PARK ELEMENTARY

Front Door Image



Physical Address:
3601 Edgar Park Avenue
El Paso, Texas 79904

Building Completed: 1960
Optimal Capacity: 494
Building Area: 56,017 SF
Site Acreage: 5.89
Fall 2025 Enrollment: 368

PARK ELEMENTARY

Site Aerial





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Park 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	$3,353,001
Priority 2	$9,491,563
Priority 3	$2,925,453
Priority 4	$4,825,367
Priority Totals	$20,595,383

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,925,453	$0	$2,925,453
Exterior Enclosure	$0	$2,625,474	$0	$0	$2,625,474
Fire Protection	$0	$38,687	$0	$4,825,367	$4,864,054
HVAC	$2,616,063	$0	$0	$0	$2,616,063
Interior Construction	$0	$249,594	$0	$0	$249,594
Interior Finishes	$0	$2,865,607	$0	$0	$2,865,607
Plumbing	$0	$1,496,185	$0	$0	$1,496,185
Roofing	$0	$1,379,728	$0	$0	$1,379,728
Safety & Security	$736,938	$0	$0	$0	$736,938
Site	$0	$173,498	$0	$0	$173,498
Stairs	$0	$3,990	$0	$0	$3,990
Structure	$0	$658,800	$0	$0	$658,800
Priority Totals	**$3,353,001**	**$9,491,563**	**$2,925,453**	**$4,825,367**	**$20,595,383**

TOTALS P1	**$3,353,001**
TOTALS P1 + P2	**$12,844,563**
TOTALS P1 + P2 + P3	$15,770,016
TOTALS P1 + P2 + P3 + P4	$20,595,383

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$2,925,453
	1	The majority of the electrical distribution equipment, including the service entrance equipment, had exceeded its expected useful life. Additionally, the electrical service capacity did not meet industry design standards for an elementary school.	Replace the electrical service and associated distribution equipment to meet industry design standards.	3	Park ES Building 01 Park ES	Electrical Distribution	
	2	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution systems.	3	Park ES Building 03 Park ES	Electrical Distribution	
	3	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution system.	3	Park ES Building 04 Park ES	Electrical Distribution	
	4	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution system.	3	Park ES Building 05 Park ES	Electrical Distribution	
	5	One panelboard was observed to be manufactured by Federal Pacific Electric. While these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure.	Replace the Federal Pacific Electric panelboard.	3	Park ES Building 05 Park ES	Electrical Distribution	
	6	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution system.	3	Park ES Classroom Building Park ES	Electrical Distribution	
	7	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution system.	3	Park ES Mechanical Building Park ES	Electrical Distribution	
	8	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Building 01 Park ES	Lighting	
	9	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Building 03 Park ES	Lighting	
	10	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Building 04 Park ES	Lighting	
	11	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Building 05 Park ES	Lighting	
	12	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Classroom Building Park ES	Lighting	
	13	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Park ES Gym Building Park ES	Lighting	
	14	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Park ES Mechanical Building Park ES	Lighting	
	15	The facility did not have any exterior lighting.	Install exterior LED lighting.	3	Park ES Mechanical Building Park ES	Lighting	

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		DEFICIENCY	RECOMMENDATION				
EXTERIOR ENCLOSURE							$2,625,474
	16	The exterior doors had exceeded expected useful life, had faded paint, and one door had broken door stop hardware.	Replace the metal double doors.	2	Park ES Mechanical Building Park ES	Exterior Doors	
	17	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Building 01 Park ES	Exterior Walls	
	18	The aged stucco soffits had approximately 10 square feet of moisture damage and peeling paint.	Repair source of water intrusion, then repair damaged stucco soffit and repaint.	2	Park ES Building 01 Park ES	Exterior Walls	
	19	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Building 03 Park ES	Exterior Walls	
	20	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Building 04 Park ES	Exterior Walls	
	21	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Building 05 Park ES	Exterior Walls	
	22	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Classroom Building Park ES	Exterior Walls	
	23	The CMU wall expansion joints had deteriorated sealant.	Reseal the CMU wall expansion joints.	2	Park ES Gym Building Park ES	Exterior Walls	
	24	The aged roof hatch guardrail had deteriorated paint and rust corrosion.	Remove the rust corrosion and repaint the guardrail.	2	Park ES Gym Building Park ES	Exterior Walls	
	25	Deterioration of the grout was observed in the exterior walls.	Repoint the exterior brick walls and apply a sealant.	2	Park ES Mechanical Building Park ES	Exterior Walls	
	26	The aged aluminum windows were in poor condition with deteriorated seals and sealant patches throughout. The windows also had single pane glazing.	Replace the single pane aluminum windows with dual pane windows.	2	Park ES Building 01 Park ES	Exterior Windows	
	27	The storefronts had single pane glazing.	Replace the single pane storefronts with dual pane storefronts.	2	Park ES Building 01 Park ES	Exterior Windows	
	28	The aged aluminum windows were in poor condition with deteriorated seals and sealant patches throughout. The windows had single pane glazing.	Replace the single pane aluminum windows with dual pane windows.	2	Park ES Building 03 Park ES	Exterior Windows	
	29	The aged storefront frames had faded paint and there was one pellet hole in the glazing. The storefronts had single pane glazing.	Replace the single pane storefronts with dual pane glazed storefronts.	2	Park ES Building 03 Park ES	Exterior Windows	
	30	The aged aluminum windows were in poor condition with deteriorated seals and sealant patches throughout. The windows had single pane glazing.	Replace the aluminum windows with dual pane windows.	2	Park ES Building 04 Park ES	Exterior Windows	
	31	The aged storefront frames had one pellet hole in the glazing. The storefronts had single pane glazing.	Replace the single pane glazed storefronts with dual pane glazed storefronts.	2	Park ES Building 04 Park ES	Exterior Windows	
	32	The aged aluminum windows were in poor condition with deteriorated seals and sealant patches throughout and the windows had single pane glazing.	Replace the single pane aluminum windows with dual pane windows.	2	Park ES Building 05 Park ES	Exterior Windows	

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		DEFICIENCY	RECOMMENDATION				
	33	The aged storefronts had single pane glazing.	Replace the single pane storefronts with dual pane glazed storefronts.	2	Park ES Building 05 Park ES	Exterior Windows	
	34	The windows had single pane glazing.	Replace the single pane aluminum windows with dual pane windows.	2	Park ES Classroom Building Park ES	Exterior Windows	
FIRE PROTECTION							**$4,864,054**
	35	The fire alarm control panel had surpassed its expected useful life.	Replace the fire alarm control panel and devices with a fully addressable system.	2	Park ES Building 01 Park ES	Fire Alarm	
	36	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Building 01 Park ES	Fire Protection / Suppression	
	37	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Building 03 Park ES	Fire Protection / Suppression	
	38	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Building 04 Park ES	Fire Protection / Suppression	
	39	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Building 05 Park ES	Fire Protection / Suppression	
	40	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Classroom Building Park ES	Fire Protection / Suppression	
	41	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Gym Building Park ES	Fire Protection / Suppression	
	42	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Park ES Mechanical Building Park ES	Fire Protection / Suppression	
HVAC							**$2,616,063**
	43	The 2-pipe fan coil units and hydronic unit heaters throughout the building had exceeded their expected useful lives.	Replace the fan coil units and unit heaters with hydronic duct heaters that would in conjunction with the proposed refrigerated air recommendation.	1	Park ES Building 01 Park ES	Mechanical / HVAC	
	44	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Building 01 Park ES	Mechanical / HVAC	
	45	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Park ES Building 01 Park ES	Mechanical / HVAC	
	46	The hood fan in the kitchen had exceeded its expected useful life.	Replace the kitchen hood and associated ducting.	1	Park ES Building 01 Park ES	Mechanical / HVAC	
	47	The hydronic unit heaters had exceeded their expected useful lives.	Replace the hydronic unit heaters or include heating along with the refrigerated air upgrades.	1	Park ES Building 01 Park ES	Mechanical / HVAC	
	48	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the fan coil units throughout the building including valves and necessary piping.	1	Park ES Building 03 Park ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	49	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Building 03 Park ES	Mechanical / HVAC	
	50	The radiant heating system in the building had exceeded its expected useful life.	Replace the radiant heating system.	1	Park ES Building 03 Park ES	Mechanical / HVAC	
	51	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the fan coil units throughout the building including valves and necessary piping.	1	Park ES Building 04 Park ES	Mechanical / HVAC	
	52	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Building 04 Park ES	Mechanical / HVAC	
	53	The radiant heating system in the building had exceeded its expected useful life.	Replace the radiant heating system.	1	Park ES Building 04 Park ES	Mechanical / HVAC	
	54	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the fan coil units throughout the building including valves and necessary piping.	1	Park ES Building 05 Park ES	Mechanical / HVAC	
	55	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Building 05 Park ES	Mechanical / HVAC	
	56	The radiant heating system had exceeded its expected useful life.	Replace the radiant heating system.	1	Park ES Building 05 Park ES	Mechanical / HVAC	
	57	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the fan coil units throughout the building including valves and necessary piping.	1	Park ES Classroom Building Park ES	Mechanical / HVAC	
	58	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Classroom Building Park ES	Mechanical / HVAC	
	59	The boiler had exceeded its expected useful life.	Replace the boiler.	1	Park ES Classroom Building Park ES	Mechanical / HVAC	
	60	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the rooftop exhaust fans.	1	Park ES Classroom Building Park ES	Mechanical / HVAC	
	61	The evaporative coolers were approaching the end of their expected useful lives. The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Park ES Gym Building Park ES	Mechanical / HVAC	
	62	The two 1,260-MBH heating hot water boilers had exceeded their expected useful lives.	Replace the two boilers including controls and necessary valving.	1	Park ES Mechanical Building Park ES	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	63	Three of the heating hot water circulating pumps had exceeded their expected useful lives.	Replace the three circulating pumps including controls.	1	Park ES Mechanical Building Park ES	Mechanical / HVAC	
	64	The chemical feedwater tank for the heating hot water system had surpassed its expected useful life.	Replace the chemical feedwater tank.	1	Park ES Mechanical Building Park ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$249,594
	65	The casework had areas of chipped and missing laminate on the countertops.	Replace the laminate countertops.	2	Park ES Building 03 Park ES	Interior Specialties	
	66	The casework had areas of chipped and missing laminate on the countertops.	Resurface the laminate on the countertops.	2	Park ES Building 04 Park ES	Interior Specialties	
	67	There was casework with areas of chipped and missing laminate on the countertops.	Replace the aged casework in the building.	2	Park ES Building 05 Park ES	Interior Specialties	
	68	One long crack in the south gypsum board wall was observed in classroom 205.	Repair the crack, texture and paint to match the rest of the wall.	2	Park ES Classroom Building Park ES	Interior Walls	
INTERIOR FINISHES							$2,865,607
	69	The adhered acoustical ceiling tiles had areas of dirty, loose, missing, and mismatched tiles. Additionally, based on the age of the ceiling tiles it should be assumed that the material or adhesive was asbestos containing.	Replace the adhered acoustic ceiling tiles throughout the building.	2	Park ES Building 01 Park ES	Interior Ceiling Finishes	
	70	The adhered acoustical ceiling tiles had areas of dirty, loose, missing, and mismatched tiles. Additionally, based on the age of the ceiling tiles it should be assumed that the material or adhesive was asbestos containing.	Replace the adhered acoustic ceiling tiles throughout the building.	2	Park ES Building 03 Park ES	Interior Ceiling Finishes	
	71	The adhered acoustical ceiling tiles had areas of dirty, loose, missing, and mismatched tiles. Additionally, based on the age of the ceiling tiles it should be assumed that the material or adhesive was asbestos containing.	Replace the adhered acoustic ceiling tiles throughout the building.	2	Park ES Building 04 Park ES	Interior Ceiling Finishes	
	72	The adhered acoustical ceiling tiles had areas of dirty, loose, missing, and mismatched tiles. Additionally, based on the age of the ceiling tiles it should be assumed that the material or adhesive was asbestos containing.	Replace the adhered acoustic ceiling tiles throughout the building.	2	Park ES Building 05 Park ES	Interior Ceiling Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	73	Based on the age and dimensions of the original vinyl composition tile (VCT) flooring, it was assumed that the material or adhesive was asbestos containing.	Replace the VCT flooring throughout the building. Pricing includes for abatement of hazardous materials.	2	Park ES Building 01 Park ES	Interior Floor Finishes	
	74	The tile flooring had been patched with different color tiles and the flooring had exceeded its expected useful life.	Replace the ceramic tile flooring.	2	Park ES Building 01 Park ES	Interior Floor Finishes	
	75	The painted concrete floors showed heavy wear and excessive peeling of the paint.	Refinish the concrete floors with an epoxy coating.	2	Park ES Building 01 Park ES	Interior Floor Finishes	
	76	Based on the age and dimensions of the original vinyl composition tile (VCT) flooring, it was assumed that the material or adhesive was asbestos containing.	Replace the VCT flooring throughout the building. Pricing includes for abatement of hazardous materials.	2	Park ES Building 03 Park ES	Interior Floor Finishes	
	77	The tile flooring had been patched with different color tiles and the flooring had exceeded its expected useful life.	Replace the ceramic tile flooring.	2	Park ES Building 03 Park ES	Interior Floor Finishes	
	78	The painted concrete floors showed heavy wear and excessive peeling of the paint.	Refinish the concrete floors with an epoxy coating.	2	Park ES Building 03 Park ES	Interior Floor Finishes	
	79	Based on the age and dimensions of the original vinyl composition tile (VCT) flooring, it was assumed that the material or adhesive was asbestos containing.	Replace the VCT flooring throughout the building. Pricing includes for abatement of hazardous materials.	2	Park ES Building 04 Park ES	Interior Floor Finishes	
	80	The tile flooring had been patched with different color tiles and the flooring had exceeded its expected useful life.	Replace the ceramic tile flooring.	2	Park ES Building 04 Park ES	Interior Floor Finishes	
	81	Based on the age and dimensions of the original vinyl composition tile (VCT) flooring, it was assumed that the material or adhesive was asbestos containing.	Replace the VCT flooring throughout the building. Pricing includes for abatement of hazardous materials.	2	Park ES Building 05 Park ES	Interior Floor Finishes	
	82	The tile flooring had been patched with different color tiles and the flooring had exceeded its expected useful life.	Replace the ceramic tile flooring.	2	Park ES Building 05 Park ES	Interior Floor Finishes	
	83	There was cracking observed in the vinyl composition tile (VCT) flooring. Additionally, based on the age of the ceiling tiles it should be assumed that the material or adhesive was asbestos containing.	Replace the VCT flooring throughout the building. Pricing includes for abatement of hazardous materials.	2	Park ES Classroom Building Park ES	Interior Floor Finishes	
	84	The ceramic tile throughout the building had been painted or had exceeded its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Park ES Building 01 Park ES	Interior Wall Finishes	
	85	The grout in the ceramic tile wall finish was dirty and the finish had exceeded its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Park ES Building 03 Park ES	Interior Wall Finishes	

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		DEFICIENCY	RECOMMENDATION				
	86	The grout in the ceramic tile wall finish was dirty and the finish had exceeded its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Park ES Building 04 Park ES	Interior Wall Finishes	
	87	The grout in the ceramic tile wall finish was dirty and the finish had exceeded its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Park ES Building 05 Park ES	Interior Wall Finishes	
PLUMBING							**$1,496,185**
	88	The domestic water distribution and sanitary waste piping had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Park ES Building 01 Park ES	Domestic Water Distribution	
	89	The boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Park ES Building 01 Park ES	Domestic Water Distribution	
	90	The water treatment system was not operational at the time of the assessment.	If the water treatment system is necessary, replace all of the system components.	2	Park ES Building 01 Park ES	Domestic Water Distribution	
	91	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Park ES Building 03 Park ES	Domestic Water Distribution	
	92	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Park ES Building 04 Park ES	Domestic Water Distribution	
	93	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Park ES Building 05 Park ES	Domestic Water Distribution	
	94	The domestic water distribution and sanitary waste piping had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Park ES Classroom Building Park ES	Domestic Water Distribution	
	95	The plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Park ES Building 01 Park ES	Plumbing Fixtures	
	96	The plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Park ES Building 03 Park ES	Plumbing Fixtures	
	97	The plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Park ES Building 04 Park ES	Plumbing Fixtures	
	98	The majority of the plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Park ES Building 05 Park ES	Plumbing Fixtures	
	99	The majority of the plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Park ES Classroom Building Park ES	Plumbing Fixtures	

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		DEFICIENCY	RECOMMENDATION				
	100	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Park ES Gym Building Park ES	Plumbing Fixtures	
ROOFING							**$1,379,728**
	101	The roof was not accessible. However, based on the condition and age of other accessible roofs at the school, it was assumed that the roof had exceeded its expected useful life.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Park ES Building 01 Park ES	Roof	
	102	The building did not have roof access.	Install a roof access ladder on the exterior of the building.	2	Park ES Building 01 Park ES	Roof	
	103	One downspout on the east wall of the cafeteria had a possible leak evident by staining on the brick wall but it was unknow if the leak has been repaired, and all of the downspout surfaces had deteriorated and peeling paint.	Determine if the specified downspout has a leak and repair if needed. Repaint all downspouts.	2	Park ES Building 01 Park ES	Roof	
	104	The modified bitumen roof covering had cap sheet cracks and blisters throughout.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Park ES Building 03 Park ES	Roof	
	105	The building did not have roof access.	Install a roof access ladder on the exterior of the building.	2	Park ES Building 03 Park ES	Roof	
	106	The modified bitumen roof covering had cap sheet cracks and blisters throughout.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Park ES Building 04 Park ES	Roof	
	107	The building did not have roof access.	Install a roof access ladder on the exterior of the building.	2	Park ES Building 04 Park ES	Roof	
	108	The roof was not accessible. However, based on the condition and age of other accessible roofs at the school, it was assumed that the roof had exceeded its expected useful life.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Park ES Building 05 Park ES	Roof	
	109	The building did not have roof access.	Install a roof access ladder on the exterior of the building.	2	Park ES Building 05 Park ES	Roof	
	110	The modified bitumen roof covering had cap sheet cracking and minor degranulation.	Plan to replace the existing modified bitumen roof system in the next five years with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Park ES Gym Building Park ES	Roof	
	111	The roof hatch had deteriorated surface paint.	Repaint the roof hatch.				
SAFETY & SECURITY							**$736,938**
	112	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Park ES Site Park ES	Communications & Security	
	113	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Park ES Site Park ES	Communications & Security	

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		DEFICIENCY	RECOMMENDATION				
	114	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Park ES Site Park ES	Communications & Security	
SITE							**$173,498**
	115	Two shade structures were observed with missing fabric canopies.	Replace the fabric canopy on two structures.	2	Park ES Site Park ES	Site	
	116	The paved play area had minor cracking throughout.	Repair and seal cracks in paved play area.	2	Park ES Site Park ES	Site	
	117	Paint on railing is deteriorated and railing was beginning to rust.	Clean and paint metal hand railings at sports court.	2	Park ES Site Park ES	Site	
	118	One site pavilion was observed with peeling paint.	Clean and repaint the pavilion structure.	2	Park ES Site Park ES	Site	
STAIRS							**$3,990**
	119	Minor spalling observed on the stair under the east canopy.	Repair the concrete spalls on the stairs.	2	Park ES Building 01 Park ES	Exterior Stairs	
	120	The exterior stairs had multiple cracks, spalls, and missing concrete skim coat.	Repair the cracks, spalls, and concrete skim coat.	2	Park ES Classroom Building Park ES	Exterior Stairs	
STRUCTURE							**$658,800**
	121	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Park ES Building 01 Park ES	Structure	
	122	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Park ES Building 03 Park ES	Structure	
	123	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Park ES Building 04 Park ES	Structure	
	124	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Park ES Building 05 Park ES	Structure	
	125	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Park ES Classroom Building Park ES	Structure	
	126	Based on the age of the building, it should be assumed that some of the metal roof deck is compromised and corroded.	Due to the size of the building, it is recommended that an allowance be carried to replace the roof structure in conjunction with the next roofing replacement.	2	Park ES Mechanical Building Park ES	Structure	

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Park Elementary School

Proposed Work Items

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

DETAIL REPORT

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)				**$3,353,001**
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				**$9,491,563**
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				**$2,925,453**
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				**$4,825,367**

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	**$3,353,001**
PRIORITY 2 TOTAL	**$9,491,563**
PRIORITY 3 TOTAL	**$2,925,453**
PRIORITY 4 TOTAL	**$4,825,367**
FACILITY CONDITION REPAIR COST	**$20,595,383**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$32,377,826**
FACILITY CONDITION INDEX	**0.64**
	CRITICAL