

YOUNG WOMENS ACADEMY

Front Door Image



Physical Address:
2231 Arizona Ave
El Paso, TX 79930

Building Completed: 1956
Optimal Capacity: 1,029
Building Area: 187,489 SF
Site Acreage: 24.80
Fall 2025 Enrollment:

YOUNG WOMENS ACADEMY

Site Aerial





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Young Women's Academy

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$3,218,588
Priority 2	\$13,678,635
Priority 3	\$3,831,766
Priority 4	\$7,604,422
Priority Totals	\$28,333,411

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$3,579,665	\$0	\$3,579,665
Exterior Enclosure	\$0	\$1,501,167	\$0	\$0	\$1,501,167
Fire Protection	\$0	\$105,891	\$0	\$7,604,422	\$7,710,313
HVAC	\$2,607,182	\$0	\$17,460	\$0	\$2,624,642
Interior Construction	\$0	\$2,214,029	\$0	\$0	\$2,214,029
Interior Finishes	\$0	\$2,687,088	\$0	\$0	\$2,687,088
Plumbing	\$0	\$2,454,175	\$0	\$0	\$2,454,175
Roofing	\$0	\$2,010,902	\$0	\$0	\$2,010,902
Safety & Security	\$611,406	\$0	\$0	\$0	\$611,406
Site	\$0	\$2,648,581	\$0	\$0	\$2,648,581
Stairs	\$0	\$56,802	\$0	\$0	\$56,802
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$3,218,588	\$13,678,635	\$3,831,766	\$7,604,422	\$28,333,411
TOTALS P1					\$3,218,588
TOTALS P1 + P2					\$16,897,223
TOTALS P1 + P2 + P3					\$20,728,989
TOTALS P1 + P2 + P3 + P4					\$28,333,411



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	Facility staff reported occasional operational issues with the elevator, and the elevator's components were approaching the end of their expected useful life.	Renovate the elevator including cab finishes, controls and hydraulic system.	3	Armendariz MS Classroom Buildings Armendariz MS	Elevators, Lifts, and Escalators
ELECTRICAL						\$3,579,665
	2	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Armendariz MS Cafeteria Building Armendariz MS	Lighting
	3	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Armendariz MS Cafeteria Building Armendariz MS	Lighting
	4	The exterior incandescent light fixtures had exceeded their expected useful life.	Replace the exterior lighting with LED fixtures.	3	Armendariz MS Classroom Buildings Armendariz MS	Lighting
	5	The interior light fixtures had exceeded their expected useful life.	Replace the interior lighting with LED fixtures.	3	Armendariz MS Classroom Buildings Armendariz MS	Lighting
	6	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Armendariz MS Gym Building Armendariz MS	Lighting
	7	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Armendariz MS Gym Building Armendariz MS	Lighting
	8	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Armendariz MS Music Building Armendariz MS	Lighting
	9	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Armendariz MS Music Building Armendariz MS	Lighting
EXTERIOR ENCLOSURE						\$1,501,167
	10	The glazed and metal doors were observed with deteriorated paint and minor corrosion, and the doors had exceeded their expected useful lives.	Replace the exterior doors including hardware.	2	Armendariz MS Cafeteria Building Armendariz MS	Exterior Doors
	11	The main entrance doors had minor damage to their finish and hardware, and had exceeded their expected useful lives.	Replace the building entry doors with storefront type doors that match the entrance storefront system.	2	Armendariz MS Classroom Buildings Armendariz MS	Exterior Doors
	12	The exterior doors had exceeded their expected useful lives, had hinge weld repairs, and had single-pane glazing which has been identified by the district as not meeting current design standards.	Replace the exterior doors.	2	Armendariz MS Music Building Armendariz MS	Exterior Doors
	13	There was deterioration in the brick exterior.	Repoint and seal the brick exterior.	2	Armendariz MS Cafeteria Building Armendariz MS	Exterior Walls
	14	The stone veneer near the entrance had deteriorated sealant and sections of faded or cracked panels.	Repair the stone veneer wall finish.	2	Armendariz MS Classroom Buildings Armendariz MS	Exterior Walls



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		DEFICIENCY	RECOMMENDATION			
	15	The glass block had exceeded its expected useful life and had evidence of past repairs and minor leaks.	Replace the glass block wall sections with an insulated double pane storefront system.	2	Armendariz MS Classroom Buildings Armendariz MS	Exterior Walls
	16	The brick veneer at the northwest corner had deteriorated mortar.	Repoint and seal the building exterior.	2	Armendariz MS Gym Building Armendariz MS	Exterior Walls
	17	The brick veneer was damaged and the grout was deteriorated in places.	Repair the damaged brick, and repoint and seal the brick exterior.	2	Armendariz MS Music Building Armendariz MS	Exterior Walls
	18	The exterior windows had single-pane glazing and had exceeded their expected useful lives.	Replace the exterior windows with insulated double-pane glazed windows.	2	Armendariz MS Cafeteria Building Armendariz MS	Exterior Windows
	19	The hollow metal window wall system at the main entrance had single-pane glazing which does not meet current design standards.	Replace the window wall system at the main entrance with storefront.	2	Armendariz MS Classroom Buildings Armendariz MS	Exterior Windows
	20	The exterior windows had exceeded their expected useful lives and had single-pane glazing which does not meeting current District design standards.	Replace the exterior windows with double-pane glazed windows.	2	Armendariz MS Music Building Armendariz MS	Exterior Windows
FIRE PROTECTION						\$7,710,313
	21	The fire alarm control panel had exceeded its expected useful life.	Replace the aged fire alarm control panel.	2	Armendariz MS Classroom Buildings Armendariz MS	Fire Alarm
	22	The hood fire suppression system had exceeded its expected useful life.	Replace the aged hood fire suppression system.	2	Armendariz MS Cafeteria Building Armendariz MS	Fire Protection / Suppression
	23	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Armendariz MS Cafeteria Building Armendariz MS	Fire Protection / Suppression
	24	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Armendariz MS Classroom Buildings Armendariz MS	Fire Protection / Suppression
	25	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Armendariz MS Gym Building Armendariz MS	Fire Protection / Suppression
	26	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Armendariz MS Music Building Armendariz MS	Fire Protection / Suppression
HVAC						\$2,624,642
	27	The kitchen equipment split-system located on the roof was assumed to use R22 refrigerant and had exceeded its expected useful life.	Replace the split-system for the kitchen equipment.	1	Armendariz MS Cafeteria Building Armendariz MS	Mechanical / HVAC
	28	The chilled water pump (CWP-1) in the Chiller Building was approaching the end of its expected useful life.	Plan to replace the chilled water pump.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	29	The cooling tower was approaching the end of its useful life.	Plan to replace the cooling tower.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	30	The chilled water pump in the basement mechanical room was heavily corroded and had exceeded its expected useful life.	Replace the chilled water pump.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	31	Evaporative cooling, when used as the primary source of cooling for a defined space, 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	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	32	The four-pipe fan coil units located throughout the buildings were assumed to have exceeded their expected useful lives.	Replace the four-pipe fan coil units.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	33	One of the heating hot water pumps (HHW Pump-2) was inoperable due to a disconnected motor at the time of assessment. The pump had also exceeded its expected useful life.	Replace the heating hot water pump.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	34	The HVAC controls throughout the buildings had exceeded their expected useful lives.	Replace the HVAC controls.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	35	The rooftop air handling units had exceeded their expected useful lives. Additionally, a majority of the units had torn duct boots allowing air to escape and physical damage to their enclosures.	Replace the rooftop air handling units.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	36	The rooftop exhaust fans had exceeded their expected useful lives. Additionally, a subset of the exhaust fans were heavily corroded.	Replace the rooftop exhaust fans.	1	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC
	37	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	Replace the evaporative cooler with a 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	Armendariz MS Music Building Armendariz MS	Mechanical / HVAC
	38	The rooftop air handling units had exceeded their expected useful lives. One of the units had a deteriorated duct boot which allowed air to escape.	Replace the rooftop air handling units.	1	Armendariz MS Music Building Armendariz MS	Mechanical / HVAC
	39	The rooftop exhaust fan had exceeded its expected useful life.	Replace the rooftop exhaust fan.	1	Armendariz MS Music Building Armendariz MS	Mechanical / HVAC
	40	At the time of the assessment, Boiler B-2 in the basement mechanical room made loud cranking noises when firing.	Investigate the cause of the excessive noise and provide necessary maintenance to ensure the boiler reaches its expected useful life.		Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC



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		DEFICIENCY	RECOMMENDATION			
	41	The hot water and chilled water chemical feedwater systems were approaching the end of their expected useful lives.	Plan to replace the chemicals feedwater systems.	Armendariz MS Classroom Buildings Armendariz MS	Mechanical / HVAC	
INTERIOR CONSTRUCTION						\$2,214,029
	42	There was exposed wiring at a closer/holder for a stairwell door.	The stairwell door is part of the buildings life safety systems and, if it is not functional, may present a life safety risk. Repair the door to allow for proper operation.	Armendariz MS Classroom Buildings Armendariz MS	Interior Doors	
	43	The toilet and urinal partitions had rust corrosion near the bottoms and had exceeded their expected useful lives.	Replace the toilet and urinal partitions throughout.	Armendariz MS Cafeteria Building Armendariz MS	Interior Specialties	
	44	A small portion of the lockers were damaged by dents and pushed into the frame.	Repair existing lockers.	Armendariz MS Classroom Buildings Armendariz MS	Interior Specialties	
	45	The edges of casework had significant wear throughout and the edge banding was damaged.	Replace all casework and counters throughout school for a consistent appearance.	Armendariz MS Classroom Buildings Armendariz MS	Interior Specialties	
	46	Select toilet partition posts and doors were damaged and rusting throughout the building.	Replace the toilet partitions and posts.	Armendariz MS Classroom Buildings Armendariz MS	Interior Specialties	
	47	The casework had scuffs, chips and scratches from instrument cases.	Replace the face frames, paint the casework and add edge guards.	Armendariz MS Music Building Armendariz MS	Interior Specialties	
	48	There was impact damage to drywall partitions, typically at desk height.	Install a wood wainscot in classrooms with exposed drywall.	Armendariz MS Classroom Buildings Armendariz MS	Interior Walls	
	49	There was a crack that had formed at the top of an interior door, along a drywall seam (assumed to occur at multiple doors).	Repair the cracked drywall by installing an expansion joint.	Armendariz MS Classroom Buildings Armendariz MS	Interior Walls	
	50	Wall corners at high traffic areas at entry were damaged.	Repair and repaint.	Armendariz MS Gym Building Armendariz MS	Interior Walls	
	51	Unrepaired CMU saw cuts in girls dressing room.	Repair the saw cuts in the CMU wall.	Armendariz MS Music Building Armendariz MS	Interior Walls	
INTERIOR FINISHES						\$2,687,088
	52	The suspended ACT may be hung below older tile, which may contain asbestos.	Perform further investigation to determine if tile with asbestos is present above the newer suspended ceiling tiles.	Armendariz MS Classroom Buildings Armendariz MS	Interior Ceiling Finishes	
	53	Organic growth was observed in the art room closet and water stains were present in the stairway.	Repair the source of water intrusion and replace any stained tiles.	Armendariz MS Classroom Buildings Armendariz MS	Interior Ceiling Finishes	
	54	The ACT had exceeded its expected useful life and had a discolored grid and mismatched panels.	Replace ACT ceiling.	Armendariz MS Gym Building Armendariz MS	Interior Ceiling Finishes	
	55	The ACT was observed to be damaged, stained, and at the end of its expected useful life.	Replace all of the ACT in the facility.	Armendariz MS Music Building Armendariz MS	Interior Ceiling Finishes	



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	56	The VCT had cracking and discoloration throughout and had exceeded its expected useful life.	Replace the VCT throughout.	2	Armendariz MS Cafeteria Building Armendariz MS	Interior Floor Finishes
	57	The majority of the VCT was cracked and deteriorated.	Replace all VCT tile in the building.	2	Armendariz MS Classroom Buildings Armendariz MS	Interior Floor Finishes
	58	At building transitions within the corridors, the terrazzo flooring was cracked. In the corridor of Pod D, the terrazzo polish was damaged. The terrazzo in restrooms had mismatched repairs.	Replace the terrazzo throughout the building.	2	Armendariz MS Classroom Buildings Armendariz MS	Interior Floor Finishes
	59	The aged VCT had mismatched patches throughout.	Replace all VCT.	2	Armendariz MS Gym Building Armendariz MS	Interior Floor Finishes
	60	Cracked and lifted ceramic tiles were observed in the boy's restroom area.	Replace the damaged and missing tiles.	2	Armendariz MS Music Building Armendariz MS	Interior Floor Finishes
	61	There were isolated areas of tile delaminating from the interior walls and the grout at the base of the walls in the corridors and restrooms was deteriorated.	Replace the loose and/or missing ceramic tiles and re-grout the tile finish in the corridors and restrooms.	2	Armendariz MS Classroom Buildings Armendariz MS	Interior Wall Finishes
PLUMBING						\$2,454,175
	62	The domestic water distribution and sanitary waste piping were noted by facilities personnel as having had several leaks in the past, and had been repaired multiple times. Additionally, piping that was original to the building had exceeded its expected useful life.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Armendariz MS Cafeteria Building Armendariz MS	Domestic Water Distribution
	63	The domestic water distribution and sanitary waste piping were noted by facilities personnel as having had several leaks in the past, and had been repaired multiple times. Additionally, piping that was original to the building had exceeded its expected useful life.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Armendariz MS Classroom Buildings Armendariz MS	Domestic Water Distribution
	64	The domestic hot water circulating pumps had exceeded their expected useful lives.	Replace the domestic hot water circulating pumps.	2	Armendariz MS Classroom Buildings Armendariz MS	Domestic Water Distribution
	65	The domestic water distribution and sanitary waste piping were noted by facilities personnel as having had several leaks in the past, and had been repaired multiple times. Additionally, piping that was original to the building had exceeded its expected useful life.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Armendariz MS Gym Building Armendariz MS	Domestic Water Distribution



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		DEFICIENCY	RECOMMENDATION			
	66	The domestic water distribution and sanitary waste piping were noted by facilities personnel as having had several leaks in the past, and had been repaired multiple times. Additionally, piping that was original to the building had exceeded its expected useful life.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Armendariz MS Music Building Armendariz MS	Domestic Water Distribution
	67	The sump pump was approaching the end of its expected useful life.	Plan to replace the sump pump.	2	Armendariz MS Classroom Buildings Armendariz MS	Other Plumbing
	68	The drinking fountains had exceed their expected useful lives.	Replace the drinking fountains.	2	Armendariz MS Cafeteria Building Armendariz MS	Plumbing Fixtures
	69	The drinking fountains and emergency eyewash stations had exceeded their expected useful lives.	Replace the aged drinking fountains and emergency eyewash stations.	2	Armendariz MS Classroom Buildings Armendariz MS	Plumbing Fixtures
	70	The sinks serving the art rooms were clogged. It was reported by the facility staff that the sinks clogged due to the types of materials being washed down the drains.	Replace the sinks with units that have a drain more suitable to the types of materials being used in the art class'.	2	Armendariz MS Classroom Buildings Armendariz MS	Plumbing Fixtures
	71	The drinking fountains and group showers had exceeded their expected useful lives.	Replace the aged drinking fountains and group showers.	2	Armendariz MS Gym Building Armendariz MS	Plumbing Fixtures
	72	The drinking fountains had exceeded their expected useful lives.	Replace the aged drinking fountains.	2	Armendariz MS Music Building Armendariz MS	Plumbing Fixtures
ROOFING						\$2,010,902
	73	The roof was in poor condition with significant deterioration. Problematic leaks were reported.	Replace the roof covering throughout.	2	Armendariz MS Cafeteria Building Armendariz MS	Roof
	74	The roof was in poor condition with significant deterioration. Problematic leaks were reported, especially around the administration and courtyard areas.	Replace the existing built-up roofing with gravel ballast, with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and drip edges and flashing.	2	Armendariz MS Classroom Buildings Armendariz MS	Roof
	75	The exterior roof ladders had significant corrosion and were not securely fastened.	Replace the exterior roof ladders.	2	Armendariz MS Classroom Buildings Armendariz MS	Roof
	76	The roof hatches were difficult to operate and close securely and they had minor damage to the surfaces.	Replace the roof hatches.	2	Armendariz MS Classroom Buildings Armendariz MS	Roof
	77	The building did not have fixed ladder access to the roof.	Install fixed roof access ladders.	2	Armendariz MS Gym Building Armendariz MS	Roof
	78	A downspout was missing at the northwest corner and a downspout on the south corner had heavy impact damage.	Install new downspouts at the northwest and south corners of the building.	2	Armendariz MS Gym Building Armendariz MS	Roof
	79	The roof covering was in poor condition with significant deterioration and problematic leaks reported.	Replace the sloped and flat roof covering sections.	2	Armendariz MS Gym Building Armendariz MS	Roof



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		DEFICIENCY	RECOMMENDATION			
	80	The roof was in poor condition with significant deterioration and problematic leaks that were especially prominent over locker room areas.	Replace the roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Armendariz MS Music Building Armendariz MS	Roof
SAFETY & SECURITY						\$611,406
	81	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Armendariz MS Site Armendariz MS	Communications & Security
	82	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Armendariz MS Site Armendariz MS	Communications & Security
	83	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Armendariz MS Site Armendariz MS	Communications & Security
SITE						\$2,648,581
	84	On the south of the café, there are frequent ponding issues. Channel drains were installed and help, but did not completely resolve the issue. The north side of gym has rain water intrusion issues during rain storms due to the site drainage issues.	Investigate site drainage issues in order to resolve ponding issues at the café and rain water intrusion issues at the gym.	2	Armendariz MS Site Armendariz MS	Site
	85	There was areas of corrosion observed at the steel and chain-link fencing.	Refinish sections of fencing that are corroded.	2	Armendariz MS Site Armendariz MS	Site
	86	The metal canopies at the breezeways connecting all buildings had widespread corrosion on the top sheet with areas of corrosion or daylight also visible on the painted undersurface and supporting structure.	Replace the metal canopies for all breezeways.	2	Armendariz MS Site Armendariz MS	Site
	87	The basketball and tennis courts had severe deterioration due to drainage issues.	Resurface the basketball and tennis courts, and add a barrier to prevent continued silt deposit from erosion of surrounding slopes onto the courts	2	Armendariz MS Site Armendariz MS	Site
	88	Paved parking lot and roadway surfaces were weathered and observed with moderate cracking throughout.	Repave parking lot and roadway surfaces.	2	Armendariz MS Site Armendariz MS	Site
STAIRS						\$56,802
	89	There was chipping and spalling of the concrete steps accessing the below-grade portion of the building.	Repair the concrete nosing and tread damage.	3	Armendariz MS Classroom Buildings Armendariz MS	Exterior Stairs
	90	Significant cracking was visible on the stair mid-landings and additional cracking was evident at the top and bottom landings.	Reseal stairs and landings. Monitor for additional movement, which could potentially cause further cracking and structural issues.	3	Armendariz MS Classroom Buildings Armendariz MS	Interior Stairs



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		DEFICIENCY	RECOMMENDATION			
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)	\$3,218,588
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$13,678,635
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$3,831,766
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$7,604,422

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	\$3,218,588
PRIORITY 2 TOTAL	\$13,678,635
PRIORITY 3 TOTAL	\$3,831,766
PRIORITY 4 TOTAL	\$7,604,422
FACILITY CONDITION REPAIR COST	\$28,333,411
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$70,512,784

FACILITY CONDITION INDEX	0.40
	POOR