KOHLBERG ELEMENTARY

Front Door Image



Physical Address:
1445 Nardo Goodman Drive
El Paso, Texas 79912

Building Completed: 1997
Optimal Capacity: 680
Building Area: 82,377 SF
Site Acreage: 15.00
Fall 2025 Enrollment: 418

KOHLBERG ELEMENTARY

Site Aerial





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Kohlberg Elementary School

Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	$2,162,983
Priority 2	$3,039,342
Priority 3	$2,109,415
Priority 4	$4,299,648
Priority Totals	$11,611,388

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,109,415	$0	$2,109,415
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$0	$0	$4,299,648	$4,299,648
HVAC	$1,647,046	$57,961	$0	$0	$1,705,006
Interior Construction	$0	$259,482	$0	$0	$259,482
Interior Finishes	$0	$269,368	$0	$0	$269,368
Plumbing	$0	$78,474	$0	$0	$78,474
Roofing	$0	$904,263	$0	$0	$904,263
Safety & Security	$515,938	$0	$0	$0	$515,938
Site	$0	$1,469,793	$0	$0	$1,469,793
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$2,162,983**	**$3,039,342**	**$2,109,415**	**$4,299,648**	**$11,611,388**

TOTALS P1	**$2,162,983**
TOTALS P1 + P2	**$5,202,325**
TOTALS P1 + P2 + P3	$7,311,740
TOTALS P1 + P2 + P3 + P4	$11,611,388

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
CONVEYING							$0
ELECTRICAL							$2,109,415
	1	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Kohlberg ES Main Building Kohlberg ES	Lighting	
	2	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Kohlberg ES Main Building Kohlberg ES	Lighting	
EXTERIOR ENCLOSURE							$0
FIRE PROTECTION							$4,299,648
	3	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	2	Kohlberg ES Main Building Kohlberg ES	Fire Protection / Suppression	
HVAC							$1,705,006
	4	The DX refrigerant systems were approaching the end of their expected useful lives.	Plan to replace the DX refrigerant systems.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	5	The duct-mount fan coil units were approaching the end of their expected useful lives.	Plan to replace the fan coil units.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	6	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. Additionally, the evaporative coolers had exceeded their expected useful lives.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	7	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	8	The heating hot water pumps were corroded and had exceeded their expected useful lives.	Replace the hot water pumps.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	9	The pneumatic controls had exceeded their expected useful life.	Replace the pneumatic controls.	1	Kohlberg ES Main Building Kohlberg ES	Mechanical / HVAC	
	10	The evaporative coolers had moderate to severe corrosion along the base of the units. EC-5 had a missing grate on the back of it. Additionally, the evaporative coolers were approaching their expected useful life.	Replace the evaporative coolers.	2	Kohlberg ES Gym Building	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$259,482
	11	The casework throughout the building had exceeded expected useful service life and had isolated areas of surface and hardware damage.	Replace the casework throughout the building.	2	Kohlberg ES Main Building Kohlberg ES	Interior Specialties	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
INTERIOR FINISHES							**$269,368**
	12	There were stained and damaged acoustic ceiling tiles in isolated areas throughout the building.	Replace the stained and damaged acoustic ceiling tiles.	2	Kohlberg ES Main Building Kohlberg ES	Interior Ceiling Finishes	
	13	The ceramic tile in the restrooms had exceeded expected useful service life.	Replace the ceramic tile in the restrooms.	2	Kohlberg ES Main Building Kohlberg ES	Interior Floor Finishes	
PLUMBING							**$78,474**
	14	The water heater was approaching the end of its expected useful life.	Replace the domestic water heater.	2	Kohlberg ES Gym Building	Domestic Water Distribution	
	15	The domestic water backflow preventer was corroded and had exceeded its expected useful life.	Replace the backflow preventer.	2	Kohlberg ES Main Building Kohlberg ES	Domestic Water Distribution	
	16	EPISD maintenance staff reported the kitchen drain lines clog frequently and were in need of replacement.	Replace the kitchen drain lines.	2	Kohlberg ES Main Building Kohlberg ES	Domestic Water Distribution	
	17	Missing strainers and minor clogging was observed at the time of the assessment.	Clean debris from roof drains and reattach the roof drain strainers to prevent ponding and roof deterioration.	2	Kohlberg ES Main Building Kohlberg ES	Other Plumbing	
	18	The drinking fountain was approaching the end of its expected useful life.	Replace the drinking fountain(s).	2	Kohlberg ES Gym Building	Plumbing Fixtures	
	19	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Kohlberg ES Main Building Kohlberg ES	Plumbing Fixtures	
ROOFING							**$904,263**
	20	The roof covering was cracked and deteriorated. There was evidence of water intrusion on the interior ceiling tiles.	Replace the existing modified bitumen roofing, on both sections of the building, with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Kohlberg ES Gym Building	Roof	
	21	The roof hatches had weathered paint and minor corrosion.	Clean and paint the roof hatches.	2	Kohlberg ES Main Building Kohlberg ES	Roof	
	22	The flat roof covering had exceeded its expected useful life, was in poor condition, and staff reported ongoing roof leaks. Surface was aged with degranulation, blistering, and cracking of the cap sheet. The parapet paper was damaged, the expansion joints were deteriorated and there was evidence of past repairs.	Replace the flat roof covering.	2	Kohlberg ES Main Building Kohlberg ES	Roof	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SAFETY & SECURITY							**$515,938**
	23	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Kohlberg ES Site Kohlberg ES	Communications & Security	
	24	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Kohlberg ES Site Kohlberg ES	Communications & Security	
	25	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Kohlberg ES Site Kohlberg ES	Communications & Security	
SITE							**$1,469,793**
	26	Site drainage was inadequate causing ponding at the main entrance, sloped parking lot, and roof.	Investigate site drainage issues and add additional drainage were appropriate.	2	Kohlberg ES Site Kohlberg ES	Site	
	27	The parking lot had minor cracking and moderate deterioration.	Repair cracks and reseal parking lot surface.	2	Kohlberg ES Site Kohlberg ES	Site	
	28	The paved play area/sports court area had significant cracking throughout.	Repave play area/sports court area.	2	Kohlberg ES Site Kohlberg ES	Site	
	29	Significant cracking and deterioration were observed on site roadways.	Repave site roadways.	2	Kohlberg ES Site Kohlberg ES	Site	
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)	**$2,162,983**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$3,039,342**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,109,415**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$4,299,648**

FACILITY CONDITION INDEX

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

PRIORITY 1 TOTAL	**$2,162,983**
PRIORITY 2 TOTAL	**$3,039,342**
PRIORITY 3 TOTAL	**$2,109,415**
PRIORITY 4 TOTAL	**$4,299,648**
FACILITY CONDITION REPAIR COST	**$11,611,388**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$47,613,906**
FACILITY CONDITION INDEX	**0.24**
	FAIR