GUILLEN MIDDLE

Front Door Image



Physical Address:
900 South Cotton
El Paso, Texas 79901

Building Completed: 1922
Optimal Capacity: 1,647
Building Area: 222,652 SF
Site Acreage: 22.82
Fall 2025 Enrollment: 433

GUILLEN MIDDLE

Site Aerial





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Guillen Middle 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	$6,015,147
Priority 2	$20,010,613
Priority 3	$6,432,364
Priority 4	$11,869,503
Priority Totals	$44,327,627

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$469,282	$0	$469,282
Electrical	$0	$0	$5,963,082	$0	$5,963,082
Exterior Enclosure	$0	$7,054,843	$0	$0	$7,054,843
Fire Protection	$0	$567,301	$0	$11,869,503	$12,436,804
HVAC	$4,569,083	$687,750	$0	$0	$5,256,833
Interior Construction	$0	$507,110	$0	$0	$507,110
Interior Finishes	$0	$2,956,570	$0	$0	$2,956,570
Plumbing	$0	$2,888,642	$0	$0	$2,888,642
Roofing	$0	$2,911,819	$0	$0	$2,911,819
Safety & Security	$1,383,281	$0	$0	$0	$1,383,281
Site	$0	$1,512,381	$0	$0	$1,512,381
Stairs	$0	$138,523	$0	$0	$138,523
Structure	$62,783	$785,674	$0	$0	$848,457
Priority Totals	**$6,015,147**	**$20,010,613**	**$6,432,364**	**$11,869,503**	**$44,327,627**

TOTALS P1	**$6,015,147**
TOTALS P1 + P2	**$26,025,760**
TOTALS P1 + P2 + P3	$32,458,124
TOTALS P1 + P2 + P3 + P4	$44,327,627

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$469,282
	1	The elevator was approaching the end of its expected useful life.	Plan to replace the aging elevator.	3	Guillen MS Back Building Guillen MS	Elevators, Lifts, and Escalators	
	2	The elevator had exceeded its expected useful life.	Replace the aged elevator.	3	Guillen MS Main Building Guillen MS	Elevators, Lifts, and Escalators	
ELECTRICAL							$5,963,082
	3	The panelboards had exceeded or were approaching the end of their expected useful life. Furthermore, the 1955 era panelboard was manufactured by Federal Pacific, and while this panelboard was not observed with the problematic "Stab-Lok" breakers, the panel has an increased risk of failure.	Replace the aged panelboards.	3	Guillen MS Building 03 Guillen MS	Electrical Distribution	
	4	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Guillen MS Building 04 Guillen MS	Electrical Distribution	
	5	The panelboard was observed to be Federal Pacific, and while this panelboard was not observed with the problematic "Stab-Lok" breakers, the panel has an increased risk of failure.	Replace the Federal Pacific Electric panelboard.	3	Guillen MS Locker Room Building Guillen MS	Electrical Distribution	
	6	The building was underserved electrically based on the service entrance capacity of 600-amp, at 480-volt 3-phase. Th electrical service equals approximately 5.5-watts/SF service and the standard design should be closer to 11.1-watts/SF.	Due to the condition and age of the electrical equipment and insufficient capacity, it is recommended that the full electrical system be replaced including; the main distribution panel, distribution and local panelboards, and interconnecting feeders.	3	Guillen MS Main Building Guillen MS	Electrical Distribution	
	7	The electrical distribution equipment had exceeded its expected useful life.	Replace the electrical distribution equipment throughout the building.	3	Guillen MS Shop/Band/Orchestra Building Guillen MS	Electrical Distribution	
	8	The exterior lighting had exceeded its expected useful life.	Replace the aged exterior lighting.	3	Guillen MS Back Building Guillen MS	Lighting	
	9	The interior lighting had exceeded its expected useful life.	Replace the aged interior lighting.	3	Guillen MS Back Building Guillen MS	Lighting	
	10	The interior light fixtures had exceeded their expected useful life.	Replace all lights with LED fixtures.	3	Guillen MS Building 03 Guillen MS	Lighting	
	11	The exterior lighting had exceeded its expected useful life.	Replace the aged exterior lighting.	3	Guillen MS Building 04 Guillen MS	Lighting	
	12	The interior lighting had exceeded its expected useful life.	Replace the aged interior lighting.	3	Guillen MS Building 04 Guillen MS	Lighting	
	13	The exterior lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Guillen MS Building 05 Guillen MS	Lighting	
	14	The interior lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Guillen MS Building 05 Guillen MS	Lighting	
	15	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Guillen MS Locker Room Building Guillen MS	Lighting	

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		DEFICIENCY	RECOMMENDATION				
	16	A portion of the interior fluorescent lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Guillen MS Locker Room Building Guillen MS	Lighting	
	17	The exterior lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Guillen MS Main Building Guillen MS	Lighting	
	18	The majority of the interior fluorescent lighting had exceeded its expected design life.	Replace all lights with LED fixtures.	3	Guillen MS Main Building Guillen MS	Lighting	
	19	The exterior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Guillen MS Shop/Band/Orchestra Building Guillen MS	Lighting	
	20	The interior lighting had exceeded its expected useful life.	Replace all lights with LED fixtures.	3	Guillen MS Shop/Band/Orchestra Building Guillen MS	Lighting	
EXTERIOR ENCLOSURE							$7,054,843
	21	The exterior doors had exceeded their expected useful life.	Replace the exterior doors.	2	Guillen MS Building 03 Guillen MS	Exterior Doors	
	22	The exterior glazed doors had exceeded their expected useful life.	Replace the exterior doors.	2	Guillen MS Building 04 Guillen MS	Exterior Doors	
	23	Two of the exterior doors at one entry to the cafeteria had damaged sweeps. Additionally, the doors had exceeded their expected useful life.	Replace the exterior doors throughout the building.	2	Guillen MS Building 05 Guillen MS	Exterior Doors	
	24	The exterior hollow metal and wood doors were generally damaged and had exceeded their expected useful life. Additionally, the wood door at the basement mechanical room was rotted below the door glazing.	Replace the doors throughout the building with hollow metal units.	2	Guillen MS Locker Room Building Guillen MS	Exterior Doors	
	25	The exterior doors had exceeded their expected useful life.	Replace the exterior doors throughout the building.	2	Guillen MS Main Building Guillen MS	Exterior Doors	
	26	The exterior doors were observed to have some fitment issues and failing seals. Additionally, the doors had exceeded their expected useful life.	Replace the exterior doors throughout the facility.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Exterior Doors	
	27	The sealant at the expansion joints in the exterior brick veneer was deteriorated.	Remove and replace all of the expansion joint sealant, and replace backer rod where necessary.	2	Guillen MS Back Building Guillen MS	Exterior Walls	
	28	There were sections of the precast coping where the grout had deteriorated and was missing.	Replace the grout al all precast concrete coping joints.	2	Guillen MS Back Building Guillen MS	Exterior Walls	
	29	One of the louver fins, on the south wall had been relocated which allowed for a large enough gap for pests to enter the building. Additionally, the louvers had exceeded their expected useful life.	Replace the two louvers in the building exterior.	2	Guillen MS Building 03 Guillen MS	Exterior Walls	

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		DEFICIENCY	RECOMMENDATION				
	30	The mortar binding the stone walls together was observed to be deteriorated throughout the exterior wall, but was most sever at the base of the wall.	Repoint the mortar throughout the exterior.	2	Guillen MS Building 03 Guillen MS	Exterior Walls	
	31	The exterior appeared to be original construction, likely pre-1950, and had a significant crack in the west exterior wall which could indicate settling foundation.	The exterior should be assessed by a structural engineer to determine the extent of repairs to ensure the structure is safe for continued use.	2	Guillen MS Building 03 Guillen MS	Exterior Walls	
	32	There was a crack in the soffit likely due to settling, and there was moisture staining and damage to the soffit at the northeast corner.	After repairing the source of the water infiltration, repair and repaint the soffit.	2	Guillen MS Building 04 Guillen MS	Exterior Walls	
	33	The decorative arches columns had significant deterioration of the expansion joints, areas of potential settling, and sections of damaged precast concrete.	Replace the expansion joint material between all precast concrete sections and repair any damaged concrete sections.	2	Guillen MS Building 04 Guillen MS	Exterior Walls	
	34	The expansion joints in the exterior walls was deteriorated.	Replace the expansion joint sealant and backer rods throughout the building exterior.	2	Guillen MS Building 04 Guillen MS	Exterior Walls	
	35	There was deterioration of existing brick exterior.	Repair damage areas of brick, and repoint and seal the brick exterior.	2	Guillen MS Building 05 Guillen MS	Exterior Walls	
	36	The northwest upper corner of the building was reportedly damaged at the electrical thru-wall support when a truck caught it with it's trailer.	Repair the northwest upper corner of the building where it was damaged.	2	Guillen MS Locker Room Building Guillen MS	Exterior Walls	
	37	The exterior louver at the basement exterior had exceeded its expected useful life and was damaged, likely when it was installed.	Replace the louver and modify the basement wall opening to allow for proper fitment.	2	Guillen MS Locker Room Building Guillen MS	Exterior Walls	
	38	The grout at the building exterior was deteriorated throughout.	Repoint and seal the brick exterior.	2	Guillen MS Locker Room Building Guillen MS	Exterior Walls	
	39	The expansion joints in the exterior were observed to be deteriorated and in places the backer-rod was exposed.	Replace the expansion joint backer-rod and sealant throughout the exterior.	2	Guillen MS Main Building Guillen MS	Exterior Walls	
	40	The brick exterior was observed with areas of deteriorated grout and minor cracking.	Repoint and seal the exterior of the building, and repair any areas of cracking.	2	Guillen MS Main Building Guillen MS	Exterior Walls	
	41	The EIFS fascia/cornice was damaged along most of the leading edges and there were areas of impact damage to the face and top throughout	Due to the extensive damage observed, replace the EIFS fascia/cornice to prevent water for infiltrating into the exterior walls.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Exterior Walls	
	42	The brick veneer at the southeast corner of the building was falling away from the CMU structure. Additionally, the grout was observed with areas of deterioration.	Replace the failing section of exterior brick veneer, and repoint and seal the brick exterior.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Exterior Walls	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	43	The hollow metal frames at the clearstory windows were corroded and there was excessive sealant at the perimeter of each glazing. Additionally, the windows were single-pane which did not meet the districts current standard.	Install new windows, including frames, that are dual-pane and meet the districts current design standards.	2	Guillen MS Back Building Guillen MS	Exterior Windows	
	44	The glazing panels in the exterior window walls and lites was single-pane which did not meet the districts current standard.	Replace the single-pane glazing with dual-pane to meet the districts current design standards.	2	Guillen MS Back Building Guillen MS	Exterior Windows	
	45	The window frames were rotted and deteriorated throughout the building.	Replace the exterior windows throughout the building.	2	Guillen MS Building 03 Guillen MS	Exterior Windows	
	46	The storefront glazing systems had exceeded their expected useful life.	Replace the exterior storefront glazing systems.	2	Guillen MS Building 04 Guillen MS	Exterior Windows	
	47	The exterior windows had exceeded their expected useful life.	Replace the exterior windows.	2	Guillen MS Building 04 Guillen MS	Exterior Windows	
	48	The windows throughout the building were single-pane glazing which has been identified by the district as not meeting current design standards. Additionally, the windows had exceeded their expected useful life.	Replace the exterior windows with dual-pane units that meet the districts current design standards.	2	Guillen MS Building 05 Guillen MS	Exterior Windows	
	49	The aged exterior windows had single pane glazing, and were sealed shut and were no longer operable.	Replace the windows with double pane insulated windows.	2	Guillen MS Locker Room Building Guillen MS	Exterior Windows	
	50	The metal windows were observed with damaged glazing panels, corrosion and had exceeded their expected useful life. Additionally, the throughout the school were single-pane glazing.	Replaced the metal windows throughout the building with new wood units with dual-pane glazing.	2	Guillen MS Main Building Guillen MS	Exterior Windows	
	51	The wood windows were observed with deteriorated paint, isolated areas of rot and had exceeded their expected useful life. Additionally, the throughout the school were single-pane glazing.	Replaced the wood windows throughout the building with new wood units with dual-pane glazing.	2	Guillen MS Main Building Guillen MS	Exterior Windows	
	52	The side lite at the entry door was single-pane glazing which does not meet current district standards, and had exceeded its expected useful life.	Replace the exterior window system at the entry.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Exterior Windows	
	53	The exterior windows were single-pane and therefore didn't meet current district standards. Additionally, the windows had exceeded their expected useful life.	Replace the exterior windows with dual pane units.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Exterior Windows	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
FIRE PROTECTION							$12,436,804
	54	The fire alarm devices were approaching the end of their expected useful life.	Plan to replace the aging fire alarm devices.	2	Guillen MS Back Building Guillen MS	Fire Alarm	
	55	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Guillen MS Building 03 Guillen MS	Fire Alarm	
	56	The fire alarm control panel and devices had exceeded their expected useful life.	Replace the aged fire alarm system.	2	Guillen MS Building 04 Guillen MS	Fire Alarm	
	57	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Guillen MS Building 05 Guillen MS	Fire Alarm	
	58	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Guillen MS Main Building Guillen MS	Fire Alarm	
	59	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Fire Alarm	
	60	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Back Building Guillen MS	Fire Protection / Suppression	
	61	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Building 03 Guillen MS	Fire Protection / Suppression	
	62	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Building 04 Guillen MS	Fire Protection / Suppression	
	63	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Building 05 Guillen MS	Fire Protection / Suppression	
	64	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Locker Room Building Guillen MS	Fire Protection / Suppression	
	65	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Main Building Guillen MS	Fire Protection / Suppression	
	66	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Guillen MS Shop/Band/Orchestra Building Guillen MS	Fire Protection / Suppression	
HVAC							$5,256,833
	67	The chemical feedwater tanks were approaching the end of their expected useful life.	Plan to replace the chemical feedwater tanks.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	68	The chiller was approaching the end of its expected useful life.	Plan to replace the chiller.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	69	The exhaust fan was approaching the end of its expected useful life.	Plan to replace the exhaust fan.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	70	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the HVAC controls.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	71	The cooling tower had exceeded its expected useful life.	Replace the cooling tower.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	72	The distribution pumps had exceeded their expected useful life and had moderate corrosion.	Replace the distribution pumps.	1	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	73	The evaporative cooler was approaching the end of it's expected useful life.	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	Guillen MS Building 03 Guillen MS	Mechanical / HVAC	
	74	The fan coil units were approaching the end of their expected useful life.	Plan to replace the fan coil units.	1	Guillen MS Building 04 Guillen MS	Mechanical / HVAC	
	75	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Guillen MS Building 04 Guillen MS	Mechanical / HVAC	
	76	The heating hot water air separator had moderate corrosion.	Replace the air separator and repair the cause of the leak that resulted in the corrosion.	1	Guillen MS Building 05 Guillen MS	Mechanical / HVAC	
	77	The make up air units had corrosion on their enclosures.	Replace the make-up air units and correct the source of the water that caused the corrosion in the existing units.	1	Guillen MS Building 05 Guillen MS	Mechanical / HVAC	
	78	Evaporative 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	Guillen MS Locker Room Building Guillen MS	Mechanical / HVAC	
	79	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Guillen MS Locker Room Building Guillen MS	Mechanical / HVAC	
	80	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Guillen MS Locker Room Building Guillen MS	Mechanical / HVAC	
	81	The heating hot water pump had moderate corrosion and had exceeded its expected useful life.	Replace the hot water pump.	1	Guillen MS Locker Room Building Guillen MS	Mechanical / HVAC	
	82	The unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Guillen MS Locker Room Building Guillen MS	Mechanical / HVAC	
	83	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the HVAC controls.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	84	Evaporative 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	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	85	The exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	86	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	87	The heating hot water pumps had exceeded their expected useful life. One pump was leaking at the time of the assessment.	Replace the heating hot water pumps.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	

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	88	The make-up air units had exceeded their expected useful life, had corrosion on their enclosures, and EPISD maintenance staff stated units are no longer in use.	Replace the make-up air units.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	89	The unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Guillen MS Main Building Guillen MS	Mechanical / HVAC	
	90	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the controls.	1	Guillen MS Shop/Band/Orchestra Building Guillen MS	Mechanical / HVAC	
	91	Evaporative 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	Guillen MS Shop/Band/Orchestra Building Guillen MS	Mechanical / HVAC	
	92	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Guillen MS Shop/Band/Orchestra Building Guillen MS	Mechanical / HVAC	
	93	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	1	Guillen MS Shop/Band/Orchestra Building Guillen MS	Mechanical / HVAC	
	94	The heating hot water pump had exceeded its expected useful life.	Replace the hot water pump.	1	Guillen MS Shop/Band/Orchestra Building Guillen MS	Mechanical / HVAC	
	95	The gas unit heater in the mechanical room was approaching the end of its expected useful life.	Plan to replace the unit heater.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
	96	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
	97	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
	98	The heating hot water pumps had moderate corrosion and had exceeded their expected useful life.	Replace the hot water pumps.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
	99	The HVAC controls have exceeded their expected useful life.	Replace the HVAC controls.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
	100	The utility set fans had severe corrosion on their enclosures and had exceeded their expected useful life.	Replace the utility set fans.	2	Guillen MS Back Building Guillen MS	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$507,110**
	101	The interior wood doors were either approaching, or had exceeded their expected useful life.	Replace the interior wood doors.	2	Guillen MS Locker Room Building Guillen MS	Interior Doors	
	102	Facility maintenance staff reported that all original wood doors have had part replacement issues.	Replace all original wood doors.	2	Guillen MS Main Building Guillen MS	Interior Doors	
	103	The foldable metal gates had deteriorated painted surfaces.	Replace the aged foldable metal gates.	2	Guillen MS Main Building Guillen MS	Interior Doors	

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	104	One urinal screen had rust corrosion along the bottom of the screen.	Replace the toilet and urinal partitions.	2	Guillen MS Building 05 Guillen MS	Interior Specialties	
	105	The finish on the sports lockers had deteriorated and they had exceeded their expected useful life.	Replace the sports lockers throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Specialties	
	106	The toilet and urinal partitions had exceeded their expected useful life.	Replace the toilet and urinal partitions throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Specialties	
	107	Minor chips were observed on countertop edges.	Replace damaged countertops.	2	Guillen MS Main Building Guillen MS	Interior Specialties	
	108	The casework had exceeded useful life and minor chips were observed on the countertop edges in classroom 83.	Replace the interior casework throughout.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Interior Specialties	
	109	Moisture damage was observed along the bottom of the gypsum board wall.	Repair the damaged gypsum board wall.	2	Guillen MS Building 03 Guillen MS	Interior Walls	
	110	The chain-link fencing at the storage areas was observed with corrosion at sections where the galvanized finish was missing, and the fencing had exceeded its expected useful life.	Replace the chain-link fencing throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Walls	
INTERIOR FINISHES							$2,956,570
	111	Moisture damage to the ceiling finish was observed around the evaporative cooler diffuser.	Repair and repaint the gypsum board ceiling.	2	Guillen MS Building 03 Guillen MS	Interior Ceiling Finishes	
	112	A two foot long crack was observed in the boys restroom gypsum board ceiling.	Repair crack in boy's restroom ceiling.	2	Guillen MS Building 05 Guillen MS	Interior Ceiling Finishes	
	113	Five ACT panels had water stains	Replace the stained ACT panels.	2	Guillen MS Building 05 Guillen MS	Interior Ceiling Finishes	
	114	The ceiling finishes had exceeded expected useful life and had discolored grid frames.	Replace the suspended ACT ceiling system.	2	Guillen MS Main Building Guillen MS	Interior Ceiling Finishes	
	115	About 5% of the VCT had mismatched tile repairs.	Replace the VCT floor covering.	2	Guillen MS Building 05 Guillen MS	Interior Floor Finishes	
	116	The ceramic tile flooring was observed with minimal cracking and chipping, localized around floor drains, and had also exceeded its expected useful life. Additionally, the tile in the changing areas had been painted over.	Replace the ceramic tile flooring throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Floor Finishes	
	117	The vinyl composition tile (VCT) had exceeded its expected useful life.	Replace the VCT throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Floor Finishes	
	118	The aged painted concrete floor finish was excessively worn and chipped.	Refinish the painted concrete floors with a more durable epoxy paint.	2	Guillen MS Main Building Guillen MS	Interior Floor Finishes	
	119	The aged porcelain tile had mismatched patches throughout.	Replace the porcelain tile floor finishes.	2	Guillen MS Main Building Guillen MS	Interior Floor Finishes	
	120	The aged VCT had cracks and mismatched patches throughout.	Replace the VCT floor finishes.	2	Guillen MS Main Building Guillen MS	Interior Floor Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	121	The aged porcelain tile in the boys restroom had been cracked and chipped by the door stop.	Replace the aged porcelain tile in the restrooms	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Interior Floor Finishes	
	122	Several mismatched patches were observed in the aged VCT.	Replace the aged VCT floor finish.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Interior Floor Finishes	
	123	The interior walls had areas of excessive peeling paint.	Repaint the interior walls with peeling paint.	2	Guillen MS Building 03 Guillen MS	Interior Wall Finishes	
	124	The ceramic tile wall finish had areas of chipping and damage, and areas of replaced tile did not match the original colors.	Replace the ceramic tile throughout the building.	2	Guillen MS Locker Room Building Guillen MS	Interior Wall Finishes	
PLUMBING							$2,888,642
	125	The backflow preventer was approaching the end of its expected useful life.	Plan to replace the backflow preventer.	2	Guillen MS Back Building Guillen MS	Domestic Water Distribution	
	126	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	Guillen MS Back Building Guillen MS	Domestic Water Distribution	
	127	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Guillen MS Locker Room Building Guillen MS	Domestic Water Distribution	
	128	The boilers were approaching the end of their expected useful life.	Plan to replace the boilers.	2	Guillen MS Main Building Guillen MS	Domestic Water Distribution	
	129	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Guillen MS Main Building Guillen MS	Domestic Water Distribution	
	130	The expansion tank had moderate corrosion.	Replace the expansion tank and correct any piping issues that would cause future corrosion.	2	Guillen MS Main Building Guillen MS	Domestic Water Distribution	
	131	The backflow preventer had severe corrosion around the relief valve.	Replace the pressure relief valve.	2	Guillen MS Main Building Guillen MS	Domestic Water Distribution	
	132	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Domestic Water Distribution	
	133	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Guillen MS Back Building Guillen MS	Plumbing Fixtures	
	134	The single occupant restroom had exceeded its expected useful life.	Replace the aged single occupant restroom.	2	Guillen MS Back Building Guillen MS	Plumbing Fixtures	
	135	The plumbing fixtures had either exceeded or were approaching the end of their expected useful life.	Replace the aged plumbing fixtures.	2	Guillen MS Building 05 Guillen MS	Plumbing Fixtures	
	136	The group showers were approaching the end of their expected useful life and appeared to be abandoned in place as the space was being used for storage.	Plan to replace or remove the group shower depending on the facility's needs.	2	Guillen MS Locker Room Building Guillen MS	Plumbing Fixtures	

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		DEFICIENCY	RECOMMENDATION				
	137	The multi occupant restroom and drinking fountains had either exceeded or were approaching the end of their expected useful life.	Replace the aged drinking fountains and multi occupant restroom.	2	Guillen MS Locker Room Building Guillen MS	Plumbing Fixtures	
	138	The plumbing fixtures had either exceeded or were approaching the end of their expected useful life.	Replace the aged plumbing fixtures.	2	Guillen MS Main Building Guillen MS	Plumbing Fixtures	
	139	The plumbing fixtures throughout the building had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Plumbing Fixtures	
ROOFING							$2,911,819
	140	The finish on the roof hatches was faded due to sun damage.	Refinish the roof hatches.	2	Guillen MS Back Building Guillen MS	Roof	
	141	The modified bitumen and built-up roofing for the building was deteriorated and had exceeded its expected useful life.	Replace the existing built-up and modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Guillen MS Back Building Guillen MS	Roof	
	142	There was a section of gutter along the southeast exterior that was damaged and not properly secured to the wall, and the gutters and downspouts had exceeded their expected useful life.	Replace the gutters and downspouts.	2	Guillen MS Back Building Guillen MS	Roof	
	143	One of the downspouts was not properly strapped to the exterior, and based on observed age, they had exceeded their expected useful life.	Replace the downspouts and secure to the exterior of the building.	2	Guillen MS Building 03 Guillen MS	Roof	
	144	The roof was noted as having active leaks and tiles have already had to be replaced.	Replace the clay tile roofing.	2	Guillen MS Building 04 Guillen MS	Roof	
	145	The building did not have a fixed roof access ladder.	Install a fixed roof access ladder on the building.	2	Guillen MS Building 05 Guillen MS	Roof	
	146	The modified bitumen roofing was assumed to have been installed in 1997 which would mean the system 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 and parapet walls.	2	Guillen MS Building 05 Guillen MS	Roof	
	147	One of the gutters had impact damage, and the system had exceeded its expected useful life.	Replace the gutters and downspouts throughout the building.	2	Guillen MS Building 05 Guillen MS	Roof	
	148	The downspouts were observed to be damaged and the finishes pealing.	Replace the downspouts.	2	Guillen MS Locker Room Building Guillen MS	Roof	
	149	Based on the assumption that the roofing was replaced in 2000, the roofing system had exceeded its expected useful life.	Replace the existing roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Guillen MS Locker Room Building Guillen MS	Roof	
	150	The finish on the roof hatch was faded.	Refinish the roof hatch to ensure that full expected useful life is achieved.	2	Guillen MS Main Building Guillen MS	Roof	

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		DEFICIENCY	RECOMMENDATION				
	151	The coating on the downspouts was pealing off multiple downspouts, and they had exceeded their expected useful life.	Replace the downspouts.	2	Guillen MS Main Building Guillen MS	Roof	
	152	Modified bitumen roofing material was used to flash the parapet wall and does not have a proper cap flashing, there was moderate blistering throughout the roof and the cap-sheets were deteriorated places, and the roofing 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 and parapet walls.	2	Guillen MS Main Building Guillen MS	Roof	
	153	The exterior roof ladders were aged and the finish was deteriorated.	Replace the exterior roof ladders in conjunction with the replacement of the roofing systems.	2	Guillen MS Main Building Guillen MS	Roof	
	154	The gutter section was damaged and bent outward, and the gutters in general had exceeded their expected useful life.	Replace the gutters.	2	Guillen MS Main Building Guillen MS	Roof	
	155	The downspouts had exceeded their expected useful life.	Replace the downspouts around the building.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Roof	
	156	The exterior ladder was not properly anchored into the parapet and had exceeded its expected useful life.	Replace the roof ladder and properly anchor the ladder to the structure of the building.	2	Guillen MS Shop/Band/Orchestra Building Guillen MS	Roof	
SAFETY & SECURITY							**$1,383,281**
	157	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Guillen MS Site Guillen MS	Communications & Security	
	158	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Guillen MS Site Guillen MS	Communications & Security	
	159	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Guillen MS Site Guillen MS	Communications & Security	
SITE							**$1,512,381**
	160	The concrete pedestrian paving had exceeded its expected useful life and had isolated sections with large settlement cracks.	Replace the cracked sections of concrete paving.	2	Guillen MS Site Guillen MS	Site	
	161	Parking lots were in very poor condition with cracking throughout.	Repave the parking lots.	2	Guillen MS Site Guillen MS	Site	
	162	The sport courts were all in poor condition with cracking and spalling throughout.	Repave the paved sports court areas.	2	Guillen MS Site Guillen MS	Site	
STAIRS							**$138,523**
	163	The concrete surrounding overflow drains at the stairs was deteriorated.	Repair the concrete finish to prevent further deterioration.	2	Guillen MS Building 04 Guillen MS	Exterior Stairs	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	164	There were sections of concrete at the basement access stair where sections of concrete had broken free from the risers.	Patch the concrete stairs.	2	Guillen MS Locker Room Building Guillen MS	Exterior Stairs	
	165	The railing along the stairs accessing the boiler room was damaged, the curb approaching the rear entrance to the gym was spalling and had exposed reinforcing bar, and there was spalling and cracking in the stair risers throughout the site.	Replace the cast-in-place concrete stairs throughout the site.	2	Guillen MS Main Building Guillen MS	Exterior Stairs	
				2			
STRUCTURE							$848,457
	166	There was water damage at the top of the basement wall where the hydronic lines enter space below the dressing rooms.	Clean the water damage from the basement wall and fix the source of the water intrusion.	1	Guillen MS Locker Room Building Guillen MS	Structure	
	167	The foundation wall had minimal cracking and some deterioration.	Seal the cracks in the concrete foundations and skim-coat areas of deterioration to prevent further damage to the concrete stem-wall.	1	Guillen MS Locker Room Building Guillen MS	Structure	
	168	Due to the water damage observed in the soffit below the clock tower. It would be recommended that the district carry an allowance for the replacement of compromised roof structure throughout the building.	Carry an allowance to replace 35% of the wood structure at the time of the roof covering replacement.	2	Guillen MS Building 04 Guillen MS	Structure	
	169	Due to the age of the building it should be assumed that some of the roof deck is compromised and/or corroded.	Carry an allowance to replace 35% of the roof decking at the time of the roof covering replacement.	2	Guillen MS Locker Room Building Guillen MS	Structure	
	170	The roof deck was only visible in the gym spaces and was concealed nearly everywhere else. Based on the aged of the building it should be assumed that some of the roof deck was compromised.	Carry an allowance to replace 35% of the roof decking at the time of the roof covering replacement.	2	Guillen MS Main Building Guillen MS	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)	$6,015,147
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$20,010,613
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$6,432,364
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	$11,869,503

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		DEFICIENCY	RECOMMENDATION				
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							**$6,015,147**
PRIORITY 2 TOTAL							**$20,010,613**
PRIORITY 3 TOTAL							**$6,432,364**
PRIORITY 4 TOTAL							**$11,869,503**
		FACILITY CONDITION REPAIR COST					**$44,327,627**
		CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)					**$146,059,712**
FACILITY CONDITION INDEX							**0.30**
							POOR