MORENO ELEMENTARY

Front Door Image



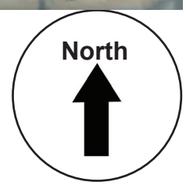
Physical Address:
2300 San Diego Avenue
El Paso, TX 79930

Building Completed: 1999
Optimal Capacity: 625
Building Area: 87,824 SF
Site Acreage: 5.19
Fall 2025 Enrollment: 304

MORENO ELEMENTARY

Site Aerial





EL PASO ISD
it starts with us

Moreno Elementary 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	$603,912
Priority 2	$2,469,312
Priority 3	$2,763,203
Priority 4	$0
Priority Totals	$5,836,426

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,763,203	$0	$2,763,203
Exterior Enclosure	$0	$3,243	$0	$0	$3,243
Fire Protection	$0	$0	$0	$0	$0
HVAC	$87,974	$2,376,237	$0	$0	$2,464,211
Interior Construction	$0	$902	$0	$0	$902
Interior Finishes	$0	$902	$0	$0	$902
Plumbing	$0	$63,157	$0	$0	$63,157
Roofing	$0	$24,872	$0	$0	$24,872
Safety & Security	$515,938	$0	$0	$0	$515,938
Site	$0	$0	$0	$0	$0
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$603,912**	**$2,469,312**	**$2,763,203**	**$0**	**$5,836,426**

TOTALS P1	**$603,912**
TOTALS P1 + P2	**$3,073,224**
TOTALS P1 + P2 + P3	$5,836,426
TOTALS P1 + P2 + P3 + P4	$5,836,426

EL PASO ISD
it starts with us

Moreno 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				
CONVEYING							$0
ELECTRICAL							$2,763,203
	1	Window sealant was deteriorated or failed in approximately four windows, allowing for moisture intrusion.	Remove and replace sealant on four windows.	3	Moreno ES Main Building Moreno ES	Lighting	
	2	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Moreno ES Main Building Moreno ES	Lighting	
	3	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Moreno ES Main Building Moreno ES	Lighting	
	4	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.				
EXTERIOR ENCLOSURE							$3,243
	5	Window sealant was deteriorated or failed in approximately four windows, allowing for moisture intrusion.	Remove and replace sealant on four windows.	2	Moreno ES Main Building Moreno ES	Exterior Windows	
FIRE PROTECTION							$0
HVAC							$2,464,211
	6	The building utilizes 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	Moreno ES Gym Building Moreno ES	Mechanical / HVAC	
	7	Eight of the heating hot water and chilled water circulation pumps had exceeded their expected useful lives and some were moderately corroded.	Replace the aged circulation pumps. 8 EA (2) 1 HP, (3) 5 HP, (3) 7.5 HP	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	8	Air handling units AHU-1 and AHU-2 had both exceeded their expected useful lives.	Replace the air handling units.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	9	The chemical feedwater systems serving the heating hot water and the chilled water systems had exceeded their expected useful lives.	Replace the chemical feedwater systems.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	10	expected useful lives.	Replace the chillers.	2	Building Moreno ES	Mechanical / HVAC	
	11	The cooling tower had exceeded its expected useful life.	Replace the cooling tower.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	12	The wall and rooftop mounted exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	13	The packaged DX refrigerant systems serving the walk-in cooler and freezer had both exceeded their expected useful lives.	Replace the packaged DX refrigerant systems.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	
	14	The VFDs serving the HVAC systems had exceeded their expected design lives.	Replace the VFDs.	2	Moreno ES Main Building Moreno ES	Mechanical / HVAC	

EL PASO ISD
it starts with us

Moreno 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				
INTERIOR CONSTRUCTION							**$902**
	15	The janitorial closet door was displaced and difficult to operate.	Repair the janitorial closet door.	2	Moreno ES Gym Building Moreno ES	Interior Doors	
INTERIOR FINISHES							**$902**
	16	Observed several ceiling tiles stained from roof leak, which was recently repaired.	Replace approximately 25 ceiling tiles.	2	Moreno ES Main Building Moreno ES	Interior Ceiling Finishes	
PLUMBING							**$63,157**
	17	The domestic water heater for the gym restrooms and mop sink had exceeded its expected useful life.	Replace the domestic water heater.	2	Moreno ES Gym Building Moreno ES	Domestic Water Distribution	
	18	The steel domestic water storage tank had moderate corrosion on its enclosure.	Mitigate corrosion from storage tank.	2	Moreno ES Main Building Moreno ES	Domestic Water Distribution	
	19	The chemical treatment system was approaching the end of its expected useful life.	Replace the chemical treatment system.	2	Moreno ES Main Building Moreno ES	Domestic Water Distribution	
	20	Three domestic water pumps had exceeded their expected useful life.	Replace the water pumps.	2	Moreno ES Main Building Moreno ES	Domestic Water Distribution	
ROOFING							**$24,872**
	21	The roof was inaccessible at the time of the assessment due to the lack of a fixed ladder.	Add roof access to the building.	2	Moreno ES Gym Building Moreno ES	Roof	
	22	Downspouts had minor damage and were draining close to the building foundation.	Replace damaged downspout sections and extend for proper drainage.	2	Moreno ES Gym Building Moreno ES	Roof	
SAFETY & SECURITY							**$515,938**
	23	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Moreno ES Site Moreno ES	Communications & Security	
	24	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Moreno ES Site Moreno ES	Communications & Security	
	25	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Moreno ES Site Moreno ES	Communications & Security	
SITE							**$0**
STAIRS							**$0**
STRUCTURE							**$0**

EL PASO ISD
it starts with us

Moreno 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)				$603,912
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				$2,469,312
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				$2,763,203
	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	$603,912
PRIORITY 2 TOTAL	$2,469,312
PRIORITY 3 TOTAL	$2,763,203
PRIORITY 4 TOTAL	$0
FACILITY CONDITION REPAIR COST	$5,836,426
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$50,762,272
FACILITY CONDITION INDEX	**0.11**
	FAIR