GREEN ELEMENTARY

Front Door Image



Physical Address:
5430 Buckely Drive
El Paso, Texas 79912

Building Completed: 1992
Optimal Capacity: 748
Building Area: 82,549 SF
Site Acreage: 9.99
Fall 2025 Enrollment: 264

GREEN ELEMENTARY

Site Aerial





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Green Elementary School

Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	$1,568,693
Priority 2	$5,406,235
Priority 3	$3,002,919
Priority 4	$457,442
Priority Totals	$10,435,289

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$3,002,919	$0	$3,002,919
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$287,570	$0	$457,442	$745,012
HVAC	$971,505	$0	$0	$0	$971,505
Interior Construction	$0	$1,085,769	$0	$0	$1,085,769
Interior Finishes	$0	$1,519,979	$0	$0	$1,519,979
Plumbing	$0	$268,690	$0	$0	$268,690
Roofing	$0	$1,491,366	$0	$0	$1,491,366
Safety & Security	$597,188	$0	$0	$0	$597,188
Site	$0	$752,862	$0	$0	$752,862
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$1,568,693**	**$5,406,235**	**$3,002,919**	**$457,442**	**$10,435,289**

TOTALS P1	**$1,568,693**
TOTALS P1 + P2	**$6,974,928**
TOTALS P1 + P2 + P3	$9,977,847
TOTALS P1 + P2 + P3 + P4	$10,435,289

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$3,002,919**
	1	The panels throughout the facility were approaching the end of their expected useful lives.	Plan to replace electrical panels.	3	Green ES Main Building Green ES	Electrical Distribution	
	2	One transformer was approaching the end of its expected useful life.	Plan to replace the transformer.	3	Green ES Main Building Green ES	Electrical Distribution	
	3	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Green ES Gym Building Green ES	Lighting	
	4	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Green ES Gym Building Green ES	Lighting	
	5	The exit lighting had exceeded its expected useful life.	Replace the aged exit lighting.	3	Green ES Main Building Green ES	Lighting	
	6	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Green ES Main Building Green ES	Lighting	
	7	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Green ES Main Building Green ES	Lighting	
EXTERIOR ENCLOSURE							**$0**
FIRE PROTECTION							**$745,012**
	8	The fire alarm system had exceeded its expected useful life.	Replace the fire alarm system.	2	Green ES Main Building Green ES	Fire Alarm	
	9	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Green ES Gym Building Green ES	Fire Protection / Suppression	
HVAC							**$971,505**
	10	The furnace was approaching the end if its useful life.	Plan to replace the furnace.	1	Green ES Gym Building Green ES	Mechanical / HVAC	
	11	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 were approaching the end of their 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	Green ES Gym Building Green ES	Mechanical / HVAC	
	12	The three air separators that were installed in 1993 had moderate corrosion.	Investigate the cause of the corrosion and treat the steel tank to prevent further deterioration.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	13	The boilers were approaching the end of their expected useful lives.	Plan to replace the boilers.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	14	The four chemical feedwater tanks were approaching the end of their expected useful lives.	Plan to replace the chemical feedwater tanks.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	15	The three expansion tanks installed in 1993 were approaching the end of their expected useful life.	Plan to replace the expansion tanks.	1	Green ES Main Building Green ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	16	Two of the DX refrigerant systems were approaching the end of their expected useful lives.	Plan to replace the packaged DX refrigerant systems.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	17	The rooftop condensing unit used R22 refrigerant, had severe fin damage, and had exceeded its expected useful life.	Replace the condensing unit.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	18	The HVAC controls had exceeded their expected useful life.	Replace the controls.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	19	The roof exhaust fans had damaged enclosures and had exceeded their expected useful lives.	Replace the exhaust fans.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	20	The duct mount fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	1	Green ES Main Building Green ES	Mechanical / HVAC	
	21	The heating hot water pumps were corroded and had exceeded their expected useful lives.	Replace the hot water pumps.	1	Green ES Main Building Green ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$1,085,769**
	22	The casework throughout the building had exceeded its expected useful life and was observed with isolated areas of surface and hardware damage.	Replace the casework in the administration areas, classrooms, and science classrooms.	2	Green ES Main Building Green ES	Interior Specialties	
	23	The water closet and urinal partitions had corrosion near the bottom and had exceeded their expected useful life.	Replace the water closet and urinal partitions throughout.	2	Green ES Main Building Green ES	Interior Specialties	
INTERIOR FINISHES							**$1,519,979**
	24	There was a small area of water damaged in the office area's acoustic tile ceiling.	Replace the damaged acoustic ceiling tiles.	2	Green ES Gym Building Green ES	Interior Ceiling Finishes	
	25	There was water damage, staining, and missing tiles interspersed throughout the building.	Replace the damaged ceiling tiles throughout the building.	2	Green ES Main Building Green ES	Interior Ceiling Finishes	
	26	Minor hairline cracking of the VCT was observed in several locations in the gym.	Replace the VCT where failure was observed.	2	Green ES Gym Building Green ES	Interior Floor Finishes	
	27	The carpet in the commons, library, and administrative area was worn with areas of damage.	Replace the carpet in the commons, library, and administrative area.	2	Green ES Main Building Green ES	Interior Floor Finishes	
	28	The ceramic tile in the restrooms had exceeded its expected useful life.	Replace the ceramic tile in the restrooms.	2	Green ES Main Building Green ES	Interior Floor Finishes	
	29	The VCT throughout the classrooms and corridors had been replaced in phases and included various sizes, colors, and styles. The tile throughout had areas of damage, staining, cracking, and evidence of past repairs.	Replace the VCT in the classrooms and corridors.	2	Green ES Main Building Green ES	Interior Floor Finishes	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	30	The tile wall finish in the corridors and restrooms had exceeded its expected useful life.	Replace the tile wall finish in the corridors and restrooms.	2	Green ES Main Building Green ES	Interior Wall Finishes	
PLUMBING							**$268,690**
	31	The domestic water heater was approaching the end of its expected useful life.	Replace the water heater.	2	Green ES Gym Building Green ES	Domestic Water Distribution	
	32	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Green ES Main Building Green ES	Domestic Water Distribution	
	33	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Green ES Main Building Green ES	Domestic Water Distribution	
	34	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Green ES Gym Building Green ES	Plumbing Fixtures	
	35	The laboratory sinks were noted as leaking and the service sinks were stained and corroded. Additionally, the plumbing fixtures throughout the building had exceeded their expected useful life.	Replace the plumbing fixtures throughout the building.	2	Green ES Main Building Green ES	Plumbing Fixtures	
ROOFING							**$1,491,366**
	36	The roof hatches had weathered paint and minor corrosion.	Clean and paint the roof hatches.	2	Green ES Main Building Green ES	Roof	
	37	The modified bitumen covering had exceeded its expected useful life and was in poor condition. The roof surface was aged with degranulation, widespread blistering, cracking of the cap sheet and evidence of past repairs. EPISD facility staff reported ongoing roof leaks.	Replace the roof covering.	2	Green ES Main Building Green ES	Roof	
	38	The skylights had exceeded expected useful life and had isolated areas of damage.	Replace the skylights	2	Green ES Main Building Green ES	Roof	
SAFETY & SECURITY							**$597,188**
	39	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Green ES Site Green ES	Communications & Security	
	40	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Green ES Site Green ES	Communications & Security	
	41	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Green ES Site Green ES	Communications & Security	
SITE							**$752,862**
	42	The area surrounding the gym was eroding and undermining the concrete sidewalk.	Add soil to the area and regrade to promote proper drainage while supporting the pedestrian paving.	2	Green ES Site Green ES	Site	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	43	The asphalt paving throughout the site was cracked throughout.	Replace the asphalt parking lot and drive aisle and restripe the parking lot.	2	Green ES Site Green ES	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)	$1,568,693
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$5,406,235
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$3,002,919
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	$457,442

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility assessment industry as a general indicator of building health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Current Replacement Value. As a rule of thumb, an FCI of 0% - 1% is considered New, 2% - 10% is considered Good, 11% - 30% is considered Fair, 31% - 60% is considered Poor, and over 60% is considered Critical.

PRIORITY 1 TOTAL	$1,568,693
PRIORITY 2 TOTAL	$5,406,235
PRIORITY 3 TOTAL	$3,002,919
PRIORITY 4 TOTAL	$457,442
FACILITY CONDITION REPAIR COST	$10,435,289
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$47,713,322
FACILITY CONDITION INDEX	**0.22**
	FAIR