CENTER FOR CAREER & TECH EDUCATION

Front Door Image



Physical Address:
1170 Walnut Street
El Paso, Texas 79930

Building Completed: 1964
Optimal Capacity: 962
Building Area: 146,485 SF
Site Acreage: 22.00
Fall 2025 Enrollment:

CENTER FOR CAREER & TECH EDUCATION

Site Aerial





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Center Career & Technology Education

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	$3,564,245
Priority 2	$13,959,717
Priority 3	$3,615,391
Priority 4	$6,908,330
Priority Totals	$28,047,684

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$3,615,391	$0	$3,615,391
Exterior Enclosure	$0	$2,637,321	$0	$0	$2,637,321
Fire Protection	$0	$40,925	$0	$6,908,330	$6,949,255
HVAC	$2,587,214	$1,603,642	$0	$0	$4,190,856
Interior Construction	$0	$62,264	$0	$0	$62,264
Interior Finishes	$0	$1,072,052	$0	$0	$1,072,052
Plumbing	$0	$4,781,191	$0	$0	$4,781,191
Roofing	$0	$2,113,315	$0	$0	$2,113,315
Safety & Security	$977,031	$0	$0	$0	$977,031
Site	$0	$1,599,448	$0	$0	$1,599,448
Stairs	$0	$49,560	$0	$0	$49,560
Structure	$0	$0	$0	$0	$0
Priority Totals	**$3,564,245**	**$13,959,717**	**$3,615,391**	**$6,908,330**	**$28,047,684**

TOTALS P1	**$3,564,245**
TOTALS P1 + P2	**$17,523,963**
TOTALS P1 + P2 + P3	$21,139,354
TOTALS P1 + P2 + P3 + P4	$28,047,684

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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$3,615,391
	1	Facility staff reported frequent issues with the electrical system and the system had exceeded its expected useful life.	Replace the electrical distribution system and all components.	3	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Electrical Distribution	
	2	The distribution panels were approaching or had exceeded their expected useful life.	Replace the aged panelboards.	3	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Electrical Distribution	
	3	The switchboard had exceeded its expected useful life.	Replace the aged switchboard.	3	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Electrical Distribution	
	4	The motor control center was approaching the end of its expected useful life.	Replace the aged motor control center.	3	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Electrical Distribution	
	5	The distribution panelboards were approaching the end of their expected useful life.	Replace the aged panelboards.	3	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Electrical Distribution	
	6	The switchboard was approaching the end of its expected useful life.	Replace the aged switchboard.	3	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Electrical Distribution	
	7	The panelboards were observed to be Federal Pacific, and while these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure.	Replace the aged panelboards.	3	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Electrical Distribution	
	8	The panelboards were approaching the end of their expected useful life.	Replace the aged panelboards.	3	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Electrical Distribution	
	9	The panelboards were approaching the end of their expected useful life.	Plan to replace the panelboards.	3	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Electrical Distribution	
	10	The exterior HID fixtures had exceeded their expected useful life.	Replace the aged lights with LED fixtures.	3	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Lighting	
	11	The interior fluorescent fixtures had exceeded their expected useful life	Replace the aged lights with LED fixtures.	3	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Lighting	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	12	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Lighting	
	13	The interior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Lighting	
	14	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Lighting	
	15	The exterior lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Lighting	
	16	The interior lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Lighting	
	17	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Lighting	
EXTERIOR ENCLOSURE							$2,637,321
	18	The exterior overhead doors were approaching the end of their expected useful lives.	Plan to replace the exterior overhead doors.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Exterior Doors	
	19	The exterior personnel doors had exceeded their expected useful lives.	Replace the exterior personnel doors.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Exterior Doors	
	20	The exterior overhead doors were approaching the end of their expected useful lives.	Plan to replace the exterior overhead doors.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Exterior Doors	
	21	The exterior personnel doors had exceeded their expected useful lives.	Replace the exterior personnel doors.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Exterior Doors	
	22	The exterior overhead doors were approaching the end of their expected useful lives.	Plan to replace the exterior overhead doors.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Exterior Doors	

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		DEFICIENCY	RECOMMENDATION				
	23	The exterior personnel doors had exceeded their expected useful lives.	Replace the exterior personnel doors.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Exterior Doors	
	24	The exterior overhead doors were approaching the end of their expected useful lives.	Plan to replace the exterior overhead doors.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Exterior Doors	
	25	The exterior personnel doors had exceeded their expected useful lives.	Replace the exterior personnel doors.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Exterior Doors	
	26	The face brick had cracking, physical damage, and mortar failure on the south corner of the facility.	Repair the damaged façade and repoint and seal the face brick.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Exterior Walls	
	27	There was a vertical crack on northwest exterior above the overhead door, and there was a hole in the façade adjacent to the northeast overhead coiling door. Additionally, there was some minor deterioration in the grout of the brick exterior.	Repair the cracked and damaged facade, and repoint and seal the brick exterior.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Exterior Walls	
	28	The caulking in the expansion joints was deteriorated.	Replace the caulking and backer-rod at the buildings expansion joints.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Exterior Walls	
	29	There was cracking observed in the precast concrete exterior at the top corners of one of the exterior louvers.	Repair the cracking in the precast concrete panel.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Exterior Walls	
	30	The caulking in the expansion joints was deteriorated.	Replace the caulking and backer-rod at the buildings expansion joints.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Exterior Walls	
	31	The windows had exceeded their expected useful life and had single-pane glazing. Single pane windows do not meet current District design standards.	Replace the windows.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Exterior Windows	
	32	The windows had exceeded their expected useful life and had single-pane glazing. Single pane windows do not meet current District design standards.	Replace the windows.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Exterior Windows	
	33	The exterior windows had single pane glazing with isolated damage to several windows.	Replace the single pane glazed windows with insulated double pane glazed windows.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Exterior Windows	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	34	The windows were single-pane glazing which does not meet current District design standards.	Replace the exterior windows with dual pane glazed units.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Exterior Windows	
	35	The storefront system had single-pane glazing which does not meet current District design standards.	Replace the storefront system with a dual pane glazed system.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Exterior Windows	
	36	The windows were single-pane glazing which did not meet the District current design standards.	Replace the windows with double-pane units.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Exterior Windows	
FIRE PROTECTION							$6,949,255
	37	The fire alarm control panel had exceeded its expected useful life.	Replace the fire alarm control panel.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Fire Alarm	
	38	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current District and design standards.	4	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Fire Protection / Suppression	
	39	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current District and design standards.	4	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Fire Protection / Suppression	
	40	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current District and design standards.	4	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Fire Protection / Suppression	
	41	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Fire Protection / Suppression	
	42	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current District and design standards.	4	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Fire Protection / Suppression	
HVAC							$4,190,856
	43	The heating hot water boiler had exceeded its expected useful life.	Replace the aged boiler.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	44	The hydronic unit heaters had exceeded their expected useful life.	Replace the aged unit heaters.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	45	The gas unit heaters had exceeded their expected useful life.	Replace the aged unit heaters.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	46	The evaporative coolers were corroded and some appeared to be inoperable. There was an active leak in evaporative Cooler 12's supply water line.	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	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	47	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fan.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	48	The garage exhaust systems had exceeded their expected useful life.	Replace the garage exhaust system.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	49	The heating hot water pump had exceeded its expected useful life.	Replace the hot water pump.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	50	The make-up air unit had exceeded its expected useful life.	Replace the make-up air unit.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	51	The utility set exhaust fan was corroded and the duct boot was degraded. It had also exceeded its expected useful life.	Replace the utility exhaust fan.	1	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	52	The rooftop exhaust fan had exceeded its expected useful life.	Replace the aged exhaust fan.	1	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	53	The evaporative coolers had exceeded their expected useful life and evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	54	The gas fired unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	55	The heating hot water pump was approaching the end of its expected useful life.	Plan to replace the heating hot water pump.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	56	The dust collection systems had exceeded their expected useful life.	Replace the aged dust collection systems.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	57	The rooftop exhaust fans had exceeded their expected useful life.	Replace the aged exhaust fans.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	58	The fan col unit had exceeded its expected useful life.	Replace the aged fan coil unit.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	59	The boiler had exceeded its expected useful life.	Replace the boiler.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	60	The chemical feedwater system had exceeded its expected useful life.	Replace the chemical feedwater system.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	61	Evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	62	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	63	The utility exhaust fans had exceeded their expected useful life and one was inoperable at the time of assessment.	Replace the utility exhaust fans.	1	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Mechanical / HVAC	
	64	The rooftop and wall mounted exhaust fans had exceeded their expected useful life.	Replace the aged exhaust fans.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	65	The expansion tank had exceeded its expected useful life.	Replace the aged expansion tank.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	66	The two pipe fan coil units had exceeded their expected useful life.	Replace the aged fan coil units.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	67	The packaged DX refrigerant system had exceeded its expected useful life.	Replace the aged split system.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	68	The chemical feedwater system had exceeded its expected useful life.	Replace the chemical feedwater system.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	69	Evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	70	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	1	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	71	The heating hot water boiler was approaching the end of their expected useful life.	Plan to replace the boiler.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	72	The heating hot water and chilled water expansion tanks were approaching the end of their expected useful life.	Plan to replace the expansion tanks.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	73	The five air handling units had exceeded their expected useful life.	Replace the aged air handling units.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	74	The cooling tower had exceeded its expected useful life and was corroded.	Replace the aged cooling tower.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	75	The two pipe fan coil units had exceeded their expected useful life.	Replace the aged fan coil units.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	76	The rooftop exhaust fans and utility set fans had exceeded their expected useful life.	Replace the aged fans.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	77	The VFDs had exceeded their expected useful life.	Replace the aged VFDs.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	78	The heating hot water and chilled water chemical feedwater systems had exceeded their expected useful life.	Replace the chemical feedwater systems.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	79	The heating hot water, chilled water, and condenser water pumps had exceeded their expected useful life.	Replace the pumps.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Mechanical / HVAC	
	80	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Mechanical / HVAC	
	81	The walk-in cooler refrigeration system had exceeded its expected useful life.	Replace the packaged DX refrigerant system.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Mechanical / HVAC	
	82	The packaged terminal units used R22 refrigerant and had exceeded their expected useful life.	Replace the packaged terminal units.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Mechanical / HVAC	
	83	The electric unit heaters had exceeded their expected useful life.	Replace the unit heaters.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$62,264
	84	EPISD staff reported that some of the interior doors were in need of replacement.	Replace the interior doors.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Interior Doors	
INTERIOR FINISHES							$62,264
	85	The ACT had been replaced in various phases, Overall, the ACT had exceeded expected useful life and showed areas of damage.	Replace the ACT throughout. Based on the age of the building and the type of acoustic ceiling, the pricing assumes the presence of hazardous materials.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Interior Ceiling Finishes	
	86	The ceramic tile in the restrooms had exceeded expected useful life, showed areas of damage and missing tiles.	Replace the ceramic tile in the restrooms.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Interior Floor Finishes	
	87	The VCT had been replaced in various phases and consisted of mismatched tiles. Overall, the VCT had exceeded expected useful life and showed areas of damage.	Replace the VCT throughout.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Interior Floor Finishes	
	88	The ceramic tile in the restrooms had exceeded expected useful life, showed areas of damage and missing tiles.	Replace the ceramic tile in the restrooms.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Interior Floor Finishes	
	89	The carpet in the classroom had exceeded expected useful life.	Replace the carpet in the classroom.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Interior Floor Finishes	

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		DEFICIENCY	RECOMMENDATION				
	90	The VCT in the headhouse had exceeded expected useful life and staff reported the floor finish had asbestos containing material.	Replace the VCT in the headhouse and include asbestos abatement as required.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Interior Floor Finishes	
	91	The VCT had exceeded expected useful life and was damaged, cracked, and had areas of mismatched tile.	Replace the VCT in the classroom buildings, restroom building and the classroom section of the kitchen building.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Interior Floor Finishes	
	92	The wall tile in the restrooms had exceeded expected useful life, showed areas of damage and missing tiles.	Replace the wall tile in the restrooms.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Interior Wall Finishes	
	93	The wall tile in the restrooms had exceeded expected useful life, showed areas of damage and missing tiles.	Replace the wall tile in the restrooms.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Interior Wall Finishes	
	94	The wall tile in the restrooms had exceeded expected useful life, showed areas of damage and missing tiles.	Replace the wall tile in the restrooms.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Interior Wall Finishes	
PLUMBING							**$4,781,191**
	95	The electric domestic water heaters were approaching the end of their expected useful lives	Plan to replace the domestic water heaters.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	96	The backflow preventer had exceeded its expected useful life.	Replace the aged backflow preventer.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	97	The natural gas domestic water heater had exceeded its expected useful life.	Replace the aged water heater.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	98	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	99	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor shape.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Domestic Water Distribution	
	100	The electric water heater had exceeded its expected useful life.	Replace the aged water heater.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Domestic Water Distribution	

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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				
	101	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Domestic Water Distribution	
	102	Based on the age of the building, it would be recommended that the district plan for a full replacement of the domestic water and sanitary waste and vent systems at the time of the next major building renovation.	Replace the domestic water and sanitary waste and vent piping.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	103	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	104	The expansion tank was approaching the end of its expected useful life.	Plan to replace the expansion tank.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	105	The domestic backflow preventer had a constant leak and had exceeded its expected useful life.	Replace the aged backflow preventer.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	106	The domestic water circulation pump had exceeded its expected useful life.	Replace the aged circulation pump,	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	107	The electric water heater had exceeded its expected useful life.	Replace the aged water heater.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	108	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Domestic Water Distribution	
	109	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Domestic Water Distribution	
	110	EPISD Facilities Maintenance staff reported the domestic water distribution and sanitary waste pipes were in poor condition.	Replace the domestic water distribution and sanitary waste piping during the next major facility renovation.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Domestic Water Distribution	
	111	One electric water heater had exceeded its expected useful life.	Replace the water heater.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Domestic Water Distribution	
	112	EPISD staff stated the oil water separator is in poor condition and needs to be replaced.	Replace the oil water separator.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Other Plumbing	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	113	The plumbing fixtures were approaching or had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Plumbing Fixtures	
	114	The plumbing fixtures were assumed to have been installed in 1995 and were in fair overall condition. No deficiencies were observed or reported at the time of assessment, however the plumbing fixtures were approaching or had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Plumbing Fixtures	
	115	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Plumbing Fixtures	
	116	The emergency eye wash stations had exceeded their expected useful life.	Replace the aged emergency eye wash stations.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Plumbing Fixtures	
	117	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Plumbing Fixtures	
	118	The commercial kitchen sinks, drinking fountains, 1995 era kitchen sinks, mop sinks, and multi-occupant restrooms were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Plumbing Fixtures	
ROOFING							**$2,113,315**
	119	The modified bitumen roof covering was deteriorated and had blisters throughout. The covering had exceeded its expected useful life and portions of the roof had been sealed to stop active leaks.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Center for Career & Tech (SAPC) Auto Center Building Center for Career & Tech (SAPC)	Roof	
	120	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Roof	
	121	The roof was assumed to have exceeded its expected useful life.	Replace the roof covering.	2	Center for Career & Tech (SAPC) Auto Shops Center for Career & Tech (SAPC)	Roof	
	122	The roof covering was approaching the end of its expected useful life.	Plan to replace the roof covering.	2	Center for Career & Tech (SAPC) Building Maintenance Shops Center for Career & Tech (SAPC)	Roof	

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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	123	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Roof	
	124	The roof covering was approaching the end of its expected useful life.	Plan to replace the roof covering.	2	Center for Career & Tech (SAPC) Horticulture Building Center for Career & Tech (SAPC)	Roof	
	125	The building did not have fixed ladder roof access to the lower east roof.	Add fixed ladder access to the lower east roof.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Roof	
	126	The roof covering was creased, cracked and deteriorated. The roof covering had exceeded its expected useful life.	Replace the roof covering.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Roof	
	127	The building did not have fixed ladder roof access.	Add fixed ladder roof access.	2	Center for Career & Tech (SAPC) Modular Complex Center for Career & Tech (SAPC)	Roof	
SAFETY & SECURITY							**$977,031**
	128	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Center for Career & Tech (SAPC) Site Center for Career & Tech (SAPC)	Communications & Security	
	129	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Center for Career & Tech (SAPC) Site Center for Career & Tech (SAPC)	Communications & Security	
	130	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Center for Career & Tech (SAPC) Site Center for Career & Tech (SAPC)	Communications & Security	
SITE							**$1,599,448**
	131	The asphalt parking lot, roadway and pedestrian paving were cracked throughout.	Repave all asphalt surfaces.	2	Center for Career & Tech (SAPC) Site Center for Career & Tech (SAPC)	Site	
STAIRS							**$49,560**
	132	The VCT floor finish on the steps was cracked.	Replace the floor finish on the steps to prevent potential trip hazard.	2	Center for Career & Tech (SAPC) Main Building Center for Career & Tech (SAPC)	Interior Stairs	
STRUCTURE							**$0**

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)	**$3,564,245**

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DETAIL REPORT

Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)					$13,959,717
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)					$3,615,391
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)					$6,908,330

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	$3,564,245
PRIORITY 2 TOTAL	$13,959,717
PRIORITY 3 TOTAL	$3,615,391
PRIORITY 4 TOTAL	$6,908,330
FACILITY CONDITION REPAIR COST	$28,047,684
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$102,685,985
FACILITY CONDITION INDEX	**0.27**
	FAIR

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Long Range Facilities Master Plan

The following items are part of the Long Range Facilities Master Plan as included by the El Paso ISD Citizens 2026 Bond Planning Committee for this campus:

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	TOTAL COST
ATHLETICS				
SAFETY & SECURITY				
	1	Upgrade video doorbell system.	1	
	2	Improve exterior Public Address systems (digital, see Technology item 5)	1	
	3	Provide visual and audio warning system.	1	
	4	Provide secure vestibule enhancements.	1	
	5	Provide silent alarm in classrooms.	2	
	6	Provide safety film and/or blind at interior glass.	2	
	7	Provide vape detection system at student restrooms.	2	
	8	Provide metal detectors and /or hand wands at student entries.	3	
	9	Provide blue light emergency call boxes.	3	
	10	Provide cameras with weapons detection program.	3	
STUDENT EXPERIENCE				
	1	Renovate shop areas to include new finishes, lights, electrical infrastructure and improved HVAC.		
	2	Provide new specialized high-cost equipment that allows scalable growth to support regional workforce partnerships and future program growth.		
TECHNOLOGY				
	1	Upgrade MDF and IDF rooms for increased network reliability, simplified maintenance and scalability for future expansion		
	2	Upgrade wireless infrastructure to ensure consistent, high speed connectivity.		
	3	Upgrade firewall to maintain secure network.		
	4	Provide Sound Enhancement System in classrooms.		
	5	Provide digital Public Address System.		
	6	Upgrade cabling to CAT 6 thorughout campus.		
	7	Upgrade visitor management hardware including computers, printers and monitors.		
	8	Upgrade student and teacher devices.		