

JEFFERSON HIGH

Front Door Image

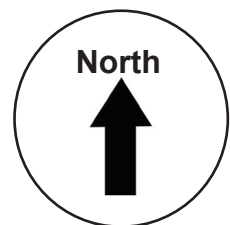


Physical Address:
4700 Alameda Avenue
El Paso, Texas 79905

Building Completed: 1949
Optimal Capacity: 1,733
Building Area: 230,886 SF
Site Acreage: 18.00
Fall 2025 Enrollment: 998

JEFFERSON HIGH

Site Aerial





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Jefferson 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	\$6,042,220
Priority 2	\$16,574,421
Priority 3	\$4,612,777
Priority 4	\$9,361,430
Priority Totals	\$36,590,847

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$4,612,777	\$0	\$4,612,777
Exterior Enclosure	\$0	\$4,616,372	\$0	\$0	\$4,616,372
Fire Protection	\$0	\$0	\$0	\$9,361,430	\$9,361,430
HVAC	\$3,890,314	\$238,521	\$0	\$0	\$4,128,834
Interior Construction	\$0	\$232,704	\$0	\$0	\$232,704
Interior Finishes	\$0	\$6,992,042	\$0	\$0	\$6,992,042
Plumbing	\$0	\$2,699,225	\$0	\$0	\$2,699,225
Roofing	\$0	\$909,738	\$0	\$0	\$909,738
Safety & Security	\$2,061,719	\$0	\$0	\$0	\$2,061,719
Site	\$0	\$883,838	\$0	\$0	\$883,838
Stairs	\$0	\$1,982	\$0	\$0	\$1,982
Structure	\$90,188	\$0	\$0	\$0	\$90,188
Priority Totals	\$6,042,220	\$16,574,421	\$4,612,777	\$9,361,430	\$36,590,847
TOTALS P1					\$6,042,220
TOTALS P1 + P2					\$22,616,640
TOTALS P1 + P2 + P3					\$27,229,417
TOTALS P1 + P2 + P3 + P4					\$36,590,847



Jefferson High School

DETAIL REPORT

Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$4,612,777
	1	The panelboards were observed to be Federal Pacific, and while they were not observed with the problematic "Stab-Lok" breakers, the panelboards have an increased risk of failure.	Replace the panelboards.	3	Jefferson HS Gym Building Jefferson HS	Electrical Distribution
	2	The transformer had exceeded or were approaching the end of their expected useful life.	Replace the transformer.	3	Jefferson HS Gym Building Jefferson HS	Electrical Distribution
	3	The 1980s era panelboards had exceeded the end of their expected useful lives.	Replace the panelboards.	3	Jefferson HS Music/ROTC Building Jefferson HS	Electrical Distribution
	4	The 1950's era panelboards were observed to be Federal Pacific, and while they were not observed with the problematic "Stab-Lok" breakers, the panelboards have an increased risk of failure.	Replace the panelboards.	3	Jefferson HS South Classroom Building Jefferson HS	Electrical Distribution
	5	The 1980s era panelboards had exceeded the end of their expected useful lives.	Replace the panelboards.	3	Jefferson HS South Classroom Building Jefferson HS	Electrical Distribution
	6	The switchboard had exceeded the end of its expected useful life.	Replace the switchboard.	3	Jefferson HS South Classroom Building Jefferson HS	Electrical Distribution
	7	The transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Jefferson HS West Wing Jefferson HS	Electrical Distribution
	8	The 1975 era panelboards had exceeded their expected useful life.	Replace the panelboards.	3	Jefferson HS West Wing Jefferson HS	Electrical Distribution
	9	The switchboard had exceeded its expected useful life.	Replace the switchboard.	3	Jefferson HS West Wing Jefferson HS	Electrical Distribution
	10	The building's lighting had exceeded its expected useful life.	Replace the building's lighting with LED fixtures.	3	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Lighting
	11	The building's lighting had exceeded the end of its expected useful life.	Replace the building's lighting with LED fixtures.	3	Jefferson HS Gym Building Jefferson HS	Lighting
	12	The building's lighting had exceeded the end of its expected useful life.	Replace the building's lighting with LED fixtures.	3	Jefferson HS Music/ROTC Building Jefferson HS	Lighting
	13	The building's lighting had exceeded the end of its expected useful life.	Replace the building's lighting with LED fixtures.	3	Jefferson HS South Classroom Building Jefferson HS	Lighting
	14	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Jefferson HS West Wing Jefferson HS	Lighting
	15	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Jefferson HS West Wing Jefferson HS	Lighting
EXTERIOR ENCLOSURE						\$4,616,372
	16	The exterior doors were approaching the end of their expected useful life and the metal doors had faded paint and rust corrosion.	Replace the faded and corroding exterior metal doors.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Exterior Doors



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		DEFICIENCY	RECOMMENDATION			
	17	The exterior doors were had exceeded the end of their expected useful life and were reported by EPISD staff to nee replacement.	Replace the aged exterior doors.	2	Jefferson HS Gym Building Jefferson HS	Exterior Doors
	18	The exterior doors for the mechanical room, located on the north side of the building, were observed with damaged louvers, and the doors throughout the building appeared to have exceeded their expected useful life.	Replace the exterior doors throughout the building.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Doors
	19	The exterior doors had exceeded their expected useful life.	Replace the exterior doors throughout the building, including installing new hardware.	2	Jefferson HS South Classroom Building Jefferson HS	Exterior Doors
	20	The exterior doors had exceeded their expected useful life.	Replace the exterior doors throughout the building, including installing new hardware.	2	Jefferson HS West Wing Jefferson HS	Exterior Doors
	21	One of the glass blocks in the exterior of the building was cracked.	Replace the cracked glass block	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Exterior Walls
	22	There was a section of block wall that was separating from the concrete column in the mechanical room.	Perform a structural assessment of the building to determine the cause of the differential settlement.	2	Jefferson HS Gym Building Jefferson HS	Exterior Walls
	23	There was a section of damaged concrete masonry unit (CMU) wall at the north mechanical room doorway. Additionally, the mortar in the buildings sections of brick exterior was slightly deteriorated.	Repair the damaged CMU partition and repoint the brick exterior.	2	Jefferson HS Gym Building Jefferson HS	Exterior Walls
	24	One louver on the west wall of the mechanical room was heavily damaged	Replace the damaged louver.	2	Jefferson HS Gym Building Jefferson HS	Exterior Walls
	25	The grout in the brick veneer was beginning to show signs of deterioration.	Repoint and seal the brick veneer.	2	Jefferson HS Gym Building Jefferson HS	Exterior Walls
	26	There was minimal cracking observed in the exposed concrete block exterior wall and deterioration of the grout joints.	Repair and cracking and deterioration in the concrete block walls and repoint the areas of exposed block wall.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Walls
	27	The cement plaster (stucco) finish at the south side of the building, adjacent to the Fine Arts building was observed with minimal cracking and some deterioration of the finish coat.	Repair the damaged sections of cement plaster (stucco) and refinish.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Walls
	28	There were several fins missing from the louver located on the north side of the building.	Replace the damaged aluminum louver.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Walls
	29	The exposed aggregate panels appear to be the correct vintage and material to contain asbestos.	Replace the exposed aggregate exterior finish throughout the building. Note that remediation of the exterior finish has been assumed in the replacement cost.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Walls



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	30	There was cracking in the soffit along the south side of the building, adjacent to the Fine Arts Building. It appeared that the cracking was occurring at expansion joints in the soffit, but it was unclear due to previous repairs.	There weren't any other indications of structural distress for the building; therefore, a more extensive structural review may not be necessary. However, it is recommended that the area of the building be reviewed by a structural engineer prior to repairing the cracks at the soffit.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Walls	
	31	The brick veneer exterior was observed with deterioration of the grout joints.	It is recommended that the building exterior be repointed and sealed.	2	Jefferson HS South Classroom Building Jefferson HS	Exterior Walls	
	32	There was a step crack observed in the exterior of the locker room build-out.	Repair the cracking in the block wall and refinish to match the adjacent surfaces.	2	Jefferson HS South Classroom Building Jefferson HS	Exterior Walls	
	33	There was vertical cracking was observed throughout the exterior and a section of bricks, specifically at the parapet corners, were loose and damaged.	Perform an structural assessment of the building to ensure that the structure of the building isn't beyond repair.	2	Jefferson HS West Wing Jefferson HS	Exterior Walls	
	34	There was vertical cracking and damaged bricks throughout the exterior walls.	Repair the cracking and damaged brick throughout the exterior, repoint the grout joints, and apply a waterproofing coating to the brick.	2	Jefferson HS West Wing Jefferson HS	Exterior Walls	
	35	The exterior aluminum windows had single pane glazing which has been identified by the District as not meeting current design standards.	Replace the exterior windows with new windows with insulated double pane glazing.	2	Jefferson HS Gym Building Jefferson HS	Exterior Windows	
	36	The hollow metal storefront system had exceeded its expected useful life and had single pane glazing.	Replace the hollow metal storefront with new storefront with insulated double pane glazing.	2	Jefferson HS Gym Building Jefferson HS	Exterior Windows	
	37	The exterior windows were observed with moderate corrosion along the steel frames and the windows had exceeded their expected useful life. Additionally, the windows were single pane glazing which does not meet the District's current design standards.	Replace the windows throughout the building with new dual pane glazing units.	2	Jefferson HS Music/ROTC Building Jefferson HS	Exterior Windows	
	38	The exterior windows did not seal which allowed dirt and debris to enter the building. Additionally, the windows were single pane glazing, which did not meet the district's current design standards, and the windows had exceeded their expected useful life.	Install new dual pane windows throughout the building.	2	Jefferson HS South Classroom Building Jefferson HS	Exterior Windows	
FIRE PROTECTION							\$9,361,430
	39	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Jefferson HS Gym Building Jefferson HS	Fire Protection / Suppression	
	40	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Jefferson HS Music/ROTC Building Jefferson HS	Fire Protection / Suppression	



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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	41	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Jefferson HS South Classroom Building Jefferson HS	Fire Protection / Suppression	
	42	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Jefferson HS West Wing Jefferson HS	Fire Protection / Suppression	
HVAC							\$4,128,834
	43	The boiler had exceeded its expected useful life.	Replace the boiler.	1	Jefferson HS Music/ROTC Building Jefferson HS	Mechanical / HVAC	
	44	Evaporative cooling has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Jefferson HS Music/ROTC Building Jefferson HS	Mechanical / HVAC	
	45	The rooftop exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Jefferson HS Music/ROTC Building Jefferson HS	Mechanical / HVAC	
	46	The HVAC controls had exceeded their expected useful life.	Replace the HVAC controls.	1	Jefferson HS Music/ROTC Building Jefferson HS	Mechanical / HVAC	
	47	The unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Jefferson HS Music/ROTC Building Jefferson HS	Mechanical / HVAC	
	48	The chemical feedwater tank was approaching the end of its expected useful life.	Plan to replace the chemical feedwater tank.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	49	The make-up air units were approaching the end other their expected useful life. Some units had birds nesting inside them.	Plan to replace the make-up air units.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	50	The heating hot water pumps were approaching the end of their expected useful life.	Plan to replace the pumps.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	51	Evaporative cooling has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	52	The exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	53	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	54	The HVAC controls had exceeded their expected useful life.	Replace the HVAC controls.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	
	55	The hydronic unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Jefferson HS South Classroom Building Jefferson HS	Mechanical / HVAC	



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		DEFICIENCY	RECOMMENDATION				
	56	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	Jefferson HS West Wing Jefferson HS	Mechanical / HVAC	
	57	The majority of the exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Jefferson HS West Wing Jefferson HS	Mechanical / HVAC	
	58	The hydronic unit heaters had exceeded their expected useful life.	Replace with gas unit heaters since building that supplies heating hot water is planned for demolition.	1	Jefferson HS West Wing Jefferson HS	Mechanical / HVAC	
	59	The rooftop exhaust fans were approaching the end of their expected useful life.	Plan to replace the exhaust fans.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Mechanical / HVAC	
	60	The packaged air conditioning units used R22 refrigerant and were approaching the end of their expected useful life.	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.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Mechanical / HVAC	
	61	The split-systems used R22 and were approaching the end of their expected useful life.	Replace the split-systems with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Mechanical / HVAC	
INTERIOR CONSTRUCTION							\$232,704
	62	Approximately 15% of the wood doors had surface and edge damage.	Replace the damaged wood doors.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Interior Doors	
	63	Several partitions in the multi-occupant restrooms had graffiti surface scratches and dents and hardware damage.	Replace the restroom partitions in the multi-occupant restrooms.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Interior Specialties	
	64	The casework and counters at the concessions stand was observed with damaged edges and had significant wear.	Replace the casework and counters in the concessions stand.	2	Jefferson HS Gym Building Jefferson HS	Interior Specialties	
	65	plastic laminate casework shows wear and tear and areas of damage.	Replace casework throughout the building.	2	Jefferson HS Music/ROTC Building Jefferson HS	Interior Specialties	
	66	less than 1% of lockers are damaged.	Repair damaged lockers.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Specialties	
	67	There appeared to be moisture damage to an interior partition in one of the buildings single occupant restrooms.	Repair the gypsum board partition and refinish to match the adjacent surfaces.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Walls	
INTERIOR FINISHES							\$6,992,042
	68	Approximately 10% of the acoustical tubes were observed to be damaged. Due to the age of the acoustical system, it is recommended that acoustical tubes be replaced with an alternative acoustical treatment to the underside of the deck.	Install acoustical treatment to the underside of the deck.	2	Jefferson HS Gym Building Jefferson HS	Interior Ceiling Finishes	



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		DEFICIENCY	RECOMMENDATION			
	69	The ACT ceiling throughout the building are at end of life.	Replace ACT throughout facility.	2	Jefferson HS Gym Building Jefferson HS	Interior Ceiling Finishes
	70	Water and other damage throughout on ACT.	Replace ACT throughout.	2	Jefferson HS Music/ROTC Building Jefferson HS	Interior Ceiling Finishes
	71	The acoustical ceilings throughout the building had exceeded their expected useful life and were observed with water and physical damage to tiles. Additionally, the adhered acoustic tiles were noted as being potentially asbestos containing.	Remediate all of the acoustic ceiling that contains hazardous material and replace with a suspended acoustic ceiling system throughout the building.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Ceiling Finishes
	72	Damaged and missing ACT	Replace throughout.	2	Jefferson HS West Wing Jefferson HS	Interior Ceiling Finishes
	73	VCT had cracking at corridor transitions and at door thresholds.	Remove the cracked VCT at door thresholds and corridor transitions, repair the substrate causing the cracking, and install new VCT to match existing.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Interior Floor Finishes
	74	Ceramic tile floor finish had cracked and chipped tiles and several mismatched patches throughout.	Replace ceramic floor tile throughout.	2	Jefferson HS Gym Building Jefferson HS	Interior Floor Finishes
	75	VCT has areas of heavy damage and has outlived its expected useful life throughout.	Replace VCT throughout.	2	Jefferson HS Music/ROTC Building Jefferson HS	Interior Floor Finishes
	76	In approximately 5% of the terrazzo flooring there is damage.	Repair damaged terrazzo and reseal.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Floor Finishes
	77	Ceramic tile in restrooms show damage and have outlived their expected useful life.	Replace ceramic tile in all restrooms.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Floor Finishes
	78	VCT has approximately 10% damaged	Replace damaged tile to match existing.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Floor Finishes
	79	Damage to hardwood floor.	Replace athletic floor.	2	Jefferson HS West Wing Jefferson HS	Interior Floor Finishes
	80	Ceramic tile in locker rooms are in poor conditions with areas of patches and damage	Replace ceramic tile throughout.	2	Jefferson HS West Wing Jefferson HS	Interior Floor Finishes
	81	Approximately 28 tiles are damaged from toilet partition reconfigurations in the multi-occupant restrooms.	Replace the damaged ceramic tiles, match the existing finish and pattern.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Interior Wall Finishes
	82	Mismatched ceramic wall tile patches were observed.	Replace the ceramic tile wall finishes.	2	Jefferson HS Gym Building Jefferson HS	Interior Wall Finishes
	83	There were sections of ceramic tile wall finish that had been patched and did not match the existing. Additionally, the tile finish was dated and is recommended for replacement.	Replace the ceramic tile finish throughout the building.	2	Jefferson HS South Classroom Building Jefferson HS	Interior Wall Finishes
	84	Ceramic wall tile in poor condition with areas of damage and patches.	Replace ceramic wall throughout.	2	Jefferson HS West Wing Jefferson HS	Interior Wall Finishes



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		DEFICIENCY	RECOMMENDATION			
PLUMBING						\$2,699,225
	85	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Jefferson HS Gym Building Jefferson HS	Domestic Water Distribution
	86	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Jefferson HS Music/ROTC Building Jefferson HS	Domestic Water Distribution
	87	The boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Jefferson HS South Classroom Building Jefferson HS	Domestic Water Distribution
	88	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Jefferson HS West Wing Jefferson HS	Domestic Water Distribution
	89	The sump pit was heavily corroded and had exceeded its expected useful life.	Replace the sump pumps and pit.	2	Jefferson HS Gym Building Jefferson HS	Other Plumbing
	90	The drinking fountains and had exceeded the end of their expected useful lives.	Replace the drinking fountains	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Plumbing Fixtures
	91	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Jefferson HS Gym Building Jefferson HS	Plumbing Fixtures
	92	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Jefferson HS Music/ROTC Building Jefferson HS	Plumbing Fixtures
	93	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Jefferson HS South Classroom Building Jefferson HS	Plumbing Fixtures
	94	The locker room fixtures had exceeded their expected useful life.	Replace the locker room fixtures.	2	Jefferson HS West Wing Jefferson HS	Plumbing Fixtures
	95	Plumbing fixtures in four of the single occupant restrooms had exceeded their expected useful life.	Replace the restroom plumbing fixtures.	2	Jefferson HS West Wing Jefferson HS	Plumbing Fixtures
	96	The water coolers had exceeded their expected useful life.	Replace the water coolers.	2	Jefferson HS West Wing Jefferson HS	Plumbing Fixtures
ROOFING						\$909,738
	97	The downspouts were approaching the end of their expected useful life and the lower ten foot section was missing on one downspout	Install a new 10 foot section of downspout to the lower portion of the downspout.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Roof
	98	The roof covering had a moderate amount of blisters throughout.	Replace the roof covering.	2	Jefferson HS 2006 Fine Arts Addition Jefferson HS	Roof
	99	The gutters and downspouts were observed with damage and had exceeded their expected useful life.	Replace the gutters and downspouts.	2	Jefferson HS Gym Building Jefferson HS	Roof
	100	There was blistering observed in the modified bitumen roofing cap sheet.	Repair the mod-bit roofing.	2	Jefferson HS Music/ROTC Building Jefferson HS	Roof



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	101	A section of lower roof remained built-up roofing and was assumed to have exceeded its expected useful life.	Replace the built-up roofing with a single-ply membrane roofing system that either meets or exceeds the District's current design standards.	2	Jefferson HS Music/ROTC Building Jefferson HS	Roof
	102	There was damage observed to a section of flashing along the north edge of the roof.	Repair the damaged flashing.	2	Jefferson HS South Classroom Building Jefferson HS	Roof
	103	The gutters and downspouts that served the rain harvesting system for the building were corroded and the downspouts were not aligned with the outflow holes in the gutter which allowed water to drain to the ground.	Replace the gutter and downspouts for the rain harvesting system.	2	Jefferson HS South Classroom Building Jefferson HS	Roof
	104	The downspouts serving each of the roof sections were observed with damage and missing sections of tubing.	Replace the downspouts surrounding the building.	2	Jefferson HS West Wing Jefferson HS	Roof
	105	The roof covering was observed with some blistering at seams and minor deterioration of the cap sheet. Additionally, the roofing system was estimated to have exceeded its expected useful life.	Replace the modified bitumen roofing system with a single-ply membrane system that meets or exceeds the District's current design standard.	2	Jefferson HS West Wing Jefferson HS	Roof
SAFETY & SECURITY						\$2,061,719
	106	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Jefferson HS Site Jefferson HS	Communications & Security
	107	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Jefferson HS Site Jefferson HS	Communications & Security
	108	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Jefferson HS Site Jefferson HS	Communications & Security
SITE						\$883,838
	109	The decorative fencing was faded and had minor corrosion throughout.	Clean and paint the iron fencing.	2	Jefferson HS Site Jefferson HS	Site
	110	Various sections of the concrete sidewalk were deteriorated and cracked.	Replace the damaged sections of concrete sidewalk.	2	Jefferson HS Site Jefferson HS	Site
	111	A curb along the asphalt roadway was damaged.	Replace the damaged sections of curb.	2	Jefferson HS Site Jefferson HS	Site
	112	The parking lot lighting had exceeded its expected useful life.	Replace the parking lot lighting.	2	Jefferson HS Site Jefferson HS	Site
	113	The southwest lot was cracked and deteriorated.	Repave the South-West parking lot.	2	Jefferson HS Site Jefferson HS	Site
STAIRS						\$1,982
	114	Cracks have occurred between original stair concrete and a newer concrete repair.	Repair the cracks in the concrete stairs.	2	Jefferson HS Gym Building Jefferson HS	Exterior Stairs



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		DEFICIENCY	RECOMMENDATION			
STRUCTURE						\$90,188
	115	The roof deck appeared to be original construction and it was reported that the roof decking could potentially contain hazardous materials.	Perform a hazardous materials survey of the building to determine materials and systems that would require remediation.	1	Jefferson HS Music/ROTC Building Jefferson HS	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)	\$6,042,220
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$16,574,421
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$4,612,777
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$9,361,430

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	\$6,042,220
PRIORITY 2 TOTAL	\$16,574,421
PRIORITY 3 TOTAL	\$4,612,777
PRIORITY 4 TOTAL	\$9,361,430
FACILITY CONDITION REPAIR COST	\$36,590,847
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$161,851,086

FACILITY CONDITION INDEX	0.23
	FAIR