AOY ELEMENTARY

Front Door Image



Physical Address:
901 S. Campbell Street
El Paso, TX 79901

Building Completed: 2004
Optimal Capacity: 867
Building Area: 105,486 SF
Site Acreage: 3.89
Fall 2025 Enrollment: 315

AOY ELEMENTARY SCHOOL

Site Aerial





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Aoy 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	$463,222
Priority 2	$4,514,940
Priority 3	$2,400,966
Priority 4	$284,587
Priority Totals	$7,663,714

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,400,966	$0	$2,400,966
Exterior Enclosure	$0	$536,634	$0	$0	$536,634
Fire Protection	$0	$2,251	$0	$284,587	$286,838
HVAC	$69,159	$1,567,935	$0	$0	$1,637,094
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$5,332	$0	$0	$5,332
Plumbing	$0	$66,544	$0	$0	$66,544
Roofing	$0	$2,157,673	$0	$0	$2,157,673
Safety & Security	$394,063	$0	$0	$0	$394,063
Site	$0	$178,571	$0	$0	$178,571
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$463,222**	**$4,514,940**	**$2,400,966**	**$284,587**	**$7,663,714**

TOTALS P1	**$463,222**
TOTALS P1 + P2	**$4,978,161**
TOTALS P1 + P2 + P3	$7,379,128
TOTALS P1 + P2 + P3 + P4	$7,663,714

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$2,400,966**
	1	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Aoy ES Main Building Aoy ES	Lighting	
	2	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Aoy ES Main Building Aoy ES	Lighting	
EXTERIOR ENCLOSURE							**$536,634**
	3	The south door had corrosion and pitting on the interior and exterior of the door.	Replace the south door.	2	Aoy ES Library Building Aoy ES	Exterior Doors	
	4	The brick near the roof drains was discolored.	Investigate the source of discoloration and clean and repair the brick. Additionally, repoint and seal the brick exterior.	2	Aoy ES Library Building Aoy ES	Exterior Walls	
	5	The windows had single pane glazing which has been identified as a deficiency by the District and had exceeded expected useful life.	Replace the exterior windows with double pane windows.	2	Aoy ES Library Building Aoy ES	Exterior Windows	
	6	EPISD Facility Maintenance staff report that the storefront windows allow water to penetrate and the issue requires frequent attention.	Replace the storefront windows at entry.	2	Aoy ES Library Building Aoy ES	Exterior Windows	
	7	The storefront and the front entrance had excessive sealant applied since the time of original installation and staff reported water intrusion during rain events.	Repair the storefront to prevent water intrusion during rain events.	2	Aoy ES Main Building Aoy ES	Exterior Windows	
FIRE PROTECTION							**$286,838**
	8	The 3/4-IN backflow preventer on the bypass line had a constant leak at the relief valve causing corrosion on the downstream 6-IN gate valve.	Replace the 3/4-IN backflow preventer and mitigate the gate valve's corrosion.	2	Aoy ES Main Building Aoy ES	Fire Protection / Suppression	
	9	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Aoy ES Library Building Aoy ES	Fire Protection / Suppression	
HVAC							**$1,637,094**
	10	The evaporative coolers were approaching the end of their useful life.	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	Aoy ES Library Building Aoy ES	Mechanical / HVAC	
	11	Moderate corrosion was observed on the heating hot water air separator.	Investigate the cause of the corrosion and treat the steel tank to prevent further deterioration.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	12	The DDC controls were approaching the end of their useful life.	Plan to replace DDC controls.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	13	The rooftop exhaust fans were approaching the end of their useful life.	Plan to replace the exhaust fans.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	14	The heating hot water chemical feedwater tank was corroded and was approaching the end of its useful life.	Replace the chemical feedwater tank.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	15	The chillers were approaching the end of their expected useful life and had severe fin damage.	Replace the chillers in kind.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	16	The evaporative coolers were approaching then end of their useful life.	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.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	17	The heating hot water and chilled water distribution pumps were corroded and had exceeded their expected useful life.	Replace the pumps in kind.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
	18	The split systems serving the electrical rooms, IT rooms, and kitchen walk-in coolers used R22 refrigerant and were approaching the end of their useful life.	Replace the split systems with units that utilizes a non-ozone depleting refrigerant. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Aoy ES Main Building Aoy ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$0**
INTERIOR FINISHES							**$5,332**
	19	The paint in the library was discolored and had isolated areas of chipped and cracked paint.	Repaint the library area.	2	Aoy ES Library Building Aoy ES	Interior Wall Finishes	
PLUMBING							**$66,544**
	20	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Aoy ES Library Building Aoy ES	Plumbing Fixtures	
	21	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Aoy ES Main Building Aoy ES	Plumbing Fixtures	
ROOFING							**$2,157,673**
	22	The building did not have fixed roof access.	Install a fixed roof access ladder on the building.	2	Aoy ES Library Building Aoy ES	Roof	
	23	The roof was not accessible for inspection as the building had no fixed ladder access to the roof. Staff reported significant leaks and water damage was observed on the interior ceiling.	Replace the roof covering and add roof access.	2	Aoy ES Library Building Aoy ES	Roof	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	24	The modified bitumen roof covering was original to building construction and was in poor condition. Staff reported ongoing roof leaks. Surface was aged with degranulation, widespread blistering, cracking of the cap sheet and evidence of past repairs. There was excessive debris from degranulation in the gutters.	Replace the flat roof covering on the main building.	2	Aoy ES Main Building Aoy ES	Roof	
	25	At the south mechanical building, the modified bitumen roof covering was original to building construction and was in poor condition. Staff reported ongoing roof leaks. Surface was aged with degranulation, widespread blistering, cracking of the cap sheet and evidence of past repairs.	Replace the flat roof covering on the south mechanical building.	2	Aoy ES Main Building Aoy ES	Roof	
SAFETY & SECURITY							**$394,063**
	26	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Aoy ES Site Aoy ES	Communications & Security	
	27	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Aoy ES Site Aoy ES	Communications & Security	
	28	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Aoy ES Site Aoy ES	Communications & Security	
SITE							**$178,571**
	29	There was a large section of alligator cracking in the main parking lot.	Replace the asphalt parking area.	2	Aoy ES Site Aoy ES	Site	
STAIRS							**$0**
STRUCTURE							**$0**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY / RECOMMENDATION				
CODE			PRIORITY			TOTAL
	1	Must Do: Critical replacements of equipment & systems, replace evaporative cooling systems with refrigerated air, required code, safety & security items. (Life expectancy 0-2 years)				$463,222
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				$4,514,940
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				$2,400,966
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				$284,587

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	$463,222
PRIORITY 2 TOTAL	$4,514,940
PRIORITY 3 TOTAL	$2,400,966
PRIORITY 4 TOTAL	$284,587
FACILITY CONDITION REPAIR COST	$7,663,714
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$60,970,908
FACILITY CONDITION INDEX	**0.13**
	GOOD