DOUGLASS ELEMENTARY

Front Door Image



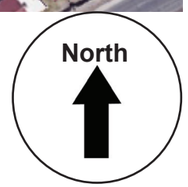
Physical Address:
101 S Eucalyptus Street
El Paso, Texas 79905

Building Completed: 1919
Optimal Capacity: 670
Building Area: 84,128 SF
Site Acreage: 5.57
Falll 2025 Enrollment: 451

DOUGLASS ELEMENTARY

Site Aerial





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Douglass 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	$4,004,521
Priority 2	$12,535,382
Priority 3	$645,416
Priority 4	$7,254,044
Priority Totals	$24,439,364

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$645,416	$0	$645,416
Exterior Enclosure	$0	$2,968,698	$0	$0	$2,968,698
Fire Protection	$0	$0	$0	$7,254,044	$7,254,044
HVAC	$2,960,459	$0	$0	$0	$2,960,459
Interior Construction	$0	$212,446	$0	$0	$212,446
Interior Finishes	$0	$4,454,252	$0	$0	$4,454,252
Plumbing	$0	$2,350,090	$0	$0	$2,350,090
Roofing	$0	$927,548	$0	$0	$927,548
Safety & Security	$1,044,063	$0	$0	$0	$1,044,063
Site	$0	$949,027	$0	$0	$949,027
Stairs	$0	$0	$0	$0	$0
Structure	$0	$673,322	$0	$0	$673,322
Priority Totals	**$4,004,521**	**$12,535,382**	**$645,416**	**$7,254,044**	**$24,439,364**

TOTALS P1	**$4,004,521**
TOTALS P1 + P2	**$16,539,904**
TOTALS P1 + P2 + P3	$17,185,320
TOTALS P1 + P2 + P3 + P4	$24,439,364

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Douglass 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							$645,416
	1	One interior distribution panelboard had exceeded its expected useful life.	Replace the interior distribution panelboard.	3	Douglass ES Art / Music Building Douglass ES	Electrical Distribution	
	2	One interior distribution transformer had exceeded its expected useful life.	Replace the interior distribution transformer.	3	Douglass ES Art / Music Building Douglass ES	Electrical Distribution	
	3	The panelboard had exceeded its expected useful life.	Replace the panelboard.	3	Douglass ES Counselors Building Douglass ES	Electrical Distribution	
	4	One panelboard had exceeded its expected useful life.	Replace the panelboard.	3	Douglass ES Gym Building Douglass ES	Electrical Distribution	
	5	A portion of the electrical distribution system had exceeded its expected useful life. Older panelboards throughout the buildings were deficient including: Panel D which was severely corroded, Panel M which was missing a circuit breaker blank-off, Panel B1 which was in a corridor and did not have a proper lock, and Panel E which had exposed busing and could be accessed by children.	Replace the electrical service and associated distribution equipment to meet industry design standards.	3	Douglass ES Main Building Douglass ES	Electrical Distribution	
	6	The electrical service capacity did not meet industry design standards for an elementary school.	Replace the service entrance equipment and feeders.	3	Douglass ES Main Building Douglass ES	Electrical Distribution	
EXTERIOR ENCLOSURE							$2,968,698
	7	The double doors to the basement mechanical room had corrosion on the louvers, frame, and door surfaces.	Replace the double doors to the basement mechanical room.	2	Douglass ES Main Building Douglass ES	Exterior Doors	
	8	The mortar joints for the brick was deteriorated, particularly the area near the roof.	Repair the brick by tuckpointing.	2	Douglass ES Art / Music Building Douglass ES	Exterior Walls	
	9	Due to the age of the building it would be recommended to repoint and seal the brick exterior.	Repoint and seal the brick exterior.	2	Douglass ES Building 02 Douglass ES	Exterior Walls	
	10	Both of the exterior fixed ladders on the roof had corrosion on the rungs, rails, and platforms.	Clean and finish the exterior ladders.	2	Douglass ES Cafeteria Building Douglass ES	Exterior Walls	
	11	There was minor stair step cracking and cracked blocks in the section of CMU wall at the upper roof section.	Repair the CMU wall near the upper roof section.	2	Douglass ES Cafeteria Building Douglass ES	Exterior Walls	
	12	There was cracking and deterioration of grout observed in the brick veneer exterior.	Repair the cracking and damaged bricks, and repoint and seal the brick exterior.	2	Douglass ES Cafeteria Building Douglass ES	Exterior Walls	
	13	The washout area at the southeast wall had damaged and missing wall tile.	Replace the wall finish.	2	Douglass ES Cafeteria Building Douglass ES	Exterior Walls	
	14	The mortar joints for the brick was deteriorated, particularly the area under the windows.	Repair the brick by tuckpointing the areas underneath the windows.	2	Douglass ES Counselors Building Douglass ES	Exterior Walls	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	15	There was deterioration of the grout in the exterior brick veneer observed throughout the building.	Repoint and seal the brick exterior.	2	Douglass ES Gym Building Douglass ES	Exterior Walls	
	16	The mortar joints between bricks was starting to show signs of deterioration, particularly near the bottom of the walls.	Repair the brick walls by tuckpointing, particularly near the bottom of the walls.	2	Douglass ES Main Building Douglass ES	Exterior Walls	
	17	Based on the age of the building, it is recommended that the buildings exterior brick veneer be tuckpointed and sealer applied.	Repoint and seal the building exterior.	2	Douglass ES Orchestra Building Douglass ES	Exterior Walls	
	18	The window frames had signs of corrosion and had single pane glazing.	Replace the exterior windows.	2	Douglass ES Counselors Building Douglass ES	Exterior Windows	
	19	The windows were aged beyond expected useful life and there were reports of minor leaks. The frames and sealant were deteriorated and the windows had single pane glazing.	Replace the exterior windows with dual pane windows.	2	Douglass ES Gym Building Douglass ES	Exterior Windows	
	20	The windows were difficult to operate and had exceeded expected useful life. The windows also had single pane glazing.	Replace the exterior windows with dual pane windows.	2	Douglass ES Main Building Douglass ES	Exterior Windows	
FIRE PROTECTION							**$7,254,044**
	21	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Art / Music Building Douglass ES	Fire Protection / Suppression	
	22	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Building 02 Douglass ES	Fire Protection / Suppression	
	23	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Cafeteria Building Douglass ES	Fire Protection / Suppression	
	24	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Counselors Building Douglass ES	Fire Protection / Suppression	
	25	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Gym Building Douglass ES	Fire Protection / Suppression	
	26	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Main Building Douglass ES	Fire Protection / Suppression	
	27	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Douglass ES Orchestra Building Douglass ES	Fire Protection / Suppression	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
HVAC							$2,960,459
	28	The air handling units had exceeded their expected useful lives.	Replace the air handlers.	1	Douglass ES Art / Music Building Douglass ES	Mechanical / HVAC	
	29	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	Douglass ES Art / Music Building Douglass ES	Mechanical / HVAC	
	30	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Douglass ES Art / Music Building Douglass ES	Mechanical / HVAC	
	31	The fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	1	Douglass ES Art / Music Building Douglass ES	Mechanical / HVAC	
	32	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	Douglass ES Building 02 Douglass ES	Mechanical / HVAC	
	33	The rooftop exhaust fan had exceeded its expected useful life.	Replace the exhaust fan.	1	Douglass ES Building 02 Douglass ES	Mechanical / HVAC	
	34	The fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	1	Douglass ES Building 02 Douglass ES	Mechanical / HVAC	
	35	One heating hot water pump was leaking and causing corrosion.	Investigate the cause of the leak and treat the pump to prevent further deterioration.	1	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	36	The air curtain above the exterior kitchen door was inoperable.	Replace the air curtain.	1	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	37	The rooftop air handlers had exceeded their expected useful lives.	Replace the air handlers.	1	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	38	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	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	39	Two heating hot water pumps were corroded and approaching the end of their useful lives.	Replace the pumps.	1	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	40	One of the kitchen walk-in split-systems used R22 refrigerant.	Replace the system with one that utilizes a non-ozone depleting refrigerant. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Douglass ES Cafeteria Building Douglass ES	Mechanical / HVAC	
	41	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	Douglass ES Counselors Building Douglass ES	Mechanical / HVAC	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	42	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	Douglass ES Gym Building Douglass ES	Mechanical / HVAC	
	43	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	Douglass ES Main Building Douglass ES	Mechanical / HVAC	
	44	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Douglass ES Main Building Douglass ES	Mechanical / HVAC	
	45	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	1	Douglass ES Main Building Douglass ES	Mechanical / HVAC	
	46	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Douglass ES Main Building Douglass ES	Mechanical / HVAC	
	47	The rooftop unit was approaching the end of its expected useful life. It was assumed the unit used R22 refrigerant.	Replace the rooftop unit.	1	Douglass ES Orchestra Building Douglass ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$212,446**
	48	The interior doors had exceeded expected useful life and repair parts were not available for the hardware.	Replace the interior doors.	2	Douglass ES Art / Music Building Douglass ES	Interior Doors	
	49	The casework was aged and deteriorated.	Replace the casework.	2	Douglass ES Art / Music Building Douglass ES	Interior Specialties	
	50	The lockers had exceeded expected useful life and not all of the hardware was functional.	Replace the metal lockers.	2	Douglass ES Art / Music Building Douglass ES	Interior Specialties	
	51	The water closet partitions were beginning to show signs of corrosion along the bottom of the partition.	Replace the water closet partitions.	2	Douglass ES Cafeteria Building Douglass ES	Interior Specialties	
	52	The water closet and urinal partitions had exceeded expected useful life and sections were beginning to show corrosion.	Replace the water closet and urinal partitions.	2	Douglass ES Main Building Douglass ES	Interior Specialties	

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		DEFICIENCY	RECOMMENDATION				
INTERIOR FINISHES							$4,454,252
	53	The ACT ceiling finish had exceeded expected useful life and had damaged, mismatched, and discolored tiles.	Replace the ACT ceiling finish.	2	Douglass ES Art / Music Building Douglass ES	Interior Ceiling Finishes	
	54	The ACT throughout had exceeded expected useful life and had isolated areas of damage with mismatched and discolored tiles.	Replace the suspended ceiling tile system throughout the building.	2	Douglass ES Building 02 Douglass ES	Interior Ceiling Finishes	
	55	The ceiling tile in the community room had exceeded expected useful life and had areas of staining.	Replace the ceiling tile in the community room.	2	Douglass ES Cafeteria Building Douglass ES	Interior Ceiling Finishes	
	56	The ceiling tile in the kitchen had exceeded expected useful life. It was stained and had minor areas of damage.	Replace the ceiling tile in the kitchen.	2	Douglass ES Cafeteria Building Douglass ES	Interior Ceiling Finishes	
	57	The ACT had isolated areas of damaged tiles. The tiles throughout were mismatched colors.	Replace the ACT throughout.	2	Douglass ES Counselors Building Douglass ES	Interior Ceiling Finishes	
	58	The ACT in classrooms and a portion of the corridors had exceeded expected useful life and had isolated areas of damage with mismatched and discolored tiles.	Replace the aged suspended ceiling tile system in the classrooms and corridors adjacent the main hallway.	2	Douglass ES Main Building Douglass ES	Interior Ceiling Finishes	
	59	The hardwood finish had minor scratches and chips.	Refinish the second floor wood flooring.	2	Douglass ES Art / Music Building Douglass ES	Interior Floor Finishes	
	60	The tile in the restrooms had sections of damaged and missing tile and areas of tile with mismatched tiles.	Replace the ceramic tile flooring in the restrooms.	2	Douglass ES Art / Music Building Douglass ES	Interior Floor Finishes	
	61	The VCT in the classrooms was scratched, cracked, and worn.	Replace the VCT in the classrooms.	2	Douglass ES Art / Music Building Douglass ES	Interior Floor Finishes	
	62	The ceramic tile in the restrooms had exceeded expected useful life and had been repaired multiple times with mismatched tile.	Replace the ceramic tile in the restrooms.	2	Douglass ES Building 02 Douglass ES	Interior Floor Finishes	
	63	The VCT in the classrooms had exceeded expected useful service life and had scratches and isolated areas of damage.	Replace the VCT in the classrooms.	2	Douglass ES Building 02 Douglass ES	Interior Floor Finishes	
	64	The quarry tile in the kitchen had exceeded expected useful life and had isolated areas of damage and had been repaired multiple times with mismatched tile.	Replace the kitchen floor tile.	2	Douglass ES Cafeteria Building Douglass ES	Interior Floor Finishes	
	65	The ceramic tile in the restrooms had exceeded expected useful life and had isolated areas of damage and had been repaired multiple times with mismatched tile.	Replace the restroom floor tile.	2	Douglass ES Cafeteria Building Douglass ES	Interior Floor Finishes	
	66	The VCT was aged beyond expected useful life and had cracked, damaged, and discolored tiles.	Replace the VCT floor finish throughout.	2	Douglass ES Counselors Building Douglass ES	Interior Floor Finishes	

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DETAIL REPORT

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		DEFICIENCY	RECOMMENDATION				
	67	EPISD maintenance staff reported that the gym floor had been sanded and refinished many times. The floor finish was beyond useful expected service life.	Replace the gym floor.	2	Douglass ES Gym Building Douglass ES	Interior Floor Finishes	
	68	The ceramic tile in the restrooms had exceeded expected useful life and had been repaired multiple times with mismatched tile.	Replace the ceramic tile in the restrooms.	2	Douglass ES Main Building Douglass ES	Interior Floor Finishes	
	69	The VCT in the classrooms had exceeded expected useful life and had scratches and isolated areas of damage.	Replace the VCT in the classrooms to include asbestos abatement as required.	2	Douglass ES Main Building Douglass ES	Interior Floor Finishes	
	70	The wall tile had exceeded expected useful service life and had damaged and missing tiles with areas repaired with mismatched tiles.	Replace the wall tile in the corridors and restrooms.	2	Douglass ES Art / Music Building Douglass ES	Interior Wall Finishes	
	71	The wall tile in the corridors, stairways and restrooms had exceeded expected useful life and similar tile was not available for spot repairs.	Replace the wall tile throughout.	2	Douglass ES Building 02 Douglass ES	Interior Wall Finishes	
	72	The wall tile in the kitchen had exceeded expected useful life and had isolated areas of damage or missing tile and had been repaired multiple times with mismatched tile.	Replace the wall tile in the kitchen.	2	Douglass ES Cafeteria Building Douglass ES	Interior Wall Finishes	
	73	The wall tile in the restrooms had exceeded expected useful life and had been repaired multiple times with mismatched tile.	Replace the wall tile in the restrooms.	2	Douglass ES Cafeteria Building Douglass ES	Interior Wall Finishes	
	74	The wall tile in the corridors, stairways and restrooms had exceeded expected useful life and similar tile was not available for spot repairs.	Replace the wall tile throughout.	2	Douglass ES Main Building Douglass ES	Interior Wall Finishes	
PLUMBING							**$2,350,090**
	75	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was very old and there have been significant issues with the sanitary drain piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Art / Music Building Douglass ES	Domestic Water Distribution	
	76	The domestic water distribution and sanitary waste system had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was very old and there have been significant issues with the sanitary drain piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Building 02 Douglass ES	Domestic Water Distribution	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	77	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was significantly aged and there have been significant issues with the sanitary drainage piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Cafeteria Building Douglass ES	Domestic Water Distribution	
	78	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was significantly aged and there have been significant issues with the sanitary drainage piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Counselors Building Douglass ES	Domestic Water Distribution	
	79	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was significantly aged and there have been significant issues with the sanitary drainage piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Gym Building Douglass ES	Domestic Water Distribution	
	80	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives. EPISD facility maintenance staff reported the distribution piping was very old and there have been significant issues with the sanitary drainage piping.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation.	2	Douglass ES Main Building Douglass ES	Domestic Water Distribution	
	81	The roof drain baskets on the upper roof were displaced and damaged.	Repair the roof drain baskets on the upper roof.	2	Douglass ES Cafeteria Building Douglass ES	Other Plumbing	
	82	No water was supplied to the two kitchen sinks located in the book storage rooms and the sinks did not have proper sanitary waste piping. These sinks appeared to be abandoned.	Remove the abandoned sinks and counter top and replace with new plastic laminate counter.	2	Douglass ES Art / Music Building Douglass ES	Plumbing Fixtures	
	83	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Douglass ES Art / Music Building Douglass ES	Plumbing Fixtures	
	84	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Douglass ES Building 02 Douglass ES	Plumbing Fixtures	
	85	The mop sinks had exceeded their expected useful lives.	Replace the mop sinks.	2	Douglass ES Building 02 Douglass ES	Plumbing Fixtures	
	86	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Douglass ES Cafeteria Building Douglass ES	Plumbing Fixtures	

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		DEFICIENCY	RECOMMENDATION				
	87	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Douglass ES Counselors Building Douglass ES	Plumbing Fixtures	
	88	The service sink had exceeded its expected useful life.	Replace the service sink.	2	Douglass ES Counselors Building Douglass ES	Plumbing Fixtures	
	89	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Douglass ES Gym Building Douglass ES	Plumbing Fixtures	
	90	All plumbing fixtures that were not replaced during the 2018 renovation had exceeded their expected useful lives.	Replace the aged plumbing fixtures.	2	Douglass ES Main Building Douglass ES	Plumbing Fixtures	
ROOFING							**$927,548**
	91	The roof covering had exceeded the expected useful service life.	Replace the roof covering and add access to the upper section.	2	Douglass ES Art / Music Building Douglass ES	Roof	
	92	The roof hatch surface had minor corrosion.	Clean and repaint the roof hatch.	2	Douglass ES Building 02 Douglass ES	Roof	
	93	Both of the roof hatches had weathered paint and areas of corrosion. Additionally, the roof hatches had exceeded their expected useful life.	Replace the roof hatches.	2	Douglass ES Cafeteria Building Douglass ES	Roof	
	94	On the east and west (lower) sections of roof, there was evidence of ponding around the mechanical equipment on the new roof covering.	Replace the roofing at the east and west roof areas, including installation of new rigid insulation, that is properly sloped to prevent ponding.	2	Douglass ES Cafeteria Building Douglass ES	Roof	
	95	The roof covering on the lower section of roof was aged beyond expected useful life and had sections of cracking and deteriorated top coat. Facility maintenance staff reported roof leaks.	Replace the roof covering on the lower section of roof.	2	Douglass ES Gym Building Douglass ES	Roof	
	96	The roof covering on C Building had exceeded expected useful life and had areas of cracking and deteriorated topcoat.	Replace roof covering on C Building.	2	Douglass ES Main Building Douglass ES	Roof	
	97	The skylights on C Building had exceeded expected useful life and had excessive sealant from past repairs.	Replace the skylights on C Building.	2	Douglass ES Main Building Douglass ES	Roof	
	98	The roof covering was aged beyond expected useful life.	Replace the roof covering.	2	Douglass ES Orchestra Building Douglass ES	Roof	
SAFETY & SECURITY							**$1,044,063**
	99	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Douglass ES Site Douglass ES	Communications & Security	
	100	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Douglass ES Site Douglass ES	Communications & Security	
	101	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Douglass ES Site Douglass ES	Communications & Security	

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		DEFICIENCY	RECOMMENDATION				
SITE							**$949,027**
	102	No site lighting was observed.	Install site lighting.	2	Douglass ES Site Douglass ES	Site	
	103	Moderate to severe cracking was observed in parking lots and roadways.	Repave parking lot and reseal paved roadways.	2	Douglass ES Site Douglass ES	Site	
STAIRS							**$0**
STRUCTURE							**$673,322**
	104	Based on the age of the building and the condition of the roofing membrane, it should be assumed that sections of the metal roof deck were compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Douglass ES Cafeteria Building Douglass ES	Structure	
	105	Evidence of corrosion of the metal roof deck was visible on the underside of the exterior soffits. Additionally, based on the age of the building, it should be assumed that sections of the metal decking were compromised and corroded.	Carry an allowance to replace 35% metal decking at the time of the roof covering replacement.	2	Douglass ES Main Building Douglass 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)	**$4,004,521**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$12,535,382**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$645,416**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$7,254,044**

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	**$4,004,521**
PRIORITY 2 TOTAL	**$12,535,382**
PRIORITY 3 TOTAL	**$645,416**
PRIORITY 4 TOTAL	**$7,254,044**
FACILITY CONDITION REPAIR COST	**$24,439,364**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$48,625,984**
FACILITY CONDITION INDEX	**0.50**
	POOR