

MAXINE SILVA HEALTH MAGNET

Front Door Image

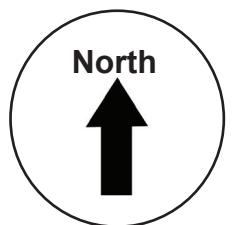


Physical Address:
121 Val Verde Street
El Paso, Texas 79905

Building Completed: 1994
Optimal Capacity: 864
Building Area: 80,909 SF
Site Acreage: 2.22
Fall 2025 Enrollment: 544

MAXINE SILVA HEALTH MAGNET

Site Aerial





EL PASO ISD
it starts with us

Silva Health Magnet

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$680,469
Priority 2	\$7,481,282
Priority 3	\$3,649,787
Priority 4	\$0
Priority Totals	\$11,811,538

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$3,415,146	\$0	\$3,415,146
Exterior Enclosure	\$0	\$3,012,463	\$0	\$0	\$3,012,463
Fire Protection	\$0	\$110,747	\$0	\$0	\$110,747
HVAC	\$0	\$2,713,051	\$0	\$0	\$2,713,051
Interior Construction	\$0	\$84,758	\$0	\$0	\$84,758
Interior Finishes	\$0	\$483,649	\$0	\$0	\$483,649
Plumbing	\$0	\$254,067	\$0	\$0	\$254,067
Roofing	\$0	\$822,548	\$0	\$0	\$822,548
Safety & Security	\$680,469	\$0	\$0	\$0	\$680,469
Site	\$0	\$0	\$0	\$0	\$0
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$680,469	\$7,481,282	\$3,649,787	\$0	\$11,811,538
TOTALS P1					\$680,469
TOTALS P1 + P2					\$8,161,751
TOTALS P1 + P2 + P3					\$11,811,538
TOTALS P1 + P2 + P3 + P4					\$11,811,538



Silva Health Magnet

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	The elevator had exceeded the end of its expected useful life.	Replace the elevator.	3	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Elevators, Lifts, and Escalators
ELECTRICAL						\$3,415,146
	2	The motor control center had exceeded the end of its expected useful life.	Replace the motor control center.	3	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Electrical Distribution
	3	The panelboards had exceeded the end of their expected useful lives.	Replace the panelboards.	3	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Electrical Distribution
	4	The transformers had exceeded the end of their expected useful lives.	Replace the transformers.	3	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Electrical Distribution
	5	The building's lighting had exceeded the end of its typical useful life.	Replace the building's lighting with LED fixtures.	3	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Lighting
EXTERIOR ENCLOSURE						\$3,012,463
	6	Multiple exterior doors at the roof level were observed with rust forming at the base of the door slab.	Replace the hollow metal doors throughout the building with units that do not allow water into the door cavity.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Doors
	7	Two of the louvers were loose and pulling away from the exterior of the building. This was a maintenance item that doesn't warrant costing but requires corrective action.	Install missing hardware for the louvers.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Walls
	8	The expansion joints were deteriorated. There was a crack that had formed in the exterior Northwest corner of the building.	Repair crack and repoint brick exterior.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Walls
	9	The soffits were observed with cracking and water staining, and it appeared that the support framing was failing allowing the soffit to sag in places.	Replace the cement plaster soffits surrounding the building.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Walls
	10	The curtain wall system was observed to be single pane glazing, and was approaching the end of its expected useful life.	Replace the curtain wall systems throughout the building.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Windows
	11	The storefront system was observed to be single pane glazing, and was approaching the end of its expected useful life.	Replace the storefront systems throughout the building.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Exterior Windows
FIRE PROTECTION						\$110,747
	12	The fire pump was severely corroded and had exceeded the end of its expected useful life.	Replace the fire pump.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS)	Fire Protection / Suppression



Silva Health Magnet

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	13	The jockey pump had exceeded the end of its expected useful life.	Replace the jockey pump.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Fire Protection / Suppression
HVAC						\$2,713,051
	14	The heating hot water and chilled water expansion tanks were approaching the end their expected useful life.	Plan to replace the expansion tanks.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	15	The air handling units had exceeded their expected useful life.	Replace the air handling units.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	16	The boilers were approaching the end their expected useful life and one had minor corrosion on its enclosure.	Replace the boilers.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	17	The cooling towers had exceeded their expected useful life.	Replace the cooling towers	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	18	The utility set and rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	19	The centrifugal fans had exceeded their expected useful life.	Replace the fans	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	20	The heating hot water and chilled water pumps had exceeded their expected useful life.	Replace the pumps.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
	21	The hydronic unit heaters had exceeded their expected useful life.	Replace the unit heaters.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$84,758
	22	Several doors were observed with damage and delamination of the veneer.	Replace the damaged doors and their hardware.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Doors
	23	The cabinets and counters were damaged.	Replace approximately 25% of plastic laminate counters and cabinets.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Specialties
INTERIOR FINISHES						\$483,649
	24	Staining and water damage to the acoustical ceiling tiles was observed throughout the building.	Replace damaged tiles to match existing.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Ceiling Finishes
	25	Approximately 5% of the VCT floor finish was damaged.	Replace damaged VCT to match existing.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Floor Finishes
	26	The ceramic tile floor finish was worn and stained throughout.	Replace the ceramic tile floor finishes.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Floor Finishes



EL PASO ISD
it starts with us

Silva Health Magnet

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	27	Some of the ceramic tile wall finish was observed with damage damaged and there were sections of patched tile that did not match existing.	Replace damaged and patched sections of tile finish to match the adjacent surfaces.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Interior Wall Finishes
PLUMBING						\$254,067
	28	The plumbing fixtures throughout the building were approaching or had exceeded their expected useful lives.	Plan to replace the plumbing fixtures to meet current district standards.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Plumbing Fixtures
ROOFING						\$822,548
	29	The paint on the ladders was degraded.	Clean and paint the exterior roof ladders.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Roof
	30	The roofing cap sheet was deteriorating which was exposing the fibers in the roofing membrane. Additionally, the roofing system had exceeded its expected useful life.	Replace the built-up roofing system with a single-ply membrane roof that either meets or exceeds the District's current design standard.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Roof
	31	There was a section of parapet flashing that had detached from the building.	Replace the damaged section of flashing.	2	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Roof
SAFETY & SECURITY						\$680,469
	32	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Communications & Security
	33	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Communications & Security
	34	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Jefferson HS Main Building (Silva Health Magne Jefferson HS	Communications & Security
SITE						\$0
STAIRS						\$0
STRUCTURE						\$0



EL PASO ISD
it starts with us

Silva Health Magnet

DETAIL REPORT

Proposed Work Items

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

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)				\$680,469
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$7,481,282
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				\$3,649,787
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				\$0

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility assessment industry as a general indicator of building health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Current Replacement Value. As a rule of thumb, an FCI of 0% - 1% is considered New, 2% - 10% is considered Good, 11% - 30% is considered Fair, 31% - 60% is considered Poor, and over 60% is considered Critical.

PRIORITY 1 TOTAL	\$680,469
PRIORITY 2 TOTAL	\$7,481,282
PRIORITY 3 TOTAL	\$3,649,787
PRIORITY 4 TOTAL	\$0
FACILITY CONDITION REPAIR COST	\$11,811,538
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$56,717,209

FACILITY CONDITION INDEX

0.21

FAIR