single-pane with deteriorated sealant.	Replace the exterior windows with double-pane glazing per EPISD Design Standards.	2	Andress HS Building B 4	Exterior Windows
	98	The exterior windows were beyond their expected useful life, and were observed to be single-pane with deteriorated sealant.	Replace the exterior windows with double-pane glazing per EPISD Design Standards.	2	Andress HS Building C 5	Exterior Windows



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		DEFICIENCY	RECOMMENDATION			
	99	The exterior windows were beyond their expected useful life, and were observed to be single-pane with deteriorated sealant allowing water intrusion into the building.	Replace the exterior windows with double-pane glazing per EPISD Design Standards.	2	Andress HS Building D 6	Exterior Windows
	100	The exterior windows were original to building construction, and were single pane, which has been identified by the district as not meeting current design standards. Additionally, the window frames were observed with moderate sealant deterioration, corrosion, and deteriorated screens.	Replace the exterior windows with dual pane windows to meet current EPISD district standards.	2	Andress HS Auxiliary Gym Building 1	Exterior Windows
	101	The exterior windows were single-pane glazing which did not meet EPISD design standards, and the windows had exceeded their expected useful life.	Replace the exterior windows with dual-pane windows to meet current EPISD design standards.	2	Andress HS Boiler Building 2	Exterior Windows
	102	The exterior windows were single-pane and had exceeded their expected useful life.	Replace the exterior windows.	2	Andress HS Cafeteria Building 7	Exterior Windows
	103	The exterior windows were single-pane, and were observed with deteriorated sealant. The windows were also aged beyond their expected useful life.	Replace the exterior windows.	2	Andress HS Field House 9	Exterior Windows
	104	The windows had exceeded their expected useful life. The single-pane glazing did not meet EPISD Design Standards.	Replace the exterior windows.	2	Andress HS Girls Locker Room Building 10	Exterior Windows
	105	Several of the exterior windows were difficult to operate. Additionally, the windows were single-pane which did not meet EPISD design standards.	Replace the exterior windows.	2	Andress HS Gym Building 11	Exterior Windows
	106	The single-pane windows were aged beyond their expected useful life, and were observed with deteriorated sealant.	Replace the exterior windows.	2	Andress HS Library Building 13	Exterior Windows
	107	The windows throughout the school were single-pane glazing which did not meet EPISD Design Standards. The windows were aged beyond their expected useful life.	Replace the exterior windows.	2	Andress HS Office Building 14	Exterior Windows
	108	The windows were aged beyond their expected useful life, and were single-pane glazing which did not meet EPISD Design Standards.	Replace the exterior windows.	2	Andress HS ROTC Building 15	Exterior Windows
	109	The storefront windows were aged beyond their expected useful life, and were single-pane glazing which did not meet EPISD Design Standards.	Replace the storefront at the building entrance.	2	Andress HS ROTC Building 15	Exterior Windows
	110	The storefront system was beyond its expected useful life, and was observed with deteriorated sealant.	Replace the storefront system.	2	Andress HS Library Building 13	Exterior Windows



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	111	The exterior windows were single-paned with deteriorated sealant. The windows were aged beyond their expected useful life.	Replace the windows with double-paned windows per EPISD Design Standards.	2	Andress HS Homemaking Building 12	Exterior Windows
FIRE PROTECTION						\$9,814,438
	112	The fire alarm control panel was approaching the end of its expected useful life.	Plan to replace the fire alarm control panel.	2	Andress HS Office Building 14	Fire Alarm
	113	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Boiler Building 2	Fire Protection / Suppression
	114	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Building A 3	Fire Protection / Suppression
	115	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Building B 4	Fire Protection / Suppression
	116	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Building C 5	Fire Protection / Suppression
	117	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Building D 6	Fire Protection / Suppression
	118	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Cafeteria Building 7	Fire Protection / Suppression
	119	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Concessions Building 8	Fire Protection / Suppression
	120	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Field House 9	Fire Protection / Suppression
	121	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Girls Locker Room Building 10	Fire Protection / Suppression
	122	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Gym Building 11	Fire Protection / Suppression
	123	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Homemaking Building 12	Fire Protection / Suppression
	124	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Library Building 13	Fire Protection / Suppression
	125	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Office Building 14	Fire Protection / Suppression
	126	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS ROTC Building 15	Fire Protection / Suppression
	127	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Science Building 16	Fire Protection / Suppression
	128	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Wrestling Building 19	Fire Protection / Suppression
	129	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress Stadium 25	Fire Protection / Suppression



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	130	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Andress HS Auxiliary Gym Building 1	Fire Protection / Suppression	
HVAC							\$5,283,151
	131	The heating hot water pump was observed with severe corrosion.	Repair the heating hot water pump.	1	Andress HS Science Building 2	Mechanical / HVAC	
	132	The heating hot water pump was moderately corroded.	Repair the hot water pump.	1	Andress HS Office Building 10	Mechanical / HVAC	
	133	The 1981 era make-up air units had exceeded the end of their expected useful lives.	Replace the aged make-up air units.	1	Andress HS Girls Locker Room Building 11	Mechanical / HVAC	
	134	The air handling unit had exceeded the end of its expected useful life.	Replace the air handling unit.	1	Andress HS Building C 5	Mechanical / HVAC	
	135	AHU-2 had exceeded the end of its expected useful life.	Replace the air handling unit.	1	Andress HS Library Building 8	Mechanical / HVAC	
	136	AHU-3 had exceeded the end of its expected useful life.	Replace the air handling unit.	1	Andress HS Library Building 8	Mechanical / HVAC	
	137	The air handling units had exceeded the end of their expected useful lives.	Replace the air handling units.	1	Andress HS Field House 11	Mechanical / HVAC	
	138	The boiler had exceeded the end of its expected useful life.	Replace the boiler.	1	Andress HS Library Building 8	Mechanical / HVAC	
	139	Condensation was causing severe corrosion on the chilled water circulation pump.	Replace the chilled water circulation pump.	1	Andress HS Homemaking Building 14	Mechanical / HVAC	
	140	The chilled water pump was moderately corroded and had exceeded the end of its expected useful life.	Replace the chilled water pump.	1	Andress HS Building A 3	Mechanical / HVAC	
	141	The chilled water pump was moderately corroded and had exceeded the end of its expected useful life.	Replace the chilled water pump.	1	Andress HS Building B 4	Mechanical / HVAC	
	142	The chilled water pump was moderately corroded and had exceeded the end of its expected useful life.	Replace the chilled water pump.	1	Andress HS Building C 5	Mechanical / HVAC	
	143	The chilled water pump had minor corrosion and had exceeded the end of its expected useful life.	Replace the chilled water pump.	1	Andress HS Building D 6	Mechanical / HVAC	
	144	The cooling towers had moderated calcification on the louvers and had exceeded the end of their expected useful lives.	Replace the cooling towers.	1	Andress HS Boiler Building 2	Mechanical / HVAC	
	145	The heating hot water and chilled water pumps had exceeded the end of their expected useful lives.	Replace the distribution pumps.	1	Andress HS Library Building 8	Mechanical / HVAC	
	146	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	Andress HS Field House 11	Mechanical / HVAC	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	147	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	Andress HS Girls Locker Room Building 11	Mechanical / HVAC
	148	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	Andress HS ROTC Building 12	Mechanical / HVAC
	149	The chilled water expansion tank had moderate corrosion and had exceeded the end of its expected useful life.	Replace the expansion tank.	1	Andress HS Boiler Building 2	Mechanical / HVAC
	150	The fan-coil units had exceeded the end of their expected useful lives.	Replace the fan coil units.	1	Andress HS Building B 4	Mechanical / HVAC
	151	The fan-coil units had exceeded the end of their expected useful lives.	Replace the fan-coil units.	1	Andress HS Building A 3	Mechanical / HVAC
	152	The fan-coil units had exceeded the end of their expected useful lives.	Replace the fan-coil units.	1	Andress HS Building C 5	Mechanical / HVAC
	153	The fan-coil units had exceeded the end of their expected useful lives.	Replace the fan-coil units.	1	Andress HS Building D 6	Mechanical / HVAC
	154	The fan-coil units had exceeded the end of their expected useful lives.	Replace the fan-coil units.	1	Andress HS Office Building 10	Mechanical / HVAC
	155	The fume exhaust hoods had exceeded the end of their expected useful lives.	Replace the fume hoods.	1	Andress HS Science Building 2	Mechanical / HVAC
	156	The heating hot water pump was moderately corroded and had exceeded the end of its expected useful life.	Replace the heating hot water pump.	1	Andress HS Building A 3	Mechanical / HVAC
	157	The heating hot water pump was moderately corroded and had exceeded the end of its expected useful life.	Replace the heating hot water pump.	1	Andress HS Building C 5	Mechanical / HVAC
	158	The heating hot water pump had minor corrosion and had exceeded the end of its expected useful life.	Replace the heating hot water pump.	1	Andress HS Building D 6	Mechanical / HVAC
	159	The heating hot water pump had exceeded the end of its expected useful life.	Replace the heating hot water pump.	1	Andress HS Field House 11	Mechanical / HVAC
	160	The heating hot water circulation pump had minor corrosion.	Replace the hot water circulation pump.	1	Andress HS Homemaking Building 14	Mechanical / HVAC
	161	The make-up air unit had moderate corrosion on the base of the equipment.	Replace the make-up air unit.	1	Andress HS Field House 11	Mechanical / HVAC
	162	The roof fans had exceeded the end of their expected useful lives.	Replace the roof fans.	1	Andress HS Building D 6	Mechanical / HVAC



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	163	The roof fans had exceeded the end of their expected useful lives.	Replace the roof fans.	1	Andress HS Science Building 2	Mechanical / HVAC
	164	The roof fans had exceeded the end of their expected useful lives.	Replace the roof fans.	1	Andress Stadium 25	Mechanical / HVAC
	165	The utility fan had exceeded the end of its expected useful life.	Replace the utility fan.	1	Andress HS Building B 4	Mechanical / HVAC
	166	The utility fan had exceeded the end of its expected useful life.	Replace the utility fan.	1	Andress HS Building C 5	Mechanical / HVAC
	167	The utility fans had exceeded the end of their expected design lives.	Replace the utility fans.	1	Andress HS Building A 3	Mechanical / HVAC
	168	The utility fans had exceeded the end of their expected useful lives.	Replace the utility fans.	1	Andress HS Building D 6	Mechanical / HVAC
	169	The utility fans had exceeded the end of their expected useful lives.	Replace the utility fans.	1	Andress HS Science Building 2	Mechanical / HVAC
	170	A VFD had exceeded the end of its expected useful life.	Replace the VFD.	1	Andress HS Building D 6	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$3,901,823
	171	The vault door had minor corrosion.	Clean and paint	2	Andress HS Office Building 14	Interior Doors
	172	The interior door frames were corroded near the bottom of the frame.	Clean and recoat the interior door frames.	2	Andress HS Concessions Building 8	Interior Doors
	173	The closet door on the 2nd floor was damaged.	Replace interior closet door.	2	Andress HS Office Building 14	Interior Doors
	174	The metal cage storage doors were damaged.	Replace the cage style doors.	2	Andress HS Girls Locker Room Building 10	Interior Doors
	175	The interior doors had hardware issues, and minor damage observe throughout. The doors were also aged beyond their expected useful life.	Replace the interior doors	2	Andress HS ROTC Building 15	Interior Doors
	176	The interior doors were beyond their expected useful life.	Replace the interior doors	2	Andress HS Cafeteria Building 7	Interior Doors
	177	The interior doors were aged beyond their expected useful life.	Replace the interior doors.	2	Andress HS Building B 4	Interior Doors
	178	The interior doors were beyond their expected useful life.	Replace the interior doors.	2	Andress HS Field House 9	Interior Doors
	179	The interior doors were beyond their expected useful life.	Replace the interior doors.	2	Andress HS Library Building 13	Interior Doors
	180	Interior doors were beyond their expected useful life.	Replace the interior doors.	2	Andress HS Science Building 16	Interior Doors
	181	The interior doors and frames had moderate corrosion throughout.	Replace the interior doors.	2	Andress HS Boiler Building 2	Interior Doors
	182	The interior doors were observed with minor damage, and were aged beyond their expected useful life.	Replace the interior doors.	2	Andress HS Building D 6	Interior Doors
	183	The interior doors had exceeded their expected useful life.	Replace the interior doors.	2	Andress Stadium 25	Interior Doors



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	184	The interior doors had minor corrosion and were difficult to operate. The doors were beyond their expected useful life.	Replace the interior metal doors.	2	Andress HS Building A 3	Interior Doors
	185	The doors were beyond their expected useful life.	Replace the interior metal doors.	2	Andress HS Building C 5	Interior Doors
	186	The metal doors were aged beyond their expected useful life.	Replace the metal doors.	2	Andress HS Homemaking Building 12	Interior Doors
	187	The interior overhead doors were corroded. EPISD Facility Maintenance staff reported that the doors were very heavy and dangerous to operate.	Replace the overhead doors in the gym area.	2	Andress HS Gym Building 11	Interior Doors
	188	The wood interior doors had evidence of water damage.	Replace the wood interior doors.	2	Andress HS Gym Building 11	Interior Specialties
	189	The lockers were dented and beyond their expected useful life.	Remove lockers if no longer in use.	2	Andress HS Science Building 16	Interior Specialties
	190	The restroom partitions were aged beyond their expected useful life.	Replace restroom partitions	2	Andress HS Office Building 14	Interior Specialties
	191	The science casework and built ins were beyond their expected useful life.	Replace science casework.	2	Andress HS Science Building 16	Interior Specialties
	192	Attendance office casework was aged beyond its expected useful life, and was observed with delamination.	Replace the casework	2	Andress HS Office Building 14	Interior Specialties
	193	The laminate casework in the classrooms and administrative areas had minor deterioration throughout, and was observed to be aged beyond its expected useful life.	Replace the casework in classrooms and administrative areas.	2	Andress HS Building D 6	Interior Specialties
	194	The casework was deteriorated and was observed to be beyond its expected useful life.	Replace the casework in classrooms.	2	Andress HS Building C 5	Interior Specialties
	195	The casework in the concession area was beyond its expected useful life.	Replace the casework in the concession area.	2	Andress HS Gym Building 11	Interior Specialties
	196	The laminate counters in the office were bowing and damaged.	Replace the laminate counters.	2	Andress HS Girls Locker Room Building 10	Interior Specialties
	197	The lockers were observed with damage and patched units.	Replace the lockers.	2	Andress HS Building C 5	Interior Specialties
	198	The lockers were aged beyond their expected useful life.	Replace the metal lockers.	2	Andress HS Building D 6	Interior Specialties
	199	The laminate countertops were beyond their expected useful life.	Replace the restroom countertops.	2	Andress HS Field House 9	Interior Specialties
	200	The restroom partitions were beyond their expected useful life.	Replace the restroom partitions	2	Andress HS Cafeteria Building 7	Interior Specialties
	201	The toilet partitions were aged beyond their expected useful life.	Replace the restroom partitions.	2	Andress HS Building D 6	Interior Specialties
	202	The restroom vanity was deteriorated and beyond its expected useful life.	Replace the restroom vanity.	2	Andress HS ROTC Building 15	Interior Specialties



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	203	The steel restroom partitions were beyond their expected useful life.	Replace the steel restroom partitions.	2	Andress HS Field House 9	Interior Specialties
	204	The wooden cabinets were beyond their expected useful life.	Replace the storage cabinets in classrooms.	2	Andress HS Building C 5	Interior Specialties
	205	The restroom partitions had exceeded their expected useful life.	Replace the toilet and urinal partitions.	2	Andress HS Building A 3	Interior Specialties
	206	The restroom partitions had exceeded their expected useful life.	Replace the toilet and urinal partitions.	2	Andress HS Building C 5	Interior Specialties
	207	The toilet and urinal partitions had exceeded their expected useful life.	Replace the toilet and urinal partitions.	2	Andress Stadium 25	Interior Specialties
	208	The restroom toilet partition was beyond its expected useful life.	Replace the toilet partition.	2	Andress HS ROTC Building 15	Interior Specialties
	209	The wooden storage cabinets in the locker rooms had exceeded their expected useful life, and had issues with closing.	Replace the wooden casework in the locker room storage areas.	2	Andress HS Gym Building 11	Interior Specialties
	210	The wooden casework was beyond its expected useful life.	Replace the wooden casework.	2	Andress HS Girls Locker Room Building 10	Interior Specialties
	211	Toilet partitions were beyond their expected useful life and many were observed with hardware issues.	Replace toilet partitions.	2	Andress HS Science Building 16	Interior Walls
	212	EPISD facility staff reported that the louvers allow noise intrusion into the classrooms.	Remove louvers and fill the gap.	2	Andress HS Building B 4	Interior Walls
	213	EPISD facility staff reported that the louvers allow noise intrusion into the classrooms.	Remove louvers and fill the gap.	2	Andress HS Building A 3	Interior Walls
	214	Several areas of damage were observed to the gypsum board partitions.	Repair damaged sections of gypsum board partitions, and paint to match existing finishes.	2	Andress HS Building C 5	Interior Walls
	215	There was step cracking observed in the concrete masonry unit (CMU) wall at the south storage	Repair the cracking in the CMU wall and repaint to match the adjacent finishes.	2	Andress Stadium 25	Interior Walls
	216	The ceramic tile was deteriorated at a floor joint in a restroom.	Replace the damaged tiles and add baseboard trim to protect from further damage.	2	Andress HS Office Building 14	Interior Walls
	217	The interior windows were aged beyond their expected useful life.	Replace the interior windows	2	Andress HS Cafeteria Building 7	Interior Walls
	218	The interior windows had exceeded their expected useful life.	Replace the interior windows.	2	Andress HS Girls Locker Room Building 10	Interior Walls
	219	The interior windows were beyond their expected useful life.	Replace the interior windows.	2	Andress HS Field House 9	Interior Walls
	220	The retractable partition had exceeded its expected useful life.	Replace the retractable partition.	2	Andress HS Building C 5	Interior Walls



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		DEFICIENCY	RECOMMENDATION			
INTERIOR FINISHES						\$9,514,464
	221	The spray insulation finish was deteriorated throughout the gym. There was a large section that was compromised due to water intrusion.	Remove and replace ceiling insulation material	2	Andress HS Gym Building 11	Interior Ceiling Finishes
	222	The ACT was damaged, loose, and stained. It was also beyond its expected useful life.	Remove and replace the acoustical ceiling tile system	2	Andress HS Cafeteria Building 7	Interior Ceiling Finishes
	223	The restrooms had ACT ceiling finishes.	Remove the ACT in restrooms and replace with painted gypsum board ceiling finishes.	2	Andress HS Building B 4	Interior Ceiling Finishes
	224	The restrooms had ACT ceiling finishes.	Replace the ACT in restrooms with a painted gypsum board ceiling finish.	2	Andress HS Building A 3	Interior Ceiling Finishes
	225	The 2nd floor ACT was stained, cracked, and aged beyond its expected useful life.	Replace the ACT system on the 2nd floor.	2	Andress HS Office Building 14	Interior Ceiling Finishes
	226	There were several areas of ACT that were beyond their expected useful life, and sections that were observed with stained and damaged tiles.	Replace the ACT system throughout the building.	2	Andress HS Building D 6	Interior Ceiling Finishes
	227	The ACT was beyond its expected useful life and was observed with staining and damaged tiles.	Replace the ACT system throughout the hallways and classrooms.	2	Andress HS Building A 3	Interior Ceiling Finishes
	228	The ACT was beyond its expected useful life and was observed with staining and damaged tiles.	Replace the ACT system throughout the hallways and classrooms.	2	Andress HS Building C 5	Interior Ceiling Finishes
	229	The ACT was stained, damaged, or missing throughout the facility.	Replace the ACT system throughout.	2	Andress HS Gym Building 11	Interior Ceiling Finishes
	230	The ACT was beyond its expected useful life and was observed with staining and damaged tiles.	Replace the ACT throughout the building.	2	Andress HS Building B 4	Interior Ceiling Finishes
	231	The ACT was beyond its expected useful life.	Replace the ACT.	2	Andress HS ROTC Building 15	Interior Ceiling Finishes
	232	The ACT was aged beyond its expected useful life. Isolated areas of stained or damaged tiles were observed.	Replace the ACT.	2	Andress HS Science Building 16	Interior Ceiling Finishes
	233	The ACT in the administrative areas of the library were older, and aged beyond their expected useful life.	Replace the aged ACT.	2	Andress HS Library Building 13	Interior Ceiling Finishes
	234	Several ceiling tiles were damaged.	Replace the damaged ceiling tiles.	2	Andress HS Homemaking Building 12	Interior Ceiling Finishes
	235	The interior grid ceilings had exceeded their expected useful life.	Replace the grid ceilings in the restrooms.	2	Andress Stadium 25	Interior Ceiling Finishes
	236	The painted floor finish was deteriorated.	Clean and paint the areas with existing painted floor finishes.	2	Andress HS Girls Locker Room Building 10	Interior Floor Finishes
	237	The VCT and ceramic tile were in poor condition with wear and damage observed.	Given the facility's usage it is not recommended to replace the existing floor finishes. Remove the VCT and ceramic tile and polish the exposed concrete.	2	Andress HS Boiler Building 2	Interior Floor Finishes



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	238	The epoxy floor finish was worn and cracked throughout the building.	Refinish floors with new epoxy coating.	2	Andress HS Homemaking Building 12	Interior Floor Finishes
	239	The ceramic tile floor finish was in poor condition throughout the building.	Remove and replace the ceramic tile floor finish.	2	Andress HS Girls Locker Room Building 10	Interior Floor Finishes
	240	The VCT in janitorial spaces was in poor condition, and potentially asbestos containing material.	Remove and replace the existing VCT utilizing proper abatement techniques if required.	2	Andress HS Building B 4	Interior Floor Finishes
	241	The ceramic floor tiles were deteriorated, patched and damaged. The tile also was beyond its expected useful life.	Remove and replace the tile floor finish.	2	Andress HS Cafeteria Building 7	Interior Floor Finishes
	242	The tile floor finishes were stained, deteriorated, and patched throughout. The tile was aged beyond its expected useful life.	Remove and replace tile floor finishes.	2	Andress HS Science Building 16	Interior Floor Finishes
	243	The lobby stairs had damaged and missing tiles and worn treads causing a potential safety hazard.	Remove the ceramic tile finish on the stairs and replace with a more suitable and durable material per EPISD design standards.	2	Andress HS Gym Building 11	Interior Floor Finishes
	244	Ceramic tile floor finishes in interior corridors were aged, stained, and patched. EPISD Facility Maintenance staff reported that the tile flooring was very difficult to maintain, and disruptive to classrooms due to noise.	Remove the ceramic tile floor finish and polish the concrete.	2	Andress HS Building A 3	Interior Floor Finishes
	245	Ceramic tile floor finishes in interior corridors were aged, stained, and patched. EPISD Facility Maintenance staff reported that the tile flooring was very difficult to maintain, and disruptive to classrooms due to noise.	Remove the ceramic tile floor finish and polish the concrete.	2	Andress HS Building C 5	Interior Floor Finishes
	246	The ceramic tile floor finishes in the corridors and restrooms were in poor condition overall with severe wear, damage, and patching throughout.	Remove the ceramic tile floor finishes in the hallways and replace with an appropriate material per EPISD Design standards. Replace the ceramic tile in the restrooms.	2	Andress HS Building D 6	Interior Floor Finishes
	247	The VCT in mechanical and janitorial spaces was severely deteriorated.	Remove VCT and apply an epoxy coating.	2	Andress HS Science Building 16	Interior Floor Finishes
	248	The epoxy finish was severely worn.	Repaint epoxy floor finish.	2	Andress HS Wrestling Building 19	Interior Floor Finishes
	249	The carpet floor finish in the band office and music room were severely worn and stained throughout. The carpeting was beyond its expected useful life.	Replace Carpet floor finish.	2	Andress HS Cafeteria Building 7	Interior Floor Finishes
	250	The carpeting was stained and worn.	Replace carpeting.	2	Andress HS ROTC Building 15	Interior Floor Finishes
	251	The quarry tile was damaged and stained, and was beyond its expected useful life.	Replace Quarry tile floor finish.	2	Andress HS Cafeteria Building 7	Interior Floor Finishes
	252	The carpet was severely damaged, stained, and worn.	Replace the carpet floor finish with a more suitable material that meets EPISD design standards.	2	Andress HS Girls Locker Room Building 10	Interior Floor Finishes



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		DEFICIENCY	RECOMMENDATION			
	253	Carpet tile floor finishes were stained and worn throughout.	Replace the carpet tile floor finishes in the locker room areas.	2	Andress HS Gym Building 11	Interior Floor Finishes
	254	The carpet floor finish was worn, and beyond its expected useful life.	Replace the carpeting floor finish.	2	Andress HS Field House 9	Interior Floor Finishes
	255	The carpeting in 1st floor offices was stained and worn.	Replace the carpeting in the 1st floor offices with a more suitable material per EPISD Design Standards.	2	Andress HS Office Building 14	Interior Floor Finishes
	256	The tile floor finishes were worn, stained, and aged beyond their expected useful life.	Replace the ceramic tile floor finish in the restroom.	2	Andress HS Library Building 13	Interior Floor Finishes
	257	The ceramic tile floor finishes were deteriorated, and difficult to maintain. The tile was aged beyond its expected useful life.	Replace the ceramic tile floor finish.	2	Andress HS Office Building 14	Interior Floor Finishes
	258	The ceramic tile floor finishes were damaged, stained and patched throughout.	Replace the ceramic tile floor finishes in locker rooms, hallways, restrooms, and the lobby.	2	Andress HS Gym Building 11	Interior Floor Finishes
	259	The ceramic tile floor finish was deteriorated throughout.	Replace the ceramic tile floor finishes in the restrooms.	2	Andress HS Auxiliary Gym Building 1	Interior Floor Finishes
	260	The epoxy floor finish was moderately worn throughout the building.	Replace the epoxy floor finish.	2	Andress HS Concessions Building 8	Interior Floor Finishes
	261	The tile floor finishes were worn, stained, and aged beyond their expected useful life.	Replace the tile floor finish in the building lobby.	2	Andress HS Library Building 13	Interior Floor Finishes
	262	The ceramic tile floor finish was severely worn, deteriorated and patched throughout the building. The tile was beyond its expected useful life.	Replace the tile floor finishes.	2	Andress HS Field House 9	Interior Floor Finishes
	263	The tile was worn and beyond its expected useful life. The epoxy was severely deteriorated.	Replace the tile floor finishes.	2	Andress HS Wrestling Building 19	Interior Floor Finishes
	264	The floor tiles are been damaged with some areas having been replaced.	Replace the tile flooring throughout the restrooms	2	Andress Stadium 25	Interior Floor Finishes
	265	The VCT was worn and beyond its expected useful life.	Replace the VCT	2	Andress HS Ticketbooth 01 17	Interior Floor Finishes
	266	The VCT floor finish was stained, damaged, and patched throughout. The VCT was beyond its expected useful life.	Replace the VCT floor finish.	2	Andress HS Field House 9	Interior Floor Finishes
	267	The VCT was damaged, stained, and cracked throughout the building.	Replace the VCT floor finishes with LVT.	2	Andress HS Building C 5	Interior Floor Finishes
	268	The VCT in the book room and mechanical closets was moderately stained and damaged.	Replace the VCT in the book room and mechanical spaces.	2	Andress HS Building D 6	Interior Floor Finishes
	269	The VCT on the stage ramp was severely worn and damaged.	Replace the VCT on the stage ramp.	2	Andress HS Gym Building 11	Interior Floor Finishes
	270	The VCT was worn, scratched, and was aged beyond its expected useful life.	Replace the VCT throughout the 2nd floor.	2	Andress HS Office Building 14	Interior Floor Finishes



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		DEFICIENCY	RECOMMENDATION			
	271	The VCT was damaged and stained, and was beyond its expected useful life.	Replace the VCT.	2	Andress HS Cafeteria Building 7	Interior Floor Finishes
	272	The gym floor and dance room floor were beyond their expected useful life, and had damaged and worn areas throughout.	Replace the wood gym flooring, and dance room flooring.	2	Andress HS Gym Building 11	Interior Floor Finishes
	273	The ceramic tile floor finish was severely deteriorated and beyond its expected useful life.	Replace tile floor finish in restroom	2	Andress HS ROTC Building 15	Interior Floor Finishes
	274	The ceramic tile floor finish was beyond its expected useful life.	Replace tile floor finishes.	2	Andress HS Homemaking Building 12	Interior Floor Finishes
	275	The VCT was beyond its expected useful life.	Replace VCT	2	Andress HS ROTC Building 15	Interior Floor Finishes
	276	The ceramic tile wall finish was damaged, patched, and beyond its expected useful life.	Remove and replace the ceramic tile wall finish	2	Andress HS Girls Locker Room Building 10	Interior Wall Finishes
	277	The ceramic tile wall finish was deteriorated and beyond its expected useful life.	Remove and replace tile wall finishes in restroom.	2	Andress HS ROTC Building 15	Interior Wall Finishes
	278	The tile wall finishes were stained, deteriorated, and patched throughout. The tile was aged beyond its expected useful life.	Remove and replace with more suitable material	2	Andress HS Science Building 16	Interior Wall Finishes
	279	The wood paneling in the band/music office was beyond its expected useful life.	Remove and replace wood paneling.	2	Andress HS Cafeteria Building 7	Interior Wall Finishes
	280	The ceramic wall tile was damaged, cracked, and patched. It was observed to be aged beyond its expected useful life.	Remove ceramic tile wall finishes and replace with appropriate material per EPISD Design Standards.	2	Andress HS Cafeteria Building 7	Interior Wall Finishes
	281	The ceramic tile wall finishes were aged beyond their typical useful life, and observed to be damaged and patched. EPISD Facility Maintenance Staff reported that the tile wall finishes were difficult to maintain.	Remove ceramic tile wall finishes throughout the locker rooms, hallways, and lobby areas.	2	Andress HS Gym Building 11	Interior Wall Finishes
	282	The ceramic tile wall finish was damaged, and patched throughout. The tile was beyond its expected useful life.	Remove the ceramic tile throughout the building. Replace the tile in restroom and wet areas. Replace with a suitable material per EPISD Design Standards in areas where no longer required, such as old group showers.	2	Andress HS Field House 9	Interior Wall Finishes
	283	The tile wall finish was beyond its expected useful life and EPISD Facility staff reported that it was difficult to maintain.	Remove the ceramic tile wall finish and replace with a suitable material per EPISD Design Standards.	2	Andress HS Library Building 13	Interior Wall Finishes
	284	The ceramic tile wall finish in the hallways was aged, stained, damaged, and patched. EPISD Facility Maintenance staff reported that the tile wall finish was difficult to maintain.	Remove the ceramic tile wall finish and replace with an appropriate replacement per EPISD Design Standards.	2	Andress HS Building A 3	Interior Wall Finishes



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		DEFICIENCY	RECOMMENDATION			
	285	The ceramic tile wall finish in the hallways was aged, stained, damaged, and patched. EPISD Facility Maintenance staff reported that the tile wall finish was difficult to maintain.	Remove the ceramic tile wall finish and replace with an appropriate replacement per EPISD Design Standards.	2	Andress HS Building C 5	Interior Wall Finishes
	286	The ceramic tile wall finish in the hallways was aged, stained, damaged, and patched. EPISD Facility Maintenance staff reported that the tile wall finish was difficult to maintain.	Remove the ceramic tile wall finish and replace with an appropriate replacement per EPISD Design Standards.	2	Andress HS Building D 6	Interior Wall Finishes
	287	The ceramic tile wall finish was beyond its expected useful life, and was observed to be damaged and patched throughout. EPISD Facility maintenance staff reported that the wall tile was difficult to maintain.	Remove the ceramic till wall finish in building corridors.	2	Andress HS Building B 4	Interior Wall Finishes
	288	The ceramic tile wall in 2nd floor restrooms was beyond its expected useful life.	Replace the ceramic tile wall finish in the restrooms.	2	Andress HS Office Building 14	Interior Wall Finishes
	289	Sections of tile finish at the restrooms have delaminated due to movement or failure in the CMU wall.	Replace the tile wainscot throughout the restrooms.	2	Andress Stadium 25	Interior Wall Finishes
PLUMBING						\$1,458,543
	290	The water heater had exceeded the end of its expected useful life.	Replace the aged water heater.	2	Andress HS Cafeteria Building 7	Domestic Water Distribution
	291	The boiler had exceeded the end of its expected useful life.	Replace the boiler.	2	Andress HS Boiler Building 2	Domestic Water Distribution
	292	The boiler had exceeded the end of its expected useful life.	Replace the boiler.	2	Andress HS Girls Locker Room Building 10	Domestic Water Distribution
	293	The water heater had exceeded the end of its expected useful life.	Replace the water heater.	2	Andress HS Building B 4	Domestic Water Distribution
	294	The water heater had exceeded the end of its expected useful life.	Replace the water heater.	2	Andress HS Library Building 13	Domestic Water Distribution
	295	The plumbing fixtures throughout the facility had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Building A 3	Plumbing Fixtures
	296	The plumbing fixtures, with exception to the urinals and single-occupant restroom, had exceeded their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Building B 4	Plumbing Fixtures
	297	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Building C 5	Plumbing Fixtures
	298	The majority of the plumbing fixtures throughout the building had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Building D 6	Plumbing Fixtures



Andress High School

DETAIL REPORT

Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	299	The single-occupant restrooms plumbing fixtures had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Cafeteria Building 7	Plumbing Fixtures
	300	The commercial kitchen sink and single occupant restroom had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Andress HS Concessions Building 8	Plumbing Fixtures
	301	The plumbing fixtures throughout the building had exceeded or were approaching the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Field House 9	Plumbing Fixtures
	302	The plumbing fixtures throughout the facility had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Girls Locker Room Building 10	Plumbing Fixtures
	303	The plumbing fixtures throughout the building, with exception to the 2000 era laundry sink, had exceeded or were approaching the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Gym Building 11	Plumbing Fixtures
	304	The mop sink was under repair and was not functional at the time of the assessment. The plumbing fixtures throughout the building had exceeded or were approaching the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Library Building 13	Plumbing Fixtures
	305	The kitchen sink, service sink, drinking fountains, and original single-occupant restroom had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Office Building 14	Plumbing Fixtures
	306	The restroom fixtures, drinking fountains, emergency eyewash/showers, and service sinks had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress HS Science Building 16	Plumbing Fixtures
	307	The plumbing fixtures throughout the building had exceeded the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Andress Stadium 25	Plumbing Fixtures
	308	The drinking fountains had exceeded the end of their expected useful lives.	Replace the drinking fountains.	2	Andress HS Auxiliary Gym Building 1	Plumbing Fixtures
	309	The drinking fountains had exceeded the end of their expected useful lives.	Replace the drinking fountains.	2	Andress HS ROTC Building 15	Plumbing Fixtures
	310	The laundry sink was missing a leg and had exceeded the end of its expected useful life.	Replace the laundry sink.	2	Andress HS Cafeteria Building 7	Plumbing Fixtures
	311	The lavatory was moderately corroded around the drain and overflow and had exceeded the end of its expected useful life.	Replace the lavatory.	2	Andress HS Cafeteria Building 7	Plumbing Fixtures
	312	The mop sink had exceeded the end of its expected useful life.	Replace the mop sink.	2	Andress HS Auxiliary Gym Building 1	Plumbing Fixtures
	313	The mop sink had exceeded the end of its expected useful life.	Replace the mop sink.,	2	Andress HS Wrestling Building 19	Plumbing Fixtures



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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	314	The plumbing fixtures were not functional and had exceeded the end of expected useful lives.	Replace the plumbing fixtures.	2	Andress HS Boiler Building 2	Plumbing Fixtures
	315	The service sink was moderately corroded on the front of the sink and had exceeded the end of its expected useful life.	Replace the service sink.	2	Andress HS Gym Building 11	Plumbing Fixtures
	316	The service sink had exceeded the end of its expected useful life.	Replace the service sink.	2	Andress HS Homemaking Building 12	Plumbing Fixtures
	317	One of the water coolers did not have an operational cooling component and had exceeded the end of its expected useful life.	Replace the water cooler.	2	Andress HS Cafeteria Building 7	Plumbing Fixtures
ROOFING						\$3,853,364
	318	The roof was inaccessible due to the lack of a fixed access ladder.	Add fixed roof access.	2	Andress HS Homemaking Building 12	Roof
	319	The roof hatch had minor corrosion and surface deterioration.	Clean and paint the roof access hatch.	2	Andress HS Auxiliary Gym Building 1	Roof
	320	The surface of the roof hatch was deteriorated, and the sealant was worn.	Clean and recoat the roof hatch, and remove and replace sealant.	2	Andress HS Building D 6	Roof
	321	The roof access ladder had minor corrosion.	Clean and repaint roof access ladder.	2	Andress HS Building D 6	Roof
	322	The roof access ladder had minor corrosion.	Clean and repaint the roof access ladder.	2	Andress HS Library Building 13	Roof
	323	The roof was not accessible at the time of the assessment due to lack of fixed ladder.	Install a fixed ladder for roof access.	2	Andress HS Concessions Building 8	Roof
	324	No roof access	Install a fixed roof access ladder.	2	Andress HS ROTC Building 15	Roof
	325	The roof was not accessible at the time of the assessment, due to lack of fixed roof access.	Install fixed access ladder.	2	Andress HS Science Building 16	Roof
	326	No roof access	Install fixed roof access	2	Andress HS Office Building 14	Roof
	327	The building did not have fixed roof access.	Install fixed roof access.	2	Andress HS Building B 4	Roof
	328	No roof access at the time of the assessment.	Install fixed roof access.	2	Andress HS Building C 5	Roof
	329	The building did not have fixed roof access.	Install fixed roof access.	2	Andress HS Cafeteria Building 7	Roof
	330	The roof was inaccessible at the time of the assessment due to lack of fixed roof access.	Install fixed roof access.	2	Andress HS Girls Locker Room Building 10	Roof
	331	The building did not have fixed roof access.	Install roof access ladder.	2	Andress HS Wrestling Building 19	Roof
	332	The roof was not accessible at the time of the assessment, due to lack of fixed roof access.	Install roof access.	2	Andress HS Building A 3	Roof
	333	The roofing over the building entrance canopy and modified bitumen roofing over the rest of the gym had exceeded their expected useful life.	Replace the building roofing with a single-play membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Andress HS Auxiliary Gym Building 1	Roof



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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	334	The downspouts were damaged or were observed with minor corrosion.	Replace the damaged and corroded downspouts.	2	Andress HS Building B 4	Roof	
	335	The roof was observed with deterioration and wear throughout.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Andress HS Library Building 13	Roof	
	336	The roof was reported to be aged beyond 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	Andress HS ROTC Building 15	Roof	
	337	The roof was reported to be aged beyond 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	Andress HS Wrestling Building 19	Roof	
	338	Evidence of water intrusion was observed on the interior of the building. Based upon historical images the roof covering was approaching the end of its expected useful life at the time of the assessment.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls	2	Andress HS Building A 3	Roof	
	339	Evidence of water intrusion was observed on the interior of the building. Based upon historical images the roof covering was approaching the end of its expected useful life at the time of the assessment.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls	2	Andress HS Building C 5	Roof	
	340	The roof was inaccessible at the time of the assessment, but was assumed to be beyond its expected useful life. There was evidence of water intrusion in the band room.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls	2	Andress HS Cafeteria Building 7	Roof	
	341	The roof was inaccessible at the time of the assessment, but was assumed to be beyond 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	Andress HS Girls Locker Room Building 10	Roof	
	342	The roof covering was deteriorated and evidence of water intrusion was observed on the interior of the building.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls	2	Andress HS Gym Building 11	Roof	
	343	The roof was inaccessible at the time of the assessment, but it was assumed to be beyond 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	Andress HS Building B 4	Roof	
	344	The roof was inaccessible at the time of the assessment, but it was assumed to be beyond 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	Andress HS Science Building 16	Roof	
	345	The roof covering was severely deteriorated throughout.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Andress HS Building D 6	Roof	



Andress High School

DETAIL REPORT

Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	346	The roof was not accessible at the time of the assessment, but it was assumed that the roof covering was beyond its expected useful life.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Andress HS Office Building 14	Roof
	347	The gutters and downspouts were damaged and corroded. There was vegetation growing from a downspout.	Replace the gutters and downspouts.	2	Andress HS Homemaking Building 12	Roof
	348	The downspouts were damaged, corroded, and in some cases missing sections.	Replace the metal downspouts.	2	Andress HS Field House 9	Roof
	349	The roof covering was severely deteriorated, and was aged beyond its expected useful life.	Replace the roof covering	2	Andress HS Field House 9	Roof
	350	The roof covering was deteriorated and aged beyond its expected useful life.	Replace the roof covering with a single-play membrane	2	Andress HS Homemaking Building 12	Roof
	351	The roof covering was reported by EPISD facility maintenance staff to be beyond its expected useful life.	Replace the roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Andress HS Boiler Building 2	Roof
	352	The roof of the building was not accessible but was assumed to be either approaching or had exceeded its expected useful life.	Replace the roofing system with a single-ply membrane roofing system (typical of TPO) that meets the districts design specifications.	2	Andress HS Concessions Building 8	Roof
SAFETY & SECURITY						\$2,305,469
	353	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Andress HS Site Andress HS	Communications & Security
	354	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Andress HS Site Andress HS	Communications & Security
	355	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Andress HS Site Andress HS	Communications & Security
SITE						\$1,030,021
	356	The open area west of the ROTC building was poorly graded and deteriorated.	Adjust area grading and drainage and plant grass.		Andress HS Site	Site
	357		Pave the drive way to the stadium and include small parking lot.		Andress HS Site	Site
	358	Large areas of the parking lot and asphalt pedestrian walkways were cracked, patched, and deteriorated.	Repave the aged asphalt surfaces throughout the site.		Andress HS Site	Site
	359	The exterior chain link fence was beyond its expected useful life and corroded.	Replace the exterior fence.		Andress HS Site	Site
STAIRS						\$85,478
	360	The exterior stairs had minor cracking and spalling, and the treads were worn.	Repair cracked and damaged stairs, and replace treads.	2	Andress HS Building B 4	Exterior Stairs



Andress High School

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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	361	The metal hand railing was detached from the stair landing. Additionally, minor cracking and crumbling was observed throughout the stairs.	Repair the handrailing and cracked concrete stairs.	2	Andress HS Building C 5	Exterior Stairs
	362	Large cracks and crumbling concrete were observed in the concrete stairs at the East entrance of the building.	Replace staircase at East entrance.	2	Andress HS Building A 3	Exterior Stairs
	363	The stage access stairs were severely deteriorated.	Replace the stage access stairs.	2	Andress HS Building C 5	Interior Stairs
	364	The wooden stairs at the stage were cracked and damaged.	Replace the wooden stairs at the stage.	2	Andress HS Gym Building 11	Interior Stairs
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)	\$7,638,160
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$35,003,375
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$6,893,150
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$9,758,841

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	\$7,638,160
PRIORITY 2 TOTAL	\$35,003,375
PRIORITY 3 TOTAL	\$6,893,150
PRIORITY 4 TOTAL	\$9,758,841
FACILITY CONDITION REPAIR COST	\$59,293,526
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$180,284,582
FACILITY CONDITION INDEX	0.33
	POOR