BLISS ELEMENTARY

Front Door Image



Physical Address:
4401 Sheridan Road
El Paso, TX 79906

Building Completed: 1958
Optimal Capacity: 723
Building Area: 72,699 SF
Site Acreage: 8.16
Fall 2025 Enrollment: 459

BLISS ELEMENTARY

Site Aerial





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Bliss 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	$3,535,765
Priority 2	$22,507,902
Priority 3	$285,135
Priority 4	$0
Priority Totals	$26,328,802

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$285,135	$0	$285,135
Exterior Enclosure	$0	$2,229,989	$0	$0	$2,229,989
Fire Protection	$0	$0	$0	$0	$0
HVAC	$2,966,702	$3,618,523	$0	$0	$6,585,226
Interior Construction	$0	$870,595	$0	$0	$870,595
Interior Finishes	$0	$9,660,591	$0	$0	$9,660,591
Plumbing	$0	$2,479,193	$0	$0	$2,479,193
Roofing	$0	$1,145,708	$0	$0	$1,145,708
Safety & Security	$569,063	$0	$0	$0	$569,063
Site	$0	$1,844,738	$0	$0	$1,844,738
Stairs	$0	$902	$0	$0	$902
Structure	$0	$657,662	$0	$0	$657,662
Priority Totals	**$3,535,765**	**$22,507,902**	**$285,135**	**$0**	**$26,328,802**

TOTALS P1	**$3,535,765**
TOTALS P1 + P2	**$26,043,667**
TOTALS P1 + P2 + P3	$26,328,802
TOTALS P1 + P2 + P3 + P4	$26,328,802

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DETAIL REPORT

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$285,135
	1	A portion of the panelboards had exceeded their expected useful life.	Replace the panelboards.	3	Bliss ES Main Building Bliss ES	Electrical Distribution	
	2	The exterior lighting had exceeded its expected useful life and the lenses were very discolored.	Replace the exterior lighting.	3	Bliss ES Main Building Bliss ES	Lighting	
EXTERIOR ENCLOSURE							$2,229,989
	3	The exterior doors had exceeded their expected useful life.	Replace the exterior doors throughout the school.	2	Bliss ES Main Building Bliss ES	Exterior Doors	
	4	The precast concrete panels along the exterior of the cafeteria and east entry were deteriorated.	Replace the exterior precast concrete finish.	2	Bliss ES Main Building Bliss ES	Exterior Walls	
	5	Sections of grout at the exterior walls was observed to be deteriorated.	Repair damaged brick, and repoint and seal the brick exterior.	2	Bliss ES Main Building Bliss ES	Exterior Walls	
	6	The entry storefront system was single-pane and had exceeded its expected useful life.	Replace the exterior storefront system.	2	Bliss ES Main Building Bliss ES	Exterior Windows	
FIRE PROTECTION							$0
HVAC							$6,585,226
	7	Evaporative cooling does not meet current district design 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	Bliss ES Site Bliss ES	Mechanical / HVAC	
	8	The evaporative coolers were moderately to severely corroded over 30% of their enclosure. Additionally, the evaporative coolers were approaching their expected useful life.	Replace evaporative coolers	1	Bliss ES Site Bliss ES	Mechanical / HVAC	
	9	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	10	The split systems used R22 refrigerant which is obsolete.	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	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	11	The heating hot water expansion tanks were approaching the end of their expected useful life.	Plan to replace the expansion tanks.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	12	The boilers had exceeded their expected useful life.	Replace the boilers.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	13	The air handling units had exceeded their expected useful life.	Replace the air handling units.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	14	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	15	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	16	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the HVAC controls.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
	17	The heating hot water pumps had minor corrosion and had exceeded their expected useful life.	Replace the hot water pumps.	2	Bliss ES Main Building Bliss ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$870,595**
	18	Some of the toilet and urinal partitions appeared to be original and had exceeded their expected useful life.	Replace the aged toilet partitions.	2	Bliss ES Main Building Bliss ES	Interior Specialties	
	19	The lab casework had exceeded its expected useful life.	Replace the lab casework including epoxy counters with molded in sinks.	2	Bliss ES Main Building Bliss ES	Interior Specialties	
INTERIOR FINISHES							**$9,660,591**
	20	The glue-on acoustical ceiling was noted as being adhered to the structure with asbestos containing adhesive.	Remove and abate any asbestos containing material and install new acoustical drop ceiling throughout the building where adhered acoustical tile was installed.	2	Bliss ES Main Building Bliss ES	Interior Ceiling Finishes	
	21	The VCT throughout the original areas of the building had exceeded its expected useful life, and had areas of original flooring that was reported to have asbestos containing material.	Replace the VCT flooring throughout the original areas of the building.	2	Bliss ES Main Building Bliss ES	Interior Floor Finishes	
	22	The ceramic tile flooring throughout the original areas of the building had exceeded their expected useful life.	Replace the ceramic tile flooring.	2	Bliss ES Main Building Bliss ES	Interior Floor Finishes	
	23	It was noted by facility staff that there were materials in the building (i.e. vinyl composition tile, glue on acoustic tile, etc.) that contained hazardous materials.	Prior to performing any renovation work, complete a hazardous materials survey.	2	Bliss ES Main Building Bliss ES	Interior Floor Finishes	
	24	The quarry tile within the kitchen had exceeded its expected useful life.	Replace the quarry tile flooring.	2	Bliss ES Main Building Bliss ES	Interior Floor Finishes	
	25	The wood flooring for the stage in the multipurpose room had exceeded its expected useful life and was deteriorated.	Replace the wood flooring at the stage within the multipurpose room.	2	Bliss ES Main Building Bliss ES	Interior Floor Finishes	
	26	The acoustic paneling at the testing room had exceeded its expected useful life.	Replace the glue-on tiles with new acoustic wall paneling.	2	Bliss ES Main Building Bliss ES	Interior Wall Finishes	
	27	The tile wall finish throughout the original areas of the building were dated in appearance and had exceeded their expected useful life.	Replace the tile wall finishes.	2	Bliss ES Main Building Bliss ES	Interior Wall Finishes	
PLUMBING							**$2,479,193**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	28	The domestic water heater was approaching the end of its expected useful life.	Replace the domestic water heater(s).	2	Bliss ES Gym Building	Domestic Water Distribution	
	29	Two water heaters were approaching the end of their expected useful life.	Plan to replace the water heaters.	2	Bliss ES Main Building Bliss ES	Domestic Water Distribution	
	30	One domestic hot water pump had exceeded its expected useful life.	Replace the water pump.	2	Bliss ES Main Building Bliss ES	Domestic Water Distribution	
	31	EPISD maintenance staff stated the domestic water piping has frequent leaks and is in poor condition.	Repair damaged piping and replace during next building renovation.	2	Bliss ES Main Building Bliss ES	Domestic Water Distribution	
	32	The backflow preventer was approaching the end of its expected useful life.	Plan to replace the backflow preventer.	2	Bliss ES Main Building Bliss ES	Domestic Water Distribution	
	33	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Bliss ES Gym Building	Plumbing Fixtures	
	34	The majority of plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Bliss ES Main Building Bliss ES	Plumbing Fixtures	
ROOFING							**$1,145,708**
	35	The gutters were observed to be clogged with debris and the system had exceeded it expected useful life.	Replace the gutters and downspouts throughout the building.	2	Bliss ES Main Building Bliss ES	Roof	
	36	The modified bitumen roofing was generally deteriorated, blistering, leaking and had exceeded its expected useful life.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Bliss ES Main Building Bliss ES	Roof	
SAFETY & SECURITY							**$569,063**
	37	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Bliss ES Site Bliss ES	Communications & Security	
	38	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Bliss ES Site Bliss ES	Communications & Security	
	39	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Bliss ES Site Bliss ES	Communications & Security	
SITE							**$1,844,738**
	40	The sports courts are heavily deteriorated and cracked.	Provide a full depth replacement of the asphalt sports courts.	2	Bliss ES Site Bliss ES	Site	
	41	The site lighting at the south parking lot had exceeded its expected useful life and the northeast parking lot and drive aisle did not have site lighting.	Replace the aged pole lights at the south parking lot and install new site lighting at the northeast parking and drive area.	2	Bliss ES Site Bliss ES	Site	
	42	There were areas of observed cracking and differential settlement in the pedestrian paving.	Replace the damaged sections of concrete paving throughout the site.	2	Bliss ES Site Bliss ES	Site	

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		DEFICIENCY	RECOMMENDATION				
	43	The fabric at the canopy located on the northwest side of the campus was deteriorated and tearing at the corners.	Replace the fabric cover for the canopy.	2	Bliss ES Site Bliss ES	Site	
	44	The privacy screen at the north section of perimeter fencing was deteriorated and missing in sections.	Replace the privacy screen fabric with privacy slats.	2	Bliss ES Site Bliss ES	Site	
	45	There was minor cracking throughout the main play area paving and deterioration of the asphalt surface.	Seal all cracking throughout the play area and sealcoat and restripe the asphalt surface	2	Bliss ES Site Bliss ES	Site	
	46	The parking lot and drive aisles had moderate longitudinal and transverse cracking throughout.	Seal all cracking, repair minor pot-holes and areas of excessive cracking, and sealcoat and restripe the parking and drive aisles.	2	Bliss ES Site Bliss ES	Site	
STAIRS							**$902**
	47	There was spalling of the concrete landing at the north most egress stair.	Skim coat the concrete stair to prevent further deterioration.	2	Bliss ES Main Building Bliss ES	Exterior Stairs	
STRUCTURE							**$657,662**
	48	The roof deck that were part of the original building had exceeded its expected useful life. It should be assumed that some of the metal roof deck is compromised and corroded.	Replace 35% of the metal decking at the time of the roof covering replacement.	2	Bliss ES Main Building Bliss ES	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)	**$3,535,765**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$22,507,902**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$285,135**
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	**$3,535,765**
PRIORITY 2 TOTAL	**$22,507,902**
PRIORITY 3 TOTAL	**$285,135**
PRIORITY 4 TOTAL	**$0**
FACILITY CONDITION REPAIR COST	**$26,328,802**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$42,020,022**
FACILITY CONDITION INDEX	**0.63**
	CRITICAL