EARLY COLLEGE HIGH

Front Door Image



Physical Address:
9570 N. Gateway Boulevard
El Paso, Texas 79924

Building Completed: 2008
Optimal Capacity: N/A
Building Area: 32,211 SF
Site Acreage: 3.60
Fall 2025 Enrollment: 354

EARLY COLLEGE HIGH

Site Aerial



North

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Transmountain Early College High 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	$1,627,031
Priority 2	$1,739,452
Priority 3	$0
Priority 4	$701,687
Priority Totals	$4,068,170

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	$174,047	$0	$0	$174,047
Fire Protection	$0	$0	$0	$701,687	$701,687
HVAC	$0	$203,667	$0	$0	$203,667
Interior Construction	$0	$8,258	$0	$0	$8,258
Interior Finishes	$0	$256,104	$0	$0	$256,104
Plumbing	$0	$42,092	$0	$0	$42,092
Roofing	$0	$3,606	$0	$0	$3,606
Safety & Security	$1,627,031	$0	$0	$0	$1,627,031
Site	$0	$1,051,678	$0	$0	$1,051,678
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$1,627,031**	**$1,739,452**	**$0**	**$701,687**	**$4,068,170**

TOTALS P1	**$1,627,031**
TOTALS P1 + P2	**$3,366,483**
TOTALS P1 + P2 + P3	$3,366,483
TOTALS P1 + P2 + P3 + P4	$4,068,170

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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				
CONVEYING							$0
ELECTRICAL							$0
EXTERIOR ENCLOSURE							$174,047
	1	An opening cut in the metal panel wall was left uncovered.	Install a cover over the cut-out wall opening.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Exterior Walls	
	2	The windows had single pane glazing.	Replace the windows with insulated double pane windows.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Exterior Windows	
	3	The exterior windows were single-pane glazed units which do not meet the districts standards for dual-pane glazing.	Replace the single-pane glazed windows.	2	Transmountain Early College High Science Building Transmountain Early College High	Exterior Windows	
FIRE PROTECTION							$701,687
	4	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Transmountain Early College High Cafeteria Building Transmountain Early College High	Fire Protection / Suppression	
	5	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Transmountain Early College High Science Building Transmountain Early College High	Fire Protection / Suppression	
HVAC							$203,667
	6	The BARD thru-wall units were charged with R22 refrigerant which is no longer in production in North America and is not legal for import.	Replace the package thru-wall units with a equipment that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Mechanical / HVAC	
	7	The thru-wall BARD units used R22 refrigerant.	Replace the thru-wall package units.	2	Transmountain Early College High Science Building Transmountain Early College High	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$8,258
	8	One door had many drill holes in the head frame.	Replace the door and frame.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Interior Doors	
INTERIOR FINISHES							$256,104
	9	There were water damaged tiles in the boy's restroom, likely due to a roof leak, and minimal broken and stained tiles observed throughout.	Replace the damaged acoustical ceiling tiles.	2	Transmountain Early College High Science Building Transmountain Early College High	Interior Ceiling Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	10	The VCT had moderate wear, cracks, and chips.	Plan to replace the interior floor finishes within the next five years.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Interior Floor Finishes	
	11	The VCT had moderate wear, curled edges, cracks, and mismatched tile patches.	Plan to replace the interior floor finishes within the next five years.	2	Transmountain Early College High Science Building Transmountain Early College High	Interior Floor Finishes	
PLUMBING							**$42,092**
	12	The 30-GAL, 5.5-kW, water heater was approaching the end of its expected useful life.	Plan to replace the aged domestic water heater.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Domestic Water Distribution	
	13	The domestic water backflow preventer had exceeded its expected useful life.	Replace the domestic water backflow preventer.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Domestic Water Distribution	
	14	The domestic water heater was approaching the end of its expected design life.	Replace the domestic water heater.	2	Transmountain Early College High Science Building Transmountain Early College High	Domestic Water Distribution	
	15	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Transmountain Early College High Cafeteria Building Transmountain Early College High	Plumbing Fixtures	
ROOFING							**$3,606**
	16	Stained ceiling tiles were observed in the boy's restroom that were reportedly due to a roof leak.	Repair the source of the roof leaks over the boy's restroom.	2	Transmountain Early College High Science Building Transmountain Early College High	Roof	
SAFETY & SECURITY							**$1,627,031**
	17	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Transmountain Early College High Site Transmountain Early College High	Communications & Security	
	18	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Transmountain Early College High Site Transmountain Early College High	Communications & Security	
	19	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Transmountain Early College High Site Transmountain Early College High	Communications & Security	
	20	Impavt resistant film at entries is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide impact resistant film to comply with Chapter 61.	1	Transmountain Early College High	Communications & Security	
SITE							**$1,051,678**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	21	There were punctures in the pavilion's metal roof.	Repair all punctures and apply a coating to prevent corrosion.	2	Transmountain Early College High Site Transmountain Early College High	Site	
	22	There was extensive cracking at the concrete landing for one of the exterior stairs.	Replace the failed concrete section.	2	Transmountain Early College High Site Transmountain Early College High	Site	
	23	The basketball courts were cracked and weathered.	Repave the basketball courts.	2	Transmountain Early College High Site Transmountain Early College High	Site	
	24	The parking lot was observed with moderate deterioration and cracking throughout.	Repave the parking lot.	2	Transmountain Early College High Site Transmountain Early College High	Site	
STAIRS							$0
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)	$1,627,031
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$1,739,452
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)	$701,687

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	$1,627,031
PRIORITY 2 TOTAL	$1,739,452
PRIORITY 3 TOTAL	$0
PRIORITY 4 TOTAL	$701,687
FACILITY CONDITION REPAIR COST	$4,068,170
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$12,852,189
FACILITY CONDITION INDEX	**0.32**
	POOR