TIPPIN ELEMENTARY

Front Door Image



Physical Address:
6541 Bear Ridge Drive
El Paso, Texas 79912

Building Completed: 2003
Optimal Capacity: 787
Building Area: 86,116 SF
Site Acreage: 11.85
Fall 2025 Enrollment: 784

TIPPIN ELEMENTARY

Site Aerial





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Tippin 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	$654,063
Priority 2	$3,045,421
Priority 3	$2,697,472
Priority 4	$0
Priority Totals	$6,396,955

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,697,472	$0	$2,697,472
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$55,599	$0	$0	$55,599
HVAC	$0	$2,328,755	$0	$0	$2,328,755
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$0	$0	$0	$0
Plumbing	$0	$60,404	$0	$0	$60,404
Roofing	$0	$272,961	$0	$0	$272,961
Safety & Security	$654,063	$0	$0	$0	$654,063
Site	$0	$327,702	$0	$0	$327,702
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$654,063**	**$3,045,421**	**$2,697,472**	**$0**	**$6,396,955**

TOTALS P1	**$654,063**
TOTALS P1 + P2	**$3,699,483**
TOTALS P1 + P2 + P3	$6,396,955
TOTALS P1 + P2 + P3 + P4	$6,396,955

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$2,697,472**
	1	The building's exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Tippin ES Main Building Tippin ES	Lighting	
	2	The building's interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Tippin ES Main Building Tippin ES	Lighting	
EXTERIOR ENCLOSURE							**$0**
FIRE PROTECTION							**$55,599**
	3	The fire alarm control panel had exceeded its expected useful life.	Replace the fire alarm control panel.	2	Tippin ES Main Building Tippin ES	Fire Alarm	
HVAC							**$2,328,755**
	4	The heating hot water and chilled water chemical feedwater tanks were corroded and approaching the end of their expected useful lives.	Plan to replace chemical feed water tanks.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	5	The rooftop exhaust fans were approaching the end of their useful lives.	Plan to replace the exhaust fans.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	6	The four-pipe fan coil units were approaching the end of their expected useful lives.	Plan to replace the fan coil units	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	7	The direct digital and VFD HVAC controls were approaching the end of their expected useful lives.	Plan to replace the HVAC controls.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	8	The rooftop air handling units had exceeded their expected useful lives.	Replace the air handlers.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	9	The chillers used R22 refrigerant and were approaching the end of their expected useful lives.	Replace the chillers.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	10	The heating hot water and chilled water distribution pumps were corroded and had exceeded their expected useful lives.	Replace the pumps.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
	11	The split-systems serving the electrical rooms, IT rooms, and kitchen walk-in coolers used R22 refrigerant and were approaching the end of their useful lives.	Replace the split-systems.	2	Tippin ES Main Building Tippin ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$0**
INTERIOR FINISHES							**$0**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
PLUMBING							**$60,404**
	12	Minor corrosion was observed on the domestic water expansion tanks.	Investigate the cause of the corrosion and treat the steel tank to prevent further deterioration.	2	Tippin ES Main Building Tippin ES	Domestic Water Distribution	
	13	The domestic water booster pumps were approaching the end of their expected useful lives.	Plan to replace the domestic water booster pumps.	2	Tippin ES Main Building Tippin ES	Domestic Water Distribution	
	14	The drinking fountains throughout the building had exceeded their expected useful lives.	Replace the drinking fountains.	2	Tippin ES Main Building Tippin ES	Plumbing Fixtures	
ROOFING							**$272,961**
	15	The modified bitumen roofing was observed with degranulation, widespread blistering, ponding, cracking of the cap sheet, degraded flashing seals, weathered flashing paint and evidence of past repairs. Additionally, there was minor damage to the discharge ends of the downspouts.	Replace the modified bitumen roof with a single-ply membrane roofing system that meets the District's current design standards.	2	Tippin ES Main Building Tippin ES	Roof	
SAFETY & SECURITY							**$654,063**
	16	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Tippin ES Site Tippin ES	Communications & Security	
	17	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Tippin ES Site Tippin ES	Communications & Security	
	18	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Tippin ES Site Tippin ES	Communications & Security	
SITE							**$327,702**
	19	The gravel base for the front sidewalks was eroded.	Fill in eroded ground around sidewalks. Investigate site drainage issues and regrade as necessary to prevent further erosion.	2	Tippin ES Site Tippin ES	Site	
	20	There was minor asphalt cracking and moderate deterioration throughout paved surfaces.	Recoat roadways once site drainage issues are resolved.	2	Tippin ES Site Tippin ES	Site	
	21	The storm drain at the play area was covered with gravel.	Remove stone from storm drain. Assess site drainage to prevent blockage from reoccurring.	2	Tippin ES Site Tippin ES	Site	
	22	One of the fabric canopies had recent damage to the canopy fabric anchor point.	Replace the canopy fabric.	2	Tippin ES Site Tippin ES	Site	
	23	One of the jungle gyms was not usable due to dry-rot and damage.	Replace the jungle gym.	2	Tippin ES Site Tippin ES	Site	
	24	The basketball court had a section of degraded asphalt with evidence of previous repairs.	Repave paved play area/sports courts.	2	Tippin ES Site Tippin ES	Site	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
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)	$654,063
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$3,045,421
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$2,697,472
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	$0

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	$654,063
PRIORITY 2 TOTAL	$3,045,421
PRIORITY 3 TOTAL	$2,697,472
PRIORITY 4 TOTAL	$0
FACILITY CONDITION REPAIR COST	$6,396,955
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$49,775,048
FACILITY CONDITION INDEX	**0.13**
	FAIR