POWELL ELEMENTARY

Front Door Image



Physical Address:
4750 Ellerthorpe Avenue
El Paso, TX 79904

Building Completed: 2008
Optimal Capacity: 637
Building Area: 79,770 SF
Site Acreage: 9.98
Fall 2025 Enrollment: 576

POWELL ELEMENTARY

Site Aerial





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Powell 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	$515,938
Priority 2	$1,506,115
Priority 3	$0
Priority 4	$0
Priority Totals	$2,022,053

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$0	$0
Exterior Enclosure	$0	$25,215	$0	$0	$25,215
Fire Protection	$0	$0	$0	$0	$0
HVAC	$0	$420,018	$0	$0	$420,018
Interior Construction	$0	$1,674	$0	$0	$1,674
Interior Finishes	$0	$52,785	$0	$0	$52,785
Plumbing	$0	$902	$0	$0	$902
Roofing	$0	$847,997	$0	$0	$847,997
Safety & Security	$515,938	$0	$0	$0	$515,938
Site	$0	$157,525	$0	$0	$157,525
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$515,938**	**$1,506,115**	**$0**	**$0**	**$2,022,053**

TOTALS P1	**$515,938**
TOTALS P1 + P2	**$2,022,053**
TOTALS P1 + P2 + P3	$2,022,053
TOTALS P1 + P2 + P3 + P4	$2,022,053

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$0**
EXTERIOR ENCLOSURE							**$25,215**
	1	Deteriorated expansion joint sealant was observed on the exterior walls.	Replace the sealant in all expansion joints to prevent water intrusion.	2	Powell ES Main Building Powell ES	Exterior Walls	
FIRE PROTECTION							**$0**
HVAC							**$420,018**
	2	The circulation pumps were approaching the end of their expected useful lives.	Plan to replace the circulation pumps.	2	Powell ES Main Building Powell ES	Mechanical / HVAC	
	3	The air-cooled condensing units were approaching the end of their expected useful life and use R22 refrigerant.	Replace the condensers with units that utilize a non ozone depleting refrigerant.	2	Powell ES Main Building Powell ES	Mechanical / HVAC	
	4	The evaporative coolers had corrosion and were approaching the end of their expected 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	Powell ES Main Building Powell ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$1,674**
	5	There was a large hole in the second floor electrical room wall.	Repair the hole in the gypsum board wall and texture and paint to match the existing wall.	2	Powell ES Main Building Powell ES	Interior Walls	
INTERIOR FINISHES							**$52,785**
	6	There were tears in the carpet in the administration area	Replace the carpet in the administration area.	2	Powell ES Main Building Powell ES	Interior Floor Finishes	
PLUMBING							**$902**
	7	The primary backflow preventer for the domestic water system was leaking from the pressure relief valve.	Replace the pressure relief valve on the backflow preventer.	2	Powell ES Main Building Powell ES	Domestic Water Distribution	
ROOFING							**$847,997**
	8	There was moderate deterioration of the cap sheet and blistering observed throughout.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Powell ES Main Building Powell ES	Roof	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SAFETY & SECURITY							**$515,938**
	9	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Powell ES Site Powell ES	Communications & Security	
	10	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Powell ES Site Powell ES	Communications & Security	
	11	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Powell ES Site Powell ES	Communications & Security	
SITE							**$157,525**
	12	Sidewalk areas have cracks and chipped locations throughout.	Repair cracked and chipped sections of sidewalk.	2	Powell ES Site Powell ES	Site	
	13	Sports court area has multiple cracks throughout.	Repair the asphalt paving throughout the sports court and play areas.	2	Powell ES Site Powell ES	Site	
	14	There was minimal longitudinal and transverse cracking in the asphalt paving throughout.	Repair the asphalt paving within the parking area.	2	Powell ES Site Powell 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)	**$515,938**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$1,506,115**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$0**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$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	**$515,938**
PRIORITY 2 TOTAL	**$1,506,115**
PRIORITY 3 TOTAL	**$0**
PRIORITY 4 TOTAL	**$0**
FACILITY CONDITION REPAIR COST	**$2,022,053**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$46,107,060**
FACILITY CONDITION INDEX	**0.04**
	GOOD