LUNDY ELEMENTARY

Front Door Image



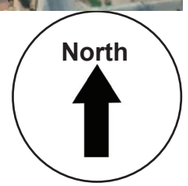
Physical Address:
6201 High Ridge Drive
El Paso, TX 79912

Building Completed: 2009
Optimal Capacity: 939
Building Area: 112,731 SF
Site Acreage:
Fall 2025 Enrollment: 831

LUNDY ELEMENTARY

Site Aerial





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Lundy 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	$515,938
Priority 2	$2,358,721
Priority 3	$0
Priority 4	$0
Priority Totals	$2,874,658

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	$25,155	$0	$0	$25,155
Fire Protection	$0	$89,675	$0	$0	$89,675
HVAC	$0	$228,867	$0	$0	$228,867
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$0	$0	$0	$0
Plumbing	$0	$182,058	$0	$0	$182,058
Roofing	$0	$1,787,871	$0	$0	$1,787,871
Safety & Security	$515,938	$0	$0	$0	$515,938
Site	$0	$45,094	$0	$0	$45,094
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$515,938**	**$2,358,721**	**$0**	**$0**	**$2,874,658**

TOTALS P1	**$515,938**
TOTALS P1 + P2	**$2,874,658**
TOTALS P1 + P2 + P3	$2,874,658
TOTALS P1 + P2 + P3 + P4	$2,874,658

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$0**
EXTERIOR ENCLOSURE							**$25,155**
	1	The automatic sliding doors at the main entrance did not function at the time of assessment. EPISD facility staff reported constant issues with these doors, stating that they had been repaired numerous times, but always stopped functioning within weeks after the repair. Also, the sliding doors did not seal properly, allowing water infiltration during storms.	Replace the automatic sliding doors.	2	Lundy ES Main Building Lundy ES	Exterior Doors	
FIRE PROTECTION							**$89,675**
	2	The fire alarm control panel was approaching the end of its expected useful life.	Plan to replace the fire alarm control panel.	2	Lundy ES Main Building Lundy ES	Fire Alarm	
HVAC							**$228,867**
	3	Two chilled water circulation pumps and two heating hot water circulation pumps were approaching the end of their expected useful life. One of the heating hot water circulation pumps was also moderately corroded.	Plan to replace the circulation pumps.	2	Lundy ES Main Building Lundy ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$0**
INTERIOR FINISHES							**$0**
PLUMBING							**$182,058**
	4	EPISD staff reported that the domestic water piping had leaks and that the system had limited isolation valves.	As these deficiencies were not observed at the time of assessment further investigation would be required to determine the scope and solution of these issues.	2	Lundy ES Main Building Lundy ES	Domestic Water Distribution	
	5	The electric water heater located in the first floor custodian's closet was approaching the end of its expected useful life.	Plan to replace the electric water heater.	2	Lundy ES Main Building Lundy ES	Domestic Water Distribution	
	6	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Lundy ES Main Building Lundy ES	Plumbing Fixtures	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
ROOFING							**$1,787,871**
	7	EPISD Facility Staff reported roof leaks above the library and the main administrative area. They attributed the leaks to poor construction. Some surface deterioration and degranulation was observed throughout.	Continue to patch the modified bitumen roof covering as leaks are detected.	2	Lundy ES Main Building Lundy ES	Roof	
SAFETY & SECURITY							**$515,938**
	8	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Lundy ES Site Lundy ES	Communications & Security	
	9	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Lundy ES Site Lundy ES	Communications & Security	
	10	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Lundy ES Site Lundy ES	Communications & Security	
SITE							**$45,094**
	11	EPISD staff reported the retaining wall near the kitchen service deliveries has occasional structural issues.	Perform a structural study on the retaining wall.	2	Lundy ES Site Lundy ES	Site	
STAIRS							**$0**
STRUCTURE							**$0**

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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)				$515,938
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				$2,358,721
	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	$515,938
PRIORITY 2 TOTAL	$2,358,721
PRIORITY 3 TOTAL	$0
PRIORITY 4 TOTAL	$0
FACILITY CONDITION REPAIR COST	$2,874,658
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$65,158,518
FACILITY CONDITION INDEX	**0.04**
	GOOD