POLK ELEMENTARY

Front Door Image



Physical Address:
940 Belvidere Street
El Paso, Texas 79912

Building Completed: 1980
Optimal Capacity: 536
Building Area: 46,894 SF
Site Acreage: 5.78
Fall 2025 Enrollment: 649

POLK ELEMENTARY

Site Aerial





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Polk Elementary School

Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	$1,525,085
Priority 2	$4,741,275
Priority 3	$2,148,472
Priority 4	$3,983,753
Priority Totals	$12,398,585

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,148,472	$0	$2,148,472
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$64,641	$0	$3,983,753	$4,048,394
HVAC	$925,836	$266,180	$0	$0	$1,192,016
Interior Construction	$0	$10,345	$0	$0	$10,345
Interior Finishes	$0	$1,028,394	$0	$0	$1,028,394
Plumbing	$0	$430,295	$0	$0	$430,295
Roofing	$0	$1,042,054	$0	$0	$1,042,054
Safety & Security	$597,188	$0	$0	$0	$597,188
Site	$0	$1,226,047	$0	$0	$1,226,047
Stairs	$0	$0	$0	$0	$0
Structure	$2,062	$673,320	$0	$0	$675,382
Priority Totals	**$1,525,085**	**$4,741,275**	**$2,148,472**	**$3,983,753**	**$12,398,585**

TOTALS P1	**$1,525,085**
TOTALS P1 + P2	**$6,266,360**
TOTALS P1 + P2 + P3	$8,414,832
TOTALS P1 + P2 + P3 + P4	$12,398,585

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$2,148,472**
	1	The majority of the electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution throughout the school.	3	Polk ES Main Building Polk ES	Electrical Distribution	
	2	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Polk ES Main Building Polk ES	Lighting	
	3	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Polk ES Main Building Polk ES	Lighting	
EXTERIOR ENCLOSURE							**$0**
FIRE PROTECTION							**$4,048,394**
	4	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Polk ES Main Building Polk ES	Fire Protection / Suppression	
HVAC							**$1,192,016**
	5	The top of the evaporative coolers were minorly to moderately corroded over 40% of their surfaces. Additionally, the evaporative coolers were approaching their expected useful life.	Replace the evaporative coolers.	1	Polk ES Gym Building	Mechanical / HVAC	
	6	The boiler was observed to be corroded and had exceeded its expected useful life.	Replace the boiler.	1	Polk ES Main Building Polk ES	Mechanical / HVAC	
	7	The heating hot water distribution pumps were corroded and had exceeded their expected useful lives.	Replace the distribution pumps.	1	Polk ES Main Building Polk ES	Mechanical / HVAC	
	8	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Polk ES Main Building Polk ES	Mechanical / HVAC	
	9	The rooftop exhaust fans were approaching the end of their expected useful life.	Replace the exhaust fans.	1	Polk ES Main Building Polk ES	Mechanical / HVAC	
	10	The split system was approaching the end of its expected useful life.	Replace the AC split system(s).	2	Polk ES 2011 Addition	Mechanical / HVAC	
	11	The split-system was approaching the end of its expected useful life.	Replace the AC split systems.	2	Polk ES Gym Building	Mechanical / HVAC	
	12	The air curtain had exceeded its expected useful life.	Replace the air curtain.	2	Polk ES Main Building Polk ES	Mechanical / HVAC	
	13	The make-up air units were moderately corroded over 30% of their surface. Additionally, the make-up air units were approaching their expected useful life.	Replace the make-up air units.	2	Polk ES Gym Building	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
INTERIOR CONSTRUCTION							**$10,345**
	14	There was impact damage and cracking observed in the gypsum board partitions.	Repair, texture, and repaint the damaged gypsum board wall.	2	Polk ES Main Building Polk ES	Interior Walls	
INTERIOR FINISHES							**$1,028,394**
	15	A majority of the suspended acoustical ceiling tiles were sagging.	Replace all stained and sagging acoustical tiles with new tiles to maintain a uniform aesthetic appearance in all affected spaces.	2	Polk ES Main Building Polk ES	Interior Ceiling Finishes	
	16	The ceramic floor tile in the majority of the restrooms was aged and had been patched in areas.	Replace the ceramic floor tile in the original sections of the building.	2	Polk ES Main Building Polk ES	Interior Floor Finishes	
	17	The quarry tile flooring in the kitchen was mismatched and there were some cracked and damaged tiles.	Replace the quarry tile flooring throughout the kitchen.	2	Polk ES Main Building Polk ES	Interior Floor Finishes	
PLUMBING							**$430,295**
	18	The water heater was approaching the end of its expected useful life.	Replace the domestic water heater(s).	2	Polk ES 2011 Addition	Domestic Water Distribution	
	19	The domestic water heater was approaching the end of its expected useful life.	Replace the domestic water heaters.	2	Polk ES Gym Building	Domestic Water Distribution	
	20	EPISD facility staff reported that the water distribution piping has pinholes and other problems underneath the building's foundation.	As this deficiency was not observable during the assessment, further investigation would be required to determine the extent of the problem and a solution.	2	Polk ES Main Building Polk ES	Domestic Water Distribution	
	21	The primary backflow preventer for the domestic water system had exceeded its expected useful life.	Replace the backflow preventer and associated valves.	2	Polk ES Main Building Polk ES	Domestic Water Distribution	
	22	Several drains had minor clogging from vegetative and roof granule debris.	Remove the debris from all roof drains to prevent ponding and roof deterioration.	2	Polk ES Main Building Polk ES	Other Plumbing	
	23	The drinking fountain was approaching its expected useful life.	Replace the drinking fountain(s).	2	Polk ES 2011 Addition	Plumbing Fixtures	
	24	There was a steady leak from the faucet of the mop sink in the janitor's closet.	Replace the utility/mop sink faucet.	2	Polk ES 2011 Addition	Plumbing Fixtures	
	25	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Polk ES Gym Building	Plumbing Fixtures	
	26	The majority of the plumbing fixtures were approaching or had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Polk ES Main Building Polk ES	Plumbing Fixtures	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
ROOFING							**$1,042,054**
	27	The downspouts were observed with a displaced joint on one downspout, impact damage on one downspout.	Replace the damaged downspouts.	2	Polk ES 2011 Addition	Roof	
	28	The roof covering had a large elastomeric coating patch.	Replace the existing roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Polk ES 2011 Addition	Roof	
	29	One downspout's lower section was detached, and another downspout's lower section had impact damage.	Reattach the detached downspout's lower section and replace the other downspout's damaged lower section.	2	Polk ES Gym Building	Roof	
	30	There was moderate to excessive degranulation and blistering of the cap sheet.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Polk ES Main Building Polk ES	Roof	
	31	The roof hatch had deteriorated surface paint, weak springs, and missing latch hardware.	Replace the roof hatch.	2	Polk ES Main Building Polk ES	Roof	
SAFETY & SECURITY							**$597,188**
	32	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Polk ES Site Polk ES	Communications & Security	
	33	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Polk ES Site Polk ES	Communications & Security	
	34	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Polk ES Site Polk ES	Communications & Security	
SITE							**$1,226,047**
	35	There was no site lighting observed.	Coordinate the installation of new pole mounted site lighting at the time the parking areas are repaved.	2	Polk ES Site Polk ES	Site	
	36	Sports court area has multiple cracks and deterioration locations throughout.	Repair cracking and damage throughout sports court surface.	2	Polk ES Site Polk ES	Site	
	37	Pedestrian pathways were observed with major cracking, damage, and deterioration throughout.	Replace all pedestrian pathways.	2	Polk ES Site Polk ES	Site	
	38	The pavilion roof was missing some of the composition shingles, and the pavilion had exceeded its design life.	Replace the roof covering on the pavilion. Repair deteriorated wooden components, and paint pavilion.	2	Polk ES Site Polk ES	Site	
	39	The parking lot has cracking throughout and some areas of deteriorated pavement along the drive aisles. Additionally, the pavement had exceeded its design life.	Repave the parking lot.	2	Polk ES Site Polk ES	Site	
STAIRS							**$0**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
STRUCTURE							**$675,382**
	40	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	Polk ES Main Building Polk 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)	**$1,525,085**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$4,741,275**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,148,472**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$3,983,753**

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	**$1,525,085**
PRIORITY 2 TOTAL	**$4,741,275**
PRIORITY 3 TOTAL	**$2,148,472**
PRIORITY 4 TOTAL	**$3,983,753**
FACILITY CONDITION REPAIR COST	**$12,398,585**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$27,104,732**
FACILITY CONDITION INDEX	**0.46**
	POOR