

IRVIN HIGH

Front Door Image

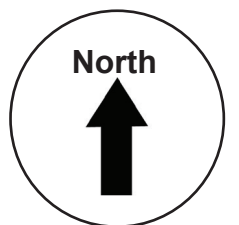


Physical Address:
5400 Sanders Drive
El Paso, Texas 79924

Building Completed: 1959
Optimal Capacity: 1,690
Building Area: 299,764 SF
Site Acreage: 39.67
Fall 2025 Enrollment: 932

IRVIN HIGH

Site Aerial





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Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	\$2,368,377
Priority 2	\$14,205,485
Priority 3	\$3,527,073
Priority 4	\$7,530,350
Priority Totals	\$27,631,285

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$3,527,073	\$0	\$3,527,073
Exterior Enclosure	\$0	\$1,978,155	\$0	\$0	\$1,978,155
Fire Protection	\$0	\$0	\$0	\$7,530,350	\$7,530,350
HVAC	\$803,996	\$388,804	\$0	\$0	\$1,192,800
Interior Construction	\$0	\$789,240	\$0	\$0	\$789,240
Interior Finishes	\$0	\$3,724,121	\$0	\$0	\$3,724,121
Plumbing	\$0	\$3,348,036	\$0	\$0	\$3,348,036
Roofing	\$0	\$2,469,624	\$0	\$0	\$2,469,624
Safety & Security	\$1,492,969	\$0	\$0	\$0	\$1,492,969
Site	\$0	\$1,309,017	\$0	\$0	\$1,309,017
Stairs	\$0	\$32,471	\$0	\$0	\$32,471
Structure	\$71,412	\$166,017	\$0	\$0	\$237,429
Priority Totals	\$2,368,377	\$14,205,485	\$3,527,073	\$7,530,350	\$27,631,285
			TOTALS P1		\$2,368,377
			TOTALS P1 + P2		\$16,573,863
			TOTALS P1 + P2 + P3		\$20,100,935
			TOTALS P1 + P2 + P3 + P4		\$27,631,285



Irvin High School

DETAIL REPORT

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$3,527,073
	1	The panelboard had exceeded its expected useful life.	Replace the panelboard.	3	Concession Stand Irvin HS	Electrical Distribution
	2	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Irvin HS Auxillary Gym Building Irvin HS	Electrical Distribution
	3	The 1990 era transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Irvin HS Auxillary Gym Building Irvin HS	Electrical Distribution
	4	The 1955 era transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Irvin HS Boiler Building Irvin HS	Electrical Distribution
	5	The 1955 era panelboards had exceeded their expected useful life.	Replace the panelboards.	3	Irvin HS Gym Building Irvin HS	Electrical Distribution
	6	The 1955 era transformer had exceeded its expected useful life.	Replace the transformer.	3	Irvin HS Gym Building Irvin HS	Electrical Distribution
	7	The panelboards and transformer had exceeded their expected useful life.	Replace the panelboards and transformer.	3	Irvin HS Shop Building Irvin HS	Electrical Distribution
	8	One panelboard was missing its cover and dead front cover and all the electrical components were approaching or had exceeded their expected useful life.	Replace the electrical distribution components.	3	Irvin HS Stadium Irvin HS	Electrical Distribution
	9	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Concession Stand Irvin HS	Lighting
	10	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Concession Stand Irvin HS	Lighting
	11	The exterior HID lighting was approaching the end of its expected useful life.	Replace all lights with LED fixtures.	3	Irvin HS 2006 Fine Arts Addition Irvin HS	Lighting
	12	The interior fluorescent lighting was approaching the end of its expected useful life.	Replace all lights with LED fixtures.	3	Irvin HS 2006 Fine Arts Addition Irvin HS	Lighting
	13	The exit lighting was approaching the end of its expected useful life.	Replace the exit lighting.	3	Irvin HS 2006 Fine Arts Addition Irvin HS	Lighting
	14	The exterior HID fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Irvin HS Auxillary Gym Building Irvin HS	Lighting
	15	The interior fluorescent fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Irvin HS Auxillary Gym Building Irvin HS	Lighting
	16	The interior HID light fixtures had exceeded their expected useful life.	Replace the interior HID lighting with LED fixtures.	3	Irvin HS Gym Building Irvin HS	Lighting
	17	The interior incandescent light fixtures had exceeded their expected useful life.	Replace the interior incandescent lighting with LED fixtures.	3	Irvin HS Gym Building Irvin HS	Lighting
	18	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Irvin HS Shop Building Irvin HS	Lighting
	19	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Irvin HS Shop Building Irvin HS	Lighting



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	20	The exterior HID fixtures had exceeded their expected useful life.	Replace the exterior HID fixtures with LED fixtures.	3	Irvin HS Stadium Irvin HS	Lighting
	21	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Irvin HS Stadium Irvin HS	Lighting
EXTERIOR ENCLOSURE						\$1,978,155
	22	The exterior doors had exceeded their expected useful lives.	Replace the exterior doors.	2	Concession Stand Irvin HS	Exterior Doors
	23	The door to the Fire Riser Room had a small puncture.	Replace the damaged hollow metal door.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Exterior Doors
	24	The exterior doors had exceeded their expected useful lives.	Replace the exterior doors.	2	Irvin HS Auxiliary Gym Building Irvin HS	Exterior Doors
	25	The doors were deteriorated with physical damage and corrosion. Additionally, the doors had exceeded their expected useful lives.	Replace the exterior doors.	2	Irvin HS Boiler Building Irvin HS	Exterior Doors
	26	The overhead door was damaged, had makeshift flashing at its base to prevent water from entering the facility, and had exceeded its expected useful life.	Replace the overhead door.	2	Irvin HS Shop Building Irvin HS	Exterior Doors
	27	The personnel doors were deteriorated and had exceeded their expected useful lives.	Replace the personnel doors.	2	Irvin HS Shop Building Irvin HS	Exterior Doors
	28	The exterior doors were observed with minor damage (dents and scratches), isolated areas of corrosion, and the doors had exceeded their expected useful life.	Replace the exterior doors, including hardware.	2	Irvin HS Stadium Irvin HS	Exterior Doors
	29	The plaster soffit surrounding the perimeter of the building was observed with water damage and was deteriorated.	Replace the plaster soffit around the perimeter of the building.	2	Concession Stand Irvin HS	Exterior Walls
	30	The brick exterior had been cleaned multiple times to remove graffiti which had deteriorated the grout between the brick in areas.	Repoint and seal brick exterior.	2	Concession Stand Irvin HS	Exterior Walls
	31	There was minor deterioration observed in the grout of the brick veneer.	Repoint and seal the brick exterior.	2	Irvin HS Auxiliary Gym Building Irvin HS	Exterior Walls
	32	There was a large section of cracking and deteriorated mortar on the South façade. Additionally, there was a hole in the North façade where pipes previously entered the facility.	Repair the cracks, fill unused utility penetrations, and repoint the face brick.	2	Irvin HS Boiler Building Irvin HS	Exterior Walls
	33	The louver was deteriorated and there were large gaps between the louver and the exterior enclosure.	Replace the louver.	2	Irvin HS Boiler Building Irvin HS	Exterior Walls
	34	The caulking in the building's exterior expansion joints was deteriorated.	Replace the caulking and backer-rod at the building expansion joints.	2	Irvin HS Gym Building Irvin HS	Exterior Walls



Irvin High School

DETAIL REPORT

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		DEFICIENCY	RECOMMENDATION			
	35	Based on the age of the building, it would be recommended that the brick veneer be repointed and sealed.	Repoint and seal the brick veneer.	2	Irvin HS Gym Building Irvin HS	Exterior Walls
	36	The exterior enclosure was separating from the structural members at the building entrance.	Repair the separating exterior enclosure, and repoint and seal the building exterior.	2	Irvin HS Shop Building Irvin HS	Exterior Walls
	37	The expansion joints in the exterior finish were deteriorated.	Replace the expansion joint material, including backer rod and caulking.	2	Irvin HS Shop Building Irvin HS	Exterior Walls
	38	The louvers were damaged with missing sections.	Replace the damaged louvers.	2	Irvin HS Stadium Irvin HS	Exterior Walls
	39	There were sections of deteriorate mortar	Repoint and seal the face brick.	2	Irvin HS Stadium Irvin HS	Exterior Walls
	40	The metal window frames were corroded and there were broken and missing panes throughout. The windows had exceeded their expected useful lives. Additionally, the windows were single-pane glazing, which does not meet the current EPISD design standards.	Replace the exterior windows.	2	Irvin HS Gym Building Irvin HS	Exterior Windows
	41	The windows had exceeded their expected useful lives and were single-pane glazing, which does not meet the current District design standards.	Replace the exterior windows.	2	Irvin HS Stadium Irvin HS	Exterior Windows
FIRE PROTECTION						\$7,530,350
	42	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Concession Stand Irvin HS	Fire Protection / Suppression
	43	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Irvin HS Auxillary Gym Building Irvin HS	Fire Protection / Suppression
	44	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Irvin HS Boiler Building Irvin HS	Fire Protection / Suppression
	45	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Irvin HS Gym Building Irvin HS	Fire Protection / Suppression
	46	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Irvin HS Shop Building Irvin HS	Fire Protection / Suppression
	47	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Irvin HS Stadium Irvin HS	Fire Protection / Suppression
HVAC						\$1,192,800
	48	The boiler was corroded around the base and had exceeded its expected useful life.	Replace the boiler.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC
	49	The evaporative coolers had exceeded 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.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC



Irvin High School

DETAIL REPORT

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		DEFICIENCY	RECOMMENDATION			
	50	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC
	51	The heating hot water expansion tank had exceeded its expected useful life.	Replace the expansion tank.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC
	52	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC
	53	The heating hot water pump had exceeded its expected useful life.	Replace the pump.	1	Irvin HS Shop Building Irvin HS	Mechanical / HVAC
	54	The chemical feedwater tank was approaching the end of its expected useful life.	Plan to replace the chemical feedwater tank.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	55	The packaged DX refrigerant system was approaching the end of its expected useful life.	Plan to replace the packaged DX refrigerant system.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	56	The coolers were corroded, had damaged enclosures, and had exceeded 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.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	57	The rooftop and wall exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	58	The heating hot water pumps were corroded and had exceeded their expected useful life.	Replace the heating hot water pumps.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	59	The majority of the hydronic unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Irvin HS Stadium Irvin HS	Mechanical / HVAC
	60	The unit heaters were approaching the end of their expected useful life.	Plan to replace the unit heaters.	2	Concession Stand Irvin HS	Mechanical / HVAC
	61	The rooftop exhaust fans were approaching the end of their expected useful life.	Plan to replace the exhaust fans.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Mechanical / HVAC
	62	The packaged air conditioning units used R22 refrigerant and were approaching the end of their expected useful life. Two units had fin damage.	Replace the rooftop units with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Mechanical / HVAC
	63	The split-systems used R22 refrigerant and one unit was knocked over at the time of the assessment.	Replace the split-systems with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Mechanical / HVAC
	64	The exhaust fans had damaged enclosures and had exceeded their expected useful life.	Replace the exhaust fans.	2	Irvin HS Boiler Building Irvin HS	Mechanical / HVAC
	65	The heating hot water pump had minor corrosion and had exceeded its expected useful life.	Replace the hot water pump.	2	Irvin HS Boiler Building Irvin HS	Mechanical / HVAC



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DETAIL REPORT

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		DEFICIENCY	RECOMMENDATION			
INTERIOR CONSTRUCTION						\$789,240
	66	The door for the boy's restroom was damaged and most of the doors were original construction and exceeded their expected useful life.	Replace the interior doors, including hardware.	2	Irvin HS Shop Building Irvin HS	Interior Doors
	67	The interior doors had exceeded their expected useful life.	Replace the interior doors, including hardware.	2	Irvin HS Stadium Irvin HS	Interior Doors
	68	The toilet partitions were bent and the doors were damaged. There were sections of the partitions that had already been replaced due to vandalism.	Replace the toilet partitions throughout the building.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Interior Specialties
	69	The toilet partitions were mismatched and had exceeded their expected useful life.	Replace the toilet and urinal partitions throughout the building.	2	Irvin HS Gym Building Irvin HS	Interior Specialties
	70	The toilet partitions had exceeded their expected useful life.	Replace the toilet partitions.	2	Irvin HS Shop Building Irvin HS	Interior Specialties
	71	The building casework had exceeded its expected useful life.	Replace the casework throughout the building.	2	Irvin HS Stadium Irvin HS	Interior Specialties
	72	The finished was deteriorated on the lockers and they had exceeded their expected useful life.	Replace the metal lockers.	2	Irvin HS Stadium Irvin HS	Interior Specialties
	73	The toilet partitions had exceeded their expected useful life.	Replace the toilet partitions throughout the building.	2	Irvin HS Stadium Irvin HS	Interior Specialties
	74	There was a section of drywall that had been removed and not replaced.	Install a gypsum board patch at the removed section of drywall and finish to match the adjacent surfaces.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Interior Walls
	75	There was a crack in the CMU near the 2nd floor elevator.	Repair the crack in the wall and monitor for failure or expansion.	2	Irvin HS Gym Building Irvin HS	Interior Walls
	76	There was water damage observed at the base of the plaster wall in the range restroom.	Repair the plaster wall and paint to match existing finishes.	2	Irvin HS Stadium Irvin HS	Interior Walls
INTERIOR FINISHES						\$3,724,121
	77	There was a section of gypsum board ceiling in the concession stand that had water damage.	Replace the water damaged drywall and refinish to match the adjacent surfaces.	2	Concession Stand Irvin HS	Interior Ceiling Finishes
	78	There were damaged ceiling tile observed throughout the building which appeared to be due to roof leaks.	Replace the water damaged tiles after a roofing replacement has been completed.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Interior Ceiling Finishes
	79	The ceiling in the locker room was observed with water damage and mold was forming in the general area of the water damage.	Remediate the mold contaminated drywall, replace the remediated gypsum board ceiling and finish to match the adjacent surfaces.	2	Irvin HS Auxiliary Gym Building Irvin HS	Interior Ceiling Finishes
	80	The building had glue on acoustic tiles in the band and orchestra wing. These tiles are typically assumed to be asbestos containing, and were beyond their expected useful life.	Replace the acoustic tile wall treatment with new acoustic panels. Based on the age of the building and the type of acoustic tile, the pricing assumes the presence of hazardous materials.	2	Irvin HS Gym Building Irvin HS	Interior Ceiling Finishes



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Proposed Work Items

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		DEFICIENCY	RECOMMENDATION				
	81	The gypsum board and plaster ceilings throughout the building were observed with water damage and deteriorated finish.	Replace the gypsum board and plaster ceilings throughout the building.	2	Irvin HS Gym Building Irvin HS	Interior Ceiling Finishes	
	82	The glue-on acoustic ceiling tiles were observed to be missing and based on age likely contained asbestos in the adhesive.	Remediate the existing acoustic tile system and replace with a suspended acoustical ceiling.	2	Irvin HS Stadium Irvin HS	Interior Ceiling Finishes	
	83	There was water damage to a section of the plaster ceiling.	Repair the damaged plaster ceiling and refinish to match the adjacent surfaces.	2	Irvin HS Stadium Irvin HS	Interior Ceiling Finishes	
	84	There was a gap in the VCT flooring that spanned the full length of one of the buildings hallways.	Replace the VCT in the hallway to match existing.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Interior Floor Finishes	
	85	Sections of the floor tile in the restrooms were missing and mismatched.	Replace the ceramic tile flooring in the restrooms and janitorial closet.	2	Irvin HS Auxillary Gym Building Irvin HS	Interior Floor Finishes	
	86	The wood flooring in the dance area was worn.	Refinish the wood dance floor.	2	Irvin HS Gym Building Irvin HS	Interior Floor Finishes	
	87	The carpet flooring in the basketball changing room was worn and had exceeded its expected useful life.	Replace the carpet flooring with a rubber athletic flooring or VCT.	2	Irvin HS Gym Building Irvin HS	Interior Floor Finishes	
	88	The ceramic tile flooring throughout the locker rooms and restrooms had exceeded its expected useful life. The tile had multiple patches and areas of damaged or missing tiles.	Replace the ceramic tile flooring throughout the building.	2	Irvin HS Gym Building Irvin HS	Interior Floor Finishes	
	89	The basement VCT was a combination of 9"x9" VCT that likely used asbestos containing adhesive and modern VCT. Additionally, the flooring was worn and had exceeded its expected useful life.	Replace the VCT throughout the building. Based on the age of the building and the type of flooring, the pricing assumes the presence of hazardous materials.	2	Irvin HS Gym Building Irvin HS	Interior Floor Finishes	
	90	The tiles leading into the restrooms were damaged and missing. Additionally, the tile flooring had exceeded its expected useful life.	Replace the ceramic tile flooring in the restrooms.	2	Irvin HS Shop Building Irvin HS	Interior Floor Finishes	
	91	The vinyl composition tile (VCT) flooring was worn and degraded.	Replace the VCT flooring.	2	Irvin HS Shop Building Irvin HS	Interior Floor Finishes	
	92	The painted concrete flooring was worn exposing the concrete slab below.	Prep and refinish the concrete flooring with an epoxy coating.	2	Irvin HS Stadium Irvin HS	Interior Floor Finishes	
	93	The vinyl composition tile (VCT) flooring throughout the building was heavily deteriorated and observed to be typically the 9"x9" tiles, which indicated that the adhesive was likely asbestos containing.	Remediate any asbestos containing materials in the VCT flooring and replace with new VCT.	2	Irvin HS Stadium Irvin HS	Interior Floor Finishes	
	94	The tile flooring in the building restrooms and locker rooms had exceeded its expected useful life.	Replace the ceramic tile flooring throughout the building.	2	Irvin HS Stadium Irvin HS	Interior Floor Finishes	



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	95	The drywall was observed with damage, typically at corners and near the restroom signage. There was moisture damage at the mop sink.	Replace any damaged sections of gypsum board and refinish the repaired areas.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Interior Wall Finishes
	96	There was missing, damaged and mismatched ceramic tiles throughout the restroom wall finishes.	Replace the tile wainscot finish in the restrooms.	2	Irvin HS Auxillary Gym Building Irvin HS	Interior Wall Finishes
	97	The acoustic tiles in band area and dance area were damaged.	Remove the glue-on acoustic tiles throughout the building and refinish the gypsum board for future use in the band room and install new fabric covered acoustic panels in areas that require acoustical treatment.	2	Irvin HS Gym Building Irvin HS	Interior Wall Finishes
	98	There was a section of damaged tile at the base of the restroom locker room wall. Additionally, the ceramic tile was dated and had exceeded its expected useful life.	Replace the ceramic tile wall finish throughout the gym.	2	Irvin HS Gym Building Irvin HS	Interior Wall Finishes
	99	The tile wainscoting in the restrooms had exceeded its expected useful life, and there were patched areas of tile that did not match the original finish.	Replace the ceramic tile wainscoting in the building's restrooms.	2	Irvin HS Shop Building Irvin HS	Interior Wall Finishes
	100	There were observed sections of damaged and missing tile in the boy's and girl's restrooms.	Patch the ceramic tile finishes where tile was missing or damaged.	2	Irvin HS Stadium Irvin HS	Interior Wall Finishes
	101	There were isolated sections of peeling paint due to water infiltration on the CMU walls.	Remove the water damaged paint and refinish the CMU wall sections.	2	Irvin HS Stadium Irvin HS	Interior Wall Finishes
	102	There was damage to one of the office walls in the locker rooms.	Repair the damaged gypsum board and finish to match the adjacent surfaces.	2	Irvin HS Stadium Irvin HS	Interior Wall Finishes
PLUMBING						\$3,348,036
	103	EPISD staff stated the domestic water and sanitary waste piping was in poor condition and needs to be replaced.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Irvin HS Auxillary Gym Building Irvin HS	Domestic Water Distribution
	104	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	Irvin HS Auxillary Gym Building Irvin HS	Domestic Water Distribution
	105	EPISD staff stated the domestic water and sanitary waste piping was in poor condition and needs to be replaced.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Irvin HS Gym Building Irvin HS	Domestic Water Distribution
	106	The heat exchanger had exceeded its expected useful life.	Replace the heat exchanger.	2	Irvin HS Gym Building Irvin HS	Domestic Water Distribution
	107	The storage tanks had exceeded their expected useful life.	Replace the storage tanks.	2	Irvin HS Gym Building Irvin HS	Domestic Water Distribution
	108	EPISD staff stated the domestic water and sanitary waste piping was in poor condition and needs to be replaced.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Irvin HS Shop Building Irvin HS	Domestic Water Distribution
	109	EPISD staff stated the domestic water and sanitary waste piping was in poor condition and needs to be replaced.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Irvin HS Stadium Irvin HS	Domestic Water Distribution



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	110	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Irvin HS Stadium Irvin HS	Domestic Water Distribution
	111	The small circulating pump in the mechanical room was corroded at its piping connection and was approaching the end of its expected useful life.	Replace the pump.	2	Irvin HS Stadium Irvin HS	Domestic Water Distribution
	112	The plumbing fixtures were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Concession Stand Irvin HS	Plumbing Fixtures
	113	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Plumbing Fixtures
	114	All plumbing fixtures had exceeded or were approaching the end of their expected useful life, and the service sink had a steady leak from one of its valves.	Replace the aged plumbing fixtures.	2	Irvin HS Auxillary Gym Building Irvin HS	Plumbing Fixtures
	115	The plumbing fixtures had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Irvin HS Gym Building Irvin HS	Plumbing Fixtures
	116	The plumbing fixtures had exceeded or were approaching the end of their expected useful life.	Replace the plumbing fixtures.	2	Irvin HS Stadium Irvin HS	Plumbing Fixtures
ROOFING						\$2,469,624
	117	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Concession Stand Irvin HS	Roof
	118	The roof was assumed to have exceeded its expected useful life and there were signs of leaks on the interior of the facility.	Replace the roof covering.	2	Concession Stand Irvin HS	Roof
	119	Blistering and deterioration was observed throughout the roof covering. The covering was approaching the end of its expected useful life, and water intrusion was observed on the interior of the building.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Roof
	120	There was one missing downspout.	Replace the missing downspout.	2	Irvin HS 2006 Fine Arts Addition Irvin HS	Roof
	121	The roof covering had exceeded its expected useful life. Minor blistering was observed throughout the roof covering, and there was evidence of leaking throughout the interior of the facility.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Irvin HS Auxillary Gym Building Irvin HS	Roof
	122	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Irvin HS Boiler Building Irvin HS	Roof
	123	The roof covering was assumed to have exceeded its expected useful life.	Replace the roof covering.	2	Irvin HS Boiler Building Irvin HS	Roof
	124	The building did not have fixed ladder access to the eastern low sloped roof.	Add fixed ladder access to the eastern low sloped roof.	2	Irvin HS Gym Building Irvin HS	Roof



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		DEFICIENCY	RECOMMENDATION			
	125	The steep sloped roof's gutters were bent, had peeling paint, and all of the downspouts were missing.	Replace the gutters and downspouts on the steep sloped roof section of the building.	2	Irvin HS Gym Building Irvin HS	Roof
	126	The roof coverings were deteriorated and blistering was observed on the western low sloped roof. The roof coverings appeared to be have exceeded their expected useful lives.	Replace the roof coverings.	2	Irvin HS Gym Building Irvin HS	Roof
	127	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Irvin HS Shop Building Irvin HS	Roof
	128	The downspouts were deteriorated.	Replace the downspouts.	2	Irvin HS Shop Building Irvin HS	Roof
	129	The roof was assumed to have exceeded 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	Irvin HS Shop Building Irvin HS	Roof
	130	The roofing systems had exceeded their expected useful lives. The covering was severely deteriorated and evidence of roof leaks were observed on the interior of the building at the time of the assessment.	Replace the roof covering and water proof the concrete bleachers.	2	Irvin HS Stadium Irvin HS	Roof
SAFETY & SECURITY						\$1,492,969
	131	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Irvin HS Site Irvin HS	Communications & Security
	132	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Irvin HS Site Irvin HS	Communications & Security
	133	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Irvin HS Site Irvin HS	Communications & Security
SITE						\$1,492,969
	134	The aged steel picket fencing had deteriorated paint and minor rust corrosion.	Remove the rust and repaint the steel picket fencing.	2	Irvin HS Site Irvin HS	Site
	135	The natural turf practice field had damage possibly from vehicle tires.	Repair and re-sod the damaged turf areas.	2	Irvin HS Site Irvin HS	Site
	136	The aged concrete sidewalks had moderate cracking in some areas.	Replace the aged concrete sidewalks.	2	Irvin HS Site Irvin HS	Site
	137	The aged asphalt paving at the stadium parking lot and play area under the portables had excessive cracking.	Repave the parking lot and play area.	2	Irvin HS Site Irvin HS	Site
STAIRS						\$32,471
	138	There was corrosion at the underside of the stairs, and the grid pattern surface of the stair treads was worn and was a potential safety hazard.	Refinish the exterior stairs and apply a non-slip surface to the stair treads.	2	Irvin HS Stadium Irvin HS	Exterior Stairs



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Irvin High School

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			
STRUCTURE						\$237,429
	139	Water leaking from one of the heating hot water boilers caused soil below the north wall to erode and allowed the slab and foundation to settle and crack.	After repairing or replacing the boiler, remove and replace the affected portion of the slab and base material to bring the grade back up, and pour a new slab.	1	Irvin HS Boiler Building Irvin HS	Structure
	140	There was spalling of the concrete footing observed at one of the building corners.	Clean and remove any loose concrete from the exposed foundation and repair the concrete.	1	Irvin HS Shop Building Irvin HS	Structure
	141	The roof deck was not visible for assessment. However, due to the age of the building and evidence of roof leaks, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% of the roof decking at the time of the roof covering replacement.	2	Concession Stand Irvin HS	Structure
	142	There was corrosion observed on the metal roof deck at one of the rooftop units above the weight room.	Replace the corroded section of metal decking in conjunction with the replacement of the roofing system.	2	Irvin HS Auxillary Gym Building Irvin HS	Structure

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)	\$2,368,377
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$14,205,485
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$3,527,073
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$7,530,350

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	\$2,368,377
PRIORITY 2 TOTAL	\$14,205,485
PRIORITY 3 TOTAL	\$3,527,073
PRIORITY 4 TOTAL	\$7,530,350
FACILITY CONDITION REPAIR COST	\$27,631,285
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$210,134,564
FACILITY CONDITION INDEX	0.13
	FAIR