

NAVARRETE MIDDLE

Front Door Image

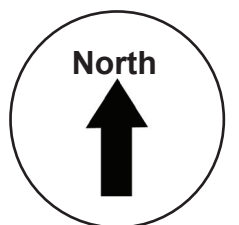


Physical Address:
3501 Hayes
El Paso, Texas 79930

Building Completed: 2022
Optimal Capacity: 805
Building Area: 145,707 SF
Site Acreage: 22.85
Fall 2025 Enrollment: 709

NAVARRETE MIDDLE

Site Aerial





EL PASO ISD
it starts with us

Navarrete Middle School

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$367,656
Priority 2	\$121,368
Priority 3	\$0
Priority 4	\$0
Priority Totals	\$489,024

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	\$2,884	\$0	\$0	\$2,884
Fire Protection	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$2,083	\$0	\$0	\$2,083
Interior Construction	\$0	\$60,598	\$0	\$0	\$60,598
Interior Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Safety & Security	\$367,656	\$0	\$0	\$0	\$367,656
Site	\$0	\$55,803	\$0	\$0	\$55,803
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$367,656	\$121,368	\$0	\$0	\$489,024
TOTALS P1					\$367,656
TOTALS P1 + P2					\$489,024
TOTALS P1 + P2 + P3					\$489,024
TOTALS P1 + P2 + P3 + P4					\$489,024



Navarrete Middle 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			
CONVEYING						\$0
					Elevators, Lifts, and Escalators	
ELECTRICAL						\$0
EXTERIOR ENCLOSURE						\$2,884
	1	The hollow metal doors to the mechanical, electrical, and fire riser rooms in Area E lacked vertical seals between the door leaves, allowing significant dust infiltration into the rooms and onto the equipment.	Add a vertical seal between the door leaves at the mechanical, electrical, and fire riser rooms.	2	A-E - Admin/CR Building Navarrete Middle School	Exterior Doors
FIRE PROTECTION						\$0
HVAC						\$2,083
	2	There was minor damage to the top enclosure of EF-314 located on Roof E.	Repair the damaged exhaust fan enclosure.	2	A-E - Admin/CR Building Navarrete Middle School	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$60,598
	3	The interior stainless steel counter doors had exceeded their expected useful life.	Replace the stainless steel counter doors.	2	Site Navarrete Middle School	Interior Doors
INTERIOR FINISHES						\$0
PLUMBING						\$0
ROOFING						\$0
SAFETY & SECURITY						\$367,656
	4	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Site Navarrete Middle School	Communications & Security
	5	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Site Navarrete Middle School	Communications & Security
SITE						\$55,803
	6	The drain structure was set too high relative to the surrounding grade. Erosion around the storm drain inlet was prohibiting proper drainage and runoff bypassed the storm drain.	Restore proper drainage on the north and east side of the campus by regrading and compacting the surrounding area and adding stabilization to prevent future erosion.	2	A-E - Admin/CR Building Navarrete Middle School	Site
STAIRS						\$0
STRUCTURE						\$0



EL PASO ISD
it starts with us

Navarrete Middle 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			
	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)				\$367,656
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$121,368
	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	\$367,656
PRIORITY 2 TOTAL	\$121,368
PRIORITY 3 TOTAL	\$0
PRIORITY 4 TOTAL	\$0
FACILITY CONDITION REPAIR COST	\$489,024
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$95,583,792
FACILITY CONDITION INDEX	0.01
	NEW