

CCTA / TELLES ACADEMY

Front Door Image



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Site Aerial



Physical Address:
2851 Grant Ave
El Paso, Texas 79930

Building Completed: 1922
Optimal Capacity: 497
Building Area: 82,972 SF
Site Acreage: 12.79
Fall 2025 Enrollment: 151



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College Career Technology Academy

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$4,580,246
Priority 2	\$12,336,983
Priority 3	\$521,109
Priority 4	\$7,628,975
Priority Totals	\$25,067,313

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$286,468	\$0	\$286,468
Exterior Enclosure	\$0	\$2,477,804	\$0	\$0	\$2,477,804
Fire Protection	\$0	\$334,406	\$0	\$7,628,975	\$7,963,381
HVAC	\$2,735,749	\$0	\$0	\$0	\$2,735,749
Interior Construction	\$0	\$640,450	\$0	\$0	\$640,450
Interior Finishes	\$0	\$3,058,821	\$0	\$0	\$3,058,821
Plumbing	\$0	\$2,256,735	\$0	\$0	\$2,256,735
Roofing	\$0	\$917,737	\$0	\$0	\$917,737
Safety & Security	\$1,789,531	\$0	\$0	\$0	\$1,789,531
Site	\$0	\$1,851,977	\$0	\$0	\$1,851,977
Stairs	\$0	\$156,852	\$0	\$0	\$156,852
Structure	\$54,966	\$642,200	\$0	\$0	\$697,166
Priority Totals	\$4,580,246	\$12,336,983	\$521,109	\$7,628,975	\$25,067,313
TOTALS P1					\$4,580,246
TOTALS P1 + P2					\$16,917,229
TOTALS P1 + P2 + P3					\$17,438,338
TOTALS P1 + P2 + P3 + P4					\$25,067,313



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DETAIL REPORT

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	The elevator had exceeded its expected useful life.	Replace the aged elevator.	3	Main Building	Elevators, Lifts, and Escalators
ELECTRICAL						\$286,468
	2	The 1970 and 1995 era panelboards were approaching or had exceeded their expected useful life.	Replace the aged panelboards.	3	Building 4	Electrical Distribution
	3	The panelboards had exceeded their expected useful life and were observed to be Federal Pacific. While these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure.	Replace the aged panelboards.	3	Cafeteria	Electrical Distribution
	4	The switchboard had exceeded its expected useful life.	Replace the aged switchboard.	3	Cafeteria	Electrical Distribution
	5	The panelboards were approaching the end of their expected useful life.	Plan to replace the aged panelboards.	3	Building 3	Electrical Distribution
					Building 1	
EXTERIOR ENCLOSURE						\$2,477,804
	6	The catwalk guardrail had excessive rust and corrosion.	Remove the rust and repaint the guardrail.	2	Building 4	Exterior Walls
	7	Based on the age of the building, it would be recommended that the district budget to repaint and seal the building exterior.	Repaint and seal the building exterior.	2	Building 4	Exterior Walls
	8	There was minor damage observed in the brick veneer exterior, and there was minor deterioration in the grout between bricks.	Repair the damaged brick, and repaint and seal the building exterior.	2	Building 3	Exterior Walls
	9	The brick veneer was observed with areas of deteriorated grout and there was vertical cracking in the brick veneer, typically at window jambs and at downspouts.	Repair the damaged brick veneer, and repaint and seal the exterior of the building.	2	Building 1	Exterior Walls
	10	The parapet cap was cracked and spalled.	Replace the concrete parapet caps.	2	Building 1	Exterior Walls
	11	The windows had single pane glazing which did not meet EPISD design standards.	Replace the exterior windows with double pane glazed windows.	2	Houston School of Choice Adult Education Building 4	Exterior Windows
	12	The aged storefront had single pane glazing.	Replace the single pane glazed storefront with insulated double pane storefront.	2	Cafeteria	Exterior Windows
	13	The aged aluminum windows had significant wear and had single pane glazing.	Replace the windows with insulated double pane windows.	2	Cafeteria	Exterior Windows
	14	Wood windows are decaying and vinyl windows were observed to be in good condition but had single pane glazing.	Replace all windows with new insulated double pane windows.	2	Building 1	Exterior Windows
FIRE PROTECTION						\$7,963,381



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	15	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Cafeteria	Fire Alarm
	16	The fire alarm control panel and fire alarm devices were approaching or had exceeded their expected useful life.	Replace the aged FACP and fire alarm devices.	2	Building 1	Fire Alarm
	17	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Building 4	Fire Protection / Suppression
	18	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Cafeteria	Fire Protection / Suppression
	19	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Building 1	Fire Protection / Suppression
HVAC						\$2,735,749
	20	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. In addition, the evaporative coolers were approaching the end of their expected useful lives.	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	Building 4	Mechanical / HVAC
	21	The air curtain had exceeded its expected useful life.	Replace the air curtain.	1	Cafeteria	Mechanical / HVAC
	22	The heating hot water boiler had exceeded its expected useful life.	Replace the boiler.	1	Cafeteria	Mechanical / HVAC
	23	The chemical feedwater tank was corroded and had exceeded its expected useful life.	Replace the chemical feedwater tank.	1	Cafeteria	Mechanical / HVAC
	24	One of the split-system's condensing unit was severely deteriorated. Another one of the split systems had severely degraded refrigerant line insulation.	Replace the degraded split systems.	1	Cafeteria	Mechanical / HVAC
	25	The electric unit heater had exceeded its expected useful life.	Replace the electric unit heater.	1	Cafeteria	Mechanical / HVAC
	26	The rooftop and wall mounted exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans	1	Cafeteria	Mechanical / HVAC
	27	The heating hot water distribution pumps had exceeded their expected useful lives.	Replace the heating hot water distribution pumps.	1	Cafeteria	Mechanical / HVAC
	28	The hydronic unit heaters had exceeded their expected useful lives.	Replace the hydronic unit heaters.	1	Cafeteria	Mechanical / HVAC
	29	The rooftop air handling unit had exceeded its expected useful life.	Replace the rooftop air handling unit.	1	Cafeteria	Mechanical / HVAC
	30	The rooftop make-up air unit had exceeded its expected useful life.	Replace the rooftop make-up air unit.	1	Cafeteria	Mechanical / HVAC



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	31	The two-pipe fan coil units located throughout the building had exceeded their expected useful lives.	Replace the two-pipe fan coil units.	1	Cafeteria	Mechanical / HVAC
	32	The expansion tank was corroded.	Investigate and remedy the cause of the corrosion to ensure the asset reaches its expected useful life.	1	Building 1	Mechanical / HVAC
	33	The air separator was corroded and approaching the end of its expected useful life.	Replace the air separator.	1	Building 1	Mechanical / HVAC
	34	The boilers had exceeded their expected useful lives.	Replace the boilers.	1	Building 1	Mechanical / HVAC
	35	The pneumatic controls had exceeded their expected useful life.	Replace the building's HVAC controls.	1	Building 1	Mechanical / HVAC
	36	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. Additionally, the evaporative coolers had exceeded their expected useful lives.	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	Building 1	Mechanical / HVAC
	37	The roof and wall exhaust fan had exceeded their expected useful lives.	Replace the exhaust fans.	1	Building 1	Mechanical / HVAC
	38	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation system.	1	Building 1	Mechanical / HVAC
	39	The heating hot water pumps had exceeded their expected useful lives and were corroded. Additionally, two of the pumps had signs of leaks at the time of assessment.	Replace the heating hot water distribution pumps.	1	Building 1	Mechanical / HVAC
	40	The rooftop make-up air units had exceeded their expected useful lives.	Replace the rooftop make-up air units.	1	Building 1	Mechanical / HVAC
	41	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the two-pipe fan coil units.	1	Building 1	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$640,450
	42	The aged casework had moderate wear throughout.	Replace the casework.	2	Building 4	Interior Specialties
INTERIOR FINISHES						\$3,058,821
	43	The aged ACT had water damage, dents, scratches, and holes throughout.	Replace the ACT ceilings.	2	Building 4	Interior Ceiling Finishes
	44	The gypsum board ceiling finish in the restroom areas was damaged and had peeling paint.	Replace the gypsum board ceiling finish in the restrooms.	2	Building 3	Interior Ceiling Finishes
	45	The ceiling finish in the basement restroom areas was damaged and had peeling paint.	Replace the ceiling finish in the basement restrooms.	2	Building 1	Interior Ceiling Finishes
	46	The aged VCT had moderate wear, and cracked and damaged tiles throughout.	Replace VCT floor covering.	2	Building 4	Interior Floor Finishes



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	47	The ceramic tile the restrooms and kitchen area had exceeded expected useful life and had areas of damaged and missing tile.	Replace the ceramic tile flooring in the restrooms and kitchen area.	2	Cafeteria	Interior Floor Finishes
	48	The VCT flooring had been replaced in phases with large sections reported to have asbestos containing material. Spot repairs to the tile included duct tape to cover damaged areas. Section of VCT was newer but had still exceeded expected useful life and had areas of damaged and missing tile.	Replace the VCT flooring throughout.	2	Cafeteria	Interior Floor Finishes
	49	The ceramic tile in about half of the restrooms had exceeded expected useful life and had areas of damaged and missing tile.	Replace the ceramic tile flooring in half the restrooms.	2	Building 1	Interior Floor Finishes
	50	There were isolated areas of aged VCT in select offices and sections of corridor. Staff reported the aged flooring was known to have asbestos containing material (ACM). Spot repairs to the tile included duct tape to cover damaged areas.	Replace the small areas of ACM VCT.	2	Building 1	Interior Floor Finishes
	51	The wall tile in corridors, stairwells, and restrooms had exceeded expected useful life, showed areas of damage, and similar tile was not available for spot repairs.	Replace the ceramic wall tile finish in the corridors, stairwells, and restrooms.	2	Cafeteria	Interior Wall Finishes
	52	The wall tile in half of the restrooms had exceeded expected useful life, showed areas of damage, and similar tile was not available for spot repairs.	Replace the ceramic wall tile finish in half the restrooms.	2	Building 1	Interior Wall Finishes
PLUMBING						\$2,256,735
	53	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Building 4	Domestic Water Distribution
	54	The booster pump for the domestic water boiler was approaching the end of its expected useful life.	Plan to replace the booster pump.	2	Cafeteria	Domestic Water Distribution
	55	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the domestic water boiler.	2	Cafeteria	Domestic Water Distribution
	56	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Cafeteria	Domestic Water Distribution
	57	There was a water softener system that was abandoned in place in the cafeteria's mechanical room.	Replace the system if deemed necessary for the facility's function. Otherwise, remove the abandoned equipment.	2	Cafeteria	Domestic Water Distribution



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		DEFICIENCY	RECOMMENDATION			
	58	The domestic water expansion tank was approaching the end of its expected useful life.	Plan to replace the domestic water expansion tank.	2	Building 1	Domestic Water Distribution
	59	The domestic water backflow preventer had exceeded its expected useful life.	Replace the domestic water backflow preventer.	2	Building 1	Domestic Water Distribution
	60	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Building 1	Domestic Water Distribution
	61	The natural-gas domestic water heater had exceeded its expected useful life.	Replace the natural-gas domestic water heater.	2	Building 1	Domestic Water Distribution
	62	The emergency eyewash stations and laboratory sinks had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Building 4	Plumbing Fixtures
	63	The drinking fountains, multi-occupant restrooms, single occupants restrooms, and service sink were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Cafeteria	Plumbing Fixtures
	64	The drinking fountains, kitchen sinks, laboratory sinks, and several of the multi-occupant restrooms were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Building 1	Plumbing Fixtures
ROOFING						\$917,737
	65	The aged roof covering had a deteriorated top coating, exposed fiberglass fibers and cracked flashing sealant.	Replace the built-up roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Building 4	Roof
	66	The roof hatch had weak springs and was difficult to lift.	Replace the roof hatch.	2	Building 4	Roof
	67	The aged modified bitumen roof had an excessively degranulated cap sheet, blisters, and leaks.	Replace the modified bitumen roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Cafeteria	Roof
	68	The main roof downspouts have a substantial amount of leaks causing damage to the brick walls.	Replace all of the downspouts.	2	Building 1	Roof
SAFETY & SECURITY						\$1,789,531
	69	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Site 6	Communications & Security
	70	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Site 6	Communications & Security
	71	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Site 6	Communications & Security



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
SITE						\$1,851,977
	72	Site lighting was inadequate.	Add additional site lighting at parking lots.	2	Site 6	Site
	73	The basketball court was observed with cracking and overgrown vegetation. Overall the surface of the basketball court was deteriorated.	Remove vegetation and repave basketball court surface.	2	Site 6	Site
	74	The chain link fencing was observed with moderate to severe corrosion.	Replace chain link fencing throughout the site.	2	Site 6	Site
	75	Asphalt pedestrian pathways were observed with cracking, patching, and deterioration throughout.	Repave asphalt pathways.	2	Site 6	Site
	76	The parking lot was observed with moderate cracking and deterioration throughout.	Repave the parking lot.	2	Site 6	Site
STAIRS						\$156,852
	77	The stair risers had areas of minor rust corrosion.	Refinish the metal stair structure.	2	Building 4	Exterior Stairs
	78	The aged exterior stairs had broken, bent, and rusted components and anchor bolts.	Replace the aged and damaged stairs.	2	Building 1	Exterior Stairs
STRUCTURE						\$697,166
	79	Poor drainage away from building is causing cracks and spalling on the exposed foundation.	Remove section of settled sidewalk, patch spalled section of foundation, fill section of settled grade, and install new section of sidewalk.	1	Cafeteria	Structure
	80	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the building's roof deck was compromised.	Carry an allowance to replace 35% of the metal decking at the time of the roof covering replacement.	2	Cafeteria	Structure
	81	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the building's roof deck was compromised.	Carry an allowance to replace 35% of the metal decking at the time of the roof covering replacement.	2	Building 1	Structure
	82	The roof deck was not visible for assessment. However, due to the age of the building it should be assumed that some of the building's roof deck was compromised.	Carry an allowance to replace 35% of the metal decking at the time of the roof covering replacement.	2	Building 4	Structure



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	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)				\$4,580,246
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$12,336,983
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				\$521,109
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				\$7,628,975

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	\$4,580,246
PRIORITY 2 TOTAL	\$12,336,983
PRIORITY 3 TOTAL	\$521,109
PRIORITY 4 TOTAL	\$7,628,975
FACILITY CONDITION REPAIR COST	\$25,067,313
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$58,163,372
FACILITY CONDITION INDEX	0.43
	POOR