

CHAPIN HIGH

Front Door Image

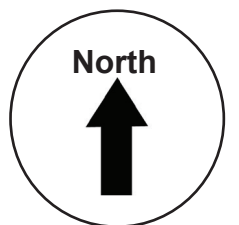


Physical Address:
7000 Dyer Street
El Paso, Texas 79904

Building Completed: 2000
Optimal Capacity: 2,187
Building Area: 241,213 SF
Site Acreage: 41.10
Fall 2025 Enrollment: 1,766

CHAPIN HIGH

Site Aerial





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Chapin High School

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$3,053,446
Priority 2	\$13,185,206
Priority 3	\$617,633
Priority 4	\$362,148
Priority Totals	\$17,218,432

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$382,992	\$0	\$382,992
Exterior Enclosure	\$0	\$1,781,159	\$0	\$0	\$1,781,159
Fire Protection	\$0	\$768,749	\$0	\$362,148	\$1,130,897
HVAC	\$1,788,860	\$5,815,285	\$0	\$0	\$7,604,145
Interior Construction	\$0	\$192,354	\$0	\$0	\$192,354
Interior Finishes	\$0	\$666,040	\$0	\$0	\$666,040
Plumbing	\$0	\$670,040	\$0	\$0	\$670,040
Roofing	\$299,742	\$1,570,215	\$0	\$0	\$1,869,956
Safety & Security	\$964,844	\$0	\$0	\$0	\$964,844
Site	\$0	\$1,721,364	\$0	\$0	\$1,721,364
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$3,053,446	\$13,185,206	\$617,633	\$362,148	\$17,218,432
TOTALS P1					\$3,053,446
TOTALS P1 + P2					\$16,238,651
TOTALS P1 + P2 + P3					\$16,856,284
TOTALS P1 + P2 + P3 + P4					\$17,218,432



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Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	The elevator was approaching the end of its expected useful life.	Plan to replace the elevator.	3	Chapin HS Main Building Chapin HS	Elevators, Lifts, and Escalators
ELECTRICAL						\$382,992
	2	The exit lighting had exceeded its expected useful life.	replace the aged exit lighting.	3	Chapin HS Main Building Chapin HS	Lighting
	3	The exit lighting had exceeded its expected useful life.	Replace the aged exit lighting.	3	Chapin HS Mechanical Building 2 Chapin HS	Lighting
	4	The emergency egress lighting had exceeded its expected useful life.	Replace the emergency egress lighting.	3	Chapin HS Performing Arts Building Chapin HS	Lighting
	5	The exit lighting had exceeded its expected useful life.	Replace the exit lighting.	3	Chapin HS Performing Arts Building Chapin HS	Lighting
	6	The exterior incandescent light fixtures had exceeded their expected useful life.	Replace the exterior incandescent light fixtures.	3	Chapin HS Performing Arts Building Chapin HS	Lighting
EXTERIOR ENCLOSURE						\$1,781,159
	7	Facility staff reported issues with the door hardware at the front entrance of the building; stating that the doors are very difficult to keep closed and that students could force them open, even when locked.	Replace the door hardware to ensure a safe and secure building.	2	Chapin HS Classroom Building	Exterior Doors
	8	The glazed doors had single pane glazing.	Replace the glazed doors with insulated double pane glazed doors.	2	Chapin HS Main Building Chapin HS	Exterior Doors
	9	The doors were aged and the two doors on the east elevation had excessive rust corrosion.	Replace the exterior doors.	2	Chapin HS Mechanical Building 2 Chapin HS	Exterior Doors
	10	The metal doors had faded surface paint and the two doors on the south end of the east elevation had excessive rust corrosion.	Replace the corroded exterior metal doors.	2	Chapin HS Mechanical Building Chapin HS	Exterior Doors
	11	One metal door at auditorium north exit was displaced in its frame and difficult to close, and the door also had minor corrosion at bottom of the door slab. Additionally, the south doors at orchestra room had faded and peeling paint and one door was bent outward	Replace the damaged metal doors.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Doors
	12	The glazed doors had single pane glazing	Replace the single pane glazed doors with double pane glazed doors.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Doors
	13	The exterior ladder had a degraded paint finish and corrosion.	Remove the corrosion from the ladder and repaint the ladder.	2	Chapin HS 2007 ROTC Addition Chapin HS	Exterior Walls
	14	Based on the efflorescence observed on the mechanical building block walls, it would be recommended that the CMU exterior be cleaned and sealed.	Clean and seal the block exterior.	2	Chapin HS Main Building Chapin HS	Exterior Walls
	15	The gypsum board soffit at the north gym entrance had minor cracks throughout.	Repair the cracks in the gypsum board soffit.	2	Chapin HS Main Building Chapin HS	Exterior Walls



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	16	Staining was observed on the walls below the roof scuppers.	Power wash the stained exterior walls and finish with waterproofing prior to installing downspouts.	2	Chapin HS Mechanical Building Chapin HS	Exterior Walls	
	17	Excessive efflorescence was observed on the interior side of the north exterior wall.	Pressure wash the efflorescence from the interior side of the north exterior wall and apply a water repellent to the exterior surface of the wall.	2	Chapin HS Mechanical Building Chapin HS	Exterior Walls	
	18	Staining was observed on the walls below the roof scuppers	Pressure wash the exterior walls and apply waterproofing to the exterior prior to installing downspouts at the scuppers.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Walls	
	19	Facility staff reported leaks in the walls at the planters.	Remove the soil from the planters, reapply a new waterproofing system to the building and planter walls to above the interior soil level and install a drain system in the planters to drain excess planter water.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Walls	
	20	Sealant in the CMU wall control joints was deteriorated.	Reseal the control joints in the CMU wall.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Walls	
	21	The storefront had single pane glazing.	Replace the single pane glazed storefront with insulated double pane storefront.	2	Chapin HS 2007 ROTC Addition Chapin HS	Exterior Windows	
	22	The exterior windows had sealant repairs and single pane glazing.	Replace the single pane glazed windows with insulated double pane windows.	2	Chapin HS 2007 ROTC Addition Chapin HS	Exterior Windows	
	23	One of the glazed panels was cracked at the top of the curtain wall system.	Replace the damaged panel.	2	Chapin HS Classroom Building	Exterior Windows	
	24	The storefront had single pane glazing.	Replace the single pane glazed storefront with insulated double pane storefront.	2	Chapin HS Main Building Chapin HS	Exterior Windows	
	25	The exterior windows had faded paint on their frames and single pane glazing. One window had a cracked pane.	Replace the single pane glazed windows with insulated double pane glazed windows.	2	Chapin HS Main Building Chapin HS	Exterior Windows	
	26	The curtain wall and storefront window systems both had single pane glazing which does not meet the districts current design standards.	Replace the curtain wall and storefront systems with dual pane glazed components.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Windows	
	27	The buildings exterior windows were single pane glazed which does not meet the districted current design standards.	Replace the single pane glazed windows with dual pane units.	2	Chapin HS Performing Arts Building Chapin HS	Exterior Windows	
FIRE PROTECTION							\$1,130,897
	28	The fire alarm devices were approaching the end of their expected useful life.	Plan to replace the fire alarm devices.	1	Chapin HS Mechanical Building 2 Chapin HS	Fire Alarm	
	29	The fire alarm devices were approaching the end of their expected useful life.	Plan to replace the fire alarm devices.	1	Chapin HS Mechanical Building Chapin HS	Fire Alarm	
	30	The fire alarm devices were approaching the end of their expected useful life.	Plan to replace the fire alarm devices.	1	Chapin HS Performing Arts Building Chapin HS	Fire Alarm	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	31	The industry standard expected useful life of a fire sprinkler head is between 15 and 20 years. If the fire sprinkler heads are original building construction, it would be recommended to replace them as part of a preventative maintenance plan.	Replace the fire sprinkler heads throughout the building.	1	Chapin HS Main Building Chapin HS	Fire Protection / Suppression
	32	The hood fire suppression system had exceeded its expected useful life.	Replace the hood fire suppression system.	1	Chapin HS Main Building Chapin HS	Fire Protection / Suppression
	33	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Chapin HS Mechanical Building Chapin HS	Fire Protection / Suppression
HVAC						\$7,604,145
	34	Two of the rooftop units used R22 refrigerant which has been phased out.	Replace the rooftop units with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Chapin HS 2007 ROTC Addition Chapin HS	Mechanical / HVAC
	35	The natural gas unit heater is approaching the end of its expected useful life.	Plan to replace unit heater.	1	Chapin HS Mechanical Building 2 Chapin HS	Mechanical / HVAC
	36	The air separators showing signs of corrosion due to previous leaks.	Plan on replacing air separators	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	37	The chilled water chemical feed water tank has exceeded its expected useful life.	Plan on replacing chemical feed water tank.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	38	The cooling towers have exceeded the end of their expected useful life, and had calcification in visible portions of the towers.	Plan on replacing cooling towers.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	39	The roof mounted exhaust fan has exceeded the end of its expected useful life.	Plan on replacing exhaust fan.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	40	The natural gas unit heaters were corroded and approaching the end of their expected useful life.	Plan on replacing unit heaters.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	41	The VFD's have exceeded the end of their expected useful life.	Plan on replacing VFD's.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	42	The heating hot water, chilled water, and condenser water pumps were corroded and had exceeded their expected useful life.	Replace the distribution pumps.	1	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	43	The evaporative coolers had exceeded their expected useful life.	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	Chapin HS Mechanical Building Chapin HS	Mechanical / HVAC
	44	The condensing unit was approaching the end of its expected useful life.	Replace the condensing unit(s).	2	Chapin HS Classroom Building	Mechanical / HVAC



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	45	The fan coil units were approaching the end of their expected useful lives.	Replace fan coil units.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	46	The air handling units serving the gym area were assumed to have exceeded their expected useful life. Units were located above ceiling tiles and inaccessible.	Replace the air handlers.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	47	The air handling units were approaching the end of their expected useful lives.	Replace the air handling units.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	48	The exhaust fans were approaching the end of their expected useful lives.	Replace the exhaust fans.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	49	The distribution pumps were corroded and approaching the end of their expected useful lives.	Replace the pumps.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	50	The VFDs were approaching the end of their expected useful lives.	Replace VFDs.	2	Chapin HS Main Building Chapin HS	Mechanical / HVAC
	51	The air handling units were corroded, had peeling paint, and were approaching the end of their expected useful life.	Replace the air handlers.	2	Chapin HS Performing Arts Building Chapin HS	Mechanical / HVAC
	52	The rooftop exhaust fan had exceeded its expected useful life.	Replace the exhaust fan.	2	Chapin HS Performing Arts Building Chapin HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$192,354
	53	One electric roll-up gate in the main corridor and one gate in the kitchen were misaligned and did not retract all the way up.	Replace the overhead coiling security gates.	2	Chapin HS Main Building Chapin HS	Interior Doors
	54	The wood doors had scratched and damaged surfaces and many had damaged or missing hold open door stops.	Replace the damaged interior wood slab doors.	2	Chapin HS Performing Arts Building Chapin HS	Interior Doors
	55	The toilet partition door on the accessible stall in the second-floor boys' room was severely bent.	Replace the bent toilet partition door.	2	Chapin HS Classroom Building	Interior Specialties
	56	The aged cabinets and countertops had chips, joint sealant repairs, a missing cabinet door in the concessions room, and the casework in the auditorium backstage was excessively worn and had paint stains all over.	Replace the casework throughout the building.	2	Chapin HS Performing Arts Building Chapin HS	Interior Specialties
INTERIOR FINISHES						\$666,040
	57	Some ACT grid in the was displaced in the kitchen and several water stained ACT tiles were observed throughout the building.	Fix the displace ceiling grid and replace stained ceiling tiles after leak sources are repaired.	2	Chapin HS Main Building Chapin HS	Interior Ceiling Finishes
	58	The gypsum board ceilings at the rotunda areas had water damage.	Repair the water damaged ceilings after the low slope roof coverings at the rotundas have been replaced.	2	Chapin HS Main Building Chapin HS	Interior Ceiling Finishes



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	59	The acoustical ceilings had several areas of loose grid and tiles.	Repair any sections of loose acoustical ceiling grid and replace any damaged ceiling tiles.	2	Chapin HS Performing Arts Building Chapin HS	Interior Ceiling Finishes
	60	The gypsum board ceilings had water damage from roof leaks.	Repair the water damaged and cracked gypsum board ceilings after roof leaks are eliminated	2	Chapin HS Performing Arts Building Chapin HS	Interior Ceiling Finishes
	61	The VCT flooring was observed with chipping, cracking, and lifting.	Replace the VCT flooring throughout the building.	2	Chapin HS 2007 Concession Stand Chapin HS	Interior Floor Finishes
	62	There were multiple tiles missing from around the drain in the men's restroom in the 2nd floor teachers lounge.	Due to the size of the room and the failure point, it is recommended that the ceramic tile flooring in this restroom be replaced.	2	Chapin HS Main Building Chapin HS	Interior Floor Finishes
	63	The carpet in the library was stretched and wrinkled and the carpet in the second floor teacher's lounge was stained.	Replace the carpet in the library and second floor teacher's lounge.	2	Chapin HS Main Building Chapin HS	Interior Floor Finishes
	64	Most of the floor paint was worn away in traffic areas.	Refinish the concrete slab on grade with an epoxy coating.	2	Chapin HS Mechanical Building 2 Chapin HS	Interior Floor Finishes
	65	The painted concrete floor finishes were worn and the backstage area flooring as stained with paint from prop construction.	Refinish the concrete floors with an epoxy coating.	2	Chapin HS Performing Arts Building Chapin HS	Interior Floor Finishes
	66	The wood stage flooring was excessively chipped and scratched.	Refinish the wood stage flooring.	2	Chapin HS Performing Arts Building Chapin HS	Interior Floor Finishes
	67	The aged carpet was worn and stained.	Replace the carpet flooring.	2	Chapin HS Performing Arts Building Chapin HS	Interior Floor Finishes
	68	There were areas of missing grout throughout the tile flooring and some of the tiles had delaminated from the slab.	Replace the tile flooring throughout the building.	2	Chapin HS Performing Arts Building Chapin HS	Interior Floor Finishes
PLUMBING						\$670,040
	69	One water heater was approaching the end of its expected useful life.	Replace the domestic water heater(s).	2	Chapin HS Classroom Building	Domestic Water Distribution
	70	The boilers were approaching the end of their expected useful life and were showing signs of corrosion.	Plan to replace boilers.	2	Chapin HS Mechanical Building 2 Chapin HS	Domestic Water Distribution
	71	The domestic hot water pumps were approaching the end of their expected useful life and were showing signs of corrosion.	Plan to replace hot water pumps.	2	Chapin HS Mechanical Building 2 Chapin HS	Domestic Water Distribution
	72	The natural gas boiler was showing signs of rust corrosion.	Plan on replacing or repairing portions of boiler that are damaged due to corrosion.	2	Chapin HS Mechanical Building Chapin HS	Domestic Water Distribution
	73	The pumps were approaching the end of their expected useful life.	Plan on replacing pumps.	2	Chapin HS Mechanical Building Chapin HS	Domestic Water Distribution
	74	The sump pump was approaching the end of its expected useful life and appeared to not be in use.	Plan to replace sump pump.	2	Chapin HS Mechanical Building Chapin HS	Domestic Water Distribution
	75	The storage tank was observed to be leaking during assessment.	Repair tank so that leaking does not occur.	2	Chapin HS Mechanical Building Chapin HS	Domestic Water Distribution



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	76	The drinking fountains had exceeded their expected useful life.	Replace the plumbing fixtures.	2	Chapin HS 2007 ROTC Addition Chapin HS	Plumbing Fixtures
	77	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Chapin HS Classroom Building	Plumbing Fixtures
	78	The drinking fountains and emergency eyewash stations had exceeded or were approaching the end of their expected useful life and one drinking fountain in the boys locker room was noisy when being used.	Replace the aged plumbing fixtures.	2	Chapin HS Main Building Chapin HS	Plumbing Fixtures
	79	EPISD staff reported that the waterless urinals needed to be replaced due to constant clogging issues.	Replace the waterless urinals.	2	Chapin HS Main Building Chapin HS	Plumbing Fixtures
	80	The drinking fountains had exceeded their expected useful life.	Replace the drinking fountains.	2	Chapin HS Performing Arts Building Chapin HS	Plumbing Fixtures
	81	The sink behind the stage was covered in paint.	Replace the sink and ensure that the drain isn't clogged.	2	Chapin HS Performing Arts Building Chapin HS	Plumbing Fixtures
	82	EPISD reported that the waterless urinals needed to be replaced due to constant clogging issues.	Replace the waterless urinals.	2	Chapin HS Performing Arts Building Chapin HS	Plumbing Fixtures
ROOFING						\$1,869,956
	83	The aged modified bitumen roof covering had moderate degranulation of its cap sheet and large silicone coating patches.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	1	Chapin HS 2007 ROTC Addition Chapin HS	Roof
	84	The downspouts had faded paint and three downspouts had impact damage.	Replace the three damaged downspouts and repaint all six downspouts.	1	Chapin HS 2007 ROTC Addition Chapin HS	Roof
	85	There were large bubbles in the roof covering of the northern addition.	Remove the affected sections, inspect the insulation and deck for damage, and reinstall a new roof covering.	2	Chapin HS Classroom Building	Roof
	86	The painted gutters and downspouts had peeling paint and the lack of downspouts at the scuppers is allowing water to drip down and stain the wall surfaces below.	Repaint the painted gutters and downspouts and install scupper extensions or downspouts at existing short scuppers at low slope roofs.	2	Chapin HS Main Building Chapin HS	Roof
	87	The aged modified bitumen roof covering had areas of blisters, excessive cap sheet degranulation, and some leaks.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Chapin HS Main Building Chapin HS	Roof
	88	The surface of the large translucent fiberglass skylight was deteriorated and loose fiberglass fibers were observed.	Replace the fiberglass skylight system at the building entrance.	2	Chapin HS Main Building Chapin HS	Roof



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		DEFICIENCY	RECOMMENDATION				
	89	There was no fixed ladder for roof access.	Install a fixed roof access ladder on the building.	2	Chapin HS Mechanical Building 2 Chapin HS	Roof	
	90	The lack of downspouts on the roof scuppers is causing staining on the exterior wall below the scuppers.	Install downspouts on the roof scuppers.	2	Chapin HS Mechanical Building Chapin HS	Roof	
	91	The aged modified bitumen roof had moderate degranulation of its cap sheet and cracked flashing joint sealant throughout.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Chapin HS Mechanical Building Chapin HS	Roof	
	92	The lack of downspouts at the roof scuppers was allowing water to drip down and stain the wall surfaces below them.	Add downspouts to the existing scuppers.	2	Chapin HS Performing Arts Building Chapin HS	Roof	
	93	The roof access hatches had deteriorated and peeling painted surfaces.	Repaint the roof access hatches.	2	Chapin HS Performing Arts Building Chapin HS	Roof	
	94	The aged modified bitumen roof covering had areas of blisters, excessive cap sheet degranulation, and some leaks.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Chapin HS Performing Arts Building Chapin HS	Roof	
	95	The large roof hatches over the stage had been sealed shut.	Replace the large stage access roof hatches.	2	Chapin HS Performing Arts Building Chapin HS	Roof	
SAFETY & SECURITY							\$964,844
	96	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Chapin HS Site Chapin HS	Communications & Security	
	97	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Chapin HS Site Chapin HS	Communications & Security	
	97	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Chapin HS Site Chapin HS	Communications & Security	
SITE							\$1,721,364
	99	Chain link gates to the outside basketball courts were displaced due to rotated hinge brackets.	Realign displaced gate brackets.	2	Chapin HS Site Chapin HS	Site	
	100	Stair walls adjacent to turf areas had spalling and stained surfaces due to water infiltration from sprinkler overspray.	Recommend replacing the CMU stair walls, removing the adjacent turf to five feet away from the stair wall, adjusting the sprinklers to the new turf edge, and filling the area between the wall and turf with large gravel or concrete slope protection.	2	Chapin HS Site Chapin HS	Site	
	101	The asphalt sport courts were aged and had cracks throughout.	Seal the cracks, apply a seal coat, and restripe the asphalt sports courts.	2	Chapin HS Site Chapin HS	Site	
	102	The parking lots were aged and observed with cracks throughout.	Seal the cracks, apply a seal coat, and restripe the parking lots.	2	Chapin HS Site Chapin HS	Site	



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		DEFICIENCY				
		RECOMMENDATION				
	103	The roadways were aged and had cracks, pot holes and patches.	2	Chapin HS Site Chapin HS	Site	
STAIRS						\$0
STRUCTURE						\$0

CODE	PRIORITY	TOTAL
1	Must Do: Critical replacements of equipment & systems, replace evaporative cooling systems with refrigerated air, required code, safety & security items. (Life expectancy 0-2 years)	\$3,053,446
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$13,185,206
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$617,633
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$362,148

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	\$3,053,446
PRIORITY 2 TOTAL	\$13,185,206
PRIORITY 3 TOTAL	\$617,633
PRIORITY 4 TOTAL	\$362,148
FACILITY CONDITION REPAIR COST	\$17,218,432
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$169,090,313
FACILITY CONDITION INDEX	0.10
	GOOD