COOLEY ELEMENTARY

Front Door Image



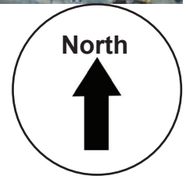
Physical Address:
107 N Collingsworth Street
El Paso, Texas 79905

Building Completed: 1951
Optimal Capacity: 1,036
Building Area: 89,413 SF
Site Acreage: 9.84
Fall 2025 Enrollment: 393

COOLEY ELEMENTARY

Site Aerial





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Cooley Elementary 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	$1,044,063
Priority 2	$13,180,571
Priority 3	$3,515,067
Priority 4	$6,681,884
Priority Totals	$24,421,584

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$3,515,067	$0	$3,515,067
Exterior Enclosure	$0	$2,987,551	$0	$0	$2,987,551
Fire Protection	$0	$329,105	$0	$6,681,884	$7,010,989
HVAC	$0	$1,586,315	$0	$0	$1,586,315
Interior Construction	$0	$139,280	$0	$0	$139,280
Interior Finishes	$0	$1,332,320	$0	$0	$1,332,320
Plumbing	$0	$2,557,477	$0	$0	$2,557,477
Roofing	$0	$2,085,761	$0	$0	$2,085,761
Safety & Security	$1,044,063	$0	$0	$0	$1,044,063
Site	$0	$1,080,944	$0	$0	$1,080,944
Stairs	$0	$0	$0	$0	$0
Structure	$0	$1,081,817	$0	$0	$1,081,817
Priority Totals	**$1,044,063**	**$13,180,571**	**$3,515,067**	**$6,681,884**	**$24,421,584**

TOTALS P1	**$1,044,063**
TOTALS P1 + P2	**$14,224,634**
TOTALS P1 + P2 + P3	$17,739,701
TOTALS P1 + P2 + P3 + P4	$24,421,584

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Cooley Elementary School

Proposed Work Items

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$3,515,067
	1	One of the panelboards had exceeded its expected useful life.	Replace the aged panelboard.	3	Cooley ES Building 05 Cooley ES	Electrical Distribution	
	2	Two of the panelboards had exceeded their expected useful lives.	Replace the aged panelboards.	3	Cooley ES Kindergarten Building Cooley ES	Electrical Distribution	
	3	The main distribution panel, two transformers and 6 panelboards located throughout the facility had exceeded their expected useful lives.	Replace the aged electrical distribution equipment.	3	Cooley ES Main Building Cooley ES	Electrical Distribution	
	4	One of the panelboards had exceeded its expected useful life.	Replace the aged panelboard.	3	Cooley ES PreK/After-School Building Cooley ES	Electrical Distribution	
	5	The exterior lighting fixtures were not in weatherproof enclosures and had exceeded their expected useful lives.	Replace the exterior lighting with LED fixtures and provide new exterior lighting with appropriate weather-tight enclosures.	3	Cooley ES Building 03 Cooley ES	Lighting	
	6	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Cooley ES Building 03 Cooley ES	Lighting	
	7	The exterior lighting fixtures were not in weatherproof enclosures and had exceeded their expected useful lives.	Replace the exterior lighting with LED fixtures and provide new exterior lighting with appropriate weather-tight enclosures.	3	Cooley ES Building 04 Cooley ES	Lighting	
	8	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Cooley ES Building 04 Cooley ES	Lighting	
	9	The building did not have exterior lighting.	Install exterior lighting around the building.	3	Cooley ES Building 05 Cooley ES	Lighting	
	10	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Cooley ES Building 05 Cooley ES	Lighting	
	11	The building's exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Cooley ES Kindergarten Building Cooley ES	Lighting	
	12	The building's interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Cooley ES Kindergarten Building Cooley ES	Lighting	
	13	The building's exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Cooley ES Main Building Cooley ES	Lighting	
	14	The building's interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Cooley ES Main Building Cooley ES	Lighting	
	15	The building did not have exterior lighting.	Install exterior LED wall pack type fixtures.	3	Cooley ES PreK/After-School Building Cooley ES	Lighting	
	16	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Cooley ES PreK/After-School Building Cooley ES	Lighting	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
EXTERIOR ENCLOSURE							**$2,987,551**
	17	While the brick exterior didn't have any significant deficiencies, it would be recommended that the exterior be repointed and sealed.	Repoint and seal the exterior brick veneer.	2	Cooley ES Building 03 Cooley ES	Exterior Walls	
	18	While the brick exterior didn't have any significant deficiencies, it would be recommended that the exterior be repointed and sealed.	Repoint and seal the exterior brick veneer.	2	Cooley ES Building 04 Cooley ES	Exterior Walls	
	19	While the brick exterior didn't have any significant deficiencies, it would be recommended that the exterior be repointed and sealed.	Repoint and seal the exterior brick veneer.	2	Cooley ES Kindergarten Building Cooley ES	Exterior Walls	
	20	Minor cracking and repaired spalls were observed throughout the stucco walls.	Patch the cracks and spalls and apply a new stucco coat to the stucco walls.	2	Cooley ES Main Building Cooley ES	Exterior Walls	
	21	There was step cracking observed in west exterior wall of the building. Additionally, based on the age of the building, it would be recommended that the exterior brick be repointed and sealed.	Repair the step cracking and repoint and seal the brick exterior.	2	Cooley ES PreK/After-School Building Cooley ES	Exterior Walls	
	22	Exterior windows were single pane and beyond their expected useful life.	Replace the exterior windows with new dual-pane units that meet the current District standards.	2	Cooley ES Building 03 Cooley ES	Exterior Windows	
	23	Exterior windows were single pane and beyond their expected useful life.	Replace the exterior windows with new dual-pane units that meet the current District standards.	2	Cooley ES Building 04 Cooley ES	Exterior Windows	
	24	The exterior windows appeared original to facility construction, and were constructed of single-pane glazing in wood framing. The exterior window system no longer created a weather-tight and efficient building envelope. The window system did not appear to be able to withstand continued repair work, as the components were aged.	Replace the exterior windows with new dual-pane units that meet the current District standards.	2	Cooley ES Building 05 Cooley ES	Exterior Windows	
	25	Exterior windows were single pane and beyond their expected useful life.	Replace the exterior windows with new dual-pane units that meet current District standards.	2	Cooley ES Kindergarten Building Cooley ES	Exterior Windows	
	26	Exterior storefront windows were single pane and beyond their expected useful life.	Replace the exterior windows with new dual-pane units that meet current District standards.	2	Cooley ES Main Building Cooley ES	Exterior Windows	
	27	The exterior windows were single-pane and had deteriorated glazing putty.	Replace the exterior window with new dual-pane units that meet the current District standards.	2	Cooley ES PreK/After-School Building Cooley ES	Exterior Windows	
FIRE PROTECTION							**$7,010,989**
	28	The fire alarm system was approaching the end of its expected useful life.	Replace the fire alarm system including a new control panel and devices.	2	Cooley ES Main Building Cooley ES	Fire Alarm	
	29	The wet-chemical hood fire suppression system had exceeded its expected useful life.	Replace the wet-chemical hood fire suppression system.	2	Cooley ES Main Building Cooley ES	Fire Protection / Suppression	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	30	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES PreK/After-School Building Cooley ES	Fire Protection / Suppression	
	31	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES Building 05 Cooley ES	Fire Protection / Suppression	
	32	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES Kindergarten Building Cooley ES	Fire Protection / Suppression	
	33	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES Main Building Cooley ES	Fire Protection / Suppression	
	34	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES Building 03 Cooley ES	Fire Protection / Suppression	
	35	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Cooley ES Building 04 Cooley ES	Fire Protection / Suppression	
HVAC							**$1,586,315**
	37	The fan coil units had exceeded their expected useful lives.	Replace fan coil units.	2	Cooley ES Building 03 Cooley ES	Mechanical / HVAC	
	38	The fan coil units had exceeded their expected useful lives.	Replace fan coil units.	2	Cooley ES Building 04 Cooley ES	Mechanical / HVAC	
	39	The fan coil units had exceeded their expected useful lives.	Replace fan coil units.	2	Cooley ES Building 05 Cooley ES	Mechanical / HVAC	
	40	The air handling unit was approaching the end of its expected useful life.	Replace air handling unit.	2	Cooley ES Kindergarten Building Cooley ES	Mechanical / HVAC	
	41	The relief fan was approaching the end of its expected useful life.	Replace relief fan.	2	Cooley ES Kindergarten Building Cooley ES	Mechanical / HVAC	
	42	The rooftop exhaust fans were approaching the end of their expected useful lives.	Replace the exhaust fans.	2	Cooley ES Kindergarten Building Cooley ES	Mechanical / HVAC	
	43	The VFDs were approaching the end of their expected useful lives.	Replace the VFDs.	2	Cooley ES Kindergarten Building Cooley ES	Mechanical / HVAC	
	44	The heating hot water and chilled water distribution pumps were corroded and had exceeded their expected useful lives.	Replace the distribution pumps.	2	Cooley ES Main Building Cooley ES	Mechanical / HVAC	
	45	The evaporative coolers had corrosion and were approaching the end of their expected useful lives.	Replace the evaporative coolers.	2	Cooley ES Main Building Cooley ES	Mechanical / HVAC	
	46	The rooftop exhaust fans were approaching the end of their expected useful lives.	Replace the exhaust fans.	2	Cooley ES Main Building Cooley ES	Mechanical / HVAC	
	47	The split systems serving the electrical rooms, IT rooms, and kitchen walk-in coolers used R22 refrigerant and were approaching the end of their useful lives.	Replace the split systems.	2	Cooley ES Main Building Cooley ES	Mechanical / HVAC	
	48	The VFDs were approaching the end of their expected useful lives.	Replace the VFDs.	2	Cooley ES Main Building Cooley ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	49	The fan coil units were damaged, had exceeded their expected useful lives and showed signs of leaks.	Replace fan coil units.	2	Cooley ES PreK/After-School Building Cooley ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$139,280
	50	There was minor chipping on the plastic laminate counter top.	Replace the laminate counter top.	2	Cooley ES PreK/After-School Building Cooley ES	Interior Specialties	
	51	A 1/2 inch crack was observed between walls and columns at the entrances to boys' and girls' restrooms, rooms 165 and 167.	Investigate the cause of the walls pulling from the columns and make repairs as necessary.	2	Cooley ES Main Building Cooley ES	Interior Walls	
INTERIOR FINISHES							$1,332,320
	52	There were missing and loose ceiling tiles throughout the building. Additionally, the ceilings had exceeded their expected useful life and likely contained hazardous materials.	Replace the acoustical ceilings throughout the building.	2	Cooley ES Building 03 Cooley ES	Interior Ceiling Finishes	
	53	The ceilings had exceeded their expected useful life and likely contained hazardous materials.	Replace the acoustical ceilings throughout the building.	2	Cooley ES Building 04 Cooley ES	Interior Ceiling Finishes	
	54	The acoustical ceiling system had exceeded its expected useful life.	Replace the acoustical ceiling system throughout the building. The price assumes additional costs for abatement.	2	Cooley ES Building 05 Cooley ES	Interior Ceiling Finishes	
	55	There were stained ceiling tiles observed throughout the building.	Replace the stained acoustic ceiling tiles.	2	Cooley ES Main Building Cooley ES	Interior Ceiling Finishes	
	56	There was one water stained and broken ceiling tile observed in classroom 124.	Replace the damaged and stained ceiling tile.	2	Cooley ES PreK/After-School Building Cooley ES	Interior Ceiling Finishes	
	57	EPISD Facilities Maintenance staff reported that the interior floor finishes may include asbestos containing materials.	Abate and replace original construction VCT floor finishes throughout.	2	Cooley ES Building 03 Cooley ES	Interior Floor Finishes	
	58	It was noted by facility personnel that the some of the building finishes may contain hazardous material.	Prior to performing any renovation work, perform a hazardous materials survey of the building.	2	Cooley ES Building 03 Cooley ES	Interior Floor Finishes	
	59	EPISD Facilities Maintenance staff reported that the interior floor finishes may include asbestos containing materials.	Abate and replace original construction VCT floor finishes throughout.	2	Cooley ES Building 04 Cooley ES	Interior Floor Finishes	
	60	It was noted by facility personnel that the some of the building finishes may contain hazardous material.	Prior to performing any renovation work, perform a hazardous materials survey of the building.	2	Cooley ES Building 04 Cooley ES	Interior Floor Finishes	
	61	Based on the age of the building, and comments from the facilities staff, it would be recommended that a hazardous materials survey be completed prior to performing any renovation work.	Compete a hazardous material survey.	2	Cooley ES Building 05 Cooley ES	Interior Floor Finishes	
	62	EPISD staff reported that VCT floor finishes contained asbestos.	Abate and replace original construction VCT floor finishes throughout.	2	Cooley ES Kindergarten Building Cooley ES	Interior Floor Finishes	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	63	Based on the age of the building, and comments from the facilities staff, it would be recommended that a hazardous materials survey be completed prior to performing any renovation work.	Compete a hazardous material survey.	2	Cooley ES Kindergarten Building Cooley ES	Interior Floor Finishes	
	64	The ceramic tile flooring was aged and there were isolated areas of deterioration and damaged tiles.	Replace the aged ceramic tile floor finish throughout the building.	2	Cooley ES Main Building Cooley ES	Interior Floor Finishes	
	65	Aged asbestos containing VCT in classrooms had excessive wear, cracks, missing pieces and patches.	Properly abate asbestos containing VCT in the classrooms and install new VCT flooring.	2	Cooley ES PreK/After-School Building Cooley ES	Interior Floor Finishes	
	66	There were cracked and missing tiles in the boys restroom due to a floor slab crack.	Remove porcelain tile in the boy's room and install a crack isolation membrane and new porcelain tile.	2	Cooley ES PreK/After-School Building Cooley ES	Interior Floor Finishes	
PLUMBING							**$2,557,477**
	67	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cooley ES Building 03 Cooley ES	Domestic Water Distribution	
	68	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cooley ES Building 04 Cooley ES	Domestic Water Distribution	
	69	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cooley ES Building 05 Cooley ES	Domestic Water Distribution	
	70	The water heater was approaching the end of its expected useful life.	Replace the domestic water heater.	2	Cooley ES Gym Building	Domestic Water Distribution	
	71	The domestic water distribution and sanitary waste piping had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste piping during the building's next major renovation.	2	Cooley ES Main Building Cooley ES	Domestic Water Distribution	
	72	The boiler was approaching the end of its expected useful life.	Replace the boiler.	2	Cooley ES Main Building Cooley ES	Domestic Water Distribution	
	73	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Cooley ES PreK/After-School Building Cooley ES	Domestic Water Distribution	
	74	The roof drains had minor clogging from vegetative and roof granule debris.	Clean debris from roof drains to prevent ponding and roof deterioration.	2	Cooley ES Kindergarten Building Cooley ES	Other Plumbing	
	75	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Cooley ES Building 03 Cooley ES	Plumbing Fixtures	
	76	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Cooley ES Building 04 Cooley ES	Plumbing Fixtures	
	77	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Cooley ES Building 05 Cooley ES	Plumbing Fixtures	
	78	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Cooley ES Gym Building	Plumbing Fixtures	

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		DEFICIENCY	RECOMMENDATION				
	79	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Cooley ES Kindergarten Building Cooley ES	Plumbing Fixtures	
	80	The majority of the plumbing fixtures throughout the building, including the restrooms fixtures in the multi occupancy bathrooms and kitchen, had exceeded or were nearing the end of their expected useful life.	Replace all of the plumbing fixtures throughout the building to meet current district standards.	2	Cooley ES Main Building Cooley ES	Plumbing Fixtures	
	81	The mop sink finish was deteriorated.	Replace the mop sink prior to replacing the rest of the plumbing fixtures.	2	Cooley ES Main Building Cooley ES	Plumbing Fixtures	
	82	The mop sink was cracked.	Replace the mop sink prior to replacing the rest of the plumbing fixtures.	2	Cooley ES PreK/After-School Building Cooley ES	Plumbing Fixtures	
	83	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Cooley ES PreK/After-School Building Cooley ES	Plumbing Fixtures	
ROOFING							$2,085,761
	84	The roof covering was blistered.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Building 03 Cooley ES	Roof	
	85	The roof covering was blistered.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Building 04 Cooley ES	Roof	
	86	The roofing had exceeded its expected useful life.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Building 05 Cooley ES	Roof	
	87	The roof covering was cracked and deteriorated. There was excessive patching and sealant around the roof mounted mechanical equipment. Evidence of water intrusion was observed on the interior ceiling finishes, indicating a previous roof leak.	Replace the existing modified bitumen roofing, on both sections of the building, with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Cooley ES Gym Building	Roof	
	88	There was minor ponding and top coat deterioration on built-up roof.	Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Kindergarten Building Cooley ES	Roof	
	89	There was moderate degranulation and blistering of cap sheet on the modified bitumen roof.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Kindergarten Building Cooley ES	Roof	
	90	The modified bitumen with aluminum coating roof covering had some ponding, a deteriorated top coating, and large patches throughout.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Main Building Cooley ES	Roof	

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		DEFICIENCY	RECOMMENDATION				
	91	The newer modified bitumen roof covering had cracked cap sheet and joint seals, blisters throughout, and minor degranulation of its cap sheet.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Cooley ES Main Building Cooley ES	Roof	
	92	The t-lock asphalt shingle roofing system was estimated to have exceeded its expected useful life.	Replace the asphalt shingle roofing system.	2	Cooley ES PreK/After-School Building Cooley ES	Roof	
SAFETY & SECURITY							**$1,044,063**
	93	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Cooley ES Site Cooley ES	Communications & Security	
	94	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Cooley ES Site Cooley ES	Communications & Security	
	95	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Cooley ES Site Cooley ES	Communications & Security	
SITE							**$1,080,944**
	96	Site lighting was not observed.	Add site lighting.	2	Cooley ES Site Cooley ES	Site	
	97	Pedestrian paving had moderate cracking and damaged sections.	Repair damaged sections and cracking in pedestrian paving.	2	Cooley ES Site Cooley ES	Site	
	98	The paved play area had significant cracking and deterioration throughout.	Repave paved play area.	2	Cooley ES Site Cooley ES	Site	
	99	The parking lots were deteriorated, and beyond their expected useful life. Additionally, there were noted drainage issues within the parking area.	Repave the parking lots and correct drainage issues.	2	Cooley ES Site Cooley ES	Site	
STAIRS							**$0**
STRUCTURE							**$1,081,817**
	100	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Cooley ES Building 05 Cooley ES	Structure	
	101	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Cooley ES Kindergarten Building Cooley ES	Structure	
	102	Due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Cooley ES Main Building Cooley ES	Structure	

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		DEFICIENCY	RECOMMENDATION				
	103	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Cooley ES Building 03 Cooley ES	Structure	
	104	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the metal roof deck is compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Cooley ES Building 04 Cooley ES	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)	**$1,044,063**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$13,180,571**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$3,515,067**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$6,681,884**

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	**$1,044,063**
PRIORITY 2 TOTAL	**$13,180,571**
PRIORITY 3 TOTAL	**$3,515,067**
PRIORITY 4 TOTAL	**$6,681,884**
FACILITY CONDITION REPAIR COST	**$24,421,584**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$51,680,714**

FACILITY CONDITION INDEX	**0.47**
	POOR